



City Council Meeting NOVEMBER 1, 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. Arts Alpharetta Board Member, Ben Hollingsworth**
 - B. Presentation of CALEA Award - Public Safety Department**
 - C. National Native American Heritage Month Proclamation**
 - D. Veterans Day Proclamation**
- V. CONSENT AGENDA**
 - A. Council Meeting Minutes (Meeting of 10/25/2021)**
 - B. Financial Management Report: Month Ending September 30, 2021**
- VI. PUBLIC HEARING**
 - A. V-20-01 / E-20-02 MidGard Self Storage Variance & Exception**

Consideration of variances and an exception to allow a 3-story, 90,000 square foot self-storage facility with moving truck rental on 14.9 acres. Variances are requested to the definition of 'Storage, Climate Controlled' to allow for moving truck rentals and to reduce the minimum parking requirement from 91 to 28 spaces. An exception is requested to increase the building height from 35' to 36'-4". The property is located at 11425 Morris Road and is legally described as being located in Land Lot 856, 1st District, 2nd Section, Fulton County, Georgia.
 - B. E-21-05 3060 Kimball Bridge Road Sign Exception**

Consideration of a sign exception to reduce the setback for a monument sign. The property is located at 3060 Kimball Bridge Road and is legally described as being located in Land Lots 849, 850, 859 & 860, 1st District, 2nd Section, Fulton County, Georgia.
 - C. PH-21-19 Lewis Manning House/40 Cumming Street Change to Conditions of Zoning**

Consideration of a request to change conditions of zoning to allow the Lewis Manning house to be used for a private residence. Previous conditions of zoning allowed the structure to be used for an office or HOA use. The property is located at 40 Cumming Street and is legally described as being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.
- VII. OLD BUSINESS**
- VIII. NEW BUSINESS**
 - A. Kimball Bridge Road Tree Planting**

B. Approval of Fiscal Year 2022 Mid-Year Budget Amendment (Personnel Compensation) - 2nd Reading

IX. WORKSHOP

A. Georgia 400 Express Lane KBR Bridge Replacement

X. PUBLIC COMMENT

XI. REPORTS

XII. ADJOURNMENT



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: CITY CLERK
SUBMITTED BY: LAUREN SHAPIRO
DRAFTED BY: LAUREN SHAPIRO

I. **AGENDA ITEM TITLE:** COUNCIL MEETING MINUTES FROM THE MEETING OF 10-25-2021.

II. **RECOMMENDATION:**

Approve the City Council meeting minutes from October 25, 2021 as part of the Consent Agenda.

III. **REPORT IN BRIEF:**

City Clerk, Lauren Shapiro, attended, recorded, and prepared a synopsis of the pertinent information that occurred during the City Council meeting on Monday, October 25, 2021.

IV. **ALTERNATIVES:**

Deny or defer the approval of the Consent Agenda until the November 15, 2021 City Council meeting.

V. **ATTACHMENTS:**

- City Council Meeting minutes from October 25, 2021.



City Council Meeting OCTOBER 25, 2021 Office of the City Clerk

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

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. 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
 - John Hipes
 - Dan Merkel
 - Karen Richard
- **Council Members Absent**
 - Ben Burnett
- **Staff**
 - Bob Regus, City Administrator
 - Mike Stacy, City Attorney
 - James Drinkard, Asst. City Administrator
 - Lauren Shapiro, City Clerk
 - Cris Randall, Director of Human Resources
 - Peter Sewczwicz, Director of Public Works
 - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
 - Tom Harris, Director of Finance
 - Kathi Cook, Director of Community Development and Economic Development
 - Michael Woodman, Senior Planner
 - Eric Graves, Senior Traffic Engineer / Planner

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS & PRESENTATIONS

A. 20 Year Service Award for Beth Goldstein

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/18/2021)

- ❖ Council Member Hipes offered a motion to approve the consent agenda.
- ❖ Council Member Merkel seconded the motion.
- ❖ The motion was approved unanimously (5-0, as Council Member Binder was not yet present).

VI. PUBLIC HEARING

A. Z-21-06/V-21-17 Kimball 154

Consideration of a rezoning and variances to allow for a 3-story, 120,000 square foot office building and re-use of 2 existing buildings for office use and amenities on 4.44 acres. A rezoning is requested from SU (Special Use) to O-P (Office-Professional). Variances are requested to reduce parking, increase lot coverage, reduce front building setback, increase building height and reduce minimum driveway separation. The property is located at 154 Kimball Bridge Road and is legally described as being located in Land Lot 801, 1st District, 2nd Section, Fulton County, Georgia

- Director of Community Development and Economic Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve Z-21-06/V-21-17 Kimball 154, subject to the following conditions:
 1. The site, consisting of approximately 4.44 acres, shall be zoned O-P (Office-Professional) and developed substantially similar to site plan submitted by Kimley-Horn, revised 10/21/21, except for modifications required to comply with the conditions below. Uses shall be limited to professional office, research and development, and support retail uses and conditional uses listed in the O-P district regulations.
 2. Up to 25% of the office area may be used for support retail uses and Council-approved conditional uses, as listed in the O-P zoning district regulations.
 3. Maximum building height shall not exceed 3 stories and 48', which does not include the below-grade parking podium.
 4. Driveway spacing and impervious area shall be as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Impervious area exceeding the maximum 70% shall be offset with pervious hardscape, green roof, etc., with final approval by Staff.
 5. Minimum 20' building setback shall be provided along Kimball Bridge Road, except that building setbacks for the Bailey-Johnson School and Gymnasium buildings shall be as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21.
 6. Minimum parking shall be provided at a rate of 2.9 spaces/1,000 SF of office (gross). A 3rd level shall be permitted on the rear parking deck and a 2nd level shall be permitted under the front parking podium.
 7. Architecture and materials of the new office building and renovation of the existing

buildings shall be substantially similar to the submitted renderings, except for modifications required to comply with these conditions, subject to final approval by DRB.

8. Parking decks visible from Kimball Bridge Road shall be clad with a decorative exterior material, with final approval by DRB. A line-of-sight study shall be provided to determine if the rear parking deck would be seen from Kimball Place or Amber Park Drive. The study shall assume a 2-level and 3-level parking deck. If any portion of the rear deck or northern face of parking under the building is visible, it shall be screened with evergreen landscape material or clad with a decorative exterior material, with final approval by DRB.
 9. Unique signage types, as depicted on the submitted renderings, shall be permitted with final approval by DRB.
 10. Developer shall improve the Kimball Bridge Road streetscape to include a 10' travel lane, 4' shoulder/bike lane, 2' curb/gutter, 6' planter, and 8' sidewalk, as approved by Staff. 6' planter may be reduced to 0' at locations adjacent to the gymnasium building, as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Developer shall dedicate sufficient right-of-way in order for the City to maintain the sidewalk.
 11. Developer shall improve two-way left turn lane/flush median, as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21, with final approval by Staff.
 12. Minimum 20' landscape strip shall be provided along Kimball Bridge Road, except that reduced landscape strip areas shall be permitted where existing buildings encroach on the landscape strip. Shrubs required to screen parking areas may overlap the landscape strip.
 13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required along buildings fronting Kimball Bridge Road, with final approval by DRB.
 14. Decorative lighting and trees in maximum 4' x 4' free-standing planters shall be placed on the upper level of the parking deck, as approved by DRB.
 15. Sidewalks shall connect buildings to parking areas and the public sidewalk.
 16. Developer shall save trees as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Developer shall make every effort to save additional trees on the property, including trees of quality of tree groupings.
 17. Property owner shall designate the Bailey-Johnson School and Gymnasium buildings as a historic property under the City's Historic Preservation Incentive Zoning ordinance prior to a Certificate of Occupancy.
 18. A marker shall be placed on the property recognizing the history of the Bailey-Johnson School.
- This item was considered at the 10/7/2021 Planning Commission meeting. Staff recommended approval subject to 18 conditions. There was one (1) public comment from Pat Miller with the Alpharetta & Old Milton County Historical Society in support of the request. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0.
 - The applicant, KB Venture Partners, LLC, is requesting a rezoning of 4.44 acres from SU (Special Use) to O-P (Office-Professional) to allow for the construction of a 3-story, 120,000 square feet timber-frame office building and structured parking, as well as the adaptive re-use

of the Bailey-Johnson School and Gymnasium buildings. Variances are requested to reduce building setbacks, increase maximum impervious area, increase building height, reduce driveway spacing, and reduce parking requirements. The property is located at 154 Kimball Bridge Road on the east side of Kimball Bridge Road and south of Kimball Place.

- The subject property was originally developed as the Bailey-Johnson School in 1950 and most recently used by Fulton County Schools as a maintenance yard. The property has frontage along Kimball Bridge Road, with Parkway 400 Master Plan located to the north and east, Diamond Glass (formerly St. James United Methodist Church) to the south and Kimball Bridge Walk subdivision to the west. The property has a Comprehensive Land Use Plan designation of Corporate Office, which allows the applicant's zoning proposal.
- The applicant's variance hardship is generally related to the re-use of the existing Bailey-Johnson School and Gymnasium buildings. In addition, the property also has an unusual shape and topographic challenges resulting from over 50' of elevation change on the property.
- A parking memo was provided by the applicant to justify the requested parking variance. The memo references an administrative parking reduction under Unified Development Code (UDC) Subsection 2.5.5(e), which allows up to a 50% parking reduction for office and commercial uses on a historic property. The Bailey-Johnson School is approximately 71 years old and does not yet qualify for designation as a historic property under the City's Historic Preservation Incentive Zoning ordinance. However, if approved, the applicant's requested parking variance would be within the 50% reduction allowed by the ordinance. In addition, Staff looked at ITE parking generation rates, which suggest that the 85th percentile of occupied spaces should be an estimated 465 spaces for a suburban office. Therefore, it is recommended that the development provide a minimum 465 parking spaces or at a rate of 2.9 spaces/1,000 square feet.
- The submitted site plan depicts the one (1) story, 20,000 square foot Bailey-Johnson School building and 2-story, 20,000 square foot Gymnasium building to remain on the southern half of the property. A new three (3) story, 120,000 square foot timber-frame office building with structured parking below.
- Four (4) curb cuts are depicted providing access to the property from Kimball Bridge Road. The two (2) southernmost curb cuts provide access to a small surface parking area.
- Bailey-Johnson School was opened in 1950 to accommodate North Fulton African American students from Sandy Springs northward. School organizations included the 4-H Club, music club, science club, safety patrol, newspaper, student council, and royal court (king and queen of student body were elected).
- The applicant provided a trip generation report, which shows that the proposed development is expected to generate 177 AM Peak Hour trips and 178 PM Peak Hour trips.
- According to the City's Transportation Engineer, development traffic can be accommodated at acceptable levels of service (LOS) at existing intersections and the site driveways once the left turn lanes are provided. The two (2) lane section on Kimball Bridge Road will provide a LOS 'C' or better during the peak hours for traffic.
- The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of

property in question because of its size, shape, or topography; or

Response: There are extraordinary conditions pertaining to the subject property due to its unusual shape, topographic challenges, as well as the proposed re-use of the existing Bailey-Johnson School and Gymnasium buildings. The Bailey-Johnson School buildings are within six-feet (6') of the Kimball Bridge Road right-of-way. A parking reduction can be supported given the preservation of the Bailey-Johnson buildings. However, it is recommended that the property have at least 2.9 spaces/1,000 square feet based on Staff's analysis. In addition, it is recommended that impervious area exceeding the maximum 70% be offset with pervious hardscape, green roof, etc.

- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant held two (2) community meetings on 5/27/2021 and 6/1/2021. According to the applicant, attendees were in support of the proposed development. One area of concern was traffic, particularly the driveway aligning with Stratham Drive and whether or not it would impact traffic in and out of Kimball Bridge Walk. The speed of traffic along Kimball Bridge Road was also a concern.
- The CZIM was held on June 9, 2021. There were questions and comments from area residents, including concerns with the applicant's secondary driveway aligning with their entrance (Stratham Drive) and how that could impact traffic in and out of Kimball Bridge Walk. A resident asked if a roundabout has been considered at that location. A resident asked about the City's long-range plans for this section of Kimball Bridge Road, of which the City does not currently have any funded, final plans. Additional questions included project timeline and if the sidewalk would be extended to the south.
- The applicant, Matt Vyverberg, with KB Venture Partners Development Team, 1099 Alpharetta Street, Roswell, GA 30075, came forward to speak on behalf of this application.

Council Member Binder joined the meeting at 6:55 p.m.

Public Comment:

- Pat Miller, residing at 13040 King Road, Milton, GA 30075, came forward to speak in favor of this item. Mrs. Miller shared information about the history of the Bailey-Johnson School. The Bailey-Johnson School is one of the most historically significant buildings in the area, as it served as the 'Alpharetta Colored School,' which was shortly after renamed as the Bailey-Johnson School. The school closed in 1967, which marked the end of segregated public education. Further, Mrs. Miller stated that the Alpharetta & Old Milton County Historical Society supports this project.
- Charles Grogan, residing at 3621 Satellite Boulevard, Ellenwood, GA 30294, came forward to speak in favor of this item. Mr. Grogan attended this school, beginning in 1953, and graduated in 1955. Mr. Grogan shared that he always wished something would happen with the building, so that he could take his granddaughter to visit the school he attended and explain the to her the history of the building. Further, Mr. Grogan shared that he was very proud to have met the developers.

❖ Council Member Richard offered a motion to approve Z-21-06/V-21-17 Kimball 154, subject to the following conditions:

1. The site, consisting of approximately 4.44 acres, shall be zoned O-P (Office-Professional) and developed substantially similar to site plan submitted by Kimley-Horn, revised 10/21/21, except for modifications required to comply with the conditions below. Uses shall be limited to professional office, research and development, and support retail uses

and conditional uses listed in the O-P district regulations.

2. Up to 25% of the office area may be used for support retail uses and Council-approved conditional uses, as listed in the O-P zoning district regulations.
3. Maximum building height shall not exceed 3 stories and 48', which does not include the below-grade parking podium.
4. Driveway spacing and impervious area shall be as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Impervious area exceeding the maximum 70% shall be offset with pervious hardscape, green roof, etc., with final approval by Staff.
5. Minimum 20' building setback shall be provided along Kimball Bridge Road, except that building setbacks for the Bailey-Johnson School and Gymnasium buildings shall be as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21.
6. Minimum parking shall be provided at a rate of 2.9 spaces/1,000 SF of office (gross). A 3rd level shall be permitted on the rear parking deck and a 2nd level shall be permitted under the front parking podium.
7. Architecture and materials of the new office building and renovation of the existing buildings shall be substantially similar to the submitted renderings, except for modifications required to comply with these conditions, subject to final approval by DRB.
8. Parking decks visible from Kimball Bridge Road shall be clad with a decorative exterior material, with final approval by DRB. A line-of-sight study shall be provided to determine if the rear parking deck would be seen from Kimball Place or Amber Park Drive. The study shall assume a 2-level and 3-level parking deck. If any portion of the rear deck or northern face of parking under the building is visible, it shall be screened with evergreen landscape material or clad with a decorative exterior material, with final approval by DRB.
9. Unique signage types, as depicted on the submitted renderings, shall be permitted with final approval by DRB.
10. Developer shall improve the Kimball Bridge Road streetscape to include a 10' travel lane, 4' shoulder/bike lane, 2' curb/gutter, 6' planter, and 8' sidewalk, as approved by Staff. 6' planter may be reduced to 0' at locations adjacent to the gymnasium building, as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Developer shall dedicate sufficient right-of-way in order for the City to maintain the sidewalk.
11. Developer shall improve two-way left turn lane/flush median, as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21, with final approval by Staff.
12. Minimum 20' landscape strip shall be provided along Kimball Bridge Road, except that reduced landscape strip areas shall be permitted where existing buildings encroach on the landscape strip. Shrubs required to screen parking areas may overlap the landscape strip.
13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required along buildings fronting Kimball Bridge Road, with final approval by DRB.
14. Decorative lighting and trees in maximum 4' x 4' free-standing planters shall be placed on the upper level of the parking deck, as approved by DRB.
15. Sidewalks shall connect buildings to parking areas and the public sidewalk.
16. Developer shall save trees as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Developer shall make every effort to save additional trees on the property,

including trees of quality of tree groupings.

17. Property owner shall designate the Bailey-Johnson School and Gymnasium buildings as a historic property under the City's Historic Preservation Incentive Zoning ordinance prior to a Certificate of Occupancy.

18. A marker shall be placed on the property recognizing the history of the Bailey-Johnson School.

- Council Member Hipes seconded the motion.
- The motion was approved unanimously (6-0).
 - There was discussion during the motion about the following:
 - Thanking Pat Miller for working with the developers on this item and for working to portray the history of this building;
 - Thanking the developers of this item, because this building is important to people in the area;
 - Applauded the applicant for their creativity and for collaborating with city staff and the historical society; and
 - Happy to see that history is not being erased, and this development honors the past.

B. MP-21-06 / CU-21-12 National Veterinary Associates (NVA) 3100 Royal Boulevard South

Consideration of a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animal' for National Veterinary Associates (NVA). A master plan amendment is requested to add 'Animal Hospital, Small Animal' to Pod 12 of the Royal 400 Master Plan and a conditional use is requested to allow an 'Animal Hospital, Small Animal' use for NVA. The property is located at 3100 Royal Boulevard South and is legally described as being located in Land Lots 850 & 859, 1st District, 2nd Section, Fulton County, Georgia.

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council Approve MP-21-06/CU-21-12 NVA Emergency Veterinary/3100 Royal Boulevard South, subject to the following conditions:
 1. Add 'Animal Hospital, Small Animals' to the Royal 400 Master Plan Pod 12 as a conditional use.
 2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 3100 Royal Boulevard South and limited to no more than 20,580 square feet.
 3. Conditional use approval shall be limited to NVA; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
 4. The business shall be permitted to operate 24-hours/day, 7 days/week.
 5. Boarding of animals is limited to short-term care incidental to the hospital use.
 6. Pet relief areas shall be substantially similar to locations depicted on the submitted site plan and shall be screened from the street, as approved by Staff.
 7. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be visible from North Point Parkway.
- The applicant, National Veterinary Associates (NVA), is requesting a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animals' for NVA in a 20,580

square foot existing building. An amendment to the Royal 400 Master Plan Pod 12 is requested to add the proposed use.

- The submitted request, if approved, will allow the applicant to operate an 'Animal Hospital, Small Animal' in a 20,580 square foot existing building on a 2.25-acre property.
- The property is zoned O-I (Office-Institutional) and is subject to the Royal 400 Master Plan Pod 12. The property was developed in 1996 with a 1-story, 20,850 square foot office building. Surrounding properties are zoned O-I and are subject to the Royal 400 Master Plan. Low-rise office buildings have been developed on the adjacent properties to the east, south and west and a data center is located to the north. The Royal 400 Master Plan was approved in 1986 as a 284-acre office park, allowing 25,000 square feet/acre of office use.
- The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), O-I, C-1 (Neighborhood Commercial), C-2 (General Commercial), and PSC (Planned Shopping Center) districts.
- National Veterinary Associates (NVA) is an emergency veterinary business serving cats and dogs primarily; however, the primary focus will be the practice of veterinary medicine including preventative care and surgery. NVA partners with local veterinarians to help grow the business and network of veterinary hospitals. NVA has over 1,000 partnerships worldwide. The business operates 24 hours per day, seven (7) days per week. The business does not board animals. The applicant anticipates approximately 25 employees. Two (2) pet relief areas are depicted on the site plan.
- There are eight (8) animal hospitals approved in the City, of which one (1) is an emergency veterinary hospital.
- Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment and conditional use. The proposed use would be compatible with surrounding uses and other locations for this business type, which are similarly situated in commercial and office environments. If approved, it is recommended that conditions be established as part of this application that regulate and limit any expansion of the business.
- 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.
- This item was considered at the 10/7/2021 Planning Commission meeting. Staff recommended approval subject to 7 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0
- The applicant, Chandler Bovitz with Bridger Properties, located 245 North Highland Avenue, Atlanta, GA 30307, came forward to speak on behalf of this application.

Public Comment:

- There were no public comments for this item.
- ❖ Council Member Richard offered a motion to approve MP-21-06/CU-21-12 NVA Emergency Veterinary/3100 Royal Boulevard South, subject to the following conditions:
 1. Add 'Animal Hospital, Small Animals' to the Royal 400 Master Plan Pod 12 as a conditional use.
 2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 3100 Royal Boulevard South and limited to no more than 20,580 square feet.

3. Conditional use approval shall be limited to NVA; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
 4. The business shall be permitted to operate 24-hours/day, 7 days/week.
 5. Boarding of animals is limited to short-term care incidental to the hospital use.
 6. Pet relief areas shall be substantially similar to locations depicted on the submitted site plan and shall be screened from the street, as approved by Staff.
 7. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be visible from North Point Parkway.
- Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

C. PH-20-07 Horizon 2040 Alpharetta Comprehensive Plan - Adoption Hearing

Consideration of a request to adopt the Horizon 2040 Comprehensive Plan.

- Senior Planner Michael Woodman came forward to present this item.
- Staff is recommending that Mayor and Council Adopt the Horizon 2040 Comprehensive Plan.
- Council authorized Staff to transmit the draft Plan to the Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) for review on September 20, 2021. DCA and ARC have completed their review of the Horizon 2040 Comprehensive Plan and determined that the Update complies with the applicable State requirements.
- A few were minor comments were provided by DCA. Staff made a change to the Short Term Work Program table to provide a brief description of Tech Alpharetta. In addition, a change was made to the Report of Accomplishments table to change the column labeled 'Completed or Ongoing' to 'Completed'.

Public Comment: There were no public comments for this item.

- City Attorney, Mike Stacy, read the resolution aloud.
- ❖ Council Member Richard offered a motion to approve PH-20-07 Horizon 2040 Alpharetta Comprehensive Plan and to adopt the Horizon 2040 Comprehensive Plan.
 - Mayor Pro Tem Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
 - There was discussion during the motion about the ratio of rental to owner occupied housing and the census data that was used in determining that ratio.

VII. NEW BUSINESS

A. Big Creek Greenway Boardwalk Replacement Design Services, RFP 22-103

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council award RFP 22-103 to Heath & Lineback Engineers, Inc. for the performance of the Big Creek Greenway Boardwalk Replacement Design Services project in an amount not to exceed \$86,000.00 and authorize the Mayor to execute all necessary documents.
- The award of this request for proposals is for design services associated with the replacement of

approximately 1,125 linear feet of existing timber boardwalk. The existing boardwalk to be replaced provides a connection from the southern side of Mansell Road, at the former location of Buffalo Wild Wings, to the Big Creek Greenway. Originally constructed in 2008, this section of boardwalk has proven problematic to maintain and several sections have either failed or are failing, which has necessitated the closure of the boardwalk.

- A total of four submissions were received on September 23, 2021. Staff from the Public Works Department evaluated and scored the proposals based on the design team's: experience and qualifications (20%); technical proposal and project approach (20%); proposed project schedule (20%); and cost proposal (40%).
- Heath & Lineback Engineers, Inc. is an experienced design firm which has worked on several projects with similar elements in Georgia, including the Big Creek Greenway Rehabilitation and Design project for Forst County Parks and Recreation Department, the East Campus Greenway Connector project for Athens-Clarke County Unified Government, and the PATH400 project for Liveable Buckhead, Inc.
- The total project cost is \$86,000.00.

Public Comment:

- There were no public comments for this item.
- ❖ Mayor Pro Tem Mitchell offered a motion to approve the award RFP 22-103 to Heath & Lineback Engineers, Inc. for the performance of the Big Creek Greenway Boardwalk Replacement Design Services project in an amount not to exceed \$86,000.00 and authorize the Mayor to execute all necessary documents.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

B. Taste of Alpharetta Event Management Vendor Contract

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council award RFP#22-101 to Jacob's Eye, LLC.
- The Community Services Division of Recreation, Parks, and Cultural Services published RFP# 22-101, in partnership with the Finance Department, seeking vendor applicants for a 5-year comprehensive event management services contract for the city's annual Taste of Alpharetta event.
- The successful event management company must provide full-service event planning and implementation services, including, financial planning, logistics, management, marketing, sponsorship, sales and fulfillment, talent and vendor contracting, all restaurant and other vendor communication, management, and evaluation of the event. The event management company shall manage day-to-day operations, supervision of volunteers, hiring and paying of contractors and sub-contractors, and act as the key contact for the event/City. The successful event management company must provide full-service event planning and implementation services, including, financial planning, logistics, management, marketing, sponsorship, sales and fulfillment, talent and vendor contracting, all restaurant and other vendor communication, management, and evaluation of the event. The event management company shall manage day-to-day operations, supervision of volunteers, hiring and paying of contractors and sub-contractors, and act as the key contact for the event/City.

- Proposals were received on September 16, 2021 and consisted of three responses which were submitted to the evaluation committee for review and ranking. Each submission was evaluated based on the following criteria: company information (pass/fail), project team/resumes/statements of qualifications/references (35%), technical proposal/project approach/previous projects (35%), available resources (27%) and Alpharetta local vendor preference (3%).
- The highest scoring firm, Jacob's Eye LLC, would be a new vendor to the City of Alpharetta.
- The City of Alpharetta will subsidize the event in 2022 at \$96,437.50; in 2023 that amount will be \$56,862.50, and in 2024, the City will no longer subsidize the event. It will be the responsibility of the vendor to secure funding for the event through other revenue sources, including ticket sales, vendor fees and sponsorships. *(For comparison, in FY2019 (the last fiscal year in which the event was held), the City of Alpharetta spent \$192,875 putting on the event).*

Public Comment:

- There were no public comments for this item.
- ❖ Council Member Merkel offered a motion to approve the award of RFP#22-101 for the Taste of Alpharetta Event Management Vendor Contract to Jacob's Eye, LLC.
 - Council Member Hipes seconded the motion, with a friendly amendment that the RFP is to not exceed the stated amount.
 - Council Member Merkel accepted the friendly amendment.
 - The motion was approved unanimously (6-0).

C. MOU With City of Milton for Youth Softball and Youth Lacrosse

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Memorandum of Understanding between the City of Alpharetta and the City of Milton, regarding youth softball and lacrosse.
- The purpose of this MOU is to take another step to continue to foster a long-term, mutually beneficially relationship between Alpharetta and Milton as it relates to parks and recreation programs and services.

Public Comment:

- There were no public comments for this item.
- ❖ Council Member Merkel offered a motion to approve the Memorandum of Understanding between the City of Alpharetta and the City of Milton regarding youth softball and lacrosse.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

D. Approval of Fiscal Year 2022 Mid-Year Budget Amendment (Personnel Compensation) - 1st Reading

- City Administrator, Bob Regus, and Director of Finance, Tom Harris, came forward to present this item.

- Staff is recommending that Mayor and Council adopt the Budget Ordinance (1st Reading), after Staff provides and overview of the Fiscal Year 2022 Mid-Year Budget (Personnel and Compensation).
- The purpose of the Fiscal Year (FY) 2022 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that are planned to occur before fiscal year-end.
- Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021.
- However, our Police and E911 personnel segments have experienced an acute rapid rise in wages that has made recruitment and retention more challenging. To offset these pressures, an additional 10% is being proposed for our Police and E911 team members (13% adjustment in total).
- Governor Kemp recently implemented a Public Safety Officials and First Responders Supplement Grant using funding from the American Rescue Plan Act. The grant will provide a \$1,000 pay supplement for all eligible sworn law enforcement officials and first responders in Georgia serving during August of 2021. Current estimates identify 244 eligible employees (General Fund and E911 Fund), but this figure may change once the rules and regulations are clarified. The budget will adjust accordingly.
- The City Administrator has identified 6 positions that meet the above criteria and is requesting their funding be returned:
 - Police Officer (2 FTE; Public Safety);
 - Public Works Crew Leader (2 FTE; Public Works);
 - Public Works Tech I (1 FTE; Public Works); and
 - IT Tech Analyst (1 FTE; Information Technology).
- City Attorney, Mike Stacy, read the ordinance aloud.

Public Comment:

- Stephanie Herbert, residing at 11050 Wittenridge Drive, Alpharetta, GA 30022, came forward to speak on this item. Ms. Herbert shared that as a trainer at Lifetime, she has called 911 in the past, and would like for the firefighters to also be considered for a compensation adjustment.
- Doug DeRito, residing at 370 Braden Way, Alpharetta, GA 30009, came forward to speak on this item. Mr. DeRito shared that he would like to see firefighters compensated the same as police and to give the raise across the board.
- ❖ Council Member Binder offered a motion to approve the Fiscal Year 2022 Mid-Year Budget Amendment (Personal Compensation) – First Reading.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

VIII. WORKSHOP

A. Windward Dam

- City Administrator, Bob Regus, and Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item was presented for workshop purposes only, and no action was taken for this item.
- City Administrator Regus identified four integral letters and/or agreements that pertained to this workshop item. The items are as follows:
 - December 12, 2018 Letter from Georgia EPD (Windward Dam is Category 1 and City is an owner)
 - January 16, 2020 Easement and Covenant to Share Costs Agreement (between Windward Community Services Association, Inc. and City of Alpharetta, Georgia)
 - October 8, 2021 Letter from Windward Community Services Association, Inc. (hereinafter "WCSA") seeking indemnification
 - October 20, 2021 Letter from Schnabel Engineering, LLC (Budget Amendment Request, Full SITES Analysis of Auxiliary Spillway, Windward Law Dam)
- City Attorney, Mike Stacy, came forward to present the City's obligations (insurance and allocation of maintenance and repairs) that were created by the January 16, 2020 Easement and Covenant to Share Costs Agreement.
- Mayor Gilvin recommended that as soon as possible, he would like for the two (2) City Council Members that have been involved, himself, and City Staff to come together to reach a new agreement with WCSA. Mayor Gilvin also announced that it may be best to also call the Georgia Insurance Commissioners to see how this type of situation is handled in other areas across the state.

IX. PUBLIC COMMENT

- There were no public comments.

X. REPORTS

XI. ADJOURNMENT TO EXECUTIVE SESSION

Mayor Gilvin called for a motion to adjourn to executive session at 9:02 p.m.

- ❖ Council Member Merkel offered a motion to adjourn to executive session.
 - Council Member Binder seconded the motion
 - The motion was approved unanimously (6-0).

Respectfully submitted,



Lauren Shapiro, City Clerk



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Sponsored By:

Meeting Date: November 1, 2021

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING SEPTEMBER 30, 2021

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending September 30, 2021 (period 3 of Fiscal Year 2022).

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:

FY 2022 FMR (3-September)

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
September 30, 2021
(period 3 of 12 – unaudited)**

Financial Management Reports

Fiscal Year 2022

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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: NOVEMBER 1, 2021
RE: FINANCIAL MANAGEMENT REPORTS AS OF SEPTEMBER 30, 2021

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending September 30, 2021.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2021 (FY 2021). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2022 revenues are budgeted at \$69 million (net of Carryforward Fund Balance totaling \$6 million). As of September 30, 2021, actual revenue collections total 11% or \$7.4 million.

Collection trends indicate a net gain over budget of \$3 million with the detail as follows:

• Property Taxes (current):	\$ 1,800,000
• Motor Vehicle Title Tax:	200,000
• LOST:	800,000
• Hotel Taxes:	375,000
• Other:	<u>303,536</u>
Estimated Gain:	\$ 3,478,536

The October 1st billing for property taxes (operations) totals roughly \$26.7 million. Adjusting that billing for additional appeal reductions (outside of the allowances already included within the billable digest), historical allowances for non-collections, etc., staff forecasts property tax revenue of \$25.8 million which is \$1.8 million greater than budget.

Motor Vehicle Title Tax collections is trending 24% higher than FY 2021 (\$2.5 million). Collection estimates for FY 2022 conservatively total \$2 million which is \$200,000 greater than budget.

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

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

CITY
ADMINISTRATOR
ROBERT J. REGUS

Local Option Sales Tax collections is trending 16% higher than FY 2021 (\$17 million). Collection estimates for FY 2022 conservatively total \$16.5 million which is \$800,000 greater than budget. Hotel/Motel tax collections is discussed within the Special Revenue Funds section of this letter.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports.

As of September 30, 2021, city departments (not including General Government¹) have encumbered and expensed 32%, or \$21 million, of their FY 2022 budget appropriations.

Contingency: The General Fund contingency balance totals \$690,165.

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund: FY 2022 revenues are budgeted at \$5.5 million (net of carryforward fund balance totaling \$1.3 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$2.4 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 \$879,022 for eligible initiatives such as Equestrian Center and Wills Park Master Plan Improvements); and the city (37.5% or \$2.1 million).

Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$137,518 (funded in prior years and represents the remaining portion of the carryforward fund balance figure referenced above). This reserve figure dipped below the \$1.5 million target level in 2019 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 185% higher than FY 2021. Collection estimates for FY 2022 conservatively total \$6.5 million which is \$1 million greater than budget. The distribution of this additional revenue is as follows: General Fund (\$375,000); ACVB (\$437,500); and Facilities (\$187,500).

E-911 Fund: FY 2022 revenues are budgeted at \$6.2 million (net of carryforward fund balance totaling \$1 million for capital initiatives and reserve balances in excess of the 21% Emergency Reserve target). As of September 30, 2021, the city has collected 9% or \$434,878.

Expenditures/encumbrances during the same time period total \$1.9 million and represent general operations and blanket purchase orders that will sustain operations.

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

Debt Service Fund

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

FY 2022 revenues are budgeted at \$4.8 million (net of carryforward fund balance totaling \$841,542). As of September 30, 2021, actual revenue totaled less than 1% of budget and will remain low until property tax collections in November-December.

The October 1st billing for property taxes (bonds) totals roughly \$5.2 million. Adjusting that billing for additional appeal reductions (outside of the allowances already included within the billable digest), historical allowances for non-collections, etc., staff forecasts property tax revenue of \$5 million which is \$275,000 greater than budget.

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals \$160,405 and represents unencumbered/unspent project appropriations of \$75,145 and a non-allocated reserve for future projects (including grant matches) of \$85,260.

Capital Grants Fund (Fund 340): Available funding totals \$1.8 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 \$15 million and represents unencumbered/unspent capital project appropriations of \$8.7 million, non-allocated reserve (including grant matches) of \$2.4 million, and a reserve totaling \$3.9 million representing proceeds recaptured from the recent Conference Center Hotel sale (this figure will be reduced through required distributions to the Internal Revenue Service).

Stormwater Capital Fund (Fund 302): Available funding totals \$1.8 million and represents unencumbered/unspent capital project appropriations of \$1.7 million and a non-allocated reserve for future capital project appropriations of \$73,974.

American Rescue Act Capital Fund (Fund 303): Available funding totals \$6.6 million and is fully allocated towards capital projects. The city received the 1st tranche of \$3.3 million as set forth under the Act. However, accounting rules dictate treatment of this source as a deferred revenue that will be recognized as earned. In other words, the revenue will be recorded as the underlying projects are expensed.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals \$1.8 million and represents unencumbered/unspent capital project appropriations.

TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals \$31.7 million.

Enterprise Fund

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

Solid Waste Fund: FY 2022 revenues are currently budgeted at \$4.8 million (net of carryforward fund balance totaling \$750,000 constituting reserve balances in excess of the 21% Emergency Reserve designation). As of September 30, 2021, the city has collected \$1.3 million representing the 1st quarter advanced billing.

Other Items

Council Member Stipend Activity Listing: The FY 2022 budget includes appropriations of \$7,200 for the Mayor and \$4,000 for each City Council Post and the available balances as of September 30, 2021 are as follows:

	Budget	Expenditures (year-to-date)	Available Balance
Mayor: Jim Gilvin	\$ 7,200	\$ 665	\$ 6,535
Post #1: Donald Mitchell	\$ 4,000	\$ 105	\$ 3,895
Post #2: Ben Burnett	\$ 4,000	\$ 44	\$ 3,956
Post #3: Karen Richard	\$ 4,000	\$ 337	\$ 3,663
Post #4: John Hipes	\$ 4,000	\$ 71	\$ 3,929
Post #5: Jason Binder	\$ 4,000	\$ 127	\$ 3,873
Post #6: Dan Merkel	\$ 4,000	\$ 215	\$ 3,785

Development Authority² (Component Reporting Unit)

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

As of September 30, 2021, the Development Authority has \$133,996 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 POs 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.



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GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 As of September 30, 2021

	Current Fiscal Year					Prior Fiscal Year		
	2022 Budget	2022 YTD	% Collected	2022 Estimated	Variance	2021 Actual	2021 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 24,000,000	\$ 24,509	0.1%	\$ 25,800,000	\$ 1,800,000	\$ 26,299,010	\$ 28,912	0.1%
Delinquent	237,000	(101,911)	-43.0%	237,000	-	180,267	(75,867)	-42.1%
Motor Vehicle Tax	60,000	13,996	23.3%	60,000	-	86,911	16,989	19.5%
Motor Vehicle Title Fee	1,800,000	530,377	29.5%	2,000,000	200,000	2,748,243	427,420	15.6%
Local Option Sales Tax	15,700,000	3,176,724	20.2%	16,500,000	800,000	16,984,903	2,745,592	16.2%
Franchise Tax	6,620,000	142,472	2.2%	6,645,000	25,000	6,858,414	119,374	1.7%
Insurance Premium Tax	4,650,000	-	0.0%	4,650,000	-	4,608,513	-	0.0%
Alcohol Beverage Excise Tax	2,025,000	472,918	23.4%	2,025,000	-	2,339,660	368,159	15.7%
Building Permit Fees	1,700,000	499,106	29.4%	1,700,000	-	1,971,207	473,514	24.0%
Business and Occupational Tax	950,000	59,172	6.2%	1,000,000	50,000	1,138,811	37,715	3.3%
Court/Traffic Fines	2,054,000	480,059	23.4%	2,001,500	(52,500)	2,506,856	457,943	18.3%
Recreation/Special Event Fees	2,280,500	632,952	27.8%	2,376,793	96,293	2,035,279	460,902	22.6%
Hotel/Motel Tax (City portion)	2,062,500	533,663	25.9%	2,437,500	375,000	1,458,781	189,644	13.0%
subtotal	\$ 64,139,000	\$ 6,464,038	10.1%	\$ 67,432,793	\$ 3,293,793	\$ 69,216,855	\$ 5,250,295	7.6%
Other Revenues	4,537,465	959,687	21.2%	4,722,208	184,743	5,268,983	885,216	16.8%
Total Revenues	\$ 68,676,465	\$ 7,423,725	10.8%	\$ 72,155,001	\$ 3,478,536	\$ 74,485,838	\$ 6,135,511	8.2%
Carryforward Fund Balance	5,836,799							



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GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Department
As of September 30, 2021

	Current Fiscal Year						Prior Fiscal Year		
	2022 Budget	2022 Encumbrances	2022 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2021 Exp. (Total)	2021 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 386,092	\$ 656	\$ 101,002	\$ 284,434	26.3%	26.2%	\$ 368,717	\$ 97,905	26.6%
City Administration	2,128,794	82,134	689,107	1,357,553	36.2%	32.4%	1,272,803	423,079	33.2%
Finance	3,478,691	104,895	1,096,853	2,276,943	34.5%	31.5%	3,375,302	1,132,000	33.5%
City Attorney	750,000	-	-	750,000	0.0%	0.0%	760,392	433	0.1%
Information Technology	2,022,562	35,955	561,760	1,424,846	29.6%	27.8%	2,038,393	616,725	30.3%
Human Resources	689,600	14,157	170,223	505,219	26.7%	24.7%	523,833	155,662	29.7%
Municipal Court	1,055,011	162,039	257,174	635,799	39.7%	24.4%	907,829	251,820	27.7%
Public Safety	31,846,772	655,059	8,749,484	22,442,229	29.5%	27.5%	29,561,383	8,553,950	28.9%
Public Works	9,022,696	819,410	2,146,878	6,056,409	32.9%	23.8%	8,548,486	2,056,743	24.1%
Recreation, Parks & Cultural Svcs	10,103,225	1,437,426	2,558,407	6,107,392	39.6%	25.3%	8,896,536	2,392,356	26.9%
Community Development	3,773,632	48,117	1,043,573	2,681,942	28.9%	27.7%	3,883,273	1,011,605	26.1%
subtotal	\$ 65,257,075	\$ 3,359,848	\$ 17,374,461	\$ 44,522,766	31.8%	26.6%	\$ 60,136,948	\$ 16,692,278	27.8%
General Government:									
Insurance Premiums (Risk)	\$ 779,750	\$ -	\$ 194,938	\$ 584,812	25.0%	25.0%	\$ 720,250	\$ 180,062	25.0%
Gwinnett Tech Bond P&I	289,640	-	-	289,640	0.0%	0.0%	290,490	-	0.0%
Transfer(s) to other Funds	7,486,799	-	1,871,700	5,615,099	25.0%	25.0%	4,541,862	1,135,466	25.0%
Contingency	700,000	-	9,835	690,165	1.4%	1.4%	37,426	732	2.0%
subtotal	\$ 9,256,189	\$ -	\$ 2,076,472	\$ 7,179,717	22.4%	22.4%	\$ 5,590,028	\$ 1,316,260	23.5%
Total Expenditures	\$ 74,513,264	\$ 3,359,848	\$ 19,450,934	\$ 51,702,482	30.6%	26.1%	\$ 65,726,976	\$ 18,008,538	27.4%



CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
As of September 30, 2021

Current Fiscal Year									Prior Fiscal Year		
	2022 Budget	2022 Encumbrances	2022 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.			2021 Exp. (Total)	2021 Exp. (YTD)	% Exp.
Expenditures by Category:											
Salaries & Benefits:											
(1) Regular Salaries	\$ 28,814,783	\$ -	\$ 6,022,532	\$ 22,792,251	20.9%	20.9%			\$ 27,042,397	\$ 6,340,339	23.4%
Overtime	1,929,887	-	504,799	1,425,088	26.2%	26.2%			1,864,837	435,445	23.4%
Group Insurance	9,464,944	-	2,444,153	7,020,791	25.8%	25.8%			8,400,361	2,424,857	28.9%
FICA and Social Security	2,291,517	-	469,457	1,822,060	20.5%	20.5%			2,096,105	489,025	23.3%
Defined Benefit Pension	2,818,660	-	2,818,660	-	100.0%	100.0%			2,677,438	2,675,532	99.9%
401(A) Retirement/Match	2,367,862	-	640,295	1,727,567	27.0%	27.0%			2,022,431	608,194	30.1%
(2) Other	1,427,420	-	773,540	653,880	54.2%	54.2%			1,410,855	807,048	57.2%
subtotal	\$ 49,115,073	\$ -	\$ 13,673,436	\$ 35,441,637	27.8%	27.8%			\$ 45,514,426	\$ 13,780,440	30.3%
Maintenance & Operations:											
Professional Services	\$ 2,658,128	\$ 807,481	\$ 718,821	\$ 1,131,826	57.4%	27.0%			\$ 2,048,767	\$ 328,438	16.0%
Legal Services	750,000	-	-	750,000	0.0%	0.0%			760,392	433	0.1%
Vehicle Fuel/Maintenance	869,914	12,604	218,781	638,529	26.6%	25.1%			855,463	197,869	23.1%
Maintenance Contracts	2,853,478	1,455,887	602,365	795,226	72.1%	21.1%			2,606,672	530,453	20.3%
IT Professional Services	2,027,570	485,165	980,267	562,137	72.3%	48.3%			1,868,562	750,115	40.1%
General Supplies	875,236	113,699	213,671	547,866	37.4%	24.4%			786,769	189,197	24.0%
Utilities	2,953,175	-	458,182	2,494,993	15.5%	15.5%			2,829,894	490,954	17.3%
Insurance Premiums (Risk)	779,750	-	194,938	584,812	25.0%	25.0%			720,250	180,062	25.0%
Other	2,471,956	485,011	508,937	1,478,007	40.2%	20.6%			2,258,633	413,857	18.3%
subtotal	\$ 16,239,207	\$ 3,359,848	\$ 3,895,963	\$ 8,983,396	44.7%	24.0%			\$ 14,735,402	\$ 3,081,377	20.9%
Capital:											
OSSI/Fire Truck Leases	\$ 654,595	\$ -	\$ -	\$ 654,595	0.0%	0.0%			\$ 582,963	\$ -	0.0%
Other	27,950	-	-	27,950	0.0%	0.0%			24,407	10,524	43.1%
subtotal	\$ 682,545	\$ -	\$ -	\$ 682,545	0.0%	0.0%			\$ 607,370	\$ 10,524	1.7%
General Government:											
Gwinnett Tech Bond P&I	\$ 289,640	\$ -	\$ -	\$ 289,640	0.0%	0.0%			\$ 290,490	\$ -	0.0%
Transfer(s) to other Funds	7,486,799	-	1,871,700	5,615,099	25.0%	25.0%			4,541,862	1,135,466	25.0%
Contingency	700,000	-	9,835	690,165	1.4%	1.4%			37,426	732	2.0%
subtotal	\$ 8,476,439	\$ -	\$ 1,881,535	\$ 6,594,904	22.2%	22.2%			\$ 4,869,778	\$ 1,136,198	23.3%
Total Expenditures	\$ 74,513,264	\$ 3,359,848	\$ 19,450,934	\$ 51,702,482	30.6%	26.1%			\$ 65,726,976	\$ 18,008,538	27.4%

Notes:

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



GRANT 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 September 30, 2021

			Project Snapshot: FY2013 - FY2021		FY 2022					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenues										
City Administration										
22013230-371000	C2100	MURAL ART PROJECT	12,370	12,370	\$ -	\$ -	\$ -			\$ -
		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	7,314	-	8,061	8,061	-		8,061
22031150-331110	C2018	2019 BULLETPROOF VEST (DOJ)	19,187	-	-	19,187	19,187	-		19,187
22031150-371000	C2045	2019 HOMELAND SECURITY GRANT	22,656	-	-	22,656	22,656	-		22,656
22031150-371000	C2047	FIRE SPRINKLER COALITION	500	500	-	-	-			-
		subtotal			\$ -	\$ 50,621	\$ 50,621	\$ -		\$ 50,621
Recreation, Parks & Cultural Services										
22061150-371000	C1930	GRPA CONTRIBUTION	1,000	1,000	\$ -	\$ -	\$ -	\$ -		\$ -
22061150-336000	C1815	CAMP HAPPY HEARTS	-	-	-	-	-	2,000.00		(2,000.00)
22061150-371000	C1926	NORTHSIDE MOU (PARKS)	10,000	-	-	10,000.00	10,000.00	10,000.00		-
22061150-336000	C2013	2019 CAMP HAPPY HEARTS	11,250	11,250	-	-	-	-		-
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	102,000	52,000	-	50,000.00	50,000.00	50,000.00		-
22061150-371000	C2212	PARKING PERMIT - FILM			-	2,000	2,000	2,000		-
		subtotal			-	62,000	62,000	64,000		(2,000)
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			\$ -	\$ -	\$ -	\$ 5		\$ (5)
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	198		(198)
22090200-395000		CARRYFORWARD FUND BALANCE			-	99,593	99,593	-		99,593
		subtotal			\$ -	\$ 99,593	\$ 99,593	\$ 203		\$ 99,390
		Total			\$ -	\$ 212,894	\$ 212,894	\$ 64,203		\$ 148,691
Expenditures										
City Administration										
22013230-521200	C2100	MURAL ART PROJECT	12,370	1,300	\$ -	\$ 11,070	\$ 11,070	\$ 1,500	\$ -	\$ 9,570
		subtotal			\$ -	\$ 11,070	\$ 11,070	\$ 1,500	\$ -	\$ 9,570



CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

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

As of September 30, 2021

			Project Snapshot: FY2013 - FY2021		FY 2022						
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project										
Public Safety											
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)	26,357	24,925	\$ -	\$ 1,432	\$ 1,432	\$ -	\$ -	\$ 1,432	
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)	30,751	16,675	-	14,076	14,076	-	-	14,076	
22031150-542100	C2018	2019 BULLETPROOF VEST (DOJ)	38,374	9,468	-	28,906	28,906	989	-	27,917	
22031150-531600	C2045	2019 HOMELAND SECURITY GRANT	22,656	22,107	-	549	549	-	-	549	
22031150-531100	C2047	FIRE SPRINKLER COALITION	501	494	-	7	7	-	-	7	
subtotal					\$ -	\$ 44,970	\$ 44,970	\$ 989	\$ -	\$ 43,981	
Recreation, Parks & Cultural Services											
22061150-511200	C1926	NORTHSIDE MOU (PARKS)	9,289.00	-	\$ -	\$ 9,289	\$ 9,289	\$ -	\$ -	\$ 9,289	
2206+1150-512200	C1926	NORTHSIDE MOU (PARKS)	711.00	-	-	711	711	-	-	711	
22061150-521200	C1930	PROFESSIONAL SERVICES (GRPA)	950.76	802.76	-	148	148	-	-	148	
22061150-523400	C1930	PRINTING & BINDING (GRPA)	50	-	-	50	50	-	-	50	
22061150-531000	C2013	2019 CAMP HAPPY HEARTS	11,250	7,120	-	4,130	4,130	-	-	4,130	
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	50,000	-	-	50,000	50,000	25,000	25,000	-	
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	
22061150-531100	C2212	PARKING PERMIT - FILM			-	2,000	2,000	-	-	2,000	
subtotal					\$ -	\$ 70,976	\$ 70,976	\$ 25,000	\$ 25,000	\$ 20,976	
Community Development											
22074150-531100	C2016	ARBOR DAY GRANT (PRIVATE DONATION)	618	-	\$ -	\$ 618	\$ 618	\$ -	\$ -	\$ 618	
subtotal					\$ -	\$ 618	\$ 618	\$ -	\$ -	\$ 618	
Non-Allocated											
22090200-579000		CONTINGENCY			\$ -	\$ 44,855	\$ 44,855	\$ -	\$ -	\$ 44,855	
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	40,405	40,405	-	-	40,405	
subtotal					\$ -	\$ 85,260	\$ 85,260	\$ -	\$ -	\$ 85,260	
Total					\$ -	\$ 212,894	\$ 212,894	\$ 27,489	\$ 25,000	\$ 160,405	

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 September 30, 2021

Account #		Project		Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue											
Public Works											
34041100-334310	C1215	STRIPING & SIGNAGE		185,325	185,325	\$ -	\$ -	-	\$ -		\$ -
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)		5,234,146	4,601,780	-	632,366	632,366	-		632,366
34041100-331350	C1927	WINDWARD TRIPLE LEFTS (GDOT-FED)		2,069,960	1,986,949	-	83,011	83,011	296,172		(213,161)
34041100-334350	C1927	WINDWARD TRIPLE LEFTS (GTIB-NFCID)		1,696,365	1,358,660	-	337,705	337,705	74,540		263,165
subtotal						\$ -	\$ 1,053,082	\$ 1,053,082	\$ 370,711		\$ 682,371
Community Development											
34074150-331350	C2107	NORTH POINT PKWY IMP		1,600,000	-	\$ -	\$ 1,600,000	\$ 1,600,000			\$ 1,600,000
34074150-331150	C2114	S MAIN ST ARC STUDY		160,000	-		160,000	160,000	-		160,000
subtotal						\$ -	\$ 1,760,000	\$ 1,760,000	\$ -		\$ 1,760,000
General Government											
34090200-361000		INTEREST EARNINGS				\$ -	\$ -	\$ -	26		\$ (26)
34090200-363000		UNREALIZED GAIN/LOSS				-	-	-	1,148		(1,148)
34090200-395000		CARRYFORWARD FUND BALANCE				-	168,362	168,362			168,362
subtotal						\$ -	\$ 168,362	\$ 168,362	\$ 1,175		\$ 167,187
Total						\$ -	\$ 2,981,444	\$ 2,981,444	\$ 371,886		\$ 2,609,558
Expenditures											
Public Safety											
34031150-521200	C2043	ASSIST FIREFIGHTERS GRANT		3,000	1,500	\$ -	\$ 1,500	\$ 1,500	-	\$ -	\$ 1,500
						\$ -	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 1,500
Public Works											
30141100-541410	C1215	STRIPING & SIGNAGE		185,325	-	\$ -	\$ 185,325	\$ 185,325	\$ 185,325		\$ -
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)		5,234,147	4,601,781	-	632,366	632,366	-		632,366
34041100-541410	C1927	WINDWARD TRIPLE LEFTS		3,766,321	3,766,321	-	-	-	-		-
subtotal						\$ -	\$ 817,691	\$ 817,691	\$ -	\$ 185,325	\$ 632,366
Community Development											
34074150-541410	C2107	NORTH POINT PKWY IMP		2,000,000	-	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 32,398	\$ 919,502	\$ 1,048,100
34074150-521200	C2114	S MAIN ST ARC STUDY		160,000	-	-	160,000	160,000	-	-	160,000
subtotal						\$ -	\$ 2,160,000	\$ 2,160,000	\$ 32,398	\$ 919,502	\$ 1,208,100



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of September 30, 2021

Account #	Project	Project Snapshot: FY2013 - FY2021		FY 2022					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Non-Allocated									
34090200-579000	CONTINGENCY			\$ -	\$ 2,253	\$ 2,253	\$ -	\$ -	\$ 2,253
	subtotal			\$ -	\$ 2,253	\$ 2,253	\$ -	\$ -	\$ 2,253
	Total			\$ -	\$ 2,981,444	\$ 2,981,444	\$ 32,398	\$ 1,104,827	\$ 1,844,219



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 September 30, 2021

Account #Project			Project Snapshot: FY2013 - FY2021		FY 2022					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
30113230-392200	C2109	LAND SALE	-	-	-	-	-	16,245		(16,245)
30141100-336000	C1410	RUCKER RD WATERLINE	1,782,351	1,459,845	-	322,506	322,506	-		322,506
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS	6,133,355	5,420,386	-	712,969	712,969	-		712,969
30141100-371000	C1712	ALPHALOOP (AVALON)	1,016,944	1,016,944	-	-	-	-		-
30141100-371001	C1712	ALPHALOOP (CID)	250,000	250,000	-	-	-	-		-
30141100-336000	C1927	WINDWARD TRIPLE LEFTS (FC WATER)	490,518	436,565	-	53,953	53,953	-		53,953
30141100-371001	C1927	WINDWARD TRIPLE LEFTS (NFCID)	160,137	-	-	160,137	160,137	-		160,137
30141100-371002	C1927	WINDWARD TRIPLE LEFTS (NFCID-FC)	500,002	300,977	-	199,025	199,025	12,278		186,747
30141100-336000	C1928	RUCKER ROAD - ROSWELL CONTRIBUTION	2,905,159	2,252,815	-	652,344	652,344	152,222		500,122
30141100-371001	C1934	WINDWARD PKWY EAST IMPROVEMENT	11,884	11,884	-	-	-	-		-
30141100-371000	C1935	DEVELOPER CONTRIBUTION (WINDWARD)	293,900	293,900	-	-	-	-		-
30141100-371001	C1935	WINDWARD PKWY WEST IMPROVEMENT	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	-	-	-	-		-
30161150-371000	C1926	NORTHSIDE MOU (PARKS)	135,000	120,000	-	15,000	15,000	15,000		-
30161150-371000	C1929	COMM AG PROGRAM	24,994	24,021	-	973	973	1,620		(647)
30174150-371000	C0019	DOWNTOWN PARKING FUND	138,500	138,500	-	-	-	-		-
30174150-337000	C0910	TREE REPLACEMENT FUND (CONTRIBUTION)	199,850	199,850	-	-	-	267,600		(267,600)
30176100-371000	C1712	ALPHALOOP (ABC)	689,187	439,981	-	249,206	249,206	-		249,206
subtotal					\$ -	\$ 2,633,613	\$ 2,633,613	\$ 464,965		\$ 2,168,648
Non-Departmental										
30190200-395000		CARRYFORWARD FUND BALANCE			\$ 2,000,000	\$ 10,379,004	\$ 12,379,004			\$ 12,379,004
30190200-337000	C2042	CARES ACT REIMBURSEMENT			-	-	-			-
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND (MATCH)			5,966,799	-	5,966,799	1,491,700		4,475,099
30190200-363000		UNREALIZED GAIN/LOSS INV			-	-	-	19,330		(19,330)



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of September 30, 2021

Account #	Project	Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
30190200-361000	INTEREST EARNINGS			100,000	-	100,000	431		99,569
	subtotal			\$ 8,066,799	\$ 10,379,004	\$ 18,445,803	\$ 1,511,461		\$ 16,934,342
	Total			\$ 8,066,799	\$ 13,012,617	\$ 21,079,416	\$ 1,976,426		\$ 19,102,990
Expenditures									
Administration									
30113230-544100	C0924 ECONOMIC DEVELOPMENT PLAN	\$ 81,390	\$ 37,500	\$ -	\$ 43,890	\$ 43,890		\$ 43,890	\$ -
30113230-544100	C1300 CITY ECON DEVELOPMENT TOOLKIT	289,510	202,010	-	87,500	87,500		-	87,500
30113230-544200	C1527 VETERANS MEMORIAL CONFERENCE CENTER HOTEL	105,667	75,806	-	29,861	29,861		-	29,861
30113230-521200	C1618 RECAPTURE	745	-	-	745	745	745		-
30113230-544100	C2105 BUSINESS RECOVERY PROGRAM	150,000	50,000	-	100,000	100,000		-	100,000
	subtotal			\$ -	\$ 261,996	\$ 261,996	\$ 745	\$ 43,890	\$ 217,361
Finance									
30115150-542400	C1141 TYLER ERP SYSTEM	344,043	339,242	\$ -	\$ 4,801	\$ 4,801		\$ 1,750	\$ 3,051
	subtotal			\$ -	\$ 4,801	\$ 4,801	\$ -	\$ 1,750	\$ 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	36,562	-	13,439	13,439	1,600	11,000	839
30117400-542400	C1103 NETWORK AND VOIP	517,678	132,053	350,000	35,625	385,625	22,157	-	363,468
30117400-542400	C1312 BACKUP DATA STORAGE MGMT.	510,002	483,768	-	26,234	26,234	5,178	-	21,056
30117400-542400	C1313 TECHNOLOGY REPLACEMENT	2,862,369	2,191,370	300,000	370,999	670,999	109,210	47,324	514,465
30117400-542400	C1400 PW DATA CTR SERVER REPLACEMENT	417,504	406,908	-	10,596	10,596	10,596	-	-
30117400-542400	C1615 APP/DESKTOP VIRTUALIZATION	400,145	103,749	-	296,396	296,396	-	-	296,396
30117400-544200	C2112 IT ASSESSMENT	50,000	-	-	50,000	50,000	23,995	25,000	1,005
30117400-542400	C2201 CITY COUNCIL A/V REPLACEMENT	300,000	-	300,000	-	300,000	-	191,976	108,024
	subtotal			\$ 950,000	\$ 933,624	\$ 1,883,624	\$ 172,736	\$ 291,301	\$ 1,419,587
Municipal Court									
30126550-542400	C1222 RECORDS MANAGEMENT	\$ 39,600	\$ 15,960	\$ -	\$ 23,640	\$ 23,640		\$ 23,640	\$ -
	subtotal			\$ -	\$ 23,640	\$ 23,640	\$ -	\$ 23,640	\$ -



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of September 30, 2021

Account #Project			Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	\$ 6,541,893	\$ 5,846,109	\$ 305,000	\$ 390,784	\$ 695,784	\$ 130,533	\$ 192,317	\$ 372,934
30131150-541300	C1229	PS ROOF REPAIR	956,583	425,936	-	530,647	530,647	2,223	495,123	33,301
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,282,722	1,051,202	211,000	20,520	231,520	16,410	59,893	155,218
30131150-541300	C1706	RAPSTC IMPROVEMENTS	492,531	173,695	-	318,836	318,836	-	102,143	216,693
30131150-542400	C2052	SECURITY SYSTEM REFRESH	132,510	109,718	-	22,792	22,792	2,082	16,965	3,745
30131150-542100	C2055	LICENSE PLATE READER PROGRAM	20,000	-	-	20,000	20,000	-	-	20,000
30131150-542200	C2206	RAPID RESCUE TRUCK	75,400	-	75,400	-	75,400	75,400	-	-
30131150-542100	C2207	LUCAS DEVICES	176,000	-	176,000	-	176,000	-	162,310	13,690
	subtotal				\$ 767,400	\$ 1,303,579	\$ 2,070,979	\$ 226,648	\$ 1,028,751	\$ 815,580
Public Works										
30141100-541410	C0041	TRAFFIC SIGNAL INTERCONNECT	\$ 279,780	\$ 264,467	\$ -	\$ 15,313	\$ 15,313	\$ 4,650	\$ 347	\$ 10,316
30141100-541200	C0910	TREE REPLACEMENT FUND	1,358,701	946,999	-	411,702	411,702	6,393	150,433	254,876
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	474,399	184,957	-	289,442	289,442	3,426	8,565	277,451
30141100-541410	C1207	BRIDGE MAINTENANCE	465,212	45,604	150,000	269,608	419,608	-	-	419,608
30141100-541410	C1215	STRIPING & SIGNAGE	1,798,588	1,522,854	200,000	75,734	275,734	44,413	56,574	174,747
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	453,584	328,482	75,000	50,102	125,102	21,037	76,592	27,473
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	704,267	557,528	100,000	46,739	146,739	9,173	4,639	132,928
30141100-541410	C1219	MILLING AND RESURFACING	22,174,573	20,403,711	1,224,000	546,862	1,770,862	69,775	19,777	1,681,310
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	887,491	733,438	100,000	54,053	154,053	8,154	37,434	108,465
30141100-541410	C1221	DESIGN SERVICES	868,299	745,935	75,000	47,364	122,364	-	22,500	99,864
30141100-542200	C1223	FLEET REPLACEMENT	1,274,452	1,069,452	205,000	-	205,000	-	151,048	53,952
30141100-541300	C1229	FACILITY ROOF REPLACEMENT			250,000	(250,000)	-	-	-	-
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP RUCKER RD CORRIDOR	1,122,770	796,961	265,000	60,809	325,809	2,437	5,273	318,100
30141100-541410	C1410	IMPROVEMENTS	2,580,881	2,359,256	-	221,625	221,625	-	219,748	1,877
30141100-541420	C1512	SIDEWALK IMPROVEMENTS	829,802	716,116	-	113,686	113,686	-	113,686	-
30141100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	6,133,355	6,110,799	-	22,556	22,556	12,438	10,118	1
30141100-541420	C1712	ALPHALOOP	1,345,313	981,032	-	364,281	364,281	7,053	118,941	238,287
30141100-541420	C1801	SIDEWALK MAINTENANCE/REPAIR	600,001	565,946	-	34,055	34,055	12,020	-	22,035
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT	181,373	63,907	85,000	32,466	117,466	9,301	78,500	29,665
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT	350,000	57,538	150,000	142,462	292,462	24,570	93,420	174,472



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of September 30, 2021

Account #	Project	Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
30141100-541300	C1902 FIRE STATION RENOVATIONS	450,002	332,327	60,000	57,675	117,675	63,071	7,741	46,862
30141100-541300	C1904 PW HQ RENOVATIONS	128,037	117,030	-	11,007	11,007	-	4,952	6,055
30141100-541410	C1918 PEDESTRIAN SAFETY STUDY	296,115	271,545	-	24,570	24,570	-	24,570	-
30141100-541410	C1927 WINDWARD TRIPLE LEFT	1,150,655	765,534	-	385,121	385,121	-	384,104	1,017
30141100-541410	C1928 RUCKER RD - ROSWELL CONTRIBUTION	2,905,158	2,405,036	-	500,122	500,122	-	500,121	1
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	195,001	69,925	60,000	65,076	125,076	-	123,925	1,151
30141100-541300	C2004 GENERATOR REPLACEMENTS	295,075	187,197	100,000	7,878	107,878	-	-	107,878
30141100-542400	C2026 TCC HARDWARE/SOFTWARE	120,000	52,175	60,000	7,825	67,825	1,236	1,044	65,545
30141100-541410	C2048 STREETLIGHT MAINTENANCE	189,078	49,890	80,000	59,188	139,188	18,233	26,928	94,027
30141100-542400	C2049 TRAFFIC CONTROL CTR MAINTENANCE	60,001	39,030	-	20,971	20,971	11,364	9,606	1
30141100-541500	C2050 REC FACILITY MAINTENANCE	90,000	19,395	30,000	40,605	70,605	-	4,795	65,810
30141100-541300	C2053 PARKING GARAGE MAINTENANCE	45,350	20,350	25,000	-	25,000	-	9,650	15,350
30141100-541410	C2113 ENCORE GREENWAY GATEWAY	230,000	-	-	230,000	230,000	-	230,000	-
30141100-544200	C2200 CITY TRASH RECEPTACLE SERVICE	50,000	-	50,000	-	50,000	-	41,659	8,342
30141100-541410	C2209 SCRAMBLE INTERSECTION	103,160	-	-	103,160	103,160	-	103,160	-
subtotal				\$ 3,344,000	\$ 4,379,693	\$ 7,723,693	\$ 328,742	\$ 2,957,484	\$ 4,437,467
Recreation, Parks & Cultural Services									
30161150-541500	C0922 SYNTHETIC TURF REPLACEMENT	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 13,950	\$ 486,050
30161150-541500	C1221 DESIGN SERVICES	202,185	169,735	20,000	12,450	32,450	-	12,450	20,000
30161150-542200	C1232 FLEET			275,000	-	275,000	-	91,742	183,258
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	700,059	519,199	122,000	58,860	180,860	68,324	61,046	51,490
30161150-541500	C1520 WILLS PARK TENNIS CT RESURFACE	60,000	-	-	60,000	60,000	37,341	2,498	20,162
30161150-541500	C1614 THE STORIES PROJECT	50,000	28,249	12,500	9,251	21,751	-	-	21,751
30161150-541510	C1636 GREENWAY REPAIR AND MAINTENANCE	752,169	352,969	250,000	149,200	399,200	6,298	16,658	376,245
30161150-541300	C1708 GREENWAY EXT TO FORSYTH COUNTY	246,127	234,037	-	12,090	12,090	11,869	-	221
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	520,876	393,638	125,000	2,238	127,238	68,727	41,200	17,311
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	340,720	150,570	100,000	90,150	190,150	86,466	32,929	70,755
30161150-544100	C1807 PUBLIC ARTS PROGRAM	191,000	144,500	-	46,500	46,500	-	25,500	21,000
30161150-541500	C1920 PARK DEVELOPMENT	566,308	532,701	-	33,607	33,607	27,318	-	6,289



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of September 30, 2021

Account #	Project	Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
30161150-541500	C1926 NORTHSIDE MOU (PARKS)	135,000	110,721	-	24,279	24,279	-	4,400	19,879
30161150-541500	C1929 COMMUNITY AGRICULTURE PROGRAM	24,997	15,693	-	9,304	9,304	(655)	-	9,959
30161150-541500	C2010 PARK ENHANCEMENTS	420,001	287,299	120,000	12,702	132,702	44,229	75,067	13,406
30161150-541500	C2031 INNOVATION ACADEMY IGA	250,000	138,940	-	111,060	111,060	96,176	12,597	2,287
30161150-541500	C2051 FOUNTAIN MAINTENANCE	50,001	23,559	-	26,442	26,442	-	3,750	22,692
30161150-541500	C2202 ATHELETIC COURTS RESURFACING	60,000	-	60,000	-	60,000	-	-	60,000
	subtotal			\$ 1,584,500	\$ 658,133	\$ 2,242,633	\$ 446,092	\$ 393,787	\$ 1,402,755
Community Development									
30174150-544100	C0019 DOWNTOWN PARKING FUND	\$ 576,749	\$ 297,748	\$ -	\$ 279,001	\$ 279,001	\$ -	\$ -	\$ 279,001
30174150-544200	C1129 COMPREHENSIVE PLAN UPDATE	30,001	19,940	-	10,061	10,061	981	-	9,080
30174150-541410	C1603 DESIGN SERVICES	436,003	295,325	60,000	80,678	140,678	16,917	35,644	88,117
30174150-541410	C2107 NORTH POINT PARKWAY IMPROVEMENTS	78,500	24,375	-	54,125	54,125	2,704	51,421	0
30174150-542400	C2111 COMMUNITY DEVELOPMENT EQUIPMENT	21,000	1,978	-	19,022	19,022	-	-	19,022
30174150-521200	C2114 S MAIN ST ARC STUDY	40,000	-	-	40,000	40,000	-	-	40,000
	subtotal			\$ 60,000	\$ 482,887	\$ 542,887	\$ 20,602	\$ 87,065	\$ 435,221
Alpharetta Business Community Sidewalk Projects									
30176100-541420	C1712 ALPHALOOP	\$ 689,188	\$ 681,000	\$ -	\$ 8,188	\$ 8,188	\$ -	\$ -	\$ 8,188
	subtotal			\$ -	\$ 8,188	\$ 8,188	\$ -	\$ -	\$ 8,188
Non-Departmental									
30190200-579000	NON-ALLOCATED			\$ 1,360,899	\$ 718,070	\$ 2,078,969	\$ -	\$ -	\$ 2,078,969
30190200-579011	MATCH (GRANTS UNDER REVIEW)			-	306,195	306,195	-	-	306,195
30190200-521200	PROFESSIONAL SERVICES			-	14,132	14,132	-	14,132	0
30190200-579000	C1618 RESERVE FOR CONFERENCE CENTER HOTEL RECAPTURE			-	3,917,679	3,917,679	-	-	3,917,679
	subtotal			\$ 1,360,899	\$ 4,956,076	\$ 6,316,975	\$ -	\$ 14,132	\$ 6,302,843
	Total			\$ 8,066,799	\$ 13,012,617	\$ 21,079,416	\$ 1,195,564	\$ 4,841,799	\$ 15,042,054



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
As of September 30, 2021

Account #	Project	Project Snapshot: FY2017 - FY2021		FY 2022					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 64		\$ (64)
30290200-363000	UNREALIZED GAIN/LOSS INV			-	-	-	2,692.16		(2,692.16)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			1,520,000	-	1,520,000	380,000		1,140,000
30290200-395000	CARRYFORWARD FUND BALANCE			-	1,470,037	1,470,037			1,470,037
	Total			\$ 1,520,000	\$ 1,470,037	\$ 2,990,037	\$ 382,756	\$ -	\$ 2,607,281
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	\$ 851,906	\$ 468,953	\$ 200,000	\$ 182,953	\$ 382,953	\$ 2,438	\$ 195,192	\$ 185,323
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	7,499,214	5,683,005	750,000	1,066,209	1,816,209	326,216	398,479	1,091,515
30241100-541430 C1503	STORMWATER STUDIES	500,001	219,387	200,000	80,614	280,614	26,900	26,480	227,234
30241100-541430 C1604	STORMWATER INSPECTIONS	544,055	378,924	120,000	45,131	165,131	-	45,131	120,000
30241100-541430 C2208	MEADOW BROOK HILLS DRAINAGE	250,000	-	250,000	-	250,000	-	216,000	34,000
30261150-541430 C1919	WILLS PARK STREAM RESTORATION	28,370	7,214	-	21,156	21,156	-	-	21,156
	subtotal			\$ 1,520,000	\$ 1,396,063	\$ 2,916,063	\$ 355,554	\$ 881,282	\$ 1,679,228
Non-Departmental									
30290200-579000	NON-ALLOCATED			\$ -	\$ 73,974	\$ 73,974	\$ -	\$ -	\$ 73,974
	subtotal			\$ -	\$ 73,974	\$ 73,974	\$ -	\$ -	\$ 73,974
	Total			\$ 1,520,000	\$ 1,470,037	\$ 2,990,037	\$ 355,554	\$ 881,282	\$ 1,753,202



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
American Rescue Act Fund Detail (Fund 303; life-to-date for all projects)
 As of September 30, 2021

		Project Snapshot: FY2017 - FY2021		FY 2022					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
General Government									
30390200-331350	FEDERAL GRANT - CAPITAL INDIRECT	-	-	6,644,511	-	6,644,511	-	-	6,644,511
	Total			\$ 6,644,511	\$ -	\$ 6,644,511	\$ -		\$ 6,644,511
Expenditures									
Public Works									
30141100-541410 C1219	MILLING & RESURFACING	\$ 1,176,000	\$ -	\$ 1,176,000	\$ -	\$ 1,176,000	\$ -	\$ -	\$ 1,176,000
30341100-541430 C1308	PIPE / STORM STRUCTURE REPLACEMENT	2,144,511	-	2,144,511	-	2,144,511	-	1,399,952	744,560
30341100-541420 C1801	SIDEWALK MAINTENANCE/REPAIR	1,324,000	-	1,324,000	-	1,324,000	-	-	1,324,000
	subtotal			\$ 4,644,511	\$ -	\$ 4,644,511	\$ -	\$ 1,399,952	\$ 3,244,560
Recreation, Parks & Cultural Services									
30361150-541500 C1636	GREENWAY REPAIR/MAINTENANCE	2,000,000	-	2,000,000	-	2,000,000	206	-	1,999,794
	subtotal			\$ 2,000,000	\$ -	\$ 2,000,000	\$ 206	\$ -	\$ 1,999,794
	Total			\$ 6,644,511	\$ -	\$ 6,644,511	\$ 206	\$ 1,399,952	\$ 5,244,354



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 September 30, 2021

			Project Snapshot: FY2017 - FY2021		FY 2022					
			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				\$ -	\$ 5,125,103	\$ 5,125,103	\$ -		\$ 5,125,103
31790200-389000	MISCELLANEOUS REVENUS				-	108,000	108,000	-		108,000
31790200-361000	INTEREST EARNINGS				-	-	-	659		(659)
	subtotal				\$ -	\$ 5,233,103	\$ 5,233,103	\$ 659		\$ 5,232,444
	Total				\$ -	\$ 5,233,103	\$ 5,233,103	\$ 659		\$ 5,232,444
Expenditures										
31741100-541410	C1410	RUCKER RD CORRIDOR	14,849,965	14,651,644	\$ -	\$ 198,321	\$ 198,321	\$ -	\$ 198,321	\$ 0
31741100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	3,400,000	2,086,791	-	1,313,209	1,313,209	118,600	-	1,194,609
31741100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	9,847,283	7,282,602	-	2,564,681	2,564,681	1,063,744	1,464,060	36,877
31741100-541420	C1712	ALPHALOOP	500,002	302,812	-	197,190	197,190	-	-	197,190
31741100-541420	C1715	BETHANY/MAYFIELD ROUNDABOUT	300,899	299,137	-	1,762	1,762	-	-	1,762
31741100-541420	C1826	SPRUELL CIRCLE SIDEWALK	308,628	232,819	-	75,809	75,809	-	75,808	1
31741100-541420	C1829	PROVIDENCE AREA SIDEWALKS	1,023,622	738,045	-	285,577	285,577	4,108	196,800	84,669
31741100-541420	C1925	MORRISON PARKWAY SIDEWALKS	921,835	715,705	-	206,130	206,130	126,808	50,996	28,326
31761150-541300	C1708	GREENWAY EXT TO FORSYTH	9,842,188	9,785,098	-	57,090	57,090	18,450	33,139	5,501
31761150-541300	C1709	EASTSIDE COMMUNITY CTR	2,519,187	2,428,687	-	90,500	90,500	-	90,500	0
31741100-579000	PW RESERVE		199,148	-	-	199,148	199,148	-	-	199,148
31761150-579000	PARKS RESERVE		43,686	-	-	43,686	43,686	-	-	43,686
	Total				\$ -	\$ 5,233,103	\$ 5,233,103	\$ 1,331,710	\$ 2,109,625	\$ 1,791,769



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
As of September 30, 2021

			Project Snapshot: FY2017 - FY2021		FY 2022					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Account #	Project									
Revenue										
Non-Departmental										
33590200-395000	CARRYFORWARD FUND BALANCE				\$ 17,160,000	\$ 16,141,414	\$ 33,301,414	\$ -		\$ 33,301,414
33590200-313400	TSPLOST				7,615,000	-	7,615,000	2,191,728		5,423,272
33541100-361000	INTEREST EARNINGS				225,000	-	225,000	3,876		221,124
	Total				\$ 25,000,000	\$ 16,141,414	\$ 41,141,414	\$ 2,195,604		\$ 38,945,810
Expenditures										
33541100-541410	ROADWAY IMPROVEMENTS		\$ 121,980	\$ 96,301	\$ -	\$ 25,679	\$ 25,679	\$ 467	\$ 25,212	\$ 0
33541100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	5,400,000	69,300	-	5,330,700	5,330,700	-	-	5,330,700
33541100-541410	C1713	KIMBALL BR RD OP IMPROVEMENTS	1,359,742	1,066,827	-	292,915	292,915	5,554	241,950	45,411
		BETHANY RD @ MID BROADWELL								
33541100-541410	C1714	RD	1,174,152	1,174,001	-	151	151	-	-	151
33541100-541410	C1715	BETHANY RD @ MAYFIELD RD	1,649,038	1,648,759	-	279	279	-	-	279
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP	5,579,474	1,297,996	2,000,000	2,281,478	4,281,478	2,968	2,278,509	2,000,001
33541100-541410	C1800	HAYNES BRIDGE RD IMP	197,826	187,598	-	10,228	10,228	-	10,228	0
33541100-541410	C1932	ACADEMY ST IMPROVEMENTS	289,575	275,490	-	14,085	14,085	-	14,085	-
33541100-541410	C1933	WEBB BRIDGE RD IMPROVEMENTS	23,876,397	714,183	23,000,000	162,214	23,162,214	1,089	161,124	23,000,001
		WINDWARD PKWY EAST								
33541100-541410	C1934	IMPROVEMENTS	1,615,349	930,761	-	684,588	684,588	46,888	637,187	514
		WINDWARD PKWY WEST								
33541100-541410	C1935	IMPROVEMENTS	996,284	800,330	-	195,954	195,954	66,528	111,451	17,976
33541100-541410	C2054	GA 400 BRIDGES (WEBB; KIMBALL)	4,886,001	737,429	-	4,148,572	4,148,572	-	4,148,571	1
33541100-541410	C2104	WEBB BR RD (NPP TO GREENWAY)	692,508	192,845	-	499,663	499,663	3,618	496,045	0
33541100-541410	C2113	ENCORE GREENWAY GATEWAY	230,001	55,097	-	174,904	174,904	-	99,998	74,906
33541100-541410	C2211	WEBB BRIDGE RD PHASE 1	874,800	-	-	874,800	874,800	107,026	767,774	-
		GREENWAY EXTENSION TO								
33561150-541300	C1708	FORSYTH	1,000,000	799,437	-	200,563	200,563	-	200,563	0
33590200-579000	CONTINGENCY				-	1,244,641	1,244,641	-	-	1,244,641
	Total				\$ 25,000,000	\$ 16,141,414	\$ 41,141,414	\$ 234,137	\$ 9,192,696	\$ 31,714,580



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 September 30, 2021

		Project Snapshot: FY2013 - FY2021		FY 2022					
		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	2,979,215	2,979,215	\$ -	\$ -	\$ -	\$ 81,231		\$ (81,231)
21031110-361000	INTEREST EARNINGS	8,244	8,244	-	-	-	-		-
21031110-395000	CARRYFORWARD FUND BALANCE	64,142	-	-	64,142	64,142	-		64,142
	Total			\$ -	\$ 64,142	\$ 64,142	\$ 81,231		\$ (17,089)
Expenditures									
DEA									
21031110-51*	PERSONNEL SERVICES	1,946,162	1,946,162	\$ -	\$ -	\$ -	\$ -		\$ -
21031110-579000	CONTINGENCY		-	-	64,142	64,142	-	-	64,142
	Total			\$ -	\$ 64,142	\$ 64,142	\$ -	\$ -	\$ 64,142



CITY OF ALPHARETTA

Financial Management Reports

Special Revenue Funds

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

As of September 30, 2021

Account #	Project	Project Snapshot: FY2019 - FY2021		FY 2022					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	276,996	276,996	\$ -	\$ -	\$ -	\$ 5,810		\$ (5,810)
21131120-391210	TRANSFER IN/DEA FUND	-	-	-	-	-	-		-
21131120-395000	CARRYFORWARD FUND BALANCE	126,967	-	-	126,967	126,967	-		126,967
	subtotal			\$ -	\$ 126,967	\$ 126,967	\$ 5,810		\$ 121,157
	Total			\$ -	\$ 126,967	\$ 126,967	\$ 5,810		\$ 121,157
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	303,771	176,804	\$ -	\$ 126,967	\$ 126,967	\$ 78,185	\$ -	\$ 48,782
	subtotal			\$ -	\$ 126,967	\$ 126,967	\$ 78,185	\$ -	\$ 48,782
	Total			\$ -	\$ 126,967	\$ 126,967	\$ 78,185	\$ -	\$ 48,782



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270: life-to-date for active projects)
 As of September 30, 2021

			Project Snapshot: FY2013 - FY2021		FY 2022					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		\$	2,480,557	\$	-	\$	-	\$	109,986	\$ (109,986)		
27074110-341323	IMPACT FEES RECREATION & PARKS			5,775,234		-		-		444,849	(444,849)		
27074110-341324	IMPACT FEES PUBLIC SAFETY			914,362		-		-		16,410	(16,410)		
	subtotal				\$	-	\$	-	\$	571,245	\$ (571,245)		
Non-Departmental													
27074110-395000	CARRYFORWARD FUND BALANCE			3,826,733		-		-					
27074110-363000	UNREALIZED GAIN/LOSS				\$	1,443,100	\$	2,383,633	\$	3,826,733	\$ 3,826,733		
27074110-361000	INTEREST EARNINGS			229,398		-		-		6,230	(6,230)		
	subtotal					-		-		151	(151)		
	Total				\$	1,443,100	\$	2,383,633	\$	3,826,733	\$ 3,820,352		
Expenditures													
Public Safety													
27031150-544200	C2206	RAPID RESCUE TRUCK	\$	124,600	\$	-	\$	124,600	\$	124,100	\$ 500		
	subtotal				\$	124,600	\$	-	\$	124,600	\$ 500		
Public Works													
27041100-541410	C1410	RUCKER RD CORRIDOR	\$	1,150,001	\$	-	\$	368,336	368,336	\$ -	\$ 80,374	\$ 287,962	
27041100-541410	C1723	TEASLEY ST IMPROVEMENTS		56,925		-		18,800		18,800	-	18,800	
27041100-541410	C2012	HOPEWELL/VAUGHAN ROUNDABOUT		28,205		-		11,652		11,652	-	-	
27041100-541410	C2107	NORTH POINT PARKWAY IMPROVEMENTS		1,250,000		-		-		-			
	subtotal				\$	1,250,000	\$	398,788	\$	1,648,788	\$ -	\$ 92,026	\$ 1,556,762
Recreation, Parks & Cultural Services													
27061150-541200	C1708	GREENWAY EXT TO FORSYTH		1,251,403		-	\$	121,213	\$	121,213	\$ 121,212	\$ 1	
	subtotal				\$	-	\$	121,213	\$	121,213	\$ -	\$ 121,212	\$ 1
Non-Departmental													
27074110-521200	PROFESSIONAL SERVICES				\$	68,500	\$	-	\$	68,500	\$ -	\$ -	\$ 68,500
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS					-		273,774		273,774	-	-	273,774
27074110-579002	NON-ALLOCATED RECREATION & PARKS					-		1,020,393		1,020,393	-	-	1,020,393
27074110-579003	NON-ALLOCATED PUBLIC SAFETY					-		69,465		69,465	-	-	69,465
27041100-579011	MATCH (GRANTS UNDER REVIEW)					-		500,000		500,000	-	-	500,000
	subtotal				\$	68,500	\$	1,863,632	\$	1,932,132	\$ -	\$ -	\$ 1,932,132
	Total				\$	1,443,100	\$	2,383,633	\$	3,826,733	\$ 124,100	\$ 213,238	\$ 3,489,395



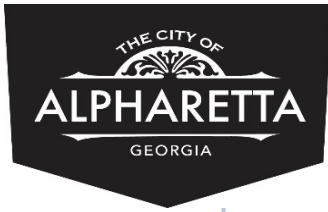
CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of September 30, 2021

		Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Account #	Project								
Revenue									
27590150-314100	HOTEL/MOTEL TAXES	58,288,186	52,788,186	\$ 5,500,000	\$ -	\$ 5,500,000	\$ 1,412,869		\$ 4,087,131
27590150-319201	PENALTY/INTEREST HOTEL/MOTEL TAXES	20,654	20,654	-	-	-	8,821		(8,821)
27590150-363000	UNREALIZED GAIN/LOSS			-	-	-	2,277		(2,277)
27590150-361000	INTEREST EARNINGS	10,446	446	10,000	-	10,000	56		9,944
	subtotal			\$ 5,510,000	\$ -	\$ 5,510,000	\$ 1,424,023		\$ 4,085,977
Non-Departmental									
27590150-395000	CARRYFORWARD FUND BALANCE	1,321,253	-	\$ 304,713	\$ 1,016,540	\$ 1,321,253	\$ -		\$ 1,321,253
	subtotal			\$ 304,713	\$ 1,016,540	\$ 1,321,253	\$ -		\$ 1,321,253
	Total			\$ 5,814,713	\$ 1,016,540	\$ 6,831,253	\$ 1,424,023		\$ 5,407,230
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION	25,337,220	22,930,970	\$ 2,406,250	\$ -	\$ 2,406,250	\$ 622,607	\$ -	\$ 1,783,643
	subtotal			\$ 2,406,250	\$ -	\$ 2,406,250	\$ 622,607	\$ -	\$ 1,783,643
City/Other									
27590150-521200	PROFESSIONAL SERVICES	29,115	23,115	\$ 6,000	\$ -	\$ 6,000	\$ 2,915	\$ -	\$ 3,085
27590150-579006	DEBT SERVICE RESERVE	137,518	-	-	137,518	137,518	-	-	137,518
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION	22,116,329	20,053,829	2,062,500	-	2,062,500	533,663	-	1,528,837
	subtotal			\$ 2,068,500	\$ 137,518	\$ 2,206,018	\$ 536,578	\$ -	\$ 1,669,440
Tourism Product Development									
27590150-541500	C1911 EQUESTRIAN CENTER	250,000	37,810	\$ -	\$ 212,190	\$ 212,190	\$ 929	\$ -	\$ 211,261
27590450-541500	C2011 WILLS PARK MASTER PLAN	850,001	183,169	-	666,832	666,832	6,903	50,547	609,382
27590151-581100	D1600 PRINCIPAL (2016 CONF CTR BOND)	1,535,000	940,000	595,000	-	595,000		-	595,000
27590151-582100	INTEREST PAYMENT (2016 CONF CTR BOND)	4,628,442	3,883,479	744,963	-	744,963		-	744,963
	subtotal			\$ 1,339,963	\$ 879,022	\$ 2,218,985	\$ 7,832	\$ 50,547	\$ 2,160,606
	Total			\$ 5,814,713	\$ 1,016,540	\$ 6,831,253	\$ 1,167,017	\$ 50,547	\$ 5,613,689



OTHER REPORTS

Payments \$5,000 and Greater



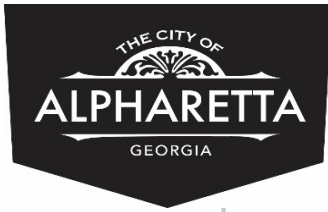
CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended September 30, 2021

Vendor	Description	Department	\$ Amount
A.B. GYMNASTICS LLC	AGA-SEPTEMBER TUITION & LATE EVALUATION 1 OF 1	Rec., Parks & Cultural Services	\$ 11,412.95
A1 CONTRACTING	MORRISON PARKWAY SIDEWALK	Public Works	\$ 126,807.80
ACOMFORT BY DESIGN	HVAC SERVICES	Public Works	\$ 7,552.55
AECOM TECHNICAL SERV	DESIGN BUILD SERVICES	Public Works	\$ 91,922.50
AFLAC	VARIOUS VOL INSURANCE	Various Departments	\$ 11,314.45
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Finance	\$ 5,911.26
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	\$ 448,760.70
ALPHARETTA	HOTEL/MOTEL TAX ALPHA CONV & VISITORS BRU	General Government	\$ 281,884.40
ALPHARETTA CHAMBER	SPONSORSHIPS (ALL TYPES)	City Administration	\$ 12,500.00
ALPHARETTA CHAMBER	DOWNTOWN ECON DEV INITIATIVE	Development Authority	\$ 20,000.00
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Various Departments	\$ 10,437.02
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES	Public Safety	\$ 10,888.37
AZTECA SYSTEMS	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 15,000.00
BOVIS KYLE & BURCH L	VARIOUS CLAIMS	Finance	\$ 23,717.70
BURGESS ELECTRIC	CLAIMS (PROPERTY/EQUIP LIABILITY)	Finance	\$ 10,505.00
CAPITAL CITY ELECTRI	STREET LIGHT MAINTENANCE AND REPAIR	Public Works	\$ 16,518.00
CARL BLACK BUICK GMC	VEHICLE REPAIRS/MAINTENANCE	Public Safety	\$ 14,483.91
CDW GOVERNMENT LLC	TENEABLE SC SCAN SVC SUB	Various Departments	\$ 30,600.01
CDW GOVERNMENT LLC	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 111,195.91
CENTRALSQUARE	IT PROFESSIONAL SERVICES	Various Departments	\$ 189,287.65
CINCINNATI LIFE	CINCINNATI LIFE INS	Various Departments	\$ 5,380.42
CITY OF MILTON	LAND & BUILDING RENTAL	Municipal Court	\$ 6,775.00
CLEARGOV INC	ACCOUNTING/FINANCIAL: BOOKKEEP - 09/07/21-09/06/22	Finance	\$ 44,505.42
CMES	CONTRACT 19-007 RETAINAGE 08/31/2017 TO 09/01/2021	Public Works	\$ 301,132.57



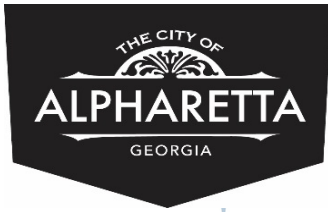
CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended September 30, 2021

Vendor	Description	Department	\$ Amount
CMES	KIMBALL BR RD IMPROVEMENTS	Public Works	\$ 705,600.56
CRABAPPLE TURF	LANDSCAPE SERVICE	Rec., Parks & Cultural Services	\$ 8,465.50
CRITICAL COMPONENTS	ELECTRICAL EQUIPMENT MAINTENAN	Various Departments	\$ 5,456.00
DAF CONCRETE INC	MILLING AND RESURFACING	Public Works	\$ 26,020.00
DANA SAFETY SUPPLY I	AUTOMOBILES, POLICE AND SECURITY	Public Safety	\$ 9,583.03
DATA MEDIA ASSOCIATE	POSTAGE	Finance	\$ 10,700.79
DATAWORKS PLUS LLC	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	\$ 5,500.00
DELL MARKETING LP	SERVERS, MICROCOMPUTER (APPLIC	Information Technology	\$ 12,379.07
DELL MARKETING LP	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 294,808.94
DLT SOLUTIONS LLC	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 7,576.05
DONELSON CONSTRUCTIO	MILLING AND RESURFACING	Public Works	\$ 41,400.00
ED CASTRO LANDSCAPE	ROADSIDE, GROUNDS, RECREATIONA	Rec., Parks & Cultural Services	\$ 11,535.58
ELARBEE THOMPSON	PROFESSIONAL SERVICES	Various Departments	\$ 5,381.50
ESIS INC	CLAIMS (WORKERS COMP)	Finance	\$ 7,328.31
EXCELLERE CONSTRUCTI	WEBB BRIDGE RD PHASE 1	Public Works	\$ 107,026.17
EXPRESS AUTO BODY	CLAIMS (AUTO LIABILITY) & REPAIRS/MAINTENANCE	Various Departments	\$ 6,069.94
FIVE OAKS FENCE COMP	PARK REPAIRS/IMPROVMENTS	Rec., Parks & Cultural Services	\$ 36,807.00
FULTON COUNTY BOARD	MUNICIPAL COURT CASES	Public Safety	\$ 5,285.75
FULTON COUNTY-DEPT O	WATER AND SEWER UTILITIES	Various Departments	\$ 7,132.27
GALLS INC	EMPLOYEE UNIFORMS	Public Safety	\$ 8,054.83
GALLS INC	EMPLOYEE UNIFORMS	Public Safety	\$ 9,754.99
GEORGIA POWER CO	POWER	Various Departments	\$ 179,469.88
GEORGIA POWER CO	POWER	Various Departments	\$ 7,227.48
GEORGIA SUPERIOR COU	COLLECTIONS FROM MUNICIPAL COURT	Public Safety	\$ 23,542.10



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended September 30, 2021

Vendor	Description	Department	\$ Amount
GESSNER	FALL 2021 PMT, 1 OF 2	Rec., Parks & Cultural Services	\$ 8,014.69
GIS PLANNING	SOFTWARE MAINTENANCE/SUPPORT	City Administration	\$ 12,000.00
GREENTREE SHAVINGS	GENERAL SUPPLIES AND MATERIALS	Rec., Parks & Cultural Services	\$ 5,740.00
GREENTREE SHAVINGS	GENERAL SUPPLIES AND MATERIALS	Rec., Parks & Cultural Services	\$ 5,740.00
GULF STATES	AMMUNITION	Public Safety	\$ 31,120.00
HARMON SOLUTIONS, LL	Contract 21-006 retainage 09/19/2019 to 09/20/2021	Public Works	\$ 8,682.04
HEWLETT PACKARD FINA	DELINQUENT PROPERTY TAXES	General Government	\$ 33,345.40
INTEGRATED CONSTR	Contract 19-108 retainage 09/14/2019 to 09/15/2021	Public Works	\$ 496,757.10
JONES CONTRACTING	PAINTING, MAINTENANCE AND REPA	Rec., Parks & Cultural Services	\$ 12,549.08
JOSH PRESSURE WASH	PRESSURE WASHING	Rec., Parks & Cultural Services	\$ 6,150.00
KIMLEY-HORN & ASSOCI	LAND DEVELOPMENT AND PLANNING/	Community Development	\$ 9,460.00
LARRY EVANS TRUCKING	GROUPS REPAIR & MAINTENANCE	Rec., Parks & Cultural Services	\$ 5,305.87
LOVE	WEB PAGE DESIGN, MANAGEMENT AN	City Administration	\$ 9,750.00
NORTH POINT MALL LLC	DELINQUENT PROPERTY TAXES	General Government	\$ 115,031.05
OVERHEAD DOOR CO	REPAIRS, MAINTENANCE & PARK ENHANCEMENTS	Various Departments	\$ 5,537.17
PEACE OFFICERS ANNUI	FINES AND FORFETURES	Public Safety	\$ 5,504.75
Peachtree Residential	REFUND FOR RELEASE OF LANDSCAPE BOND	General Government	\$ 13,600.00
RUPPERT LANDSCAPE	LANDSCAPING & GROUNDS MAINTENANCE	Public Works	\$ 37,498.06
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE	Public Works	\$ 17,026.16
SAWNEE ELECTRIC MEMB	POWER	Various Departments	\$ 35,346.80
SG EQUIPMENT FINANCE	DELINQUENT PROPERTY TAXES	General Government	\$ 16,667.41
SOUTHEAST LINK	SUPPLIES MATERIALS & SMALL EQUIP	Rec., Parks & Cultural Services	\$ 6,767.12
SUNTRUST PCARD	PCARD LIABILITY	Various Departments	\$ 55,855.32
SUNTRUST PCARD	PCARD LIABILITY	Various Departments	\$ 120,161.55



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended September 30, 2021

Vendor	Description	Department	\$ Amount
TARGETSOLUTIONS LEAR	SOFTWARE MAINTENANCE/SUPPORT 9/30/2021-9/29/2022	Public Safety	\$ 8,549.00
TECH ALPHARETTA	ATC OPERATIONAL FUNDS	Development Authority	\$ 7,916.67
TERRAMARK LAND	SURVEYOR SERVICES, LAND	Rec., Parks & Cultural Services	\$ 12,164.08
THE DUMPSTER CO	CLEANING OF ROADSIDE PARK (RES	Rec., Parks & Cultural Services	\$ 9,639.41
THINKGARD LLC	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 9,469.96
TIOMAN CONSTRUCTION	STRIPING STREETS, PARKING FACI	Public Works	\$ 6,768.91
TRI SCAPES INC	GROUNDS REPAIR & MAINTENANCE CONTRACTS	Rec., Parks & Cultural Services	\$ 26,585.24
TRONCALLI	SUV TYPE VEHICLES	Public Safety	\$ 34,554.00
UNITED SPORTS OF	CONSTRUCTION, TENNIS/SPORTS CO	Rec., Parks & Cultural Services	\$ 30,397.00
USI INSURANCE	EXCESS WC AUDIT 2020 & 2021	Finance	\$ 10,101.00
USI INSURANCE	PROFESSIONAL SERVICES	Finance	\$ 21,711.36
USI INSURANCE	PROFESSIONAL SERVICES	Finance	\$ 10,101.00
VERIFONE INC	DELINQUENT PROPERTY TAXES	General Government	\$ 5,395.80
VERISTOR SYSTEMS INC	NETWORKING SERVICES	Public Works	\$ 5,300.00
VERISTOR SYSTEMS INC	NETWORKING SERVICES (INCLUDING	Various Departments	\$ 24,156.59
VERIZON WIRELESS SER	TELEPHONE SERVICES, CELLULAR	Various Departments	\$ 19,872.75
WADE FORD INC	AUTOMOBILES, POLICE	Public Safety	\$ 33,804.00
WATT COMMERCIAL SWEE	STREET SWEEPING SERVICES	Public Works	\$ 8,776.50
WILDCAT STRIPING & S	STRIPING STREETS, PARKING FACI	Public Works	\$ 4,999.00



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 September 30, 2021

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
22000268	Allan Vigil Ford Lincoln Inc	Public Works	\$ 49,955.00	(1) 2022 Ford F-250 Service Body
22000269	Questo Inc	Administration	\$ 8,800.00	Advertising in Georgia Trend
22000275	Advanced Metro Construction Inc	Public Works	\$ 39,520.00	23' X 16' addition to the existing building in the Public Works back lot
22000276	GIS Planning	Community Development	\$ 12,000.00	GIS annual software maintenance and support
22000277	Dataworks Plus LLC	Public Safety	\$ 5,500.00	Software maintenance and support for fingerprint scanner
22000278	TargetSolutions Learning LLC	Public Safety	\$ 8,549.00	CrewSense shift scheduling software for fire
22000281	Cumberland Landscape Group LLC	Rec, Parks & Cultural Services	\$ 41,658.50	Emptying of trash receptables in downtown Alpharetta for Sept 21 - June 22
22000282	Allan Vigil Ford Lincoln Inc	Rec, Parks & Cultural Services	\$ 27,062.00	(1) 2022 Ford F-250 Truck
22000283	Bliss Products and Services Inc	Rec, Parks & Cultural Services	\$ 24,788.33	Repairs to Webb Zone Playground
22000284	Terramark Land Surveying Inc	Public Works	\$ 22,500.00	Updates to GIS database, including mapping approximately 500 structures and pipes
22000286	Gulf States Distributors Inc	Public Safety	\$ 29,800.00	Ammunition for training and duty
22000287	Ohio Tactical Officers Association	Public Safety	\$ 6,900.00	2-day public safety training class
22000288	The Equipment Guy	Rec, Parks & Cultural Services	\$ 6,875.00	Gymnastics equipment repairs
22000289	EcoFLo Inc	Public Works	\$ 31,918.00	Household Hazardous Waste event on November 13, 2021
22000290	Tie Love	Community Development	\$ 15,000.00	Windward Parkway Business Area website design, development and launching services
22000292	Alpharetta Chamber of Commerce	Community Development	\$ 12,500.00	Annual Alpharetta Chamber of Commerce sponsorship
22000294	ClearGov Inc	Finance	\$ 44,505.42	ClearGov budgeting software
22000298	Curbc0 Inc	Rec, Parks & Cultural Services	\$ 12,450.00	Installation of sidewalk extension and seating area at North Park tennis courts
22000310	Five Oaks Fence Co Inc	Rec, Parks & Cultural Services	\$ 34,950.00	Fence removal and replacement at North Park softball fields 1 and 2
22000313	DLT Solutions LLC	Information Technology	\$ 7,576.05	Autodesk AutoCAD subscriptions for Public Works and Community Development
22000314	Engineered Restorations Inc	Public Works	\$ 9,650.00	Fifth floor of the City Hall parking deck maintenance and repair
22000320	SHI International Corp	Information Technology	\$ 10,269.76	Mobility universal policy and NetMotion Mobility premium maintenance coverage
22000323	SavATree LLC	Rec, Parks & Cultural Services	\$ 13,950.00	North Park turf 2 tree removal
22000335	Laser Products LLC	Rec, Parks & Cultural Services	\$ 6,000.00	Laser grading on (4) fields at North Park
22000338	Appen Media Group Inc	Rec, Parks & Cultural Services	\$ 8,100.00	Advertising for (3) special events: Wire and Wood, Season of Celebration, and TOA



OTHER REPORTS

Bid/RFP Status



CITY OF ALPHARETTA
Financial Management Reports
Bid/RFP Status
for the month ended September 30, 2021

Bid#	RFP#	Department	Description	Close Date	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	21-112	Public Works	On-Call Storm Pipe Lining Services	6/17/2021	9	8/16/2021	IPR Southeast, LLC and Utility Asset Management, Inc.		1		
	21-111	Information Technology	City /Council AV System Replacement, Support & Maintenance	6/24/2021	2	7/26/2021	One Diversified LLC	\$ 267,554.34		9/1/2021	22000267
	21-105	Finance	City Residential Curbside Solid Waste & Recycling Collection Services	7/9/2021	5	8/16/2021	Republic Services	\$ 5,450,000.00			
21-011		Public Works	FY2022 Bridge Maintenance	7/15/2021	3						
22-001		Public Works	FY22 Milling & Resurfacing & Pavement Preservation	7/29/2021	5	8/16/2021	Bartow Paving Company, Inc.	\$ 2,706,131.16			
	22-102	Recreation	North Park Turf 2 Replacement	8/19/2021	1	9/20/2021	Sprinturf, LLC	\$ 436,675.00			
	22-100	Public Works	Stormwater Asset Management Assessment	8/20/2021	8	10/5/2021	Lowe Engineers, LLC	\$ 18,900.00	2	10/5/2021	22000345
22-003		Recreation	Wills Park Improvements: Sitework at Equestrian Center and Maint Facility	9/14/2021	3						
	22-101	Recreation	Event Management Services for Taste of Alpharetta	9/16/2021	3						
22-004		Recreation	Wills Park Improvements: Equestrian Center Arena Construction	9/17/2021	4						
	22-103	Recreation	Big Creek Greenway Boardwalk Replacement Design	9/23/2021	4						
	22-104	Public Works	City-Wide Landscape Maintenance of LEVEL 1 Right-of-Way and Facilities; On-Call Landscape Installation and Construction Services	10/1/2021	2						
	22-105	Public Works	City-Wide Landscape Maintenance of LEVEL 2 Right-of-Way; On-Call Landscape Installation and Construction Services	10/1/2021	2						
	22-1001 RFQ	Com Dev	On-Call Planning Services for the Department of Community Development	10/14/2021	8						
	22-106	Com Dev	South Main Street LCI Supplemental Study	10/21/2021							

Notes:

- 1 On-call services by task order as needed.
- 2 Proposed contract amount below level for Council award.



OTHER REPORTS

GAAP Financial Statements

**City of Alpharetta
Balance Sheet
Governmental Funds
September 30, 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	\$ 23,621,520	\$ 9,229,280	\$ 965,645	\$ 4,107,877	\$ 36,559,223	\$ 13,684,655	\$ 88,168,201
Receivables (net of allowance for uncollectibles)	705,391	10,000					
Taxes Receivable	26,319,138						
Property Taxes	711,896	-	-	-	-	5,265,607	5,977,503
Other Taxes	-	-	-	-	-	11,150	11,150
Interest	-	-	-	-	-	-	-
Accounts	-	-	-	-	-	-	-
Due from Other Funds	1,672,220	-	-	-	-	-	1,672,220
Prepaid Items	-	-	-	-	-	-	-
Intergovernmental Receivable	19,978	106,158		-	843	(1,054)	125,925
Cash - Restricted	156,976	4,211,568	50,000	-	-	-	4,418,543
Total Assets	53,207,119	13,557,006	1,015,645	4,107,877	36,560,066	18,960,357	127,408,070
LIABILITIES AND FUND BALANCES							
Liabilities							
Current							
Accounts Payable	1,618,358	22,766	-	-	75,879	53,792	1,770,795
Retainage Payable	-	207,957	-	313,825	120,955	9,482	652,218
Intergovernmental Payable	420	2,896,435	50,000	-	-	-	2,946,856
Arbitrage Payable	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	4						
Claims Payable	-	-	-	-	-	-	-
Payroll Payable	351,345	-	-	-	-	26,149	377,493
Due to Other Funds	-	-	457,794	-	42,591	689	501,074
Deferred Revenue	27,762,697	116,158	-	-	843	8,589,796	36,469,494
Unearned Revenue	73,135	-	-	-	-	-	73,135
Teen Driving/Donation	-	-	-	-	-	-	-
T.A.D Payment to County	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-
Non-Current							
Unclaimed Property	20,710	-	-	-	-	-	20,710
Claims Payable	60,949	-	-	-	-	-	60,949
Total Liabilities	29,887,619	3,243,316	507,794	313,825	240,269	8,679,908	42,872,729
Fund Balances:							
Restricted for:							
Capital Projects	-	-	507,851	3,794,052	36,319,797	4,263,242	44,884,944
Law Enforcement	-	-	-	-	-	207,791	207,791
Emergency Telephone Activities	-	-	-	-	-	1,770,899	1,770,899
Grant Projects	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	834,613	834,613
Promotion of Tourism	-	-	-	-	-	1,578,842	1,578,842
Assigned for:							
Grant Projects	-	-	-	-	-	127,821	127,821
Capital Projects	-	10,313,690	-	-	-	-	10,313,690
2022 Fiscal year Expenditures	5,289,252	-	-	-	-	-	5,289,252
Unassigned	18,030,248	-	-	-	-	1,497,240	19,527,488
Total Fund Balances	23,319,500	10,313,690	507,851	3,794,052	36,319,797	10,280,448	84,535,340
Total Liabilities and Fund Balances	\$ 53,207,119	\$ 13,557,006	\$ 1,015,645	\$ 4,107,877	\$ 36,560,066	\$ 18,960,356	\$ 127,408,069

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended September 30, 2021

	Major Governmental Funds					Non-Major	Total
	General	Capital	Capital	S2016 Const	T-SPLOST	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Bond Fund	Capital Fund	Funds	Funds
REVENUES							
Taxes:							
Property Tax	\$ 456,222	\$ -	\$ -	\$ -	\$ -	\$ 1,421,690	\$ 1,877,912
Local Option Sales Tax	3,176,724	-	-	-	-	(13,485)	3,163,239
Transportation SPLOST	-	-	-	-	2,191,728	-	2,191,728
Other Taxes	925,938	-	-	-	-	432,120	1,358,058
Licenses and permits	693,919	-	-	-	-	571,245	1,265,165
Intergovernmental	46,246	419,822	370,711	-	-	87,041	923,821
Charges for services	983,942	-	-	-	-	2,000	985,942
Impact Fees	-	-	-	-	-	2,000	2,000
Fines/Forfeitures	480,059	-	-	-	-	13,076	493,136
Investment earnings	991	19,761	1,175	659	3,876	52,693	79,154
Contributions and Donations	41,226	28,864	-	-	-	-	70,090
Misc Revenue	-	-	-	-	-	-	-
Other	58,376	-	-	-	-	-	58,376
Total revenues	6,863,644	468,447	371,886	659	2,195,604	2,568,381	12,468,621
EXPENDITURES							
Current:							
Unallocated	-	-	-	-	-	572,060	572,060
General government	3,080,893	548,194	-	-	-	9,165	3,638,251
Public safety	8,785,322	1,255,399	-	-	-	1,483,462	11,524,183
Public works	2,152,205	3,286,226	-	3,299,246	9,226,271	355,759	18,319,706
Economic and community development	1,044,950	107,667	32,398	-	-	-	1,185,014
Alpharetta Business Community	-	-	-	-	-	-	-
Culture and recreation	2,561,811	839,879	-	142,089	-	83,379	3,627,158
Contingency	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-
Debt service:							
Principal	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-
Other Costs	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-
Total expenditures	17,625,180	6,037,364	32,398	3,441,334	9,226,271	2,503,825	38,866,371
Excess (deficiency) of revenues over (under) expenditures	(10,761,536)	(5,568,916)	339,489	(3,440,676)	(7,030,667)	64,556	(26,397,750)
OTHER FINANCING SOURCES (USES)							
Transfers in	533,663	1,491,700	-	-	-	-	2,025,363
Transfers out	(380,000)	-	-	-	-	(153,663)	(533,663)
Loan Proceeds	-	-	-	-	-	-	-
Capital Leases	(1,491,700)	-	-	-	-	-	(1,491,700)
Sale of capital assets	23,425	-	-	-	-	-	23,425
Sale of non-capital assets	13,027	-	-	-	-	-	13,027
Land Sale	-	16,245	-	-	-	-	16,245
Insurance Proceeds	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total other financing sources and (uses)	(1,301,585)	1,507,945	-	-	-	(153,663)	52,697
Net change in fund balances	(12,063,121)	(4,060,971)	339,489	(3,440,676)	(7,030,667)	(89,107)	(26,345,053)
Fund balances - beginning	35,382,621	9,532,862	168,362	5,125,103	34,358,330	10,369,556	94,936,835
Fund balances - ending	\$ 23,319,500	\$ 5,471,890	\$ 507,851	\$ 1,684,428	\$ 27,327,664	\$ 10,280,449	\$ 68,591,784

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Taxes:			
Property Tax	\$ 26,050,000	456,222	\$ (25,593,778)
Local Option Sales Tax	15,700,000	3,176,724	(12,523,276)
Other Taxes	15,774,750	925,938	(14,848,812)
Licenses and Permits	2,729,100	693,919	(2,035,181)
Intergovernmental	117,678	46,246	(71,432)
Charges for Service	3,741,450	983,942	(2,757,508)
Fines/Forfeitures	2,056,000	480,059	(1,575,941)
Investment Earnings	190,000	991	(189,009)
Contributions and Donations	87,749	41,226	(46,523)
Other	46,038	58,376	12,338
Total revenues	66,492,765	6,863,644	(59,629,121)
EXPENDITURES			
Current:			
General government			
City Administration	2,128,802	771,241	1,357,561
Finance	3,478,691	1,201,748	2,276,943
Human Resources	689,600	184,381	505,219
Legal	750,000	-	750,000
Mayor and Council	386,092	101,658	284,434
Municipal Court	1,055,011	419,212	635,799
Information Technology	2,022,562	597,716	1,424,846
Insurance Premiums	779,750	194,938	584,812
Contingency/OP Onitiative Reserve	700,000	9,835	690,165
Non-Allocated	-	-	-
Total general government	11,990,508	3,480,729	8,509,779
Public Safety	31,846,772	9,440,381	22,406,391
Public works	9,022,696	2,971,615	6,051,082
Economic and community development	3,773,624	1,093,067	2,680,557
Culture and recreation	10,089,025	3,999,237	6,089,788
Debt Service			
Principal	200,000	-	200,000
Interest	89,640	-	89,640
Total expenditures	67,012,265	20,985,028	46,027,237
Excess (Deficiency) of revenues over expenditures	(519,500)	(14,121,384)	(13,601,884)
OTHER FINANCING SOURCES (USES)			
Transfers in	2,062,500	533,663	(1,528,837)
Transfers out	(7,486,799)	(380,000)	7,106,799
Capital leases	(654,595)	(1,491,700)	(837,105)
Land Sale	-	-	-
Sale of capital assets	100,000	23,425	(76,575)
Sale of non-capital assets	7,000	13,027	6,027
Total other financing sources and uses	(5,971,894)	(1,301,585)	4,670,309
Net change in fund balances	(6,491,394)	(15,422,969)	(8,931,575)
Fund balances - beginning		35,382,621	
Fund balances - ending		19,959,652	
Adjustments to GAAP basis:			
Encumbrances		3,359,848	
Misc adj			
Fund balances-ending		23,319,500	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	\$ -	419,822	\$ 419,822
Contributions & Donations	-	28,864	28,864
Misc Revenue	-	-	-
Investment earnings	100,000	19,761	(80,239)
Land/Building Sale	-	16,245.00	16,245
Other	-	-	-
Total revenues	100,000	484,692	384,692
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	261,996	44,635	217,361
Finance	4,801	1,750	3,051
Information Technology	1,883,624	464,037	1,419,587
Municipal Court	23,640	23,640	-
Contingency	6,316,975	14,132	6,302,843
Total general government	8,491,036	548,194	7,942,842
Public Safety	2,070,979	1,255,399	815,580
Engineering & Public Works	7,723,693	3,286,226	4,437,467
Alpharetta Business Community	8,188	-	8,188
Economic and community development	542,887	107,667	435,220
Culture and recreation	2,242,633	839,879	1,402,754
Total Capital Outlay	21,079,416	6,037,364	15,042,052
Excess (Deficiency) revenue over expenditures	(20,979,416)	(5,552,671)	15,426,745
OTHER FINANCING SOURCES (USES)			
Transfers in	5,966,799	1,491,700	(4,475,099)
Capital leases	-	-	-
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	5,966,799	1,491,700	(4,475,099)
Net change in fund balances	(15,012,617)	(4,060,971)	10,951,646
Fund balances - beginning		9,532,862	
Fund balances - ending		5,471,890	
Adjustments to GAAP basis:			
Encumbrances		4,841,799	
Misc adj-		-	
Fund balances-ending		10,313,690	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	\$ 2,813,082	\$ 370,711	\$ (2,442,371)
Contributions & Donations	-	-	-
Interest Earnings	-	1,175	1,175
Total	<u>2,813,082</u>	<u>371,886</u>	<u>(2,441,196)</u>
Expenditures:			
Public Safety	1,500	-	1,500
General Government	2,253	-	2,253
Community Development	2,160,000	951,900	1,208,100
Public Works	817,691	185,325	632,366
Recreation & Parks	-	-	-
Non-Departmental	-	-	-
Total	<u>2,981,444</u>	<u>1,137,225</u>	<u>1,844,219</u>
Excess (Deficiency) revenue over expenditures	<u>(168,362)</u>	<u>(765,339)</u>	<u>(596,977)</u>
Other Financing Sources & Uses:			
Transfers in	-	-	-
Budgeted Fund Balance	-	-	-
Subtotal:	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>(168,362)</u>	<u>(765,339)</u>	<u>(596,977)</u>
Fund balance - beginning		<u>168,362</u>	
Fund balance - ending		<u>\$ (596,977)</u>	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		1,104,827	
Fund balances - ending		<u>\$ 507,851</u>	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 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	-	659	659
Total revenues	108,000	\$ 659	(107,341)
EXPENDITURES			
General Government:			
Cost of Bond Issuance	-	-	-
Public Works	5,041,827	\$ 3,299,246	1,742,581
Recreation & Parks	191,276	\$ 142,089	49,187
Total general government	5,233,103	\$ 3,441,334	1,791,769
City Administration			
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(5,125,103)	\$ (3,440,676)	1,684,427
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(5,125,103)	\$ (3,440,676)	1,684,427
 Fund balances - beginning		 \$ 5,125,103	
 Fund balances - ending		 \$ 1,684,428	
Adjustments to GAAP basis:			
Encumbrances		\$ 2,109,625	
 Fund balances-ending		 \$ 3,794,052	

City of Alpharetta
TSPLOST Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Transportation Special Purpose Local Option Sales Tax	\$ 7,615,000	\$ 2,191,728	\$ (5,423,272)
Investment Earnings	225,000	3,876	(221,124)
Total revenues	7,840,000	2,195,604	(5,644,396)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	39,696,210	9,226,271	30,469,939
Recreation & Parks	200,563	200,563	-
Total general government	39,896,773	9,426,834	30,469,939
City Administration			-
Public Safety			
Contingency	1,244,641	-	1,244,641
Excess (Deficiency) of Revenues			-
Over expenditures	(32,056,773)	(7,231,229)	24,825,543
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds			-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(32,056,773)	(7,231,229)	24,825,544
Fund balances - beginning		34,358,330	
Fund balances - ending		\$ 27,127,101	
Adjustments to GAAP basis:			
Encumbrances		9,192,696	
Fund balances-ending		\$ 36,319,797	



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City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
September 30, 2021

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,192,973
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>1,192,973</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,192,973</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	\$ -
Claims Payables	1,088,921
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	-
Current Liabilities Payable from Restricted Assets:	-
Total Current Liabilities Payable from Restricted Assets	<u>1,088,921</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>1,088,921</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	-
Total Net Assets	<u>104,052</u>
Total Liabilities & Net Assets	<u>\$ 1,192,973</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 September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ -	\$ -	\$ -
Employer Medical Contribution	7,930,000	1,793,721	(6,136,279)
Employee Medical Contribution	810,000	193,640	(616,360)
Interest	-	-	-
Total revenues	8,740,000	1,987,361	(6,752,639)
EXPENDITURES			
Medical Premiums	1,855,000	495,305	1,359,695
Medical Claims	6,885,000	1,348,631	5,536,369
Contingency	243,047	-	243,047
Total expenditures	8,983,047	1,843,936	7,139,111
Excess (Deficiency) of Revenues Over expenditures	(243,047)	143,425	386,472
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(243,047)	143,425	386,472
Fund balances - beginning		(39,373)	
Fund balances - ending		\$ 104,052	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		\$ 104,052	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
September 30, 2021

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,349,379
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	201,362
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,550,741</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,550,741</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	11,733
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	1,344,047
Accounts Payable/ A/R Module Suspense Acct	6,262
Payroll Liabilities	677
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	300
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>1,363,020</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>1,363,020</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,187,721
Total Net Assets	<u>1,187,721</u>
Total Liabilities & Net Assets	<u>\$ 2,550,741</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended September 30, 2021

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 1,325,342
Misc Revenue	3,434
Total operating revenues	<u>1,328,776</u>
Operating expenses:	
Administration	5,496,698
Non-departmental	-
Total operating expenses	<u>5,496,698</u>
Operating Gain (loss)	(4,167,922)
Non-operating revenues (expenses):	
Investment earnings	79
Total non-operating revenue (expenses)	<u>79</u>
Income (loss) before transfers	(4,167,843)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(4,167,843)
Total net assets-beginning	<u>801,658</u>
Total net assets-ending (net of encumbrances)	<u>(3,366,185)</u>
Adjustments to GAAP basis:	
Encumbrances	4,553,906
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 1,187,721</u>

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
September 30, 2021

ASSETS

Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,392,731
Accounts Receivables (net of allowance for uncollectibles)	-
Total Current Assets	<u>1,392,731</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,392,731</u>

LIABILITIES

Current Liabilities:	
Accounts Payable	10,254
Claims Payables	381,920
Accrued Interest Payable	-
Due to Other Funds	-
Total Current Liabilities	<u>392,174</u>
Current Liabilities Payable from Restricted Assets:	
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Other Non-Current Liabilities	411,255
Total Noncurrent Liabilities	<u>411,255</u>
Total Liabilities	<u>803,429</u>

NET ASSETS

Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	589,302
Total Net Assets	<u>589,302</u>

Total Liabilities & Net Assets	<u>\$ 1,392,731</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 September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	\$ 273	2,338	\$ 2,065
Charges for Service	830,149	207,537	(622,612)
Insurance Premium Funding	779,750	194,938	(584,812)
Insurance Proceeds	-	-	-
Total revenues	1,610,172	404,812	(1,205,360)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	118,000	106,412	11,588
Auto Liability	187,000	236,762	(49,762)
Property & Equipment Liability	125,000	106,712	18,288
Fine Art Liability	4,000	3,201	799
General Liability	70,000	54,070	15,930
Law Enforcement Liability	90,500	77,438	-
Public Entity Liability	76,500	56,736	-
Workers Comp Excess Liability	114,000	129,467	(15,467)
Employee Benefits Liability	-	-	-
Criminal Liability	4,000	4,748	(748)
Cyber Liability	35,750	46,372	(10,622)
Umbrella Liability	70,000	56,849	13,151
Medical Services	5,322	-	5,322
Claims/Judgements	-	-	-
Claims/Vehicle	63,100	20,510	42,590
Claims/Property/Equip	10,000	12,335	(2,335)
Claims/General Liability	47,000	19,511	27,489
Claims/Law Enf Liability	-	3,986	(3,986)
Claims/Public Entity Liability	-	35,657	(35,657)
Claims/Workers Comp	590,000	16,651	573,350
Contingency	1,141,967	-	1,141,967
Total expenditures	2,752,139	987,416	1,764,723
Excess (Deficiency) of Revenues Over expenditures	(1,141,967)	(582,604)	559,363
OTHER FINANCING SOURCES			
Asset Disposition	-	-	-
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(1,141,967)	(582,604)	559,363

Fund balances - beginning	1,171,906
Fund balances - ending	\$ 589,302
Adjustments to GAAP basis:	
Encumbrances	-
Misc adj	-
Fund balances-ending	\$ 589,302

City of Alpharetta
Statement of Net Position
OPEB Health Fund
September 30, 2021

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 285
Investments	1,998,843
Accrued Income	4,531
Accounts Receivables (net of allowance for uncollectibles)	14,025
Total Assets	<u>2,017,683</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	15,981
Due to Other Funds	80,866
Total Current Liabilities	<u>96,847</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>96,847</u>
NET ASSETS	
Net Assets held in trust for pension benefits	1,920,836
Total Net Assets	<u>1,920,836</u>
Total Liabilities & Net Assets	<u><u>\$ 2,017,683</u></u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Health Fund
For the Period Ended September 30, 2021

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 12,600
Employee Contribution	-
Total Contribution	<u>12,600</u>
Investment Income	21,835
Net appreciation in FMV	
Accrued Interest & Dividends	4,531
Interest and Dividends	<u>10,331</u>
Total Investment Income	<u>36,697</u>
Total Additions (Deductions)	<u>49,297</u>
Deductions:	
Benefits payments	-
Professional Fees	-
Manager Fees	-
Consulting Fees	-
Agent Custody Fees-ADR	<u>373</u>
Total deductions	<u>373</u>
Net Increase (Decrease)	<u>48,924</u>
OTHER FINANCING SOURCES (USES)	
Transfers in/out	-
Net Assets held in trust for OPEB benefits	
Beginning of year	1,871,912
Total net assets	<u>\$ 1,920,836</u>

City of Alpharetta
Statement of Net Position
OPEB Reimbursement Fund
September 30, 2021

	OPEB Plan
ASSETS	
Current Assets:	
Cash and Cash Equivalents	(35,840)
Investments	4,732,321
Accrued Income	12,122
Accounts Receivables (net of allowance for uncollectibles)	31,766
Total Assets	<u>4,740,369</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	2,656
	33,747
Due to Other Funds	983
Total Current Liabilities	<u>37,386</u>
Current Liabilities Payable from Restricted Assets:	25,531
	-
Total Current Liabilities Payable from Restricted Assets	<u>25,531</u>
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>62,918</u>
NET ASSETS	
Net Assets held in trust for OPEB benefits	<u>4,677,452</u>
Total Net Assets	<u>4,677,452</u>
Total Liabilities & Net Assets	<u>\$ 4,740,369</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Reimbursement Fund
For the Period Ended September 30, 2021

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 590,928
Employee Contribution	
Total Contribution	<u>590,928</u>
Investment Income	64,497
Net appreciation in FMV	(85,875)
Accrued Interest & Dividends	310
Interest and Dividends	<u>22,523</u>
Total Investment Income	<u>1,454</u>
Total Additions (Deductions)	<u>592,382</u>
Deductions:	
Benefits payments	6,087
Professional Fees	756
Manager Fees	-
Consulting Fees	-
Agent Custody Fees-ADR	<u>803</u>
Total deductions	<u>7,645</u>
Net Increase (Decrease)	<u>584,737</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	-
Net Assets held in trust for OPEB benefits	
Beginning of year	4,092,715
Total net assets	<u>\$ 4,677,452</u>

**City of Alpharetta
Statement of Net Position
Pension Trust Fund
September 30, 2021**

	<u>Pension Trust Fund</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 13,728
Investments	98,030,667
Accrued Income	181,692
Accounts Receivables (net of allowance for uncollectibles)	615,792
Total Assets	<u>98,841,878</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	722,817
Accrued Income	
Due to Other Funds	21,286
Total Current Liabilities	<u>744,102</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>744,102</u>
NET ASSETS	
Net Assets held in trust for pension benefits	98,097,775
Total Net Assets	<u>98,097,775</u>
Total Liabilities & Net Assets	<u>\$ 98,841,878</u>

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended September 30, 2021

	<u>Actual Amounts</u>
Additions:	
Employer Contribution	\$ 2,934,025
Employee Contribution	77,509
Total Contribution	<u>3,011,534</u>
Investment Gain/Losses	(710,543)
Net appreciation in FMV	
Interest	566,745
Accrued Interest & Dividends	181,692
Other Receipts	29
Total Investment Income	<u>37,923</u>
Total Additions (Deductions)	<u>3,049,457</u>
Deductions:	
Benefits payments	847,499
Custodial Fees	
Administrative Fees	6,600
Legal Fees	4,427
Manager Fees	-
Consulting Fees	30,301
Agent Custody Fees-ADR	19,346
	<u>-</u>
Total deductions	<u>908,173</u>
Net Increase (Decrease)	<u>2,141,284</u>
Net Assets held in trust for pension benefits	
Beginning of year	95,956,491
Total net assets	<u>\$ 98,097,775</u>

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
September 30, 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	\$ 1,567,693	\$ 4,289,742	\$ 156,761	\$ 54,593	\$ 127,821	\$ 1,811,403	\$ 3,322,256	\$ 856,201	\$ 1,498,187	\$ 13,684,655
Taxes Receivable	11,150	-	-	-	-	-	-	-	-	11,150
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	5,265,607	-	5,265,607
Intergovernmental Receivable	-	-	-	-	(1,054)	-	-	-	-	(1,054)
Due From Other Funds										
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	1,578,842	4,289,742	156,761	54,593	126,767	1,811,403	3,322,256	6,121,807	1,498,187	18,960,357
LIABILITIES										
Accounts Payable	-	17,018	-	-	-	17,023	-	18,804	947	53,792
Retainage Payable	-	9,482	-	-	-	-	-	-	-	9,482
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	2,873	-	-	23,276	-	-	-	26,149
Due to Other Fund	-	-	689	-	-	-	-	-	-	689
Deferred Revenue	-	-	-	-	(1,054)	-	3,322,461	5,268,390	-	8,589,796
Unearned Revenue	-	-	-	-	-	-	-	-	-	-
Total Liabilities	-	26,499	3,562	-	(1,054)	40,299	3,322,461	5,287,194	947	8,679,908
FUND BALANCES										
Restricted:										
Capital Projects	-	4,263,242	-	-	-	-	-	-	-	4,263,242
Law Enforcement	-	-	153,198	54,593	-	-	-	-	-	207,791
Promotion of Tourism	1,578,842	-	-	-	-	-	-	-	-	1,578,842
Emergency Telephone Activities	-	-	-	-	-	1,771,105	(206)	-	-	1,770,899
Debt Service	-	-	-	-	-	-	-	834,613	-	834,613
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	127,821	-	-	-	-	127,821
Unassigned:	-	-	-	-	-	-	-	-	1,497,240	1,497,240
Total Fund Balances	1,578,842	4,263,242	153,198	54,593	127,821	1,771,105	(206)	834,613	1,497,240	10,280,448
Total Liabilities and Fund Balances	\$ 1,578,842	\$ 4,289,742	\$ 156,760	\$ 54,593	\$ 126,767	\$ 1,811,403	\$ 3,322,256	\$ 6,121,807	\$ 1,498,187	\$ 18,960,356

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended September 30, 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	\$ 1,421,690	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ 1,421,690
Property tax	-	-	-	-	-	-	-	(13,485)	-	(13,485)
Charges for Service	-	-	-	-	-	432,120	-	-	-	432,120
Impact Fees	-	571,245	-	-	-	-	-	-	-	571,245
Forfeiture Income	-	-	81,231	5,810	-	-	-	-	-	87,041
Intergovernmental	-	-	-	-	2,000	-	-	-	-	2,000
Contributions & Donations	-	-	-	-	2,000	-	-	-	-	2,000
Investment Earnings	2,333	6,381	-	-	203	65	-	1,338	2,756	13,076
Other	-	-	-	-	50,000	2,693	-	-	-	52,693
Total revenues	1,424,023	577,627	81,231	5,810	54,203	434,878	-	(12,146)	2,756	2,568,381
EXPENDITURES:										
Tourism	572,060	-	-	-	-	-	-	-	-	572,060
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	58,379	-	-	-	25,000	-	-	-	-	83,379
Public Safety	-	124,100	-	78,185	989	1,280,188	-	-	-	1,483,462
Public Works	-	-	-	-	-	-	206	-	355,554	355,759
General Government	2,915	-	-	-	1,500	-	-	4,750	-	9,165
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	633,354	124,100	-	78,185	27,489	1,280,188	206	4,750	355,554	2,503,825
Excess (deficiency) of revenues over expenditures	790,669	453,527	81,231	(72,375)	26,714	(845,311)	(206)	(16,896)	(352,798)	64,556
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(533,663)	-	-	-	-	-	-	-	380,000	(153,663)
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(533,663)	-	-	-	-	-	-	-	380,000	(153,663)
Net change in fund balances	257,007	453,527	81,231	(72,375)	26,714	(845,311)	(206)	(16,896)	27,202	(89,107)
Fund balances - beginning	1,321,836	3,809,716	71,967	126,968	101,107	2,616,416	-	851,509	1,470,037	10,369,556
Fund balances - ending	\$ 1,578,842	\$ 4,263,242	\$ 153,198	\$ 54,593	\$ 127,821	\$ 1,771,105	\$ (206)	\$ 834,613	\$ 1,497,240	\$ 10,280,449

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	\$ -	\$ 571,245	\$ 571,245
Investment Earnings	-	6,381	6,381
Total Revenues	-	577,627	577,627
EXPENDITURES:			
Public Safety	124,600	337,338	(212,738)
Public Works	2,148,788	-	2,148,788
Recreation & Parks	121,213	-	121,213
Community Development	1,432,132	-	1,432,132
General Government	-	-	-
Total expenditures	3,826,733	337,338	3,489,395
Excess (deficiency) of revenues over expenditures	(3,826,733)	240,288	(4,067,021)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(3,826,733)	240,288	(4,067,021)
Fund balances - beginning		3,809,716	
Fund balances - ending		\$ 4,050,004	
Encumbrances		213,238	
Fund balances - ending		\$ 4,263,242	

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	\$ 5,500,000	\$ 1,421,690	\$ (4,078,310)
Transfers In	-	-	-
Misc Revenue	-	-	-
Investment Earnings	10,000	2,333	(7,667)
Total revenues	<u>5,510,000</u>	<u>1,424,023</u>	<u>(4,085,977)</u>
EXPENDITURES:			
Professional Services	6,000	2,915	3,085
Recreation Improvements	824,472	58,379	766,093
Alpharetta Convention & Visitor's Bureau	2,406,250	622,607	1,783,643
Alpharetta Business Community	-	-	-
Debt Service Reserve	137,518	-	137,518
Bond Principal	595,000	-	595,000
Bond Interest	744,963	-	744,963
Contingency	-	-	-
Total Expenditures	<u>4,714,203</u>	<u>683,901</u>	<u>4,030,302</u>
Excess of revenues over expenditures	<u>795,797</u>	<u>740,122</u>	<u>(55,675)</u>
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,062,500)	(533,663)	1,528,837
Total other financing sources and uses	<u>(2,062,500)</u>	<u>(533,663)</u>	<u>1,528,837</u>
Net change in fund balances	<u>(1,266,703)</u>	<u>206,460</u>	<u>1,473,163</u>
Fund balances - beginning		<u>\$ 1,321,836</u>	
Fund balances - ending		<u>\$ 1,528,295</u>	
Enbumbances		\$ 50,547	
		-	
Fund balances - ending		<u>\$ 1,578,842</u>	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 81,231	\$ 81,231
Investment Earnings	-	-	-
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	-	81,231	81,231
EXPENDITURES:			
Public Safety	64,142	-	64,142
Non-Departmental	-	-	-
Total expenditures	64,142	-	64,142
Excess (deficiency) of revenues over expenditures	(64,142)	81,231	145,373
OTHER FINANCING SOURCES (USES):			
Transfer In	-	-	-
Transfer Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(64,142)	81,231	145,373
Fund balances - beginning		71,967	
Fund balances - ending		\$ 153,198	
Adjustments to GAAP basis:			
Encumbrances		-	-
Fund balances - ending		\$ 153,198	

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 September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	\$ -	\$ 5,810	\$ 5,810
Investment Earnings	-	-	-
Intergovernmental	-	-	-
Misc Revenue	-	-	-
Total Revenues	-	5,810	5,810
EXPENDITURES:			
Public Safety	126,967	78,185	48,782
Non-Departmental	-	-	-
Total expenditures	126,967	78,185	48,782
Excess (deficiency) of revenues over expenditures	(126,967)	(72,375)	54,592
OTHER FINANCING SOURCES (USES):			
Transfer In	-	-	-
Transfer Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(126,967)	(72,375)	54,592
Fund balances - beginning		126,968	
Fund balances - ending		\$ 54,593	
Adjustments to GAAP basis:			
Encumbrances		-	-
Fund balances - ending		\$ 54,593	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 50,621	\$ 2,000	(48,621)
Contributions & Donations	2,680	2,000	(680)
Sponsorships	50,000	50,000	-
Interest Earnings	-	203	203
Transfers in	-	-	-
Contingencies	-	-	-
Total	103,301	54,203	(49,098)
EXPENDITURES:			
City Admin	11,070	1,500	9,570
Community Development	618	-	618
Engineering/Public Works	-	-	-
Public Safety	44,970	989	43,981
Recreation & Parks	60,976	50,000	10,976
Contingencies	44,855	-	44,855
Match	40,405	-	40,405
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	202,894	52,489	150,405
Excess (deficiency) of revenues over expenditures	(99,593)	1,714	101,307
OTHER FINANCING SOURCES (USES):			
	-	-	-
Net change in fund balance	(99,593)	1,714	101,307
Fund balance - beginning		101,107	
Fund balance - ending		\$ 102,821	
Adjustments to GAAP basis:			
Encumbrances		25,000	
Fund balances - ending		\$ 127,821	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	\$ 4,660,000	\$ 432,120	\$ (4,227,880)
Capital Lease	1,565,705	-	(1,565,705)
Investment Earnings	18,482	65	(18,417)
Misc Rev	-	2,693	2,693
Total Revenues	6,244,187	434,878	(5,812,002)
EXPENDITURES:			
Public Safety	7,278,042	1,862,220	5,415,822
Total expenditures	7,278,042	1,862,220	5,415,822
Excess (deficiency) of revenues over expenditures	(1,033,855)	(1,427,342)	(396,180)
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(1,033,855)	(1,427,342)	(396,180)
Fund balances - beginning		2,616,416	
Fund balances - ending		\$ 1,189,073	
Adjustments to GAAP basis:			
Encumbrances		582,031	
Fund balances - ending		\$ 1,771,105	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	\$ 4,752,000	\$ (13,485)	\$ (4,765,485)
Misc Revenue	-	-	-
Investment earnings	13,000	1,338	(11,662)
Total revenues	<u>4,765,000</u>	<u>(12,146)</u>	<u>(4,777,146)</u>
EXPENDITURES:			
Current:			
General government			
Finance			-
Professional Services	16,000	4,750	11,250
Total general government	<u>16,000</u>	<u>4,750</u>	<u>11,250</u>
Debt Service:			
Principal	2,405,000	-	2,405,000
Interest	2,537,881	-	2,537,881
Contingency	647,661	-	647,661
Bond issuance costs	-	-	-
Payments to be Refunded Bond Escrow	-	-	-
Total debt service	<u>5,590,542</u>	<u>-</u>	<u>5,590,542</u>
Total expenditures	<u>5,606,542</u>	<u>4,750</u>	<u>5,601,792</u>
Excess (Deficiency) of revenues over expendit	<u>(841,542)</u>	<u>(16,896)</u>	<u>824,646</u>
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>
	<u>(841,542)</u>	<u>(16,896)</u>	<u>824,646</u>
Fund balances - beginning		<u>851,509</u>	
Fund balances - ending		<u>\$ 834,613</u>	

City of Alpharetta
American Rescue Act Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	\$ 6,644,511	\$ -	\$ (6,644,511)
Investment Earnings	-	-	-
Total Revenues	6,644,511	-	(6,644,511)
EXPENDITURES:			
Public Works	4,644,511	1,400,157	3,244,354
Recreation & Parks	2,000,000	-	2,000,000
Contingency	-	-	-
Total expenditures	6,644,511	1,400,157	5,244,354
Excess (deficiency) of revenues over expenditures	-	(1,400,157)	(1,400,157)
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	-	(1,400,157)	(1,400,157)
Fund balances - beginning		-	
Fund balances - ending		\$ (1,400,157)	
Adjustments to GAAP basis:			
Encumbrances		1,399,952	
Fund balances - ending		\$ (206)	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended September 30, 2021

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	\$ -	\$ -	\$ -
Investment Earnings	-	2,756	2,756
Total Revenues	-	2,756	2,756
EXPENDITURES:			
Public Works	2,894,907	1,236,835	1,658,072
Recreation & Parks	21,156	-	21,156
Contingency	73,974	-	73,974
Total expenditures	2,990,037	1,236,835	1,753,202
Excess (deficiency) of revenues over expenditures	(2,990,037)	(1,234,079)	1,755,958
OTHER FINANCING SOURCES (USES):			
Transfers In	1,520,000	380,000	(1,140,000)
Transfers Out	-	-	-
Total other financing sources and uses	1,520,000	380,000	(1,140,000)
Net change in fund balances	(1,470,037)	(854,079)	615,958
Fund balances - beginning		1,470,037	
Fund balances - ending		\$ 615,958	
Adjustments to GAAP basis:			
Encumbrances		881,282	
Fund balances - ending		\$ 1,497,240	

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of September 30, 2021

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ -	\$ -	\$ -
99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000	-	-
99575100-381000-C1535	Innovation Center Operations (ATC)	18,800	4,063	-	14,738
	subtotal	\$ 113,800	\$ 99,063	\$ -	\$ 14,738
(1) 99575100-395000	Carryforward Fund Balance	\$ 263,120	\$ -	\$ -	\$ 263,120
	subtotal	\$ 263,120	\$ -	\$ -	\$ 263,120
	Total	\$ 376,920	\$ 99,063	\$ -	\$ 277,858
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	95,000	31,667	63,333	-
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
99575100-544100-C2210	Downtown Economic Development Initiative	40,000	20,000	-	20,000
99575100-531100	General Supplies & Materials	-	78	-	(78)
	subtotal	\$ 225,948	\$ 51,745	\$ 63,333	\$ 110,870
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 7,500	\$ 686	\$ -	\$ 6,814
99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,100	174	-	926
99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	200	51	-	149
99575100-531220-C1535	Innovation Center Operations (Natural Gas)	4,500	523	-	3,977
99575100-531230-C1535	Innovation Center Operations (Electricity)	5,500	728	-	4,772
	subtotal	\$ 18,800	\$ 2,161	\$ -	\$ 16,639
99575100-579000	Reserve	\$ 132,190	\$ -	\$ -	\$ 132,190
	Total	\$ 376,938	\$ 53,906	\$ 63,333	\$ 259,699

- (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 September 30, 2021

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Forecasted Receivables/ Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 263,121		
Revenues collected to date			99,063		
Expenditures incurred to date			(53,906)		
Fund Balance (current)			\$ 308,277		
Forecasted revenue collections			-		
Fund Balance (forecasted)			\$ 308,277		
Allocation of Forecasted Fund Balance:					
Non-Spendable (unspent/remaining project allocations)			\$ 174,281		
Spendable (available for investment by the Board)			133,996		
			\$ 308,277		



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GAAP Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
September 30, 2021

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 309,369
Investments	828
Receivables	-
Restricted Cash for Bond Issuance Costs	765
Total Assets	<u>310,961</u>

LIABILITIES

Current Liabilities:

Accounts Payable	1,813
Deferred Revenue	765
Due to Other Funds	106
Total Current Liabilities	<u>2,683</u>

Current Liabilities Payable from Restricted Assets:

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

Noncurrent Liabilities:

	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>2,683</u>

Fund Balance

Restricted	174,281
Unassigned	133,996
Total Fund Balance	<u>308,277</u>

Total Liabilities & Fund Balance	<u><u>\$ 310,961</u></u>
----------------------------------	---------------------------------

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended September 30, 2021

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 4,063
State Grant	-
Fees	-
Contributions & Donations	95,000
Miscellaneous Income-Interest	-
Miscellaneous Revenue	-
	<u>-</u>
Total Revenues	<u>99,063</u>
Expenditures	
Economic Development	115,000
Maintenance Contracts	686
Donation to private source	-
Utilities - Miscellaneous	1,553
Debt Service:	
Principal	-
Interest	-
	<u>-</u>
Total Expenditures	<u>117,239</u>
Excess (deficiency) of revenues over (under) expenditures	(18,177)
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	(18,177)
Fund Balance, Beginning of Year	<u>263,121</u>
Encumbrances	63,333
Fund Balance, End of Year	<u>308,277</u>





City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: November 1, 2021

I. AGENDA ITEM TITLE: V-20-01 / E-20-02 MIDGARD SELF STORAGE VARIANCE & EXCEPTION

CONSIDERATION OF VARIANCES AND AN EXCEPTION TO ALLOW A 3-STORY, 90,000 SQUARE FOOT SELF-STORAGE FACILITY WITH MOVING TRUCK RENTAL ON 14.9 ACRES. VARIANCES ARE REQUESTED TO THE DEFINITION OF 'STORAGE, CLIMATE CONTROLLED' TO ALLOW FOR MOVING TRUCK RENTALS AND TO REDUCE THE MINIMUM PARKING REQUIREMENT FROM 91 TO 28 SPACES. AN EXCEPTION IS REQUESTED TO INCREASE THE BUILDING HEIGHT FROM 35' TO 36'-4". THE PROPERTY IS LOCATED AT 11425 MORRIS ROAD AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 856, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
----------------------	---------------

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
----------------------	---------------

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Midgard Self Storage CC Staff Report 110121, Midgard Staff Report 8.10.20, Proposed Condition Language_Redacted, Zoning Map, Aerial Map, Future Land Use Map, Location Map, CZIM Sign-In Sheet, Complete Citi Part B Report, 19-10-30-01 MidGard SS Arborist Report Alpharetta Compiled, MPS Elevations 10.16.19 - Reduced Size (002), MIDGAR~1, Reliant SS_Alpharetta_Sales_Off_Elevs, RELIAN~1, Site Plans, Revised Elevations 7.24.20, Floor Plan - First Floor, Amended Letter of Intent, 2nd Amended Letter of Intent, Midgard Complete App 11.20.19



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-20-01/E-20-02 MIDGARD SELF STORAGE VARIANCE & EXCEPTION

CITY COUNCIL:

NOVEMBER 1, 2021

There is no new staff report. August 10, 2020 staff report is attached.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-20-01/E-20-02 MIDGARD SELF STORAGE VARIANCE & EXCEPTION

CITY COUNCIL:

AUGUST 10, 2020

At the July 27, 2020 City Council meeting, the item was tabled to allow additional time for Staff to consider the applicant's amended letter of intent. The applicant provided a floor plan of the sales office, which is approximately 30' x 30', or 900 square feet. In addition to the 91 parking spaces for the self-storage use and parking for four (4) U-Haul moving trucks, the truck leasing use would generate a need for nine (9) additional parking spaces. Therefore, the applicant's proposal would require a total of 104 parking spaces.

II. RECOMMENDATION:

Deny V-20-01/E-20-02 Midgard Self Storage Variance & Exception.

If approval is considered, recommend the following conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by AEC, dated 11/1/2019, except for modifications required to comply with the conditions below.
2. Maximum building height shall be 3-stories and 36'-4".
3. Self-storage facility shall appear as an office building and shall be substantially brick on 3 sides (West, North and East) with breaks and relief in the elevations, final approval by DRB. Parapet heights shall be approved by DRB.
4. Dumpster shall have brick enclosure with painted metal doors, with final approval by DRB.
5. Retaining walls facing Old Milton Parkway or Georgia 400 shall be brick to match the building. Retaining walls exceeding 16' in height shall be terraced with landscaping, as approved by DRB.
6. Interior storage units shall not be visible through windows.
7. Loading/unloading areas shall not be visible from Georgia 400 or Old Milton Parkway and shall be heavily screened with landscaping and decorative walls or berms.
8. Fences and walls visible from Georgia 400 or Old Milton Parkway shall be decorative, subject to approval by DRB.
9. 'Moving vehicles' shall not be sold or leased from the property and shall not be parked between the building and Georgia 400 or Old Milton Parkway.
10. Outside storage shall be prohibited.
11. Existing tree buffer along Old Milton Parkway shall remain undisturbed, except to accommodate the driveway extension from Morris Road, as depicted on the plan prepared by AEC, dated 11/1/2019. Additional landscaping may be required to be installed within the Georgia 400 buffer where sparse, subject to approval by Staff.
12. Wall signs shall not be permitted facing or visible from Georgia 400 and all signage shall be approved by DRB.
13. CC&R's shall be recorded and shall limit the use of the subject property to climate controlled self-storage with no lodging or dwelling.

III. REPORT IN BRIEF:

The applicant, Midgard Self Storage, requests a variance to reduce the required number of parking spaces and an exception to increase the building height in order to construct a 3-story, 91,000 square foot climate controlled self-storage facility on 14.9 acres. The applicant proposes 'Auto Sales and Leasing' to allow for four (4) U-Haul moving trucks to be leased from the property. The subject property is located at 11425 Morris Road at the southeast corner of Old Milton Parkway and Georgia 400.

DISCUSSION

The submitted request, if approved, would allow for the construction of a 3-story, 91,000 square foot climate controlled self-storage facility and leasing of four (4) U-Haul moving trucks on 14.9 acres. A variance is requested to reduce the required number of parking spaces from 104 to 28 parking spaces and an exception is requested to increase the building height from 35' to 36'-4". The subject property is located at 11425 Morris Road at the southeast corner of Old Milton Parkway and Georgia 400.

The subject property is zoned LI (Light Industrial) and O-I (Office-Institutional) and is currently undeveloped with a significant amount of floodplain impacting the property. The proposed self-storage use is located on a portion of the property zoned LI and is only allowed in that zoning district. The remainder of the property zoned O-I and is undevelopable due to the presence of floodplain. Surrounding properties are zoned LI and O-I to the South, O-P (Office-Professional) to the North and O-I and CUP (Community Unit Plan) to the East. Avanti Senior Living is located to the South, undeveloped property and Morris Road right-of-way are located to the East, Georgia

400 is located to the West and an undeveloped property approved for office is located to the North. The Comprehensive Land Use Plan designation of the property is 'Corporate Office'.

The Unified Development Code (UDC) defines 'Storage, Climate Controlled' as, "A facility consisting of a building or group of buildings that contain individual storage units of varying sizes in a climate controlled environment where customer access is through a lobby and where no commercial transactions or activities take place other than the rental of the storage units (permitted in L-I only)." The applicant proposes to lease four (4) U-Haul moving trucks from the storage facility, which would be contrary to the definition of Climate Controlled Storage above.

The applicant requests a parking variance to reduce parking from at least 104 to 28 parking spaces. UDC Subsection 2.5.1 (C), Number of vehicle parking spaces required, Wholesale and Industrial Uses requires one (1) parking space per 1,000 square feet for self-storage facilities. In addition, Auto and Truck Sales and Leasing requires one (1) parking space per 100 square feet of showroom, sales office or other conditioned space. The applicant provided a floor plan of the proposed sales office, which is approximately 30' x 30, or 900 square feet. Therefore, parking required for the applicant's proposed use is 91 spaces for the self-storage use, four (4) spaces for the proposed U-Haul moving trucks and nine (9) spaces for the Auto and Truck Sales and Leasing use. Parking variances for self-storage facilities and data centers have been granted in the past, subject to a condition requiring that land be set aside to accommodate additional parking in the future, if determined to be necessary by Staff.

The applicant is requesting an exception to increase the maximum building height from 35' to 36'-4". UDC Subsection 2.2.17(D), LI Light Industrial District Regulations has a maximum building height of 35'. The first-floor height of the building is 15', 2nd-floor is 10'-8" and 3rd-floor is 10'-8" for a total height of 36'-4". According to the applicant, approval of the height exception would allow for a larger first-floor height (15') to accommodate fire access with the building overhanging a portion of the driveway adjacent to Georgia 400.

As shown in the table below, there are currently six (6) self-storage facilities operating in the City. Of the six (6), four (4) locations were in existence when they were annexed into the City. The other two (2) storage facilities were approved by the City. Public Storage on South Main Street was approved through a rezoning, conditional use and parking variance to reduce parking from 155 to 32 spaces. Staff recommended denial of the request, but it was ultimately approved. Extra Space Storage on Westside Parkway received approval of a parking variance to reduce its parking from 103 to eight (8) spaces with a land set aside to accommodate an additional 21 parking spaces and a condition prohibiting the sale of leasing of moving vehicles. The developer ended up setting aside 27 additional parking spaces.

Alpharetta Self-Storage Facilities

Site Name	Address	SF	Parking	Moving Truck Leasing	Notes
Midgard Proposal	11425 Morris Rd	91K	28 spaces proposed	Yes, 4 trucks	91 storage + 4 trucks + 9 truck leasing = 104 spaces req'd
Extra Space Storage	10945 Westside Pkwy	103K	8 spaces, plus land set aside for 27 spaces	No, limited by Council condition	Parking variance 103 to 8, 8 spaces on-site and land set aside for 21 spaces
Public Storage	530 S. Main St	111K	13	No	Rezoning, conditional use & parking variance 155 to 32,

					Staff rec'd to Deny, no land set aside
U-Store	4400 Kimball Bridge Rd	31K	5	No	Existing at annexation
Extra Space Storage	855 N. Main St	64K	5 + drive up to unit parking	No	Existing at annexation
Cubalmart	411 S. Main St	112K	18 + drive up to unit parking	No	Existing at annexation
Public Storage	11455 Maxwell Rd	82K	5 + drive up to unit parking	No	Existing at annexation

SITE PLAN

The submitted site plan depicts a 3-story, 91,000 square foot self-storage building on 14.9 acres. Access is proposed by way of a new project driveway connecting to an existing private road easement. The adjacent property to the South, Avanti Inspired Living, constructed the private road easement in conjunction with their development, which provides direct access to the traffic light at Old Milton Parkway and Morris Road. The building overhangs the project driveway on the West side of the property adjacent to Georgia 400. This condition is directly related to the applicant's request to increase the height of the building from 35' to 36'-4".

Approximately 10% of the site is buildable due to the presence of stream buffer and floodplain. 28 surface parking spaces are provided around the perimeter of the building, except on the side adjacent to Georgia 400. A total of 104 parking spaces are required and land is not available to construct additional parking, if required by Staff or the use changes. Additionally, there is not an adjacent buildable parcel that could accommodate additional parking for heavy use times. The site plan depicts a stormwater management facility to the east of the proposed building and within the 150' impervious setback.

BUILDING ELEVATIONS

The submitted elevations depict a flat-roof building, primarily brick with some EIFS. Loading entrances are proposed on the east and west building elevations; however, it is recommended that loading areas not be visible from Old Milton Parkway or Georgia 400. Since GDOT's Georgia 400 Express Lane project will impact the existing tree buffer along Georgia 400 and the City does not have jurisdiction within the Old Milton Parkway right-of-way, it is recommended that the building be substantially brick on 3-sides (West, North and East) with breaks and relief in the elevations. It is likely that the building would be visible from Georgia 400 and possibly from Old Milton Parkway in the future.

The three (3) story building has a 1st floor height of 15', 2nd floor height of 10'-8" and 3rd floor height of 10'-8" for a total building height of 36'-4". Parapets range in height from 3'-4" to 10'-10". It is recommended that the Design Review Board approve final parapet heights based on the need to screen rooftop equipment.

VARIANCE & EXCEPTION REVIEW CRITERIA

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

in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that”:

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

Response: The 14.9-acre property is encumbered by stream buffer and floodplain resulting in 10% of the site being buildable. Parking variances for self-storage facilities have been granted in the past; however, land should be set aside on-site to build parking if it becomes necessary or the use changes. This site does not have sufficient land outside the floodplain to accommodate UDC-required parking if it becomes necessary. The height exception appears to be the minimum necessary to accommodate fire access with the proposed building overhanging a portion of the driveway adjacent to Georgia 400.

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

Response: The 14.9-acre property is encumbered by stream buffer and floodplain resulting in 10% of the site being buildable. Parking variances for self-storage facilities have been granted in the past; however, land should be required to be set aside for additional parking if needed in the future. This site does not have sufficient land outside the floodplain to accommodate UDC-required parking if it becomes necessary. The height exception appears to be the minimum necessary to accommodate fire access with the proposed building overhanging a portion of the driveway adjacent to Georgia 400.

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

Response: The 14.9-acre property is encumbered by stream buffer and floodplain resulting in 10% of the site being buildable. In addition, parking variances for self-storage facilities have been granted in the past, however land should be required to be set aside for additional parking if needed in the future. The height exception appears to be the minimum necessary to accommodate fire access with the proposed building overhanging a portion of the driveway adjacent to Georgia 400.

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

Response: Approval of the parking variance and height exception should not cause substantial detriment to the public good, if conditions are approved requiring that the structure have the appearance of an office building, prohibiting signage facing Georgia 400 and requiring a set aside of land to accommodate the UDC-required parking in the future. This site does not have sufficient land outside the floodplain to accommodate UDC-required parking if it becomes necessary.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it could support the requested parking variance, if land was available outside of the floodplain to build additional parking spaces if required. Past variance approvals for parking reductions associated with storage

facilities and data centers have required land available on-site to accommodate a future use change or need for additional parking. The 14.9-acre property is encumbered by stream buffer and floodplain resulting in 10% of the site being buildable. The height exception appears to be the minimum necessary to accommodate fire access with the proposed building overhanging a portion of the driveway adjacent to Georgia 400. If approved, conditions are recommended requiring that the structure have the appearance of an office building, prohibiting signage facing Georgia 400 and requiring a set aside of land to accommodate the UDC-required parking in the future.

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.

COMMUNITY ZONING INFORMATION MEETING

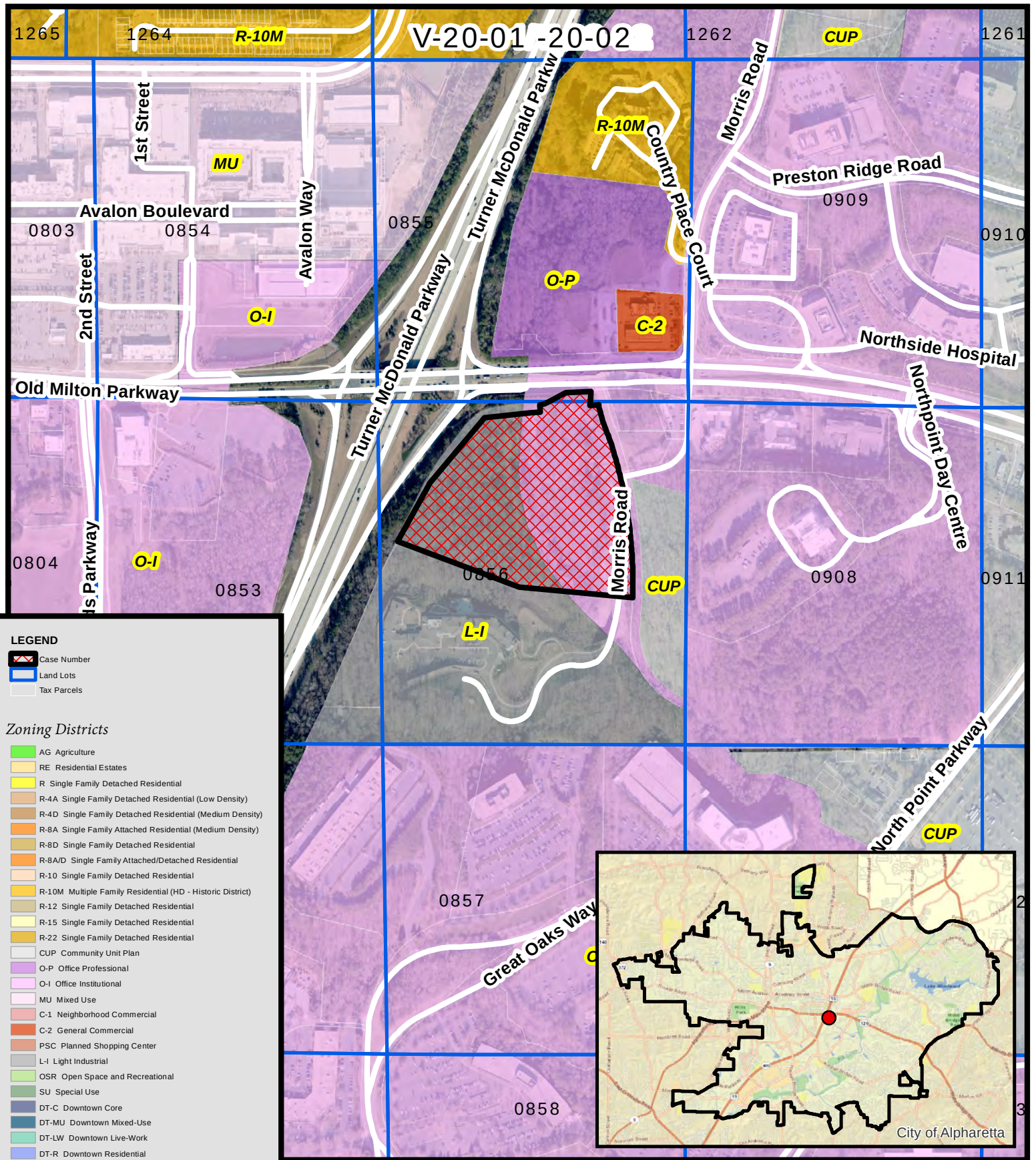
The CZIM was held on December 11, 2019. There were no public comments.

IV. ATTACHMENTS:

- Site Plan

Proposed Condition to Which Applicant Can Agree:

9. 'Moving vehicles' may be made available for leasing on the property but shall not be parked between the building and Georgia 400 or Old Milton Parkway. There shall not be more than four moving vehicles available for lease on the property at a time and such vehicles shall be parked in contiguous designated parking spaces, the location of such spaces to be approved by DRB. Leasing services shall be provided from the office maintained for general business and sales purposes and shall not be a separate business office. Any signage for the leasing services shall be approved by DRB.

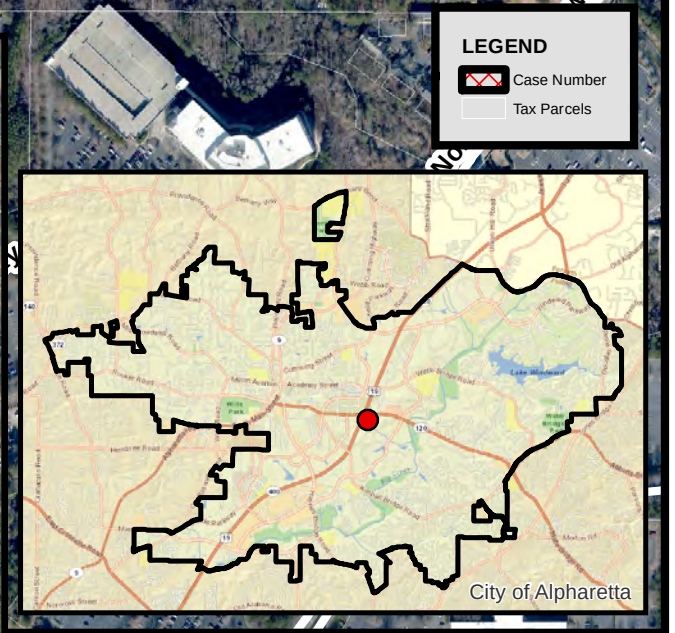


Zoning Map
Midgard Self Storage- Variance & Exception
11425 Morris Road

V-20-01 / E-20-02
D/LL: 1/2/856
CC: 7/27/20



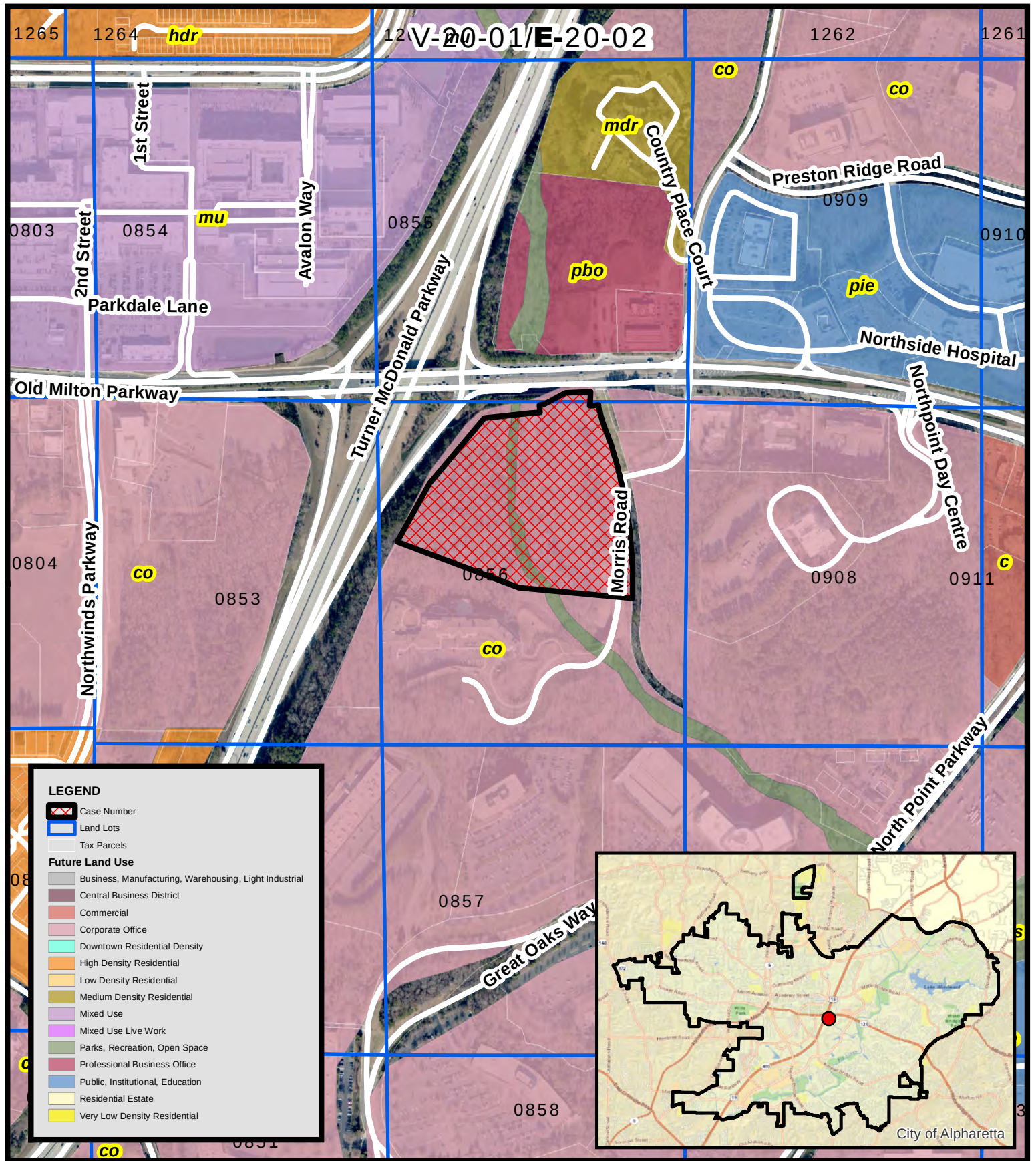
Location Map Provided by:
Community Development - GIS



Aerial Map
Midgard Self Storage- Variance & Exception
11425 Morris Road

V-20-01 / E-20-02
D/LL: 1/2/856
CC: 7/27/20

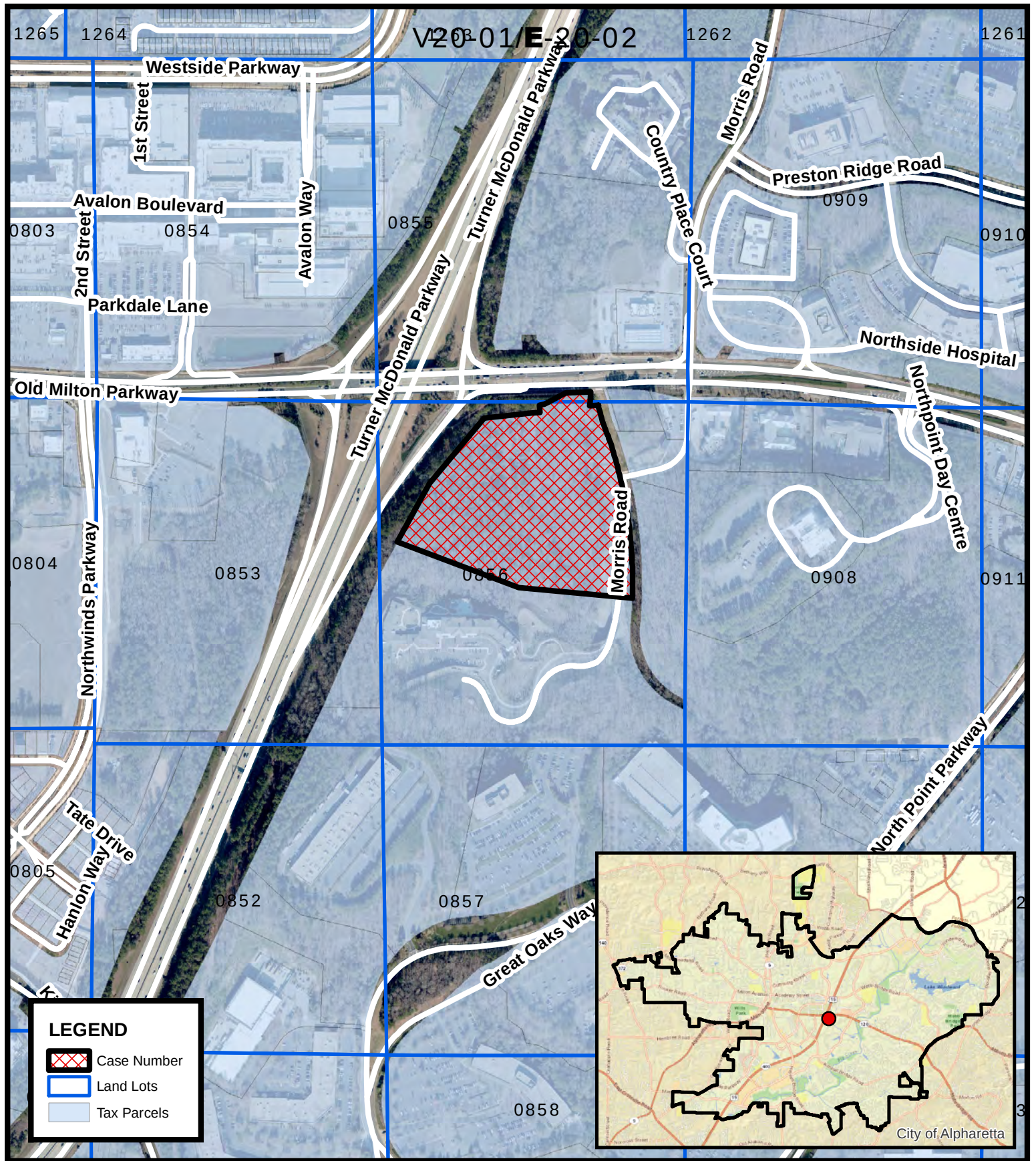
Location Map Provided by:
Community Development - GIS



Future Land Use
Midgard Self Storage- Variance & Exception
11425 Morris Road

V-20-01 / E-20-02
D/LL: 1/2/856
CC: **7/27/20**

Location Map Provided by:
Community Development - GIS



Location Map
Midgard Self Storage- Variance & Exception
11425 Morris Road

V-20-01 / E-20-02
D/LL: 1/2/856 CC:
7/27/20

Location Map Provided by:
Community Development - GIS

Midgard Self Storage Variance and Exception

12.11.19

[illegible]

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: Midgard Self Storage

Contact Name: Lew Pollack

Telephone: 561.212.5350

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.

Of all the surrounding property owners we contacted, we received no response from anyone. We also attended the CZIM and there was no one in attendance that had any concerns with our project.

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify)

CZIM

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: 1/15/2020

Print Form



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

December 10, 2019

Claire Lee Burson
P.O. BOX 1905
CLAYTON, GA. 30525- 1905

RE: **Public Hearing – Midgard Self Storage
Old Milton Parkway and Ga. 400 (southeast corner)
E-20-02/ V-20-01**

Dear Property Owner:

Midgard Self Storage has filed a variance application for the property located on Old Milton Parkway, 1st District, 2nd Section, LL 853, 856, parcel number 12-297008530351 for the purposes of developing a 3 story self storage facility. The proposed variances are to reduce the required number of parking spaces from 91 to 28 and a minor height increase from 35' to 42'. We have attached a site plan drawing for your reference.

The current hearing date for this application is to be Monday January 27th at 6:30 p.m. and the meetings are held at City Hall, 2 Park Plaza, Alpharetta, Georgia 30009.

If you need any further information or have any questions regarding the application please feel free to contact me at your convenience. I can be reached at (770) 641-1942 or slr@aecatl.com.

Sincerely,
AEC, Inc.

A handwritten signature in black ink, appearing to read 'SLR', written over the company name.

Steven L. Rowe, ASLA
Vice President

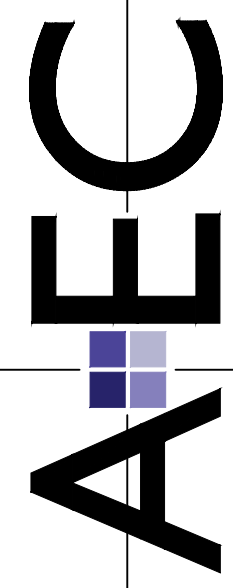
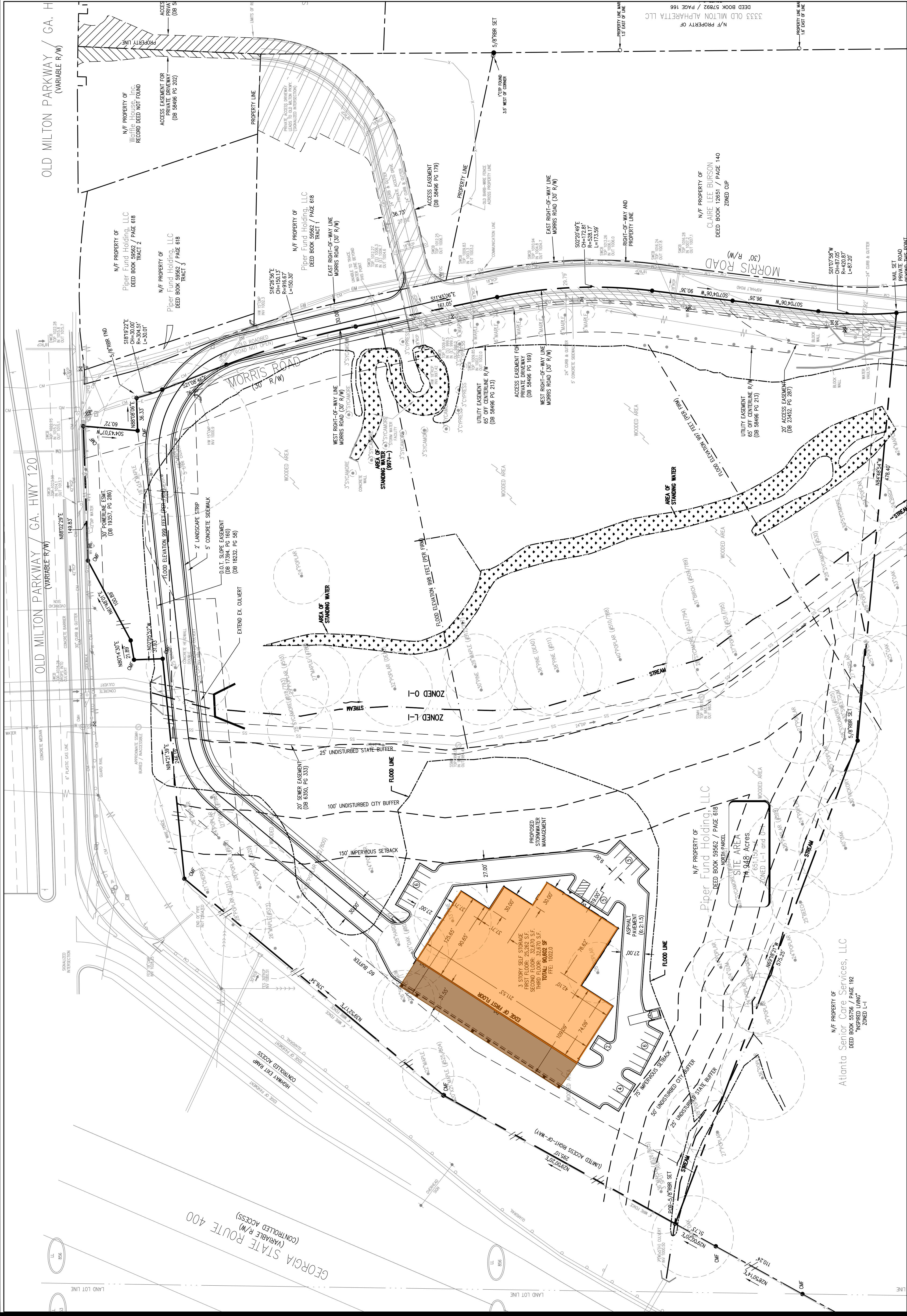
SLR/sch
Attachments

M:\2019 JOBS\19-4303 Midgard Storage\SUBMITTALS\VARIANCE\Neighbors letter Midgard.docx

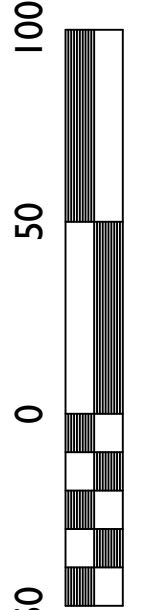
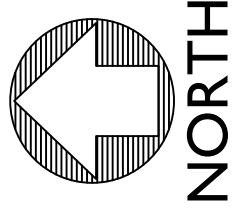


VICINITY MAP - NTS

SITE DATA:	
11425 MORRIS ROAD	
CITY OF ALPHARETTA	
FULTON COUNTY, GEORGIA	
LAND LOT 853 & 856	
1st DISTRICT	2nd SECTION
TOTAL ACRES	14.948
CURRENT ZONING:	L-1 & O&I
PROPOSED USE:	SELF STORAGE
TOTAL PARKING:	28
SITE STANDARDS:	
MINIMUM LOT SIZE:	1 AC
MINIMUM LOT WIDTH:	NONE
MINIMUM SETBACK:	
FRONT:	50' LOCAL STREET
SIDE:	65' ALL OTHER STREETS
REAR:	15'
MAX BUILDING COVERAGE:	35%
PROP. BUILDING COVERAGE:	35%
MAX BUILDING HT:	35'
PROP. BUILDING HT:	42'
(ADMIN VARIANCE)	



CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecat.com



PRELIMINARY SITE PLAN

MidGard SS Alpharetta

ALPHARETTA, GEORGIA

PROJECT INFORMATION

PROJECT NO.:	19-4303
DATE:	11-1-19
SCALE:	1" = 50'
FILE NAME:	19-4303 MIDGARD SS P07.DWG
DESIGN/DRAWN:	slr/sch

ATLANTA SENIOR CARE SERVICES 2 LLC
8380 BAY PINES BLVD FLOOR 3
SAINT PETERSBURG FL 33709

WAFFLE HOUSE INC
P O BOX 6450
NORCROSS GA 30091 6450

3333 OLD MILTON ALPHARETTA LLC
180 GLASTONBURY BLVD STE 201
GLASTONBURY CT 06033

SAMS REAL ESTATE HOLDINGS GEORGIA LLC
7935 COUNCIL PL SUITE 200
MATTHEWS NC 28105

ALPHARETTA LIFEHOPE LAND SPE LLC
3330 PRESTON RIDGE RD SUITE 380
ALPHARETTA GA 30005

Triad Newcastle LLC
100 CHURCH ST SUITE 100
HUNTSVILLE AL 35801

Abed Mohammed A Trustee Et AL
11500 OLIVE BLVD SUITE 188
SAINT LOUIS MO 63141 7147

Burson Claire Lee
P.O. BOX 1905
CLAYTON GA 30525 1905

19-05-20-01 Windward Park Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia



Location Map

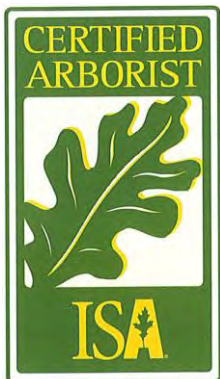


All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: November 5, 6, 2019
Report Date: November 8, 2019
Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen; it is provided as best judgment opinion. Ultimately, the governing body's (Gwinnett County) arborist or representative shall determine whether a tree is classified as a specimen or not.

All specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was $\text{Force} = \text{Diameter} * 613 - 1388$, $r^2 = 0.92$. When only those unions with included bark were analyzed, the regression line was $\text{Force} = \text{Diameter} * 537 - 1285$, $r^2 = 0.76$. There

was a significant difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS (Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24") diameter or larger for trees in all other genera

Understory Trees: 8-inch (8") diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a previous state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



Notes:

- All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
- All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.



Tree Location



North

Not To Scale

**Specimen
Location Plan**

Specimen Analysis

(General Observations: The site is at the beginning of the Pioneer Phase of Succession; Large portion of the site is wetlands with a stream branching through the center. The primary tree species are River Birch, Pine, Sycamore, Poplar, Maple and inferior species of Oaks. There are few understory trees such as Black Cherry and some Sourwoods. There are larger trees on the site, however most of them are infected with disease and insects such as Pine Borers and different trunk Cankers.)

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
923	56" Red Maple	Poor	Poor	Non-Specimen	5 Co-Dominate Leaders with weak crotches and included bark. 1 Dead causing decay in trunk. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	1-3	
925	26"(12"-16") Red Maple	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with weak crotches and included bark. Severe trunk canker. Several main limbs dead/ gone. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	4-5	
924	32"(18"-16") Red Maple	Poor	Poor	Non-Specimen	2 Trees grown together creating 3 Co-Dominate Leaders with 1 dead and fruiting bodies at union. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	6-7	
516	29" Water Oak	Poor	Poor	Non-Specimen	Tree has a 15° lean and several dead limbs. Due to condition tree is not a design consideration.	8-9	
517	31" Water Oak	Fair	Good	Specimen	Minor trunk gall. Due to condition tree is not a design consideration.		
518	29" Sycamore	Good	Good	Specimen	Due to condition, this tree should be taken into design consideration.		
519	12" Sourwood	Poor	Poor	Non-Specimen	Trunk sounds hollow. Trunk has severe 30° lean. Due to condition tree is not a design consideration.	10	
520	36" Tulip Poplar	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders 15' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	11	
521	27" Tulip Poplar	Poor	Poor	Boundary Tree	2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to the location, this tree is a design consideration.		
522	44"(26"-23") Water Oak	Poor	Poor	Non-Specimen	2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. One has severe decay caused by dead limb. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	12-13	

Specimen Analysis

(General Observations: The site is at the beginning of the Pioneer Phase of Succession; Large portion of the site is wetlands with a stream branching through the center. The primary tree species are River Birch, Pine, Sycamore, Poplar, Maple and inferior species of Oaks. There are few understory trees such as Black Cherry and some Sourwoods. There are larger trees on the site, however most of them are infected with disease and insects such as Pine Borers and different trunk Cankers.)

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
523	26" Red Maple	Fair	Poor	Non-Specimen	2 Co-Dominate Leaders with 1 dead, weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	14	
794	22" Red Maple			Boundary Tree	Possible Boundary Tree		
524	30" Willow Oak	Good	Good	Specimen	Due to condition, this tree should be taken into design consideration.		
795	29" Hickory	Fair	Poor	Non-Specimen	2 Co-Dominate Leaders with a weak crotch. Hollow cavity at leader union holding water. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	15	
525	36" Red Maple	Poor	Poor	Non-Specimen	2 Trees grown together creating 2 Co-Dominate Leaders with Sweet Gum growing in trunk, weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	16	
526	37"(23"-16"-12") Red Maple	Poor	Poor	Non-Specimen	2 Trees grown together creating 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	17	
527	29" Sycamore	Good	Fair	Specimen	Poor leader union 40' up with no inclusion. Due to condition, this tree should not be taken into design consideration.	18	
528	34" Tulip Poplar	Fair	Poor	Non-Specimen	2 Co-Dominate Leaders 60' up with weak crotches and included bark. Dead main and minor limbs. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	19	
529	28" Sycamore	Fair	Fair	Specimen	Some missing limbs missing possibly causing decay in trunk. Due to condition tree is not a design consideration.	20	
530	27" Sycamore	Fair	Poor	Non-Specimen	2 Co-Dominate Leaders 20' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	21	

Specimen Analysis

(General Observations: The site is at the beginning of the Pioneer Phase of Succession; Large portion of the site is wetlands with a stream branching through the center. The primary tree species are River Birch, Pine, Sycamore, Poplar, Maple and inferior species of Oaks. There are few understory trees such as Black Cherry and some Sourwoods. There are larger trees on the site, however most of them are infected with disease and insects such as Pine Borers and different trunk Cankers.)

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
531	36" Tulip Poplar	Fair	Poor	Non-Specimen	2 Co-Dominate Leaders 50' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	22	
532	28" Sycamore	Poor	Poor	Non-Specimen	Central leader topped. Due to condition tree is not a design consideration.	23	
533	30" Pine	Poor	Poor	Non-Specimen	Symptoms of Pine Borers with numerous surrounding Pines dead. Due to the condition, this tree is a design consideration.		
515	26" Red Maple	Fair	Poor	Non-Specimen	2 Co-Dominate Leaders with weak crotches and included bark. Decay in trunk from dead limbs. Trunk sounds hollow. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	24	
514	26" Water Oak	Good	Good	Specimen	Wire grown into trunk. Due to condition, this tree should be taken into design consideration.		
513	44"(28"-14") Tulip Poplar	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with weak crotches and included bark. Deep hollow cavity in trunk. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	25	
796	25" Red Maple	Poor	Poor	Non-Specimen	Was a 2 Co-Dominate tree that has split causing large cavity with decay.	26	
512	28" Red Maple	Poor	Poor	Non-Specimen	Tree has a 20° lean. 3 Co-Dominate Leaders with weak crotches and included bark. The main leaders grown together creating poor union and entry point for insects and disease. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	27-28	
510	46" Tulip Poplar	Poor	Poor	Non-Specimen	3 Co-Dominate Leaders with severe decay in crotch creating hollow trunk. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to condition tree is not a design consideration.	29-30	
509	30" River Birch	Fair	Fair	Specimen	Due to condition tree is a design consideration.		
508	36" Sycamore	Good	Good	Specimen	Due to condition, this tree should be taken into design consideration.		

Specimen Analysis

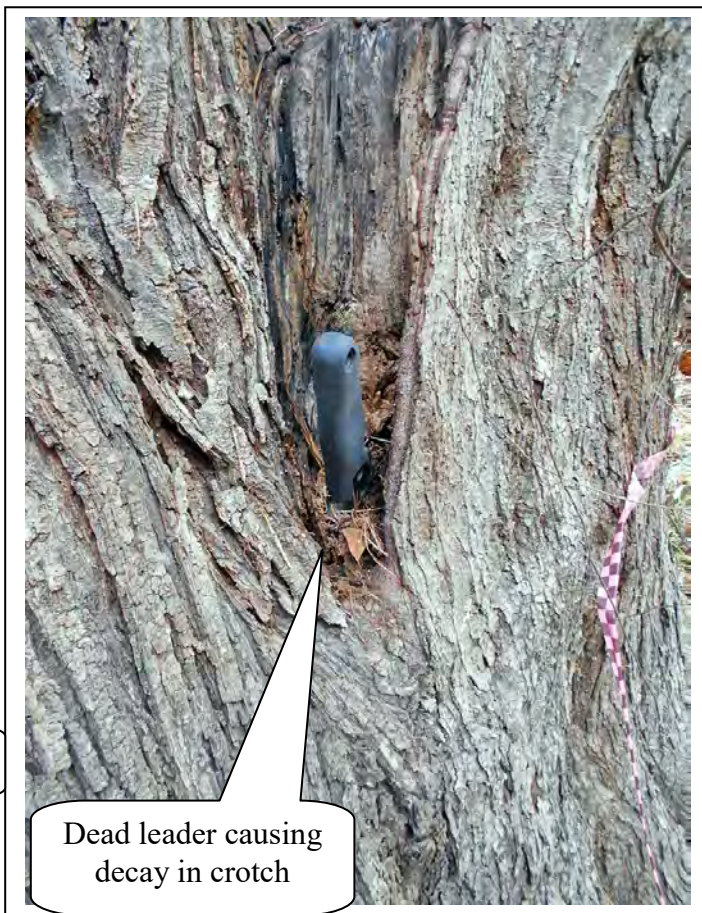
(General Observations: The site is at the beginning of the Pioneer Phase of Succession; Large portion of the site is wetlands with a stream branching through the center. The primary tree species are River Birch, Pine, Sycamore, Poplar, Maple and inferior species of Oaks. There are few understory trees such as Black Cherry and some Sourwoods. There are larger trees on the site, however most of them are infected with disease and insects such as Pine Borers and different trunk Cankers.)

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
507	24" River Birch	Fair	Poor	Boundary Tree	Possible Boundary Tree. Several main limbs are dead/ gone. Due to the location, this tree is a design consideration.	31	
506	25" Red Maple	Fair	Fair	Boundary Tree	Possible Boundary Tree. 2 Co-Dominate Leaders with included bark and decay in crotch. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Due to the location, this tree is a design consideration.	32	
505	30" River Birch	Good	Good	Specimen	Due to condition, this tree should be taken into design consideration.		
979	27" Willow	Good	Good	Specimen	Due to species, tree should not be a design consideration.		



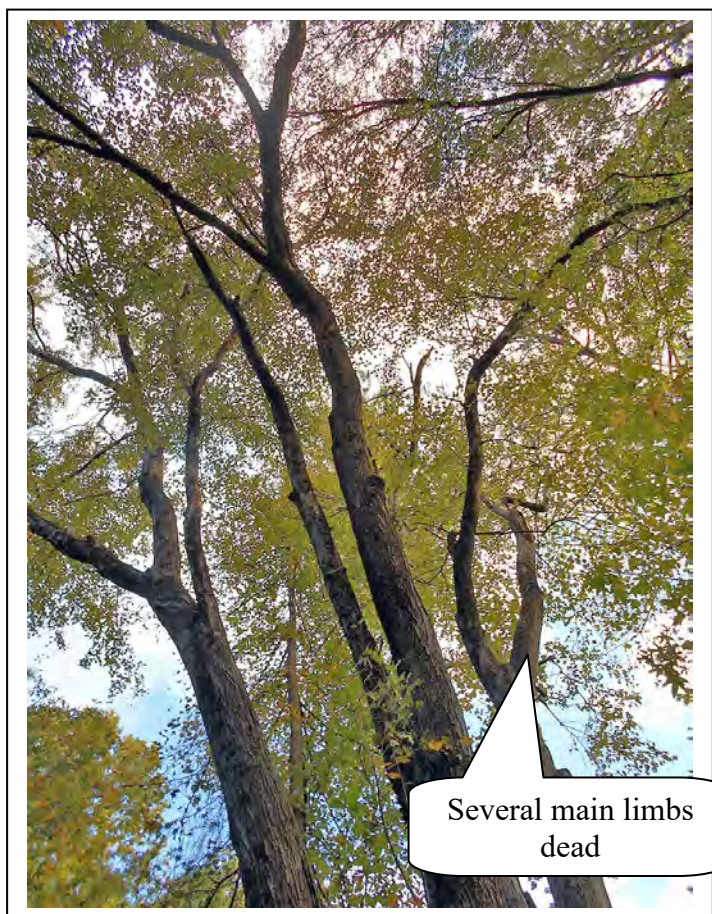
Multiple trees

Photo 1



Dead leader causing decay in crotch

Photo 2



Several main limbs dead

Photo 3



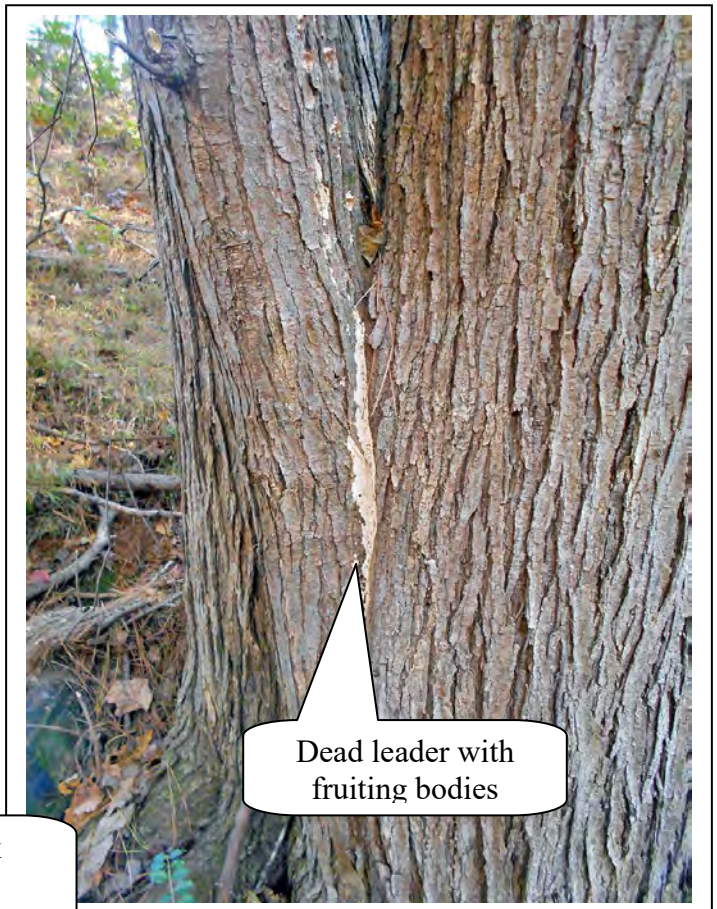
Numerous Trunk Cankers and Galls

Photo 4



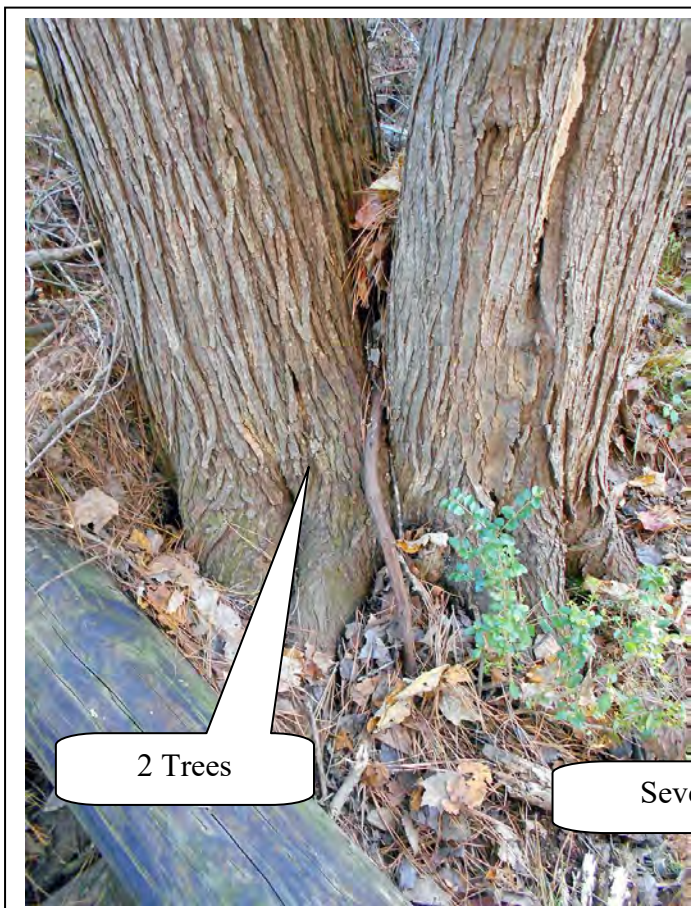
Severe Trunk
Canker

Photo 5



Dead leader with
fruiting bodies

Photo 6



2 Trees

Photo 7



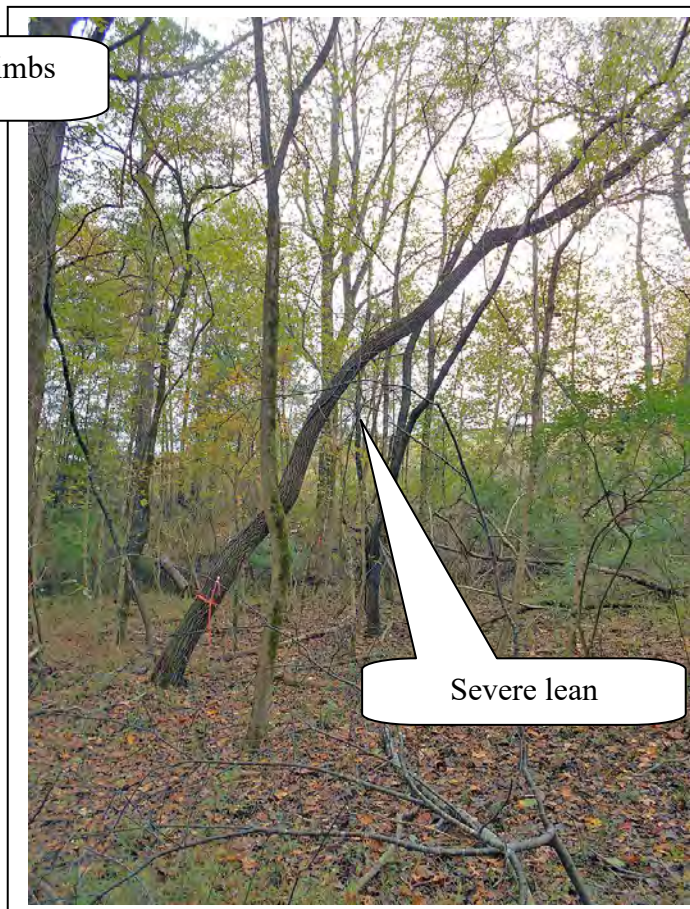
Severe lean

Photo 8



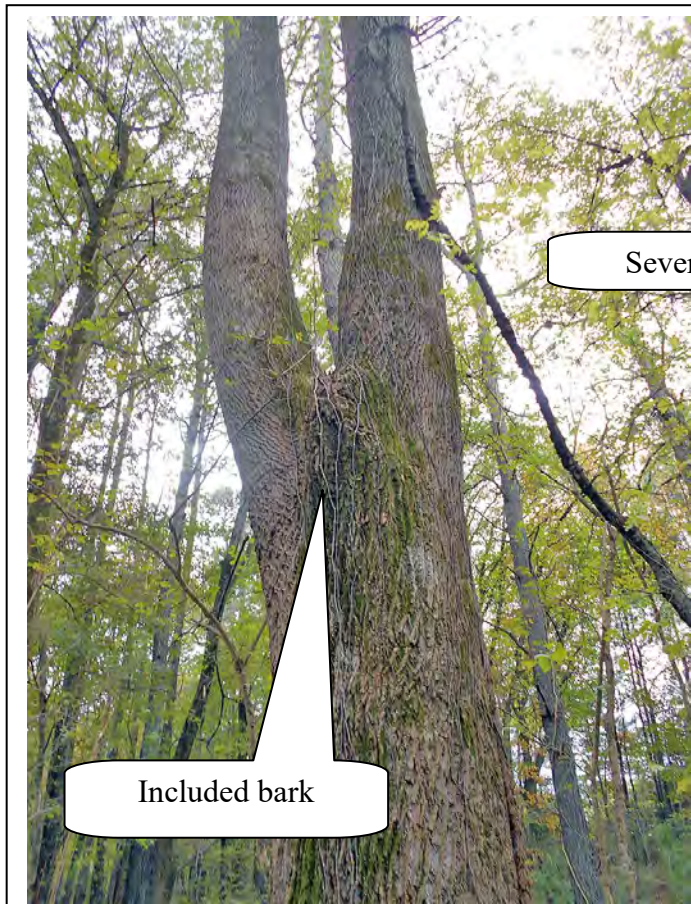
Dead main limbs

Photo 9



Severe lean

Photo 10



Included bark

Photo 11



Severe decay

Photo 12



Photo 13



Photo 14



Photo 15

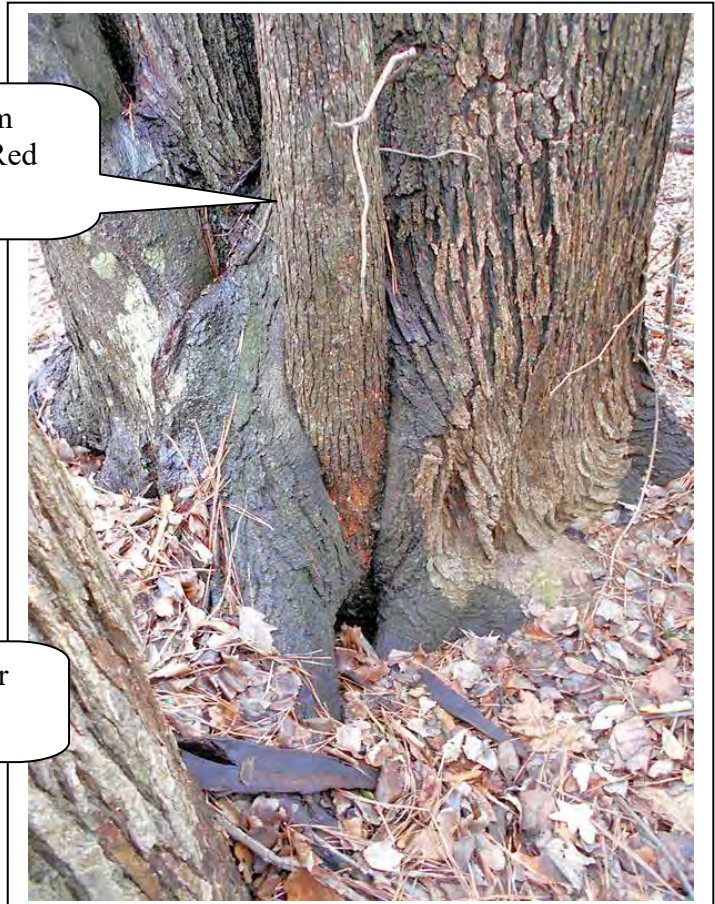


Photo 16



Photo 17

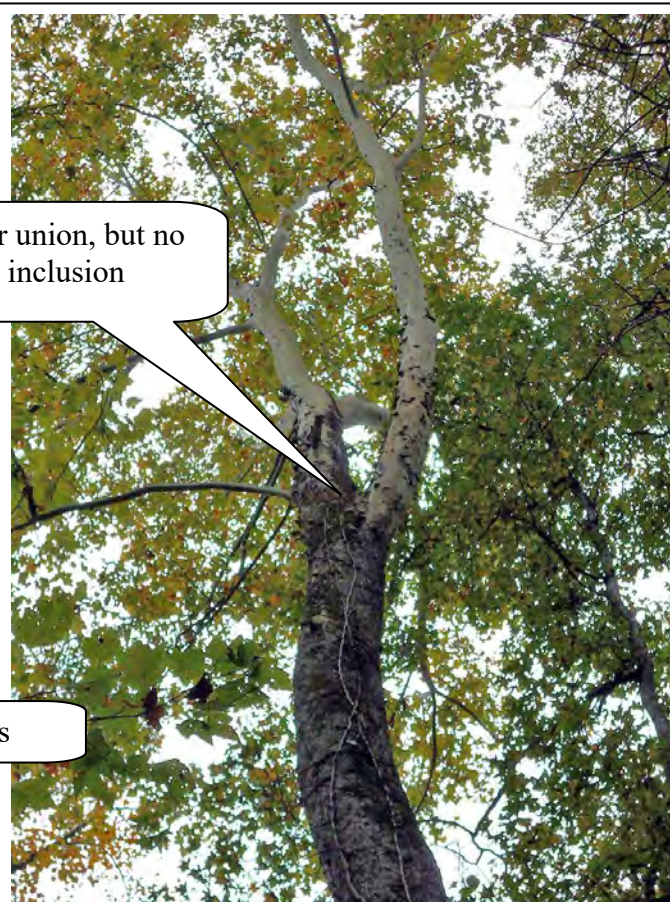


Photo 18

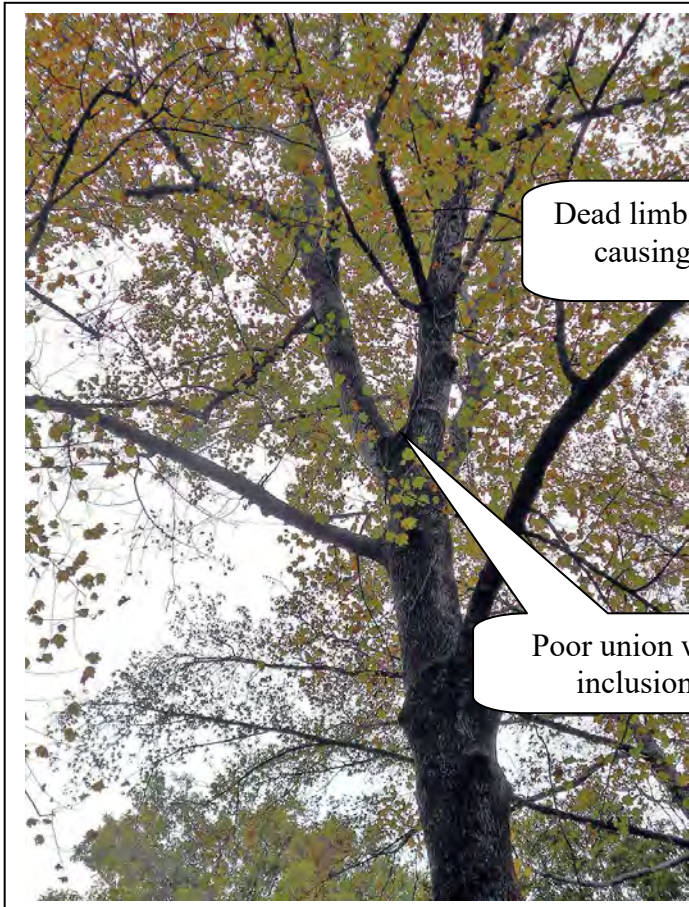


Photo 19



Photo 20

Poor union, but no inclusion

2 Trees

Dead limbs possibly causing decay

Poor union with inclusion

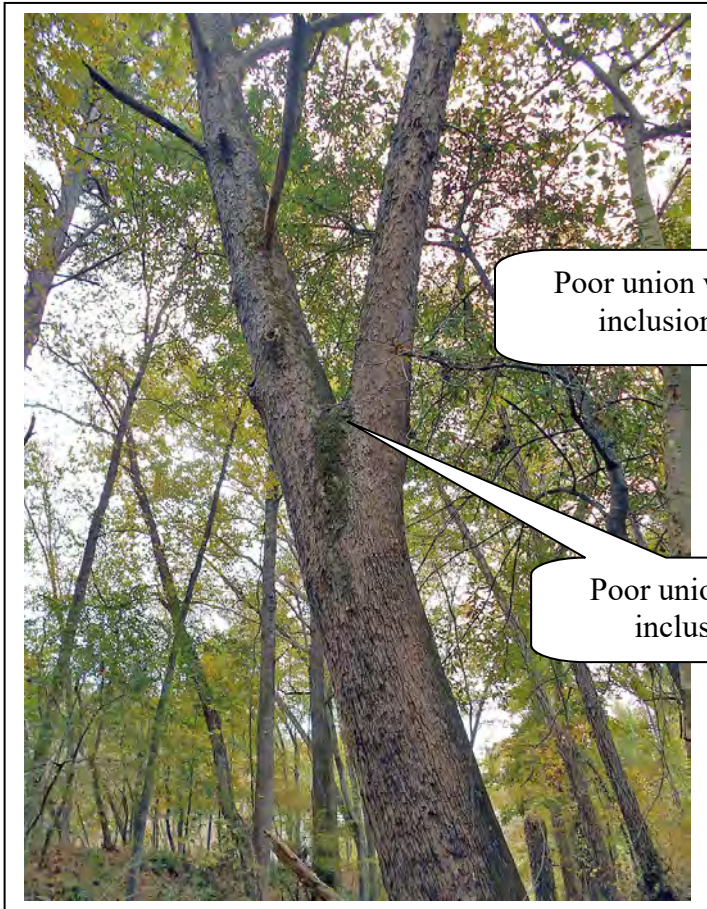


Photo 21

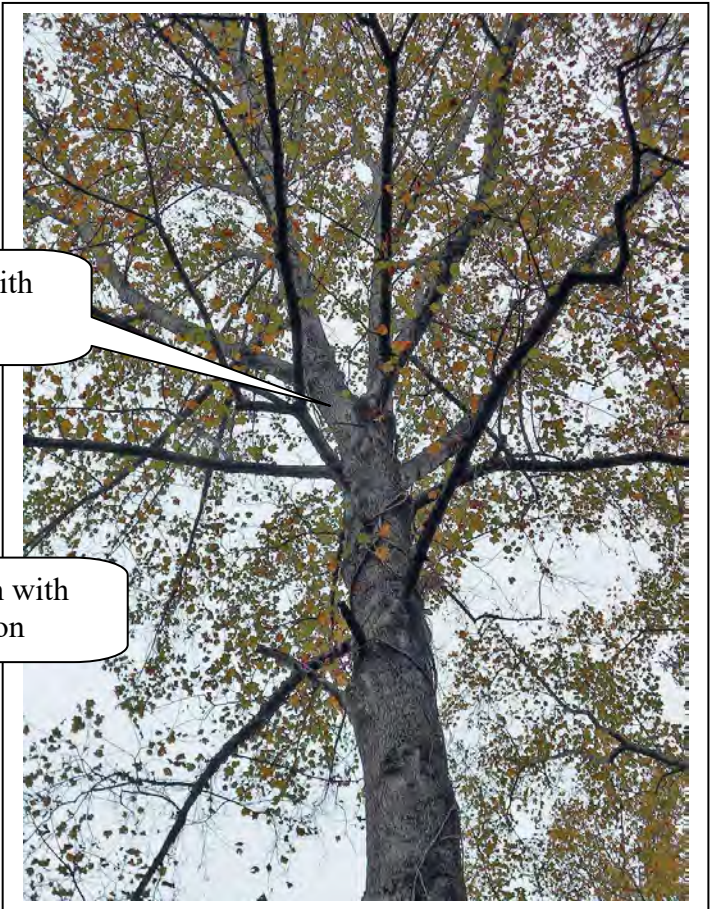


Photo 22

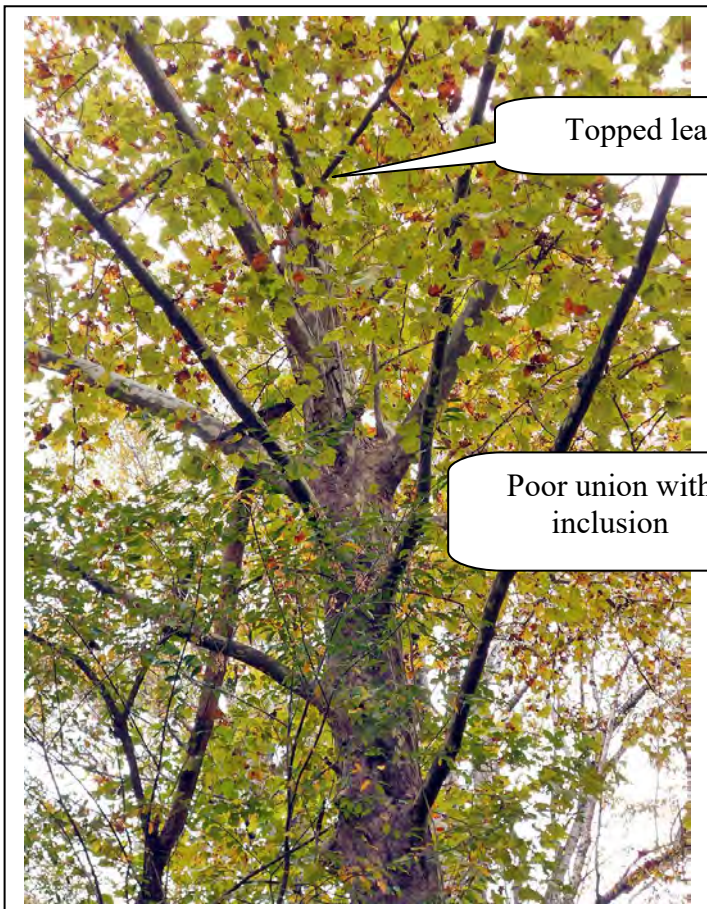
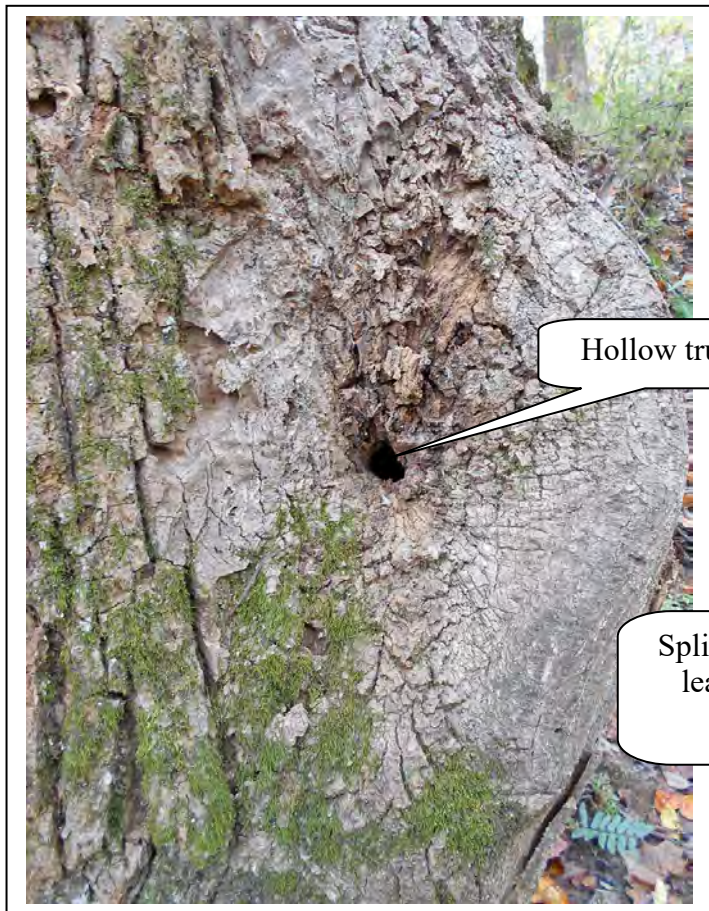


Photo 23



Photo 24



Hollow trunk

Split Co-Dominate
leaders causing
decay

Photo 25

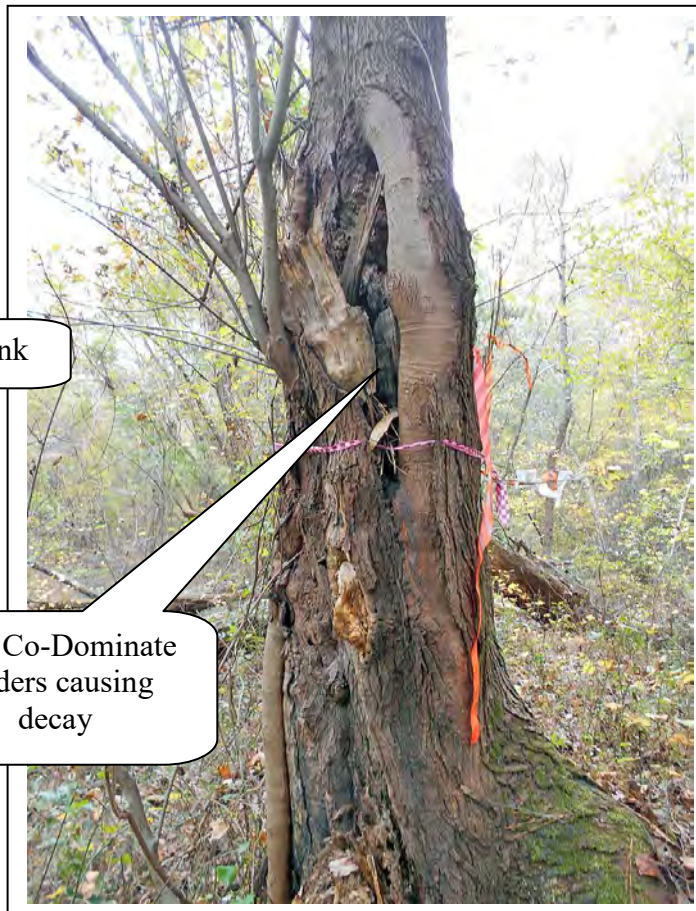
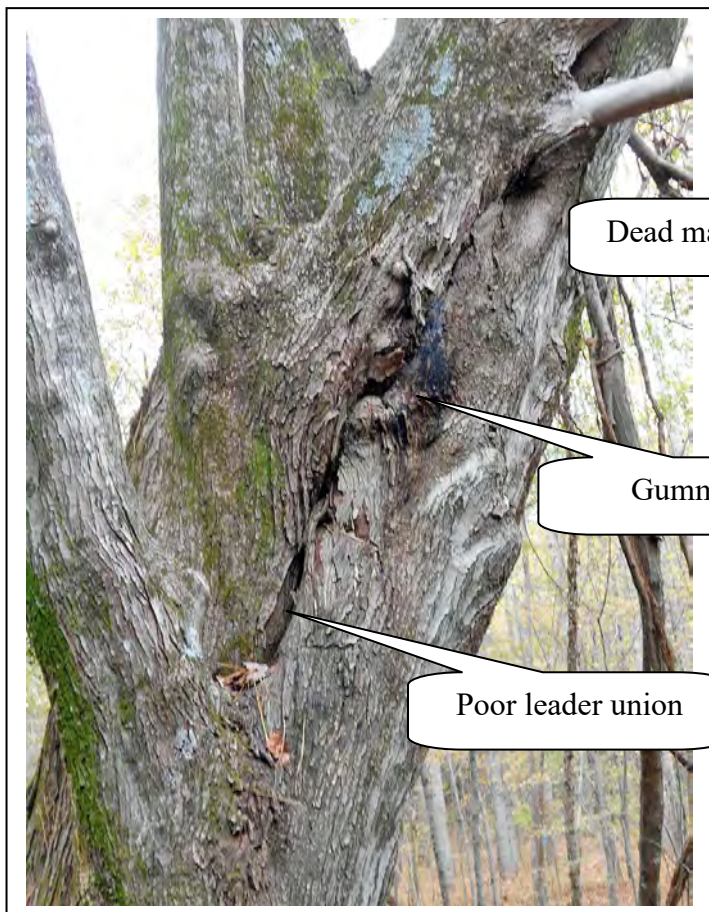


Photo 26



Dead main limbs

Gummosis

Poor leader union

Photo 27

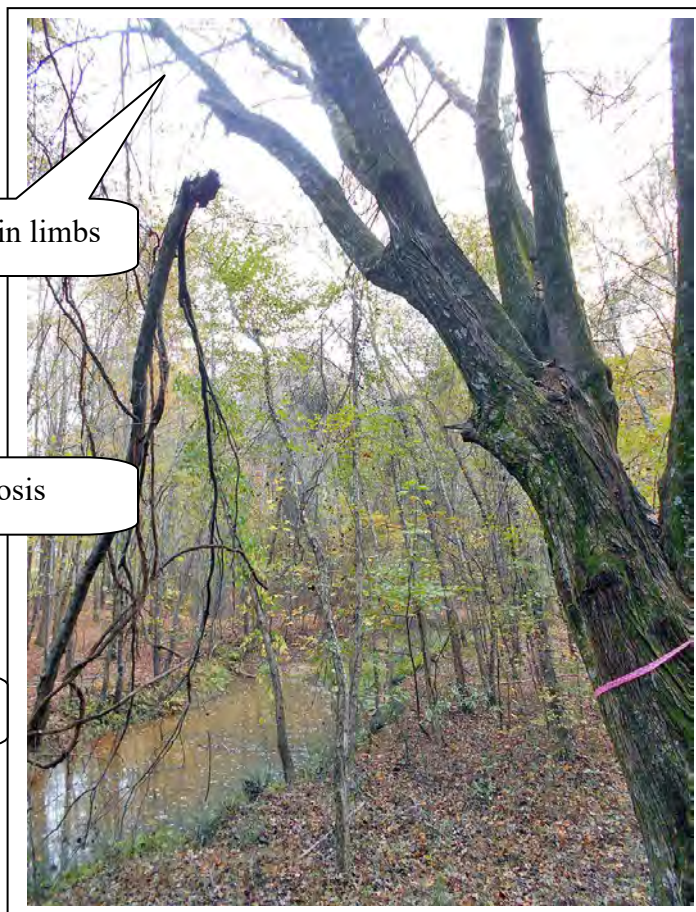


Photo 28



Hollow trunk

Dead leader causing decay in trunk

Photo 29



Photo 30



Dead main limbs

Photo 31

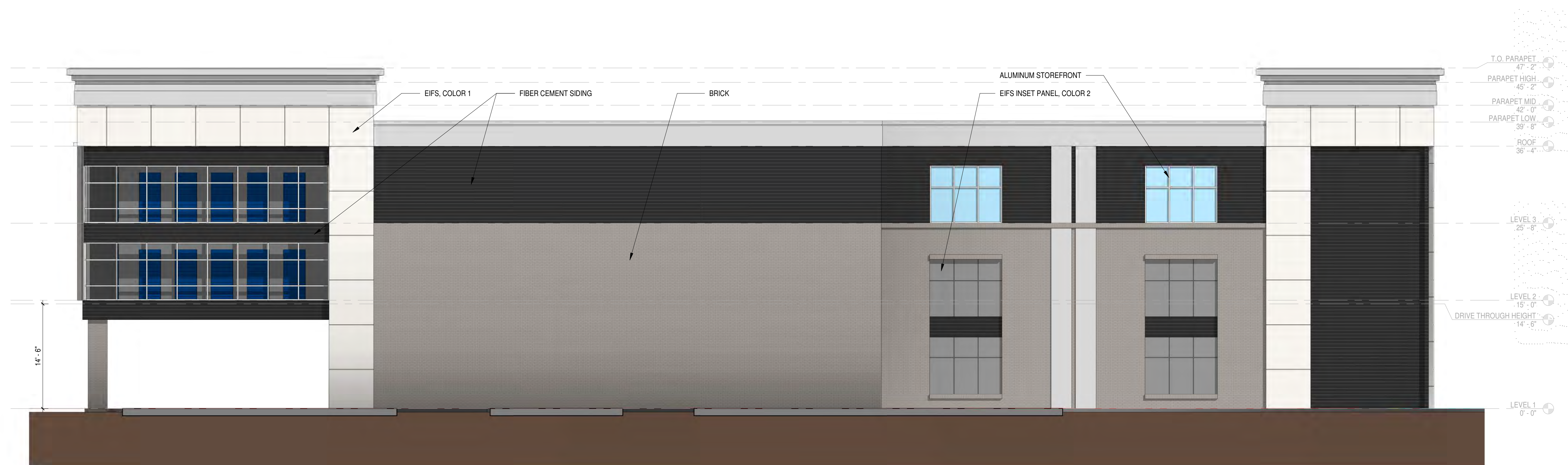


Decay in crotch

Photo 32



ELEVATION - WEST



ELEVATION - SOUTH



ELEVATION - EAST

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ELEVATION - NORTH



PERSPECTIVE VIEW

CONSULTANT LOGO

SEALS

LEVEL 1
0' - 0"

DRIVE THROUGH HEIGHT
14' - 6"

LEVEL 2
15' - 0"

LEVEL 3
25' - 0"

T.O. PARAPET
47' - 2"
PARAPET HIGH
45' - 2"
PARAPET MID
42' - 0"
PARAPET LOW
39' - 8"
ROOF
36' - 4"

AVANTI SS

ALPHARETTA, GA

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

SHEET TITLE:
ELEVATIONS

SHEET NO. PROJ. NO.

P004

NOT FOR CONSTRUCTION



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

February 14, 2020

The Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

RE: **Midgard Self Storage
Parking Reduction Variance Application Amendment
Constitutional Assertions**

Dear Mayor and Councilpersons:

Midgard Self Storage, the Applicant, seeks a parking reduction variance and a building height variance on approximately 14 ½ acre infill property at the southeast corner of Old Milton Parkway and Georgia would like to amend the application to include their Constitutional Rights.

The applicant respectfully submits that the failure to approve the parking and height variance would be unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the Alpharetta City Council without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal by the Alpharetta City Council to approve the variance application for the Property in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. The application of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, or to any zoning classification other than the classification as proposed by the Applicant

is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

For all the foregoing reasons, it is submitted on behalf of the Applicant that the variance application of the applicant meets the requirements of the Alpharetta Unified Development Code. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to grant the requested variance. If action is not taken by the City Council to grant the variance within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and other damages in an amount no less than Ten Million Dollars (\$10,000,000) arising out of the unlawful deprivation of the Applicant's property rights.

We thank you for your consideration in this matter and respectfully request that the parking and height variance be granted as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,
AEC, Inc.



Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr

M:\2019 JOBS\19-4303 Midgard Storage\DOCS\Re-Zoning and Variance Letter of Intent-constitutional assertions.docx



NOT FOR CONSTRUCTION

Don Rolader

From: Lew Pollack <lpollack@reliant-mgmt.com>
Sent: Wednesday, July 29, 2020 1:09 PM
To: 'don@roladerandrolader.com'
Subject: Midgard Self Storage response to staff

Hello Mr. Woodman;

In response to your request for an explanation of our standard truck rental procedures in our office, our proposed office set up is more akin to what you might see at a Verizon or Apple store in looks and a showroom feeling. There is no dedicated work area or desk devoted to any one sales function such as U-Haul. Rather, there are circular tables for the convenience of our customers while they await service. Our staff carry a tablet which contains all software necessary to enroll a new customer for a storage rental unit as well as a U Haul dealer software program which allows our staff to complete a truck reservation.

Because the great percentage of our customers are women, we try very hard to give each sales area a welcoming and warm appearance. We can easily accomplish this goal with ground up development. However, when we purchase an existing facility, such as Roswell, we are somewhat limited in what we can do to accomplish the sales environment we would like. The Alpharetta store will be a new facility of our design unlike the Roswell sales environment which I understand you visited. Roswell was an existing facility when we acquired it. That said, neither Roswell, nor any of our facilities, planned or existing, has a dedicated portion of office space nor a computer specifically allocated for truck rental business. Additionally, our stores never have a staff member assigned solely to attend to U-Haul business. I am happy to answer any questions you might still have about our operations.

Best wishes,

Lewis Pollack

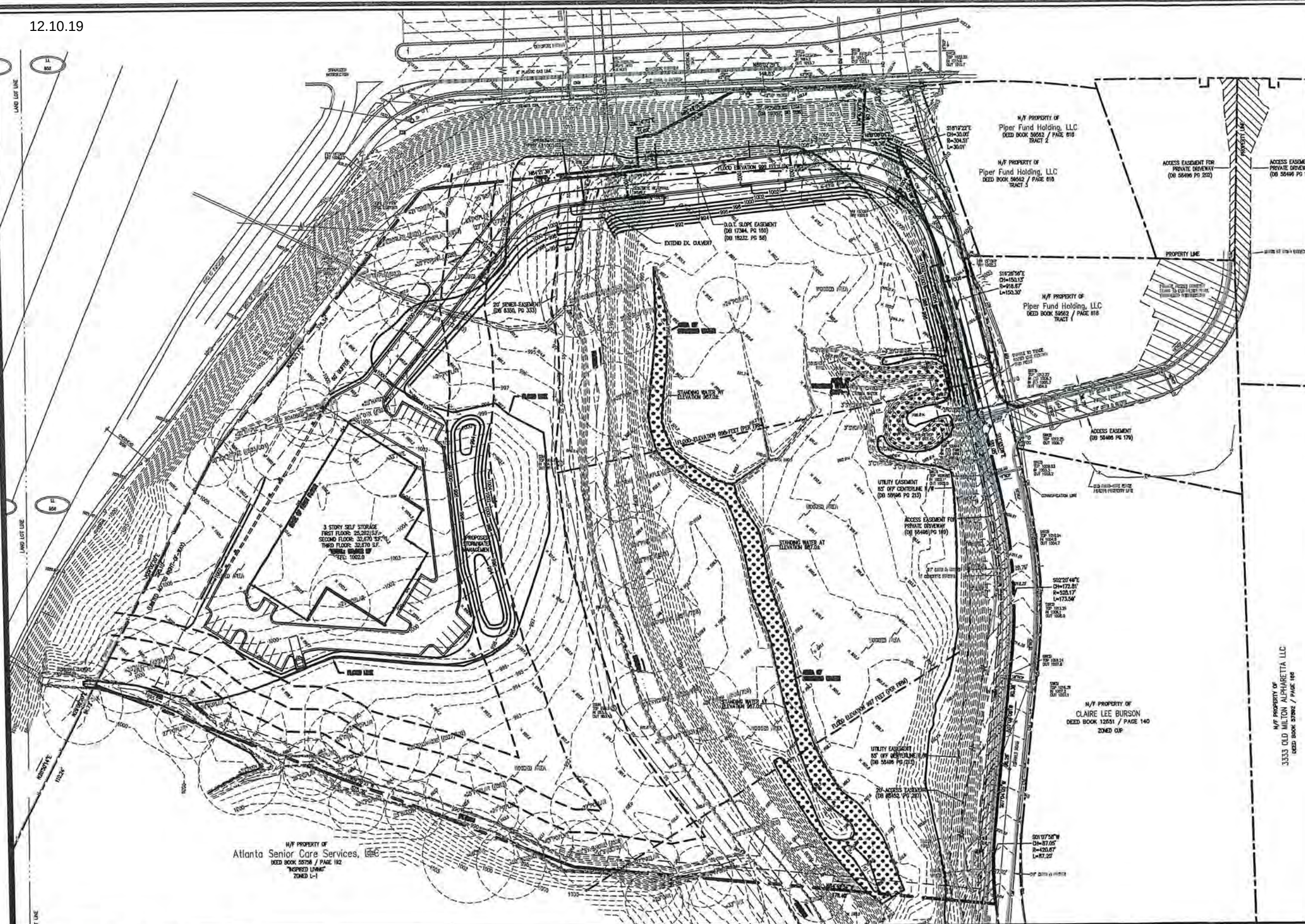
LEW G. POLLACK
MANAGING PRINCIPAL
1146 Canton Street
Roswell, GA 30075
Lpollack@Reliant-mgmt.com
Office: 770-699-2276
Cell: 561-212-6350

RELIANT

RELIANT

12.10.19

E-20-02/V-20-01
Midgard Self Storage
Parking Exception & Variance



VICINITY MAP - NTS

SITE DATA:

11425 MORRIS ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 853 & 856
1st DISTRICT 2nd SECTION

TOTAL ACREAGE:	14.948
CURRENT ZONING:	L-1 & O&I
PROPOSED USE:	SELF STORAGE
TOTAL PARKING:	28

SITE STANDARDS:

MINIMUM LOT SIZE:	1 AC
MINIMUM LOT WIDTH:	NONE
MINIMUM SETBACK:	
FRONT:	50' LOCAL STREET
	65' ALL OTHER STREETS
SIDE:	15'
REAR:	15'
MAX BUILDING COVERAGE:	35%
PROP. BUILDING COVERAGE:	3.9%
MAX BUILDING HT:	35'
PROP. BUILDING HT:	42'
(ADMIN VARIANCE)	

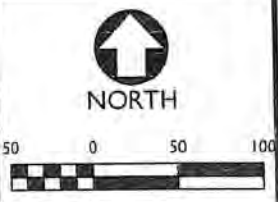
MidGard SS Alpharetta

ALPHARETTA, GEORGIA

PRELIMINARY GRADING PLAN

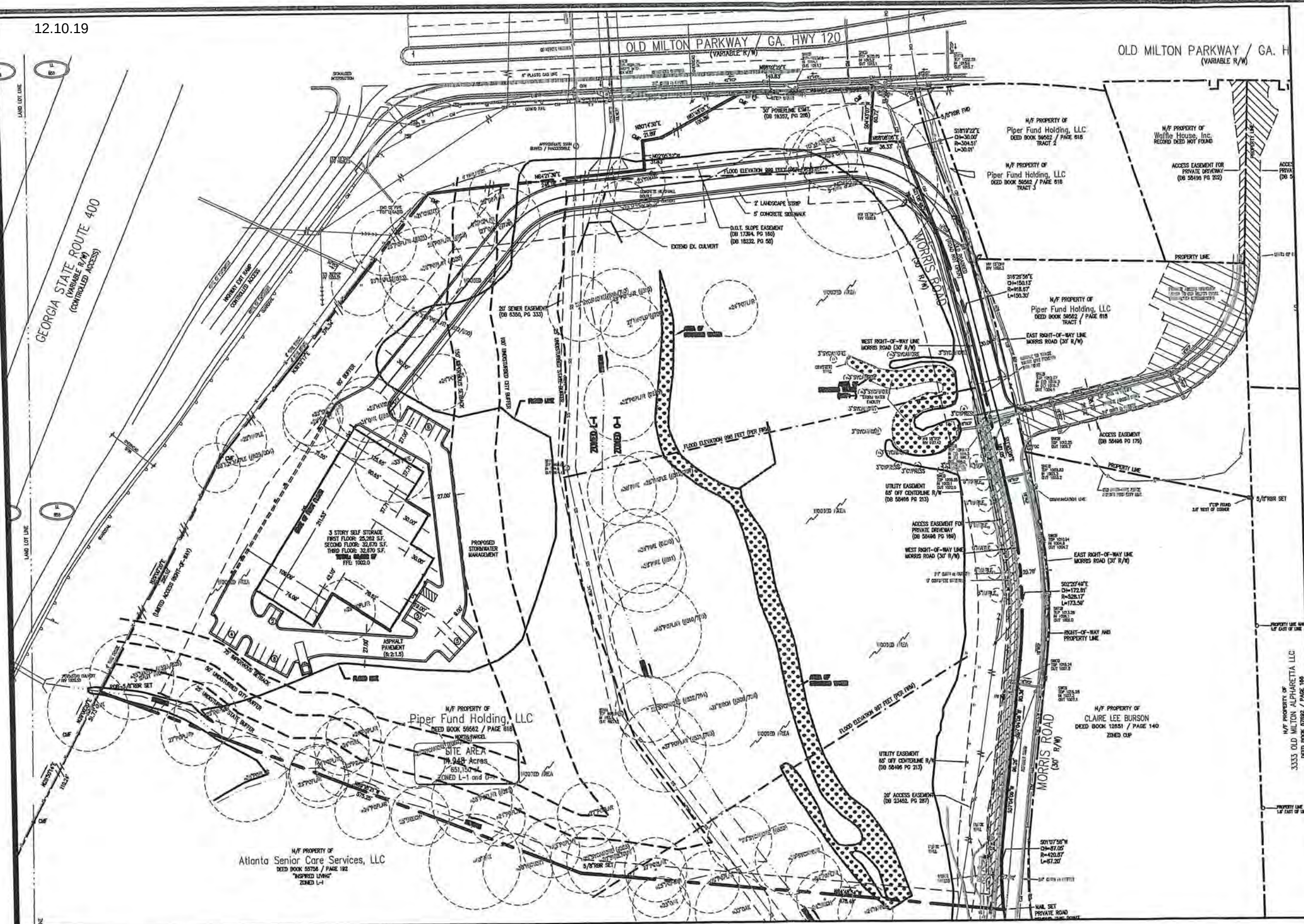
PROJECT INFORMATION

PROJECT NO.:	19-4303
DATE:	11-1-19
SCALE:	1" = 50'
FILE NAME:	19-4303 MIDGARD SS P07.DWG
DESIGN/DRAWN:	slr/sch



12.10.19

E-20-02/V-20-01
Midgard Self Storage
Parking Exception & Variance



VICINITY MAP - NTS

SITE DATA:

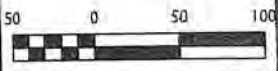
11425 MORRIS ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 853 & 856
1st DISTRICT 2nd SECTION

TOTAL ACREAGE: 14.948
CURRENT ZONING: L-1 & O-1
PROPOSED USE: SELF STORAGE
TOTAL PARKING: 28

SITE STANDARDS:
MINIMUM LOT SIZE: 1 AC
MINIMUM LOT WIDTH: NONE
MINIMUM SETBACK:
FRONT: 50' LOCAL STREET
65' ALL OTHER STREETS
SIDE: 15'
REAR: 15'
MAX BUILDING COVERAGE: 35%
PROP. BUILDING COVERAGE: 3.9%
MAX BUILDING HT: 35'
PROP. BUILDING HT: 42'
(ADMIN VARIANCE)

AEC

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aec.com



PRELIMINARY SITE PLAN

MidGard SS Alpharetta

ALPHARETTA, GEORGIA

PROJECT INFORMATION

PROJECT NO.:	19-4303
DATE:	11-1-19
SCALE:	1" = 50'
FILE NAME:	19-4303 MIDGARD SS P07.DWG
DESIGN/DRAWN:	slr/sch













NOT FOR CONSTRUCTION

7/22/20

AMENDED LETTER OF INTENT

ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW

1865 LOCKEWAY DRIVE, SUITE 601

ALPHARETTA, GEORGIA 30004

Telephone (770) 442-0330

Fax (770) 442-0641

www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

July 22, 2020

Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Variance Application V-20-01/E-20-02 Midgard Self Storage
Amended Letter of Intent

Dear Mayor and Council:

I represent Reliant Real Estate Management LLC which is the Applicant in the above-referenced Variance Applications. This letter shall serve as the Amended Letter of Intent for this Application. It is provided in addition to the original Letter of Intent filed by AEC, Inc. and the Constitutional Objection Letter filed by AEC, Inc. Please incorporate this letter in the zoning file for this application and make it a part thereof.

Without a variance, a total of 91 parking spaces would be required. This is far more than is necessary for a self-storage building, which is a permitted use under the zoning ordinance. Without a variance, it would be impossible to develop the property for a permitted use, which of course would be unlawful. The City routinely grants parking variances for climate controlled self-storage facilities.

We have attached the following in support of our application for a variance:

Exhibit 1. Attached as Exhibit 1 is a letter dated July 1, 2020 from Steven L. Rowe, ASLA, with the engineering firm of AEC, Inc., in which he opines that 28 spaces are more than sufficient. Mr. Rowe also highlights that more spaces cannot be built on the property due to physical constraints on the property and would necessarily cause a reduction to the building size and hence the project's economic viability.

Exhibit 2. Attached as Exhibit 2 is a financial analysis by Applicant, which has extensive and proven experience in developing and operating self-storage facilities. Applicant has more than 48 self-storage facilities in 6 states. The analysis shows that, in addition to a substantial increase in construction costs, reducing the size of the building due to the extra, unneeded spaces would result in a negative financial return on the property, including a multimillion loss in property value. A modification necessary to meet the City's requirement, without any variance, would force a reduction of 18,150 net rentable square footage, or almost 1/3 of the current net rentable square footage. The

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AMENDED LETTER OF INTENT

project would fail to even meet the minimum financial requirements of profitability.

- Projected loss in monthly gross rental (\$27,000)
- Reduction of 5-year project initial rate of return from 19.6% to a negative loss of (-16.2%)
- Reduction of Residual Value from \$15,469,703 to \$10,310,393 (\$5,159,310 Loss after 5 Years)

Exhibit 3. Attached as Exhibit 3 are photos and parking data on every other comparable self-storage facility within a five mile radius of subject property. This market area includes the entire City of Alpharetta and most all of Fulton County north of the Chattahoochee River. You will note that these comparable facilities were permitted to have far fewer parking spaces than ordinance would dictate for subject site. In fact, the most recently permitted self-storage facility, located within City borders, of approximately the same size, opened in 2018 and has 21 spaces. As the recent drone photos demonstrate, even that number of spaces is more than sufficient for the traffic flow generated on the premises. Self-storage facilities simply do not have many visitors at any given time. A parking requirement for the Applicant should be consistent with that afforded to similar facilities. Otherwise, this would put Applicant at a severe competitive disadvantage to other facilities and would be an obstacle to any reasonable economic development of the property for a permitted use. Similarly situated property owners must be similarly treated.

There is no legitimate or compelling basis for requiring 91 spaces for this facility. The extra spaces will never be used, are not necessary for customers, would be very costly to build and would render the property effectively unusable for a permitted use.

Further, we ask your approval for a variance to increase the height of the building by 1.75 feet to allow moving trucks to access the first floor. The building is not obtrusive and the appearance of the building from GA 400 will not be noticeable. On the same intersection, the Avalon development has a ten story office building, an eight story office building and an eight story hotel on the pin corner.

Automobile sales and leasing (trucks, vans, cars and accessories) is a permitted use in the LI zoning district. Applicant intends to provide space to lease up to four moving trucks to serve the needs of its customers. Applicant objects to any condition which restricts a permitted use on the property. Applicant has not requested a change of zoning category.

Sincerely,



Donald A. Rolader
Attorney for Applicant

cc: Lew Pollack

7/22/20

AMENDED LETTER OF INTENT



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

July 22, 2020

Donald A. Rolader, Esq.
ROLADER & ROLADER, P.C.
1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004

RE: **Midgard, Alpharetta
Parking Requirement**

Dear Don:

AEC, Inc. (AEC) reviewed the Alpharetta Unified Development Code and has determined that 91 parking spaces are required for the proposed Midgard development despite their business model does not require 91 parking spaces. The site plan we are proposing has 28 parking spaces and is sufficient for the proposed self-storage use and given the constraints that exist on the property, meeting the required parking will be impossible without major and costly modifications to the building.

The property is constrained by Flood Plain, Stream Buffers and a required zoning buffer adjacent to Georgia 400. Although the site is almost 15 acres, a majority of the property is not developable and due to the natural constraints, there are no other places to add surface parking (please see the attached exhibit). Our only option would be to significantly impact the building.

To meet the required parking, we would need to eliminate a significant portion of the bottom floor of the building and replace it with parking. This solution would eliminate 15,912 square feet of storage space and convert it to parking spaces under the second and third floors of the building. We have attached this plan option for your reference.

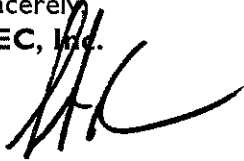
We also reviewed the study prepared by Midgard regarding the existing self-storage facilities within the City of Alpharetta and their actual parking. Of the six (6) facilities studied, the onsite parking ranged from as little as 2 spaces to a maximum of 21 spaces which is consistent with other self-storage facilities we have helped design throughout the metro Atlanta area. After reviewing the study, it is clear that the 91 parking spaces required by the City of Alpharetta is far in excess of what is required to operate the business.

7/22/20

AMENDED LETTER OF INTENT

Meeting the code minimum required parking would be prohibitively costly for the development and more importantly not necessary given the required parking by the self-storage use. It is my professional opinion that the requirement of 91 spaces is excessive and unnecessary for a self-storage use and that the Alpharetta code does not accurately reflect the actual required spaces for self-storage. If you have any questions or need any further information, please feel free to call me at your convenience.

Sincerely,
AEC, Inc.



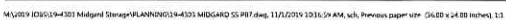
Steven L. Rowe, ASLA
Vice President

cc: Mr. Lew Pollack (Reliant Real Estate Management, LLC)
Ms. Debbie Hanley (Reliant Real Estate Management, LLC)

SLR/slr
Attachments

M:\2019 JOBS\19-4303 Midgard Storage\DOCS\Midgard-Required Parking Letter (7-1-2020).docx

AMENDED LETTER OF INTENT



7/22/20

AMENDED LETTER OF INTENT



CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
 2300 Peachtree Industrial Blvd., Suite 200
 Atlanta, Georgia 30329
 (770) 414-1100 • www.aec.com

NORTH



0 50 100

PARKING PLAN EXHIBIT
FOR INDUSTRIAL USE

Midgard SS Alpharetta

ALPHARETTA, GEORGIA

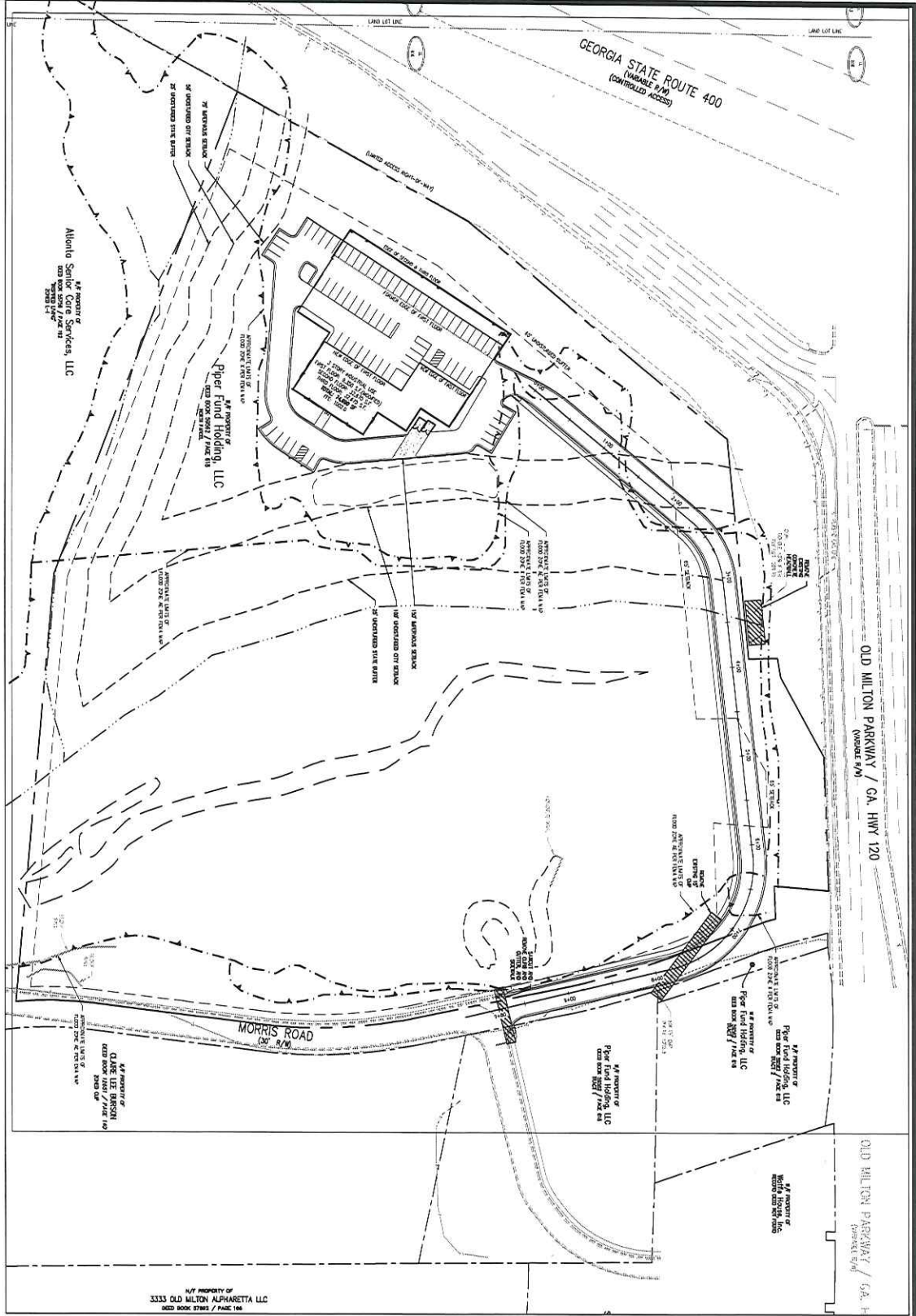
PROJECT NO: 14-100

DATE: 4-8-2020

SCALE: 1" = 50'

FILE NAME: 14-1001 COV ALPHARETTA INDUSTRIAL DWG

DESIGNER: JAVIER BARRON



SITE DATA	
11105 MORRIS ROAD	
CITY OF ALPHARETTA	
ALPHARETTA, GEORGIA	
LAND LOT: 83.1.55.5	
14 DISTRICT: 2-4 SECTION	
TOTAL ACRES: 14.98	
CURRENT ZONING: L-1 B.O.M.	
PROPOSED USE: INDUSTRIAL	
SETBACKS:	
FRONT LOT SETBACK:	15'
REAR LOT SETBACK:	15'
REAR SETBACK:	15'
REAR:	15'

PARKING DATA:	
BUILDING SF:	74,000 SF
PARKING REQUIRED:	1,000 SF = 75
PARKING PROVIDED:	77 SPACES

Midgard Self Storage V-20-01 / E-20-02

Exhibit 2

Financial analysis shows that, in addition to a substantial increase in construction costs, the reduction in the size of the building due to the extra, unneeded spaces would result in a negative financial return on the property, including a multi-million loss in property value.

Year 5 Return Comparison		Original Plans	Add 90 Parking Spots
Starting Gross Potential Rent		\$104,326.00	\$77,787.00
Net Rentable SF	67,500		49,350
Year 5 Project IRR	19.6%		-16.2%
Year 5 Investor IRR	15.2%		-16.2%
Avg Annual ROI	20.2%		-11.7%
Year 5 Cash on Cash Return	10.1%		0.0%
Residual Value	\$15,469,703		\$10,310,393
Debt Coverage Ratio Year 3	0.9		0.48
DCR Year 4	1.26		0.78
DCR Year 5	1.52		0.96
DCR Year 6	1.63		1.03

7/22/20

AMENDED LETTER OF INTENT

Exhibit 3

Midgard Self Storage Parking Requirements for Comparable Self-Storage Facilities

The required parking ratio of 1:1000 (1 parking space/1,000 square feet), or 91 spaces. This is far greater than is necessary for this facility and far greater than the parking spaces required for comparable projects.

Existing parking requirements for self-storage sites located within the City limits:

SITE NAME	ADDRESS	NET LEASABLE SQ. FT.	VISUAL PARKING COUNT FROM JUNE 2020 AERIALS DURING BUSINESS HOURS
Extra Space Storage	10945 Westside Pkwy	104,841	21
Public Storage	530 State Highway 9	111,000	13
U-Store	4400 Kimball Bridge Rd	30,954	2
Extra Space Storage	855 N Main St	64,361	5
Cubesmart	411 State Highway 9	112,375	18
Public Storage	11455 Maxwell Rd	82,226	5

Note the newest self-storage facility built in 2018, at 10945 Westside Parkway, Alpharetta contains 104,841 square feet with a visual parking count of only 21.

Aerial photos of each comparable, which pertinent date, as attached.

V-20-01 / E-20-02: Midgard Self Storage

Extra Space Storage
10945 Westside Parkway, Alpharetta, GA
 (SITE NO. 1)



Year Built ¹ 2018	Net Rentable Square Feet ¹ 104,841	Striped Parking Spaces in Aerial 21	Truck Rental No
---------------------------------	--	--	--------------------

¹Source – Fulton County Georgia Board of Assessors
²Source – Forsyth County Georgia Board of Assessors

V-20-01 / E-20-02: Midgard Self Storage

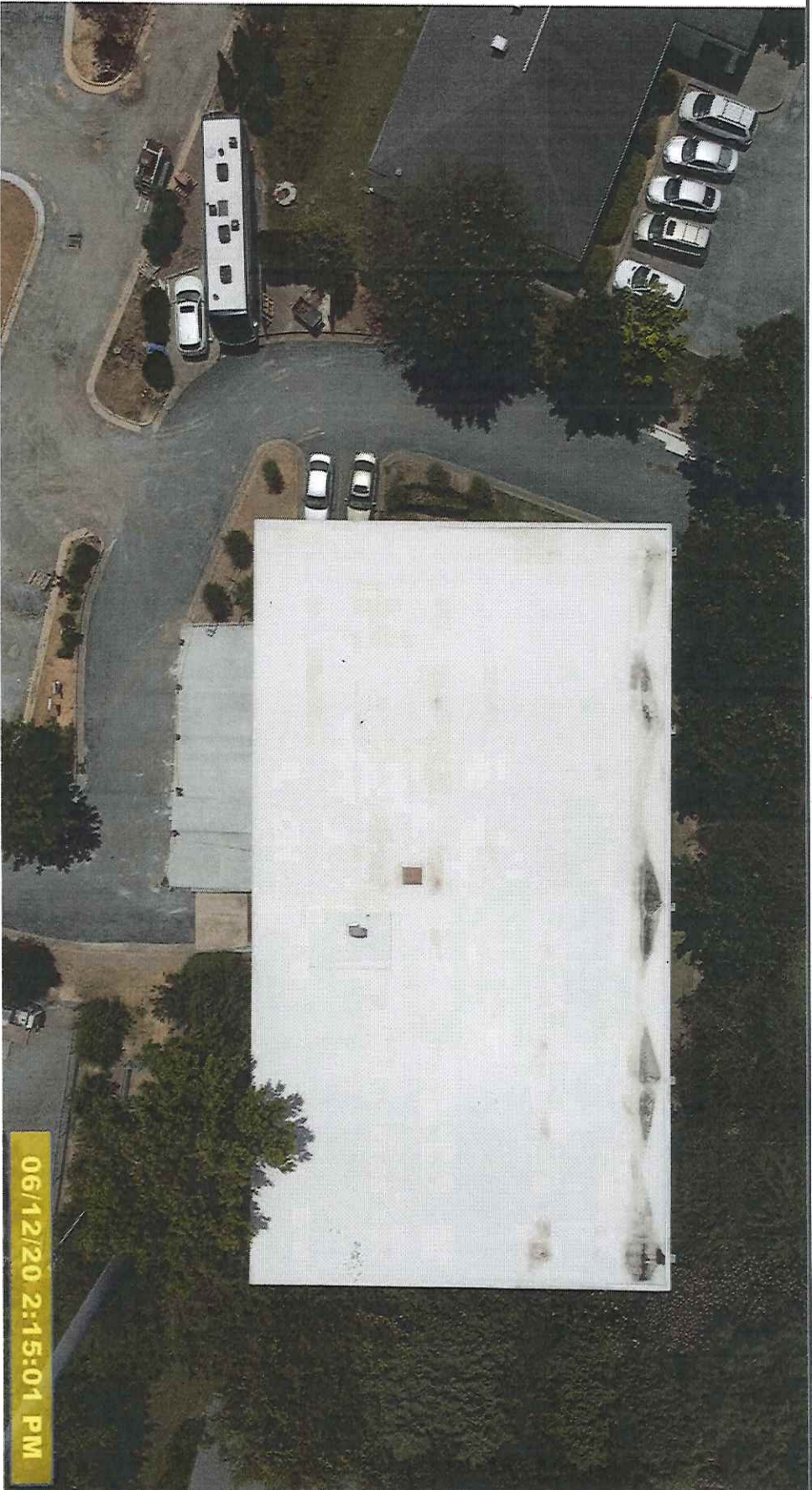
Public Storage
530 State Highway 9 (South Main Street), Alpharetta, GA
(SITE NO. 2)



Year Built ¹ 2004	Net Rentable Square Feet ¹ 111,000	Striped Parking Spaces in Aerial 13	Truck Rental No
---------------------------------	--	--	--------------------

¹Source – Fulton County Georgia Board of Assessors
²Source – Forsyth County Georgia Board of Assessors

U-Store
4400 Kimball Bridge Road, Alpharetta, GA
 (SITE NO. 3)



Year Built ¹ 2001	Net Rentable Square Feet ¹ 30,954	Striped Parking Spaces in Aerial 2	Truck Rental No
---------------------------------	---	---------------------------------------	--------------------

¹Source – Fulton County Georgia Board of Assessors

²Source – Forsyth County Georgia Board of Assessors

Extra Space Storage
855 North Main Street, Alpharetta, GA
(SITE NO. 4)



Year Built ¹ 2000	Net Rentable Square Feet ¹ 64,361	Striped Parking Spaces in Aerial 5	Truck Rental No
---------------------------------	---	---------------------------------------	--------------------

¹Source – Fulton County Georgia Board of Assessors
²Source – Forsyth County Georgia Board of Assessors

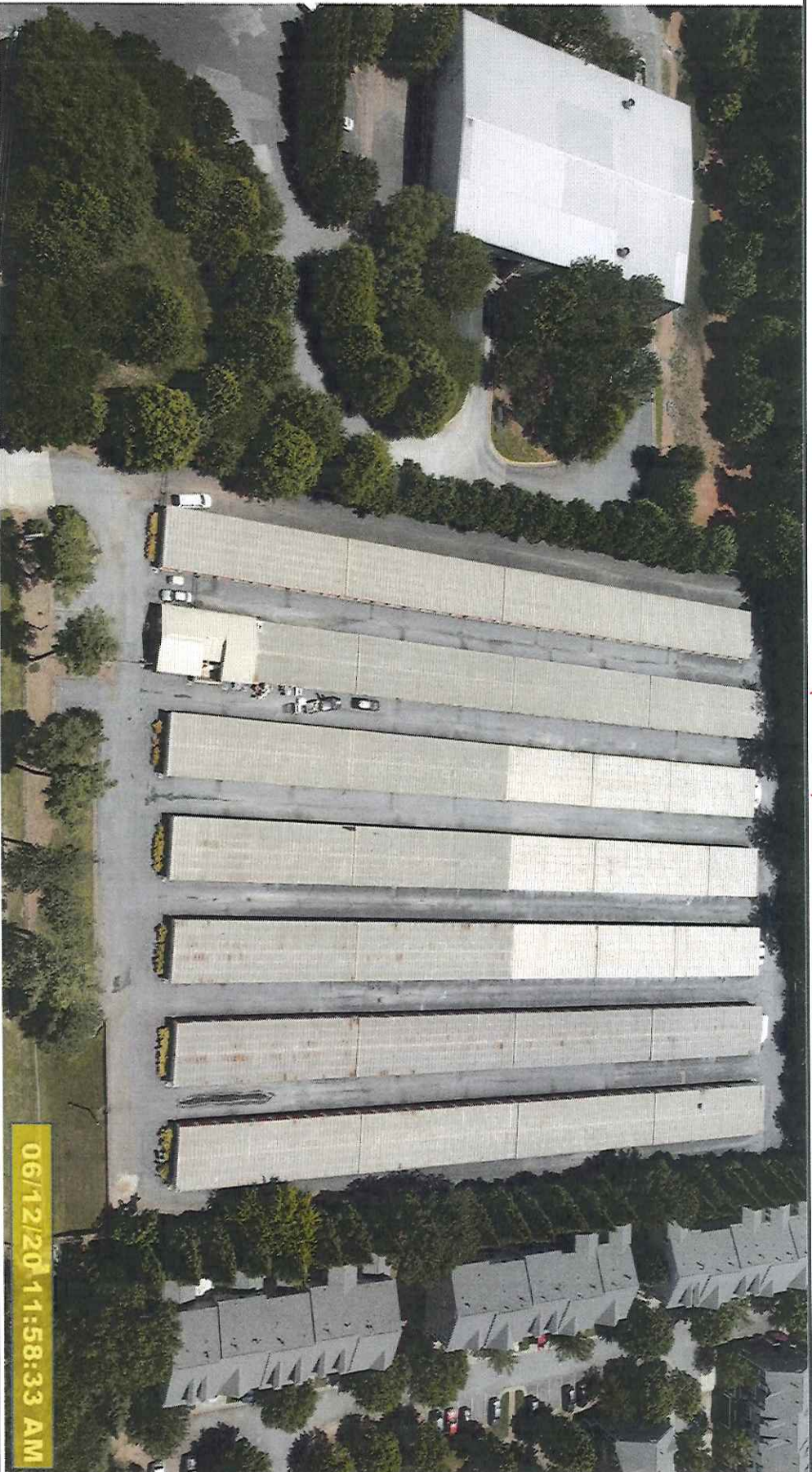
Cubesmart
411 State Highway 9 (South Main Street), Alpharetta, GA
 (SITE NO. 5)



Year Built ¹ 1995, 1997	Net Rentable Square Feet ¹ 112,375	Striped Parking Spaces in Aerial 18	Truck Rental No
---------------------------------------	--	--	--------------------

¹Source – Fulton County Georgia Board of Assessors
²Source – Forsyth County Georgia Board of Assessors

Public Storage
11455 Maxwell Road, Alpharetta, GA
(SITE NO. 6)



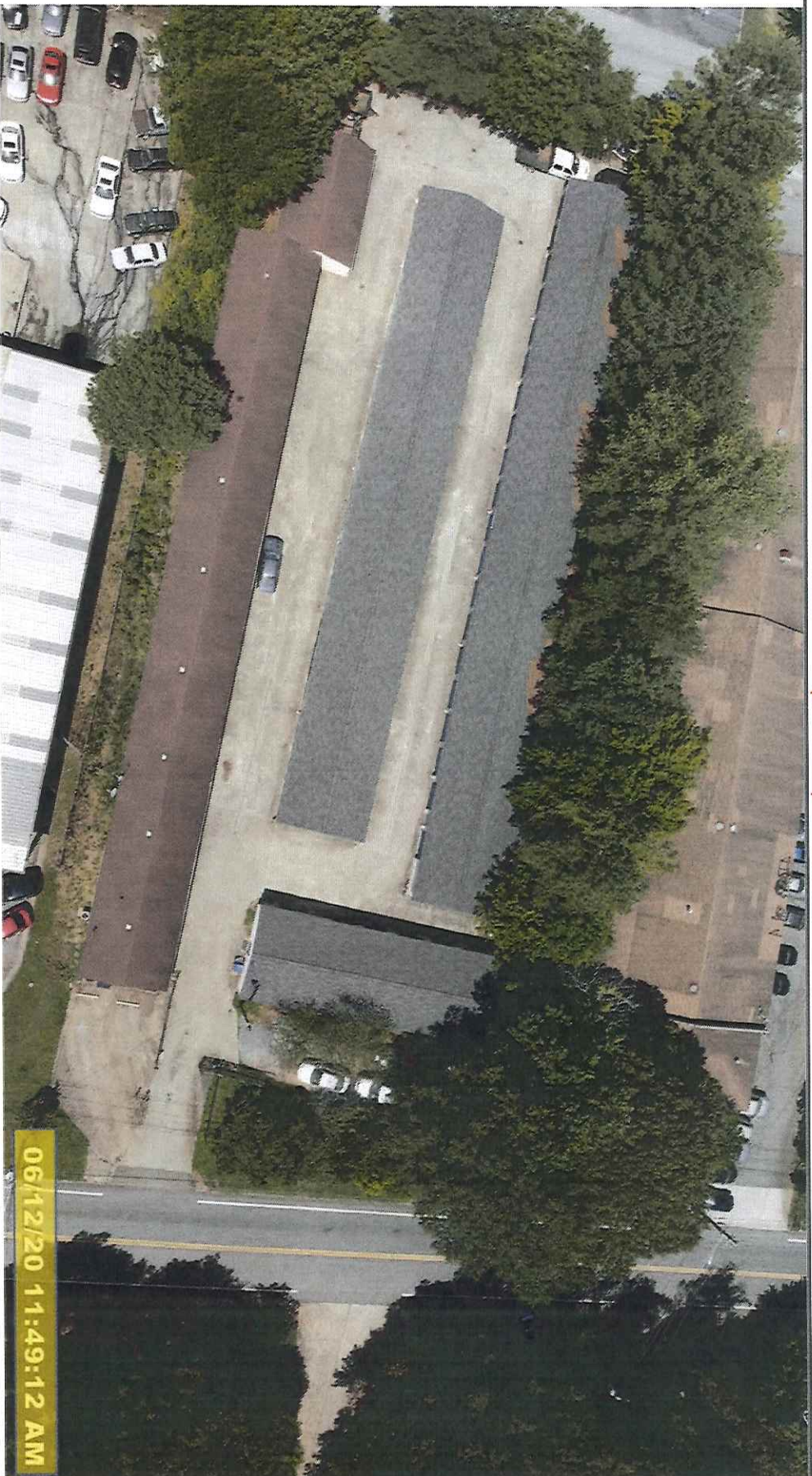
Year Built ¹ 1988	Net Rentable Square Feet ¹ 82,226	Striped Parking Spaces in Aerial 5	Truck Rental No
---------------------------------	---	---------------------------------------	--------------------

¹Source – Fulton County Georgia Board of Assessors
²Source – Forsyth County Georgia Board of Assessors

DNA Self Storage

11500 North Fulton Industrial Boulevard, Alpharetta, GA

(SITE NO. 7)



Year Built ¹ 1980	Net Rentable Square Feet ¹ 15,728	Striped Parking Spaces in Aerial 0	Truck Rental No
---------------------------------	---	---------------------------------------	--------------------

¹Source – Fulton County Georgia Board of Assessors

²Source – Forsyth County Georgia Board of Assessors

V-20-01 / E-20-02: Midgard Self Storage

Extra Space Storage
5635 Atlanta Highway, Alpharetta, GA
(SITE NO. 8)

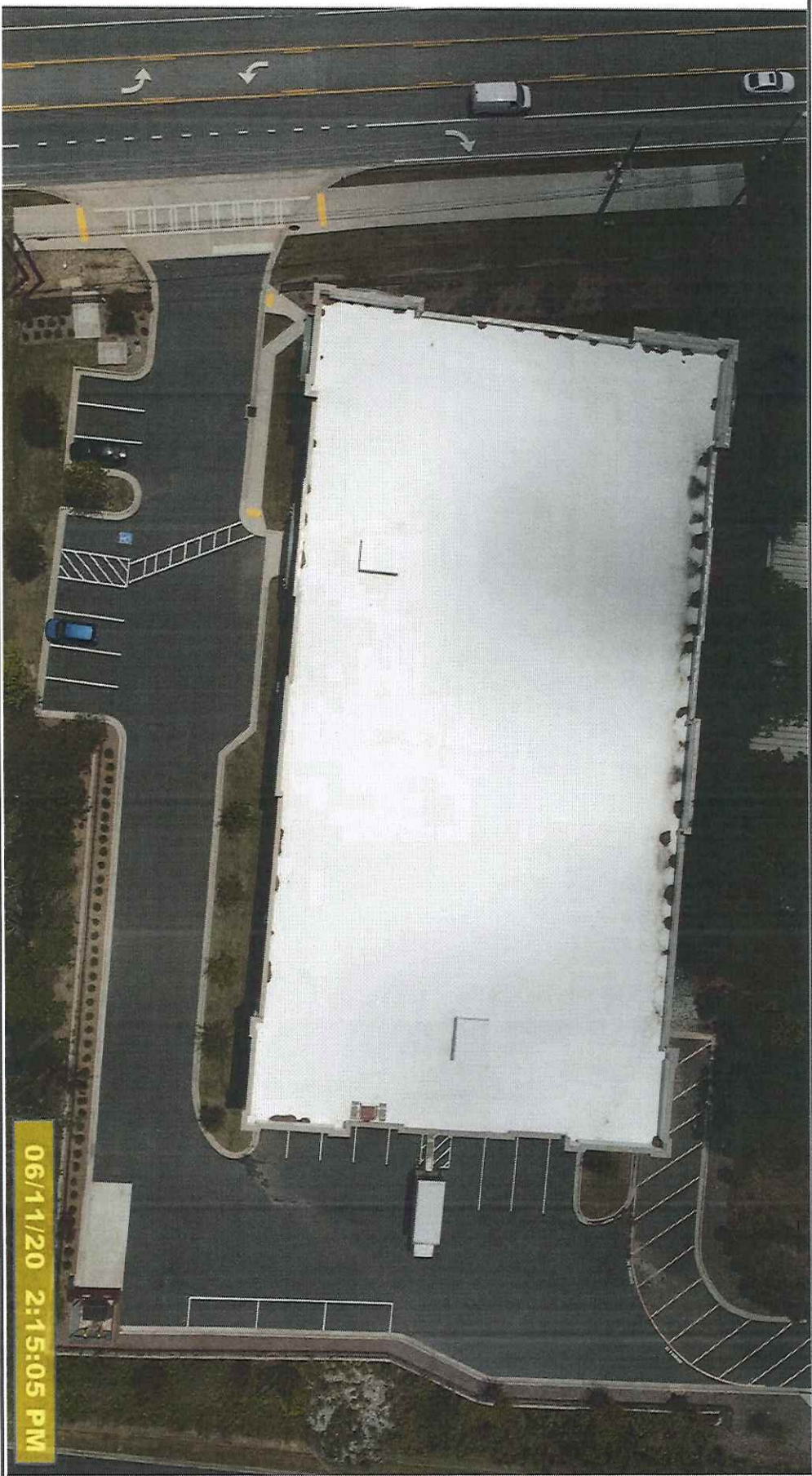


Year Built ² 2019	Net Rentable Square Feet ² 105,243	Striped Parking Spaces in Aerial 18	Truck Rental None
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¹Source – Fulton County Georgia Board of Assessors
²Source – Forsyth County Georgia Board of Assessors

V-20-01 / E-20-02: Midgard Self Storage

CubeSmart Self Storage
622 North Main Street, Milton, GA
 (SITE NO. 9)

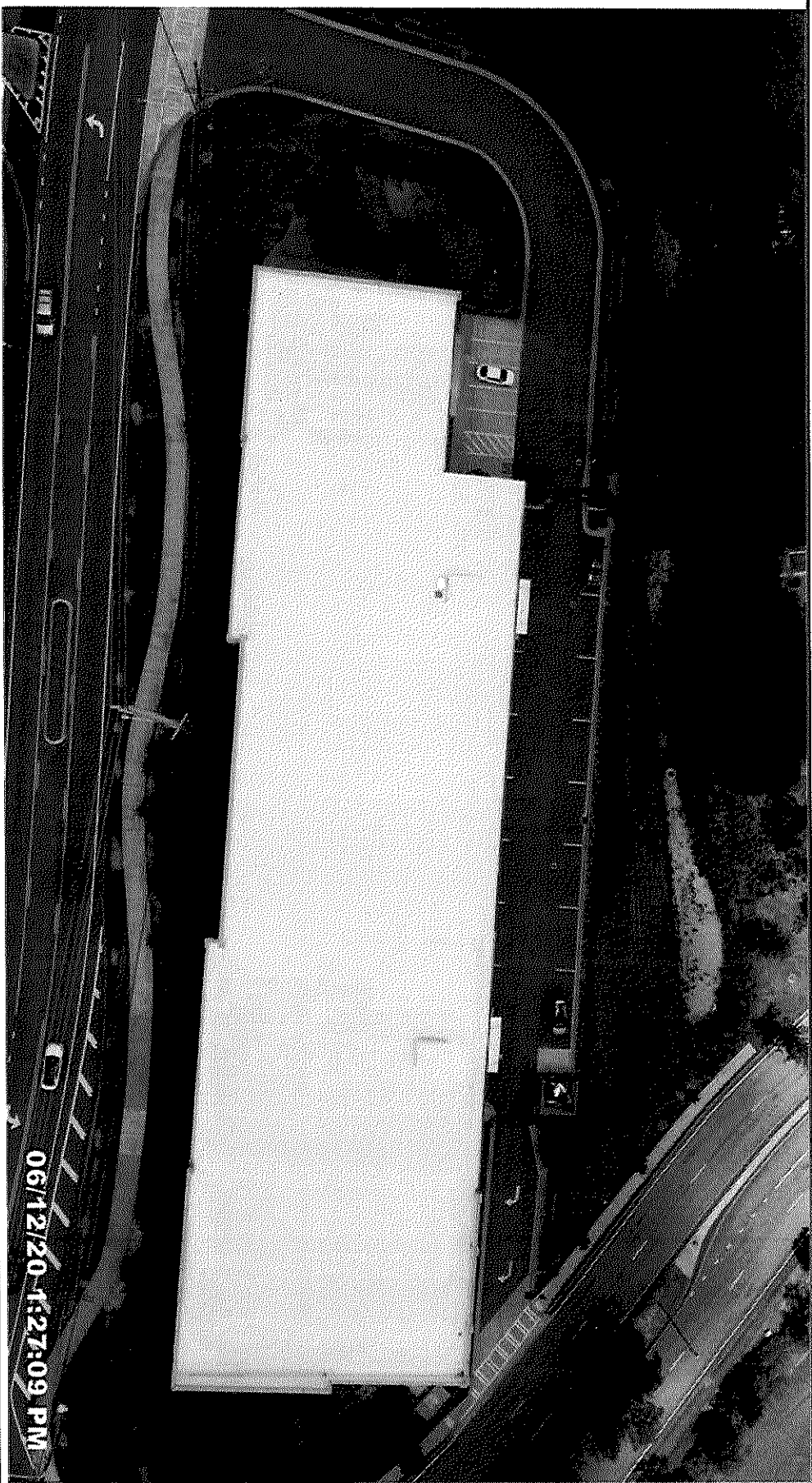


Year Built ¹ 2018	Net Rentable Square Feet ¹ 74,175	Striped Parking Spaces in Aerial 20	Truck Rental No
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¹Source – Fulton County Georgia Board of Assessors²Source – Forsyth County Georgia Board of Assessors

V-20-01 / E-20-02: Midgard Self Storage

Extra Space Storage
1605 Old Alabama Road, Roswell, GA
(SITE NO. 10)



Year Built ¹ 2016	Net Rentable Square Feet ¹ 68,800	Striped Parking Spaces in Aerial 20	Truck Rental No
---------------------------------	---	--	--------------------

¹Source – Fulton County Georgia Board of Assessors
²Source – Forsyth County Georgia Board of Assessors

Extra Space Storage
6650 Shiloh Road, Alpharetta, GA
(SITE NO. 11)



Year Built ² 2016	Net Rentable Square Feet ² 152,896	Striped Parking Spaces in Aerial 14	Truck Rental No
---------------------------------	--	--	--------------------

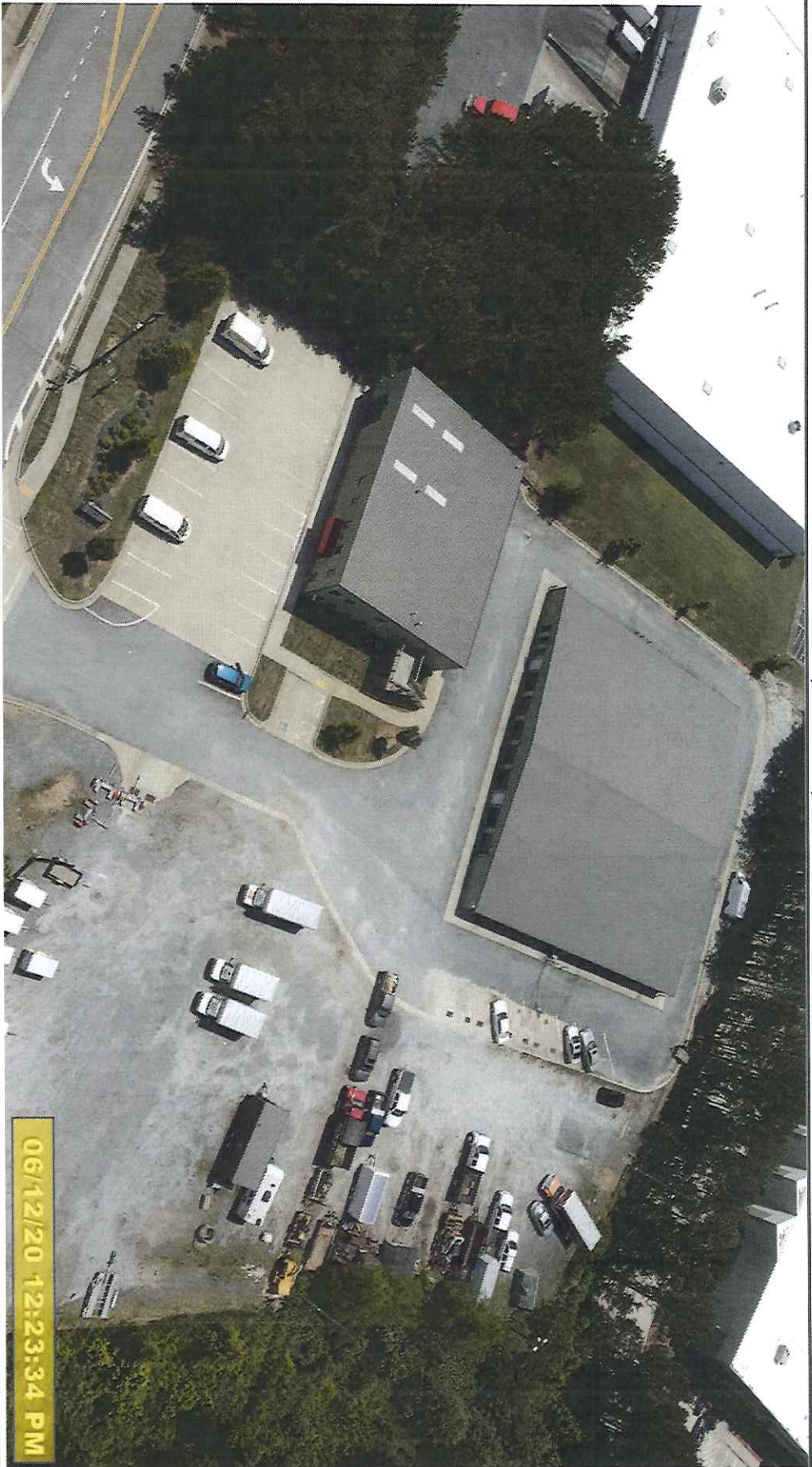
¹Source – Fulton County Georgia Board of Assessors
²Source – Forsyth County Georgia Board of Assessors

V-20-01 / E-20-02: Midgard Self Storage

Old Ellis Self Storage

1205 Old Ellis Road, Roswell, GA

(SITE NO. 12)



Year Built ¹ 2014	Net Rentable Square Feet ¹ 22,380	Striped Parking Spaces in Aerial 34	Truck Rental Yes
---------------------------------	---	--	---------------------

¹Source – Fulton County Georgia Board of Assessors²Source – Forsyth County Georgia Board of Assessors

Cimarron Storage and Leasing, LLC
 405 Tidwell Drive, Alpharetta
 (SITE NO. 13)



Year Built ² 2007	Net Rentable Square Feet ² 49,780	Striped Parking Spaces in Aerial 31	Truck Rental No
---------------------------------	---	--	--------------------

¹Source – Fulton County Georgia Board of Assessors
²Source – Forsyth County Georgia Board of Assessors

Crooked Creek Storage
 6300 Atlanta Highway, Alpharetta, GA
 (SITE NO. 14)



Year Built ² 2005	Net Rentable Square Feet ² 19,050	Striped Parking Spaces in Aerial 0	Truck Rental No
---------------------------------	---	---------------------------------------	--------------------

¹Source – Fulton County Georgia Board of Assessors

²Source – Forsyth County Georgia Board of Assessors

McFarland-400 Storage
215 McFarland Parkway, Alpharetta, GA
 (SITE NO. 15)



Year Built ²	Net Rentable Square Feet ²	Striped Parking Spaces in Aerial	Truck Rental
2000, 2001, 2018	195,149	4	Yes

¹Source – Fulton County Georgia Board of Assessors

²Source – Forsyth County Georgia Board of Assessors

U-Haul Moving & Storage
2840 Holcomb Bridge Road, Roswell, GA

(SITE NO. 16)



Year Built ¹ 2001	Net Rentable Square Feet ¹ 79,755	Striped Parking Spaces in Aerial 28	Truck Rental Yes
---------------------------------	---	--	---------------------

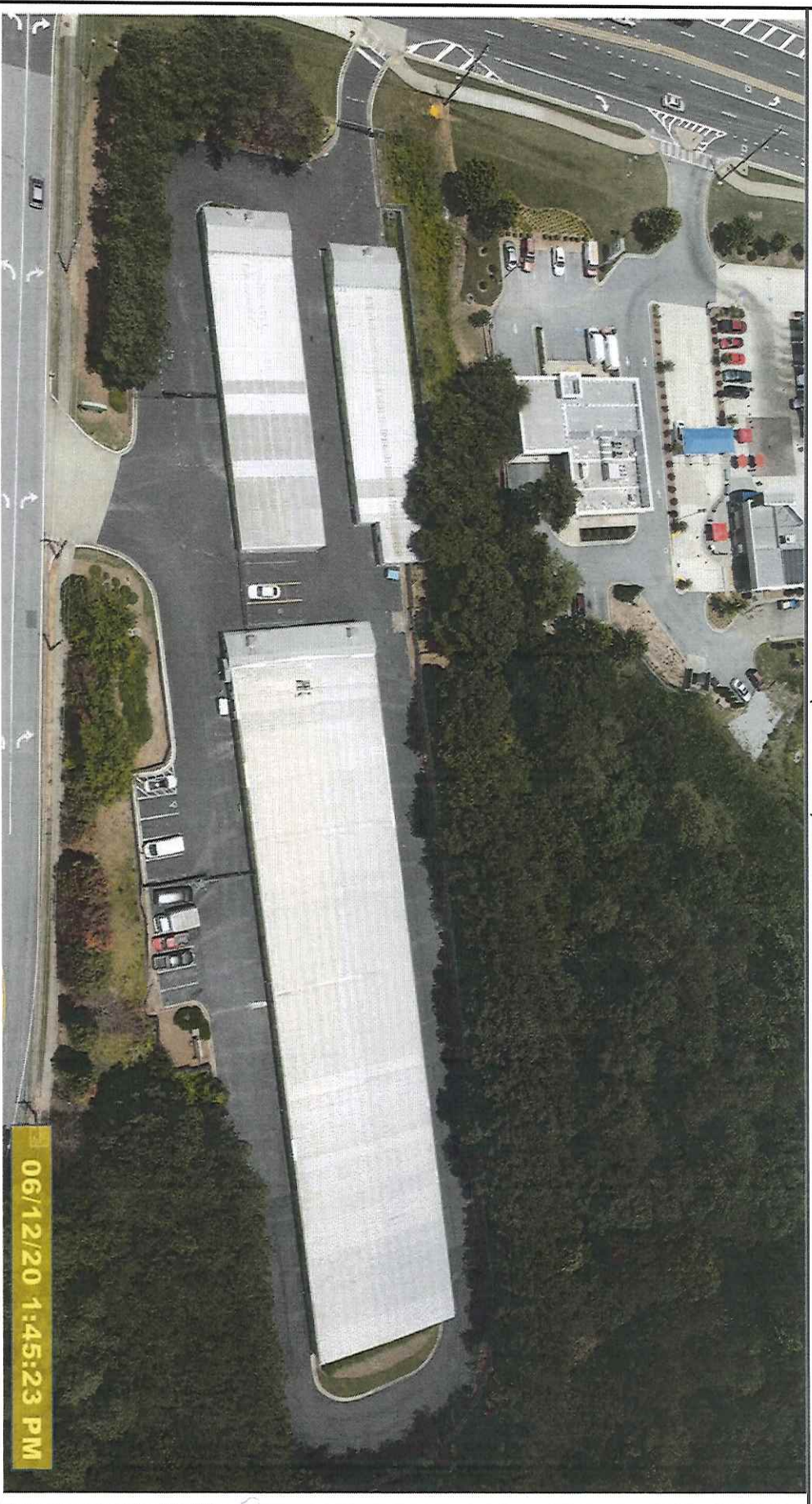
¹Source – Fulton County Georgia Board of Assessors

²Source – Forsyth County Georgia Board of Assessors

Extra Space Storage

2860 Holcomb Bridge Road, Roswell, GA

(SITE NO. 17)

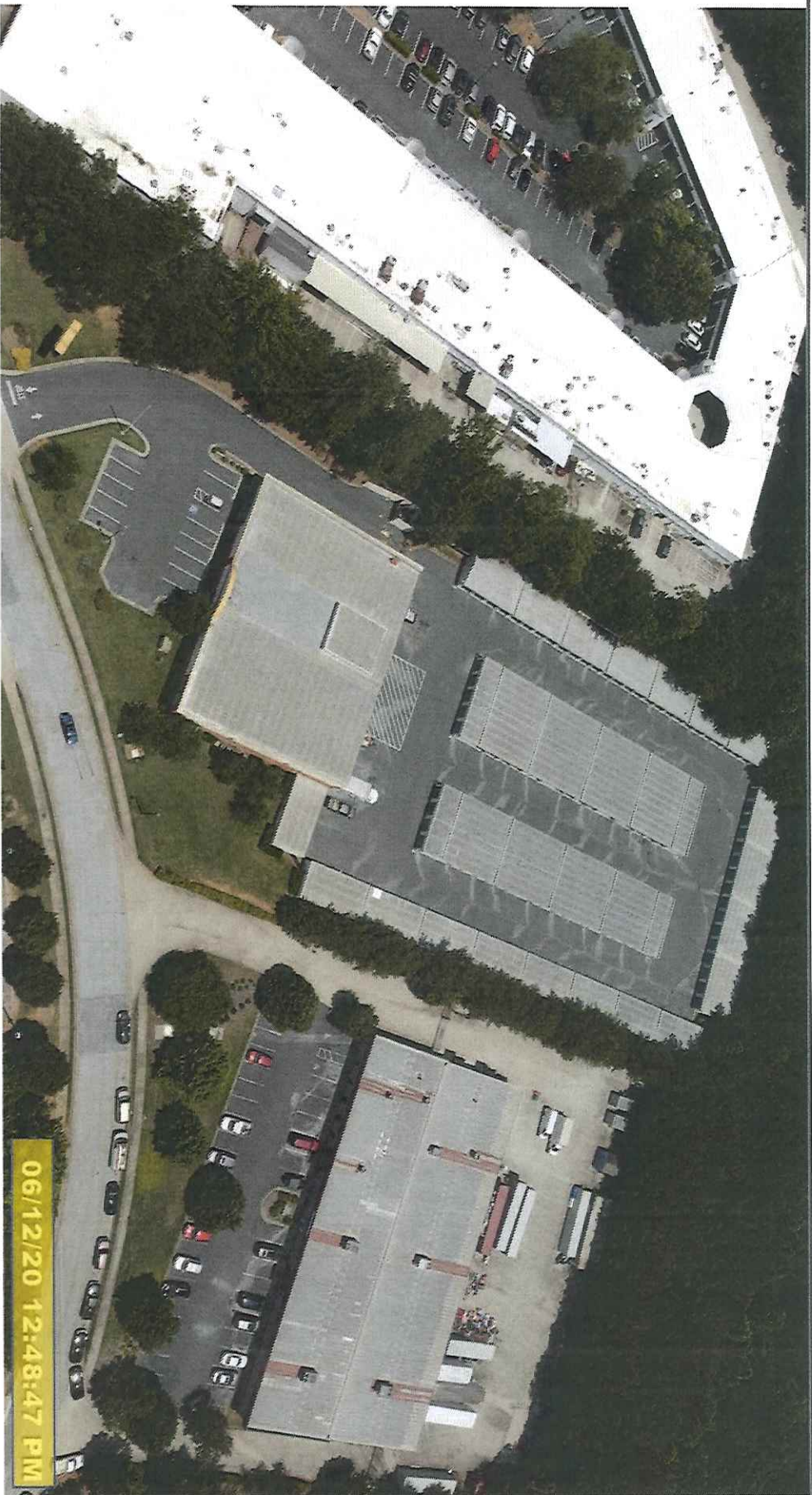


Year Built ¹ 1999	Net Rentable Square Feet ¹ 63,670	Striped Parking Spaces in Aerial 13	Truck Rental No
---------------------------------	---	--	--------------------

¹Source – Fulton County Georgia Board of Assessors

²Source – Forsyth County Georgia Board of Assessors

Metro Self Storage
105 Mansell Court, Roswell, GA
 (SITE NO. 18)



Year Built ¹ 1998	Net Rentable Square Feet ¹ 75,000	Striped Parking Spaces in Aerial 12	Truck Rental No
---------------------------------	---	--	--------------------

¹Source – Fulton County Georgia Board of Assessors

²Source – Forsyth County Georgia Board of Assessors

Extra Space Storage
12390 Arnold Mill Road, Roswell, GA
(SITE NO. 19)



Year Built ¹ 1997	Net Rentable Square Feet ¹ 61,980	Striped Parking Spaces in Aerial 18	Truck Rental No
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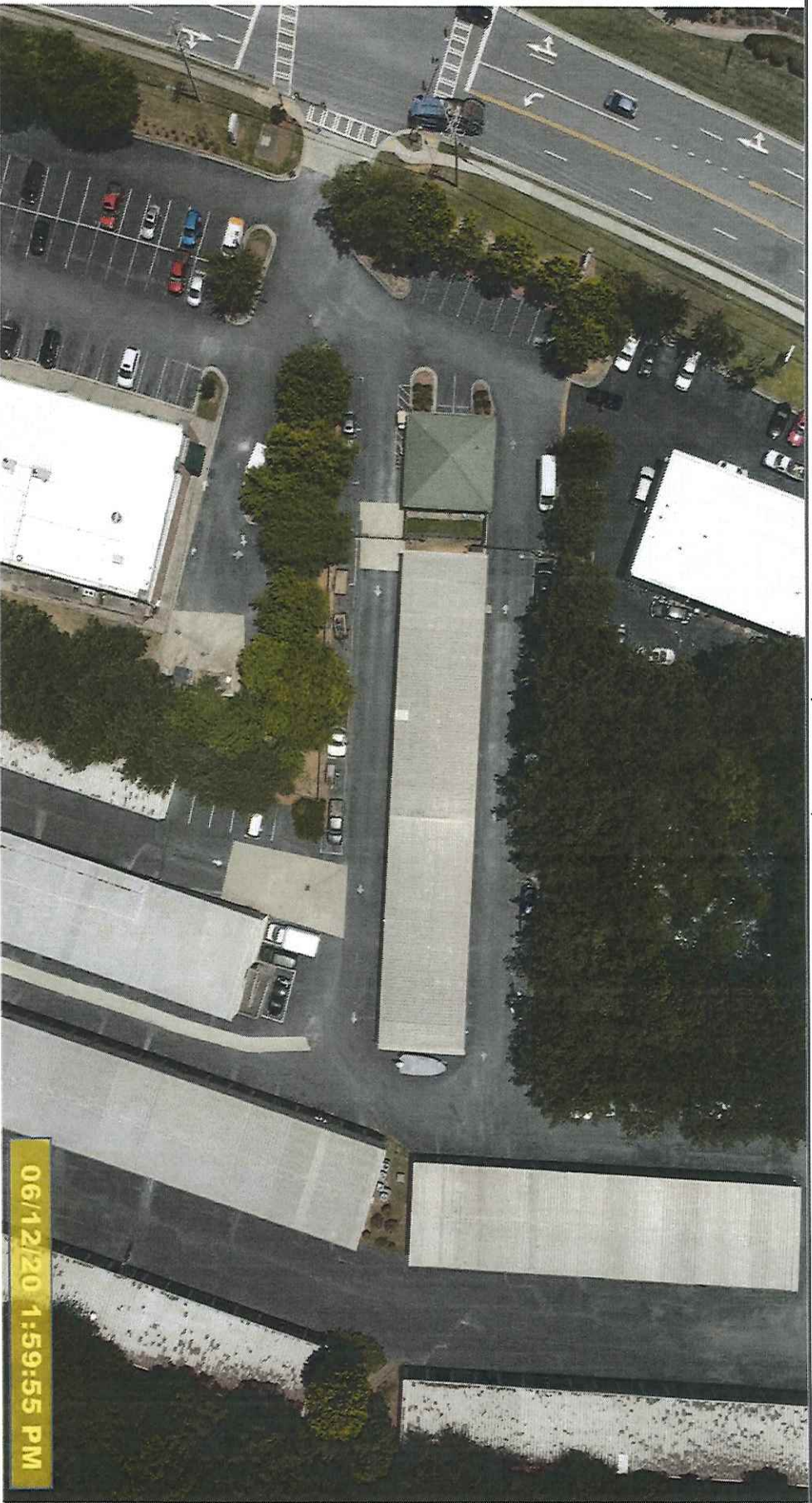
¹Source – Fulton County Georgia Board of Assessors

²Source – Forsyth County Georgia Board of Assessors

Life Storage

9940 Jones Bridge Road, Johns Creek, GA

(SITE NO. 20)



Year Built ¹ 1994	Net Rentable Square Feet ¹ 60,259	Striped Parking Spaces in Aerial 34	Truck Rental Yes
---------------------------------	---	--	---------------------

7/22/20

AMENDED LETTER OF INTENT

¹Source – Fulton County Georgia Board of Assessors
²Source – Forsyth County Georgia Board of Assessors

Midway Self Storage
105 Mauldin Drive, Alpharetta, GA

(SITE NO. 21)



Year Built ² 1970, 1996 1997, 1998	Net Rentable Square Feet ² 45,929	Striped Parking Spaces in Aerial 12	Truck Rental No
--	---	--	--------------------

¹Source – Fulton County Georgia Board of Assessors

²Source – Forsyth County Georgia Board of Assessors

ROLADER & ROLADER, P.C.

ATTORNEYS AND COUNSELORS AT LAW

1865 LOCKEWAY DRIVE, SUITE 601

ALPHARETTA, GEORGIA 30004

Telephone (770) 442-0330

Fax (770) 442-0641

www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

August 7, 2020

Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Variance Application V-20-01/E-20-02 Midgard Self Storage
Second Amended Letter of Intent

Dear Mayor and Council:

I represent Reliant Real Estate Management LLC which is the Applicant in the above-referenced Variance Applications. This letter shall serve as the Second Amended Letter of Intent for this Application. It is provided in addition to the original Letter of Intent filed by AEC, Inc., the Constitutional Objection Letter filed by AEC, Inc. and the Amended Letter of Intent filed by this office dated July 22, 2020. Please incorporate this letter and the attachments in the zoning file for this application and make it a part thereof.

Without a variance, a total of 91 parking spaces would be required. This is far more than is necessary for a self-storage building, which is a permitted use under zoning ordinance. Without a variance, it would be impossible to develop the property for a permitted use, which of course would be unlawful. The City routinely grants parking variances for climate controlled self-storage facilities. In its revised Staff Report dated August 10, 2020, Staff, without any explanation or supporting data, states "...the truck leasing use would generate a need for nine (9) additional parking spaces. Therefore, the applicant's proposal would require a total of 104 parking spaces." On page 3 of the Staff Report, Staff cites "Auto and truck SALES and Leasing" as requiring 1 parking space per 100 square feet. This facility will not sell autos or trucks. The standard for parking for "Climate Controlled Storage" is 1 space per 1,000 square feet. Staff is trying to apply multiple standards within one use category. Leasing moving vehicles is an accessory use to climate controlled storage, just as is selling storage locks, boxes and other accessories.

The facility will have no U-Haul employees, nor any Midgard employees dedicated exclusively to the rental of U-Haul products. The customer service area has seating areas with tables for Midgard customers who are engaged by Midgard employees with laptops or tablets to serve all of the customers' needs. There are NO customer service space or storage spaces dedicated to the leasing of U-Haul products, and therefore any calculation regarding the same is erroneous.

ITE (Institute of Transportation Engineers) parking requirements for mini-warehouse use calculated on a square feet basis are 0.17 parking spaces per 1,000 square feet (91,000 square feet/1,000 X 0.17 = 16 spaces). Mini-warehouse parking requirements calculated on a per

storage units basis are 1.66 spaces per 100 storage units (733 storage units/100 X 1.66=12 spaces). See the communication from AEC attached as Exhibit A. Based on actual truck rental leasing records from local Midgard facilities for the last three months, the Woodstock facility averaged less than one U-Haul transaction per day. The Roswell Midgard facility which is approximately 20% larger than the proposed facility, averaged about 4 U-Haul transactions per day. The facility is open 9 hours per day, so the frequency of traffic was approximately 1 vehicle per every 2-hour period. See the correspondence from Reliant attached as Exhibit B.

There is no legitimate or compelling basis for requiring 104 spaces for this facility. The City has no climate controlled storage facility having or reserving more than 32 spaces. The six existing climate controlled storage facilities average 9 existing parking spaces, and 15.67 parking spaces if you count the "reserved" parking spaces which have not been built. In the Staff Report for the last climate controlled storage facility approved in Alpharetta (V-16-14), Staff recognized that such facilities do not generate substantial traffic. I quote from that Staff report "Variances to required parking for storage facilities have been granted for other properties in the City and the applicant has provided a parking study for other storage facilities in Alpharetta and in the surrounding area. That data concludes that an average of 7 parking spaces are provided at similar facilities. Staff researched other municipal parking codes and found that most require 1 parking space per 3,500 square feet for storage facilities would require 29 spaces for this proposal." See Exhibit C attached. That facility in V-16-14 was 103,000 square feet. If you apply the same standard of 1 parking space per every 3,500 square feet to this application, the site would need 26 total parking spaces, including future reserved spaces. The site plan shows 28 parking places to be constructed upon development.

It is apparent that the Staff recommended number of parking spaces bears no rational relationship to the number of spaces actually needed, the number of spaces set out in the ITE standards, nor the number of spaces approved or existing in the City for other climate controlled storage facilities. Applicant respectfully requests that the City approve the requested parking variance.

Additionally, applicant demands separate votes of Council on the "Exception" for height variance, and on the parking variance.

Sincerely,



Donald A. Rolader
Attorney for Applicant

cc: Lew Pollack



August 4, 2020

Donald A. Rolader, Esquire
Rolader & Rolader, P.C.
1865 Lockeway Drive, Suite 601
Alpharetta, GA 30004

Midgard Self Storage Alpharetta
V-20-01 / E-20-02/Application for Variance

Dear Don:

In connection with the subject application and specifically in regard to truck rental parking for self storage, the attached reports reflect three-month summaries of U-Haul customer counts for two of Midgard Self Storage facilities located in Woodstock and Roswell, Georgia.

Midgard Self Storage Woodstock Summary

Midgard Self Storage Woodstock was acquired in 2017 and contains 57,113 net rentable square footage. The Midgard Self Storage Woodstock data indicates a daily average of less than 1 U-Haul customer per day.

Month	Total Monthly Customer Count	Average Daily Count
May	21	≤ 1 per day
June	21	≤ 1 per day
July	26	≤ 1 per day

Midgard Self Storage Roswell Summary

Midgard Self Storage Roswell was acquired in 2018 and contains 117,383 net rentable square footage. The Midgard Self Storage Roswell data indicates a daily average of 4± U-Haul customers per day.

Month	Total Monthly Customer Count	Average Daily Count
May	122	3.9 per day
June	126	4.2 per day
July	131	4.2 per day

Donald A. Rolader, Esquire
Rolader & Rolader, P.C.
August 4, 2020
Page 2

Exhibit "A"
(2 of 2)



The terms of any dealer agreement with national rental companies, such as U-Haul, are effective no earlier than the date the dealer holds an ownership or leasehold interest in the property on which the trucks will be located for leasing.

These industry contractual conditions and standards are not limited to self-storage sites, but to any other dealers from 'mom and pop' parcel/business centers to big box home improvement stores. To impose separate requirements for parking spaces for truck rentals, in addition to conforming parking spaces, would lead to unreasonable and unfair restraints on trade and competition.

Sincerely,

Reliant Real Estate Management LLC

Lewis G. Pollack
Member/Manager

Exhibit "B"

Don Rolader

From: Steven Rowe <slr@aecatl.com>
Sent: Tuesday, August 04, 2020 3:44 PM
To: Don Rolader; Lew Pollack; Debbie Hanley; Richard Robbins
Subject: Midgard Alpharetta- ITE (Institute of Traffic Engineers) Parking Generation 4th edition

All,

I looked into the ITE requirements for parking by use and below is what I discovered:

Mini-Warehouse (151)- By 1000 s.f.: 0.17 Parking Spaces per 1000 s.f. **(16 required for 91,000 s.f.)**
Mini-Warehouse (151)- By 100 storage units: 1.66 Parking Spaces per 100 storage units **(14 required parking for 800 storage units)**

Many jurisdictions use the ITE Parking Generation Manual to create their minimum parking requirement codes.

Thanks,

Steven L. Rowe, ASLA, CNU | Vice President



50 Warm Springs Circle
Roswell, GA 30075

Direct 678-990-2380 | **Cell** 404-906-1639

Office 770-641-1942 | **Fax** 770-998-6924

slr@aecatl.com | www.aecatl.com   

ELECTRONIC MEDIA USER AGREEMENT No warranties express or implied are made with respect to the electronic form of the ENGINEER'S/ LANDSCAPE ARCHITECT'S drawings, including any implied warranties of merchantability or fitness for a particular purpose. It is understood the USER makes use of the electronic form of the ENGINEER'S/ LANDSCAPE ARCHITECT'S drawings at USER's sole risk and that the drawings in electronic form are provided "as is" without warranties of any kind. The ENGINEER/ LANDSCAPE ARCHITECT shall have no obligation to or through the USER for use of the electronic form of the drawings, including any obligation or liability for the accuracy of the information furnished through the electronic form. In addition to and notwithstanding the foregoing, in no event shall the ENGINEER/ LANDSCAPE ARCHITECT be liable for any consequential or special damages or for any loss or profits sustained by user in connection with or arising out of use of the electronic form of the drawings. The electronic file may not contain field changes or redline comments shown on the approved construction plans. **The permitted set of documents takes precedence.**

V-16-14

Exhibit "C"

property is zoned L1 located on the south side of Westside Parkway near the intersection of Old Roswell Road.

DISCUSSION

The applicant is proposing to build a 103,200 square foot storage facility which is permitted within the Light Industrial zoning district.

The Unified Development Code requires 1 parking space per 1,000 square foot or 103 spaces for this use. The applicant is requesting a variance in order to allow 8 parking spaces on site. Variances for required parking for storage facilities have been granted for other properties in the City and the applicant provided a parking study for other storage facilities within Alpharetta and the surrounding area. The data concludes that an average of 7 parking spaces are provided at similar facilities. Staff researched other municipal parking codes and found that most require 1 parking space per 3,600 square feet for storage facilities which would require 29 spaces for this proposal. If approved for 8 spaces the applicant should be required to provide a green space where an additional 21 spaces could be constructed if needed in the future.

The applicant previously provided a site plan with the loading lane along the front of the property, however at the request of Staff they modified the site plan to provide the loading area to the rear of the building. The change in site plan does require a variance to the front setback in order to move the building closer to Westside Parkway. The building is depicted as mostly 4 sided brick however with few breaks in the elevation. If approved the elevations will require Design Review Board approval and should have the appearance of an office building.

The site clearing and grading should be limited to the storage facility site in accordance with the Tree Ordinance.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states... "a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that:

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

The applicant has provided parking requirements for similar uses which show an average of 7 spaces for similar properties. The need is based on the use. However, the size, shape and topography do not result in exceptional circumstances.

11/20/19

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

E-20-02/V-20-01

Midgard Self Storage Exception

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Midgard Self Storage - c/o Reliant Real Estate Management, LLC

Telephone: 770.609.8276

Address: 1146 Canton Street

Suite: _____

City: Roswell

State: GA

Zip: 30075

Fax: _____

Mobile Tel: 561.212.5350

Email: lpollack@reliant-mgmt.com

Subject Property Information:

Address: 11425 Morris Road

Current Zoning: L-I, O&I

District: 1ST

Section: 2ND

Land Lot: 853,856

Parcel ID: 12-2970-0856-048-1

Proposed Zoning: n/a

Current Use: VACANT

This Application For (Check All That Apply):

☐ Conditional Use

☐ Rezoning

☒ Variance

☐ Comprehensive Plan Amendment

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other (Specify): _____

☐ Exception

11/20/19

~~E-20-02/V-20-01~~
~~Midgard Self Storage Exception~~
APPLICANT REQUEST AND INTENT

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

Self Storage Facility

Applicant's Request (Please itemize the proposal):

We are requesting 2 variances in in order to develop the site.

1. We are requesting the reduction of the required parking from 91 spaces to 28 spaces. Given the nature of the proposed business, the requirement of 91 spaces is far in excess of the spaces needed to successfully operate a self storage facility.
2. We are requesting a small height variance from 35' to 42' (20% variance) to be able to construct the self storage facility.

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

Please see Letter of Intent

11/20/19

PROPERTY OWNER AUTHORIZATION

E-20-02/V-20-01

Storage Exception

Property Owner Information:Contact Name: Lew PollackTelephone: 561.212.5350Address: 1146 Canton Street

Suite: _____

City RoswellState: GaZip: 30075Authorization:

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: Steve RoweTelephone: 770.641.1942Address: 50 Warm Springs Cir

Suite: _____

City RoswellState: GAZip: 30075So Sworn and Attested:Owner Signature: Lew PollackDate: 11/8/2019

Notary:

Notary Signature: [Signature]Date: 11-08-19

11/20/19

DISCLOSURE FORM

Midgard Self Storage Exception

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: Low Pollack

Subject Public Hearing Case: Midgard Self Storage- Parking Variance

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Campaign Contribution Information:

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

Signature: Low Pollack

Date: 11/8/2019

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Parking: The property is currently limited by stream buffers, flood plain and topography but that is not the reason for the parking reduction variance. The required 91 spaces is far in excess of the actual parking needed to successfully operate the business. Based upon historical of similar facilities, 28 spaces will be more than adequate to serve the needs to the facility.

Height: The property is currently limited by stream buffers, flood plain and topography and the area to develop is limited. The additional height will allow us to add a story to the building and be able to better utilize the site.

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

Parking: Yes, we would need to build and pave an additional 63 parking spaces that would never be needed or used.

Height: Yes, given the constraints of the property, the height limit of 35' will make the site un-developable given the high cost to develop.

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

Parking: The nature of the proposed use of the building, Self Storage, does not require the 91 spaces as called for in the required parking for Industrial uses.

Height: The property is currently limited by stream buffers, flood plain and topography and the area to develop is limited.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Parking: No, the proposed 28 spaces is all the parking the business need to successfully operate and serve it's customers.

Height: No, the site sits down in grade from all of the existing roads and the additional height would not be able to be seen by the public.

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.

11/20/19

E-20-02/V-20-01

CITIZEN PARTICIPATION FORM - PART A

Midgard Self Storage Exception

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: Midgard Self Storage

Contact Name: Lew Pollack

Telephone: 561.212.5350

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

(see attached list)

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

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

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

We will send out a letter detailing our proposed variance and will be available to respond to questions and concerns via e-mail, telephone and in person meetings if necessary.

11/20/19

E-20-02/V-20-01
Midgard Self Storage Exception
Parking Exception & Variance

ATLANTA SENIOR CARE SERVICES 2 LLC
8380 BAY PINES BLVD FLOOR 3
SAINT PETERSBURG FL 33709

WAFFLE HOUSE INC
P O BOX 6450
NORCROSS GA 30091 6450

3333 OLD MILTON ALPHARETTA LLC
180 GLASTONBURY BLVD STE 201
GLASTONBURY CT 06033

SAMS REAL ESTATE HOLDINGS GEORGIA LLC
7935 COUNCIL PL SUITE 200
MATTHEWS NC 28105

ALPHARETTA LIFEHOPE LAND SPE LLC
3330 PRESTON RIDGE RD SUITE 380
ALPHARETTA GA 30005

Triad Newcastle LLC
100 CHURCH ST SUITE 100
HUNTSVILLE AL 35801

Abed Mohammed A Trustee Et AL
11500 OLIVE BLVD SUITE 188
SAINT LOUIS MO 63141 7147

Burson Claire Lee
P.O. BOX 1905
CLAYTON GA 30525 1905

50 Warm Springs Circle
Roswell, Georgia 30075-4937Main: 770.641.1942
Fax: 770.998.6924

November 20, 2019

The Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

RE: **Midgard Self Storage
Parking Reduction Variance Application
Letter of Intent**

Dear Mayor and Councilpersons:

Midgard Self Storage, the Applicant, seeks a parking reduction variance and a building height variance on approximately 14 ½ acre infill property at the southeast corner of Old Milton Parkway and Georgia. The property is currently vacant, currently zoned LI and O&I and is surrounded by existing creeks, floodplain and the City's Georgia 400 buffer.

Under the City's Unified Development Code, the closest match to calculate the required parking is a General Industrial Use that requires 1 parking space per 1000 s.f. Given that our proposed use is a +/- 91,000 s.f. self-storage facility, the requirement for 91 parking spaces is far in excess of the parking required to serve the needs of the facility. The applicant has built and currently operates several similar storage facilities and has concluded that the proposed 28 parking spaces will be more than adequate to serve the needs of the proposed facility. To build the additional 63 parking spaces would be unnecessary and add more impervious surface.

Under the current zoning the building height is limited to 35' and given much of the site is undevelopable, we are requesting a 20% height increase to 42'. A majority of the site is located in flood plain, stream buffers and zoning buffers, leaving a very small area available for development. The slight increase in height will allow us to add an additional floor to the building and better allow us to afford the high cost of development for a very difficult site. In addition, the site elevation sits well below all of the surrounding existing roads and the additional height will not be detectable to the surrounding public.

To the east of the property are parcels zoned CUP that have been developed for retail and restaurant uses. To the north, across Old Milton Parkway, is vacant property zoned for Office Professional use, along with an existing Quick Trip convenience store zoned Commercial General and the Country Place condominium development zoned High Density Residential (R-10M). Adjacent to the South of this property is the newly opened *Inspired*

11/20/19

Midgard Self Storage Exception

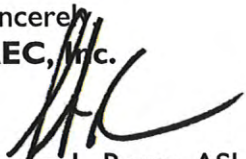
Mayor and City Council
November 20, 2019

Page 2

Living senior housing facility developed by the Applicant's principals, and to the west is the Georgia 400 Highway.

We thank you for your consideration in this matter and respectfully request that the parking variance be granted as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,
AEC, Inc.



Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr

M:\2019 JOBS\19-4303 Midgard Storage\DOCS\Re-Zoning and Variance Letter of Intent.docx



City Council Meeting STAFF REPORT

Submitting Department: Community Development

Submitted By:

Sponsored By:

Meeting Date: November 1, 2021

I. AGENDA ITEM TITLE: E-21-05 3060 KIMBALL BRIDGE ROAD SIGN EXCEPTION

CONSIDERATION OF A SIGN EXCEPTION TO REDUCE THE SETBACK FOR A MONUMENT SIGN. THE PROPERTY IS LOCATED AT 3060 KIMBALL BRIDGE ROAD AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 849, 850, 859 & 860, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

3060 Kimball Bridge Rd Sign Exception CC Staff Report, Aerial Map, Zoning Map, Future Land Use, Location Map, 3060 Kimball Bridge Road - Site Map, 3060 Kimball - Sign Images, 3060 Kimball Bridge - Citizen Participation B, 3060 Kimball Bridge CZIM 10.13.21, 3060 Kimball Bridge Road Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: E-21-05 3060 KIMBALL BRIDGE ROAD SIGN EXCEPTION

CITY COUNCIL: NOVEMBER 1, 2021

II. RECOMMENDATION:

Approve E-21-05 3060 Kimball Bridge Road Sign Exception, subject to the following conditions:

1. Monument sign shall be permitted with a 4' setback from Kimball Bridge Road right-of-way, as depicted on the submitted plan.
2. Monument sign shall have a brick or stone base and sign cabinet shall not be internally-illuminated. Decorative landscape beds shall be provided at the base of the monument sign, with final approval by Staff.

III. REPORT IN BRIEF:

The applicant, Patti Huxford, is requesting consideration of a sign exception to reduce the setback for a monument sign from ten-feet (10') to two-feet (2'). The City recently installed a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road, which required additional right-of-way from adjacent properties. The subject property is located at 3060 Kimball Bridge Road at the intersection of Kimball Bridge Road and Rock Mill Road.

DISCUSSION

The submitted request, if approved, would allow a monument sign within two-feet (2') of the public right-of-way on Kimball bridge Road. The Unified Development Code (UDC) requires that monument signs be setback at least ten-feet (10') from the public right-of-way. The applicant The subject property is located at 3060 Kimball Bridge Road at the intersection of Kimball Bridge Road and Rock Mill Road.

The subject property is zoned O-I (Office-Institutional) and is developed with two (2), low-rise office buildings. Surrounding properties are zoned O-I to the north and west and SU (Special Use) to the south and east. New Prospect Elementary School is located to the south, Rock Mill Park to the east, low-rise office buildings to the north and west.

UDC Section 2.6.11 (F) General Provisions – Placement of Signs states, "Except within the Central Business District, all free-standing signs must be set back at least ten-feet (10') from the public right-of-way."

The applicant proposes to replace its monument sign along Kimball Bridge Road and located it within two-feet (2') of the property line along Kimball Bridge Road. The City recently installed a roundabout at the intersection of Kimball Bridge Road and Rock Mill Road, which required additional right-of-way from adjacent properties. The location of the existing parking lot limits the applicant's ability to meet the ten-foot (10') setback.

EXCEPTION REQUIREMENTS

The City of Alpharetta Unified Development Code Article II, Section 4.5.4. outlines the criteria set forth for granting an exception to the sign regulations. The ordinance specifically states..."an exception may be granted upon a finding that":

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

Response: The City recently installed a roundabout at Kimball Bridge Road and Rock Mill Road, which required right-of-way from the applicant's property and replacement of the monument sign.

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

Response: Application of the ordinance would represent an unnecessary hardship as the monument sign that meets the required ten-foot (10') setback would be located in the existing parking lot.

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

Response: The City recently installed a roundabout at Kimball Bridge Road and Rock Mill Road, which required right-of-way from the applicant's property and replacement of the monument sign.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The sign exception would not cause a substantial detriment to the public good as the proposal is directly related to a right-of-way taking for the newly installed roundabout at Kimball Bridge Road and Rock Mill Road. If approved, conditions are recommended requiring that the monument sign cabinet not be internally illuminated and that the setback be four-feet (4') which will help with the scale of the sign close to the sidewalk and allow for a planting area.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the request for sign exception does not conflict with the established review criteria. The sign exception request is directly related to the right-of-way taking for the newly installed roundabout at Kimball Bridge Road and Rock Mill Road. If approved, conditions are recommended requiring that the monument sign cabinet not be internally illuminated and that the setback be four-feet (4') which will help with the scale of the sign close to the sidewalk and allow for a planting area.

CITIZEN PARTICIPATION PLAN

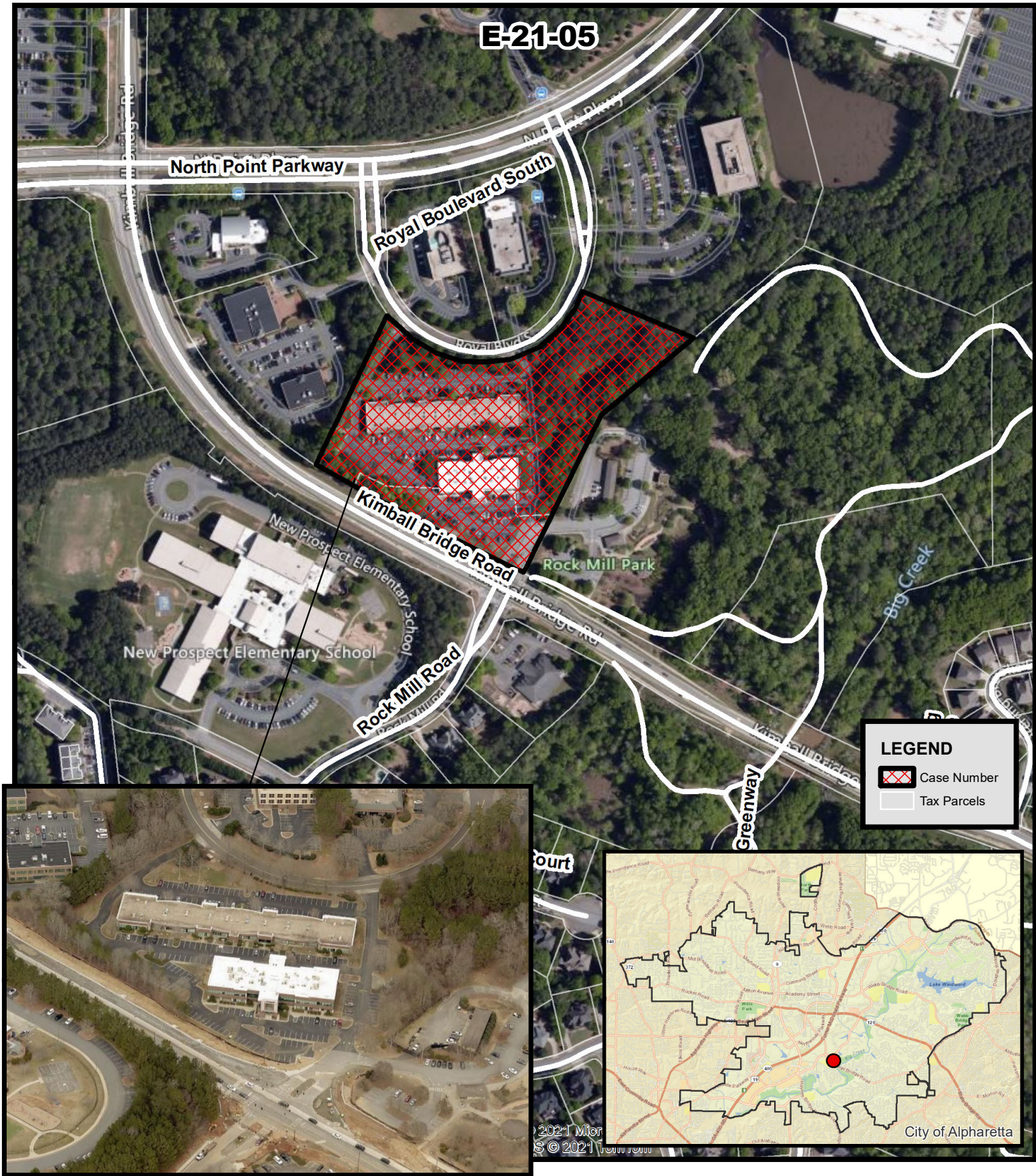
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 13, 2021. There were no public comments.

IV. ATTACHMENTS:

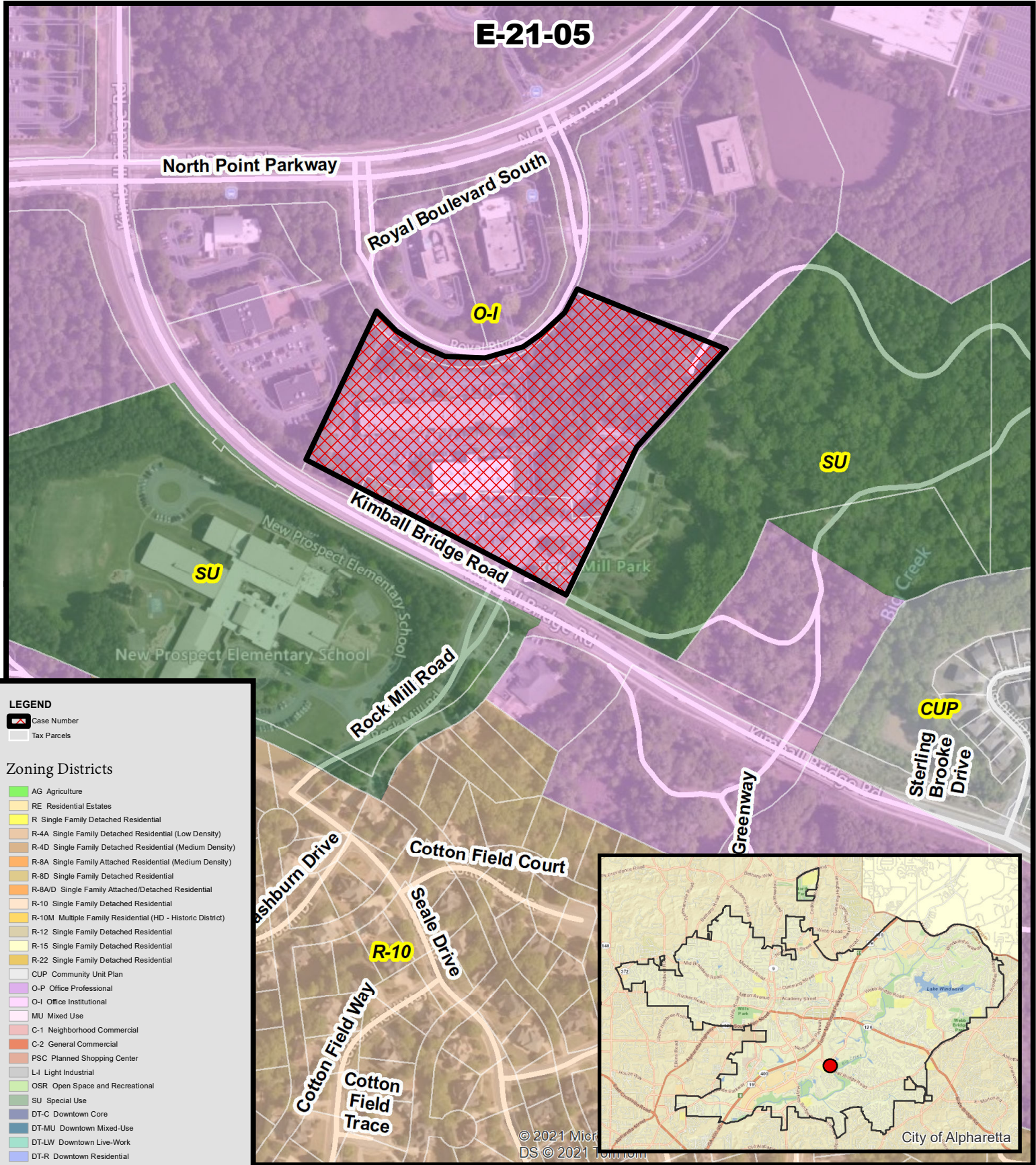
- Sign Locations & Details



Aerial Map
Sign Exception
3060 Kimball Bridge Rd

E-21-05
D/LL: 1/2/849, 850, 859, 860
2/2/1188, 1189
CC Date: 11/1/21

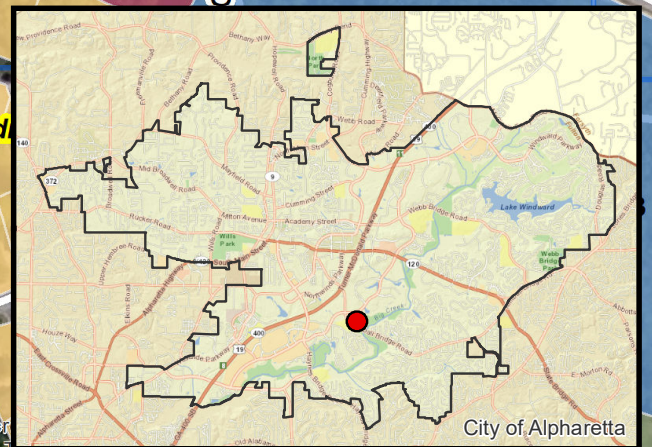
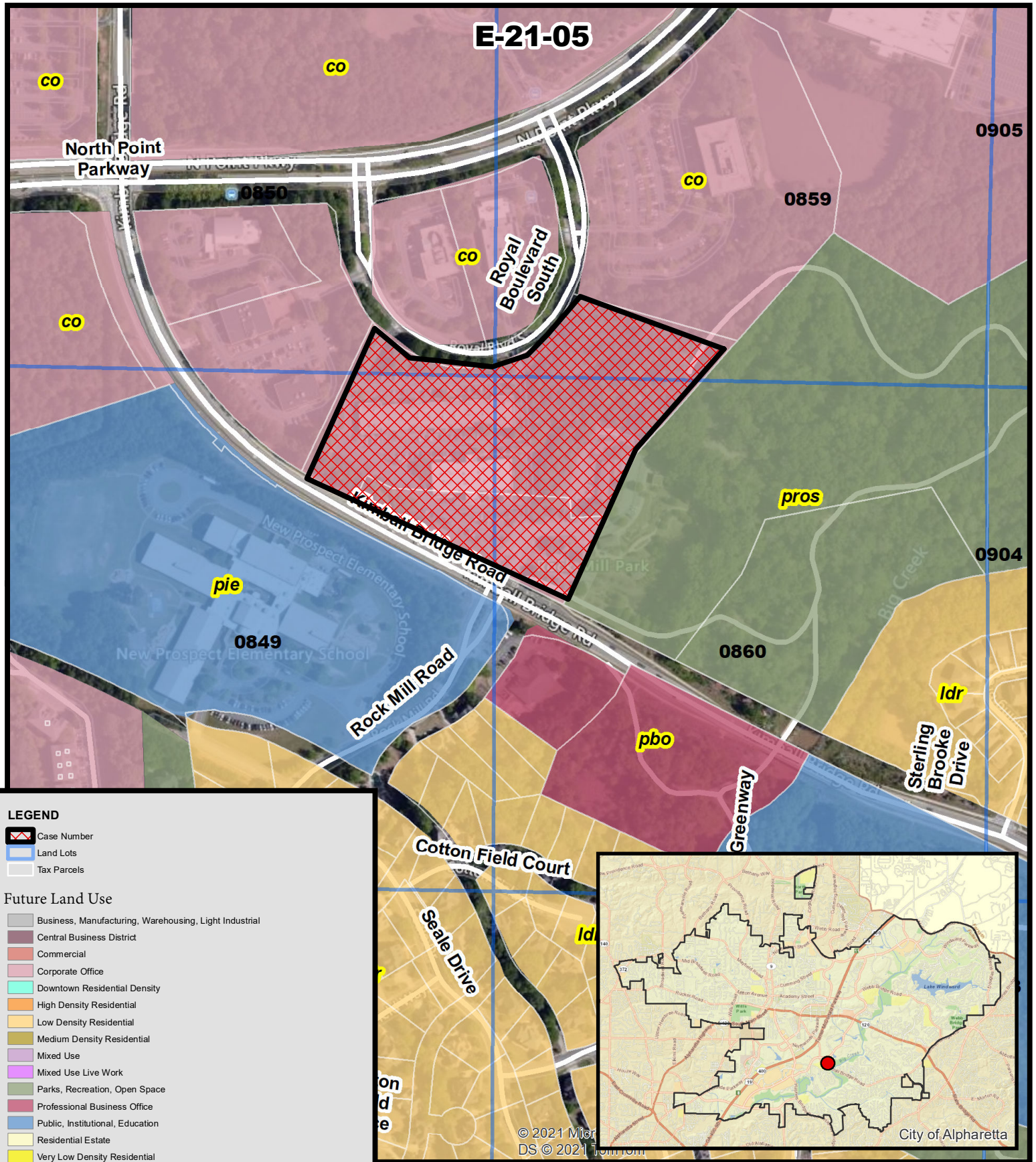
Location Map Provided by:
Community Development - GIS



Zoning Map **Sign Exception** **3060 Kimball Bridge Rd**

E-21-05
D/LL: 1/2/849, 850, 859, 860
2/2/1188, 1189
CC Date: 11/1/21

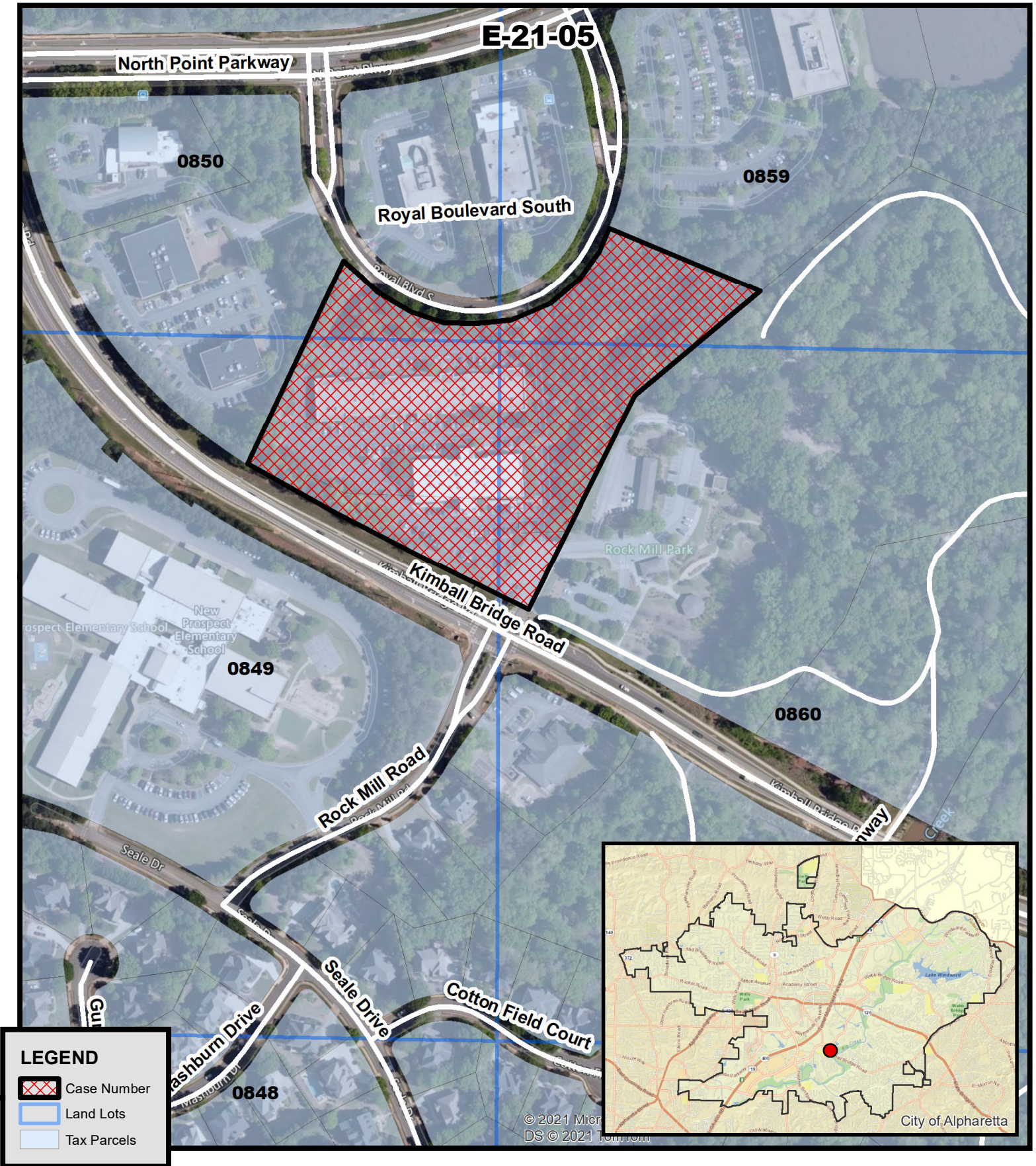
Location Map Provided by:
Community Development - GIS



**Future Land Use
Sign Exception
3060 Kimball Bridge Rd**

**E-21-05
D/LL: 1/2/849, 850, 859, 860
2/2/1188, 1189
CC Date: 11/1/21**

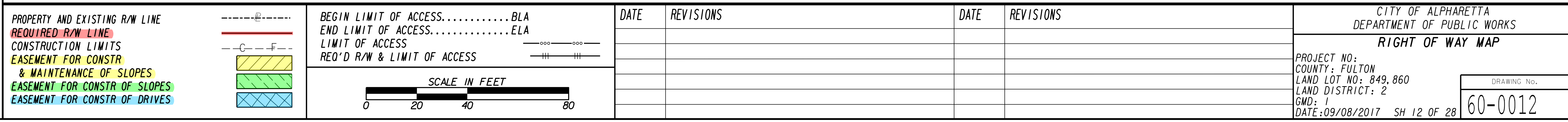
**Location Map Provided by:
Community Development - GIS**



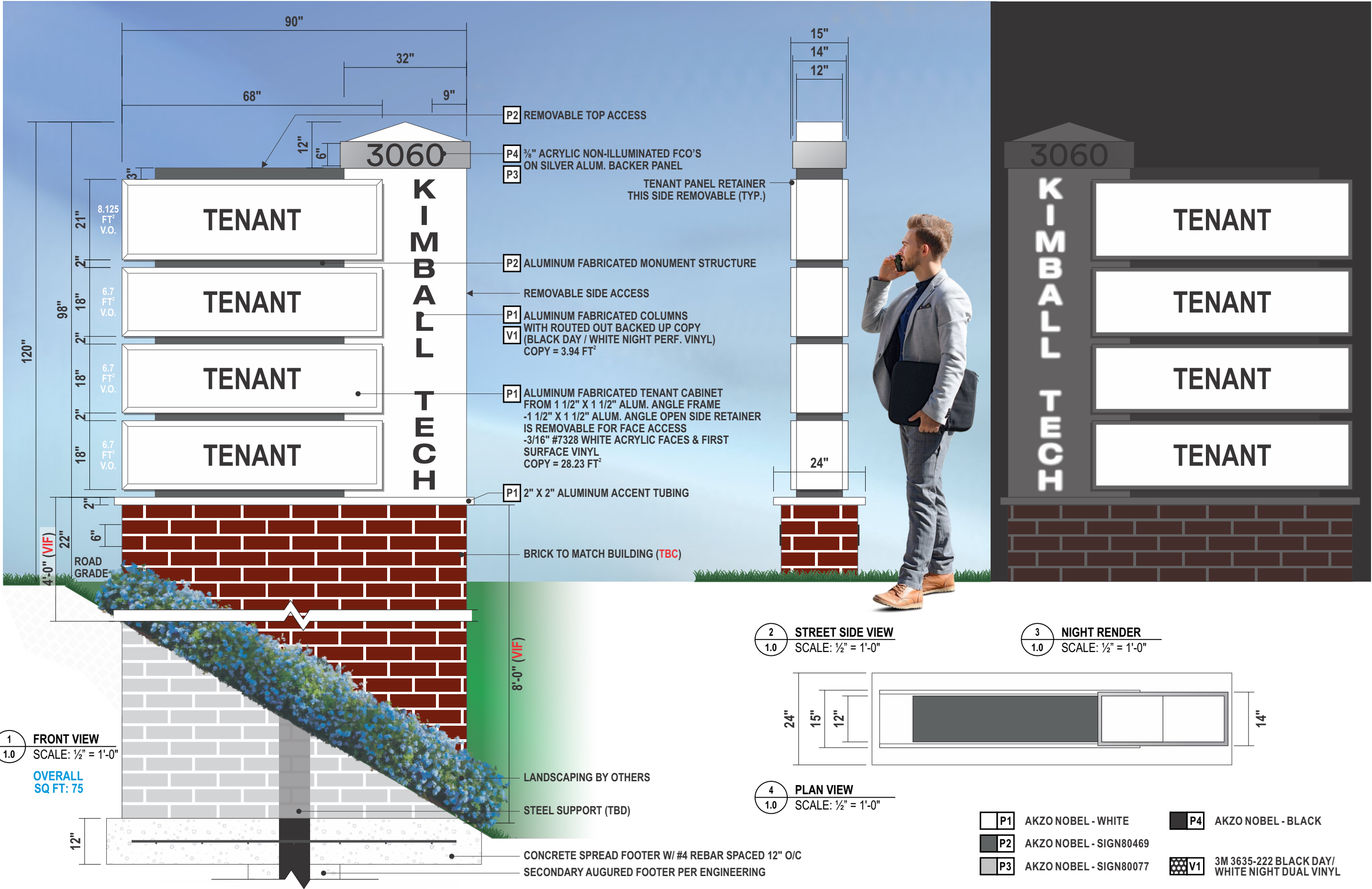
**Location Map
Sign Exception
3060 Kimball Bridge Rd**

**E-21-05
D/LL: 1/2/849, 850, 859, 860
2/2/1188, 1189
CC Date: 11/1/21**

**Location Map Provided by:
Community Development - GIS**



SIGN TYPE A - MONUMENT (OPTION 1)
DOUBLE SIDED | INTERNALLY ILLUMINATED





OPTION SIGNS
& ENVIRONMENTAL
GRAPHICS
165 TIDWELL DRIVE, SUITE A
ALPHARETTA, GA 30004
PHONE: 770.569.5871
FAX: 770.569.5456

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CLIENT:
JOEL & GRANOT
REAL ESTATE

PROPERTY:
3060 KIMBALL
BRIDGE RD,
ALPHARETTA, GA
30022

PROJECT:
MONUMENT

ACCOUNT MANAGER:
PATTI HUXFORD

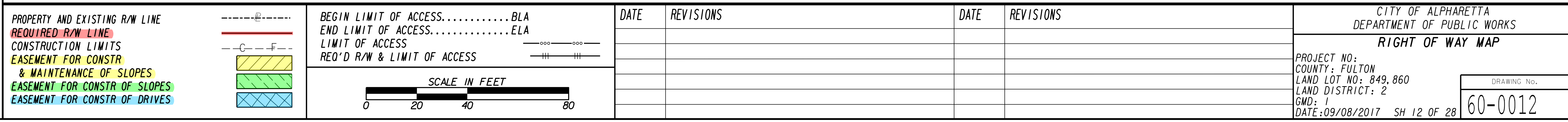
PROJECT MANAGER:
CHANDLER BROWN

DATE:
05/13/21

VERSION:
SD 03

HISTORY	DATE	DESIGNER
CD 01	05/13/21	DS
CD 02	05/17/21	DS
CD 03	05/24/21	DS
CD 04	05/25/21	DS
SD 01	05/28/21	DS
SD 02	06/28/21	DS
SD 03	07/12/21	DS

REVISION LOG:







Please see below of what is allowed per Brett.

Freestanding Signs

1. Primary (Entire Office Park):
 - a. QTY: 2
 - b. SF, based on street frontage:
 - i. Up to 500' 75 sf area 60 sf copy area
 - ii. 501 and up 100 sf area 75 sf copy area
2. Secondary (Individual):
 - a. QTY: 1 for each building
 - b. SF: 32
 - c. Must have design similar to the rest of office park
3. OAH: 10'
4. LIGHTING: internal allowed
 - a. Cannot be 1 large translucent panel with vinyl
5. SETBACK: 20' from public ROW
6. Base of a monument sign must be at least as wide as the sign face
7. Must be constructed of brick, stone, or other architectural materials matching the principal building's materials and color
8. Must display the property address in numbers at least 6" in height but not more than 12"

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: 3060 Kimball Bridge Sign Variance

Contact Name: Patti Huxford Telephone: 770-206-0848

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.

None Recieved

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

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

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

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

Signature of Authorized Agent: 

Date: 9/30/21

Print Form

Amy Medina

Option Signs

165A Tidwell Dr,

Alpharetta, GA 30004

09/15/2021

To whom it may concern,

I am writing on behalf of Kimball Tech Center located at 3060 Kimball Bridge Rd, Alpharetta, GA 30022. Kimball Tech Center is in the process of applying for a variance with the city of Alpharetta for permission to install a new monument sign on the property. The variance is required because the monument would have a setback of 2ft rather than the code required 10ft. The reason for this request is due to the new right of way affecting visibility of the sign at the standard 10ft setback.

We are required to inform all surrounding businesses of this request and inform you of the public hearing scheduled for October 21st at 6:30pm, located at Alpharetta City Hall.

If you have any questions, concerns, or would like more information about this project please contact Option Signs and ask for Amy Medina or Patti Huxford.

Thank you.

Option Signs:

Phone: 770-569-5871

165A Tidwell Dr, Alpharetta, GA 30004

Amy Medina: a.medina@optionsigns.com

Patti Huxford: p.huxford@optionsigns.com

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: 3060 Kimball Bridge Sign Variance

Contact Name: Patti Huxford Telephone: 770-206-0948

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.

<u>Apex Energy Solutions</u> →	<u>3050 Royal Blvd Ste 145, Alpharetta GA 30022</u>
<u>Du Rhone Group</u> →	<u>3050 Royal Blvd Ste #180, Alp, GA 30022</u>
<u>Millard Law firm</u> →	<u>3030 Royal Blvd Ste 250, Alp 30022</u>
<u>New Prospect Elementary School</u> →	<u>3055 Kimball Bridge Rd, Alp 30022</u>
<u>Sundance Academy</u> →	<u>3105 Kimball Bridge Rd Alp 30022</u>
<u>CBC National Bank</u> →	<u>3010 Royal Blvd S Ste 100 Alp 30022</u>

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.

We will include contact information for written, email, & phone correspondence.



COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
OCTOBER 13, 2021
ZOOM | 6:00 PM

I. Staff present:

- a. Michael Woodman, Senior Planner
- b. Ben Kern, GIS Specialist / Special Projects Planner
- c. Lauren Shapiro, Planning + Zoning Coordinator

II. E-21-05 3060 Kimball Bridge Road Sign Exception

- a. Applicant Presentation: Patti Huxford
 - i. Setback exception application for a monument sign
 - ii. Sign meets all other city requirements
- b. There were no public comments for this item.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	E-21-05
PH #:	PHA210042
☐ Property Taxes & Code Violations Verified	
☐ Fee Paid	Initial: PC

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Patti Huxford Telephone: 770-569-5871

Address: 165 Tidwell Dr Suite: A

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

Mobile Tel: 770-598-3031 Email: p.huxford@optionsigns.com

Subject Property Information:

Address: 3060 Kimball Bridge Rd, Alpharetta, GA 30022 Current Zoning: OI

District: 1st Section: 2nd Land Lot: 849, 850, 859, 860 Parcel ID: _____

Proposed Zoning: OI Current Use: Office Building

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

Office Building

Applicant's Request (Please itemize the proposal):

Requesting an exception for setback required due to city taking right of way for Kimball Bridge ramp.

- Setback to be 2ft instead of 10ft.
- Land is sloped, a setback of 10ft would render the monument not visible.

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

Intent: Replace monument sign that was removed due to city taking Right of Way, changing utility pole locations.

New monument would have to be a shorter setback than 10ft due to visibility.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Ramesh Maturu Telephone: 678-468-7414
 Address: 3060 Kimball Bridge Rd. Suite: 200
 City Alpharetta State: GA Zip: 30022

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Patti Huxford Telephone: 770-569-5871
 Address: 165 Tidwell dr Suite: A
 City Alpharetta State: GA Zip: 30004

So Sworn and Attested:

Owner Signature: MS Ramesh Date: 09/03/2021

Notary:

Notary Signature: Marc David Cohen Date: 9/3/21

Marc David Cohen
 NOTARY PUBLIC
 Gwinnett County
 State of Georgia
 My Commission Expires:
 May 12, 2024

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: Patti Huxford

Subject Public Hearing Case: PHA210042

Campaign Contribution Information:

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

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

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

Description of Contribution: N/A Value: N/A

Description of Contribution: Value:

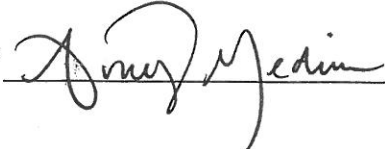
Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Campaign Contribution Information:

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

Signature: 

Date: 8/30/2021

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

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.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

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

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

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

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.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

- ☒ Yes Hardship due to city taking R/W for Kimball Bridge ab? now monument has to be relocated.
- ☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

- ☒ Yes With the normal setback, the monument would not be visible from the road.
- ☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

- ☐ Yes
- ☒ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

- ☐ Yes
- ☒ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

- ☒ Yes
- ☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

- ☐ Yes
- ☒ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

- ☐ Yes
- ☒ No

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: _____

Contact Name: _____ Telephone: _____

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

Apex Energy Solutions _____
Du Rhone Group _____
Millard Law firm _____
New Prospect Elementary School _____
Sundance Academy _____
CBC National Bank _____

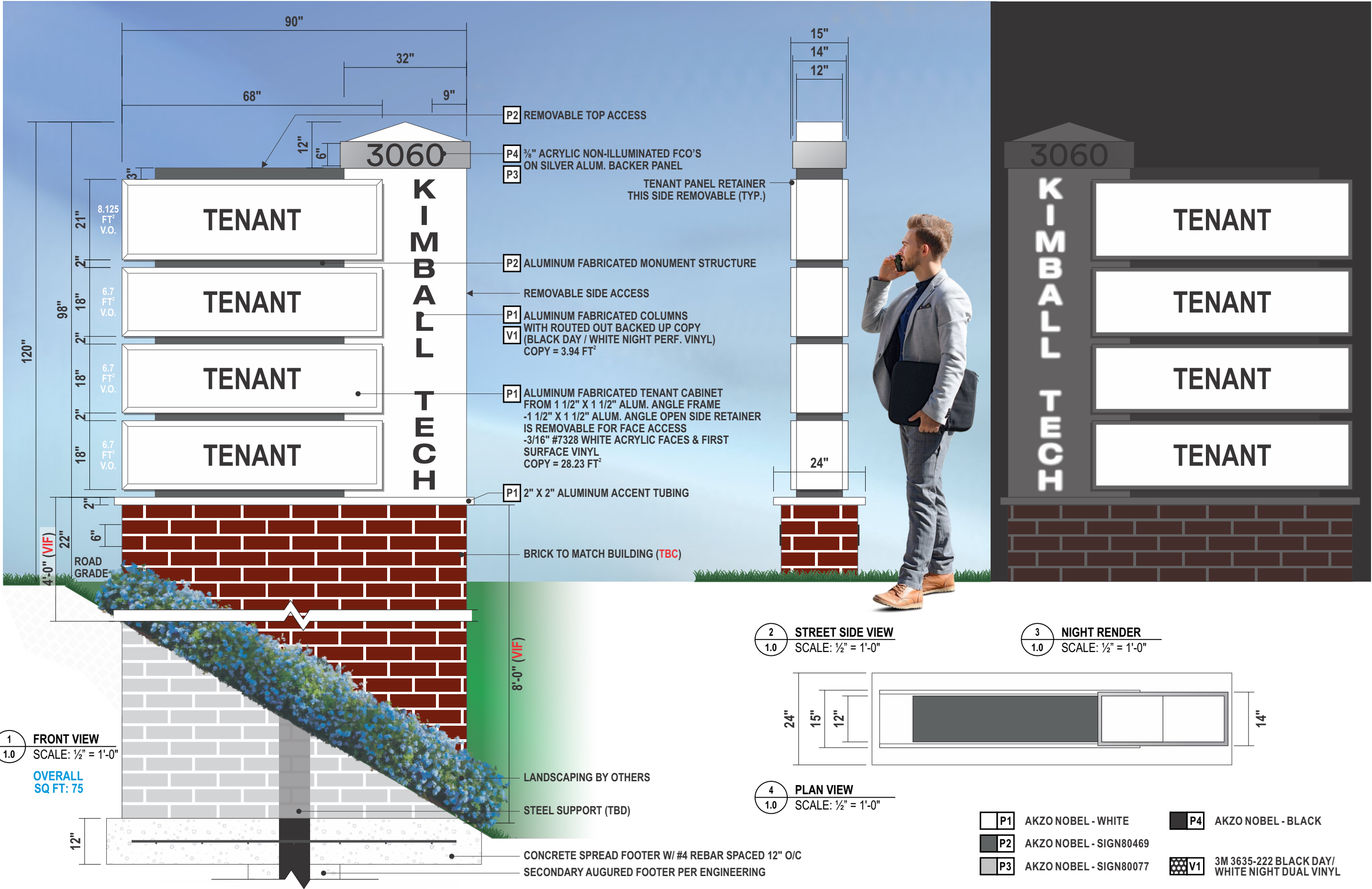
Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|---|
| ☒ 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.

We will include contact information for written, email, &
Phone Correspondence.

SIGN TYPE A - MONUMENT (OPTION 1)
DOUBLE SIDED | INTERNALLY ILLUMINATED





OPTION SIGNS
& ENVIRONMENTAL
GRAPHICS
165 TIDWELL DRIVE, SUITE A
ALPHARETTA, GA 30004
PHONE: 770.569.5871
FAX: 770.569.5456

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CLIENT:
**JOEL & GRANOT
REAL ESTATE**

PROPERTY:
**3060 KIMBALL
BRIDGE RD,
ALPHARETTA, GA
30022**

PROJECT:
MONUMENT

ACCOUNT MANAGER:
PATTI HUXFORD

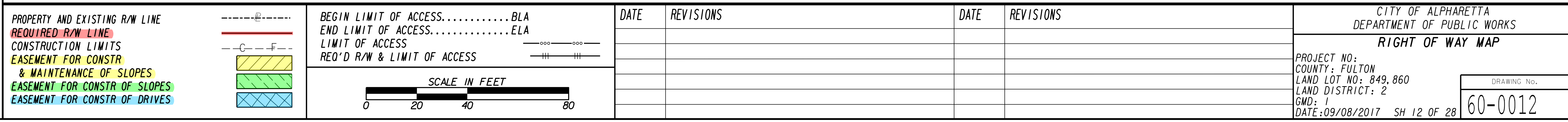
PROJECT MANAGER:
CHANDLER BROWN

DATE:
05/13/21

VERSION:
SD 03

HISTORY	DATE	DESIGNER
CD 01	05/13/21	DS
CD 02	05/17/21	DS
CD 03	05/24/21	DS
CD 04	05/25/21	DS
SD 01	05/28/21	DS
SD 02	06/28/21	DS
SD 03	07/12/21	DS

REVISION LOG:





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** PH-21-19 LEWIS MANNING HOUSE/40 CUMMING STREET CHANGE TO CONDITION OF ZONING

CITY COUNCIL:

NOVEMBER 1, 2021

II. **RECOMMENDATION:**

Approve PH-21-19 Lewis Manning House/40 Cumming Street Change to Condition of Zoning, subject to the following conditions:

Conditions associated with file #CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street, ~~changes shown in RED underline and strike through.~~

2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan ~~submitted prepared~~ by ~~PEG~~ D. Tracy Ward, dated ~~9/22/2017~~ 9/8/2021, except for modifications required to comply with the conditions below. Use shall be restricted to ~~office or HOA use a private single-family residence.~~
- ~~10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.~~
11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, ~~seating areas and a sculpture or fountain~~, as approved by Staff. Enhanced plantings and/or understory trees shall be required along the north and east sides of the Lewis-Manning House. Developer of the Manning on the Square subdivision shall provide a sculpture or fountain in the civic space on the east side of the entrance to the subdivision, as approved by Staff.
12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection ~~and maintenance~~ of the Lewis-Manning House. Further, the Lewis-Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance.
13. ~~The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square foot and 1 wall sign shall not exceed 4 square foot both to be approved by the DRB.~~ The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure, as approved by DRB.

New Conditions:

1. Exterior modifications and additions to the historic structure, accessory structures and walls and fencing shall be consistent with the architectural style of the Lewis Manning House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.
2. Swimming pool and cabanas shall be located to have the least impact to existing trees. This may result in a reduction to the swimming pool and cabana footprints. CRZ Impacts to trees shall not exceed the impacts listed on the site plan prepared by D. Tracy Ward, dated 9/8/2021, with final approval by Staff. Cabanas shall not exceed a height of 16' and shall be screened from view of the public right-of-way.
3. The proposed addition to the Lewis Manning House shall not exceed the height depicted on the submitted conceptual images.

4. The Lewis Manning House yard shall be developed with a park-like setting, including decorative plant selections promoting the historic district. A landscape plan shall be subject to approval by the Design Review Board.
5. Prior to a Certificate of Occupancy associated with the Manning on the Square subdivision and Lewis Manning House property, the Manning on the Square final plat shall be updated to reflect the above changes, including but not limited to a statement that the Lewis Manning House shall be used as a private residence, amending open space areas, providing access for the Lewis Manning House and reflecting any necessary revisions to the declarations and covenants.
6. Conditions of zoning related to file #CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street shall remain in effect, unless superseded by the conditions above. Changes to the conditions above shall not release the developer of Manning on the Square from conditions, such as addressing the Cumming Street streetscape, providing civic space along Cumming Street and path connection through the site.

III. REPORT IN BRIEF:

The applicant, Josh Cady and Stephanie Kelly, requests a change to previous conditions of zoning related to the Lewis Manning House. The 0.837-acre historic property was rezoned to DT-LW (Downtown Live-Work) in 2017 to allow for its use as an office or HOA use in conjunction with the adjacent Taylor Morrison single-family detached subdivision. The requested changes would allow for the Lewis Manning House to be used for a private residence. The subject property is located at 40 Cumming Street, just east of the intersection of Cumming Street and North Main Street.

DISCUSSION

The submitted request, if approved, will allow for changes to previous conditions of zoning related to the Lewis Manning House. The proposed changes would allow for the Lewis Manning House to be used for a private residence. Previous conditions of zoning allow the Lewis Manning House to be used for an office or HOA use. The subject property is located at 40 Cumming Street, just east of the intersection of Cumming Street and North Main Street.

The property was rezoned on September 25, 2017, to DT-LW (Downtown Live-Work) to allow for the historic structure and property to be used for an office or HOA use on 0.837 acres. Rezoning was in conjunction with the rezoning of the surrounding 10.87-acre property, which was approved for 58 single-family detached homes, known as Manning on the Square. As required by Council condition #12, the Lewis Manning House was designated as historic by the City on September 4, 2018. The following changes are proposed to previous conditions of zoning related to file #CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street (~~Strike Through = Delete, Underline = Add~~):

2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan ~~submitted~~ prepared by PEG D. Tracy Ward, dated ~~9/22/2017~~ 9/8/2021, except for modifications required to comply with the conditions below. Use shall be restricted to ~~office or HOA use~~ a private residence.

~~10. —An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.~~

Previous conditions of zoning required the Lewis Manning House yard to be made available for use by residents of the Manning on the Square subdivision, which was depicted on the approved site plan and referenced in condition #10. Subsection 3.2.4(l) of the Alpharetta Downtown Code states that a site's open space requirements shall be considered completely satisfied when a development incorporates a historic building on the City's Contributing Historic Buildings Inventory. Therefore, no open space was required by the Downtown Code for the

Manning on the Square subdivision. However, the approved site plan depicted 14.6% civic space, or 1.71 acres, and 10.5% amenity space, or 1.23 acres, for a total of 25.1% open space, or 2.94 acres. The Lewis Manning House yard represents approximately 0.56 acres of amenity space, which would reduce the overall open space for the Manning on the Square subdivision to 2.38 acres, or 21.9%. The zoning of the Manning on the Square subdivision, DT-R (Downtown Residential), requires a minimum 10% amenity and 10% civic space if a historic building was not saved on the property. Therefore, if the applicant's request is approved, the Manning on the Square subdivision would continue to meet the minimum open space requirement.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for changes to previous conditions of zoning. The use of the Lewis Manning House as a private residence would generate fewer vehicular trips than a business use, which would have less impact to traffic on Cumming Street and other streets in the vicinity. In addition, the Manning on the Square subdivision would still comply with the minimum open space requirement of 20%. If approved, conditions are recommended requiring Historic Preservation Commission approval of a certificate of appropriateness for building additions, accessory structures and walls and fencing, as well as limiting impacts to existing trees.

CITIZEN PARTICIPATION PLAN

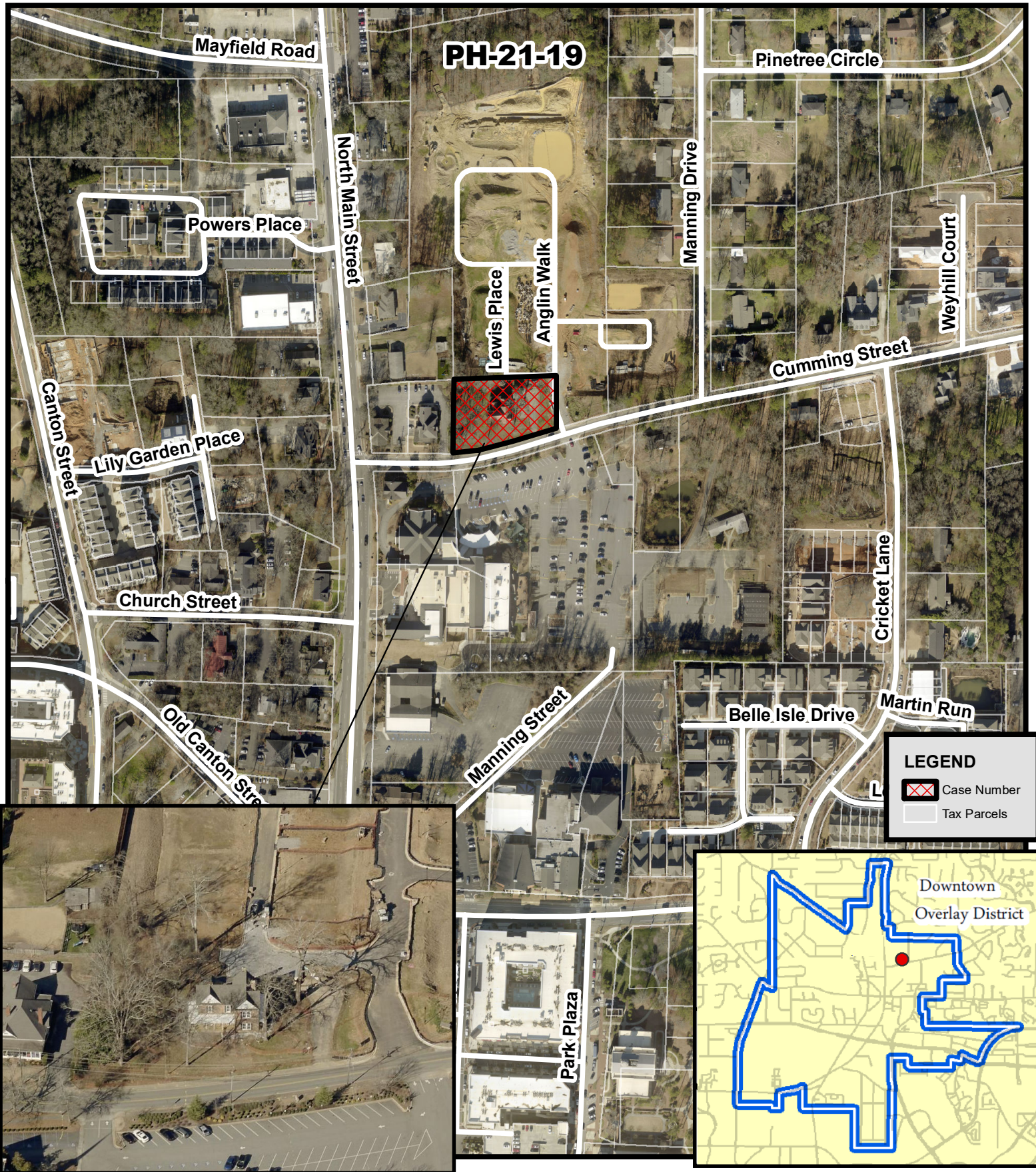
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that a letter of objection was received from an adjacent resident on Manning Drive with concerns that the Lewis Manning House property would no longer be available for public use and concerns over tree removal in conjunction with the proposed pool and cabanas.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 13, 2021. There were no public comments.

IV. ATTACHMENTS:

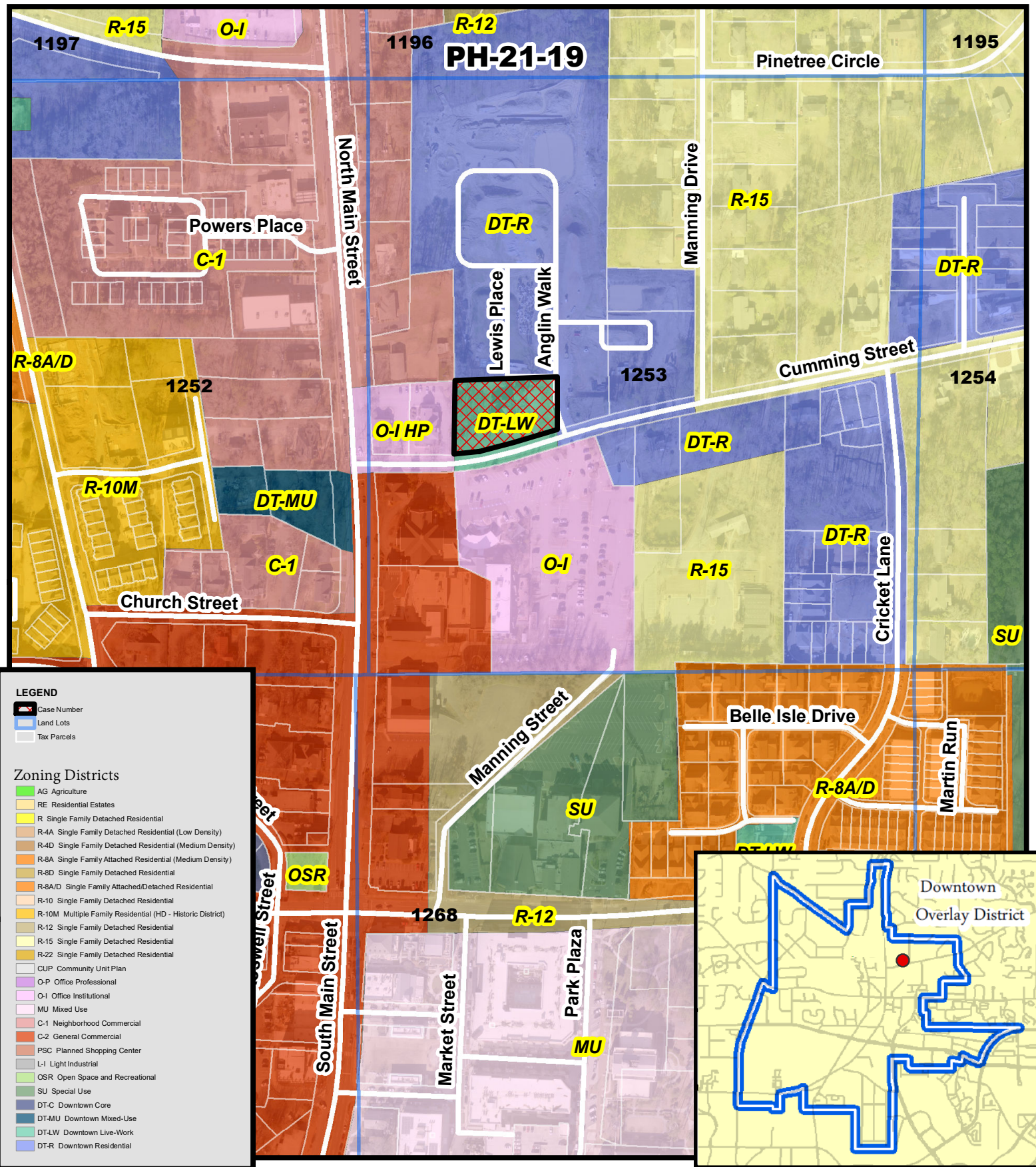
- Site Plan



Aerial Map
40 Cumming Street
Change to Council Conditions

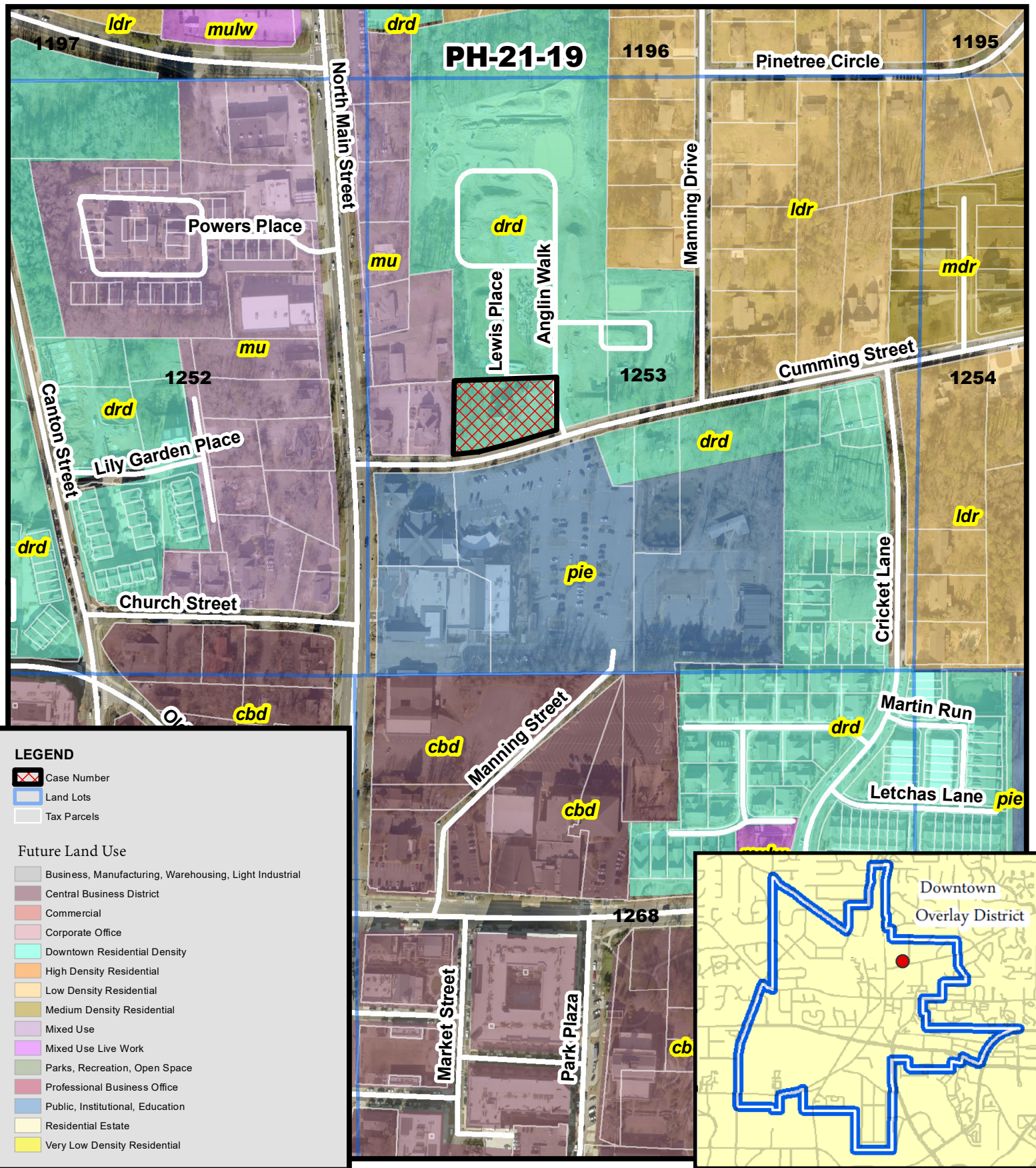
PH-21-19
D/LL: 2/2/1253
2/2/1269
CC: 11/01/21

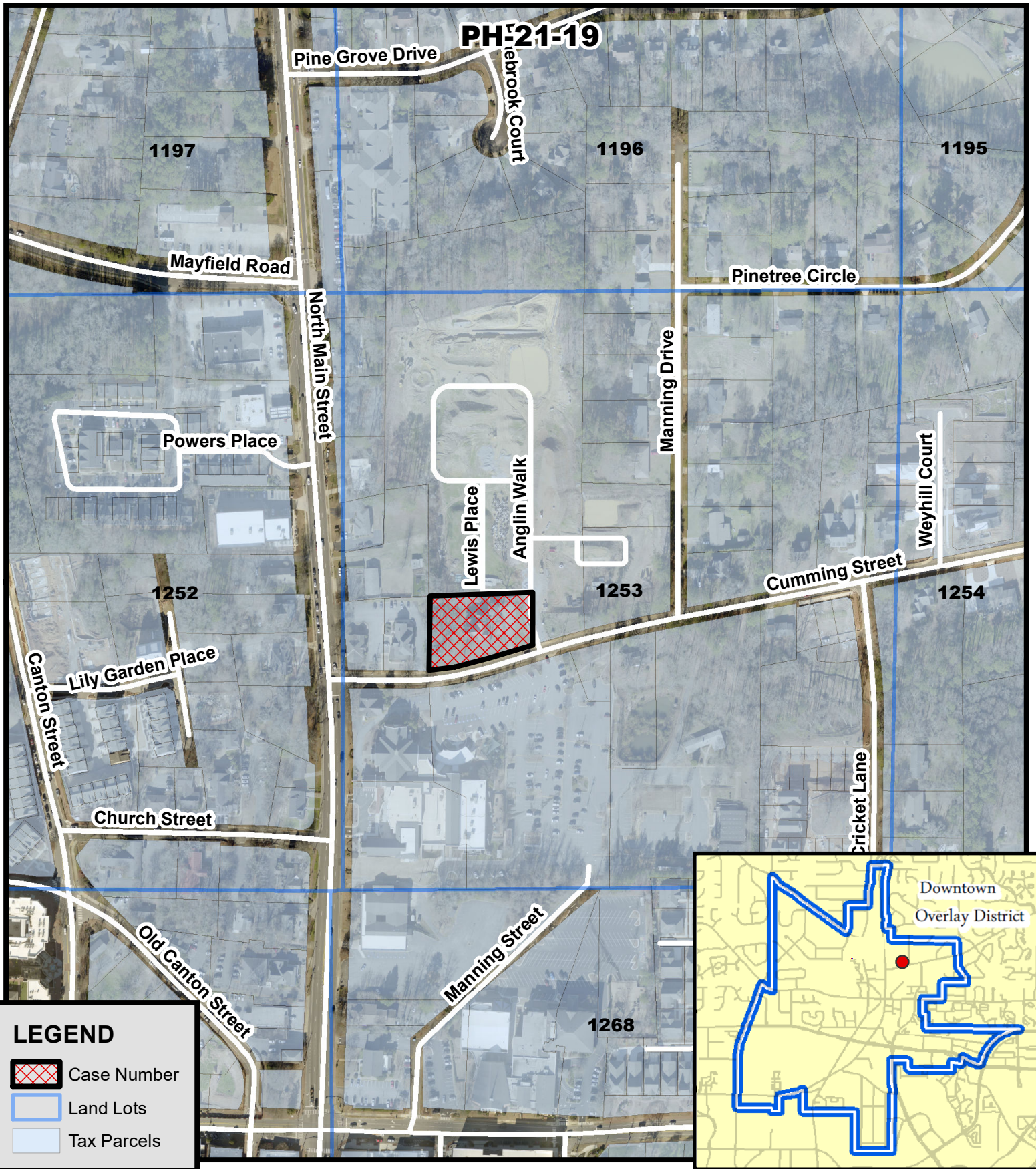
Location Map Provided by:
Community Development - GIS



Zoning Map **40 Cumming Street** **Change to Council Conditions**

PH-21-19
D/LL: 2/2/1253
2/2/1269
CC: 11/01/21





Location Map
40 Cumming Street
Change to Council Conditions

PH-21-19
D/LL: 2/2/1253
2/2/1269
CC: 11/01/21



Location Map Provided by:
Community Development - GIS



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

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: September 25, 2017

CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street

Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 58 'For-Sale' detached homes and to allow a historic structure to be used for an office. A comprehensive land use plan amendment is requested from Downtown Residential Density to Central Business District and from Low Density Residential to Downtown Residential Density. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and is legally described as being located in Land Lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 7-0

Council Member Kennedy offered a motion to approve CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street subject to the staff conditions with the following changes:

- O Condition #1– change date to September 12, 2017
 - O Condition #2 – change date to September 12, 2017
 - O Condition #8 – change date to September 12, 2017
 - O Condition #9 – Add a sentence regarding Certificate of Occupancy that reads, “This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration.”
 - O Condition #11 – strike last sentence regarding evergreen plantings and adding a sentence that reads, “Enhanced plantings and/or understory trees shall be required along the north and east sides of The Lewis Manning House.”
 - O Condition #12 – adding a sentence to the end that reads, “ Further, the Lewis Manning House shall be designated as an historic structure under the City’s Historic Preservation Ordinance.”
 - O Condition #18 - strike requirement for granite wall on the Manning Drive lots #9-11 and adding a sentence that reads, “ Individual landscape plans intended to provide landscaping complimentary to existing landscape on Manning Drive shall be submitted for staff approval for the plot of homes on Manning Drive lots #9—11.”
 - O Condition #30- changing the date on PEC plan to September 22, 2017. Strike requirement for 7500 square foot central tree save area and replacing that with a sentence that reads, “The applicant site plan shall include a central green and a green with a mail kiosk that provides a combined total of at least 5800 square feet.”
- The motion received a second from Council Member Mitchell
 - Council Member Binder offered a friendly amend to add a Condition #41- “Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on 9/28/2017 (sheet Z2 dated September 22, 2017).”
 - Amendment accepted by Kennedy and Mitchell
 - The motion was approved 7-0

Final Conditions:

1. The site, consisting of approximately 10.868 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 9/22/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 9/22/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
3. The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 7,000 square feet for lots fronting Manning Drive (Lots 9-11) and 5,000 square feet adjacent to existing residential on Manning Drive (Lots 17-20). All lots fronting Cumming Street (Lots 5-8) shall have a minimum size of 4,000 square feet and all other lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
4. There shall be only three single-family detached lots fronting Manning Drive (Lots 9-11) and those lots shall have a minimum lot width of 60’. Lots that back up to

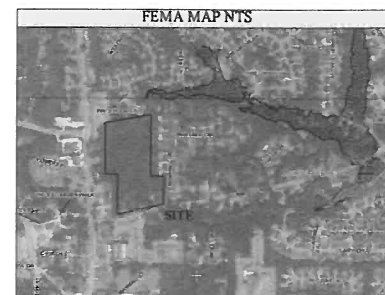
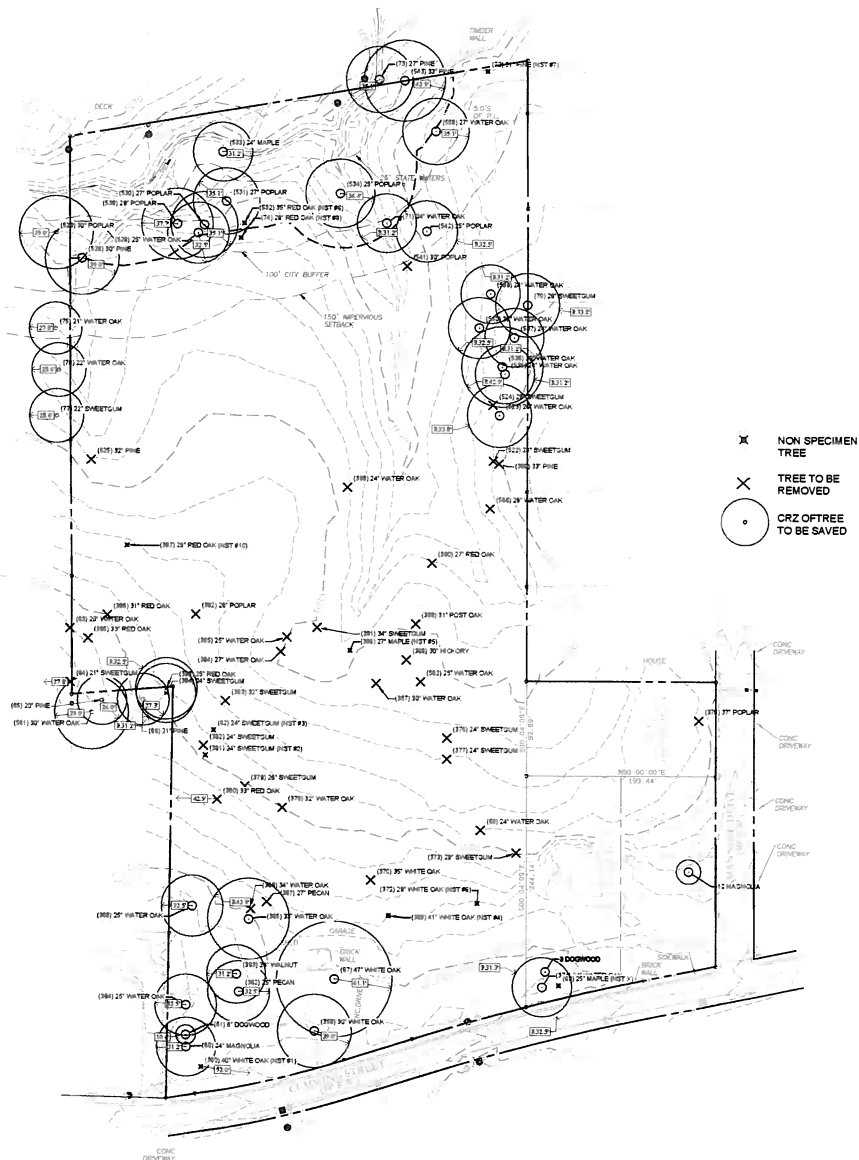
existing homes on Manning Drive (lots 17-20) shall have a minimum lot width of 50'.

5. Minimum building setbacks shall comply with the DT-R district standards.
6. Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
7. Homes adjacent to existing residential and commercial shall be front loaded.
8. Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 9/12/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8' as measured from the front door. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.
9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home. This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration.
10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
11. The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Enhanced plantings and/or understory trees shall be required along the north and east sides of the Lewis-Manning House.
12. Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House. Further, the Lewis-Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance.
13. The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
14. A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. After installation, buffer shall be recorded as undisturbed.

15. A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
16. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
17. The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the sides of Units 8 & 9 and internal driveway and decorative ornamental plantings.
18. A stacked stone, brick or granite wall shall be constructed between homes fronting Cumming Street (Lots 5-8) and front landscape area. Benches and a public art pedestal shall be approved by Staff. Individual landscape plans intended to provide landscaping complimentary to existing landscape on Manning Drive shall be submitted for staff approval for the plot of homes on Manning Drive (Lots 9-11).
19. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
20. Development shall not be gated and roads will be private and maintained by the HOA.
21. Developer shall remove, by hand, trash from the stream at the north end of the property.
22. Add trees, shrubs and ground cover plantings to the south side of the trail that roughly parallels the stream, where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
23. In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
24. Civic space along Cumming Street and Manning Drive shall be recorded for public use.
25. Multi-use path along Cumming Street shall be a 12' concrete accessible path. A path connection through site and along stream shall be provided. Developer shall dedicate a permanent 20' wide public access easement to the City within the 150' impervious setback, as depicted on the site plan. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Lighting, seating areas, landscape and hardscape shall be provided along Cumming Street, as approved by Staff.
26. Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
27. Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space along Cumming Street.
28. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
29. Fencing visible from the street or civic areas shall be decorative as approved by Staff.

30. Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 9/22/2017. The location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. The applicant's site plan shall include a central green and a green with a mail kiosk that provides a combined total of at least 5,800 square feet. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10" Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.
31. Make reasonable efforts to remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
32. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
33. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
34. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
35. Decorative paver apron dimensioned at 12' deep and 40' wide shall be required at the project driveway entrance at Cumming Street as approved by Staff.
36. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
37. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
38. Overhead utilities internal to the project shall be placed underground.
39. Final detention area shall be coordinated with Community Development staff during plan review process, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
40. Road width and configuration shall require Fire Marshall review and approval.
41. Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on 9/28/2017 (sheet Z2 dated September 22, 2017).





40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
TAYLOR MORRISON

TRACT 2
SECTION 2
ALPHARETTA, GA 30009
SUITE 295
4400 NORTH POINT PARKWAY
CITY OF ALPHARETTA
FLORIDA 32084
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CONTACT MORRISON

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REVISIONS:

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SHEET TITLE

**SPECIMEN TREE
LOCATION PLAN**

SCALE: 1" = 60'
DATE: SEPT. 22, 2017
PROJECT: 16334.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

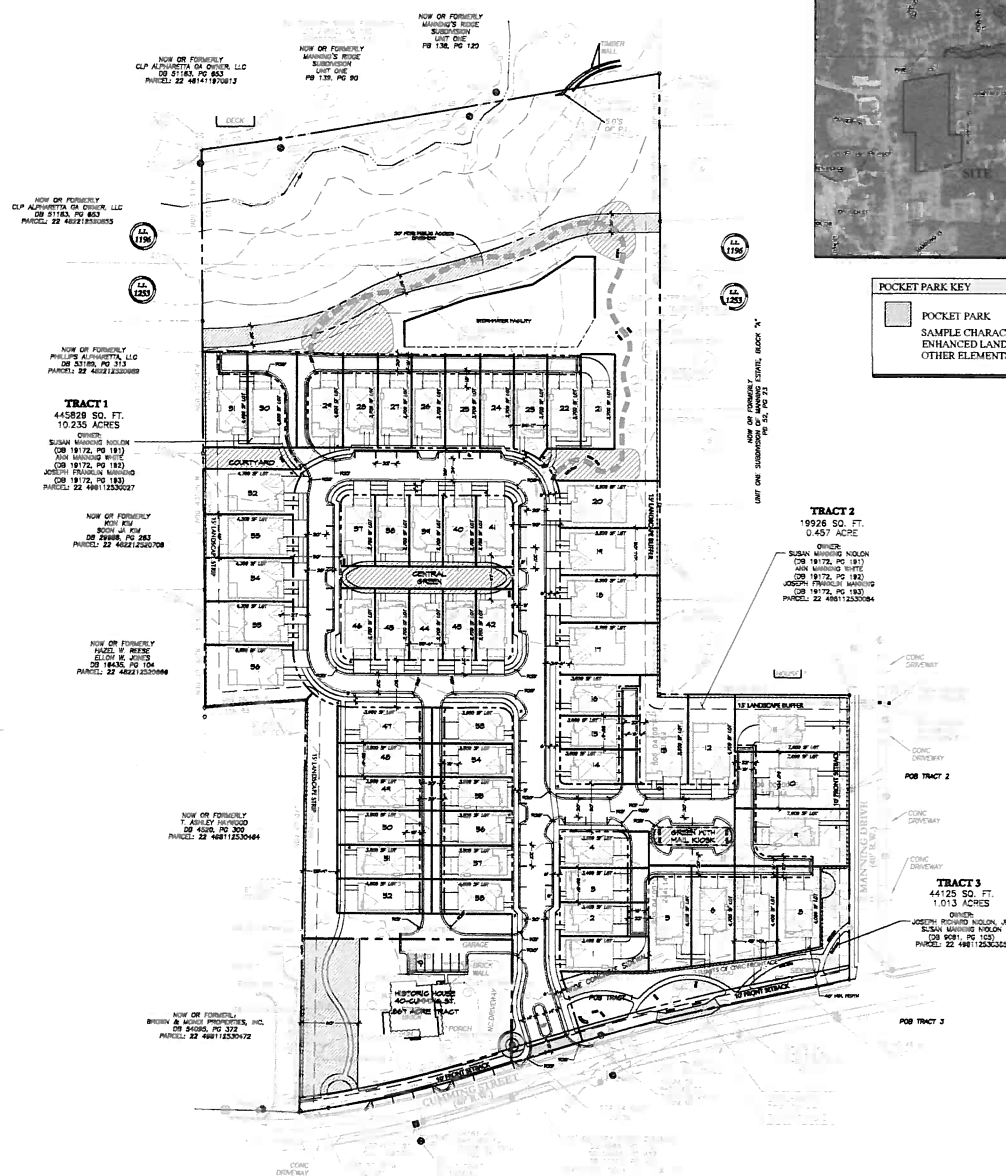


24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com

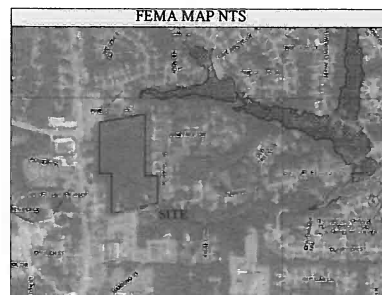


SPE

SHEET



FEMA MAP NTS



SITE LOCATION MAP NTS



POCKET PARK KE

POCKET PARK
SAMPLE CHARACTER INCLUDES THE USE OF BENCHES
ENHANCED LANDSCAPING FOCAL FEATURES AND
OTHER ELEMENTS AS APPROVED BY STAFF

SITE DATA

TOTAL SITE AREA	11.705 ACRES
PARCEL 1	10.868 ACRES
PARCEL 2	.837 ACRES

ZONING

CURRENT ZONING	R-15
PROPOSED ZONING (PARCEL 1)	DT-R
PROPOSED ZONING (PARCEL 2)	DT-LW
ZONING JURISDICTION	CITY OF ALPHARETTA COUNTY OF FULTON

RESIDENTIAL DT-R DENSITY

TOTAL RESIDENTIAL UNITS	58 HOMES
SF DETACHED HOMES	58 UNITS
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE
DENSITY PROPOSED (58 UNITS / 11.705 ACRES)	4.96 UNITS/ACRE

PERIMETER SETBACK SUMMARY (DT-R & DT-LW)

FRONTAGE PROPERTY SETBACK	10 FEET MIN
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
TRANSITIONAL BUFFER ZONE	N/A
LANDSCAPE STRIP	15 FEET (SEE PLAN)

PARCEL 1 (DT-R) LOT STANDARDS

DETACHED LOT	
FRONT YARD SETBACK	10 FEET
* A FRONT YARD MAY BE SET UP TO 10 FEET, INCLUDING THE STEPS, INTO A RECESSED FRONT SETBACK, PROVIDED THAT SUCH SETBACK IS AT LEAST 2 FEET FROM THE THEORETICAL PLANE OF ANY LOT LINE.	
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
BUILDING SEPARATION	5 FEET MINIMUM
LOT AREA	2,500 SF. MIN
LOT WIDTH	25 FT. MIN
LOT COVERAGE	70% MAX; 60% PROVIDED

PARCEL 1 PARKING SUMMARY (DT-1)

RESIDENTIAL PARKING	263 SPACES
(2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT + 33 GUEST SPACES)	
RESIDENTIAL TOTAL HOMES	58 HOMES
RESIDENTIAL PARKING REQUIRED	2 / HOME = 116 SPACES
RESIDENTIAL PARKING PROVIDED	230 SPACES
GUEST PARKING REQUIRED	9 Sp. (1559)
GUEST PARKING PROVIDED	33 SPACES

PARCEL 2 PARKING SUMMARY (DT-LV)

OFFICE PARKING REQUIRED (3,777 SF)	3/1000 SF = 11 SPACES
OFFICE PARKING PROVIDED	3/1000 SF = 12 SPACES
ONE OF THE TWELVE PROPOSED SPACES TO BE HANDICAP	

DATE: 11/11/11

BUILDING SQ FEET (PER FULTON COUNTY ACCESSOR)	3,777 SQ. FT.
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PARCEL 2 LOT STANDARDS (DT-LW)

LOT AREA	2,500 SF. MIN
LOT WIDTH	25 FT. MIN
LOT COVERAGE	70% MAX/ 38% PROVIDED

CIVIC & AMENITY SPACE SUMMARY

TOTAL OPEN SPACE REQUIRED	20% OF SITE
*OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2.4-I	
CIVIC SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	14.6%
AMENITY SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	10.5%
TOTAL OPEN SPACE PROVIDED	25.1%



24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



Z1
SHEET

REVISIONS:

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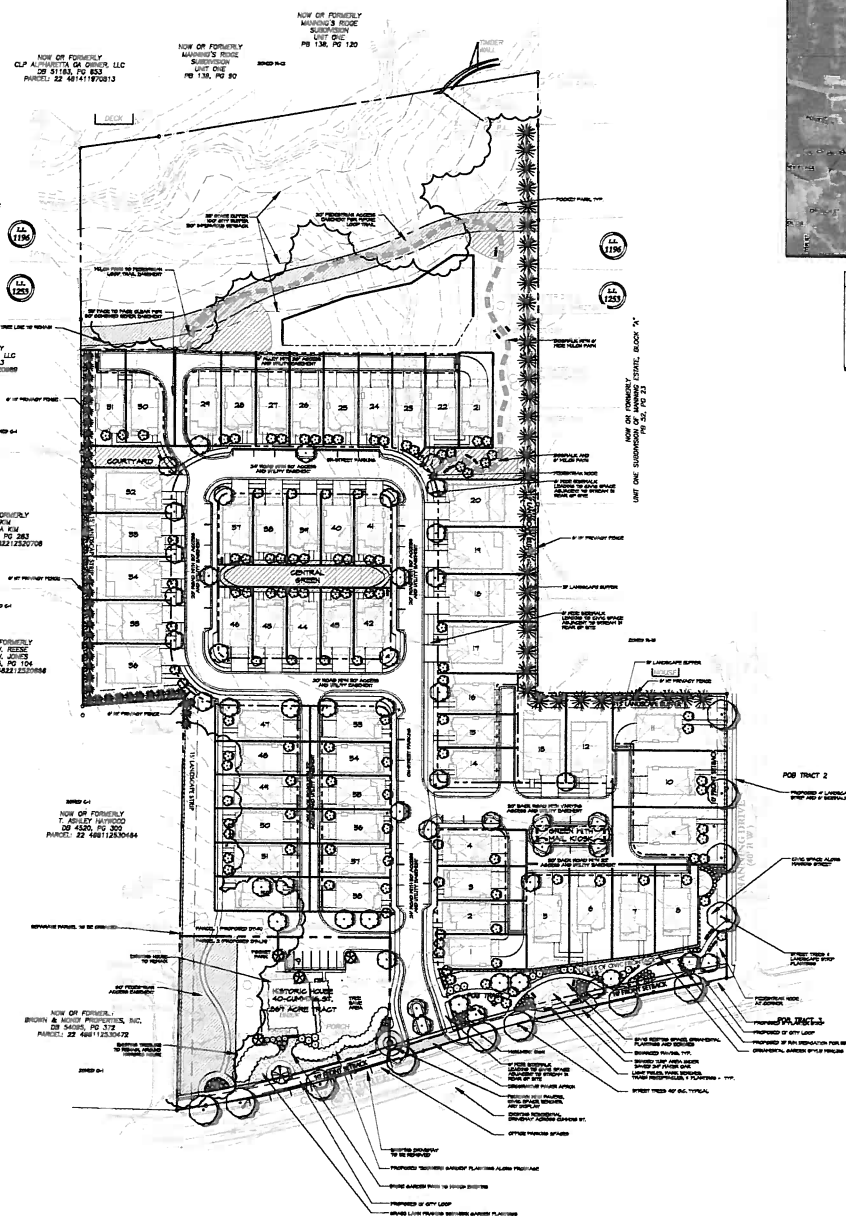
SHEET TITLE
TECHNICAL
SITE PLAN

SCALE: 1" = 60'
DATE: SEPT. 22, 2017
PROJECT: 16334.00

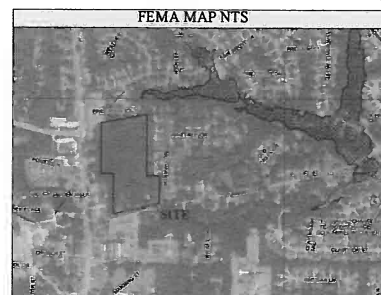


GSWCC LEVEL II DESIGN PROFESSIONAL

9-22-17



FEMA MAP NTS



SITE LOCATION MAP NTS



POCKET PARK KE

POCKET PARK

SAMPLE CHARACTER INCLUDES THE USE OF BENCHES, ENHANCED LANDSCAPING FOCAL FEATURES AND OTHER ELEMENTS AS APPROVED BY STAFF

SITE DATA:

TOTAL SITE AREA	11.705 ACRES
PARCEL 1	10.868 ACRES
PARCEL 2	.837 ACRES
ZONING	
CURRENT ZONING	R-15
PROPOSED ZONING (PARCEL 1)	DT-R
PROPOSED ZONING (PARCEL 2)	DT-LW
ZONING JURISDICTION	CITY OF ALPHARETTA COUNTY OF FULTON
RESIDENTIAL DT-R DENSITY	
TOTAL RESIDENTIAL UNITS	58 HOMES
3F DETACHED HOMES	58 UNITS
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE
DENSITY PROPOSED (.88 UNITS / 11.705 ACRES)	4.96 UNITS/ACRE
PERIMETER SETBACK SUMMARY (DT-R & DT-LW)	
FRONTAGE PROPERTY SETBACK	10 FEET MIN.
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
TRANSITIONAL BUFFER ZONE	N/A
LANDSCAPE STRIP	15 FEET (SEE PLAN)
PARCEL 1 (DT-R) LOT STANDARDS	
DETACHED LOTS	
FRONT YARD SETBACK	10 FEET
REAR YARD SETBACK	3/10 FEET
PROVIDE THAT EACH EXTENSION BE AT LEAST 7 FEET FROM THE VERTICAL PLANE OF ADJACENT LOT.	
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
BUILDING SEPARATION	5 FEET MINIMUM
LOT AREA	2,500 SF. MIN.
LOT WIDTH	25 FT. MIN.
LOT COVERAGE	70% MAX/ 60% PROVIDED
PARCEL 1 PARKING SUMMARY (DT-R)	
RESIDENTIAL PARKING	263 SPACES
(2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT - 33 GUEST SPACES)	
RESIDENTIAL TOTAL HOMES	58 HOMES
RESIDENTIAL PARKING REQUIRED	2 / HOME = 116 SPACES
RESIDENTIAL PARKING PROVIDED	230 SPACES
GUEST PARKING REQUIRED	9 sp. (195sq.)
GUEST PARKING PROVIDED	33 SPACES
PARCEL 2 PARKING SUMMARY (DT-LW)	
OFFICE PARKING REQUIRED (3,777 SF)	31,000 SF = 11 SPACES
OFFICE PARKING PROVIDED	31,000 SF = 12 SPACES
ONE OF THE TWELVE PROPOSED SPACES TO BE LANDSCAP	
PARCEL 2 40 CUMMING STREET BUILDING (DT-LW)	
BUILDING SQ. FT. (PER FULTON COUNTY ACCESSOR)	3,777 SQ. FT.
PARCEL 2 LOT STANDARDS (DT-LW)	
LOT AREA	2,500 SF. MIN.
LOT WIDTH	25 FT. MIN.
LOT COVERAGE	70% MAX/ 38% PROVIDED
CIVIC & AMENITY SPACE SUMMARY	
TOTAL OPEN SPACE REQUIRED	20% OF SITE
- OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE PROVIDING OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3-2-4	33.4%
CIVIC SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	14.6%
AMENITY SPACE ON SITE (SEE OPEN SPACE EXHIBIT)	10.5%
TOTAL OPEN SPACE PROVIDED	25.1%

40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
TAYLOR MORRISON

ALPHARETTA, GA 30009
SUITE 295
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REVISIONS:

[illegible]

SHEET TITLE
REZONING
SITE PLAN



SCALE: 1" = 60'
DATE: SEPT. 22, 2017
PROJECT: 16334.00

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GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000049389 EXP. 10/27/2018



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Z2
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40 CUMMING STREET, 136 MANNING DRIVE
A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
TAYLOR MORRISON


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 ALPHARETTA, GA 30009
 (770) 241-1000
 PUNJEN@PECCALL.COM

CITY OF ALPHARETTA
 100 SOUTH
 ALPHARETTA
 GEORGIA

PROJECT 2
 SECTION 2

REVISIONS:

[illegible]

SHEET TITLE

**SPECIMEN TREE
LOCATION PLAN**

SCALE: 1" = 60'
DATE: SEPT. 22, 2017
PROJECT: 16334.00

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24 HOUR CONTACT:
JONATHAN JONES
jojones@taylormorrison.com



COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
OCTOBER 13, 2021
ZOOM | 6:00 PM

I. Staff present:

- a. Michael Woodman, Senior Planner
- b. Ben Kern, GIS Specialist / Special Projects Planner
- c. Lauren Shapiro, Planning + Zoning Coordinator

II. PH-21-19 40 Cumming Street / Lewis Manning House Change to Previous Conditions of Zoning

- a. Applicant Presentation: Jeremy Cady and Josh Cady
 - i. Amending zoning conditions at 40 Cumming Street in order to use the historic home as a residence.
 - ii. Remove some of the community sidewalks, proposing changes to the green space
 - iii. Adding a brick wall (2-3 foot tall) that will wrap around the property. The brick color will be red to match the façade of the house and will have lights on top of the brick wall.
 - iv. Adding a garage / carriage house for vehicle parking
 - v. Building a small swimming pool and cabana that will be hidden from the street view.
- b. There were no public comments for this item.

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: PH-21-19. 40 Cumming St.-

Contact Name: Josh Cady

Telephone: 770-714-2038

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.

ON 1 objection. See Attached.

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

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

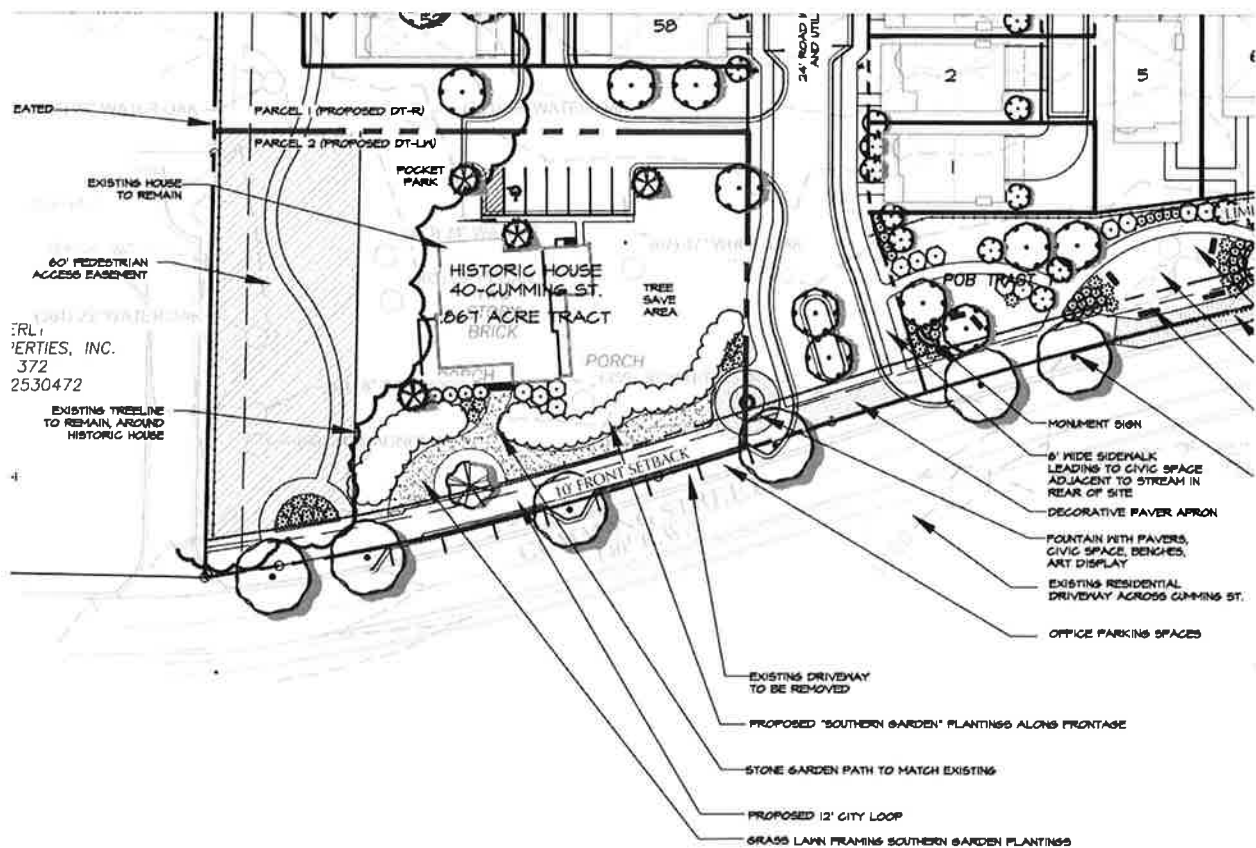
Signature of Authorized Agent: _____

Date: 09/16/21

Print Form

To Whom It May Concern:

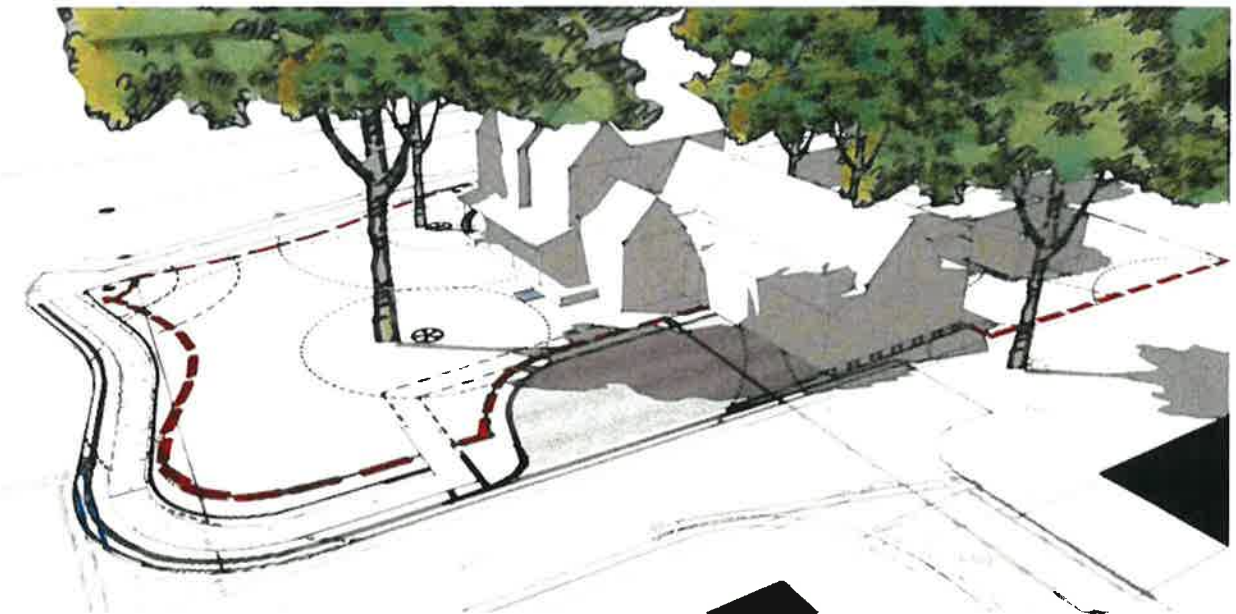
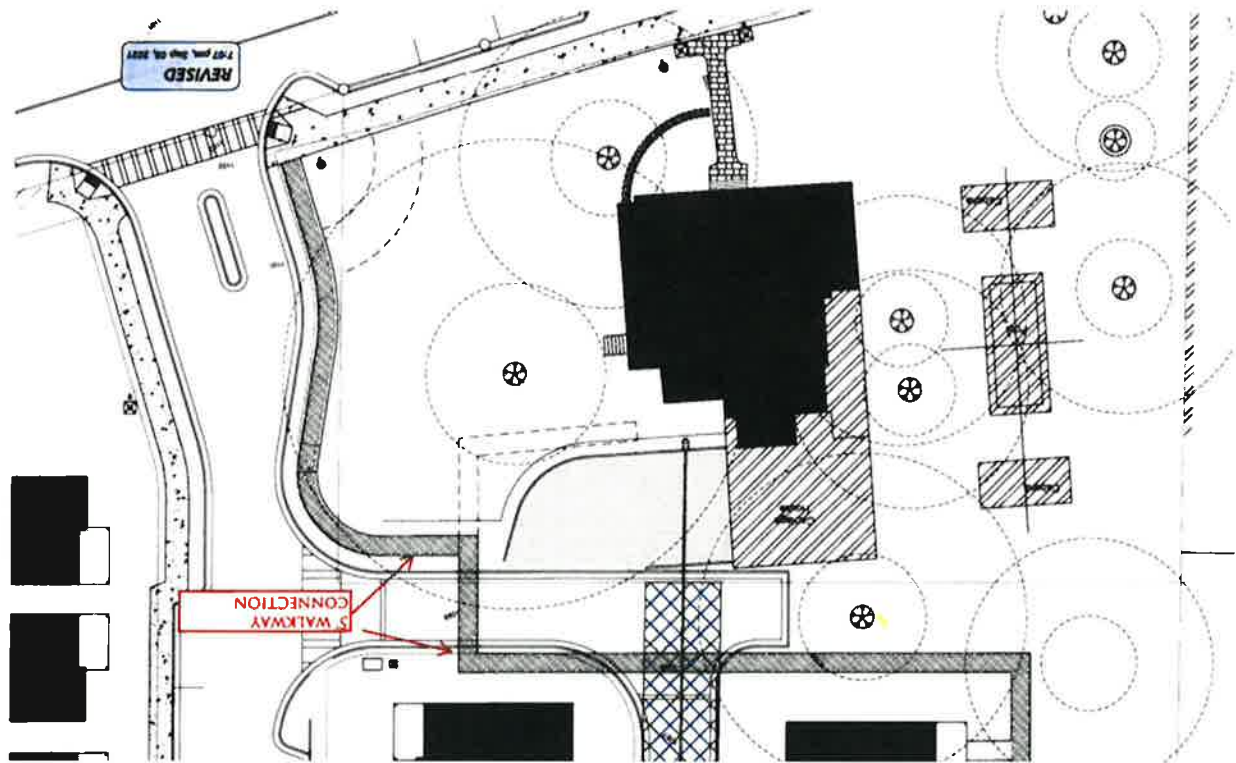
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Now it seems as if parties are wanting to renege on the original agreement made. Please note as far as the surrounding property, the Lewis-Manning House does not resemble any other structure around the area. The Lewis-Manning House is adjacent to commercial property to the west and a driveway and landscaping to the east. The original layout had 2 homes adjacent to the property to be built on the north side and the Methodist church across the street on the south side. The interior of the home was to be renovated during the construction process of the property. Hence, there is no debate whether the interior would be habitable or not. The historic house was already existent on the total property bought for the new residential construction and the adjacent communities wanted it preserved so many

could appreciate its beauty and significance. Thus, it was decided with the number of homes being built in the area it would be best to preserve and include a common park/green space for the public's use and enjoyment, which has already been built.

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Patricia Tudor
160 Manning Drive
Alpharetta, GA 30009

09/21/2021

Josh Cady
160 Cricket Ln.
Alpharetta, GA 30009

RE: PH-21-19 40 Cumming Street Change to Council Conditions

Dear Property Owner:

Please allow this letter to serve as public notice for a public hearing request at 40 Cumming Street, Alpharetta, GA 30009. The request is to change previous conditions of zoning to change the use of the Lewis-Manning House from office or HOA to residential use.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, October 13, 2021 at 6:00 p.m. via Zoom. The link to the meeting is <https://zoom.us/j/7301636794>. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by City Council on Monday, November 1, 2021 at 6:30 PM. The meeting(s) will be held in the Council Chambers at Alpharetta City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at josh.cady@cadystudios.com.

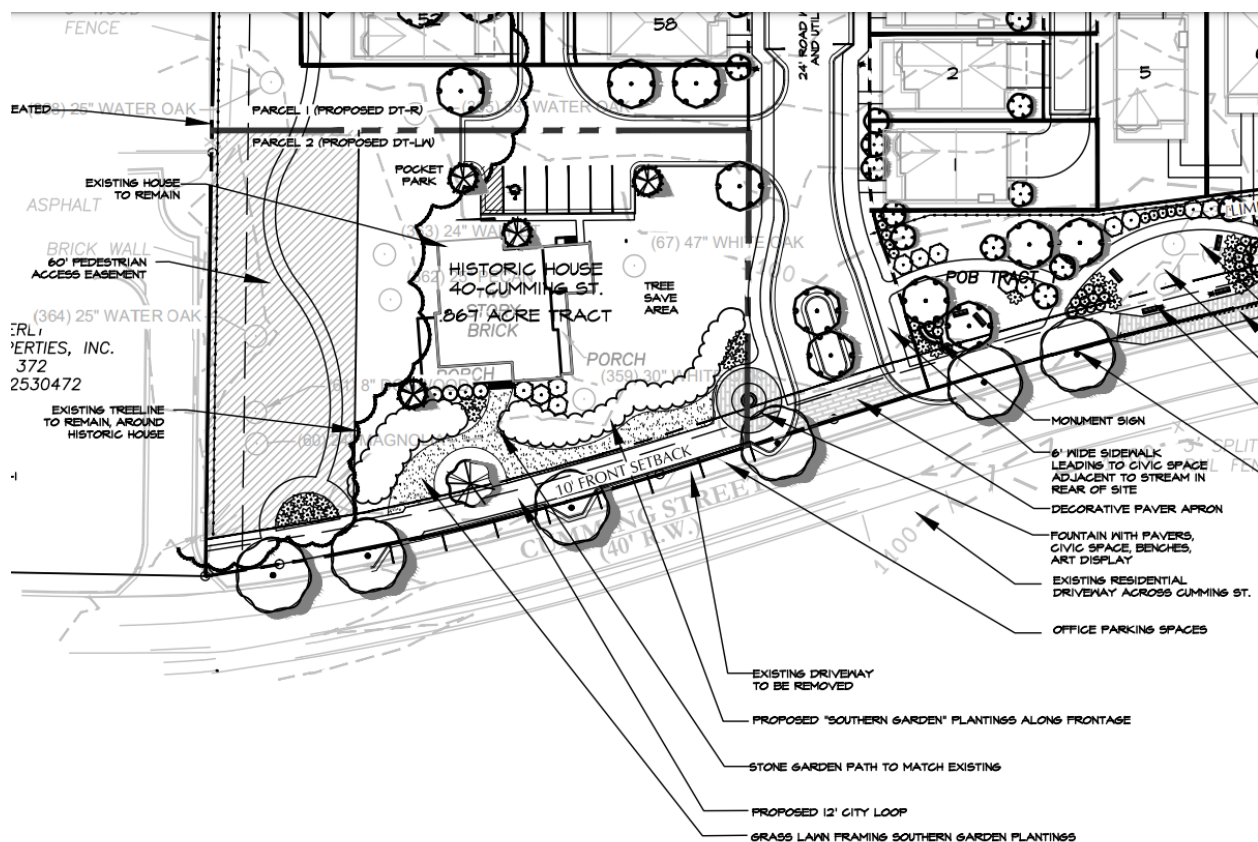
Sincerely,

Josh Cady
josh.cady@cadystudios.com

100 NORTH MAIN ST ALPHARETTA LLC 1055 POWERS PL SUITE B ALPHARETTA GA 30009	260 WAVETREE DRIVE LLC P O BOX 2033 ALPHARETTA GA 30023	ALPHARETTA FIRST UNITED METHODIST CHURCH INC 69 N MAIN ST ALPHARETTA GA 30009
BEANIES PROP LLC 231 VAUGHAN DR ALPHARETTA GA 30009	BRANNON ROBERT A & FLYNN MICHAEL 15144 TAYLOR RD ALPHARETTA GA 30004	BROWN & MONDI PROPERTIES INC 18 CUMMING ST ALPHARETTA GA 30009
BROWN MONDI PROPERTIES INC 11675 CENTURY DR STE D ALPHARETTA GA 30009	BUNCH DEREK 1255 RIVERSIDE RD ROSWELL GA 30076	BUTTS ROBERT R 5360 FRANKLIN GOLDMINE RD CUMMING GA 30028
CONNELL MICHAEL A & BONE ANDREW J 12460 CRABAPPLE RD SUITE 202-647 ALPHARETTA GA 30004	EQUITY TRUST COMPANY CUSTODIAN FBO & OF DANIEL M FRIES IRA 1 EQUITY WAY WESTLAKE OH 44145-1050	GEISEL PAMELA A 1000 POWERS PL ALPHARETTA GA 30004
GENERAL CONVENIENCE STORE LLC 501 N CENTRAL AVE ATLANTA GA 30354	KIM DOLLEH CENTER LLC 160 N MAIN ST ALPHARETTA GA 30009	KIM KON & SOON JA 1160 ALPHARETTA ST ROSWELL GA 30075
LAGUNITA LLC 135 MANNING DR ALPHARETTA GA 30009	LIGHT INVESTMENTS LLC 145 N MAIN ST ALPHARETTA GA 30009	MAIN STREET COMMONS OFFICE PARK OWNERS ASSOCIATION INC 1102 ABBEY CT ALPHARETTA GA 30004
MENTO CRAIG JAMES II & KINAST MENTO JENNIFER 145 MANNING DR ALPHARETTA GA 30009	O DONNELL ROBERT J & CHERYL C 134 N MAIN ST ALPHARETTA GA 30004-1623	PROPERTIES OF DUFFY LLC 10 CUMMING ST ALPHARETTA GA 30004
ROBERTS JAMES M ET AL P O BOX 535 HOLLY SPRINGS GA 30142	ROBERTS ROY C 126 NORTH MAIN ST ALPHARETTA GA 30009	TAYLOR MORRISON OF GEORGIA LLC 6845 SHILOH RD E SUITE D3 ALPHARETTA GA 30005
TUDOR WAYMOND B & PATRICIA J 160 MANNING DR ALPHARETTA GA 30004-1617	WILLIAMS HERMAN T & SANDRA P 180 MANNING DR ALPHARETTA GA 30004-1617	YOUTH MINISTRY RESOURCES INC 31 CHURCH ST ALPHARETTA GA 30009

To Whom It May Concern:

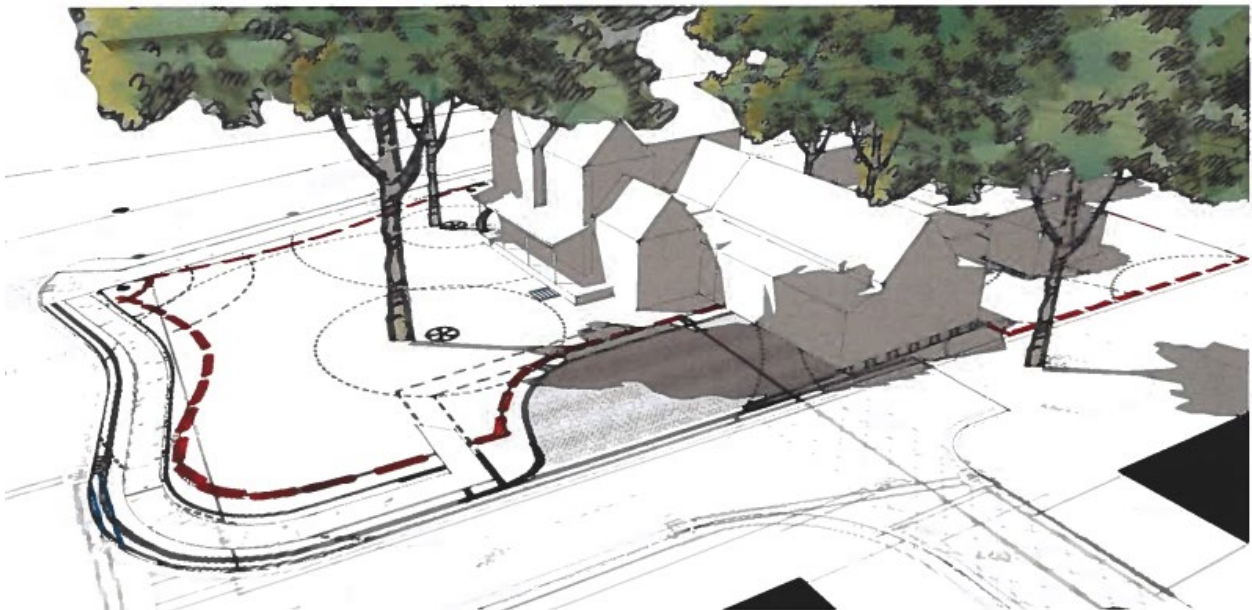
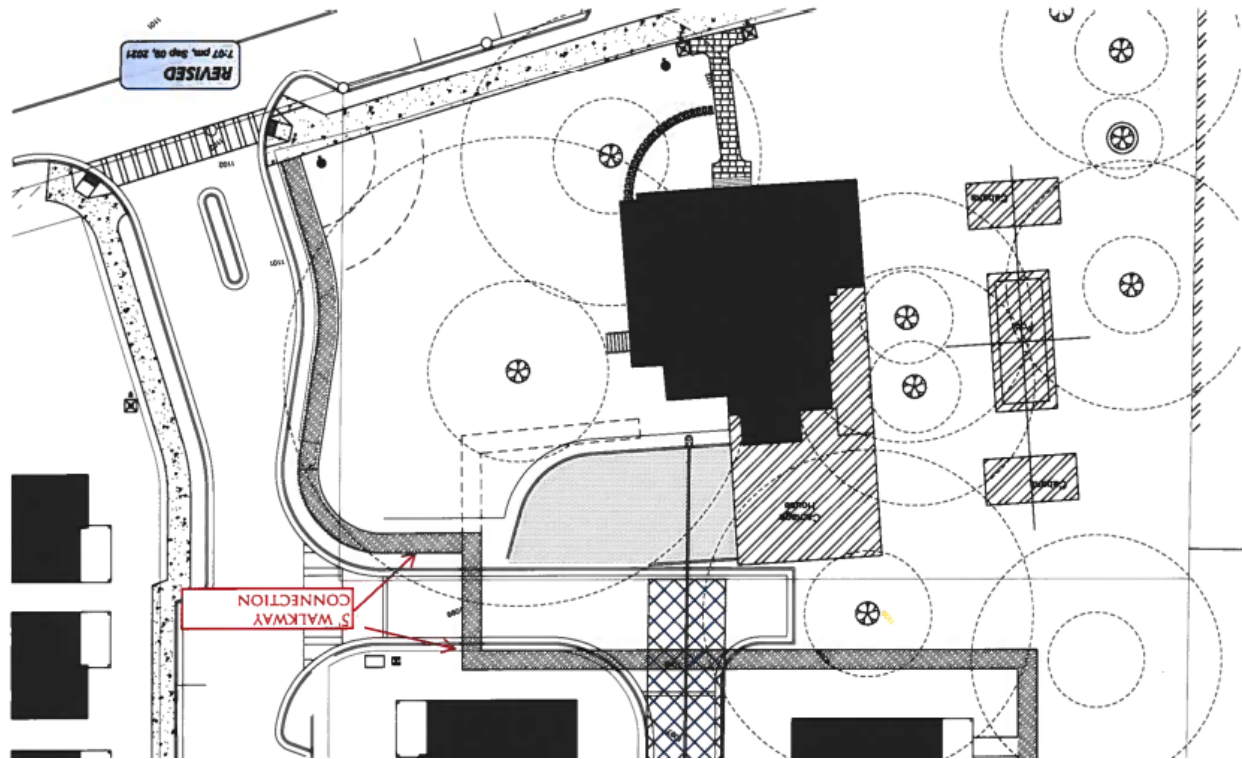
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Patricia Tudor
160 Manning Drive
Alpharetta, GA 30009

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA210044

PH #: _____

☐ Property Taxes & Code Violations Verified

☒ Fee Paid Initial: JC

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Josh Cady & Stephanie Kelly

Telephone: 770-714-2038

Address: 160 Cricket Lane

Suite: _____

City: Alpharetta

State: GA

Zip: 30009

Fax: _____

Mobile Tel: 770-714-2038

Email: josh.cady@cadystudios.com

Subject Property Information:

Address: 40 Cumming Street

Current Zoning: DT-LW

District: 2

Section: 2

Land Lot: 1196 & 1253

Parcel ID: _____

Proposed Zoning: DT-LW

Current Use: approved for Office or HOA use

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☐ Exception

☐ Other (Specify): _____

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Ted Turner Telephone: 678-283-8483
Address: 4400 Northpoint Pkwy Suite: 295
City Alpharetta State: GA Zip: 30004

Authorization:

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

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

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>change to conditions</u> |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Ted Turner Telephone: 678-283-8483
Address: 4400 Northpoint Pkwy Suite: 295
City Alpharetta State: GA Zip: 30022

So Sworn and Attested:

Owner Signature: Ted Turner Date: 9/14/2021

Notary:

Notary Signature: Lori Anderson Date: September 14, 2021



APPLICANT REQUEST AND INTENT

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

residential home

Applicant's Request (Please itemize the proposal):

The applicant is requesting to change previous conditions of zoning for the Lewis-Manning building to a residential home

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

see attached markup of conditions

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: **Josh Cady**

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: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____

Date: 9/14/21

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Yes. This proposal is compatible with the surround properties.

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

The surround properties are residential and this proposal is for residential use and will not affect the values.

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

Yes. The property is an existing historic house. The interior will need to be renovated to make this habitable.

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

There is will not increase in population or traffic.

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

There will be no impact to schools or utilities.

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

The house is part of new residential development and should be consistent with the Plan and Future Land Use Map.

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

Yes. The existing conditions require the house to be used for office or HOA and the common area around the house to be used by the public.

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: 40 Cumming Street-Lewis Manning House Change of Conditions

Contact Name: _____ Telephone: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

all individuals have the opportunity to respond to the applicant by phone or email with questions and concerns



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

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: September 25, 2017

CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street

Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 58 'For-Sale' detached homes and to allow a historic structure to be used for an office. A comprehensive land use plan amendment is requested from Downtown Residential Density to Mixed Use Live-Work and from Low Density Residential to Downtown Residential Density. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and is legally described as being located in Land Lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 7-0

Council Member Kennedy offered a motion to approve CLUP-17-02/Z-17-04 Taylor

existing homes on Manning Drive (lots 17-20) shall have a minimum lot width of 50'.

5. Minimum building setbacks shall comply with the DT-R district standards.
6. Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
7. Homes adjacent to existing residential and commercial shall be front loaded.
8. Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 9/12/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8' as measured from the front door. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.
9. The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home. This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration.
- ~~10. An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.~~
- ~~11.10.~~ The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, ~~seating areas and a sculpture or fountain~~, as approved by Staff. Enhanced plantings and/or understory trees shall be required along the north and east sides of the Lewis-Manning House.
- ~~12.11.~~ Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House. Further, the Lewis-Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance.
- ~~13.12.~~ The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
- ~~14.13.~~ A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. After installation, buffer shall be recorded as undisturbed.

Commented [SK2]: Asking for removal of this condition as this will be a personal residence.

Commented [SK3]: The seating areas will be located in the common area for the subdivision as shown on the attached site plan

Commented [SK4]: Staff will likely remove this comment as we are now removing the commercial use and this would only apply to commercial uses

~~29-28.~~ Fencing visible from the street or civic areas shall be decorative as approved by Staff.

~~30-29.~~ Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 9/22/2017. ~~The~~ location of the tree protection fence around #67 (47" White Oak) shall be approved by Staff. The applicant's site plan shall include a central green and a green with a mail kiosk that provides a combined total of at least 5,800 square feet. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10" Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.

Commented [SK7]: Except as noted on latest site plan dated: _____. Change to conditions may be necessary, refer to staff for wording.

~~31-30.~~ Make reasonable efforts to remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.

~~32-31.~~ Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.

~~33-32.~~ Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.

~~34-33.~~ Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.

~~35-34.~~ Decorative paver apron dimensioned at 12' deep and 40' wide shall be required at the project driveway entrance at Cumming Street as approved by Staff.

~~36-35.~~ Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.

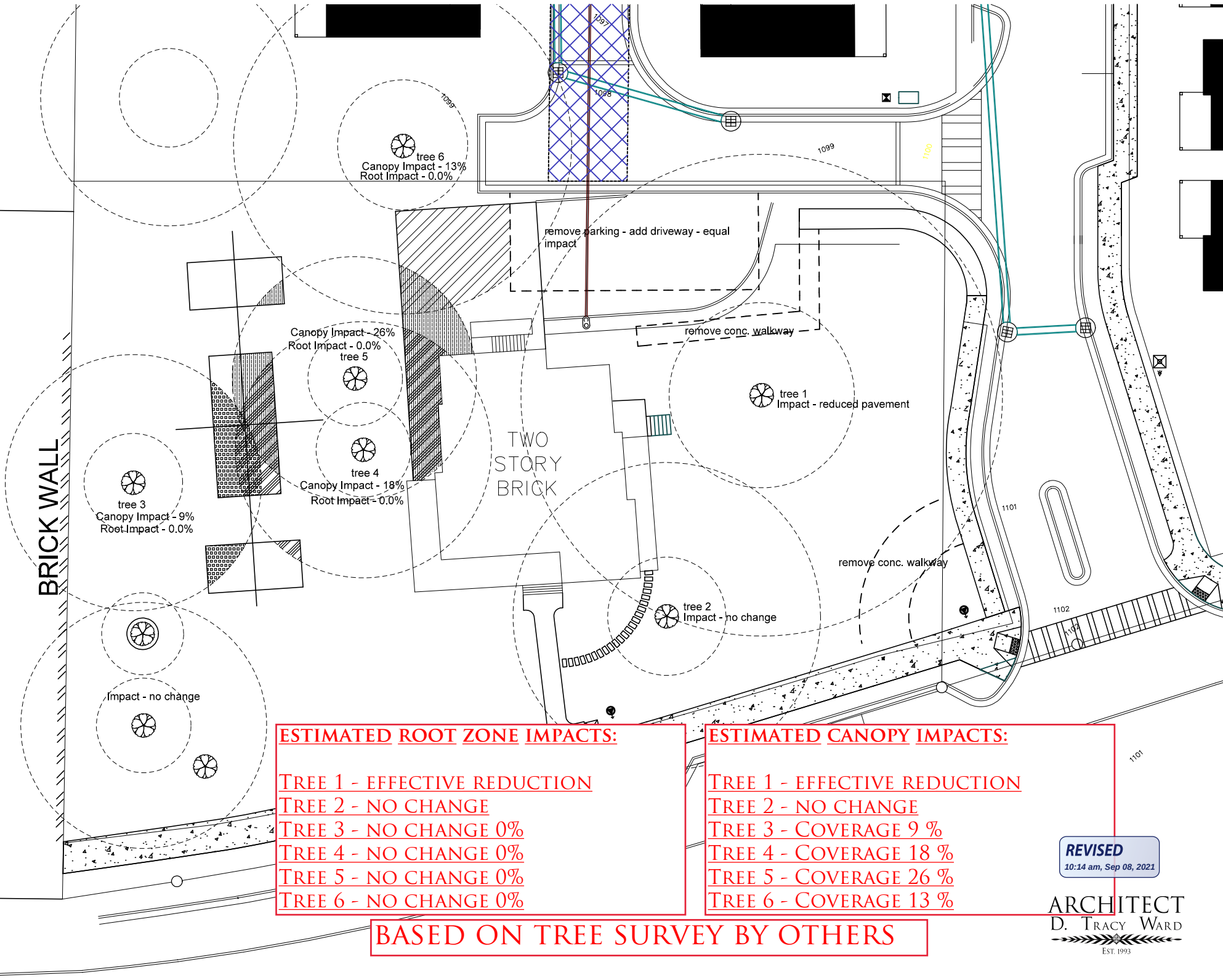
~~37-36.~~ No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

~~38-37.~~ Overhead utilities internal to the project shall be placed underground.

~~39-38.~~ Final detention area shall be coordinated with Community Development staff during plan review process, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.

~~40-39.~~ Road width and configuration shall require Fire Marshall review and approval.

~~41-40.~~ Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on 9/25/2017 (sheet Z2 dated September 22, 2017).



ESTIMATED ROOT ZONE IMPACTS:

TREE 1 - EFFECTIVE REDUCTION

TREE 2 - NO CHANGE

TREE 3 - NO CHANGE 0%

TREE 4 - NO CHANGE 0%

TREE 5 - NO CHANGE 0%

TREE 6 - NO CHANGE 0%

ESTIMATED CANOPY IMPACTS:

TREE 1 - EFFECTIVE REDUCTION

TREE 2 - NO CHANGE

TREE 3 - COVERAGE 9 %

TREE 4 - COVERAGE 18 %

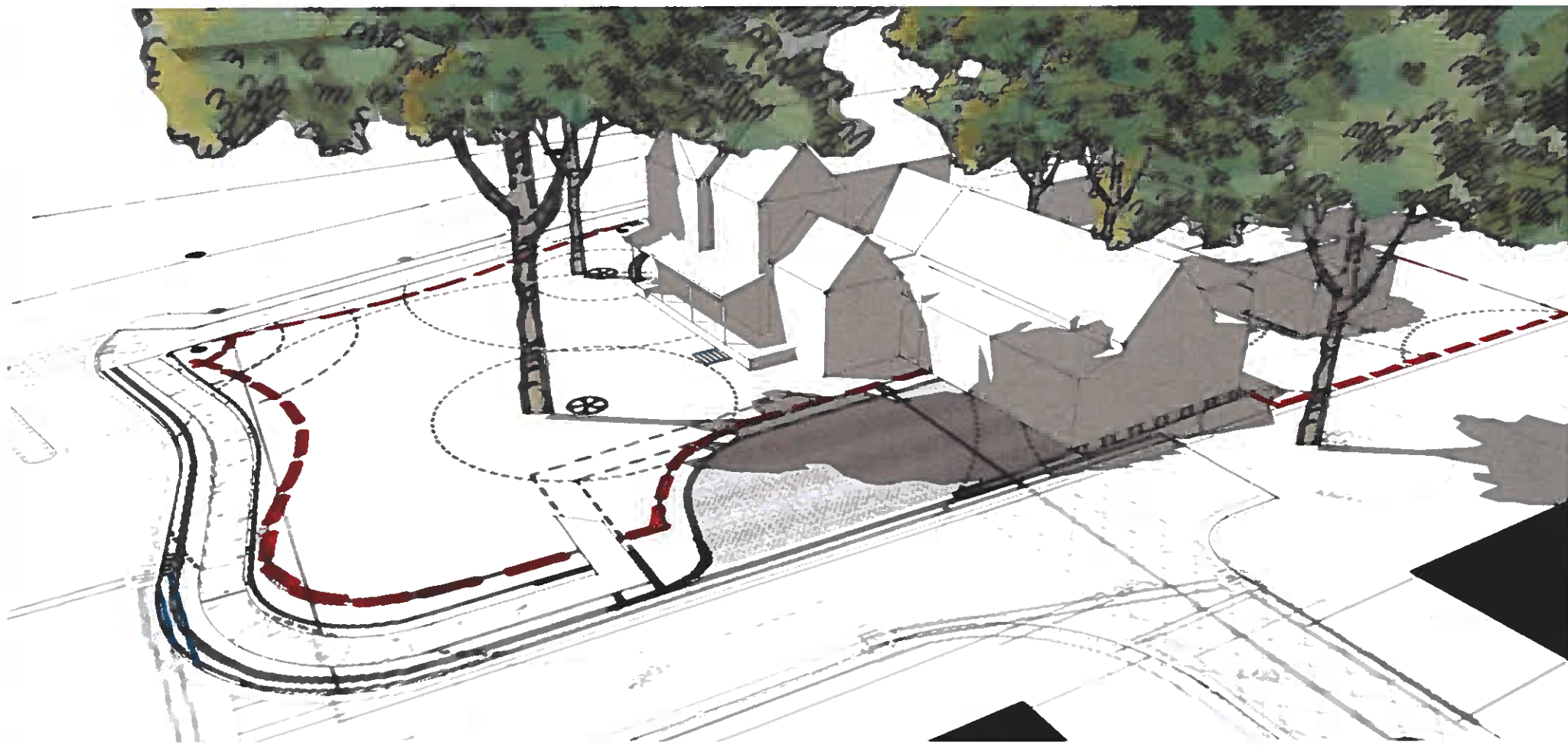
TREE 5 - COVERAGE 26 %

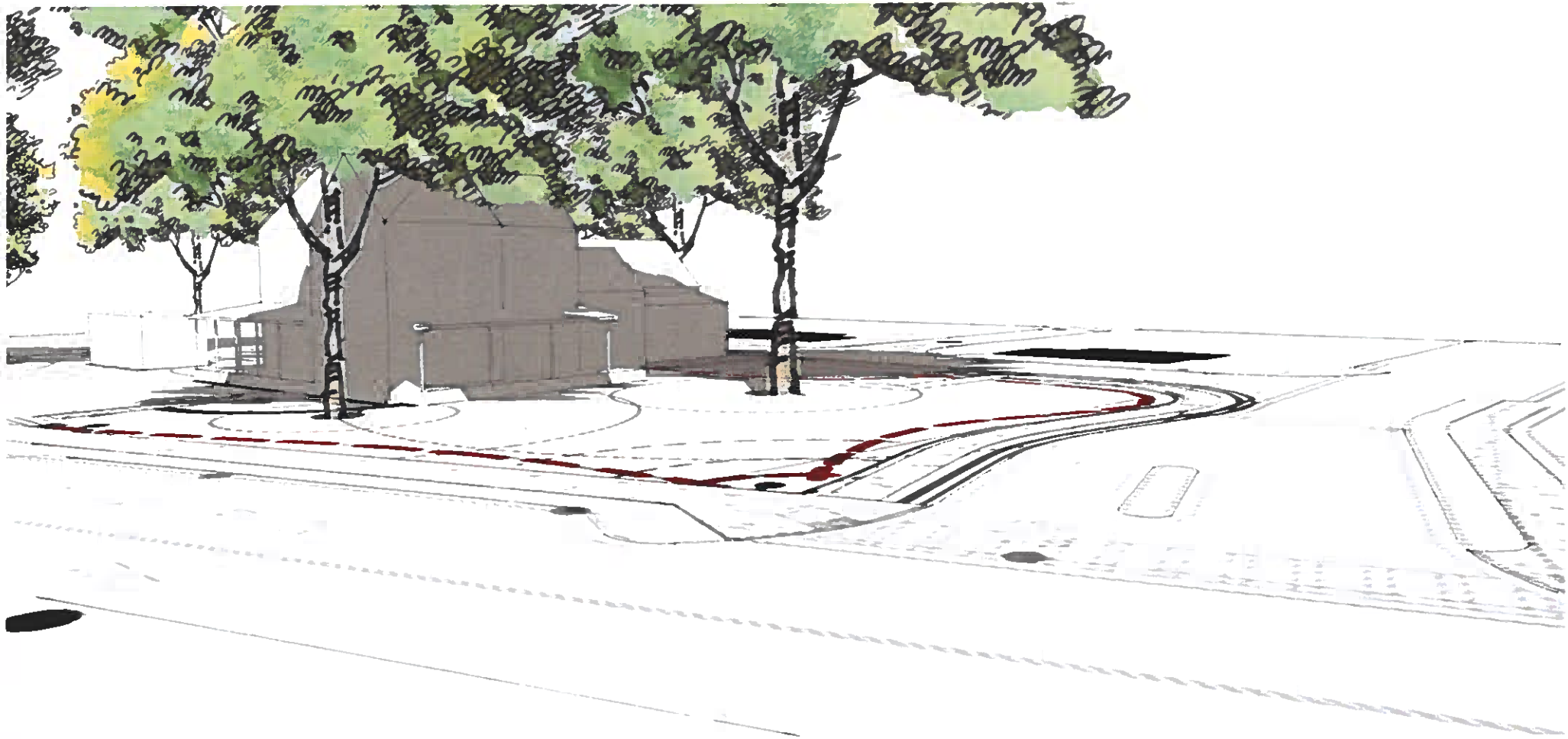
TREE 6 - COVERAGE 13 %

BASED ON TREE SURVEY BY OTHERS

REVISED
10:14 am, Sep 08, 2021









City Council Meeting STAFF REPORT

Submitting Department: Public Works

Submitted By: Will Eberly

Sponsored By:

Meeting Date: November 1, 2021

I. AGENDA ITEM TITLE: KIMBALL BRIDGE ROAD TREE PLANTING

II. RECOMMENDATION:

Please award Kimball Bridge Road Tree Planting to Ruppert Landscape for an amount not to exceed \$470,315.61 for the purchase, installation, and watering of trees along Kimball Bridge Road from North Point Parkway to Waters Rd, and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$470,315.61

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
TREE REPLACEMENT FUND / 30141100-541200-C0910	\$130,281.50
TREE REPLACEMENT FUND / 30141100-541200-C0910	\$340,034.11

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
0	\$0.00
0	\$0.00

IV. REPORT IN BRIEF:

Corridor improvements along Kimball Bridge Road are wrapping up and as the weather cools, conditions improve for the next phase of the project - landscaping, and more specifically, tree planting. The proposed Kimball Bridge Rd Tree Planting Project includes the installation of 179 trees within the newly constructed landscape areas along Kimball Bridge Road, from North Point Parkway to Waters Road. The tree planting project includes the installation of trees, root barriers, soil, and hardwood mulch. Watering per City specifications is also included. The types of trees to be planted are cypress, oaks, and cedars. Trees selected were based on the planting area and utilities. Note, the corridor will also have shrubs installed, but the installation of the shrubs and ground cover will not take place until the spring of 2022.

The Department of Public Works prepared landscape plans and specifications requiring the plant stock must comply with the American Standard for Nursery Stock (ANSI Z60.1-2014). Specifications also include detailed watering requirements and a two-year warranty for all trees. ANSI standards and well-defined watering requirements help ensure a successful and high-quality landscape product for Alpharetta residents and visitors.

The work proposal was provided in accordance with the City's On-Call Landscape Installation Contract with Ruppert Landscape (#17-103B; RFP 17-103). Pricing has been reviewed by City staff and is found to be competitive based on current market conditions and FY 2021 landscape project costs. Maintenance of the new trees is also accounted for in the forthcoming Citywide Landscape Maintenance contracts.

The City's Urban Forestry Program Manager will act as the City's project manager throughout all phases of the project, including installation, watering and warranty period. All installation is projected to be completed by February 28, 2022.

V. ALTERNATIVES:

VI. ATTACHMENTS:

KBR FY22 Tree Planting



Friday, October 15, 2021

Property: City of Alpharetta

Project: Kimball Bridge Road Fall Tree Planting

Attn: Will

Ruppert Landscape proposes to furnish all labor, tools, materials, equipment and insurance necessary to perform the following Landscape Enhancements at the above referenced property. Specifically, the scope of work shall be described herein:

ROOT BARRIER:

Hard Material			Material Unit	Margin/ Mark-	Total Material	Unit Installation	Total Unit	Total Item
Qty	Description	Size	Cost	up	Unit Price	Price	Price	Price
226	Roll 18" x 20' Root Barrier		\$ 82.43	\$ 149.87	\$ 149.87	\$ 87.18	\$ 237.05	\$ 53,573.30
			\$ -	\$ -	\$ -		\$ -	\$ -
			\$ -	\$ -	\$ -		\$ -	\$ -

COST: \$53,573.30

TREE PLANTING:

Plants			Material Unit	Margin/ Mark-	Total Material	Unit Installation	Total Unit Price	Total Item Price
Qty	Description	Size	Cost	up	Unit Price	Price	WO Watering	WO Watering
9	Brodie Red Cedar	10'	\$ 353.10	\$ 288.90	\$ 642.00	\$ 250.00	\$ 892.00	\$ 8,028.00
66	Taylor Red Cedar	8'	\$ 239.95	\$ 196.32	\$ 436.27	\$ 220.00	\$ 656.27	\$ 43,313.82
30	Nellie R. Stevens Hollie	3.5"	\$ 350.69	\$ 286.93	\$ 637.62	\$ 300.00	\$ 937.62	\$ 28,128.60
12	Northern Red Oak	4"	\$ 442.98	\$ 362.44	\$ 805.42	\$ 305.00	\$ 1,110.42	\$ 13,325.04
6	Debonair Pond Cypress	4"	\$ 398.68	\$ 326.19	\$ 724.88	\$ 305.00	\$ 1,029.88	\$ 6,179.28
30	Autumn Gold Bald Cypress	4"	\$ 689.08	\$ 563.79	\$ 1,252.87	\$ 305.00	\$ 1,557.87	\$ 46,736.10
14	Highpoint Nuttall Oak	4"	\$ 609.10	\$ 498.35	\$ 1,107.45	\$ 305.00	\$ 1,412.45	\$ 19,774.30
12	Contemplation Parrotia	4"	\$ 689.08	\$ 563.79	\$ 1,252.87	\$ 305.00	\$ 1,557.87	\$ 18,694.44

COST: \$184,179.58

YEAR 1 WATERING:

Plants			Watering	Watering Total
Qty	Description	Size	Unit Price	Price/ 1 yr
9	Brodie Red Cedar	10'	\$ 415.80	\$ 3,742.20
66	Taylor Red Cedar	8'	\$ 325.00	\$ 21,450.00
30	Nellie R. Stevens Hollie	3.5"	\$ 540.70	\$ 16,221.00
12	Northern Red Oak	4"	\$ 540.70	\$ 6,488.40
6	Debonair Pond Cypress	4"	\$ 540.70	\$ 3,244.20
30	Autumn Gold Bald Cypress	4"	\$ 540.70	\$ 16,221.00
14	Highpoint Nuttall Oak	4"	\$ 540.70	\$ 7,569.80
12	Contemplation Parrotia	4"	\$ 540.70	\$ 6,488.40

COST: \$81,425.00

YEAR 2 TREE DIAPERS:

Hard Materials			Material Unit	Margin/ Mark-	Total Material	Unit Installation	Total Unit	Total Item
Qty	Description	Size	Cost	up	Unit Price	Price	Price	Price
179	Tree Diapers		\$ 83.54	\$ 68.35	\$ 151.89	\$ 65.00	\$ 216.89	\$ 38,823.31
			\$ -	\$ -	\$ -		\$ -	\$ -
			\$ -	\$ -	\$ -		\$ -	\$ -

COST: \$38,823.31**SOIL AND MULCH INSTALLATION:**

Hard Materials			Material Unit	Margin/ Mark-	Total Material	Unit Installation	Total Unit	Total Item
Qty	Description	Size	Cost	up	Unit Price	Price	Price	Price
737	CY Hardwood Mulch		\$ 25.25	\$ 45.91	\$ 45.91	\$ 11.23	\$ 57.14	\$ 42,112.18
983	CY Sugar Hill Soil Conditioner		\$ 29.53	\$ 53.69	\$ 53.69	\$ 15.59	\$ 69.28	\$ 68,102.24
			\$ -	\$ -	\$ -		\$ -	\$ -
			\$ -	\$ -	\$ -		\$ -	\$ -

COST: \$110,214.42**TOTAL COST: \$470,315.61**

Payment shall be requisitioned upon completion and will be due, in full, within fifteen (15) days. Due to the availability of certain plant material, this proposal shall only be valid for thirty (30) days. Following thirty (30) days the price for this proposal will need to be evaluated. If this proposal meets with your approval, please sign and return one copy. If I may be of further service, please contact me at 770-931-9900 or (678)630-2553.

Sincerely,

Acceptance of Proposal

Daniel Stutts
Area Manager
Ruppert Landscape, Inc.

Client: _____

Name: _____

Title: _____



City Council Meeting STAFF REPORT

Submitting Department: Finance

Submitted By:

Sponsored By:

Meeting Date: November 1, 2021

I. AGENDA ITEM TITLE: APPROVAL OF FISCAL YEAR 2022 MID-YEAR BUDGET AMENDMENT (PERSONNEL COMPENSATION) - 2ND READING

II. RECOMMENDATION:

The purpose of this meeting is to provide an overview of the Fiscal Year 2022 Mid-Year Budget (Personnel Compensation) and adopt the Budget Ordinance (2nd Reading).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

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

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
----------------------	---------------

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
----------------------	---------------

IV. REPORT IN BRIEF:

The purpose of the Fiscal Year (FY) 2022 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that are planned to occur before fiscal year-end.

Initiatives include:

Market-Based Personnel Compensation Adjustments

Market-based personnel compensation adjustments are proposed to ensure Alpharetta maintains its capacity to retain and attract our most valuable assets – namely, the team members that deliver excellent service to our community on a daily basis.

Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021.

However, our Police and E911 personnel segments have experienced an acute rapid rise in wages that has made recruitment and retention more challenging. To offset these pressures, an additional 10% is being proposed for our Police and E911 team members (13% adjustment in total).

The compensation adjustments will take effect in November 2021.

-
Georgia Public Safety Officials and 1st Responders Supplement Grant

Governor Kemp recently implemented a Public Safety Officials and First Responders Supplement Grant using funding from the American Rescue Plan Act. This program was established in recognition of the sacrifice and dedication public safety officers and first responders have shown in serving Georgians and their communities during the COVID-19 pandemic. The grant will provide a \$1,000 pay supplement for all eligible sworn law enforcement officials and first responders in Georgia serving during August of 2021.

This funding will be a pass-thru with the city applying for and managing the grant application and draw-down process and passing those funds to eligible employees. Current estimates identify 244 eligible employees (General Fund and E911 Fund), but this figure may change once the rules and regulations are clarified. The budget will adjust accordingly.

Funding certain Frozen/Unfunded Positions within the FY 2022 Budget

The FY 2022 Budget included 10.5 full-time equivalent (FTE) positions that were not funded but are part of the authorized workforce. These positions were to remain vacant pending a needs assessment by the City Administrator and identification of a sustainable funding source.

The City Administrator has identified 6 positions that meet the above criteria and is requesting their funding be returned:

- Police Officer (2 FTE; Public Safety);
- Public Works Crew Leader (2 FTE; Public Works);
- Public Works Tech I (1 FTE; Public Works); and
- IT Tech Analyst (1 FTE; Information Technology).

Initiatives are discussed in detail within the attached FY 2022 Mid-Year Budget Requests.

V. ALTERNATIVES:

VI. ATTACHMENTS:

2022 MidYear Budget Ordinance (Personnel), 2022 MidYear Budget (Personnel - Exhibit A)



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, TO ADOPT A MID-YEAR FISCAL 2022 BUDGET FOR CERTAIN FUNDS OF THE CITY OF ALPHARETTA, GEORGIA APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ITEM OF REVENUE ANTICIPATION, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING AVAILABLE.

WHEREAS, the Director of Finance has presented a proposed fiscal year 2022 mid-year budget to the City Council on certain funds of the City; and

WHEREAS, each of these proposed amendments will adjust expenditures and revenues originally appropriated in the fiscal year 2022 budget; and

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

NOW, THEREFORE BE IT ORDAINED that this mid-year budget, "Exhibit A" attached hereto and by this reference made a part hereof this ordinance shall be the City of Alpharetta's fiscal year 2022 mid-year budget for these certain funds for the fiscal year 2022; and

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

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

ADOPTED this _____ day of _____, 2021.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCILMEMBERS

(SEAL)

Attest:

City Clerk

First Reading: _____

Second Reading: _____



City of Alpharetta, Georgia
Fiscal Year 2022
Mid-Year Budget Request

The purpose of the Fiscal Year (FY) 2022 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that are planned to occur before fiscal year-end.

General Fund

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

The budgetary legal level of control resides at the department level (e.g. City Administration, Recreation, Parks and Cultural Services, etc.). That is to say, a given department has the operational flexibility to reallocate appropriations within specific line-items to achieve its mission, but cannot exceed its overall appropriation level as approved by City Council. Furthermore, the Adopted Budget approves the staffing level (i.e. authorized full-time equivalent staffing level) for each department. The FY 2022 Mid-Year Budget Amendment adjusts departmental budgets to fund/authorize the targeted initiatives discussed in detail over the following pages.

Fiscal Year 2022 Mid-Year Budget Requests

GENERAL FUND					
LEGAL LEVEL OF CONTROL					
Fiscal Year 2022					
	Compensation Adjustments	1st Responders Grant	Unfunded Positions		
	Mid-Year Budget Amendment	Mid-Year Budget Amendment	Mid-Year Budget Amendment		
	Current Budget				Revised Budget
Revenues by Source:					
Property Taxes	\$ 24,000,000	\$ 1,275,132	\$ -	\$ 374,510	\$ 25,649,642
Motor Vehicle Title Fees, Delinquent Taxes, etc.	2,097,000	-	-	-	2,097,000
Local Option Sales Taxes	15,700,000	-	-	-	15,700,000
Other Taxes	15,727,750	-	-	-	15,727,750
Licenses and Permits	2,729,100	-	-	-	2,729,100
Intergovernmental Revenue	117,678	-	212,000	-	329,678
Charges for Services	3,741,450	-	-	-	3,741,450
Fines and Forfeitures	2,056,000	-	-	-	2,056,000
Investment Earnings	190,000	-	-	-	190,000
Other/Miscellaneous	240,787	-	-	-	240,787
Other Financing Sources					
Transfer-in from Hotel/Motel Fund	2,062,500	-	-	-	2,062,500
Budgeted Fund Balance	5,836,799	-	-	-	5,836,799
Total Revenues	\$ 74,499,064	\$ 1,275,132	\$ 212,000	\$ 374,510	\$ 76,360,706
Expenditures by Department:					
Mayor and City Council	\$ 386,092	\$ -	\$ -	\$ -	\$ 386,092
City Administration	2,128,802	21,549	-	-	2,150,351
Finance	3,478,691	39,499	-	-	3,518,190
City Attorney	750,000	-	-	-	750,000
Information Technology	2,022,562	27,225	-	80,512	2,130,299
Human Resources	689,600	6,960	-	-	696,560
Municipal Court	1,055,011	7,628	-	-	1,062,639
Public Safety	31,846,772	977,955	212,000	132,513	33,169,240
Public Works	9,022,696	76,675	-	161,485	9,260,856
Recreation, Parks and Cultural Services	10,089,025	65,639	-	-	10,154,664
Community Development	3,773,624	52,002	-	-	3,825,626
subtotal	\$ 65,242,875	\$ 1,275,132	\$ 212,000	\$ 374,510	\$ 67,104,517
General Government:					
Insurance Premiums	\$ 779,750	\$ -	\$ -	\$ -	\$ 779,750
Gwinnett Tech Bond (P&I)	289,640	-	-	-	289,640
Transfer to Capital Project Fund	5,966,799	-	-	-	5,966,799
Transfer to Stormwater Capital Fund	1,520,000	-	-	-	1,520,000
Contingency	700,000	-	-	-	700,000
subtotal	\$ 9,256,189	\$ -	\$ -	\$ -	\$ 9,256,189
Total Expenditures	\$ 74,499,064	\$ 1,275,132	\$ 212,000	\$ 374,510	\$ 76,360,706

Fiscal Year 2022 Mid-Year Budget Requests

The following section provides, by department, the associated detail/justification for each targeted initiative requested through the FY 2022 Mid-Year Budget Amendment.

Market-Based Personnel Compensation Adjustments

Funding Request: \$1,275,132 (FY 2022 partial-year); \$1,912,700 annualized (FY 2023)

Funding Source: \$1,275,132 (Property Taxes)

Market-based personnel compensation adjustments are proposed to ensure Alpharetta maintains its capacity to retain and attract our most valuable assets – namely, the team members that deliver excellent service to our community on a daily basis.

Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021.

However, our Police and E911 personnel segments have experienced an acute rapid rise in wages that has made recruitment and retention more challenging. To offset these pressures, an additional 10% is being proposed for our Police and E911 team members (13% adjustment in total).

The compensation adjustments will take effect in November 2021.

Georgia Public Safety Officials and 1st Responders Supplement Grant

Funding Request: \$212,000

Funding Source: \$212,000 (1st Responders Supplement Grant)

Governor Kemp recently implemented a Public Safety Officials and First Responders Supplement Grant using funding from the American Rescue Plan Act. This program was established in recognition of the sacrifice and dedication public safety officers and first responders have shown in serving Georgians and their communities during the COVID-19 pandemic. The grant will provide a \$1,000 pay supplement for all eligible sworn law enforcement officials and first responders in Georgia serving during August of 2021.

This funding will be a pass-thru with the city applying for and managing the grant application and draw-down process and passing those funds to eligible employees. Current estimates identify 244 eligible employees (General Fund and E911 Fund), but this figure may change once the rules and regulations are clarified. The budget will adjust accordingly.

Funding certain Frozen/Unfunded Positions within the FY 2022 Budget

Funding Request: \$374,510 (FY 2022 partial-year); \$561,800 annualized (FY 2023)

Funding Source: \$374,510 (Property Taxes)

The FY 2022 Budget included 10.5 full-time equivalent (FTE) positions that were not funded but are part of the authorized workforce. These positions were to remain vacant pending a needs assessment by the City Administrator and identification of a sustainable funding source.

The City Administrator has identified 6 positions that meet the above criteria and is requesting their funding be returned:

- Police Officer (2 FTE; Public Safety);
- Public Works Crew Leader (2 FTE; Public Works);
- Public Works Tech I (1 FTE; Public Works); and
- IT Tech Analyst (1 FTE; Information Technology).

Fiscal Year 2022 Mid-Year Budget Requests

E911 Fund

This Fund accounts for fees received from users/potential users of the City's Emergency 911 System. The fees are paid directly from wired, wireless (including prepaid cards), and voice-over-internet-protocol telecommunications providers, with expenditures occurring to maintain and run the system.

E911 FUND				
LEGAL LEVEL OF CONTROL				
	Fiscal Year 2022			
		Compensation Adjustments	1st Responders Grant	
	Current Budget	Mid-Year Budget Amendment	Mid-Year Budget Amendment	Revised Budget
Revenues by Source:				
Charges for Services	\$ 3,410,000	\$ -	\$ -	\$ 3,410,000
Intergovernmental Revenue	1,250,000	-	32,000	1,282,000
Investment Earnings	18,482	-	-	18,482
Other Financing Sources				
Capital Lease	1,565,705	-	-	1,565,705
Budgeted Fund Balance	934,898	-	-	934,898
Total Revenues	\$ 7,179,085	\$ -	\$ 32,000	\$ 7,211,085
Expenditures by Department:				
Public Safety	\$ 6,294,187	\$ 189,009	\$ 32,000	\$ 6,515,196
Public Safety (Non-Allocated)	884,898	(189,009)	-	695,889
Total Expenditures	\$ 7,179,085	\$ -		\$ 7,211,085

The following section provides the associated detail/justification for each targeted initiative requested through the FY 2022 Mid-Year Budget Amendment.

Market-Based Personnel Compensation Adjustments

Funding Request: \$189,009 (FY 2022 partial-year); \$283,525 annualized (FY 2023)

Funding Source: \$189,009 (E911 Fund Non-Allocated Reserve)

Market-based personnel compensation adjustments are proposed to ensure Alpharetta maintains its capacity to retain and attract our most valuable assets – namely, the team members that deliver excellent service to our community on a daily basis.

Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021.

However, our Police and E911 personnel segments have experienced an acute rapid rise in wages that has made recruitment and retention more challenging. To offset these pressures, an additional 10% is being proposed for our Police and E911 team members (13% adjustment in total).

Fiscal Year 2022 Mid-Year Budget Requests

The compensation adjustments will take effect in November 2021.

Georgia Public Safety Officials and 1st Responders Supplement Grant

Funding Request: \$32,000 (E911 staffing)

Funding Source: \$32,000 (1st Responders Supplement Grant)

Governor Kemp recently implemented a Public Safety Officials and First Responders Supplement Grant using funding from the American Rescue Plan Act. This program was established in recognition of the sacrifice and dedication public safety officers and first responders have shown in serving Georgians and their communities during the COVID-19 pandemic. The grant will provide a \$1,000 pay supplement for all eligible sworn law enforcement officials and first responders in Georgia serving during August of 2021.

This funding will be a pass-thru with the city applying for and managing the grant application and draw-down process and passing those funds to eligible employees. Current estimates identify 244 eligible employees (General Fund and E911 Fund), but this figure may change once the rules and regulations are clarified. The budget will adjust accordingly.

Solid Waste Fund

This Fund accounts for fees received from users of the City's solid waste program (e.g., trash, yard waste, bulky waste, and recycling programs). Services are provided on a user-fee basis and managed through a contract with a private sanitation hauler (BFI Waste Services). The budgetary legal level of control resides at the department level.

SOLID WASTE FUND			
LEGAL LEVEL OF CONTROL			
	Fiscal Year 2022		
	Salary Adj.		
	Current	Mid-Year	Revised
	Budget	Budget	Budget
		Amendment	
Revenues by Source:			
Charges for Services	\$ 4,831,575	\$ 1,062	\$ 4,832,637
Investment Earnings	13,541	-	13,541
Other Financing Sources			
Budgeted Fund Balance	750,000	-	750,000
Total Revenues	\$ 5,595,116	\$ 1,062	\$ 5,596,178
Expenditures by Department:			
Solid Waste Operations (Finance)	\$ 5,595,116	\$ 1,062	\$ 5,596,178
Total Expenditures	\$ 5,595,116	\$ 1,062	\$ 5,596,178

Fiscal Year 2022 Mid-Year Budget Requests

Market-Based Personnel Compensation Adjustments

Funding Request: \$1,062 (FY 2022 partial-year); \$1,600 annualized (FY 2023)

Funding Source: \$1,062 (Charges for Services)

Market-based personnel compensation adjustments are proposed to ensure Alpharetta maintains its capacity to retain and attract our most valuable assets – namely, the team members that deliver excellent service to our community on a daily basis.

Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021.

The compensation adjustments will take effect in November 2021.



City Council Meeting STAFF REPORT

Submitting Department: Public Works

Submitted By:

Sponsored By:

Meeting Date: November 1, 2021

I. AGENDA ITEM TITLE: GEORGIA 400 EXPRESS LANE KBR BRIDGE REPLACEMENT

II. RECOMMENDATION:

III. REPORT IN BRIEF:

Public Works will provide an update on the status of the phasing of the GA 400 Express Lanes Project as well as discuss current details requiring execution of a Memorandum of Understanding regarding Alpharetta Owned Utilities.

The Georgia Department of Transportation is progressing with the GA 400 Express Lanes project by phasing the removal and replacement of three bridges: Pitts Road, Roberts Drive, and Kimball Bridge Road. The RFP will be issued in January 2022 and proposals are due in April 2022. Construction of the work along the 3 bridges is anticipated to begin in the first quarter of 2023. The goal is for the bridges to be completed in 2025.

Utility relocations are a significant component of any project. The attached no-cost MOU is the first of several as the project proceeds in multiple phases. The purpose of the MOU is to provide documentation to the design/build teams on how each utility owner is handling their utilities. More specific, the MOU outlines if the utility owner will design or relocate the utilities on their own or through the design/build vendor, or some combination. This information is important in order for the design/build teams to price out the project. Public Works is recommending the City's Traffic Fiber as well as our Stormwater Pipes and Structures be designed and relocated via the design/build vendor. Southern Gas and Comcast are designing their own utility relocations and having the design/build vendor relocate their utilities as part of the project.

IV. ALTERNATIVES:

V. ATTACHMENTS:

0001757_City of Alpharetta_MOU, GA 400 EL KBR Bridge Replacement Update

Georgia DOT Project: SR 400 Phase 1 DB Project
GDOT P.I. 0001757

DESIGN-BUILD MEMORANDUM OF UNDERSTANDING

between the
Georgia Department of Transportation (hereinafter the DEPARTMENT)
and
City of Alpharetta (hereinafter the OWNER)

Whereas the DEPARTMENT proposes to undertake a design-build project hereinafter referred to as PROJECT to construct bridge replacements at Pitts Rd, Roberts Dr and Kimball Bridge Rd over SR 400 in Fulton County, Georgia by contract as authorized by O.C.G.A. § 32-2-81; and,

Whereas the DEPARTMENT will accomplish the PROJECT through a Design Build Team, including a combination of contractors, design consultants (or design consultant team), and other entities working together to design and build the PROJECT, hereinafter referred to as CONTRACTOR; and the utility owner hereinafter referred to as the OWNER, and

Whereas, pursuant to O.C.G.A. § 32-6-170(b), DEPARTMENT is authorized to pay or participate in the payment of the costs of relocation, protection, or adjustment of OWNER'S facilities where DEPARTMENT has made the determination that (i) such payments are in the best interest of the public and necessary in order to expedite the staging of the PROJECT; and (ii) the costs of the removal, relocation, protection, or adjustment of such facilities are included as part of the Contract between the Department and the Contractor for the PROJECT; and

1. Type of Utility

OWNER has the following utility facilities which may need to be adjusted or relocated as a result of the proposed PROJECT:

Type of facility or facilities of OWNER:

- ☐ Domestic water mains and distribution lines and associated appurtenances
- ☒ Sanitary Sewer facilities and/or Storm Drainage System
- ☐ Electrical Distribution (overhead and underground) wires, poles, etc.
- ☐ Electrical Transmission (overhead and underground) wires, poles, etc.
- ☐ Natural Gas Distribution Facilities (underground)
- ☐ Natural Gas Transmission Facilities (underground)
- ☐ Petroleum Pipeline (underground)
- ☒ Telecommunications facilities and equipment
- ☐ Cable TV facilities
- ☐ Street Lighting
- ☐ Internet Data Service
- ☐ Other Facilities (Description) [Click or tap here to enter text.](#)

2. New Utility Facilities Proposed (Betterment)

OWNER desires the following to be installed as new additional facilities within the PROJECT.
Insert here or attach a detailed description of proposed new additional utility installations:

Click or tap here to enter text.
Click or tap here to enter text.

3. Assignment of Responsibilities for Design and Construction

This MEMORANDUM OF UNDERSTANDING, including the following commitments by OWNER, shall serve as a *basis* for assignment of responsibilities and costs for the DEPARTMENT and the Owner to enter into a Standard Utility Agreement (SUA), if the Owner is claiming a Prior Right and is self-performing after the PROJECT is awarded to the CONTRACTOR. Prior to Project Let, GDOT will not have in its possession exact costing plans to be utilized to determine exact locations of the removal, relocation, protection, or adjustment. However, Overhead/Subsurface Utility Engineering (SUE) investigations plans exist providing the best information and signifying the layout of known existing facilities. Please use these plans for developing the final determination of services as indicated below. The CONTRACTOR-developed plans, which will be developed by the CONTRACTOR and provided to the OWNER after the PROJECT contract is awarded by GDOT shall be used by the DEPARTMENT as the final basis for the SUA for OWNERS selecting option 3A. **Betterment costs will be the OWNER'S responsibility.**

OWNER hereby makes the following commitments with regard to the PROJECT:

- 3A. OWNER, at the DEPARTMENT'S cost, through a Standard Utility Agreement, will provide the following services for the properties for which it has established prior rights (Check to signify):

Design ☐
Construction ☐

- 3B. OWNER, at the CONTRACTOR'S cost, will allow any removal, relocation, protection, adjustment and/or design of its facilities to be placed into the DEPARTMENT'S contract for the following services (Regardless of Prior Rights) pursuant to O.C.G.A. § 32-6-170(b). The CONTRACTOR will add the removal, relocation, protection, materials, adjustment and/or design cost, excluding betterment, to the overall PROJECT's cost. (Check to signify):

Option 1: Work to be performed by the OWNER's pre-approved Design Consultants and/or Contractors at the CONTRACTOR'S cost.

Design ☐
Construction ☐

Option 2: Work to be performed by the CONTRACTOR at the CONTRACTOR'S cost (Check to signify):

Design ☒
Construction ☒

If both are checked, please leave page 6 blank.

As per this section, all work necessary for the removal, relocation, protection, or adjustment of the described utilities in accordance with the plans, when approved, shall be included in the PROJECT contract and accomplished by the CONTRACTOR except as follows (Check none or list any work items to be performed by the OWNER)

None ☐

Excluded Items Click or tap here to enter text.

Click or tap here to enter text.

Click or tap here to enter text.

Comments Click or tap here to enter text.

Click or tap here to enter text.

Click or tap here to enter text.

Click or tap here to enter text.

3C. OWNER, at OWNER'S cost, will provide the following services (Check to signify):

Design ☐

Construction ☐

The following is hereby mutually agreed to and understood by both parties:

1. The identification of existing facilities including preparation of Overhead/Subsurface Utility Engineering (SUE) investigations plans will be accomplished by the DEPARTMENT prior to award of the PROJECT and thereafter supplemented by the CONTRACTOR.
2. The CONTRACTOR shall coordinate reviews of the utility relocation information and obtain acceptance from the OWNER and DEPARTMENT when required. However; the OWNER shall apply for and obtain any required permits from the DEPARTMENT and perform any final design or proprietary design needed to administer its own relocation work if the work will not be included in the contract. If the preliminary plans indicate that no conflict exists, and the OWNER concurs with this information, the OWNER shall provide a letter of "no conflict" to the CONTRACTOR and submit a No Conflict GUPS Permit.
3. After award of the PROJECT, the CONTRACTOR will research and verify any claimed compensable property interest for each OWNER claiming prior rights under section 3A and present the findings to the DEPARTMENT for approval. The plans and estimate for the utility work shall be subject to approval of both the DEPARTMENT and the OWNER prior to construction. If the OWNER chooses to perform its own relocations and the OWNER holds no property interest as stated above; the OWNER shall confirm in writing that the OWNER will relocate its own facilities at no cost to the DEPARTMENT or the CONTRACTOR.
4. All construction engineering and contract supervision shall be the responsibility of the DEPARTMENT and the CONTRACTOR to ensure that all utility work included in the contract is accomplished in accordance with the PROJECT's plans and specifications. The CONTRACTOR will consult with the OWNER before authorizing any changes or deviations which affect the OWNER's facility.
5. For utility work included in the contract, the CONTRACTOR shall ensure that the design/construction and installation of the OWNER'S facilities is performed by the OWNER'S pre-approved design consultant and/or contractor.
6. For Utility work included in the contract, the OWNER or the OWNER's Consultant shall have the right to visit and inspect the work at any time and advise the CONTRACTOR and the DEPARTMENT'S Engineer of any observed discrepancies or potential issues. The DEPARTMENT agrees to notify the OWNER when all utility work is completed and ready for final inspection by the OWNER.
7. Upon Maintenance Acceptance or Final Acceptance of the utility work included in the contract and upon certification by the DEPARTMENT'S project manager and the OWNER that the work has been completed in accordance with the plans and specifications, the OWNER will accept the adjusted, relocated, and additional facilities and will thereafter operate and maintain said facilities located within the PROJECT right

of way subject to the DEPARTMENT'S Utility Accommodations Policy and Standards Manual (UAM), current edition" and any agreements in effect without further cost to the DEPARTMENT or its CONTRACTOR. Final acceptance of the utility relocation work is accomplished by the execution of the Utility Facility Relocation Acceptance Form. The CONTRACTOR shall provide the OWNER with a complete set of "As-Built Plans" for review and approval reflecting the relocation work performed by the CONTRACTOR. Upon completion of the Utility Facility Relocation Acceptance Form and the exchange of the final OWNER approved "As-Built Plans", the OWNER will operate and maintain the installed facilities going forward based on the date of execution of the Utility Facility Relocation Acceptance Form by the DEPARTMENT.

8. For utility coordination, relocation and reimbursement matters, the OWNER shall cooperate with the CONTRACTOR in the same manner as if coordinating directly with the DEPARTMENT in accordance with the laws of the State of Georgia, the DEPARTMENT'S UAM and any agreements in effect between the DEPARTMENT and OWNER. The OWNER agrees to cooperate in good faith with the CONTRACTOR and to respond to all requests for information or meetings required to reach a resolution of any disputed items.
9. All Utility work included in the PROJECT's contract and Utility work completed by the OWNER that is reimbursed by the DEPARTMENT through an agreement shall be in accordance with the BUY AMERICA requirements of the Federal regulations (23 U.S.C. 313 and 23 CFR 635.410) all manufacturing processes for steel and iron products or predominantly of steel or iron furnished for permanent incorporation into the work on this project shall occur in the United States. The only exception to this requirement is the production of pig iron and the processing, pelletizing and reduction of iron ore, which may occur in another country. Other than these exceptions, all melting, rolling, extruding, machining, bending, grinding, drilling, coating, etc. must occur in the United States.
 - a. Products of steel include, but are not limited to, such products as structural steel piles, reinforcing steel, structural plate, steel culverts, and guardrail steel supports for signs, signals and luminaires. Products of iron include, but are not limited to, such products as cast iron frames and grates and ductile iron pipe. Coatings include, but are not limited to, the applications of epoxy, galvanizing and paint. The coating material is not limited to this clause, only the application process.
 - b. A Certificate of Compliance shall be furnished for steel and iron products as part of the backup information with the billing. Records to be maintained by the DB Team for this certification shall include a signed mill test report and a signed certification by each supplier, distributor, fabricator, and manufacturer that has handled the steel or iron product affirming that every process, including the application of a coating, performed on the steel or iron product has been carried out in the United States of America, except as allowed by this Section. The lack of these certifications will be justification for rejection of the steel and/or iron product or nonpayment of the work.

The requirements of said law and regulations do not prevent the use of miscellaneous steel or iron components, subcomponents and hardware necessary to encase, assemble and construct the above products, manufactured products that are not predominantly steel or iron or a minimal use of foreign steel and iron materials if the cost of such materials used does not exceed one-tenth of one percent (0.1%) of the total contract price or \$2,500.00, whichever is greater. The Memorandum of Understanding will be incorporated into the project contract by reference or Exhibit.

APPROVED FOR THE OWNER BY:

(Signature)

Click or tap here to enter text.

(Printed Name and Title)

Click or tap to enter a date.

(Date)

APPROVED FOR THE DEPARTMENT BY:

(Signature)

Click or tap to enter a date.

(Date)

STATE UTILITIES ADMINISTRATOR

Pre-Approved Contractor List

Company Name: Click or tap here to enter text.

Address: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Contact Person: Click or tap here to enter text.

E-Mail: Click or tap here to enter text.

Company Name: Click or tap here to enter text.

Address: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Contact Person: Click or tap here to enter text.

E-Mail: Click or tap here to enter text.

Company Name: Click or tap here to enter text.

Address: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Contact Person: Click or tap here to enter text.

E-Mail: Click or tap here to enter text.

Please provide a minimum of three.

Pre-Approved Design Consultant List

Company Name: Click or tap here to enter text.

Address: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Contact Person: Click or tap here to enter text.

E-Mail: Click or tap here to enter text.

Company Name: Click or tap here to enter text.

Address: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Contact Person: Click or tap here to enter text.

E-Mail: Click or tap here to enter text.

Company Name: Click or tap here to enter text.

Address: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Contact Person: Click or tap here to enter text.

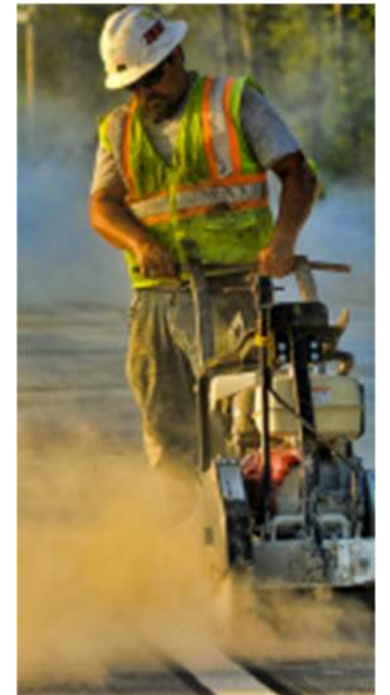
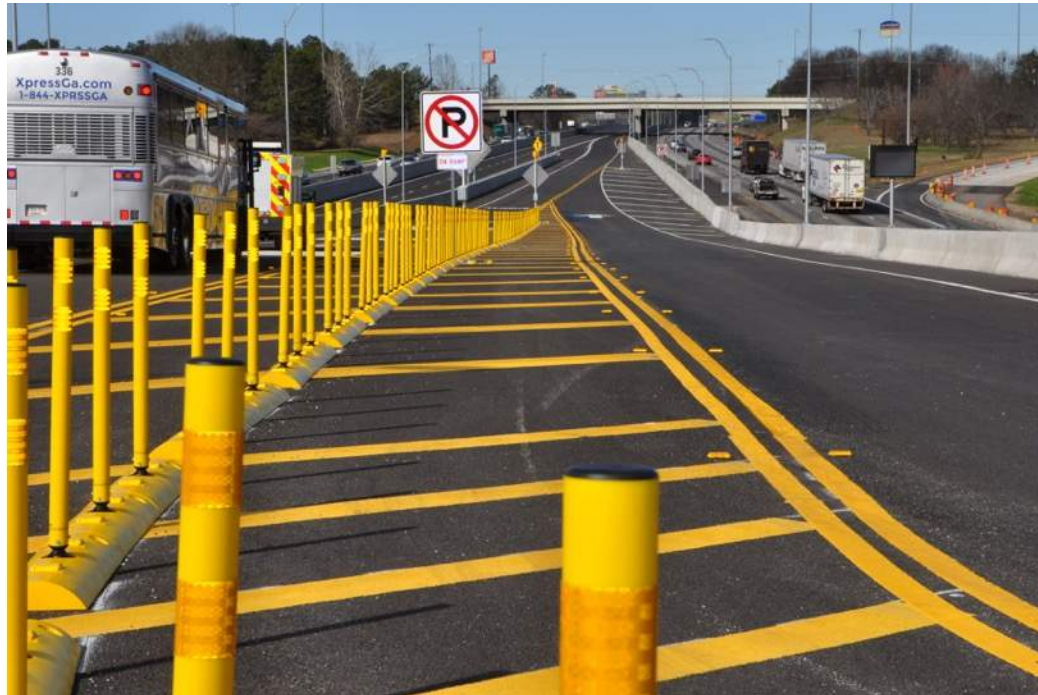
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PI No. 0001757 SR 400 Ph 1 Design- Build Bridge Projects

Update to City of Alpharetta

October 19, 2021



Project Scope

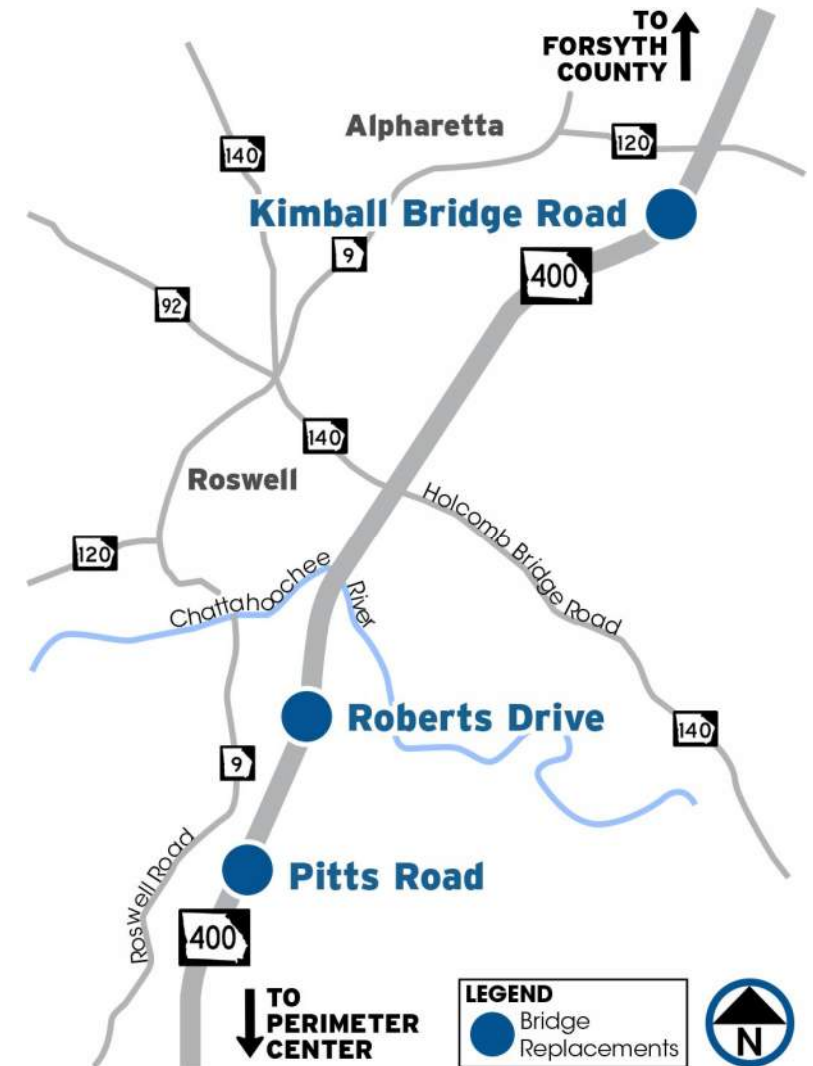
- Replace existing **Pitts Road**, **Roberts Drive**, and **Kimball Bridge Road** bridges over SR 400
- All three bridges will have a raised profile to accommodate the future SR 400 Express Lanes
- Consistent with local stakeholder agreements
- Retains same approvals obtained under SR 400 Express Lanes (PI# 0001757)
- Anticipate all 3 bridges to start at about the same time, but subject to Design-Builder's means and methods for construction sequencing.



Late 2022/Early 2023
Construction starts

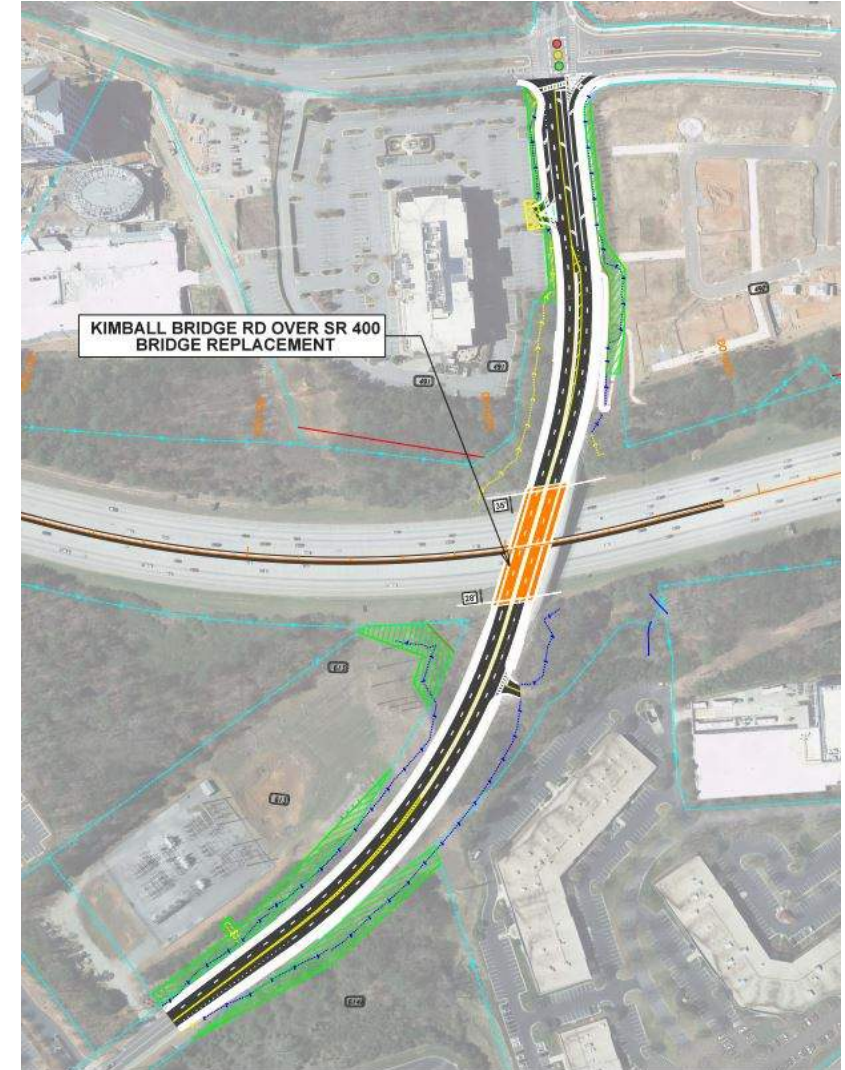


2025
Substantial Completion



SR 400 Bridge Replacement at *Kimball Bridge Road*

- Kimball Bridge Road to be shifted south and will be widened to carry 4-lanes
- Kimball Bridge Road can be closed and detoured for reconstruction (Detour Report approved)
- Significant utilities to be relocated due to bridge replacement (water, gas, and communications)
- Aesthetic upgrades include:
 - Widened sidewalks
 - Architectural stone, concrete monuments, lighting, signs, specialty paving, decorative fencing/railing



Project Schedule

ACTIVITY	
PNA Advertisement	09/30/2021
Industry Forum	10/21/2021
RFQ Advertisement	10/29/2021
Receive SOQs (all compliant will be qualified to submit a proposal)	12/2/2022
Issue RFP	1/7/2022
Receive Proposals	04/15/2022
Letting/Announce Successful Bidder	4/29/2022
Construction Start	Q1 2023

Current Status

Costing Plans

- 30% Costing Plans based on previous design from SR 400 EL
- Added 10' additional span for flexibility

Right of Way

- 4 parcels along Kimball Bridge Rd – GDOT acquisition

Maintenance Transfer

- Remains similar to SR 400 EL – Aesthetic improvements to remain local maintenance responsibility, the bridge structure would remain a GDOT maintenance responsibility.

Anticipated Lane Closures

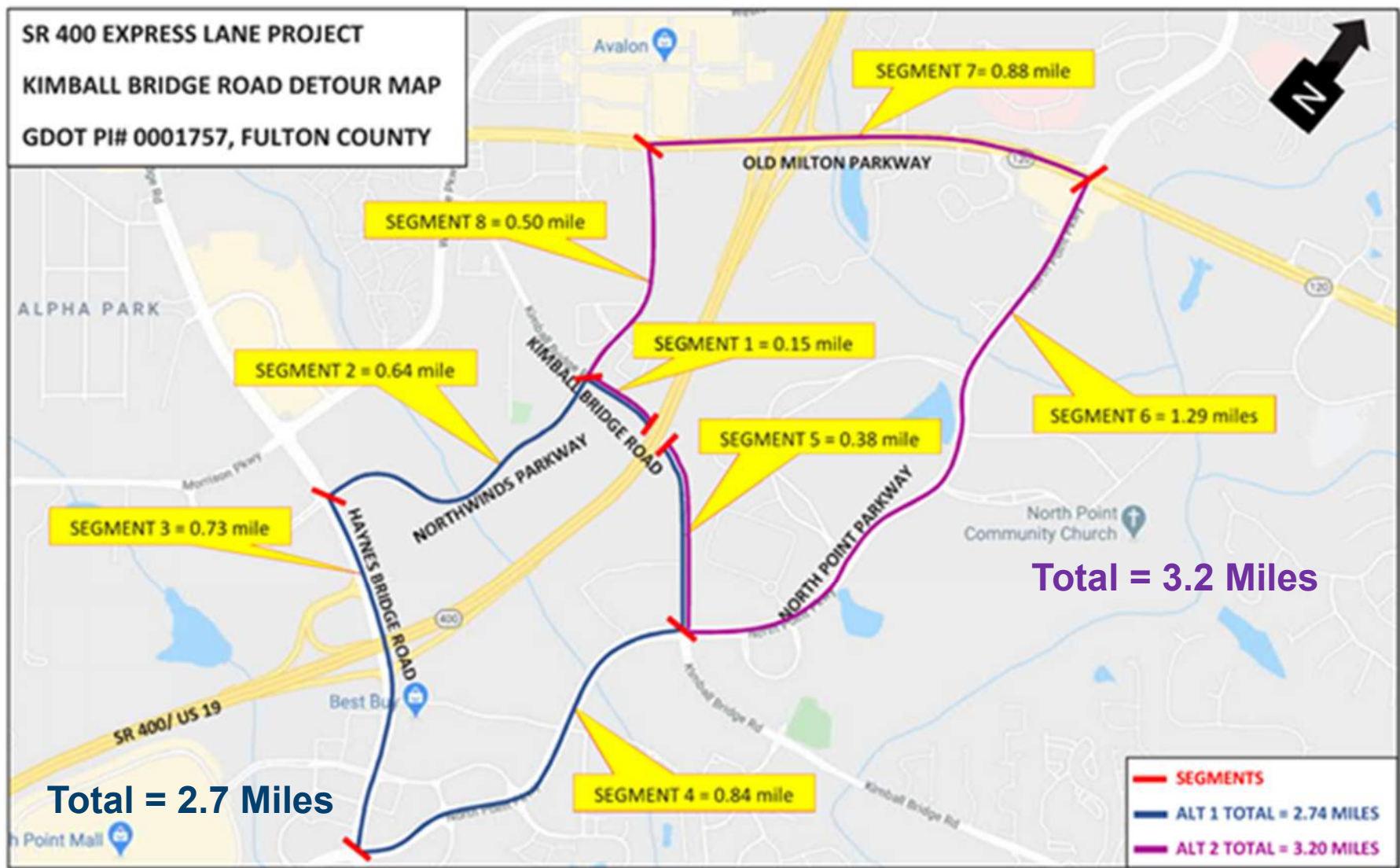
Types of Anticipated Lane Closures

- Utilization of approved detour at Kimball Bridge (Up to 12 months)
- Lane closures with flagging operation
- Lane closure restrictions in TP during peak hour
 - Rick stated that these are generally the GDOT standard hours unless the locals have reason to adjust otherwise.

Crossing and Local Streets Peak Hours

All Directions Monday thru Saturday		All Directions Sunday	
Start	Finish	Start	Finish
12:00 a.m.	12:59 a.m.	12:00 a.m.	12:59 a.m.
1:00 a.m.	1:59 a.m.	1:00 a.m.	1:59 a.m.
2:00 a.m.	2:59 a.m.	2:00 a.m.	2:59 a.m.
3:00 a.m.	3:59 a.m.	3:00 a.m.	3:59 a.m.
4:00 a.m.	4:59 a.m.	4:00 a.m.	4:59 a.m.
5:00 a.m.	5:59 a.m.	5:00 a.m.	5:59 a.m.
6:00 a.m.	6:59 a.m.	6:00 a.m.	6:59 a.m.
7:00 a.m.	7:59 a.m.	7:00 a.m.	7:59 a.m.
8:00 a.m.	8:59 a.m.	8:00 a.m.	8:59 a.m.
9:00 a.m.	9:59 a.m.	9:00 a.m.	9:59 a.m.
10:00 a.m.	10:59 a.m.	10:00 a.m.	10:59 a.m.
11:00 a.m.	11:59 p.m.	11:00 a.m.	11:59 p.m.
12:00 p.m.	12:59 p.m.	12:00 p.m.	12:59 p.m.
1:00 p.m.	1:59 p.m.	1:00 p.m.	1:59 p.m.
2:00 p.m.	2:59 p.m.	2:00 p.m.	2:59 p.m.
3:00 p.m.	3:59 p.m.	3:00 p.m.	3:59 p.m.
4:00 p.m.	4:59 p.m.	4:00 p.m.	4:59 p.m.
5:00 p.m.	5:59 p.m.	5:00 p.m.	5:59 p.m.
6:00 p.m.	6:59 p.m.	6:00 p.m.	6:59 p.m.
7:00 p.m.	7:59 p.m.	7:00 p.m.	7:59 p.m.
8:00 p.m.	8:59 p.m.	8:00 p.m.	8:59 p.m.
9:00 p.m.	9:59 p.m.	9:00 p.m.	9:59 p.m.
10:00 p.m.	10:59 p.m.	10:00 p.m.	10:59 p.m.
11:00 p.m.	11:59 a.m.	11:00 p.m.	11:59 a.m.

Maintenance of Traffic – Kimball Bridge Road Detour



Signalization

- Kimball Bridge Rd @ Northwinds Pkwy Signal
 - Currently approved costing plans utilize existing span wire
- Confirm Signal Permit Requirement – Current design only shifts signal heads



Alpha Loop Trail

- The connection of the Alpha Loop to Kimball Bridge Rd will be closed during construction.
 - Closed 12-18 months
 - Connections through Braeden Neighborhood sidewalks and streets

