



CITY COUNCIL MEETING & PUBLIC HEARING MAY 23, 2022

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/16/2022)

B. Alcoholic Beverage License Applications

**1. PH-22-AB-14 3325 Alpharetta Package, LLC d/b/a Liquor Emporium
3325 Old Milton Parkway, Suite B, Alpharetta, GA 30005**

**Package Store
Retail Package Sales
Liquor, Beer, Wine, & Sunday Sales
Owner & Registered Agent: Hussein Sultan**

V. PUBLIC HEARING

A. MP-22-02 / CU-22-01 / Bright Path Academy of Georgia

Consideration of a master plan amendment and conditional use to allow a 'School, Academic' for Bright Path Academy. A master plan amendment is requested to the Immco Inc. Master Plan to add the proposed use and a conditional use to allow a 'School, Academic' for Bright Path Academy. The property is located at 12395 Morris Road and is legally described as being located in Land Lot 1189, 2nd District, 2nd Section, Fulton County, Georgia.

B. Z-22-02 / V-22-08 / 116 + 126 North Main Street

Consideration of a rezoning and variance to allow for 2, 3-story mixed-use buildings on 1.43 acres. The mix of uses includes 32,000 square feet of office, 4,000 square feet of retail, 6,000 square feet of restaurant, and 4 'For-Sale' condominium units. A rezoning is requested from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed Use) and a variance is requested to reduce setbacks for a dumpster enclosure. The property is located at 0 Christine Drive and 116/126 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

C. V-21-33 / Citgo 174 North Main Street Variance

Consideration of a variance to reduce the landscape strip along North Main Street from 10' to 2'. The property is located at 174 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

D. Public Hearing on the Fiscal Year 2023 Budget and Millage Rate Levy

VI. NEW BUSINESS

A. Approval of Fiscal Year 2023 Budget and Millage Rate Levy

1st Reading

- 1. Fiscal Year 2023 Budget Ordinance (1st Reading)**
- 2. Fiscal Year 2023 Millage Rate Ordinance (1st Reading)**

B. A Resolution Approving the FY2022 Bulletproof Vest Partnership Grant Application

C. Joint Defense Agreement and Conflict Waiver between Milton, Alpharetta, and Jarrard & Davis, LLP

D. "A" Sculpture - Gift Request from Teasley Place Condominium Association Inc. & Teasley Place Building Developer

VII. PUBLIC COMMENT

VIII. REPORTS

IX. ADJOURNMENT



STAFF REPORT

Submitting Department: City Clerk

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: May 23, 2022

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 5/16/2022)

II. RECOMMENDATION:

Approve the Council meeting minutes from May 16, 2022 as part of the Consent Agenda.

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>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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IV. 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 May 16, 2022.

V. ALTERNATIVES:

VI. ATTACHMENTS:

CC Meeting Minutes 5.16.2022



City Council Meeting & Public Hearing

MAY 16, 2022

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 Dan Merkel
- Donald F. Mitchell
- Brian Will
- Douglas J. DeRito
- John Hipes
- Jason Binder

- **Staff**

- Bob Regus, City Administrator
- Molly Esswein, City Attorney
- James Drinkard, Asst. City Administrator
- Lauren Shapiro, City Clerk
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community & Economic Development
- Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- Peter Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Adam Montgomery, Information Security Manager
- Lance Morsell, Economic Development Manager
- Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. 2022 Public Works Week

- Mayor Gilvin and Council Member DeRito presented the 2022 Public Works Week Proclamation to Director of Public Works, Pete Sewczwicz, on behalf of the City's Public Works employees.

V. BOARDS & COMMISSIONS APPOINTMENTS

A. Planning Commission Appointment by Council Member Binder

- Council Member Binder shared that his appointee, Dana Davis, has resigned from the Planning Commission and thanked her for her service.
- Council Member Binder announced the appointment of Karen Richard to serve as a member of the Planning Commission.

B. Board of Ethics Appointment by Council Member Binder

- Council Member Binder shared that his appointee, Cheryl Rand, has resigned from the Board of Ethics.
- Council Member Binder announced the appointment of Dana Davis to serve as a member of the Board of Ethics.

C. Recreation Commission Appointment by Council Member Mitchell

- Mayor Gilvin announced that this agenda item was added prior to the start of the meeting due to the need to fill a vacancy on the Recreation Commission.
- Council Member Mitchell announced his recommendation to appoint Brad Bowers to the Recreation Commission.
- Mayor Gilvin accepted Council Member Mitchell's recommendation and announced the appointment of Brad Bowers to serve as a member of the Recreation Commission.

VI. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/2/2022)

B. Alcoholic Beverage License Applications

1. PH-22-AB-11 Anjana 2, Inc.

d/b/a Pista House

5530 Windward Parkway, Suite C310, Alpharetta, GA 30004

Restaurant

Consumption on Premises

Beer, Wine, & Sunday Sales

Owner: Anjana 2, Inc.

Registered Agent: Sarath Ananthu

2. PH-22-AB-12 Sulit Coffee & Wine Bar, LLC

4150 Old Milton Parkway, Suite 120, Alpharetta, GA 30005

Restaurant
Consumption on Premises
Beer, Wine, & Sunday Sales
Owner: Sulit Coffee & Wine Bar, LLC
Registered Agent: Danielle Crawford

3. PH-22-AB-10 Palm 78, Inc.
5325 Windward Parkway, Suite 102, Alpharetta, GA 30004

Restaurant
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales
Owner: Palm 78, Inc.
Registered Agent: Michael C. Jones

4. PH-22-AB-13 VinoRita, LLC
WITHDRAWN: This application has been withdrawn by the applicant and will not be heard or considered during tonight's meeting.
3910 1st Street, Space K2, Alpharetta, GA 30009

Wine Bar
Consumption on Premises
Wine
Owner: VinoRita, LLC
Registered Agent: Clarice Nesbitt

C. Financial Management Report: Month Ending March 31, 2022

- Mayor Gilvin announced that PH-22-AB-13 VinoRita, LLC was withdrawn from the Consent Agenda and thanked Council Member Binder and the Finance Department for their hard work on creating the new dashboard for the Financial Management Report.
- ❖ Council Member Hipes offered a motion to approve the Consent Agenda.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

VII. PUBLIC HEARING

A. MP-22-01 / Bridge Road Holdings LLC

DEFERRED: This item has been deferred by staff to the June 27, 2022 City Council meeting. This item will not be heard or considered during tonight's meeting.

Consideration of a master plan amendment to add a 2.45-acre property to the Preston Ridge Master Plan Pod M to allow for a 2-story, 19,000 square foot retail and medical office building and a 1-story, 1,950 square foot medical office building. The property is located at 0 Old Milton Parkway and 11505 Morris Road and is legally described as being located in Land Lots 855 & 856, 1st District, 2nd Section, Fulton County, Georgia.

VIII. NEW BUSINESS

A. On-Call Stormwater Pipe Lining Services – IPR

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve funding, in an amount not to exceed \$750,000, to IPR Southeast for the On-Call Stormwater Pipe Lining Services FY 2022 task order 2 and authorize the Mayor to execute all necessary documents.
- The life expectancy for corrugated metal pipes (CMP) is approximately 25 years. Due to the age of much of the City's stormwater infrastructure, many of our pipes have met or exceeded their life expectancy and are in need of repair.
- When pipes are in need of repair but are not to the point of complete failure or replacement, the City has a unique opportunity of extending pipe life expectancy through trenchless lining of the pipe. The trenchless system of lining pipes has been recognized as being the most efficient and cost-effective way of making repairs while minimizing the impact on our residents, roads, and parking lots.
- The award of this funding will provide for pipe lining throughout the City on our most critical pipes. We anticipate that this funding will cover 5,600 linear feet of pipe lining.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve IPR Southeast for the On-Call Stormwater Pipe Lining Services FY 2022 task order 2 and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - Mayor Gilvin offered a friendly amendment to include the language "in an amount not to exceed \$750,000."
 - Mayor Pro Tem Merkel and Council Member DeRito accepted the friendly amendment.
 - The motion was approved unanimously (7-0).

B. City of Alpharetta Conflict Waiver – Development Authority

- City Attorney, Molly Esswein, came forward to present this item.
- City Attorney Esswein explained that Jarrard & Davis reviewed this funding agreement on behalf of the City of Alpharetta and the Alpharetta Development Authority. There is not an ethical conflict at this point. Both the City and the Development Authority's positions are aligned, and if there were to be a change, then the firm would withdraw as counsel.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the Conflict Waiver regarding Jarrard and Davis join representation of the City of Alpharetta and the Development Authority of Alpharetta related to a funding arrangement for Tech Alpharetta, and approval of the Mayor to execute all necessary documents.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (7-0).

C. Tech Alpharetta Agreement Renewal

- Economic Development Manager, Lance Morsell, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Tech Alpharetta Agreement Renewal in the amount of \$95,000.00 for the next fiscal year and authorize the Mayor to execute all necessary documents.
- Tech Alpharetta CEO, Karen Cashion, came forward to also present on behalf of this item.
- Tech Alpharetta has 40-55 tech startups at any given time and 19 startups have graduated since 2015, creating 950 new tech and service industry and 1870 new jobs total for the state of Georgia.
- Tech Alpharetta has a STEAM mentoring program through the Alpharetta Women's Forum.
- In 2021, Tech Alpharetta added 7 new board companies and has 35 Tech Leaders on its Board, and has received \$188 Million in investor funding by startups since 2015.
- Tech Alpharetta Second Annual Golf Classic takes place on 9/19/2022.
- Paul Nagrowski, CFO of Siemens Financial Services, came forward to speak on behalf of this item and to commend Tech Alpharetta for how well they are doing.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the Tech Alpharetta Agreement Renewal in the amount of \$95,000.00 for the next fiscal year and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

IX. WORKSHOP

A. Presentation and Discussion: Recommended Fiscal Year 2023 Budget (Operations / Capital)

- Director of Finance, Tom Harris, came forward to present this item.
- The City Council meetings and public hearings on the FY 2023 Budget and Millage Levy are tentatively scheduled for May 23 (6:30 p.m.), June 6 (11:30 a.m.), and June 6 (6:30 p.m.).
- The FY 2023 Recommended Operating and Capital Initiatives Summary of Changes between May 2nd and May 16th Workshop presentation are attached hereto as "Exhibit A."

Council Member Discussion

- Council Member Mitchell asked about the recommendation to add four (4) additional police officers and how long it would take to train the new officers.

- Director of Public Safety, John Robison, came forward and explained that although the City is down about 9 officers, they do not plan on staying down. Public Safety has made 5 employment offers in the last few weeks, and the goal is to get staffing levels where they need to be and add 4 officers, specifically for the Downtown. For non-certified officers, it may take about 9 months to be trained, and other currently certified officers may take somewhere between 4-10 weeks.
- Council Member Binder asked if the City has an internship for students interested in becoming a police officer, and he would love to see Public Safety work with HR to see if there can be an internship program created. Also, Council Member Binder asked about the levels of security at Avalon and the security for the Downtown.
 - Director Robison shared that there is currently an Explorers' Program, and he is interested in having interns. Avalon hires 2 off-duty officers on Friday and Saturday nights, there is an officer for the hotel, and an officer for the HOA. Typically, you will see 4 off-duty Alpharetta officers at Avalon during the weekend.
 - Director Cook shared that the downtown businesses have come together and are working on coordinating a lot of events and discussed creating downtown liaisons for visitors. Their hope is to bring in more funding to be able to provide more services for the downtown (maintenance, pressure washing sidewalks, etc.).
- Council Member DeRito shared that he would like to see 4 officers added to the mid-year budget and would like to meet with Director Harris on the compression topic so that he can see the numbers associated with compression (\$825,000). Council Member DeRito also asked if inflation was considered in terms of salary impacts to City employees and whether the 4% budget increase is sufficient.
 - Director Harris shared that in terms of compression, there is a good number of people who will get a sizeable increase in pay based on internal compression. In terms of the mid-year budget, we will need to see what happens in sister cities and inflation overall; we are in a good position, but we need to see what happens. Inflation is driving revenues, especially with hotel revenue, so we will know more based on our numbers from the first quarter of FY 23.
- Council Member Mitchell asked Information Security Manager, Adam Montgomery, to come forward and speak on IT security and cyber-attacks.
 - Manager Montgomery shared that the Security Operations Center (SOC) was a recommendation made after the Layer3 IT assessment. This budget item would outsource 24/7 monitoring to a company that uses security analyst professionals.
- Council Member Hipes asked what kind of contract the SOC would be, what the pricing would look like, and if there would be a cost savings. Additionally, he mentioned that it seems as though the SOC monitors the data and that additional products will be needed to protect the data.
 - Manager Montgomery shared that the contract would likely be for one year, to ensure that this company is the best option. He does not know whether there would be a cost savings just yet, because it depends on the amount of services that this company would provide, but hopes that we will see a small saving.
- Council Member Will shared that it did not seem like a product or service has been selected yet.

- Manager Montgomery shared that the \$200,000 budget item came from a recommendation from the Layer3 IT assessment. This number includes implementation costs (yearly subscription model) and based on speaking with other vendors, this seems like a good number.
- Council Member Binder shared that he would like to recommend cleaning-up/removing the road extensions at Marjean Way and Lily Garden Place from the un-funded list. Previously, residents from those neighborhoods came forward and shared that they did not want to have extensions in their neighborhoods.
- Mayor Gilvin shared that he was supportive of removing the road extension projects, and he asked for anyone objecting to speak now.
- Council Member Hipes shared that he does not object to the removal, but he also did not see any issue with leaving the projects until we are able to see the impacts of Innovation Academy at full capacity.
- Mayor Gilvin requested that Finance remove these two projects from the unfunded list.

X. PUBLIC COMMENT

- There were no public comments.

XI. REPORTS

- Council Member Binder shared that the Ambush Soccer program hosted a great tournament for children of all ages, and he was happy to see this partnership thrive. Also, the Equestrian Center had a sold-out event earlier this month, too.
- Mayor Pro Tem Merkel shared that the Building Officials Association of Georgia awarded the City of Alpharetta Jurisdiction of the Year. This recognition was made based on the City's commitment to increase job knowledge, for competent code enforcement, and for providing assistance to fellow code officials and the public. Further, he shared that the Building Official, James Brooker, continues to do a wonderful job, and congratulations to that part of the Department, and Kathi Cook, serving as their Director.
- Council Member Hipes shared that Alpharetta has a lot of event programming coming up and the Taste of Alpharetta was well run and well received – it was amazing and a great event, so thank you to Director Rodgers, Recreation & Parks, Public Works, and Public Safety for their work on this.

XII. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Binder offered a motion to adjourn to executive session.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:51 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk

EXHIBIT A

FY 2023 Recommended Operating Initiatives

Summary of changes between May 2nd - May 16th Workshops

	Operating Initiatives 5/2/2022	Operating Initiatives 5/16/2022		Budget Book Page #
	Net Cost	Net Cost	Variance	
Recommended Initiatives:				
<u>Citywide</u>				
Salary Compression Adjustments	\$ 825,000	\$ 825,000	\$ -	20
<u>Human Resources Department</u>				
HR Specialist Position (+1 FTE)	107,500	107,500	-	20
<u>Public Safety Department</u>				
Jail Operations	200,000	95,500	(104,500)	21
NEARMAP GIS	4,000	4,000	-	21
Fleetio Fleet Software	15,000	15,000	-	21
Community Paramedic (+1 FTE)	100,000	100,000	-	21
Crime Scene Detective (+1 FTE)	105,000	105,000	-	22
Police Officers (+4 FTE)	-	361,000	361,000	22
SWAT Training and Conferences	-	53,500	53,500	23
Tactical Outsider Instructor	-	10,000	10,000	24
Crisis Negotiator Instructor	-	10,000	10,000	24
<u>Recreation, Parks & Cultural Services</u>				
Event Barricades	32,400	32,400	-	24
Preston Ridge Community Ctr (+1 FTE)	24,000	24,000	-	24
MVP Zone Day Camp	(15,000)	(15,000)	-	25
Adventure Day Camp	(2,000)	(2,000)	-	26
	\$ 1,395,900	\$ 1,725,900	\$ 330,000	
Remaining Funds Available for Operating Initiatives:	\$ 330,000	\$ -		

FY 2023 Recommended Capital Initiatives

Summary of changes between May 2nd - May 16th Workshops

	Capital Initiatives 5/2/2022	Capital Initiatives 5/16/2022	Variance	Budget Book
	Net Cost	Net Cost		Page #
City Administration				
Website Upgrade	\$ 145,000	\$ 145,000	\$ -	42
Subtotal	\$ 145,000	\$ 145,000	\$ -	
Community and Economic Development				
Fleet Replacement (Qty: 2)	\$ 60,000	\$ 60,000	\$ -	36
Design Services	40,000	40,000	-	43
Subtotal	\$ 100,000	\$ 100,000	\$ -	
Human Resources				
Personnel Records Digitization Initiative	\$ 72,500	\$ 72,500	\$ -	43
Subtotal	\$ 72,500	\$ 72,500	\$ -	
Information Technology				
Recurring Technology Replacement (all city departments)	\$ 250,000	\$ 250,000	\$ -	36
Telephony VOIP Network Switches Replacement	200,000	200,000	-	37
IT Governance and Business Continuity Program and Analysis	50,000	50,000	-	43
Subtotal	\$ 500,000	\$ 500,000	\$ -	

FY 2023 Recommended Capital Initiatives

Summary of changes between May 2nd - May 16th Workshops

	Capital Initiatives 5/2/2022	Capital Initiatives 5/16/2022		Budget Book
	Net Cost	Net Cost	Variance	Page #
Public Safety				
Recurring Fleet Replacement (Qty: 25)	\$ 1,375,000	\$ 1,375,000	\$ -	37
Recurring Public Safety Equipment (replacement)	263,000	263,000	-	38
Security Systems: Cameras and Badge Access Systems	220,000	220,000	-	38
Records Management System	2,250,000	2,250,000	-	44
Fire Station Alerting System	330,000	330,000	-	44
All-Terrain Vehicles (Qty: 2)	30,000	30,000	-	45
Op. Initiative - Community Paramedic Equipment	70,000	70,000	-	45
Op. Initiative - Crime Scene Detective Equipment	82,500	82,500	-	46
Op. Initiative - Police Officers (4 FTE) Equipment	-	297,000	297,000	47
Subtotal	\$ 4,620,500	\$ 4,917,500	\$ 297,000	
Public Works				
Recurring Milling and Resurfacing	\$ 3,600,000	\$ 3,600,000	\$ -	30
Recurring Traffic Striping and Signage	200,000	200,000	-	30
Recurring Traffic Signal System Maintenance	100,000	100,000	-	30
Recurring Traffic Control Equipment	100,000	100,000	-	31
Recurring Traffic Responsive System Maintenance	100,000	100,000	-	31
Recurring Traffic Calming Improvements	100,000	100,000	-	31
Recurring Bridge Maintenance	200,000	200,000	-	31
Recurring Streetlight Maintenance	80,000	80,000	-	32
Recurring Traffic Control Center/Server Room Maintenance	50,000	50,000	-	32
Recurring Tree Maintenance and Replacement	100,000	100,000	-	32
Recurring Parking Garage Maintenance	100,000	100,000	-	32

FY 2023 Recommended Capital Initiatives

Summary of changes between May 2nd - May 16th Workshops

	Capital Initiatives 5/2/2022	Capital Initiatives 5/16/2022			Budget Book
	Net Cost	Net Cost	Variance		Page #
Recurring HVAC Replacements	62,000	62,000	-		33
Recurring Fire Station Renovations	75,000	75,000	-		33
Recurring Recreation Facility Bathroom, Painting, Floor Repairs	30,000	30,000	-		33
Recurring Recreation facilities Gym Restoration	35,000	35,000	-		33
Public Works Headquarters Renovation	50,000	50,000	-		34
Recurring Park Facilities Roof Repairs (Community Center)	700,000	700,000	-		34
Recurring PS Facility Roof Replacement (FS 84)	300,000	300,000	-		34
Recurring Fleet Replacement (F-550 Crew Cab Dump Truck; Qty: 1)	145,000	145,000	-		35
Recurring Fleet Replacement (pool vehicle)	50,000	50,000	-		35
Recurring City Trash Receptacle Service	50,000	50,000	-		35
Recurring Variable Message Boards Replacement (Qty: 2)	36,000	36,000	-		36
Recurring Stormwater Pipes/Structure Repair	3,930,000	3,930,000	-		40
Recurring Stormwater Drainage Maintenance	150,000	150,000	-		40
Recurring Stormwater Inspections	120,000	120,000	-		41
Stormwater Utility Rate Analysis	400,000	-	(400,000)		53
Pedestrian Safety Improvements	85,000	85,000	-		41
Pedestrian Safety Barrier at City Center	-	250,000	250,000		42
Design Services	75,000	75,000	-		42
Subtotal	\$ 11,023,000	\$ 10,873,000	\$ (150,000)		

FY 2023 Recommended Capital Initiatives

Summary of changes between May 2nd - May 16th Workshops

	Capital Initiatives 5/2/2022	Capital Initiatives 5/16/2022		Budget Book
	Net Cost	Net Cost	Variance	Page #
Recreation, Parks & Cultural Services				
Recurring Synthetic Turf Field Replacements (WP Field 4)	\$ 550,000	\$ 550,000	\$ -	38
Recurring Park Enhancements	125,000	125,000	-	38
Recurring Playground Equipment Replacement	150,000	150,000	-	39
Recurring Park Repairs/Improvements	125,000	125,000	-	39
Recurring Athletic Courts Resurfacing	40,000	40,000	-	39
Recurring Greenway Improvements/Repairs	155,000	155,000	-	39
Recurring Fleet Replacement (Qty: 3)	120,000	120,000	-	40
Recurring Park Equipment Replacement	100,000	100,000	-	40
Encore Parkway Greenway Connection/Park	4,300,000	4,300,000	-	47
Wood Lightpole/LED Replacement Initiative (1 field)	200,000	200,000	-	48
Alpharetta Public Arts Initiative	45,000	45,000	-	48
Historic Preservation Initiative	35,000	35,000	-	48
Alpharetta Community Ctr Gym Floor Replacement/Moisture Barrier	175,000	175,000	-	49
Tree Removal in all Parks	150,000	150,000	-	50
Design Services	20,000	20,000	-	50
Subtotal	\$ 6,290,000	\$ 6,290,000	\$ -	
TOTAL	\$ 22,751,000	\$ 22,898,000	\$ 147,000	
NON-ALLOCATED (future capital/one-time initiatives):	\$ 2,792,490	\$ 2,645,490	\$ (147,000)	



STAFF REPORT

Submitting Department: Administration

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: May 23, 2022

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

1. PH-22-AB-14 3325 ALPHARETTA PACKAGE, LLC D/B/A LIQUOR EMPORIUM

3325 OLD MILTON PARKWAY, SUITE B, ALPHARETTA, GA 30005

PACKAGE STORE

RETAIL PACKAGE SALES

LIQUOR, BEER, WINE, & SUNDAY SALES

OWNER & REGISTERED AGENT: HUSSEIN SULTAN

II. RECOMMENDATION:

Approve the above referenced alcoholic beverage license application as part of the consent agenda.

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>
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EXTERNAL FUNDING SOURCES:

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

The above referenced Alcoholic Beverage Licenses Application was heard and considered during a virtual Alcohol License Public Hearing on Thursday, May 19, 2022. There were no public comments during the hearing. At the conclusion of the hearing, the City Clerk recommended approval and forwarded the above referenced application to City Council for final approval.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Alcohol Public Hearing 5-19-2022



ALCOHOL LICENSE PUBLIC HEARING MAY 19, 2022

ALPHARETTA CITY CLERK'S OFFICE
VIRTUAL MEETING VIA ZOOM

CITY CLERK: LSHAPIRO@ALPHARETTA.GA.US
ASSISTANT CITY CLERK: KVANHORN@ALPHARETTA.GA.US

2:00 PM

I. VIRTUAL MEETING ZOOM LINK

The City of Alpharetta's Alcohol License Public Hearings are a virtual meeting via Zoom. The hearing begins at 2:00 p.m on the day of the scheduled hearing. To join the meeting, please click on this link: <https://zoom.us> Zoom Meeting ID: 814 3099 3836

II. CALL TO ORDER

III. ROLL CALL

IV. PUBLIC HEARING

- A. PH-22-AB-14 3325 Alpharetta Package, LLC**
d/b/a Liquor Emporium
3325 Old Milton Parkway, Suite B
Alpharetta, GA 30005

Package Store
Retail Package Sales
Liquor, Beer, Wine & Sunday Sales

Owner & Registered Agent: Hussein Sultan

- B. PH-22-AB-15 Fetch Alpharetta, LLC**

DEFERRED: This item has been deferred by staff to the June 2, 2022 Alcohol License Hearing. This item will not be heard or considered during today's meeting.

11440 Maxwell Road
Alpharetta, GA 30009

Dog Park
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales

Owner: Fetch Alpharetta, LLC
Registered Agent: Stephen Ochs

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: BRIAN BORDEN

I. **AGENDA ITEM TITLE:** MP-22-02/CU-22-01 BRIGHT PATH ACADEMY OF GEORGIA

CITY COUNCIL:

MAY 23, 2022

This item was considered at the 5/5/2022 Planning Commission meeting. Staff recommended approval subject to 5 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0

II. **RECOMMENDATION:**

Approve MP-22-02/CU-22-01 Bright Path Academy of Georgia, subject to the following conditions:

1. Add 'School, Academic' to the Professional Turf Supply Master Plan as a conditional use.
2. 'School, Academic' use shall be added as a conditional use at 12395 Morris Road and limited to no more than 11,150 square feet.
3. Conditional use approval shall be limited to Bright Path Academy of Georgia; no additional 'School, Academic' businesses or subleasing shall be permitted within the approved space.
4. In the future if an outdoor recreational area is contemplated, it shall be limited to the north side of the building and the 50' buffer adjacent to the residential property shall be maintained.
5. Prior conditions of approval related to the Professional Turf Supply Master Plan shall remain in effect.

III. **REPORT IN BRIEF:**

The applicant, Bright Path Academy of Georgia, is requesting a master plan amendment and conditional use to allow a 'School, Academic' use for Bright Path Academy in a 11,150 square foot existing office building on 1.4 acres. An amendment to the Professional Turf Supply Master Plan is requested to add the proposed use. The subject property is located at 12395 Morris Road.

DISCUSSION

The submitted request, if approved, will allow the applicant to operate a 'School, Academic' use in a 11,150 square foot existing office building on a 1.4-acre property. An amendment to the Professional Turf Supply Master Plan is requested to add the use and a conditional use is requested to allow the use by Bright Path Academy of Georgia. The subject property is located at 12395 Morris Road.

The property is zoned CUP (Community Unit Plan) and is subject to the Professional Turf Supply Master Plan. The property was developed in 2006 with a 1-story, 11,150 square foot office building. Surrounding properties are zoned O-P (Office-Professional) and CUP from the Windward Master Plan. A low-rise office building occupies the adjacent parcel to the north, to the south is the Little Sunshine's Playhouse and Preschool daycare facility while to the east is the Caravelle townhome community. West, across Morris Road from this site, is a large fitness center and multi-story office buildings.

The Professional Turf Supply Master Plan was approved in 1984 as a single parcel master plan, allowing the property to be operated as a turf supply business from a formerly residential structure with a larger metal building to the rear of the site. The master plan was subsequently revised to allow for the construction of an office building and was limited to no more than 10,000 square feet per acre of developed area. With this revision, condition #5 limited the property's usage to "office and other permitted uses within the OP (Office-Professional) zoning category."

UDC Section 1.4.2 defines 'School, Academic' as, "Any building or part thereof which is designed, constructed or used for education or instruction following the same curriculum offered in a public elementary, secondary, trade or technical, or higher education facility, and accredited to award diplomas as such." The use is permitted by-right in the C-1 (Neighborhood Commercial), C-2 (General Commercial), LI (Light Industrial) and SU (Special Use) districts and as a conditional use in the CUP, O-I (Office-Professional), O-P and MU (Mixed-Use) districts. It can also be a Conditional Subordinate use in the PSC (Planned Shopping Center) district.

Bright Path Academy of Georgia is a not-for-profit school for children with special needs. The academy will provide educational services for students in grades 6-12 and will follow a typical school calendar year. The students will comprise mostly of non-verbal children with an autism diagnosis and sensory processing disorders. Initially expected enrollment will be approximately ten (10) students beginning in August 2022 with an eventual student population of approximately 30 children. School hours of operation will range from 8:00 AM to 4:00 PM, Monday through Friday. The student to teacher population is going to be one (1) teacher to three (3) students. The draft floor plan for utilizing the existing building shows a large open room for use as a recreational space for students.

TRAFFIC

Staff estimates that the 11,150 square foot private school would generate approximately fifteen (15) PM Peak Hour trips.

STANDARDS FOR MASTER PLAN AMENDMENTS

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

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

Response: The proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are developed with a daycare, fitness center, office buildings and townhomes. The site provides an existing 50-foot buffer between the proposed school and the townhomes.

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

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties. The existing 50-foot buffer between the subject site and adjacent townhome community should help mitigate impacts between the uses.

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

Response: The applicant's proposal should not have significant impacts on the natural environment. The applicant proposes to occupy an existing building and does not propose any exterior changes to the site.

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

Response: The school intends to operate completely internal to the building with the play area also being internal to the building. A change of use from office to an academic school should not be noticeable.

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

Response: The zoning proposal should not have significant impacts on public facilities and services. The proposed use would generate fifteen (15) PM Peak Hour trips.

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

Response: Not applicable.

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

Response: The zoning proposal reflects a reasonable balance. The applicant's proposal would be compatible with surrounding uses and other locations for this business type, which are similarly situated in commercial and office environments.

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

Response: The subject property is approved for office use and other O-P uses. O-P does have daycare facility as a permitted use, which is similar to the requested use.

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

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

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property was developed in compliance with site access development standards with access from one (1) driveway off Morris Road. The use should not impact vehicular and pedestrian access.

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

Response: The subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial and office environments.

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

Response: Not applicable.

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

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial and office environments.

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

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial and office environments.

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

Response: There are other schools that cater to students with special needs, notably The Lionheart School and Alexander Academy in Downtown which are approximately two (2) miles from the applicant's site. There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

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.

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 April 13, 2022. There were no public comments.

IV. ATTACHMENTS:

- Site Plan
- Building Floor Plan

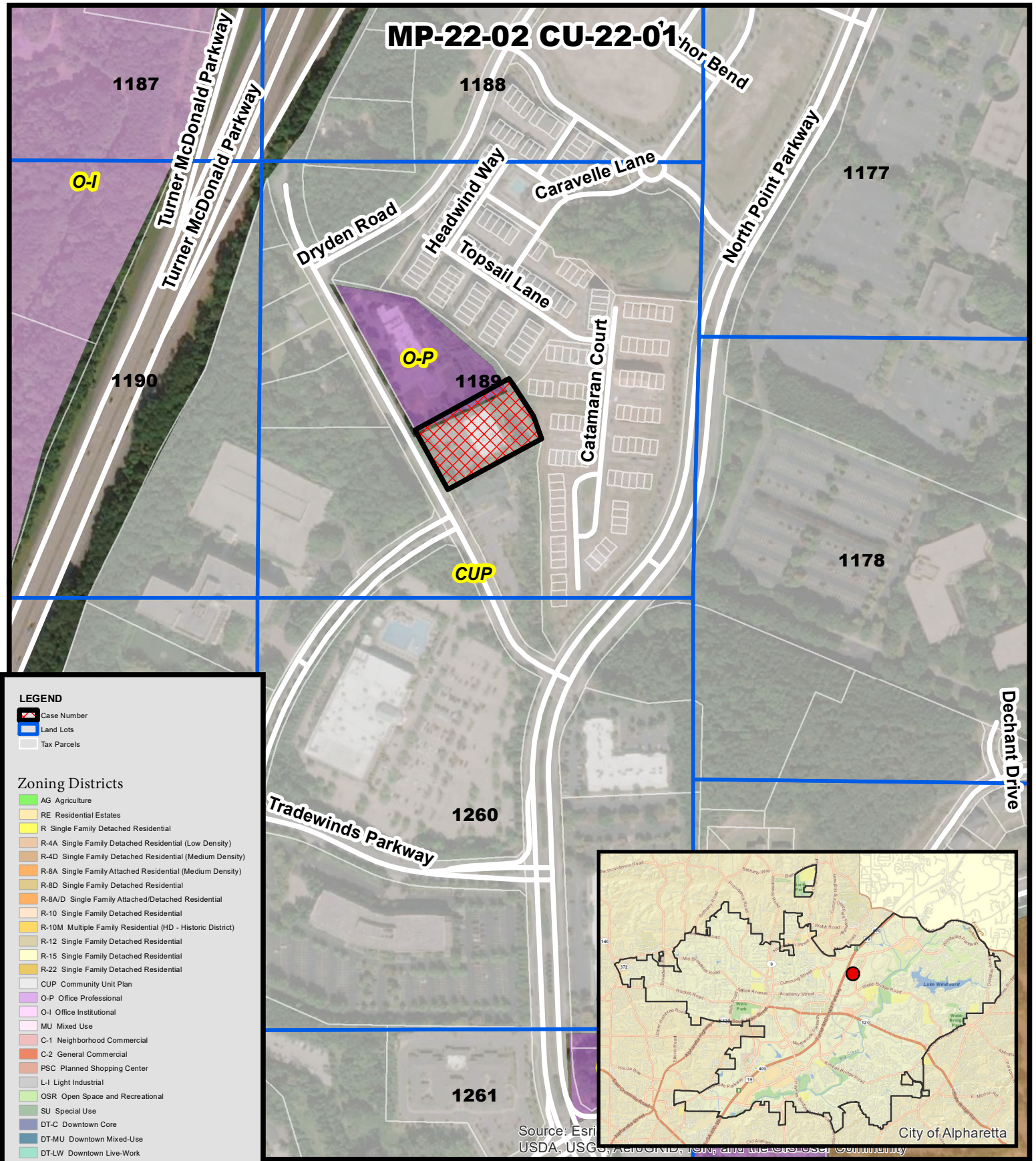


Aerial Map
Bright Path Academy of Georgia
12395 Morris Rd

MP-22-02 CU-22-01
D/LL: 2/2/1189
PC: 5/5/22
CC: 5/23/22



Location Map Provided by:
Community Development - GIS

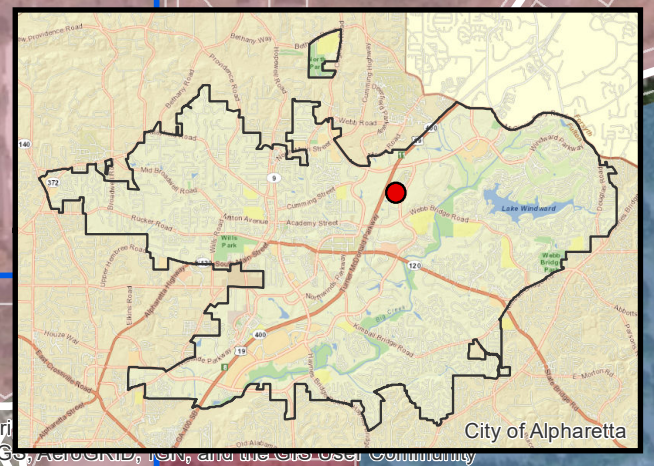
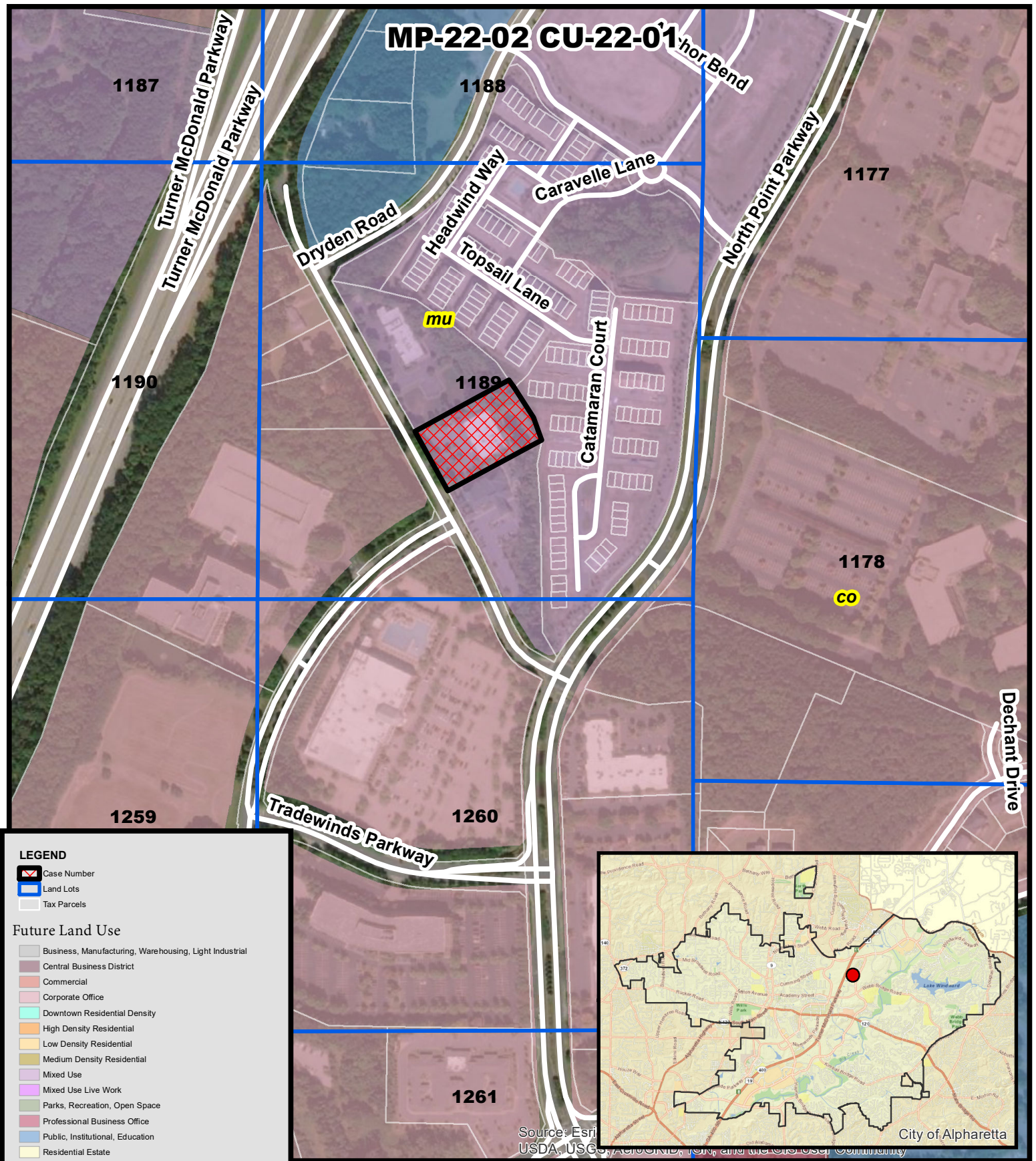


Zoning Map
Bright Path Academy of Georgia
12395 Morris Rd

MP-22-02 CU-22-01
D/LL: 2/2/1189
PC: 5/5/22
CC: 5/23/22

Location Map Provided by:
Community Development - GIS



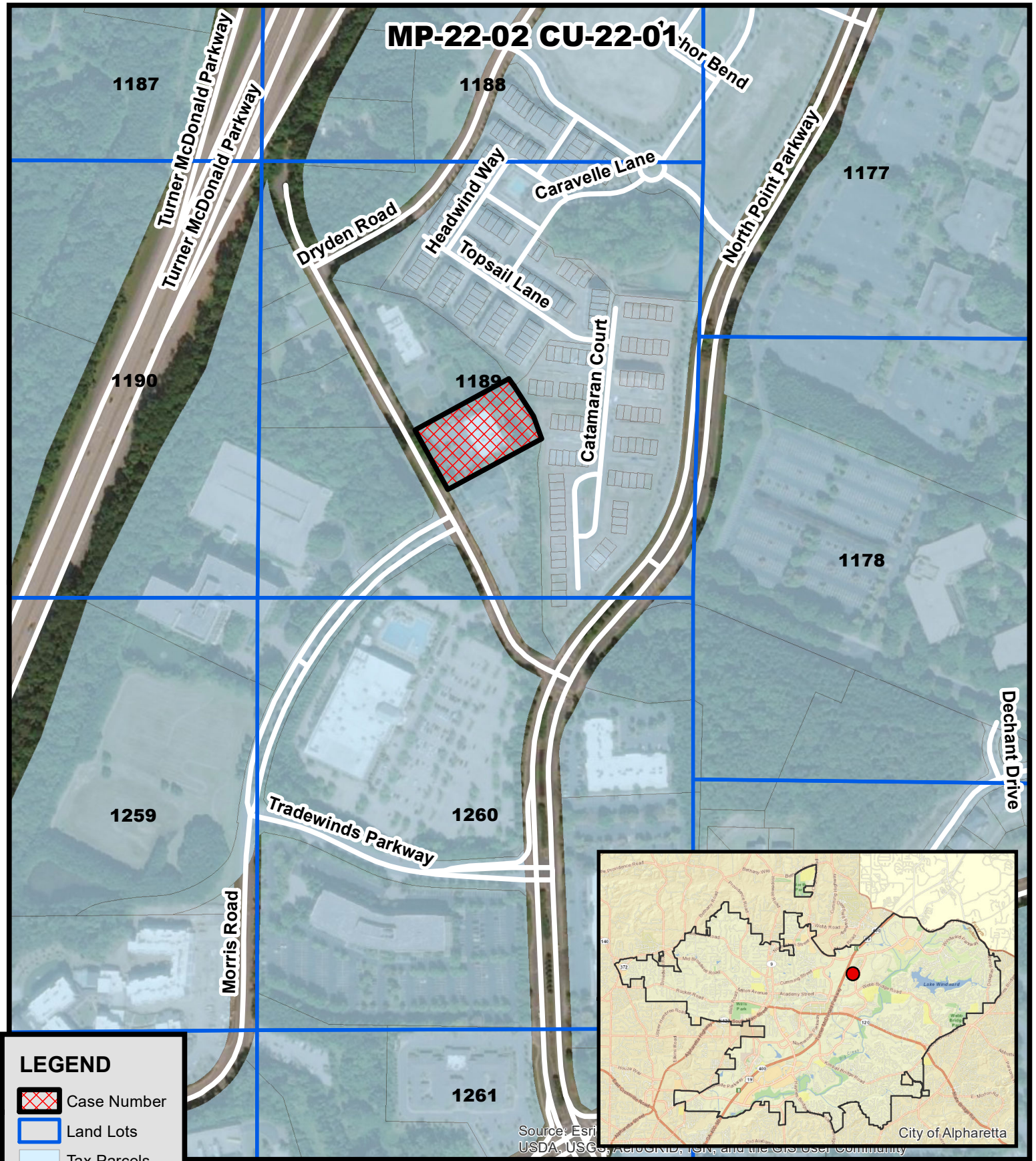


Future Land Use
Bright Path Academy of Georgia
12395 Morris Rd

MP-22-02 CU-22-01
D/LL: 2/2/1189
PC: 5/5/22
CC: 5/23/22

Location Map Provided by:
Community Development - GIS





Location Map
Bright Path Academy of Georgia
12395 Morris Rd

MP-22-02 CU-22-01
D/LL: 2/2/1189
PC: 5/5/22
CC: 5/23/22

Location Map Provided by:
Community Development - GIS



Community Zoning Information Meeting
April 13, 2022
Department of Community Development
Via Zoom
6:00 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

- a. Michael Woodman, Planning + Development Services Manager
- b. Alexandra Callum, Planning + Zoning Coordinator
- c. Nikisha Mistry, GIS Specialist

II. Items:

- a. MP-22-02 / CU-22-01 / Bright Path Academy of Georgia
 - i. BJ Martin presented the item on behalf of the applicant.
 - ii. Private school for special education.
 - iii. Requiring a conditional use and master plan amendment.
 - iv. Mostly renovations that will be done over the next year.

III. Chat Comments:

There were no chat comments for this item.

IV. Meeting Ended at: 6:06 p.m.

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: Bright Path Academy of Georgia

Contact Name: Thane Brooks Telephone: 770-480-1347

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

No responses were received.

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

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (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: 4-6-22

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: MP-22-02 / CU-22-01

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ 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." 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: Thane Brooks Telephone: 770-480-1347

Address: 6505 Shiloh Road Suite: 100

City: Alpharetta State: GA Zip: 30005 Fax: 678-648-7479

Mobile Tel: 770-480-1347 Email: thane@therapyland.net

Subject Property Information:

Address: 12395 Morris Road, Alpharetta, GA 30005 Current Zoning: CUP

District: 2 Section: 2 Land Lot: 1189 Parcel ID: 22-545011890371

Proposed Zoning: CUP Current Use: Office

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?

The property is currently developed in compliance with the original construction documents and the master plan revision (MP-05-05) dated March 27, 2006. The proposed use for this property is a small, private (not-for-profit) school for special needs children.

Applicant's Request (Please itemize the proposal):

The property is currently zoned as a Community Unit Plan and is subject to the master plan (MP-05-05) with condition #5 limiting the use to office and other permitted uses within the O-P (Office-Professional) zoning district. A school is listed as a conditional use in the O-P district. Therefore, we are requesting approval of an amendment to the master plan and approval for a school as a conditional use at this location.

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

Approval as requested would allow the establishment of Bright Path Academy of Georgia to locate in Alpharetta and begin educating young kids with special needs starting this August for grades 6-12. The vision and purpose of Bright Path Academy of Georgia is to provide opportunities in our education system for children who do not fit into the typical high functioning autism/ADD mold. The focus is on children who need the daily support of relationship-based interdisciplinary academic education and emotional based therapeutic interventions. Approval to allow Bright Path Academy of Georgia to operate will provide opportunities for many young kids with severe autism (mostly non-verbal) and sensory processing disorders to receive personalized instruction so they can grow and develop their unique strengths.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Ramesh Iyer, Managing Member of IMMCO HOLDINGS, LLC

Telephone: 678-478-3780

Address: 12395 Morris Road

Suite: _____

City Alpharetta

State: GA

Zip: 30005

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: Thane Brooks

Telephone: 770-480-1347

Address: 6505 Shiloh Road

Suite: 100

City Alpharetta

State: GA

Zip: 30005

So Sworn and Attested:

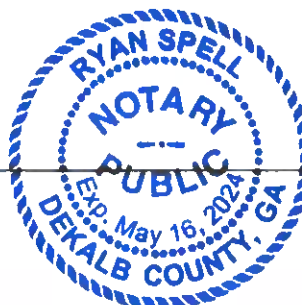
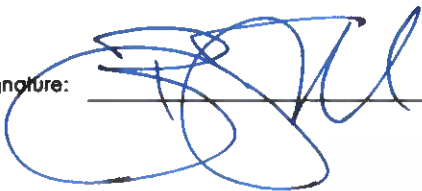
Owner Signature: _____



Date: 3-1-2022

Notary:

Notary Signature: _____



Date: 3-1-2022

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: **Thane Brooks**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ 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-3.

Signature: _____

Date: _____

2-28-2002

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed use of "school" would be consistent and compatible with surrounding properties. One adjacent building to the north is a single story office/medical building. The adjacent building to the south is Little Sunshine's Playhouse and Daycare facility.

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

This proposed use will not negatively affect the use or values of the surrounding properties.

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

N/A. Property is already developed.

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

None. Only small peaks in traffic would be around drop-off and pick-up.

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

No impact to schools or utilities.

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

This use is consistent with both the Comprehensive Plan and Future Land Use.

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

There are no changes at this time to the developed property for operations of a school to begin in August 2022.

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: Bright Path Academy of Georgia

Contact Name: Thane Brooks Telephone: 770-480-1347

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.

MARTA 2424 Piedmont Rd NE, Atlanta, GA 30324-3330

Skaliy Family Assoc LLLP, 271 Chastain Commons NE, Atlanta, GA 30342

Opus Woods Owners Assoc, 12380 Morris Rd, Alpharetta, GA 30005

Lennar Georgia Inc, 1000 Holcomb Woods Pkwy, Bldg/ste 200 200, Roswell, GA 30076

Anderson Burma J, 12420 Morris Rd, Alpharetta, GA 3005-4166

BRE COH GA LLC, PO Box #A-3879, Chicago, IL 60690-3879

Jackson Larry Junior, 133 Buck Trail, Dawsonville, GA 30534

Vaughan Darlene J & William A, 12410 Morris Rd, Alpharetta, GA 30005

NSHE TX TAU 1031 Exchange LLC, 60 E Rio Salado Pkwy, Ste 1103, Tempe, AZ 85281

SNH LTF Properties LLC, 400 Centre St, Newton MA 02458

DAFC Lessee, 55 Glenlake Pkwy, Atlanta, GA 30328

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.

Communication by phone or email will be accepted as stated in the letter.

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324-3330

SKALIY FAMILY ASSOC LLLP
271 CHASTAIN COMMONS NE
ATLANTA GA 30342

OPUS WOODS OWNERS ASSOCIATION INC
12380 MORRIS RD
ALPHARETTA GA 30005

LENNAR GEORGIA INC
1000 HOLCOMB WOODS PKWY BLDG/STE 2
00 200
ROSWELL GA 30076

ANDERSON BURMA J
12420 MORRIS RD
ALPHARETTA GA 30005-4166

BRE COH GA LLC
P.O. BOX #A-3879
CHICAGO IL 60690-3879

JACKSON LARRY JUNIOR
133 BUCK TRL
DAWSONVILLE GA 30534

VAUGHAN DARLENE J & WILLIAM A
12410 MORRIS RD
ALPHARETTA GA 30005-4166

NSHE TX TAU 1031 EXCHANGE LLC
60 E RIO SALADO PKWY SUITE 1103
TEMPE AZ 85281

SNH LTF PROPERTIES LLC
400 CENTRE ST
NEWTON MA 02458

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY LESSEE
55 GLENLAKE PKWY
ATLANTA GA 30328

IMMCO HOLDINGS LLC
12395 MORRIS RD
ALPHARETTA GA 30005-4000

February 28, 2022

To whom it may concern:

This Letter of Intent is in support of approval for both a Conditional Use Permit and a Master Plan Amendment for parcel 22-545011890-371 currently owned by IMMCO Holdings LLC. The request is for Bright Path Academy of Georgia to occupy the existing building for the purposes of operating a not-for-profit school for kids with special needs. It is our intent to use the facilities as currently developed to open the doors for approximately 10 kids this coming school year in August 2022.

Bright Path Academy of Georgia will be for grades 6-12 and will follow a typical school year calendar. Our student population will comprise mostly of children that are non-verbal with an autism diagnosis and sensory processing disorders. It is anticipated that we will enroll approximately 10 kids this coming school year and over time estimate around 30 kids at full capacity. The hours of operation will be either an 8 AM-3 PM or a 9 AM-4 PM (Monday through Friday). We will have some after school social programs for small groups of children. The student to teacher population is going to be a 1-3 ratio (1 teacher to 3 students). The goal is to combine a high-quality, accredited education with the therapeutic assistance to help each student reach his or her potential. The school will offer a highly personalized educational experience for children with learning and communication difficulties, such as those with autism spectrum disorder (ASD). Taking a holistic approach to education, Bright Path Academy of Georgia Inc. will use both traditional curriculum subjects and innovative resources designed to help each child flourish, learn, and grow. Highly qualified teachers and therapists, small class sizes, and flexible extracurriculars encouraging interdisciplinary learning will ensure that Bright Path Academy of Georgia can provide personalized instruction to help students grow and develop their unique strengths.

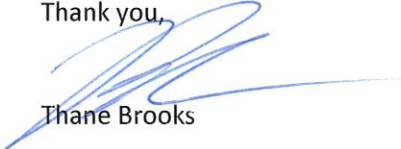
The vision of Bright Path Academy of Georgia is to provide opportunities in the educational system for children who do not fit into the typical high functioning autism/ADD mold and focus on children who need the daily support of a relationship-based interdisciplinary academic education and emotional based therapeutic interventions. With the wide variety of communication and learning differences, it can be difficult or impossible for a child with special needs to receive quality education within the standardized curriculum required by the public school system. Most children with autism and sensory processing disorders are not able to function under the structure of a typical school system, even those classrooms dedicated for children with autism, because their sensory needs and communication needs require special attention. Bright Path Academy of Georgia Inc. will teach important life skills in combination with the traditional curriculum, using such interactive spaces to impart lessons about math, science, and reading comprehension while empowering students with the skills to conduct real-world activities. These best practices curriculum infuses the creative arts as well as problem solving, social skills, critical thinking, and decision-making skills. The curriculum aims to develop and enhance abilities, giving appropriate guidance with realistic expectations. The curriculum promotes helping students develop strategies to learn in an environment that calms the senses that can overwhelm the body while relieving the stress and anxiety, all while helping to motivate the student to assert themselves in a positive way while respecting others. Getting out-of-the-box truly means to work with the student that best fits the current environment of their senses. One of the biggest struggles is when child senses are overstimulated in the moment and being able to have the appropriate environment that can regulate these senses is key to the success of each student.

There is an increasing attention to those individuals with Autism and their benefit to our workforce. Their attention to detail and unwavering focus has demonstrated increases to the corporate bottom line.

by over 30%. Securing satisfying employment is difficult for anyone, but for individuals with an autism spectrum disorder it's even more of a challenge. An estimated 1% (<https://www.cdc.gov/ncbddd/autism/data.html>) of the world's population has an autism spectrum disorder, but approximately 80% of people in this group are unemployed. Others are doing menial jobs far below their skill and testing level. These statistics can be blown up with a qualified program to education and support the employment of those with autism spectrum disorder.

Approval of this Conditional Use Permit and Master Plan Amendment would provide opportunities and value to the Alpharetta Community. Kids with Autistic Spectrum Disorder need the special attention and care to prepare them for post educational opportunities.

Thank you,



Thane Brooks

LEGAL DESCRIPTION

The Land is described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1189 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF OLD MORRIS ROAD WITH THE LAND LOT LINE IN COMMON WITH LAND IS 1189 AND 1260, SAID DISTRICT SECTION AND COUNTY; THENCE RUNNING ALONG, SAID CENTERLINE OF OLD MORRIS ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 27 DEGREES 25 MINUTES 11 SECONDS WEST 53.99 FEET TO A POINT; NORTH 41 DEGREES 07 MINUTES 32 SECONDS WEST 192.51 FEET TO IT POINT; NORTH 64 DEGREES 05 MINUTES 37 SECONDS WEST 121.27 FEET TO AN IRON PIN FOUND LOCATED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF MOMS ROAD (60 FOOT RIGHT OF WAY), BEING THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING, THUS ESTABLISHED, THENCE RUNNING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF MOMS ROAD NORTH 28 DEGREES 44 MINUTES 00 SECONDS WEST 192.63 FEET TO AN IRON PIN FOUND; THENCE DEPARTING SAID RIGHT OF WAY LINE AND RUNNING NORTH 64 DEGREES 10 MINUTES 58 SECONDS EAST 326.40 FEET TO AN IRON PIN FOUND; THENCE SOUTH 32 DEGREES 44 MINUTES 05 SECONDS EAST 107.71 FEET TO AN IRON PIN FOUND; THENCE SOUTH 19 DEGREES 46 MINUTES 39 SECONDS EAST 72.17 FEET TO AN IRON PIN FOUND; THENCE SOUTH 61 DEGREES 44 MINUTES 57 SECONDS WEST 322.27 FEET TO AN IRON PIN FOUND LOCATED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF MOMS ROAD AT THE TRUE POINT OF BEGINNING; SAID PROPERTY BEING DEPICTED AS 1.40 ACRES ON A CERTAIN SURVEY FOR DARRELL SCOTT AND:MELODY SCOTT DATED JULY 29, 1993, PREPARED BY. DAVID BEETLE SURVEYORS, LTD, DAVID W. BEALLE, R.L.S. NO 1872; SAID PROPERTY BEING KNOWN. AS 12395 MORRIS ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN ALPHARETTA, FULTON COUNTY, GEORGIA.



Real Estate Search Results

[Modify Search](#) | [New Search](#)

4 Found

bill years 2001 to 2023 only

Property Address	Unit	Owner	Parcel ID	Tax Year	Bill Type	
12395 BERAGIO PL		AKINSANMI AFOLAMI	22 -4010-1207-259-5	2021	REGULAR/ORIGINAL - REAL ESTATE	View Bill
12395 BROOKHILL CROSSI LN		HAYNIE CAROLYN L	22 -4012-1208-150-3	2021	REGULAR/ORIGINAL - REAL ESTATE	View Bill
12395 MORRIS RD		IMMCO HOLDINGS LLC	22 -5450-1189-037-1	2021	REGULAR/ORIGINAL - REAL ESTATE	View Bill
12395 GREENMONT WALK		RUMFELT SEAN	22 -4504-1247-046-1	2021	REGULAR/ORIGINAL - REAL ESTATE	View Bill



Real Estate

[View Bill](#)

[View bill image](#)

As of	2/15/2022
Bill Year	2021
Bill	2121475
Owner	IMMCO HOLDINGS LLC
Parcel ID	22 -5450-1189-037-1

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$3,444.26	\$3,444.26	\$0.00	\$0.00	\$0.00
TOTAL		\$3,444.26	\$3,444.26	\$0.00	\$0.00	\$0.00



Real Estate

[Return to view bill](#)

Payments/Adjustments

As of 2/15/2022

Bill Year	2021
Bill	2121475

Activity	Posted	Paid By/Reference	Amount
Payment	11/19/2021	Jana Iyer	\$3,444.26

[Return to view bill](#)



No Code Violations

Filters

Code Enforcement

Filters

Styling

Filter as map moves ⓘ



Location ⓘ

12395

Select attribute filters (8)

☐ Type Description
3 values

↑↓

☐ Number
92 values

↑↓

☐ Tag
61 values

↑↓

☐ Status Code
1 values

↑↓

☐ Assigned To
2 values

↑↓

Showing 25 of 106 rows

Type Description	Number	Tag	S
Code Enforcement-Complaints	CE170033	Accessory Structures	C
Code Enforcement-Trees	CE190025	Stop Work Order - Trees	C
Code Enforcement-Complaints	CE190036	Business vehicle in residentia...	C
Code Enforcement-Complaints	CE190043	Business vehicles in residenti...	C
Code Enforcement-Complaints	CE190053	Tree removal without permit	C
Code Enforcement-Complaints	CE190081	High Grass and Weeds-Rotti...	C
Code Enforcement-Complaints	CE190088	Stop Work Order	C
Code Enforcement-Complaints	CE190099	Structual Issues	C
Code Enforcement-Complaints	CE190100	Drainage Violation	C
Code Enforcement-Complaints	CE190107	Stop Work Order	C
Code Enforcement-Complaints	CE190108	Stop Work Order	C
Code Enforcement-Complaints	CE200004	Stop Work Order	C
Code Enforcement-Complaints	CE200008	Inoperable Vehicles	C



Filters

Code Enforcement

Filters

Styling

Filter as map moves

☐

Location

12395

Select attribute filters (8)

☐ Type Description
3 values

☐ Number
92 values

☐ Tag
61 values

☐ Status Code
1 values

☐ Assigned To
2 values

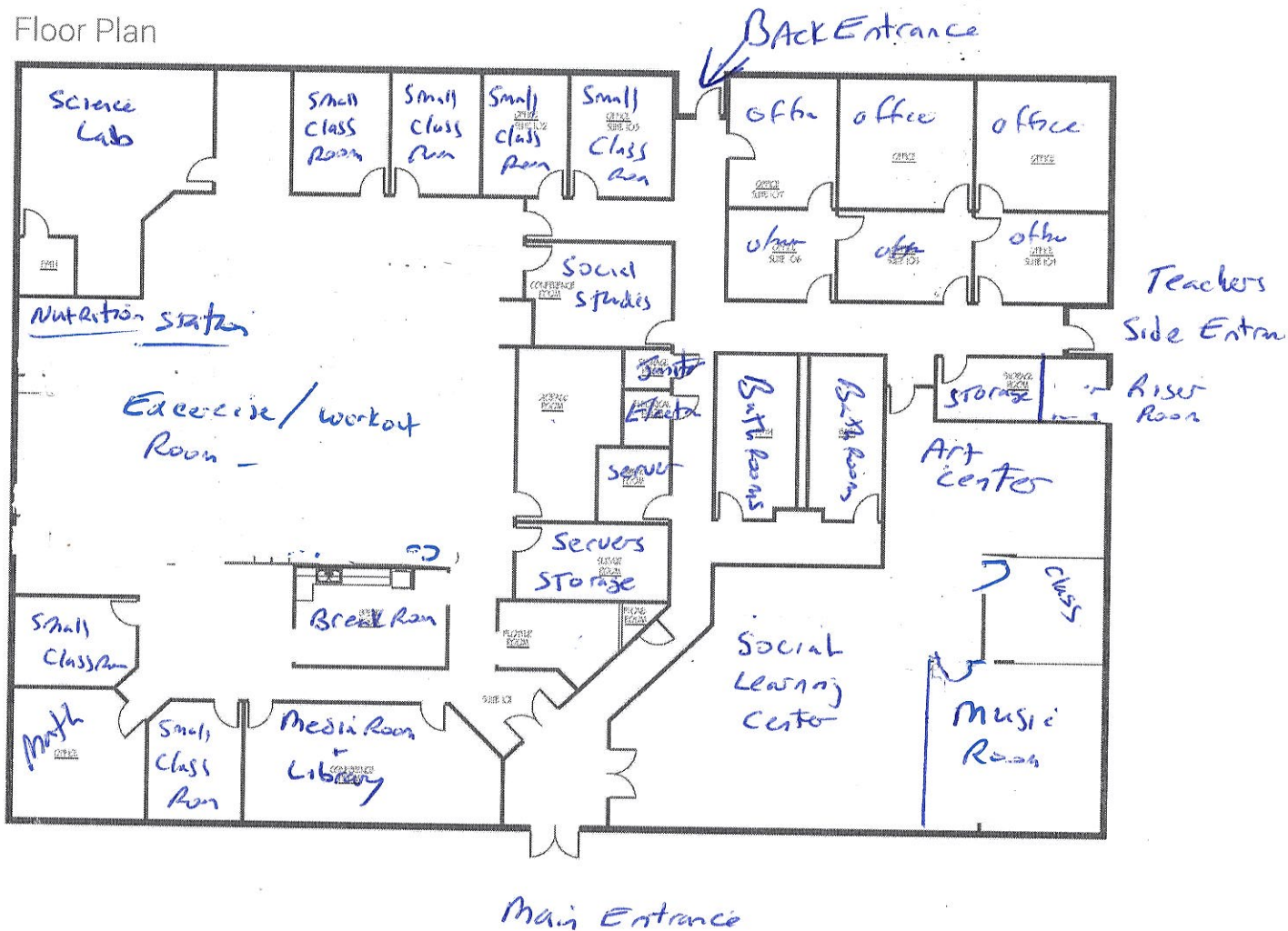
No Code Violations

Code Enforcement-Complaints	CE200011	Stop Work Order	(
Code Enforcement-Complaints	CE200065	Deck in a State of Disrepair	(
Code Enforcement-Complaints	CE200074	R/W trashcan overflowing	(
Code Enforcement-Complaints	CE200084	Complaint	(

12395 Morris Road
Alpharetta, GA 30005

Current Floor Plan

Floor Plan



Justin Carswell
678.385.2715
jlc@mcwrealty.com

Dan Buyers
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tdb@mcwrealty.com

McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
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www.mcwrealty.com

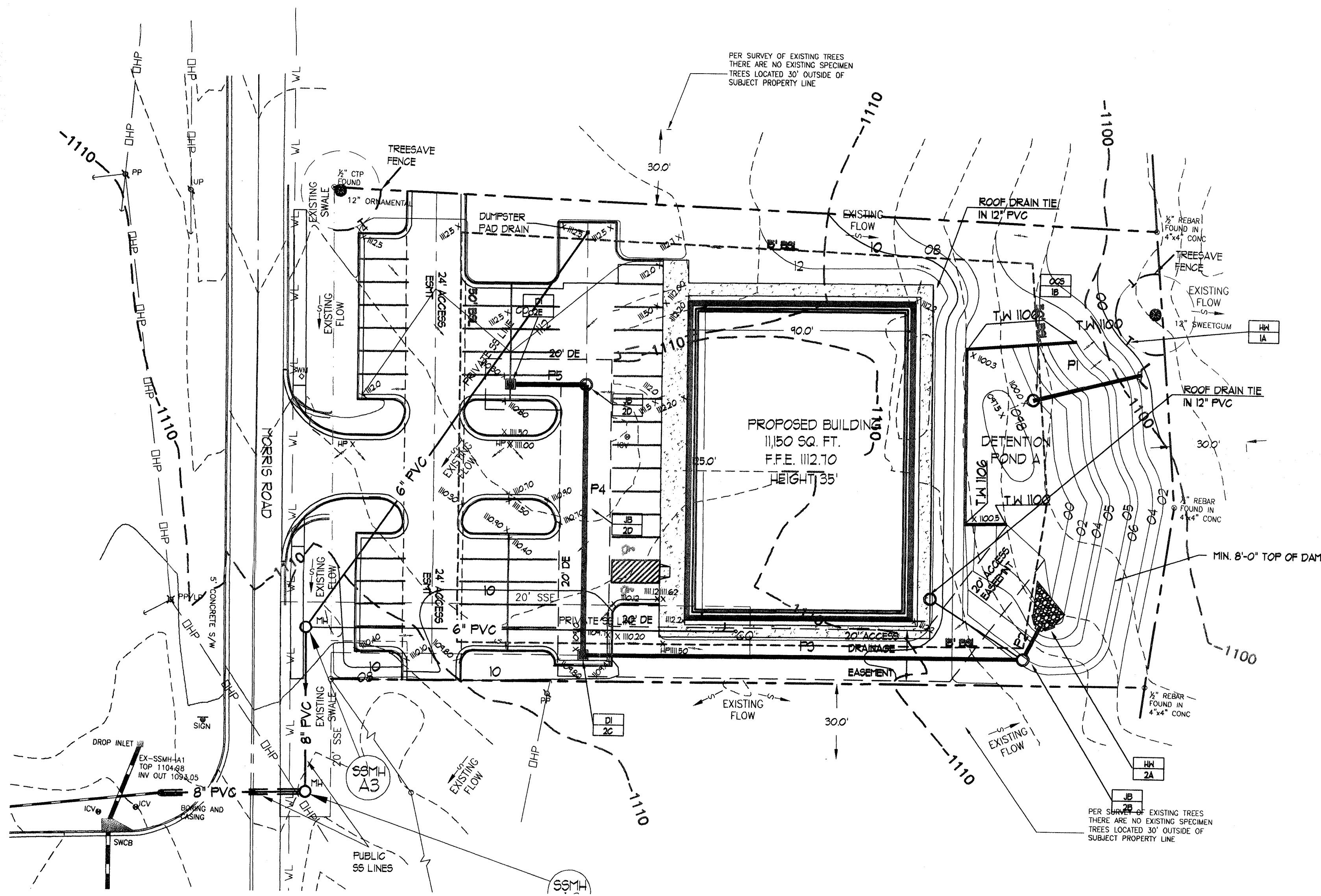


McWhirter
Commercial Real Estate Since 1991

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TRIP GENERATION

Land Use	Land Use Code	Intensity	Independent Variable	Daily			AM			PM		
				Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
Existing												
General Office	710	11150	Square Feet	172	86	86	25	22	3	27	5	22
Proposed												
Private School	532	10	Students	25	12	13	22	14	8	2	1	1
Private School	532	6	Employees	99	49	50	29	18	11	5	2	3
Proposed Future												
Private School	532	30	Students	74	37	37	37	23	14	5	2	3
Private School	532	12	Employees	197	98	99	58	35	23	10	4	6



"THE INSTALLATION OF EROSION & SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES".

"EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION".

"MAINTENANCE OF ALL EROSION & SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.

CONTRACTOR SHALL INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES AS IS REQUIRED BY ADJUSTMENTS TO GRADES & DRAINAGE PATTERNS.

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENT & POLLUTION CONTROL PLAN PROVIDES AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES MEET THE DESIGN REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR-100003."

ADDITIONAL NOTES:

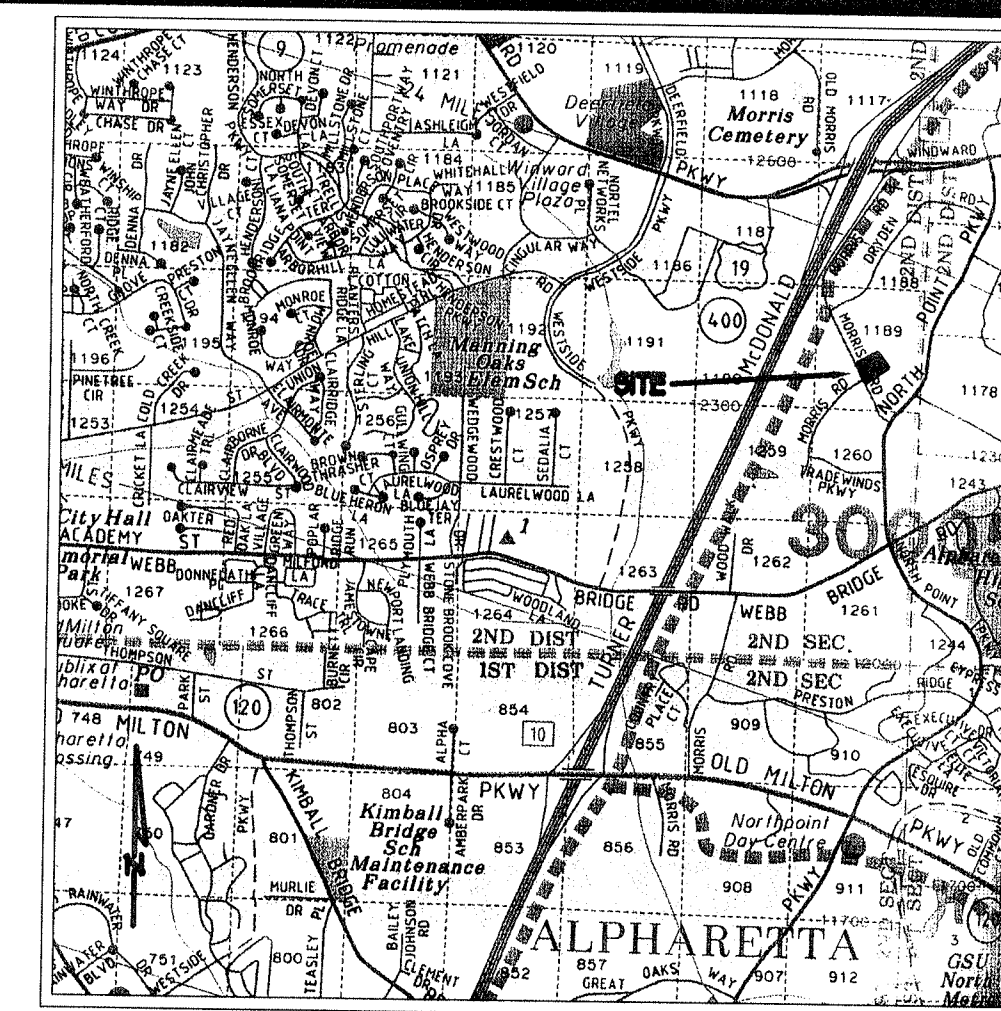
1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE GLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8' LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECLARATION LAM) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE PURSUANT TO SECTION 5-103(B) OF THE CITY CODE.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREA MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR THE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH.
12. ALL SILT FENCE SHALL BE TYPE "C".
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING).
14. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING / PUBLIC WORKS DEPARTMENT 678-241-6200.
15. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED BY CITY INSPECTION.
16. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTE:

THE UNDERSIGNED CERTIFIES THAT:

1. THE PLAN DESIGNER HAS VISITED THE SITE PRIOR TO THE DESIGN OF THE EROSION & SEDIMENTATION CONTROL PLAN.

Ami Dufina 6/16/06
NAME DATE



VICINITY MAP
NOT TO SCALE

STORMWATER MANAGEMENT PLAN NOTES:

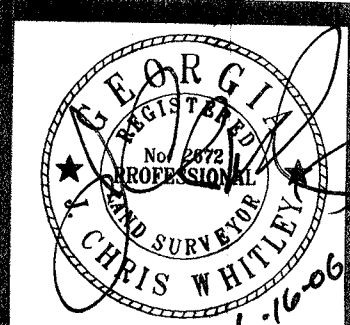
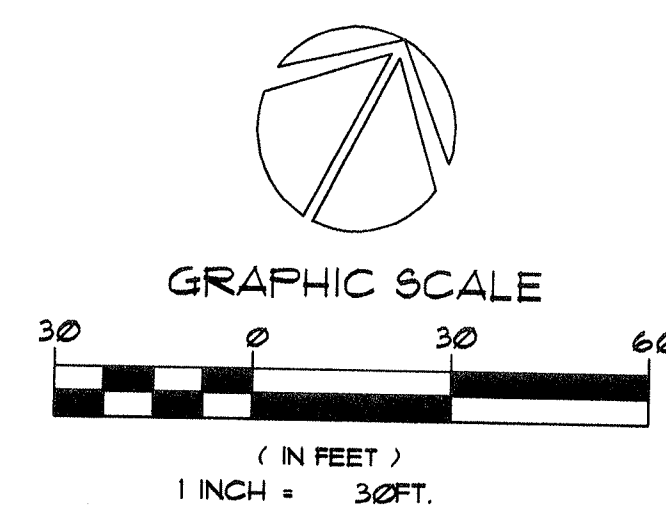
1. EROSION AND SEDIMENTATION CONTROLS WILL BE IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. BEST MANAGEMENT PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE 'MANUAL OF EROSION AND SEDIMENTATION CONTROL IN GEORGIA'.

NPDES NOTES:

1. PROVISIONS SHALL BE PROVIDED FOR TREATMENT OR CONTROL OF ANY SOURCE OF SEDIMENTS AND ADEQUATE SEDIMENTATION CONTROL FACILITIES TO RETAIN SEDIMENTS ON SITE OR PRECLUDE SEDIMENTATION OF ADJACENT WATERS BEYOND THE LEVELS SPECIFIED IN THE GENERAL NPDES PERMIT NO. GAR 100000.
2. CONTRACTOR MUST PROVIDE QUALIFIED PERSONNEL TO INSPECT AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.3 INCHES OR GREATER. ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES, AND COMPLY WITH THE REQUIREMENTS OF PART V.A.6. IN THE GENERAL NPDES PERMIT NO. GAR 100003.
3. NON-STORM WATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING, IRRIGATION DRAINAGE, AIR CONDITIONING CONDENSATE, SPRINGS, UNCONTAMINATED GROUND WATER, AND FOUNDATION OR FOOTING DRAINS ARE TO BE TREATED IN THE SAME MANNER AS STORM WATER DISCHARGES.
4. CONTRACTOR SHALL MONITOR, REPORT REQUIREMENTS, AND RETAIN RECORDS PER THE GENERAL NPDES PERMIT NO. GAR 100003.
5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH IN THE GENERAL NPDES PERMIT NO. GAR 100003.

NOTES:

1. CONTRACTOR TO INSTALL TEMPORARY BERRIES ALONG THE TOP OF FILL SLOPES TO PREVENT THE FORMATION OF RILLS AND GULLIES. GRADE BERRIES AND TOP OF SLOPE TO DRAIN LATERALLY TO COLLECTION POINTS. INSTALL DOWN DRAIN TO ROUTE SEDIMENT AND FLOW TO TEMPORARY SEDIMENT PONDS LOCATED AT THE END OF EACH HEADWALL.
2. MAXIMUM CUT / FILL SLOPES SHALL BE 2' HORIZONTAL TO 1' VERTICAL (2:1)



McFarland-Dyer
& Associates, Inc.

Land Planning
Landscape Architecture
Civil Engineering
Land Surveyors

Contact: Edward D. Seagle, PE

4174 Silver Peak Parkway
Buckeye, Georgia 30624
Phone (770) 932-6860
Fax (770) 932-6661

OWNER:

IMMCO
HOLDINGS
LLC

11138 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022
(770) 794-5435

PROJECT:

IMMCO
HOLDINGS
LLC

LAND LOT: 1189
2ND DISTRICT, 2ND SECTION
12355 MORRIS ROAD
FULTON COUNTY
GEORGIA

JOB NO: 05-1011
DRAWN BY: RWH, EDS
CHECKED BY: JCW
DATE: 11-17-2005
EDITION: PERMIT
DATE: 02-16-2006
EDITION: SUBMITTAL
DATE: 06-1-2006
EDITION: REVISION
DATE: 06-16-2006
EDITION: SUBMITTAL

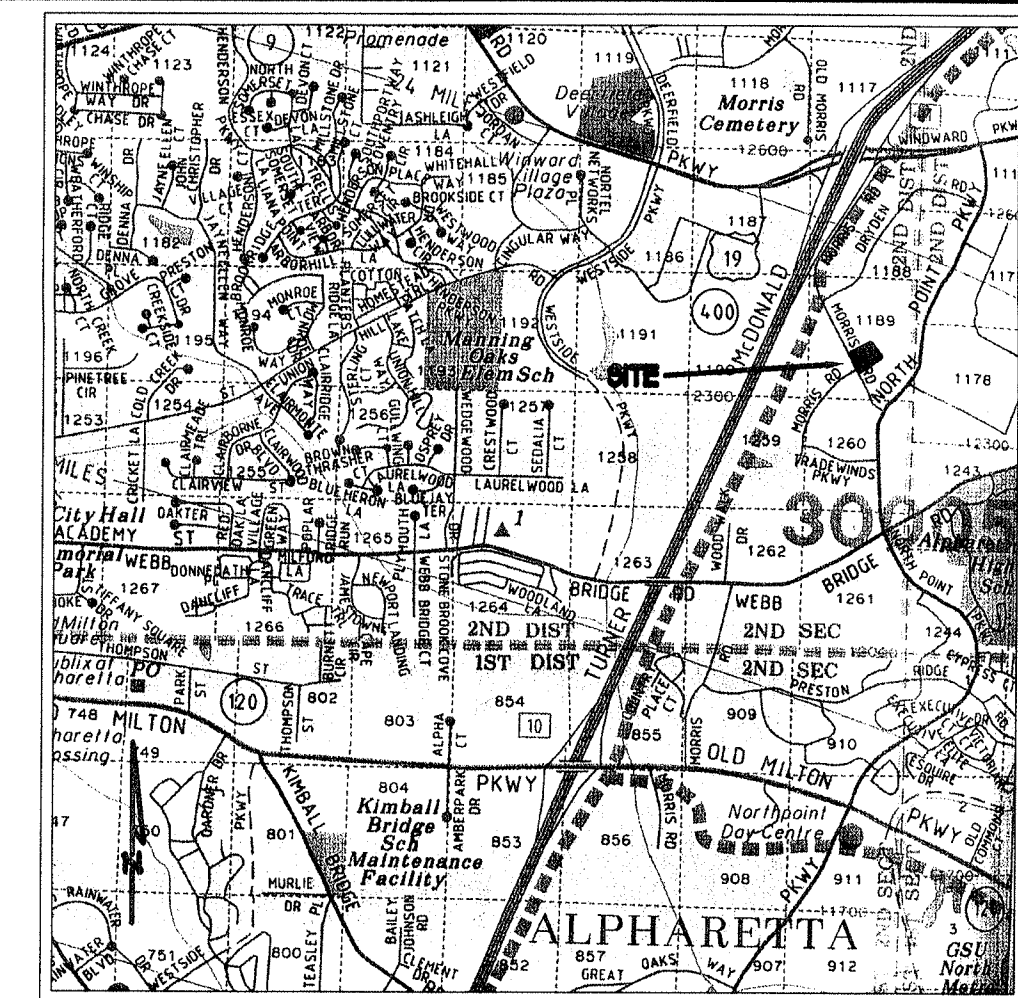
GRADING
&
DRAINAGE
PLAN

FULTON COUNTY HEALTH DEPARTMENT
ADDITIONAL DUMPSTER PADS AND/OR GREASE TRAPS MAY BE
REQUIRED BY THE FULTON COUNTY HEALTH DEPARTMENT
DEPENDING ON TENANTS (i.e. RESTAURANT AND GROCERY STORE).

NO COMMERCIAL FACILITIES ARE DESIGNED FOR THIS SITE THAT
WILL REQUIRE PRETREATMENT SYSTEMS SUCH AS OIL/WATER
SEPARATORS, SAND TRAPS OR GREASE TRAPS.

WATER UTILITY NOTES:

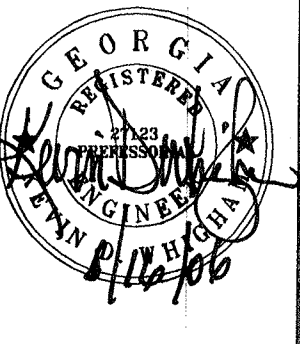
1. ALL WATER LINES UPON ACCEPTANCE SHALL BECOME THE PROPERTY OF FULTON COUNTY.
2. WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED ON THE CURB.
3. THE ISSUANCE OF THESE PLANS DOES NOT IN ANY WAY IMPLY THAT SEWER TAPS FOR BUILDING PERMITS WILL BE ISSUED.
4. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWA A21.111/C111-85 STANDARD SPECIFICATIONS. GLANDS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED.
5. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
6. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES AND FIRE HYDRANTS.
7. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
8. ALL LINES 6" OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
9. THE RESULTS OF THE TEST MUST BE FORWARDED TO THE FULTON COUNTY FIRE MARSHAL FOR PROPER RECORDING AND DISTRIBUTION. ALL THESE REQUIREMENTS WILL REMAIN IN EFFECT FOR PERPETUITY. IN THE EVENT THE HOMEOWNERS ASSOCIATION DISBANDS, THIS RULING WILL REMAIN IN EFFECT.
10. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
11. WHEN CONNECTING TO A 10" WATER MAIN OR GREATER AND THE PROPOSED WATER LINE IS 600' LONG YOU MUST INSTALL 10" WATER LINE OR HAVE A LOOP SYSTEM.

VICINITY MAP
NOT TO SCALE

FULTON COUNTY SANITARY SEWER NOTES:

1. All wastewater pipe construction shown on these plans must conform to Fulton County's Standards and specifications, including Sanitary Sewer Regulations - latest copy.
2. All wastewater easements must be dressed and grouted to control erosion prior to acceptance. Trees shall not be planted in the permanent easement area.
3. As-built drawings and maintenance bond(s) must be submitted prior to inspection and acceptance.
4. Neoprene couplings with stainless steel bands and shear rings are required for joining different types of sanitary sewer pipes.
5. Low pressure air testing required for all wastewater pipe systems. This test must meet all requirements as outlined in ASTM C-828-80 or current revision. A Fulton County Inspector must be present during testing.
6. Compaction of the back fill of all trenches shall be compacted to 90% of the standard proctor density. Backfill material shall be free from roots, stumps, or other foreign debris, and shall be placed at or near optimum moisture. Correction of any trench settlement within a year from the date of approval will be the responsibility of the contractor.
7. Issuance of this permit does not in any way imply that wastewater taps for building permits will be issued. Contact the Department of Public Works at (404) 730-7400 for further information.
8. Contractor to field verify locations and invert elevations of wastewater pipes for a connection to existing wastewater systems.
9. Wastewater pipes crossing creeks or channels shall provide 4 feet minimum cover below invert of roadway.
10. For all projects utilizing individual on site wastewater systems design and provisions shall be in conformance with Fulton County Health Department regulations.
11. Eight inch (8") or larger pipe lines shall be TV inspected. A VHS tape and written inspection log certified by a Georgia Registered Engineer shall be provided when as-builts are submitted.
12. Sanitary sewer laterals should be marked with 4" x 4" post with min. 4' above ground. The top 1' should be painted green. Each lateral is to be brought to the ground surface in accordance with Fulton County Standard 909.

- THE FOLLOWING NOTES PERTAIN TO THE INSTALLATION OF PVC PIPE
13. Pipe shall be ASTM-3034, SDR35 in 12.5 foot laying lengths with elastomeric sealed joints in accordance with ASTM-D3212.
 14. Pipe bedding shall be #57, sharp, angular, crushed stone. Bedding shall extend a minimum of 4" below the pipe and extend to the top of the pipe. The bedding shall be compacted by "slicing with a flow shovel". The width of the ditch at the top of the pipe shall be a maximum of 3 feet.
 15. Initial backfill: After bedding, complete initial backfill with #57 stone. If no rock is encountered, initial backfill shall extend to a height 6" above the top of the pipe, otherwise initial backfill shall extend to 12" above the top of the pipe.
 16. Fittings for lateral connections shall be 45° wyes and bends. Provide PVC pipe stoppers for each lateral. Provide special water tight connections at manholes and transitions to ductile iron pipe as recommended by the pipe manufacturer.
 17. After installation a deflection test is required. Initial deflection shall be limited to 3% of the undeflected diameter. A second test shall be made at least 8 months after the installation but before final acceptance. At that time deflection shall be limited to 5% of the undeflected diameter.
 18. All manholes outside of roadways and right-of-ways shall be two feet above the ground. If a manhole is in a flood plain or highwater area, they shall have tight covers and extend above the ten year flood plain level.
 19. Pools shall not drain into wastewater pipe systems.
 20. Notify inspector 24-hours prior to construction.
 21. Maximum distance between manholes is 400 feet.
 22. USF 7635 Box required for cleanouts in paved area.
 23. All required off site easements shall be dedicated to Fulton County prior to LDP permitting. All public on-site easements for other than single family residential projects shall be dedicated to Fulton County as part of the as-built approval.
 24. There will not be ON-SITE FOOD PREPARATION.



McFarland-Dyer
& Associates, Inc.

Land Planning
Landscape Architecture
Civil Engineering
Land Surveyors
Contact: Edward D. Sessle, PE

4174 Silver Peak Parkway
Suwanee, Georgia 30054
Phone (770) 932-6850
Fax (770) 932-6861

OWNER:

IMMCO
HOLDINGS
LLC

11136 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 30022
(678)794-5435

PROJECT:

IMMCO
HOLDINGS
LLC

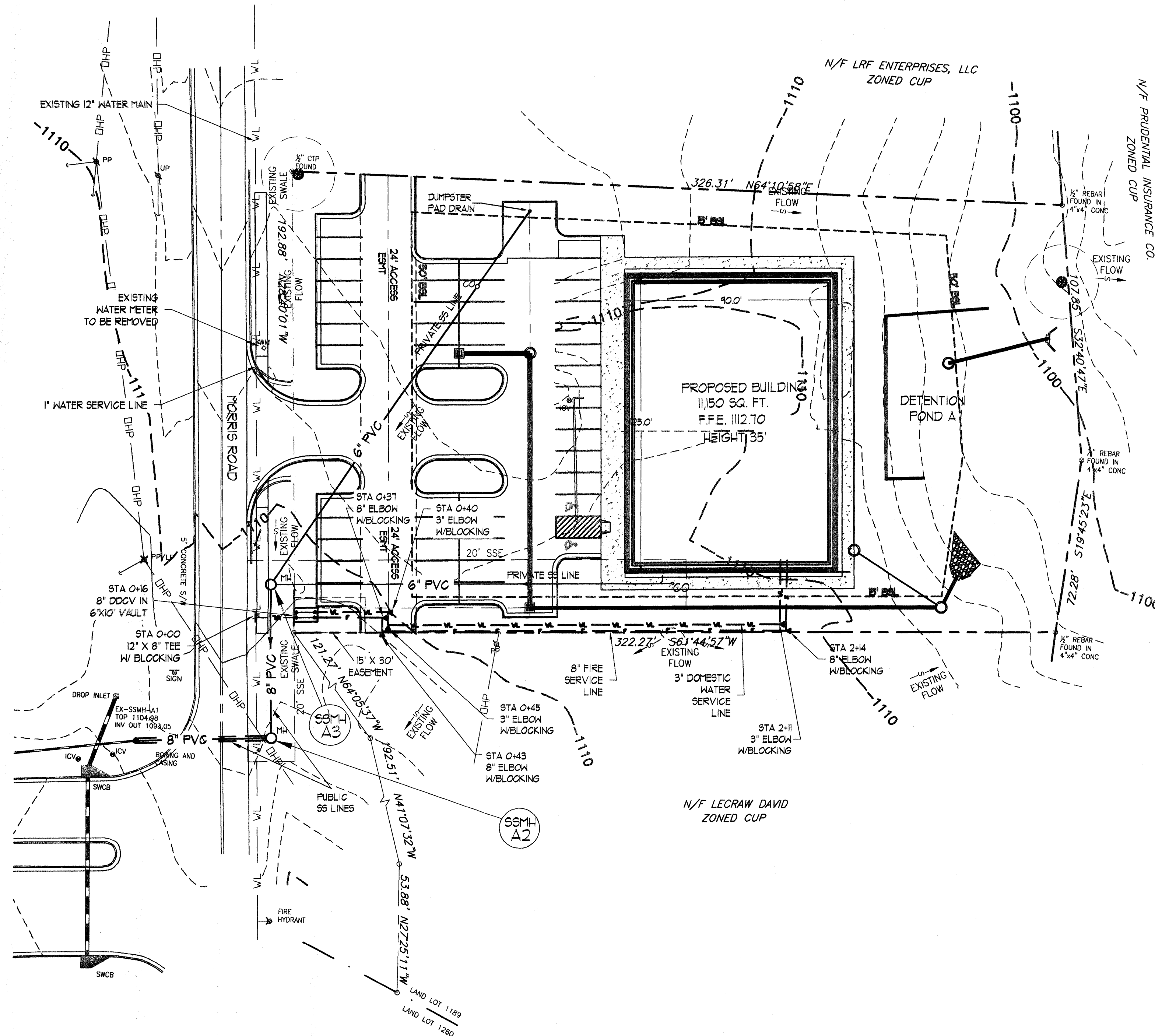
LAND LOT: 1189
2ND DISTRICT, 2ND SECTION
2395 MORRIS ROAD
FULTON COUNTY
GEORGIA

JOB NO: 05-1011
DRAWN BY: RWH,EDS
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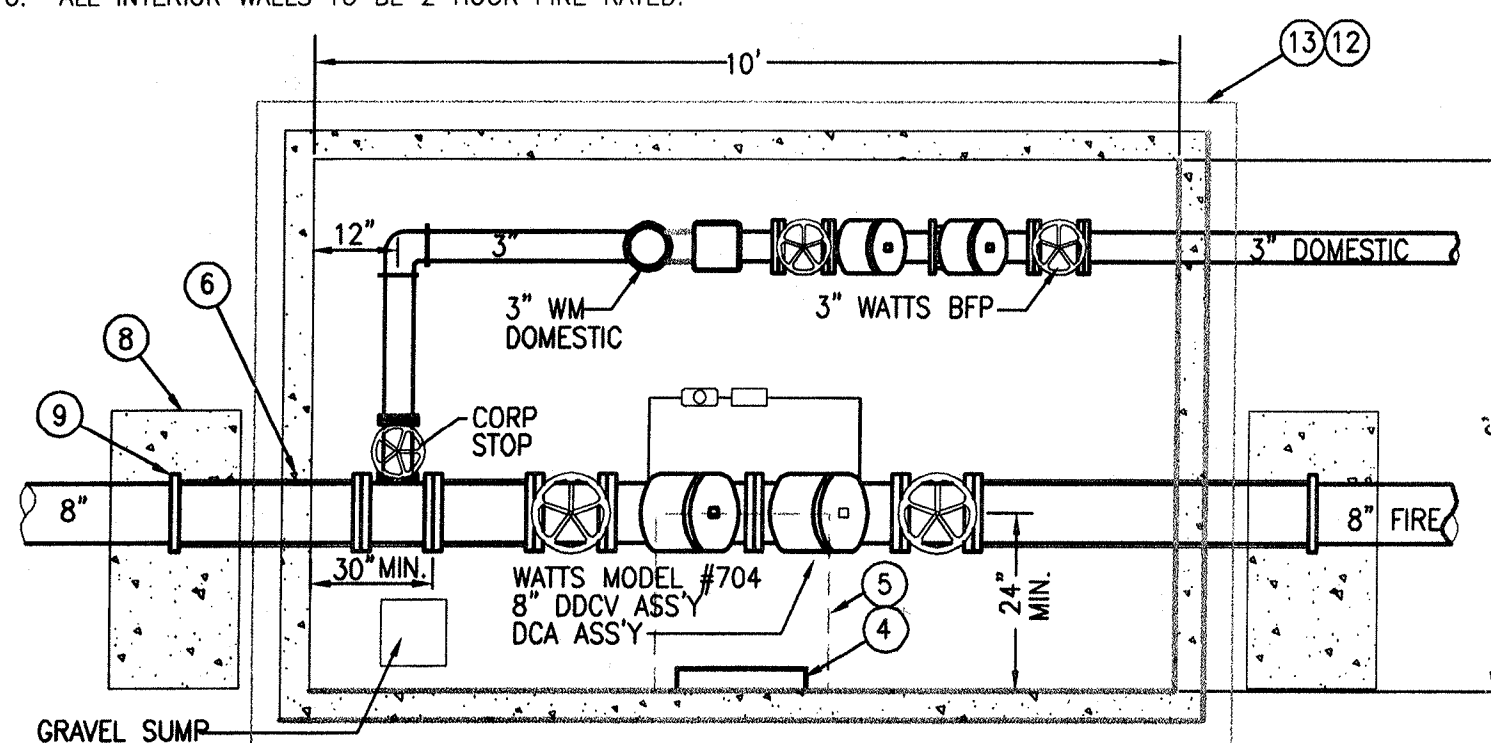
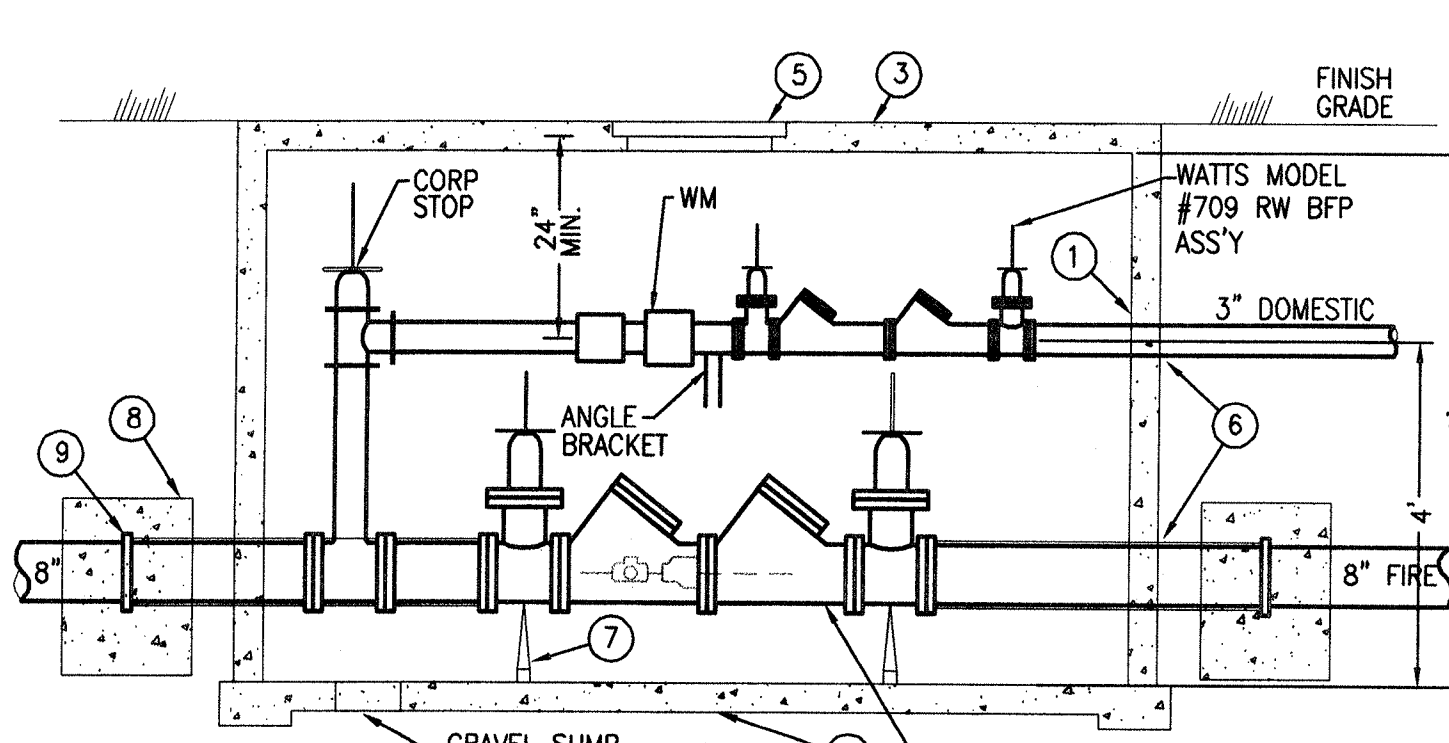
UTILITY
PLAN

C4



FIRE NOTES:

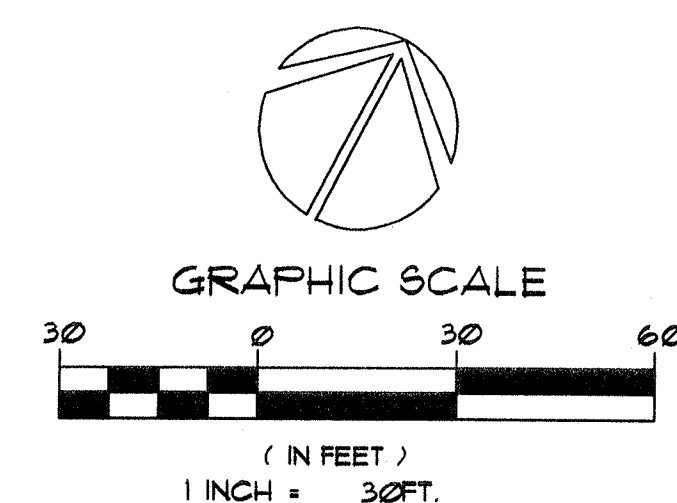
1. HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE STREET. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES. (NFPA 1141 3-6.5, 3-6.6 AND GCFD-37).
2. HYDRANTS AND MAINS SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
3. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION. I.E., IN TIMES OF RAIN AND MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 20 FEET. THIS ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1 AND GCFD-15).
4. STAIRS AND HANDRAILS COMPLYING WITH THE REQUIREMENTS OF RULE 120-3-20, -20 SHALL BE PROVIDED. GEORGIA ACCESSIBILITY CODE.
5. A GEORGIA HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
6. ALL INTERIOR WALLS TO BE 2 HOUR FIRE RATED.

WATER VAULT
PLAN
N.T.S.

SECTION

WATER VAULT NOTES:

1. VAULT SHALL BE PRECAST REINFORCED CONCRETE.
2. VAULT BOTTOM 4" POURED CONCRETE SLAB, SLOPED TO GRAVEL SUMP. SLAB TO BE POURED ON 4" OF NO. 57 COMPACTED STONE.
3. VAULT TOP SHALL BE REINFORCED CONCRETE WITH 36"x36" ACCESS OPENING, OFFSET TO ONE SIDE.
4. ACCESS LADDER DOWELED TO WALL AND CENTERED AT ACCESS OPENING.
5. HATCH COVER: BILCO ALUMINUM SINGLE MODEL #J-44L OR EQUAL. APPROVED IN ADVANCE BY GWINNETT COUNTY. LOCATE HATCH/LADDER ON VAULT TO AVOID ACCESS CONFLICTS WITH APERTURES INSIDE VAULT.
6. VAULT INLET/OUTLET PIPE OPENINGS TO BE SEALED WITH GROUT OR MORTAR. PIPE MUST NOT SUPPORT VAULT.
7. BFP DEVICE TO BE SUPPORTED AT TWO (2) POINTS WITH PIPE.
8. STAND THRUST BLOCKING SHALL BE IN ACCORDANCE WITH AWWA STANDARDS.
9. THRUST TIE RODS SHALL BE BITUMASTIC COATED AND ALL PIPE FITTINGS OF DUCTILE IRON.
10. VAULT TO BE INSTALLED ON OWNERS PROPERTY. CUSTOMER TO PROVIDE A 15'X30' EASEMENT.
11. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.
12. * WATER VALVE IN FIRE LINE TO BE MONITORED BY F.A. SYSTEM.



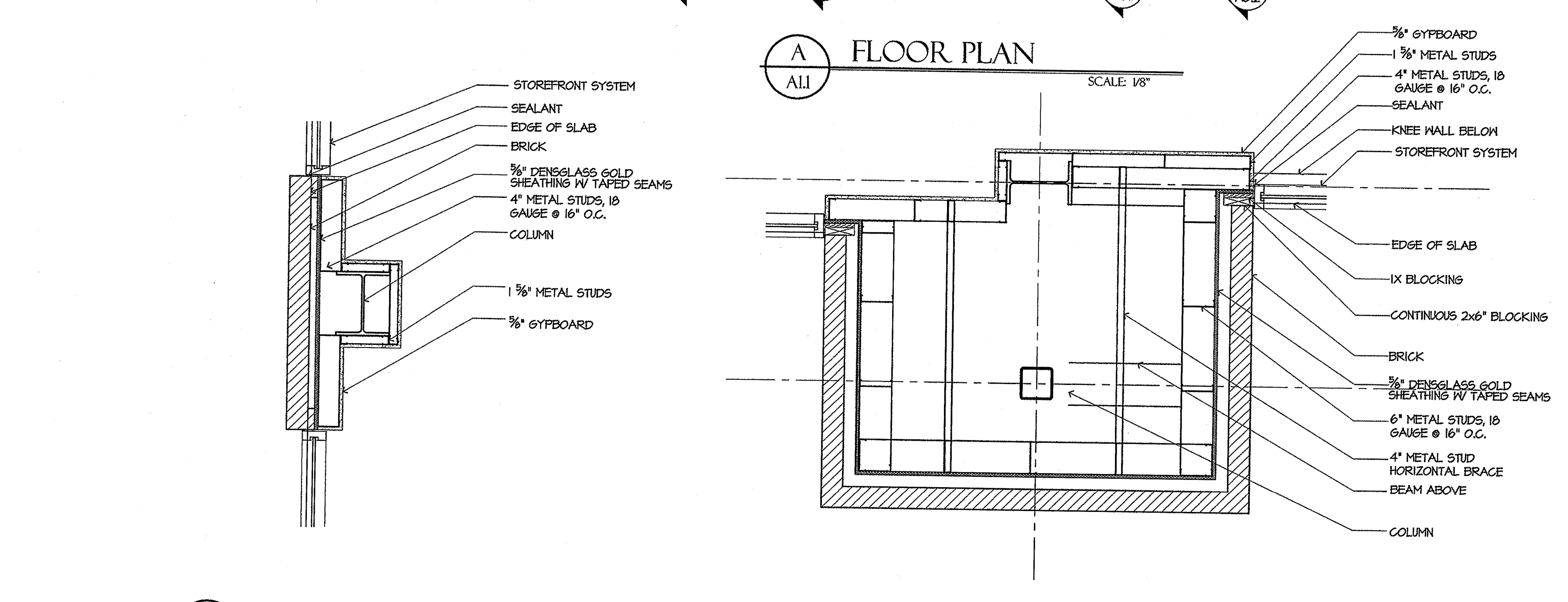
C6

KEY:	
ACT	ACOUSTICAL TILE CEILING
SLC	SEALED CONCRETE
GPT	GARPET
ES	EXPOSED STRUCTURE PAINTED
GB	GYP(SM BOARD)/TAPE/BEAD PAINT
PT	PAINTED, COLOR TO BE DETERMINED
RB	RUBBER DAGE
VCT	VINYL COMPOSITE TILE
VVC	VINYL WALL COVERING

GENERAL NOTES

1. PAINT ALL HOLLOW METAL FRAMES
2. PROVIDE METAL THRESHOLD AND MAGNETIC STRIPPING AT ALL EXTERIOR DOORS.
3. CHALK ENTIRE PERIMETER OF ALL EXTERIOR OPENINGS - BOTH SIDES.
4. FILL ALL HOLLOW METAL FRAMES AT WEATHER OPENINGS WITH GAZET.
5. ALL DOORS SHALL BE IN COMPLIANCE WITH ANSI A117 AND ADA 4.13.
6. WHERE A DOOR IS REQUIRED TO BE FIRE-RATED, THE FRAME SHALL BE FIRE-RATED EQUAL TO THAT OF THE DOOR. SEE FLOOR PLAN FOR LABELED DOORS.
7. ALL HARDWARE ON ACCESSIBLE DOORS SHALL MEET RULE 100-2-20.24 (H) OF THE GEORGIA ACCESSIBILITY CODE 1998 EDITION.

INSULATION SCHEDULE	
<u>VERTICAL WALL INSULATION:</u>	R-VALUE = 13 (min)
<u>HORIZONTAL ROOF INSULATION:</u>	R-VALUE = 15 (min)
<u>STOREFRONT GLAZING:</u>	PILKINGTON SUPER GREY WITH SHSG 0.20, U-VALUE = 0.33 (max.)
<u>STOREFRONT DOORS:</u>	PILKINGTON SINGLE PANE, SUPER GREY WITH SHSG 0.81, U-VALUE = 0.75 (max.)
<u>HOLLOW MET. DOORS:</u>	INSULATED METAL, U-VALUE = .33 (max.)

[illegible]



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-22-02/V-22-08 116 & 126 NORTH MAIN STREET

CITY COUNCIL: MAY 23, 2022

This item was tabled at the 4/14/2022 Planning Commission meeting and then reconsidered at the 5/5/2022 meeting. Staff recommended approval subject to 22 conditions. The applicant made changes to the proposed development to reduce the height of the buildings to 3 stories, moved the rear building away from West of Main and proposed 21 – 6” caliper overstory trees in place of the 2 recommended tree saves. The applicant also provided a stream determination and the City determined that the stream did not qualify as a buffered stream. There were several public comments at both Planning Commission meetings in support of the applicant’s development. Concerns were voiced regarding additional traffic on Lily Garden Place and Violet Garden Walk (roads too narrow), City should remove the Cumming Street extension from the Downtown Master Plan, move the dumpster off Violet Garden Walk, growth should be reasonable, construction vehicle impacts on West of Main, and buildings should be 3 stories with no occupiable space on rooftops. The contractor for 100 North Main commented that he was in favor of the Cumming Street extension for that project. Planning Commissioners asked the applicant to conduct the resistograph assessment of the 2 proposed tree saves and explore moving the dumpster prior to the City Council meeting. After discussion, Planning Commission recommended approval subject to staff’s recommended conditions and accepting changes from the applicant (**Planning Commission changes depicted in RED below**). Vote 6-0

II. RECOMMENDATION:

Approve Z-22-02/V-22-08 116 & 126 NORTH MAIN STREET, subject to the following conditions:

1. The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated ~~3/18/2022~~ 4/28/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and ‘For-Sale’ residential.
2. Maximum building height shall be no greater than 3 stories and 46’.
3. Building ‘B’ shall be limited to office and residential uses. Rooftop shall be limited to residential amenity space.
4. A 15’ building setback shall be provided on North Main Street and shall include a minimum 5’ landscape strip located outside of any easements. A 20’ building setback, as measured from the existing right-of-way, shall be provided on Violet Garden Walk and shall include a minimum 15’ landscape strip.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.
6. The historic building at 116 North Main Street shall be limited to office or restaurant use.
7. 116 North Main Street shall be saved on the property, restored, and designated under the City’s Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
8. Lot coverage shall not exceed 80%.
9. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
10. Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.
11. Although the road is not being built at this time, developer shall set aside land to accommodate future right-of-way for the Cumming Street extension (as established in a Development Agreement), as depicted on the site plan prepared by AEC, dated ~~3/18/2022~~ 4/28/2022. Area shall be maintained as greenspace until such time that it is improved for the road extension.
12. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.

13. Street trees shall be required in the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
14. Amenity space shall be developed on building rooftops and limited to use by the occupants, invitees and guests of the development. Occupiable vertical structures shall be prohibited on rooftops. Greenspace amenity areas shall be planted with decorative landscaping, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.
15. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.
16. ~~Developer shall conduct a resistograph full assessment for tree #787 (46" Water Oak) and #788 (37" Willow Oak). If trees are in Good condition they shall be saved, as approved by Staff. Developer shall remove tree #787 (46" Water Oak) and #788 (37" Willow Oak) and in exchange will plant 21 – 6" caliper overstory trees on the property at final development.~~
17. Decorative paver aprons shall be required at project driveways, as approved by Staff.
18. 10' sidewalk requirement on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
19. Developer shall construct a minimum 5' sidewalk along the Cumming Street extension connecting sidewalks on North Main Street and Violet Garden Walk, as approved by Staff.
20. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.
21. Developer shall improve project driveway access to North Main Street based on the recommendations of the traffic study, with final approval by Staff. Access modification shall require a GDOT driveway permit, ICE study, and signal modification for both existing and future GDOT improved condition. If a CO is anticipated post GDOT construction, only final condition required).
22. ~~Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street.~~

III. REPORT IN BRIEF:

The applicant, Market District Crabapple, LLC, is requesting to rezone 1.43 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) to allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking. 116 North Main Street is on the City's Contributing Historic Buildings list and is proposed to be saved and re-used as a restaurant. Variances are requested to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and O Christine Drive on the west side of North Main Street across from the intersection with Cumming Street.

DISCUSSION

The submitted request, if approved, would allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking on 1.43 acres in the Downtown Overlay. 116 North Main Street is on the City's Contributing Historic Buildings list and is proposed to be saved and re-used as a restaurant. Rezoning is requested from C-1 to DT-MU, as well as variances to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and O Christine Drive on the west side of North Main Street at the intersection with Cumming Street.

The subject property represents three (3) parcels of land with frontage on North Main Street and Violet Garden Walk. Properties fronting North Main Street are developed with two (2) residential detached dwellings, one of which has been converted to retail use (116 North Main Street – Beau Vinci Violins). The property with frontage on Violet Garden Walk is developed with a shed. Surrounding properties are zoned C-1 to the north, O-I (Office-Institutional) to the east, DT-MU (Downtown Mixed-Use) to the south, and R-10MHD (Dwelling, 'For-Sale', Residential) to the west. Gracious Home is located to the east, a dentist office to the north, West of Main

subdivision to the west, and 100 North Main is under construction to the south. The proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

Variances are requested to eliminate stream buffers in order to pipe an intermittent stream and to reduce setbacks for a dumpster enclosure. Stream buffers are present on approximately 50% of the property, primarily on the rear half of the property. The applicant proposes two (2) options to mitigate the stream buffer variance: 1) provide additional runoff reduction or water quality volume, or 2) offsite stream buffer enhancement. As it relates to the dumpster setback variance, the presence of public right-of-way on three (3) sides of the property limits the placement of the dumpster on the property. The dumpster is proposed to be located within approximately twenty-feet (20') of Violet Garden Walk. The applicant states that the dumpster will be screened within a masonry enclosure and landscaping.

The Downtown Master Plan promotes a system of connected streets, including the extension of Cumming Street from North Main Street to Canton Street along an alignment with Lily Garden Place. The extension of Cumming Street impacts the applicant's property along its southern boundary and would require future right-of-way for the extension. The City has secured right-of-way for the extension from the adjacent property to the south, 100 North Main Street. If approved, the applicant should set aside future right-of-way to accommodate the Cumming Street extension.

SITE PLAN

The submitted site plan depicts two (2), 4-story (58'+), 28,000 square foot mixed-use buildings and a 2-level parking deck. Uses proposed for the buildings include 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units. Building 'A', which is located along North Main Street, will include retail, restaurant and office uses. Building 'B', which is located at the rear of the property, will include office and residential uses. In addition, a 3,300 square foot historic building at 116 North Main Street is depicted to be saved and re-used as a restaurant.

Access to the site is depicted from a new driveway off North Main Street. The applicant has removed vehicular access to the site from Violet Garden Walk, except that a dumpster would be accessed from Violet Garden Walk. 132 parking spaces are depicted in a 2-level parking deck, of which 35 spaces are located in the upper deck and 97 spaces in the lower deck. The Unified Development Code (UDC) requires 130 spaces for the proposed uses. Parking is not required for the historic building at 116 North Main Street since it is on the City's Contributing Historic Buildings list.

GDOT's North Main Street project includes the installation of twelve-foot (12') multi-use sidewalks along the frontage of the subject property. The site plan does not depict a sidewalk on Violet Garden Walk; however, a minimum five-foot (5') should be provided to be consistent with the development to the south. The reduced sidewalk would allow for additional landscape area for the benefit of the adjacent townhome development. Sidewalks along the Cumming Street extension will be reduced due to the limited right-of-way. As shown below, minimum building setbacks are generally consistent with the DT-MU development standards. A larger building setback is required along North Main Street to accommodate the 10' landscape strip outside of any utilities and easements.

- North Main Street – 15'
- Violet Garden Walk – 20' (from existing right-of-way/property line)
- Cumming Street Extension – 5'
- Side – 5'

The site plan reflects 7,000 square feet, or 11%, amenity space in a rooftop terrace and front plaza. For comparison, the development to the south provided approximately 28% amenity space, which included a rooftop amenity and tree save area. The DT-MU district requires a minimum 10% amenity space on sites less than five (5) acres. Additional amenity space is recommended given that the development has both residential and non-residential uses.

Existing trees on the property consists primarily of hardwoods. The site plan does not reflect any tree saves. The submitted tree assessment indicates that all trees are non-specimen based on their health or structural condition. However, the City Arborist recommends a resistograph full assessment be conducted on two (2) boundary trees #787 (46" Water Oak) and #788 (37" Willow Oak) in order to determine the condition of those trees. In addition, a 14" Oak located west of the existing shed should be saved.

A note on the site plan indicates that stormwater management will be handled underground under the structured parking deck.

ELEVATIONS

The submitted renderings reflect a Mercantile/Mill architectural style, which is approved for use in the Downtown Overlay. The applicant's architect provided the narrative below, which describes the building architecture, design and materials. The City's Downtown Consultant provided the following comments on the proposed renderings: 1) certain aspects of the building are too modern; 2) lack of cornice treatment; 3) balcony, railing, detailing and materials are not consistent with Mercantile/Mill style; and 4) suspended canopy is too monumental in scale and not consistent with Mercantile/Mill style.

"116/126 North Main has "open arms" to Main Street with activity and sounds facing away from the quieter residential neighborhood off Canton Street to the rear of the site. The proposed architecture is historically inspired "Mercantile/Mill" style which meets the downtown guidelines and directly relates to the Tudor Revival historic home being retained/repurposed within the development. The industrial fashioned exposed structural components (beams, bolts, rivets, cables, turnbuckles, etc.) mixed together with traditional brick wall elements and historically inspired fenestration rhythm provides a fresh addition to the downtown urban fabric and brings convenience, activity and value to this underserved and evolving north side."

The four (4) story buildings have a 1st floor height of sixteen-feet (16'), fourteen-foot (14') 2nd floor height, fifteen-foot (15') 3rd floor height, and thirteen-foot (13') 4th floor height for a total of 58'. The buildings are situated over a parking deck, which will add to the overall building height. The maximum building height allowed in the DT-MU district is 4-stories and 60'. The tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'. As shown in the table below, the only four (4) story buildings in the Downtown are located in the Central Business District, which is the Downtown Core.

Project Name	Location	Building Height
Applicant's Proposal	Mixed Use	4 stories, 58'+
100 North Main Street	Mixed Use	3 stories, 46'
City Center	Central Business District	4 stories, 60'
Teasley Place	Central Business District	4 stories, 60'
Liberty Hall	Central Business District	4 stories, 67', with rooftop 76'
55/61 Roswell Street Office Building	Central Business District	3 stories, 46'
Hamilton Hotel	Central Business District	4 stories, 56'
Wellstar Office Building	Mixed Use Live-Work	2 stories, 40'
Liberty Village	Mixed Use Live-Work	2 stories, 32'-45'
Kairos Old Milton	Mixed Use Live-Work	3 stories, 44'

Northside Office Building	Mixed Use Live-Work	3 stories, 44'
Providence Group Office Building	Mixed Use Live-Work	2 stories, 40'
The Maxwell	Mixed Use	2 stories, 32'

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed development would generate 87 AM Peak Hour trips and 169 PM Peak Hour trips.

TRIP GENERATION										
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
710 – General Office	32,000 sf	55	8	63	10	54	64	215	216	431
931 – Fine Dining Restaurant	8,000 sf	3	3	6	41	21	62	335	336	671
822 – Strip Retail Plaza (<40K)	4,000 sf	9	7	16	20	21	41	199	199	398
220 – Multifamily Housing	4 units	0	2	2	1	1	2	13	14	27

The applicant commissioned a traffic impact study to determine specific impacts from the proposed development. The study recommends providing a fully signalized access with a dedicated left and a right/through lane. This recommendation modifies the proposed site plan and changes the existing GDOT construction project. Implementation will require GDOT approval and permits. Analysis of the proposed improvement with projected future traffic conditions result in LOS B.

STANDARDS FOR ZONING CHANGES

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

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

Response: The proposed zoning would be suitable as it relates to the use and development of adjacent or nearby properties. The area is developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: The proposed rezoning to DT-MU would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows

up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: The applicant's proposal would have significant impacts on the natural environment. The site plan depicts piping an intermittent stream and does not reflect any tree saves.

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

Response: While the property could be developed with office and retail use under the existing zoning, the proposed residential use requires a rezoning to DT-MU. The C-1 zoning district requires larger building setbacks, which is contrary to creating a walkable environment.

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

Response: The zoning proposal could result in excessive or burdensome use of public facilities and services. If approved, conditions are recommended requiring tree saves and limiting building height to no more than three (3) stories and 46'.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under Downtown zoning districts. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: The proposed zoning reflects a reasonable balance given the development of adjacent or nearby properties. The area is developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Proposed conditions would require more greenspace and tree save to offset impacts. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: While the property could be developed with office and retail use under the existing zoning, the proposed residential use requires a rezoning to DT-MU which is consistent with the future land use designation of the property. The C-1 zoning district requires larger building setbacks, which is contrary to creating a walkable environment.

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

Response: The rezoning request is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

VARIANCE REVIEW CRITERIA

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

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

Response: There are not extraordinary and exceptional conditions pertaining to the property due to its size, shape or topography. However, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure. In addition, the zoning proposal saves and re-purposes a historic building and the applicant proposes to mitigate stream buffer impacts with additional runoff reduction/water quality or buffer enhancement. If approved, a condition is recommended to offset impacts requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

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

Response: Application of the stream buffers and preserving the historic structure significantly impact the developable area of the property. In addition, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure. If approved, a condition is recommended requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

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

Response: The stream, historic structure and public right-of-way on three (3) sides of the property represent peculiar conditions that impact the usability of the property. If approved, a condition is recommended requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

- (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 variances would cause a substantial detriment to the public good, if conditions are approved requiring stream buffer mitigation and greenspace set aside equivalent to the 25' State stream buffer area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. While the rezoning is consistent with the future land use designation of the property, the zoning proposal impacts an intermittent stream and does not save trees which would adversely affect the natural environment. Although DT-MU allows up to 60', the proposed 4-story buildings are taller than buildings in the vicinity of the property which are three (3) stories or less. If approved, conditions are recommended requiring tree saves and limiting building height to no more than three (3) stories and 46'.

There are not exceptional conditions pertaining to the property due to its size, shape or topography. However, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure, and the zoning proposal saves and re-purposes a historic building. If approved, conditions are recommended to offset impacts requiring stream buffer mitigation and greenspace set aside equivalent to the 25' State stream buffer area.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant was been contacted by surrounding property owners with questions and concerns over increased traffic and access from Violet Garden Walk, setbacks and landscaping on North Main Street and Violet Garden Walk, building architecture and height, uses in the rear building, and concerns over the Cumming Street extension.

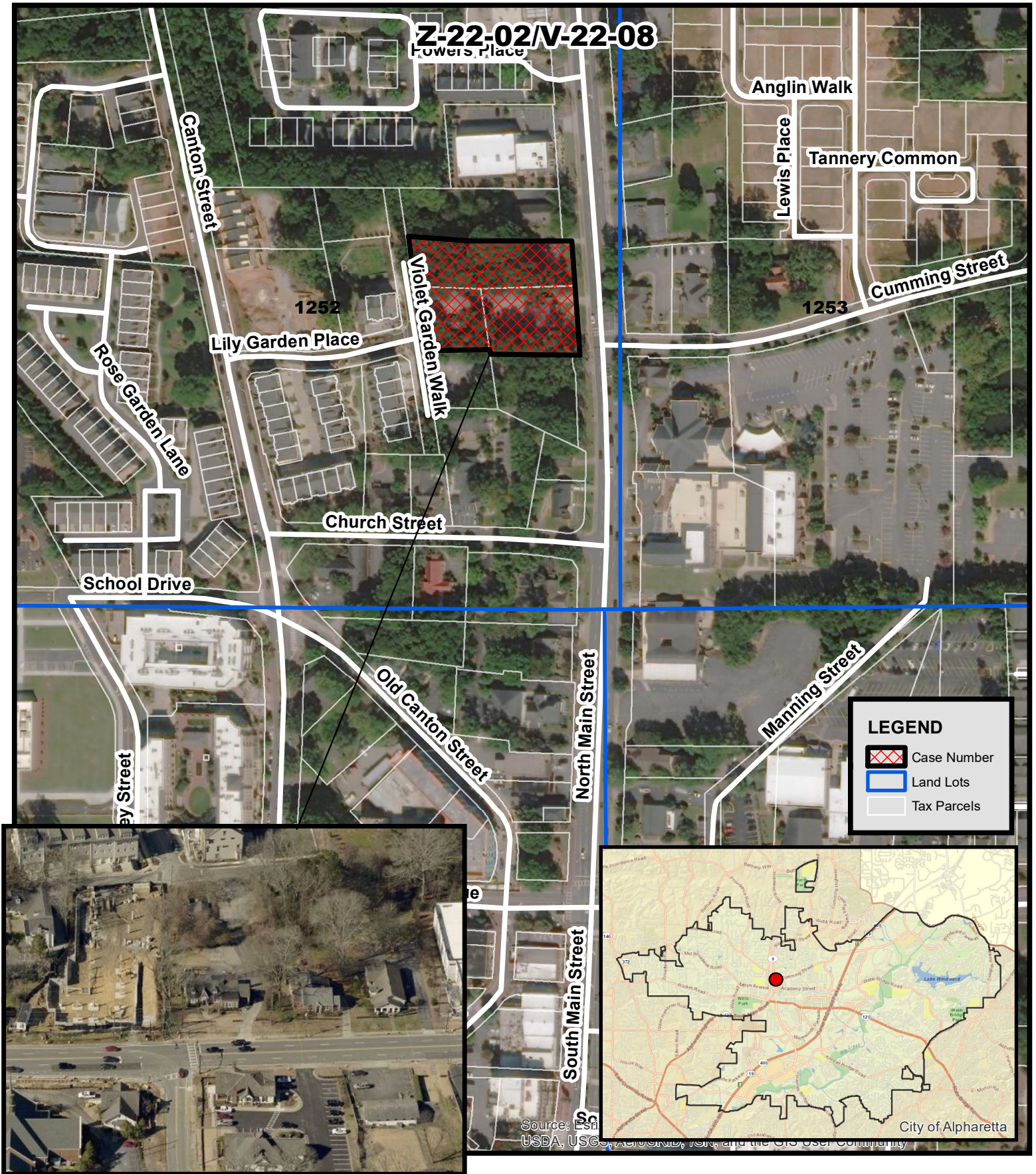
Staff has received emails from West of Main residents with concerns over traffic impacts from the Cumming Street extension, access to the lower deck through Lily Garden Place, building setbacks and landscaping on Violet Garden Walk, building height, and noise from outdoor (including rooftop) commercial activity.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 9, 2022. There were public comments with questions and concerns over building height, use of the rear building, whether traffic projections included re-use of the historic building, whether the lower parking deck will be open to the public, and setback/landscape along Violet Garden Walk.

IV. ATTACHMENTS:

- Site Plan
- Renderings

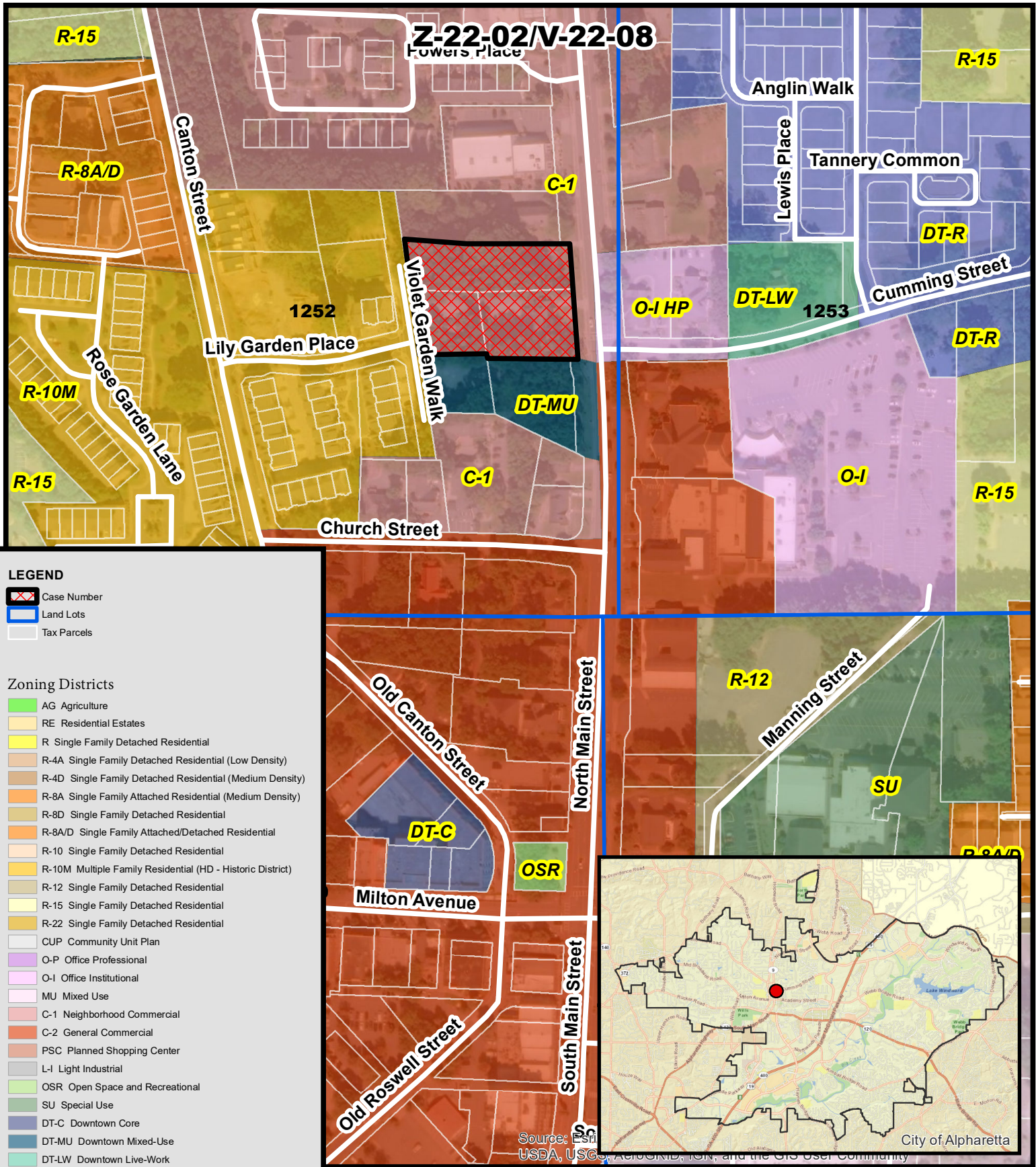


Aerial Map **116 & 126 North Main Street**

Z-22-02/V-22-08
D/LL: 2/2/1252
PC: 4/14/22
CC: 4/25/22

Location Map Provided by:
Community Development - GIS





Zoning Map

116 & 126 North Main Street

Z-22-02/V-22-08

D/LL: 2/2/1252

PC: 4/14/22

CC: 4/25/22

Location Map Provided by:
Community Development - GIS

Z-22-02/V-22-08

Fowers Place

Anglin Walk

Tannery Common

Lewis Place

Cumming Street

1253

pie

Church Street

Lily Garden Place

1252

Violet Garden Walk

mu

Rose Garden Lane

School Drive

Canton Street

drd

Old Canton Street

North Main Street

Manning Street

cbd

Milton Avenue

pros

Old Roswell Street

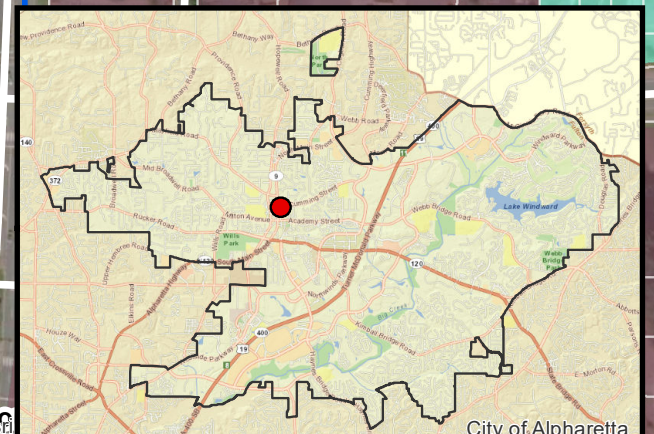
South Main Street

LEGEND

- Case Number
- Land Lots
- Tax Parcels

Future Land Use Designation

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



Z-22-02/V-22-08

D/LL: 2/2/1252

PC: 4/14/22

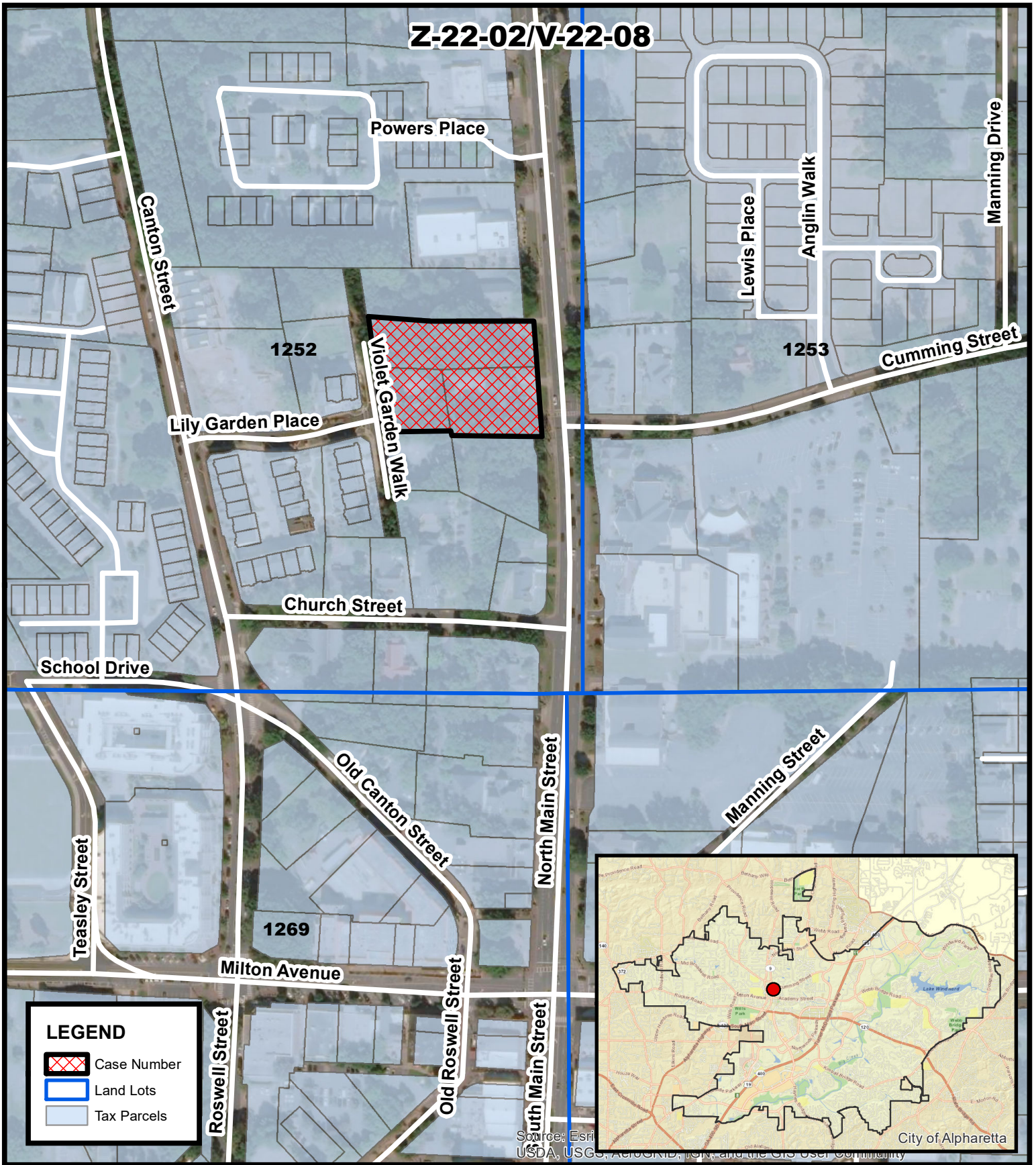
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Future Land Use **116 & 126 North Main Street**

Location Map Provided by:
Community Development - GIS

Z-22-02/V-22-08



LEGEND

-  Case Number
-  Land Lots
-  Tax Parcels



**Location Map
116 & 126 North Main Street**

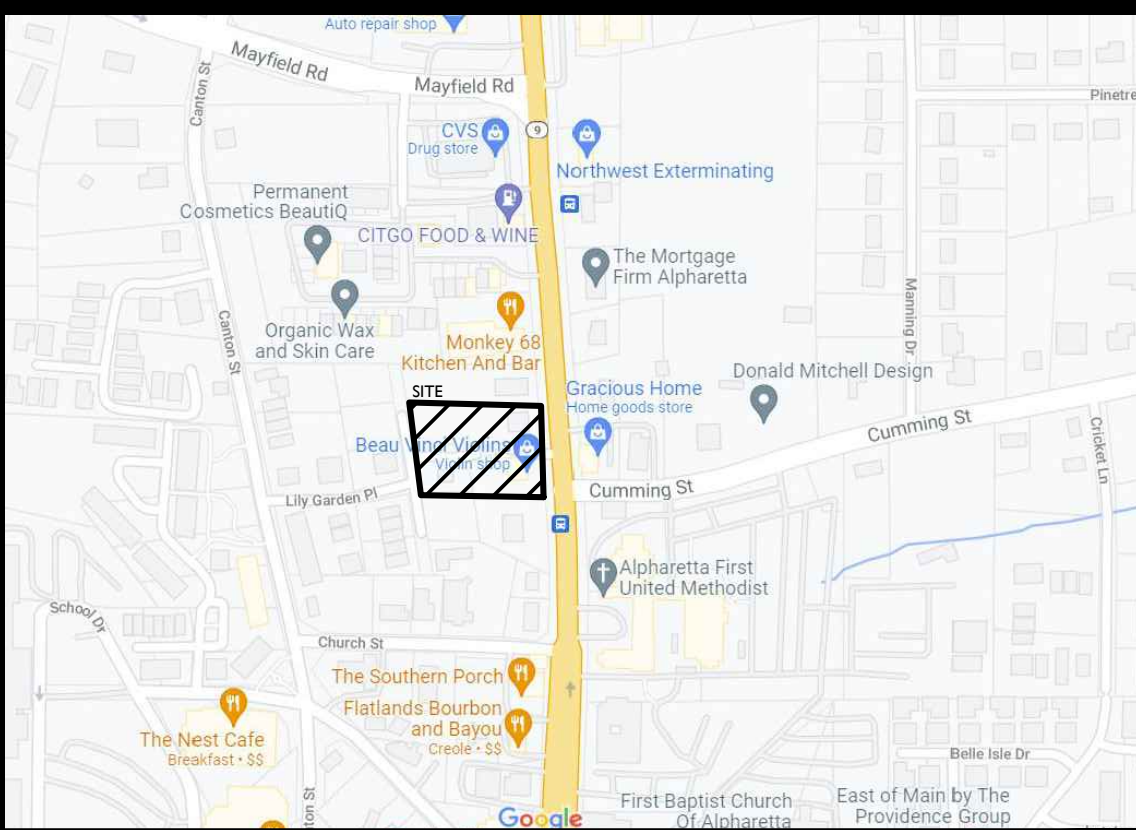
Z-22-02/V-22-08

D/LL: 2/2/1252

PC: 4/14/22

CC: 4/25/22

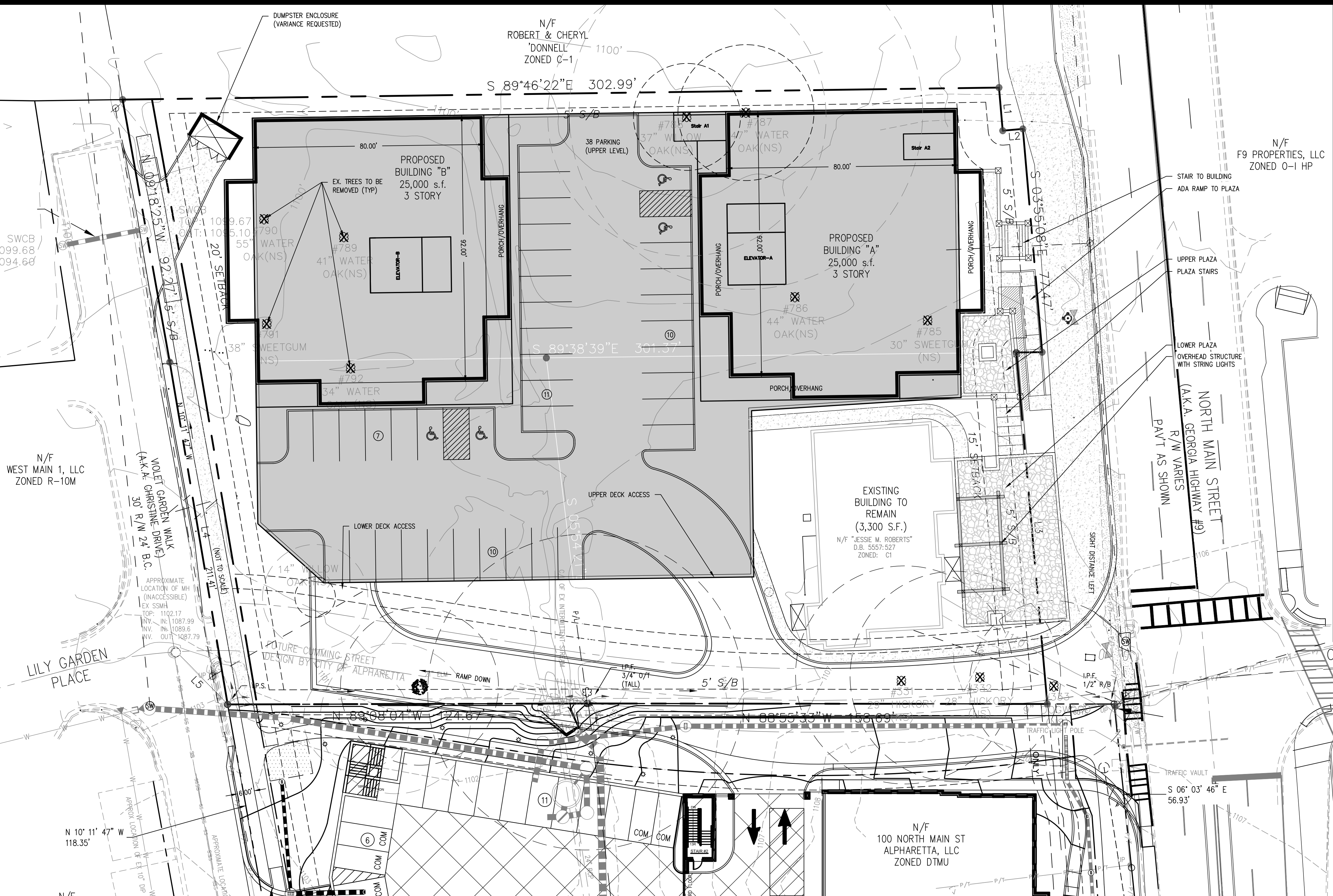
**Location Map Provided by:
Community Development - GIS**



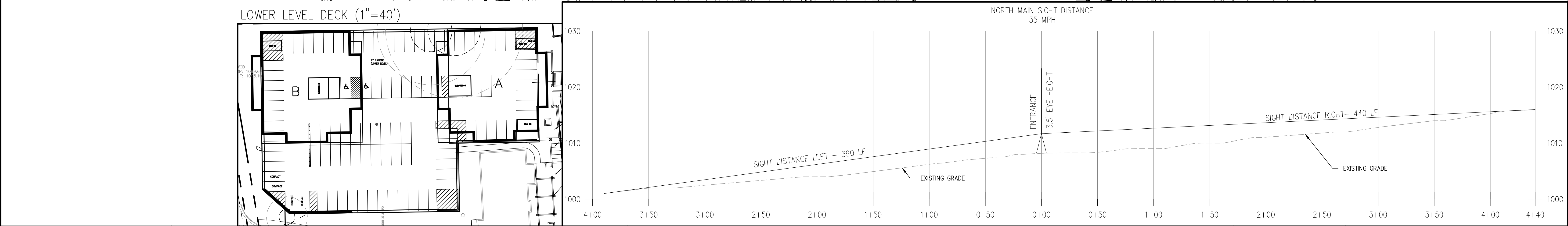
SITE LOCATION MAP (NTS)



Element Description	
Key and/or legend and site location map with North arrow	
Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.	
Acres of the subject property.	
Location of land lot lines and identification of land lots.	
Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.	
Proposed streets on the subject site.	
Current zoning of the subject site and adjoining properties.	
Existing buildings (with square footages, heights, and stories), walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.	
Location of proposed buildings with square footages, heights, and stories.	
Layout and minimum lot size of proposed single-family residential lots.	
Topography of subject site.	
Required and proposed setbacks.	
100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.	
Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.	
Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.	
Required and proposed parking spaces, loading, and unloading facilities.	
Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.	
Proposed stormwater management facilities.	
Entrance distance profile (assuming the driver's eye at a height of 3.5 feet).	
Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).	
Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).	



SITE DATA:	
116 & 126 NORTH MAIN STREET CITY OF ALPHARETTA FULTON COUNTY, GEORGIA LAND LOT 1252 1st DISTRICT 2nd SECTION	
TOTAL ACREAGE:	1.43
CURRENT ZONING:	C-1
FUTURE LAND USE:	MU
PROPOSED ZONING:	DT-MU
PROPOSED USE:	
• OFFICE:	32,000 s.f.
• RETAIL:	4,000 s.f.
• RESTAURANT:	6,000 s.f.
• RESIDENTIAL:	4 UNITS
BUILDING "A" USES: RETAIL, RESTAURANT & OFFICE	
BUILDING "B" USES: OFFICE AND RESIDENTIAL	
PARKING:	
REQUIRED PARKING RATIOS	
• OFFICE:	3: 1000 s.f. (9% SPACES)
• RETAIL:	1: 500 s.f. (8 SPACES)
• RESTAURANT:	1: 500 s.f. (12 SPACES)
• RESIDENTIAL:	2.5 UNIT (10 SPACES)
TOTAL REQUIRED PARKING: 126 SPACES	
TOTAL PARKING PROVIDED:	
97 LOWER DECK	
38 UPPER DECK	
135 SPACES PROVIDED	
SITE STANDARDS:	
MIN AMENITY AREA	10% OF SITE (6,229 SF)
PROP AMENITY AREA	11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA
MAX LOT BUILDING COVERAGE 80% (77,863 S.F.)	
PROP LOT BUILDING COVERAGE 25.6% (16,000 SF)	
PROP LOT DECK COVERAGE 34.2% (21,288 SF)	
TOTAL BUILDING/DECK COVERAGE 56.8%	
SETBACKS	
FRONT	5' MIN / 10' MAX
SIDE	0'
REAR	6' NO ALLEY
REAR	3' ALLEY
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.	
NOTE:	
1. THERE ARE NOT WETLANDS LOCATED ON THE PROPERTY.	
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THERE ARE NOT SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.	
3. ALL PARKING DECK ACCESS IS NOW FROM DRIVEWAY ON HIGHWAY 9 ONLY. THERE IS NO DECK ACCESS ON LILY GARDEN PLACE OR VIOLET GARDEN WALK.	
4. ALL OVERSTORY TREES SHALL BE PLANTED AT 6" CALIPER MINIMUM IN EXCHANGE FOR REMOVING THE 47" WATER OAK (#787- NON SPECIMEN) AND 37" WILLOW OAK (#788- NON SPECIMEN).	



CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
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(770) 641-1942 • www.aecatl.com

20 0 20 40

Scale 1" = 20'

NORTH

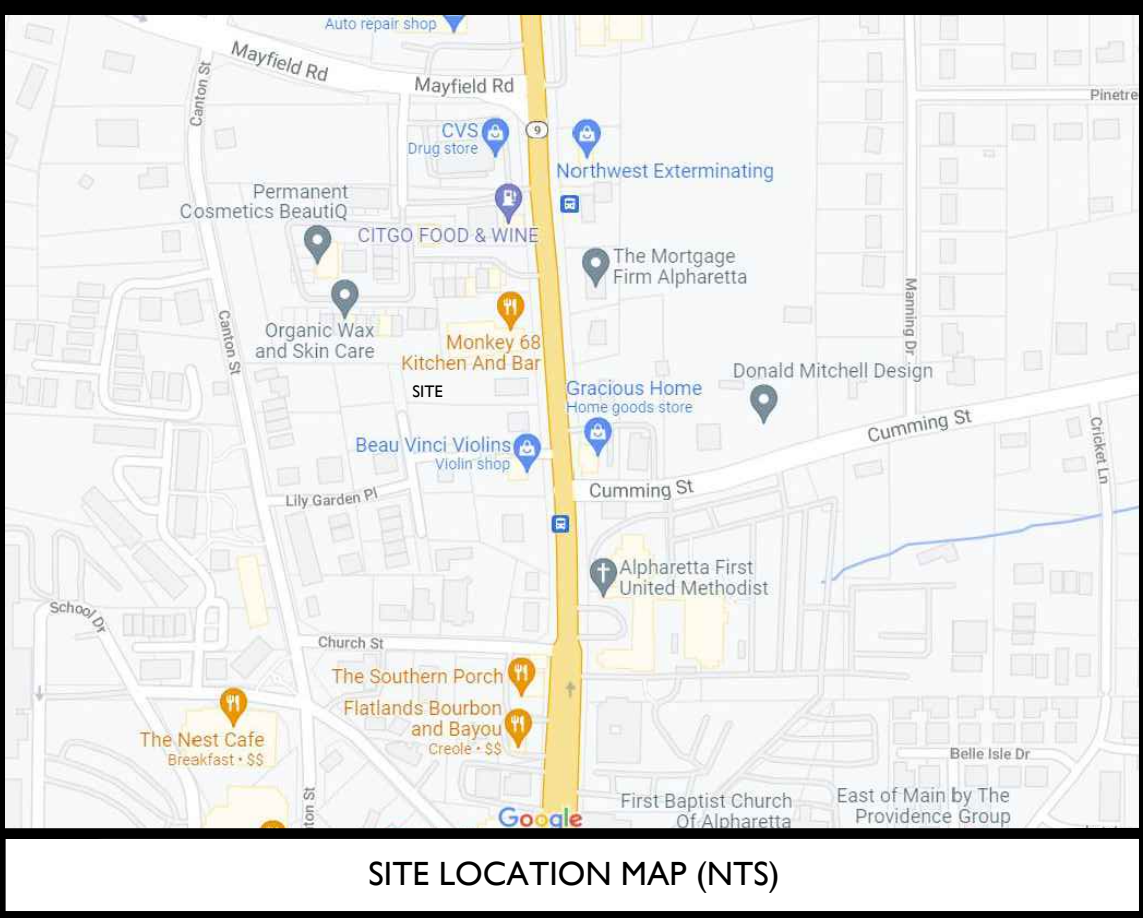
PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.

Alpharetta , Georgia

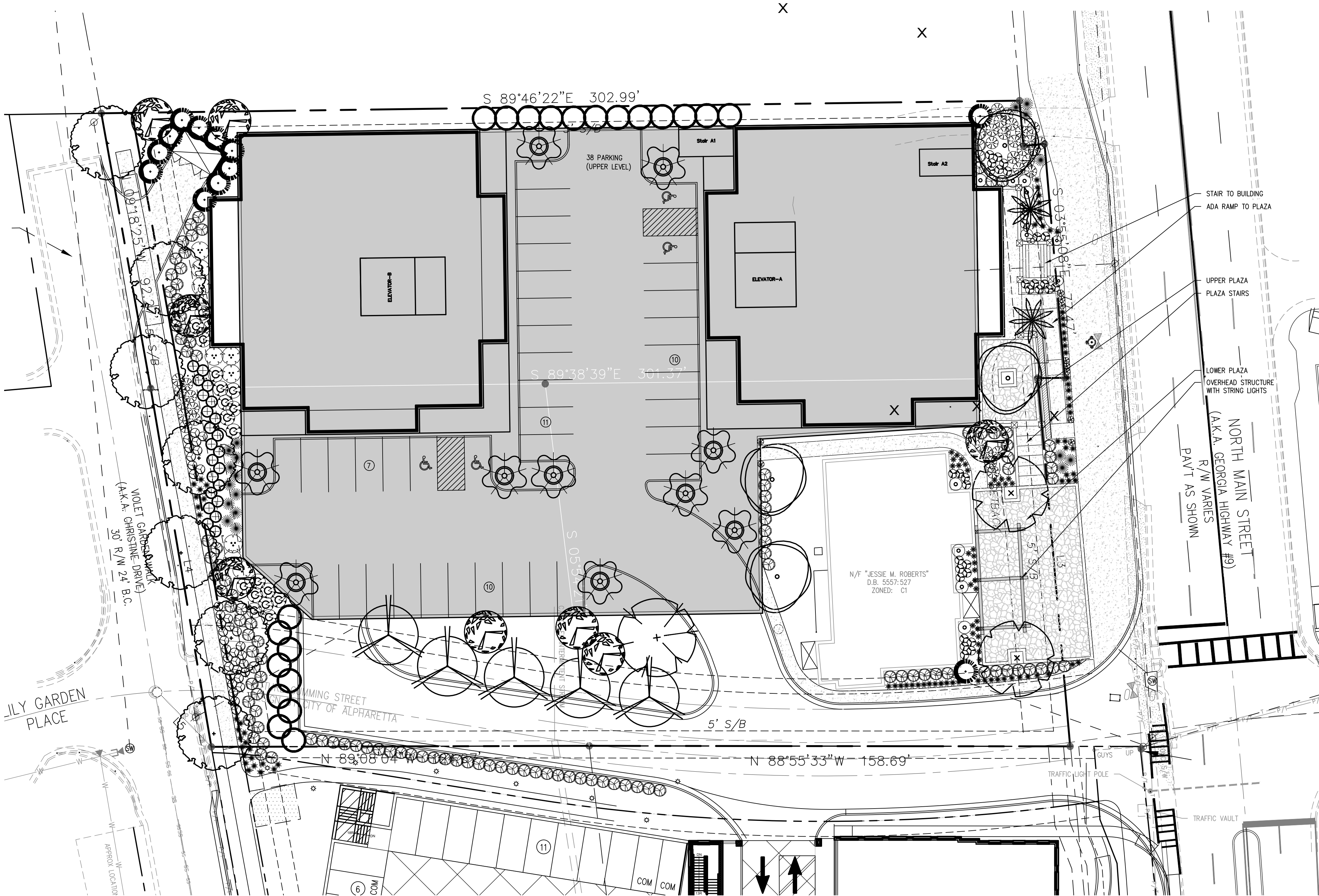
PROJECT INFORMATION

PROJECT NO.: 22-4732
DATE: APRIL 28, 2022
SCALE: 1" = 20'
FILE NAME: 22-4732P02.dwg
DESIGN/DRAWN: SLR/ SLR



Density & Specimen Replacement Trees									
Density Replacement Qnty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (185.9 Required)	Total Specimen Inches (0 Required)	% Of Total*	Overstory**	Native to GA Piedmont***
12	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holy	3" Cal.	3.0	36.0"		16.7%		
	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	3" Cal.	3.0	63.0"		29.2%		29.2%
10	Lagerstroemia indica 'Purple Tower'	Purple Tower Crape Myrtle	3" Cal.	3.0	30.0"		13.9%		
8	Cercis canadensis	Eastern Redbud	3" Cal.	3.0	24.0"		11.1%		11.1%
5	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	6" Cal.	6.0	30.0"		6.9%	6.9%	6.9%
2	Carpinus betulus 'Fastigiata'	European Hornbeam	6" Cal.	6.0	12.0"		2.8%	2.7%	
4	Quercus palustris 'Green Pillar'	Green Pillar Oak	6" Cal.	6.0	24.0"		5.6%	5.6%	5.5%
7	Quercus shumardii	Shumard Oak	6" Cal.	6.0	42.0"		9.7%	9.7%	9.7%
1	Ginkgo biloba	Ginkgo	6" Cal.	6.0	6.0"		1.4%	1.4%	
2	Ulmus americana 'Princeton'	Princeton American Elm	6" Cal.	6.0	12.0"		2.8%	2.7%	2.8%
72	Total Tree Inches Replaced				279.0"		100.0%	29.0%	65.2%

TREE LEGEND	
	NELLIE R STEVENS HOLLY
	BRODIE CEDAR
	CRAPE MYRTLE IN 5' PLANTER POT
	EASTERN REDBUD
	BLACK GUM
	FASTIGATE EUROPEAN HORNBEAM
	PILLAR OAK
	SHUMARD OAK
	GINKGO
	PRINCETON ELM

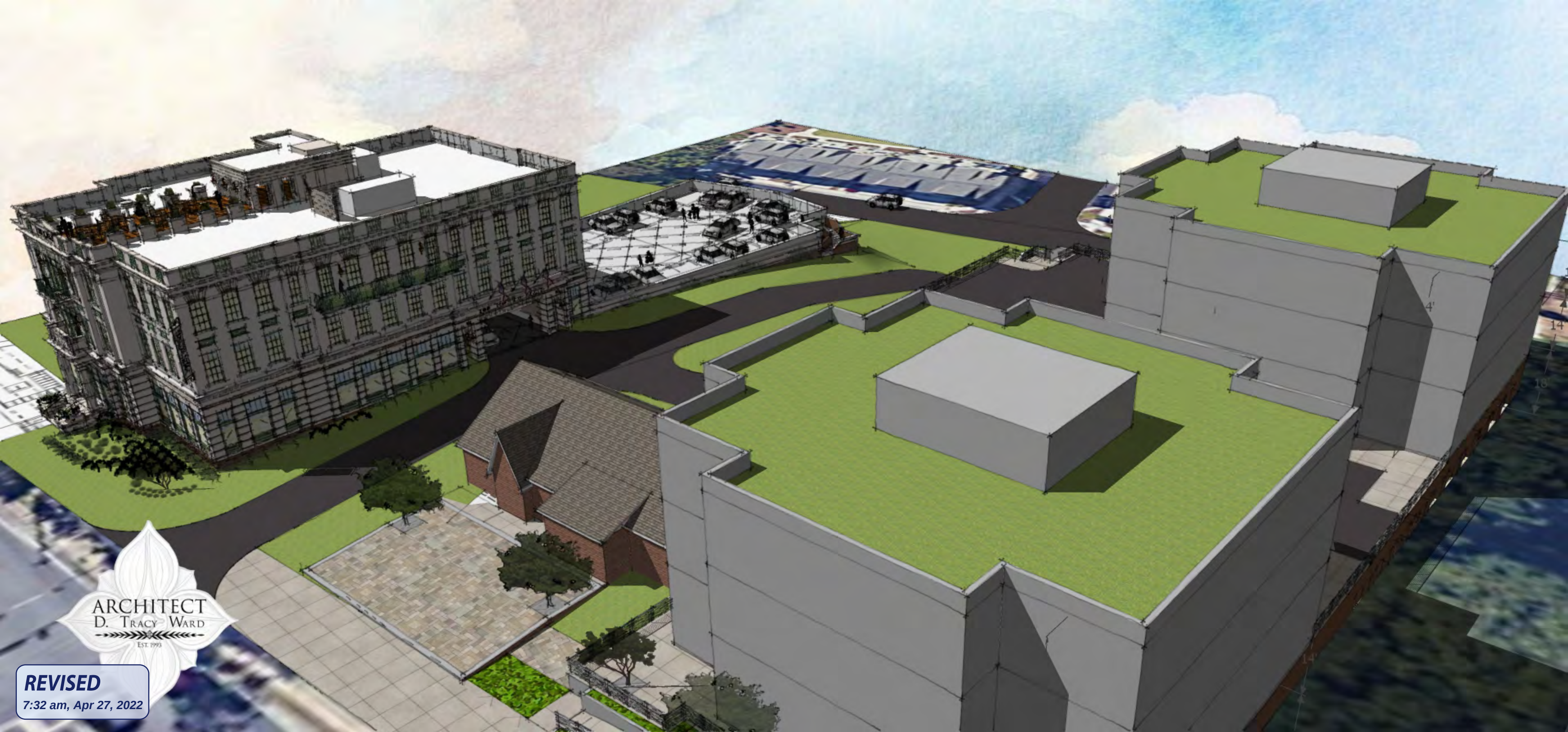


NOTE:
1. THERE ARE NOT WETLANDS LOCATED ON THE PROPERTY.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THERE ARE NOT SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.
3. ALL OVERSTORY TREES SHALL BE PLANTED AT 6" CALIPER MINIMUM IN EXCHANGE FOR REMOVING THE 47" WATER OAK (#787- NON SPECIMEN) AND 37" WILLOW OAK (#788- NON SPECIMEN).

PROJECT INFORMATION	
PROJECT NO.:	22-4732
DATE:	APRIL 28, 2022
SCALE:	1" = 20'
FILE NAME:	22-4732P02.dwg
DESIGN/DRAWN:	SLR/ SLR



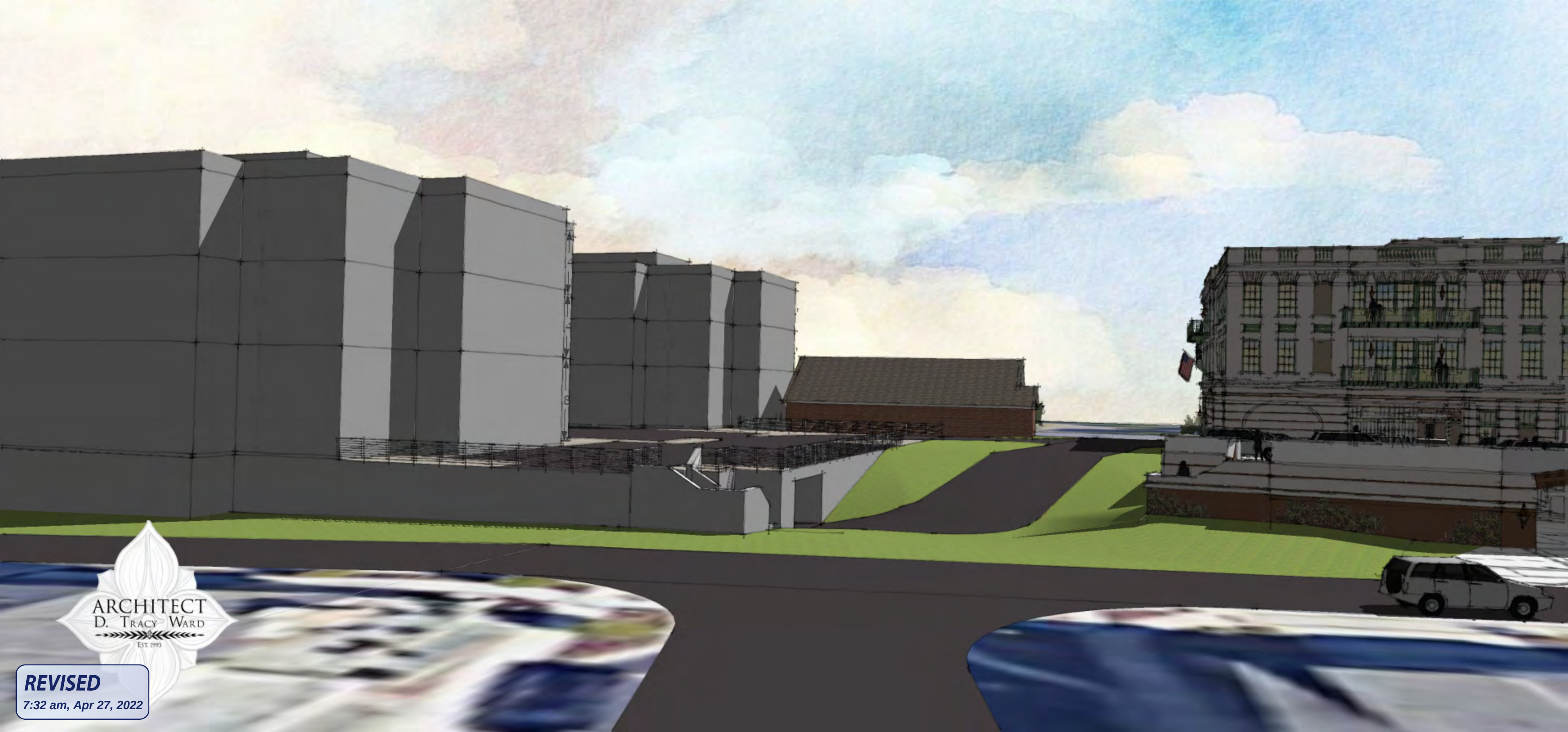
REVISED
7:32 am, Apr 27, 2022



REVISED
7:32 am, Apr 27, 2022



REVISED
7:32 am, Apr 27, 2022



REVISED
7:32 am, Apr 27, 2022







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April 21, 2022

Mr. Steven Rowe
AEC, Inc.
50 Warm Springs Circle
Roswell, GA 30075

RE: State Waters Assessment
116 and 126 N. Main Street
Alpharetta, Georgia

Dear Mr. Rowe:

At your request, Ecological Solutions conducted a state waters assessment of the above-mentioned site in order to assess the presence and location of buffered state waters or Waters of the U.S. under the jurisdiction of the U.S. Army Corps of Engineers (USACE). The project area is in the City of Alpharetta, Georgia, just west of the intersection of North Main Street and Cumming Street. Field studies were conducted on April 21, 2022. Below is a brief description of our findings and potential permitting requirements.

The delineation was conducted in accordance with the USACE *Eastern Mountain and Piedmont Regional Supplement*. State waters were identified following protocols outlined in the Georgia Environmental Protection Division (EPD) *Field Guide for Determining State Waters that Require a Buffer* (September 2006). The Project Study Area (PSA) encompasses the boundary provided by AEC, Inc. and includes the lots at 116 and 126 North Main Street.

Waters of the United States

Field studies in the PSA did not identify any jurisdictional streams or wetlands.

There is a non-jurisdictional drainage feature that enters the site from the south. The drainage flows through two 18-inch corrugated metal pipes and exits the property at the northwest corner. This drainage feature appears to flow only in direct response to precipitation and does not meet the criteria to be considered an ephemeral drainage as it does not have a contiguous ordinary high-water mark (OHWM).

Permitting Overview

Section 404/U.S. Army Corps of Engineers

Streams, open waters, and wetlands are considered “Waters of the United States.” Construction activities within waters of the U.S. are regulated by USACE under the Clean Water Act (33 U.S.C. 1344).

Certain types of minor impacts or fill activities may be eligible for permitting under the Nationwide Permit (NWP) program; however, applicable NWPs only allow up to 0.5 acre of jurisdictional waters/wetlands impacts and 300 linear feet of perennial and intermittent stream impacts for single and complete projects. If impacts exceed these thresholds, an Individual Permit (IP) may be required.

Impacts associated with any site development may be eligible for a NWP. These permits allow up to 0.5 acre of wetland impacts and 300 linear feet of stream impact. Use of these permits would require a Pre-Construction Notification (PCN).

If required, a PCN must include applicant information, project location and description, purpose and need statement, limits of proposed impacts, detailed stream information, proposed culvert information and design specifications, mitigation plan (if applicable), and information regarding endangered species and cultural resources.

Once submitted, the USACE has 45 days to determine the completeness of the permit application. If no response is received at the end of the 45- review period, the permit is approved "by rule" unless there are outstanding issues such as cultural resources or protected species.

Compensatory mitigation is required for projects that result in adverse impacts to 0.1 acre or more of wetlands and/or more than 100 linear feet of stream. For a project that involves impact to both wetlands and streams, if either the 0.1-acre or 100-linear-foot threshold is met, compensatory mitigation is required for all impacts. For most NWP projects, compensatory mitigation is provided through the purchase of credits from an approved mitigation bank that services the project area.

Since there are no jurisdictional systems within the project area, no permit from the USACE will be required.

Georgia EPD/State Waters Requiring a Buffer

State waters are defined as “any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural and artificial, lying within or forming a part of the boundaries of the State which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation, except as may be defined in O.C.G.A. 12-7-17(8).

The non-jurisdictional drainage feature referenced above is considered a non-buffered state water. This feature would not require a 25-foot buffer. A North Carolina Division of Water

Mr. Steven Rowe

April 21, 2022

Page 3 of 3

Quality Stream Identification Form was completed for this feature (Appendix A). The drainage feature scored 7 points and features typically need to score greater than 19 points to be considered buffered state waters. This drainage feature does not have a point of wrested vegetation as required for buffered state waters. Stream buffers are measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action. Representative photographs of this drainage feature are included in Appendix B.

In many cases, EPD's authority for delineation of state waters is promulgated down to local issuing authorities (LIA), which administer the permitting process and issue Land Disturbance Permits (LDPs); however, only the director of EPD can grant a stream buffer variance once delineated. The LIA for this project is the City of Alpharetta.

Conclusion

Field investigations identified the presence of one non-jurisdictional drainage feature within the project area. This drainage feature is considered a non-buffered state water. Impacts to this feature should not require a permit from the USACE or a stream buffer variance from EPD depending on concurrence with the LIA.

Ecological Solutions appreciates the opportunity to assist you with this project. If you have any questions or require any additional information regarding this letter report, please contact me at 678-898-6868.

Sincerely,

ECOLOGICAL SOLUTIONS, INC.



David Smith, CPESC

Vice President

Attachments: Appendix A: NC Stream Form
Appendix B: Representative Photographs

Appendix A
NC DWQ Stream Form

NC DWQ Stream Identification Form Version 4.11

Date: 4/21/22	Project/Site: 116 & 126 N. Main St	Latitude: 34.678722°
Evaluator: David Smith	County: Fulton	Longitude: -84.295208°
Total Points: 7 Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*	Stream Determination (circle one) Ephemeral Intermittent Perennial Non-buffered Stream Water	Other g. Quad Name:

A. Geomorphology (Subtotal = 4.5)

	Absent	Weak	Moderate	Strong
1 ^a . Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

*artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 1.5)

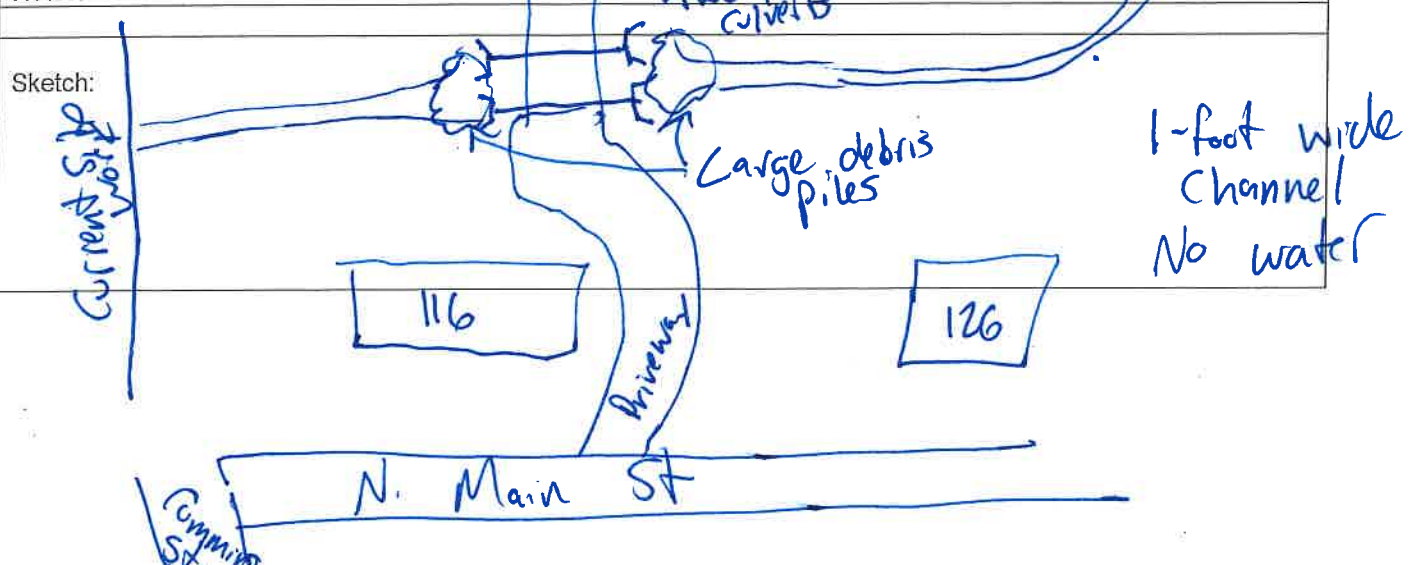
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology (Subtotal = 1.0)

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:



Appendix B
Representative Photographs

Appendix B. Representative Photographs



Photograph 001. Non-buffered state water as it enters site (facing south).
(4/21/22)



Photograph 002. Two 18-inch culverts at non-buffered state water (facing south).
(4/21/22)



Photograph 003. Non-buffered state water as it flows along northern property line (facing east). (4/21/22)



Photograph 004. Non-buffered state water as it exists the property at the northwest property corner (facing west). (4/21/22)

**TRAFFIC IMPACT STUDY
FOR
MIXED-USE DEVELOPMENT AT
116 AND 126 NORTH MAIN STREET
ALPHARETTA, FULTON COUNTY, GEORGIA**



Prepared for:

***Market District Development LLC
8000 Avalon Boulevard – Suite 100
Alpharetta, GA 30009***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
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April 22, 2022
A & R Project # 22-041

TABLE OF CONTENTS

Item	Page
1.0 Introduction	1
2.0 Existing Facilities / Conditions.....	3
2.1 Roadway Facilities	3
2.1.1 SR 9 (North Main Street).....	3
2.1.2 Cumming Street	3
2.2 Accident Data	3
3.0 Study Methodology	4
3.1 Unsignalized Intersections	4
3.2 Signalized Intersections	5
4.0 Existing 2022 Traffic Analysis	6
4.1 Existing Traffic Volumes	6
4.2 Existing Traffic Operations	8
5.0 Proposed Development	10
5.1 Trip Generation	12
5.2 Trip Distribution	12
6.0 Future 2024 Traffic Analysis.....	15
6.1 Future “No-Build” Conditions	15
6.1.1 Annual Traffic Growth.....	15
6.1.2 Nearby Planned Developments	15
6.2 Future “No-Build” Traffic Operations	17
6.3 Future “Build” Conditions	17
6.4 Auxiliary Lane Analysis	19
6.4.1 Left Turn Lane Analysis	19
6.4.2 Deceleration Turn Lane Analysis.....	19
6.5 Future “Build” Traffic Operations	20
7.0 Conclusions and Recommendations.....	22
7.1 Recommendation for Site Access Configuration	22
Appendix	

LIST OF TABLES

Item	Page
Table 1 – Accident Data	3
Table 2 – Level-of-service Criteria for Unsignalized Intersections.....	4
Table 3 – Level-of-service Criteria for Signalized Intersections	5
Table 4 – Existing Intersection Operations	8
Table 5 – Trip Generation (Proposed Development)	12
Table 6 – Future “No-Build” Intersection Operations.....	17
Table 7 – GDOT Requirements for Left Turn Lanes	19
Table 8 – GDOT Requirements for Deceleration Lanes	19
Table 9 – Future “Build” Intersection Operations	20

LIST OF FIGURES

Item	Page
Figure 1 – Location Map.....	2
Figure 2 – Existing Weekday Peak Hour Volumes.....	7
Figure 3 – Existing Traffic Control and Lane Geometry	9
Figure 4 – Site Plan.....	11
Figure 5 – Trip Distribution and New Site Generated Peak Hour Volumes (Proposed Development).....	13
Figure 6 – Site Peak Hour Pass-by Volumes (Proposed Development)	14
Figure 7 – Future (No-Build) Peak Hour Volumes	16
Figure 8 – Future (Build) Peak Hour Volumes	18
Figure 9 – Future Traffic Control and Lane Geometry	21

1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed mixed-use development located in the northwest corner of the intersection of SR 9 (North Main Street) and Cumming Street in Alpharetta, Georgia. The traffic analysis evaluates the current operations and the future conditions with the traffic generated by the development. The proposed development will consist of:

- Office: 32,000 sf
- Fine Dining Restaurant: 8,000 sf
- Retail: 4,000 sf
- Multifamily Housing: 4 units



The development proposes to have one full access driveway on SR 9 (North Main Street) aligned with Cumming Street.

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersection of SR 9 (North Main Street) and Cumming Street.

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.

LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 9 (North Main Street)

SR 9 (North Main Street) is a north-south, four-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID's 121-0144 & 121-0146) indicate that the daily traffic volume on SR 9 (North Main Street) in 2019 was 25,200 vehicles per day south of Milton Avenue/Academy Street and 25,700 vehicles per day south of Pine Grove Drive. GDOT classifies SR 9 (North Main Street) as an Urban Principal Arterial roadway near Milton Avenue/Academy Street and as an Urban Minor Arterial roadway near Pine Grove Drive.

2.1.2 Cumming Street

Cumming Street is an east-west, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. GDOT traffic counts (Station ID 121-0926) indicate that the daily traffic volume on Cumming Street in 2019 was 4,920 vehicles per day west of Jayne Ellen Way/Clairmonte Avenue. GDOT classifies Cumming Street as an Urban Local roadway.

2.2 Accident Data

Accident reports were obtained for the most recent five years (2017-2021). The data showing the number, manner, and severity of collisions at the study intersection are shown in Table 1 below.

TABLE 1 — ACCIDENT DATA NORTH MAIN STREET AND CUMMING STREET						
MANNER OF COLLISION	Year					Total
	2017	2018	2019	2020	2021	
Angle	1	3	3	0	1	8
Rear-End	2	6	4	1	2	15
Head On	0	0	0	0	1	1
Sideswipe-Opposite Direction	1	0	1	0	0	2
Sideswipe-Same Direction	0	0	1	0	1	2
Total	4	9	9	1	5	28

5 out of the 15 Rear-End crashes resulted from driving too closely and not being able to stop on time when the vehicle in front stopped at the traffic light trying to turn left into Cumming Street. The construction of a southbound left turn lane will help prevent these type of crashes in the future.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. At the intersection of SR 9 (North Main Street) and Cumming Street, synchro is unable to generate HCM 6 reports because of the southbound left turn movements having a "protected + permissive" phase without a dedicated left turn lane. Therefore, HCM 2000 was used to report this intersection results for the existing conditions analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designed as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long total delays.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	$v/c \leq 1.0$	$v/c \geq 1.0$
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of 1.0 or more for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersections.

TABLE 3 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	$v/c \leq 1.0$	$v/c \geq 1.0$
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

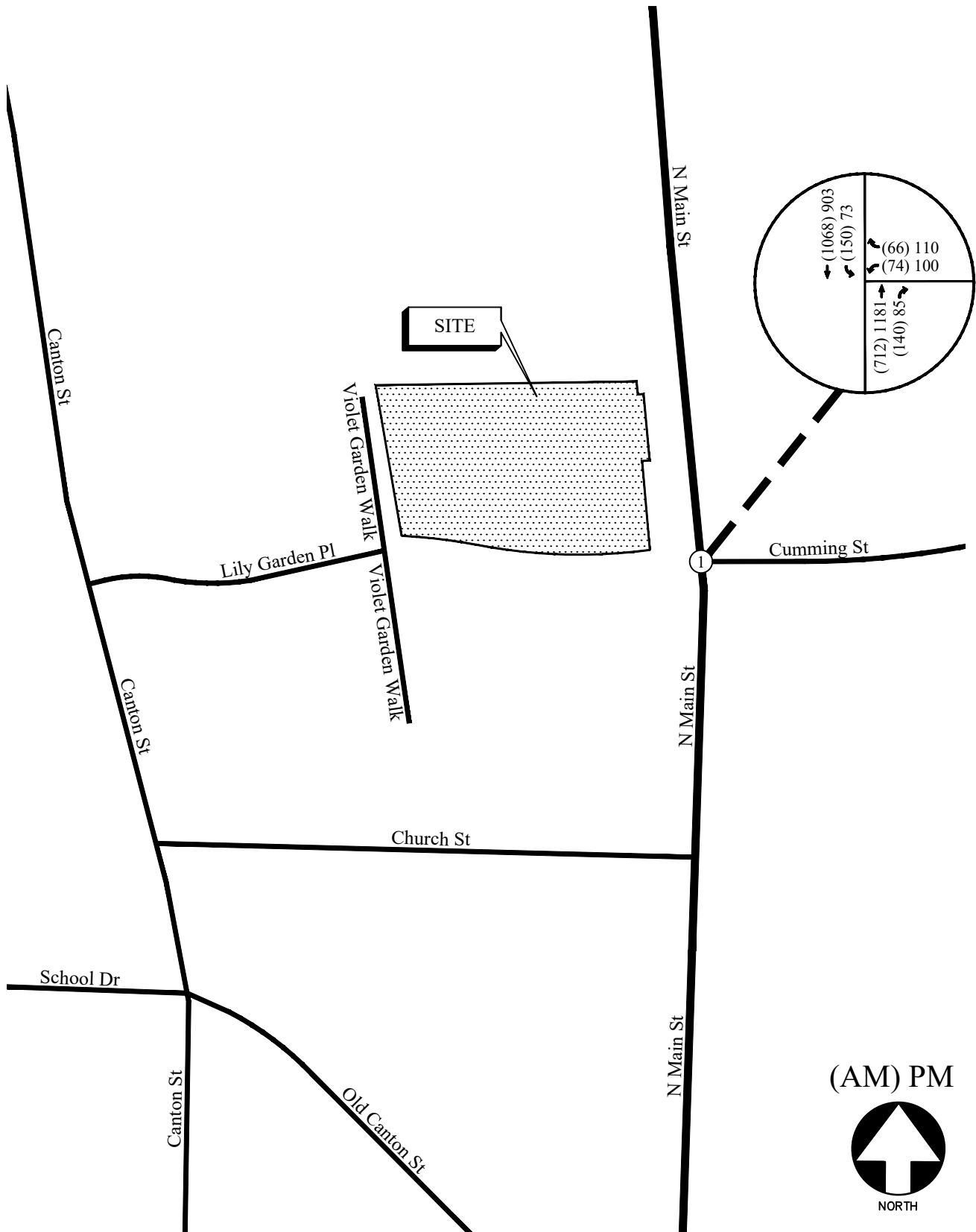
Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual cycle failures (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 EXISTING 2022 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the study intersection of SR 9 (North Main Street) and Cumming Street. Turning movement counts were collected on Tuesday, March 15, 2022 during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersection were then determined. These volumes make up the peak hour traffic volumes for the intersection counted and are shown in Figure 2.



4.2 Existing Traffic Operations

Existing 2022 traffic operations were analyzed at the study intersection in accordance with the HCM methodology. Since HCM 6th edition does not support a “Permissive + Protected” left-turn type from a shared left-turn lane, HCM 2000 was used in the analysis. The results of the analyses are shown in Table 4.

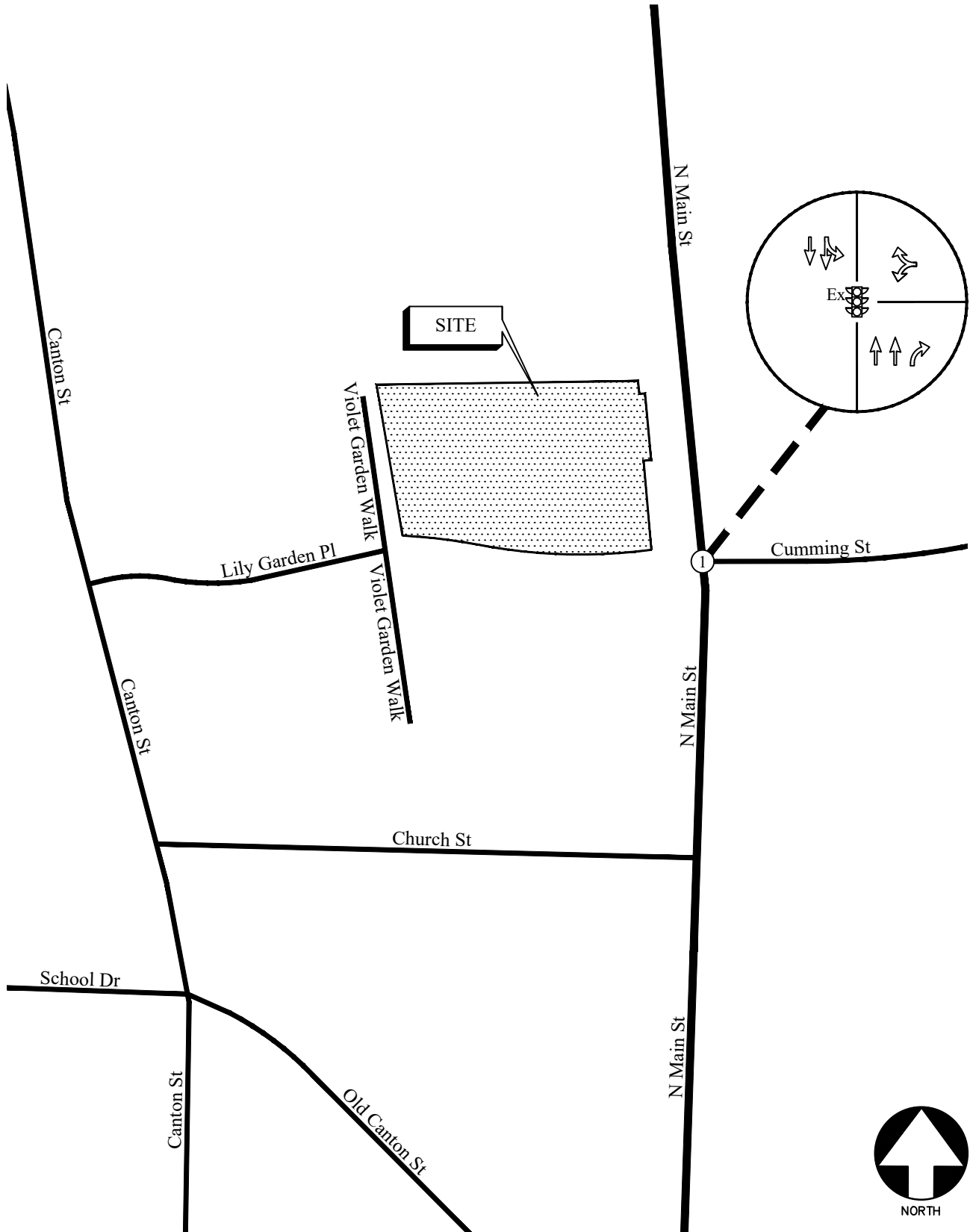
TABLE 4 — EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>SR 9 (N. Main Street) @ Cumming Street</u>	Signalized	<u>A (8.0)</u>	<u>B (10.3)</u>
	-Westbound Approach		E (56.6)	E (57.9)
	-Northbound Approach		A (3.3)	A (5.8)
	-Southbound Approach		A (5.8)	A (6.0)

The results of existing traffic operations analysis indicate that the intersection of SR 9 (North Main Street) and Cumming Street is operating at an overall level-of-service “B” or better in both the AM and PM peak hours.

The existing traffic control and lane geometry for the intersections are shown in Figure 3.

LEGEND

-  Existing Lane Geometry
Ex  Existing Traffic Signal



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3

A&R Engineering Inc.

5.0 PROPOSED DEVELOPMENT

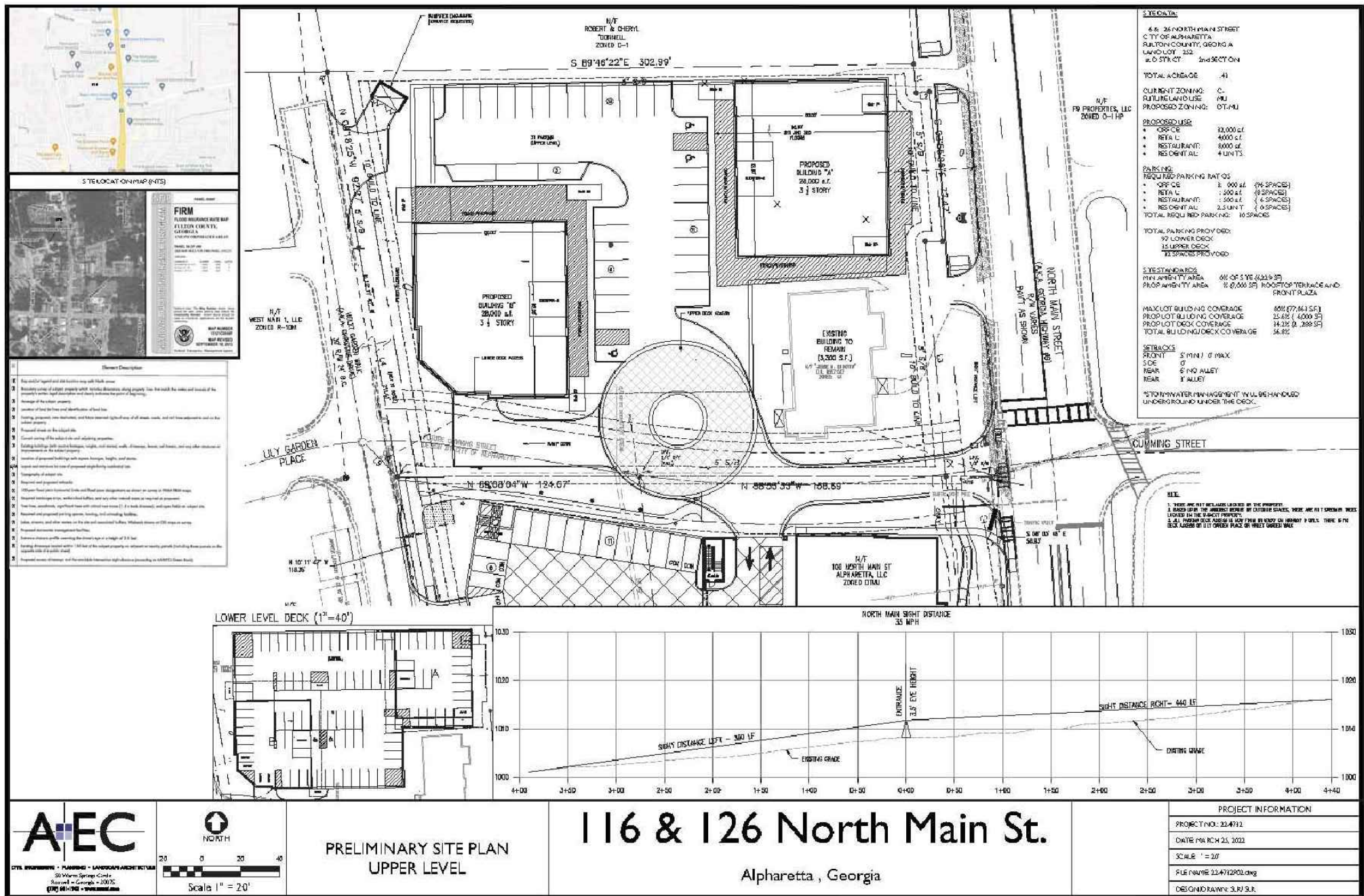
The proposed mixed-use development will be located in the northwest corner of the intersection of SR 9 (North Main Street) and Cumming Street in Alpharetta, Georgia and will consist of:

- Office: 32,000 sf
- Fine Dining Restaurant: 8,000 sf
- Retail: 4,000 sf
- Multifamily Housing: 4 units



The development proposes to have one full access driveway on SR 9 (North Main Street) aligned with Cumming Street.

A site plan is shown in Figure 4.



SITE PLAN

FIGURE 4
A&R Engineering Inc.

5.1 Trip Generation

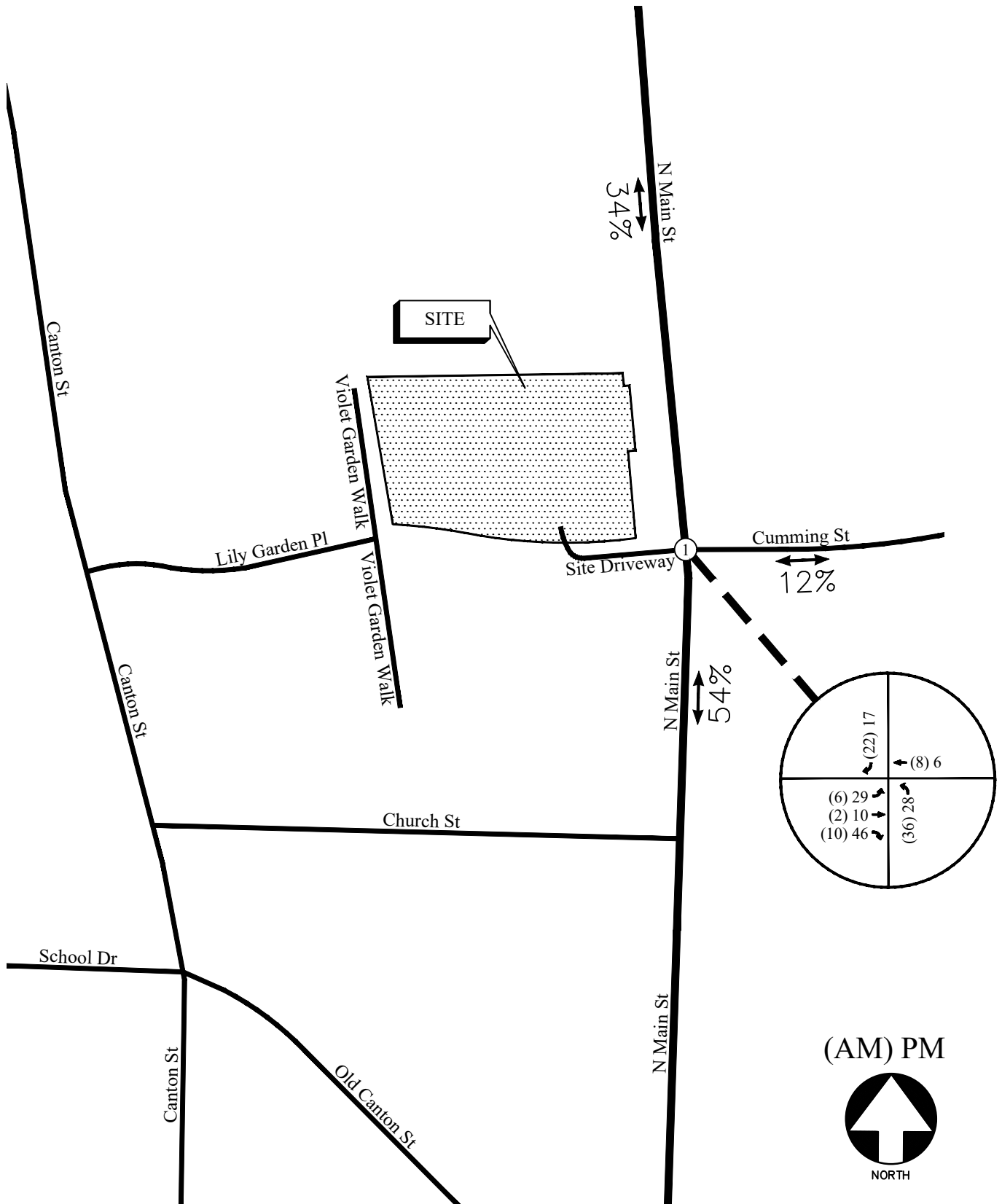
Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Uses: 220 – *Multifamily Housing (Low-Rise) - Not Close to Rail Transit*, 710 – *General Office Building*, 822 – *Strip Retail Plaza (<40k)* and 931 – *Fine Dining Restaurant*. Due to the nature of the development, pass-by and mixed-use reductions have been applied per ITE standards. The calculated total trip generation for the proposed development is shown in Table 5.

TABLE 5 – TRIP GENERATION (PROPOSED DEVELOPMENT)								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 220 – Multifamily Housing (Low-Rise) - Not Close to Rail Transit	4 units	0	2	2	1	1	2	27
Mixed-Use Reduction		0	-1	-1	0	-1	-1	-10
ITE 710 – General Office Building	32,000 sf	55	8	63	10	54	64	431
Mixed-Use Reduction		0	0	0	-1	-1	-2	-37
ITE 822 – Strip Retail Plaza (<40k)	4,000 sf	9	7	16	20	21	41	398
Mixed-Use Reduction		0	0	0	-1	0	-1	-17
ITE 931 – Fine Dining Restaurant	8,000 sf	3	3	6	41	21	62	671
Mixed-Use Reduction		-1	0	-1	-1	-1	-2	-30
Pass-by Trips (0%) 44%		0	0	0	-18	-9	-27	-270*
Total Trips (without Reductions)		67	20	87	72	97	169	1,527
New External Trips (with Reductions)		66	19	85	51	85	136	1,163

Daily pass-by reduction estimated to be least of the applied PM peak hour pass-by rate or ten times the PM pass-by volume

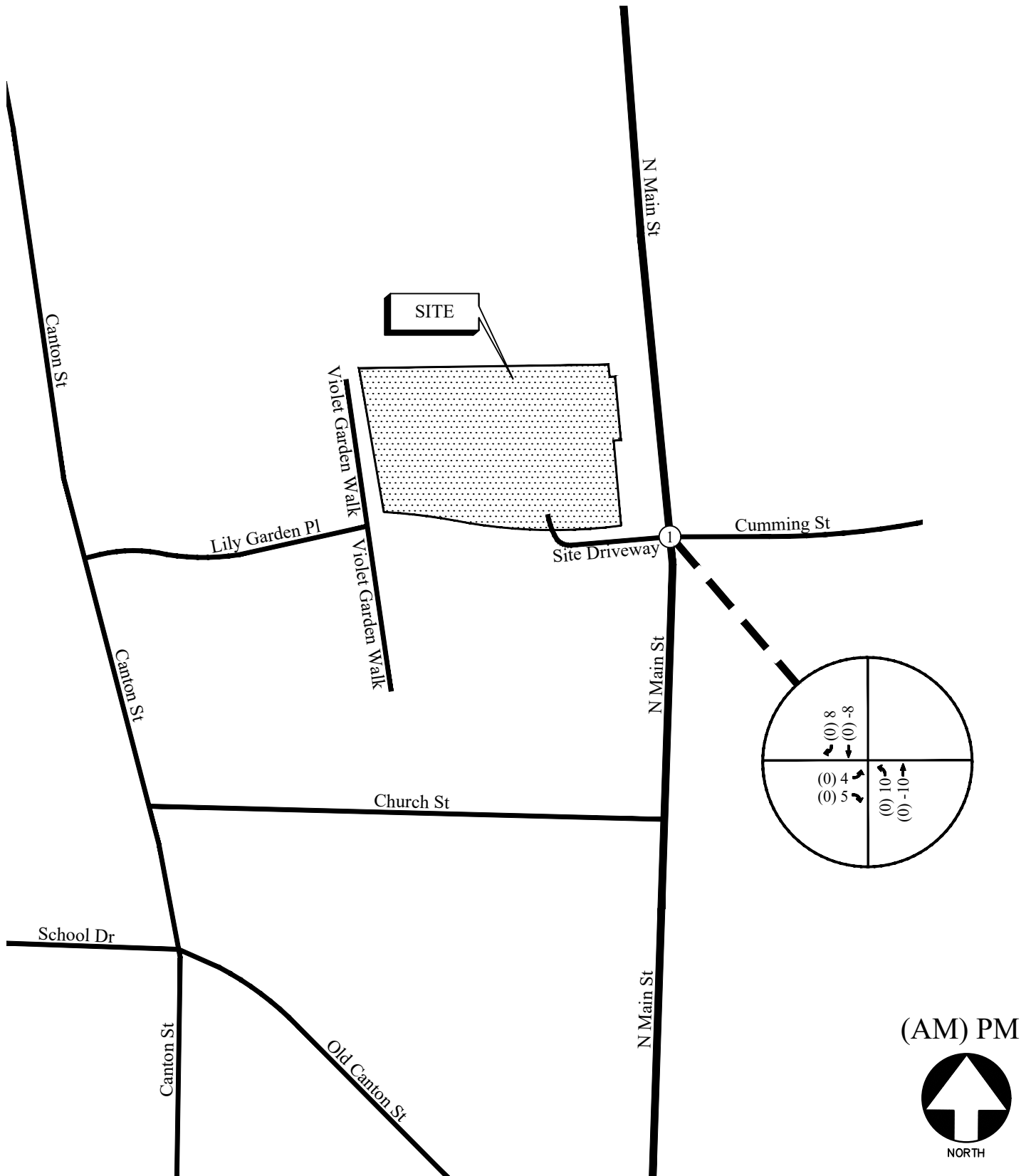
5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 5, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5. Pass-by volumes have also been distributed based on existing travel patterns and are shown in Figure 6.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY
PEAK HOUR VOLUMES (PROPOSED DEVELOPMENT)

FIGURE 5
A&R Engineering Inc.



SITE PEAK HOUR PASS-BY VOLUMES
(PROPOSED DEVELOPMENT)

FIGURE 6
A&R Engineering Inc.

6.0 FUTURE 2024 TRAFFIC ANALYSIS

The future 2024 traffic operations are analyzed for the “Build” and “No-Build” conditions.

6.1 Future “No-Build” Conditions

The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic and added traffic from other nearby planned developments.

6.1.1 Annual Traffic Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years revealed growth of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic.

6.1.2 Nearby Planned Developments

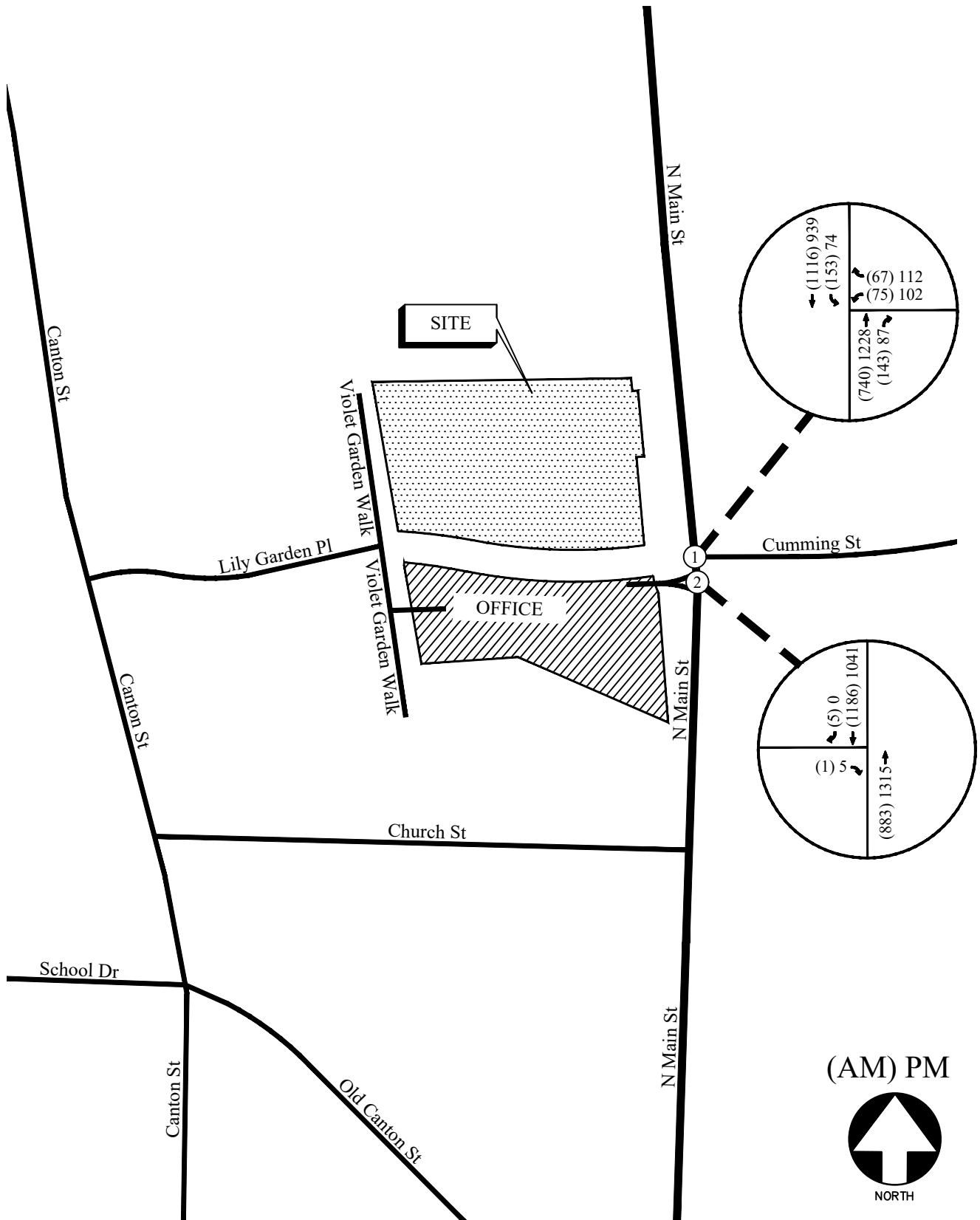
There are two planned developments in the vicinity of the proposed site:

Office Building at 100 North Main Street

A 28,100 square foot office building is proposed at 100 North Main Street to the southwest of the intersection of SR 9 (North Main Street) and Cumming Street. This site will have one right-in/right-out driveway on SR 9 (North Main Street) and one full access driveway on Violet Garden Walk. This development is proposing to close the right-in/right-out access on SR 9 (North Main Street) after the construction of our Site Driveway at the intersection of SR 9 (North Main Street) at Cumming Street and access their site from it as well. The trips from this development obtained from Figure 2 of the “Trip Generation Memo for 100 North Main Street – Alpharetta, Georgia” submitted in November 2019 were used to derive the AM and PM peak hour volumes at the study intersection. These volumes were added to the future year traffic volumes prior to the addition of site-generated traffic.

Innovation Academy High School

The school is already constructed and currently has 817 students enrolled. The total enrollment is proposed to be 1,500 students. To account for the increase in the student enrollment (1500 - 817 = 683 students) at the study intersection, the traffic on SR 9 (North Main Street) has been increased with a growth rate of 2% instead of the estimated 1% growth rate. The resulting Future “No-Build” volumes on the roadway are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7

A&R Engineering Inc.

6.2 Future “No-Build” Traffic Operations

The future “No-Build” traffic operations were analyzed using the volumes in Figure 7 and the results are shown in Table 6 below.

To improve the safety operations at the intersection of SR 9 and Cumming Street, GDOT has a planned project to accommodate a southbound left turn lane by removing the northbound right turn lane on SR 9 (North Main Street). Traffic operations have also been evaluated with this system improvement and are shown in Table 6.

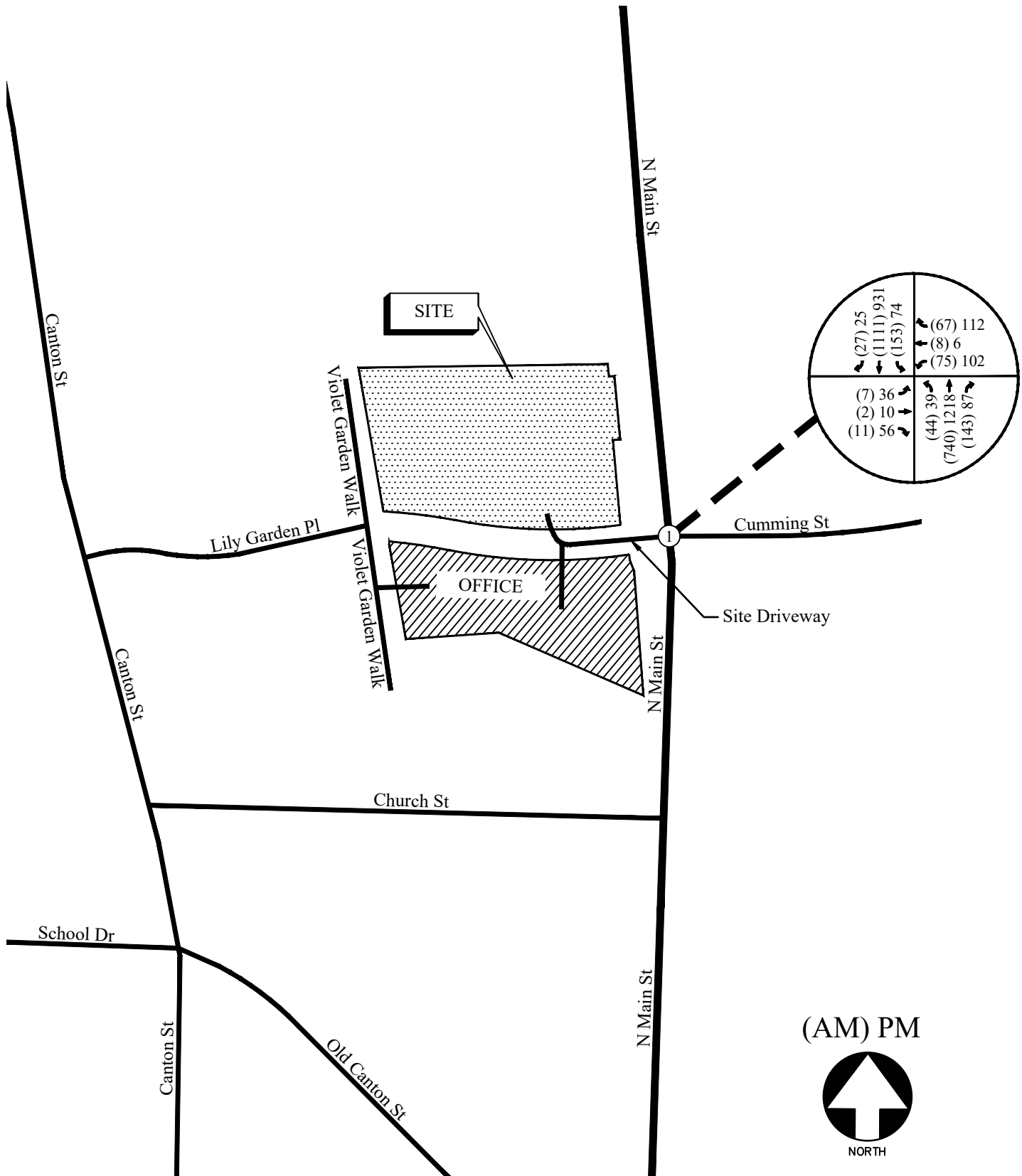
TABLE 6 — FUTURE “NO-BUILD” INTERSECTION OPERATIONS					
Intersection		No-Build Condition: LOS (Delay)			
		NO IMPROVEMENTS*		SYSTEM IMPROVEMENTS	
		AM Peak	PM Peak	AM Peak	PM Peak
1	SR 9 (N. Main Street) @ Cumming Street	A (8.3)	B (10.6)	A (9.0)	B (14.0)
	-Westbound Approach	E (56.9)	E (58.0)	E (62.6)	E (65.5)
	-Northbound Approach	A (3.4)	A (6.0)	A (7.4)	B (12.1)
	-Southbound Approach	A (6.3)	A (6.4)	A (4.0)	A (5.4)

* HCM 2000 results

The results of the future “No-Build” analysis indicate that the intersection of SR 9 (North Main Street) and Cumming Street will operate at an overall level-of-service “B” or better in both the AM and PM peak hours.

6.3 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) and pass-by volumes (Figure 6) were added to base traffic volumes (Figure 7) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 8.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 8

A&R Engineering Inc.

6.4 Auxiliary Lane Analysis

Included below are analyses for a left-turn lane and a deceleration lane for the site driveway per GDOT standards. The analyses below are based off the trip distribution included in Section 5.2. According to the trip distribution, the total 24-hour two-way volume entering and exiting the site is 1,527 vehicles.

6.4.1 Left Turn Lane Analysis

For four lane roadways with AADT's greater than 10,000 vehicles and a posted speed limit of 35 mph, the daily site generated traffic left-turn movements threshold to warrant a left-turn lane is 300 left-turning vehicles a day. The projected left-turn volumes per day for the driveway is included in Table 7.

TABLE 7 — GDOT REQUIREMENTS FOR LEFT TURN LANES					
Intersection	Left turn traffic (% total entering)	Left-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/ day)	Warrants met?
SR 9 (N. Main Street) @ Cumming Street / Site Driveway	54% (Northbound)	387 (total trips*) ÷ 2 × 0.54 = (1,433) ÷ 2 × 0.54 = 387	35 mph / 4-Lane / > 10,000	300	Yes

*Pass-by reductions included, mixed use reductions not included

Per GDOT standards, a left-turn lane is warranted at the proposed site driveway.

6.4.2 Deceleration Turn Lane Analysis

For two lane roadways with AADT's less than 6,000 vehicles and posted speed limits of 35 mph or less, the daily site generated traffic right-turn movements threshold to warrant a deceleration lane is 100 right turning vehicles a day. The projected right-turn volumes per day for the site driveway is included in Table 8.

TABLE 8 — GDOT REQUIREMENTS FOR DECELERATION LANES					
Intersection	Right-turn traffic (% total entering)	Right-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/day)	Warrants met?
SR 9 (N. Main Street) @ Cumming Street / Site Driveway	34% (Southbound)	244 (total trips) ÷ 2 × 0.34 = (1,433*) ÷ 2 × 0.34 = 244	35 mph / 4-Lane / > 10,000	100	Yes

*Pass-by reductions included, mixed use reductions not included

A deceleration lane is warranted at the site driveway per GDOT standards.

6.5 Future “Build” Traffic Operations

The future “Build” traffic operations were analyzed using the volumes in Figure 8. The results of the future traffic operations analysis are shown below in Table 9.

TABLE 9 – FUTURE INTERSECTION OPERATIONS							
Intersection		Future Condition: LOS (Delay)					
		NO IMPROVEMENTS*		SYSTEM** IMPROVEMENTS ONLY		SYSTEM & SITE*** IMPROVEMENTS	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
1	SR 9 (N. Main Street) @ Cumming Street / Site Driveway	B (10.2)	B (13.7)	A (10.0)	B (17.4)	A (9.8)	B (16.7)
	-Eastbound Approach	D (45.7)	D (42.1)	D (46.7)	D (41.2)	D (46.7)	D (41.0)
	-Westbound Approach	E (60.4)	E (61.6)	E (55.0)	E (57.4)	E (54.9)	E (55.1)
	-Northbound Approach	A (4.5)	A (8.2)	A (8.8)	B (16.5)	A (8.3)	B (15.3)
	-Southbound Approach	A (7.9)	A (8.0)	A (5.1)	A (7.9)	A (5.1)	A (7.8)

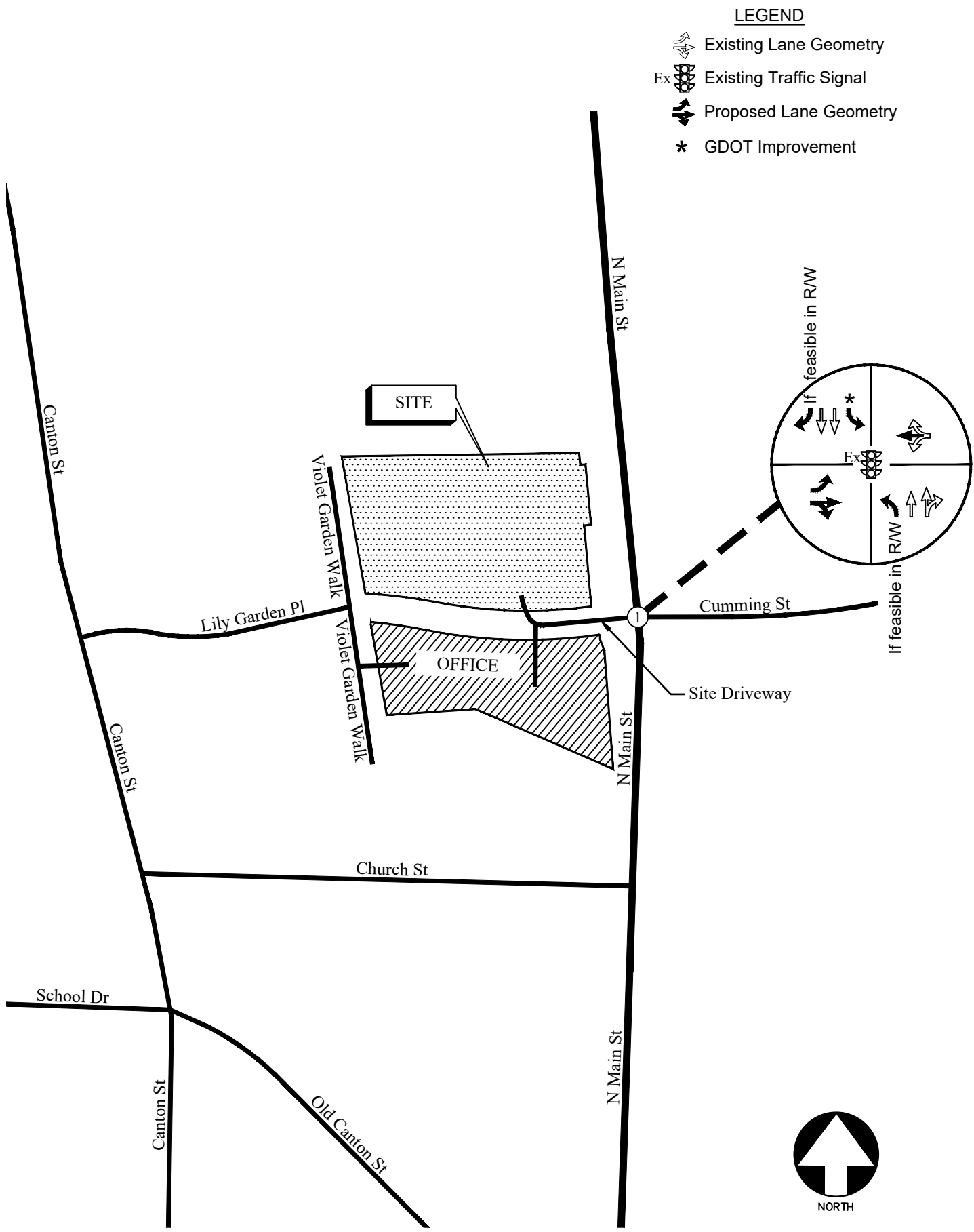
* HCM 2000 results

** System improvements include addition of southbound left turn lane and removal of northbound right turn lane on SR 9 by GDOT

*** Site improvements include addition of northbound left turn lane and southbound right turn lane on SR 9 for site entering traffic, if feasible within right-of-way

The results of the future “build” traffic operations analysis indicate that the study intersection will operate at an overall level-of-service “B” or better in both the AM and PM peak hours.

Recommendations on traffic control and lane geometry are shown in Figure 9.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 9

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed mixed-use development located in the northwest corner of the intersection of SR 9 (North Main Street) and Cumming Street in Alpharetta, Georgia. The development will consist of:

- Office: 32,000 sf
- Fine Dining Restaurant: 8,000 sf
- Retail: 4,000 sf
- Multifamily Housing: 4 units

The development proposes to have one full access driveway on SR 9 (North Main Street) aligned across from Cumming Street.

The AM and PM peak hours have been analyzed in this study. This study included the evaluation of traffic operations at the intersection of SR 9 (North Main Street) and Cumming Street.

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions, both of which account for increases in annual growth of through traffic and added traffic from other nearby planned developments. The results of the future traffic operations analysis indicate that the intersection of SR 9 (North Main Street) and Cumming Street will continue to operate at an overall level-of-service “B” or better in both the AM and PM peak hours as in existing conditions with minimal increases in delays.

7.1 Recommendation for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersection:

- Full-access driveway on SR 9 (North Main Street), aligned with Cumming Street
 - One entering and two exiting lanes.
 - One left turn lane and a shared through/right turn lane for exiting traffic.
 - A short left turn lane for entering traffic if feasible
 - A deceleration lane for entering traffic if feasible
 - Confirm adequate sight distance per AASHTO standards.

Appendix

Existing Intersection Traffic Counts	
Linear Regression of Daily Traffic.....	
Existing Intersection Analysis.....	
Future “No-Build” Intersection Analysis	
Future “No-Build” Intersection Analysis (With Improvements)	
Future “Build” Intersection Analysis	
Future “Build” Intersection Analysis (With Improvements)	
Traffic Volume Worksheets	

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
Main St @ Cumming St
7-9 am | 4-6 pm

File Name : 20220107
Site Code : 20220107
Start Date : 3/15/2022
Page No : 1

Groups Printed- Cars,Buses & Trucks

	Main St Northbound				Main St Southbound				Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	196	24	220	29	250	0	279	0	0	0	0	21	0	14	35	534
07:15 AM	0	165	33	198	24	255	0	279	0	0	0	0	15	0	8	23	500
07:30 AM	0	190	36	226	29	296	0	325	0	0	0	0	16	0	6	22	573
07:45 AM	0	163	33	196	50	271	0	321	0	0	0	0	24	0	18	42	559
Total	0	714	126	840	132	1072	0	1204	0	0	0	0	76	0	46	122	2166
08:00 AM	0	194	38	232	47	246	0	293	0	0	0	0	19	0	34	53	578
08:15 AM	0	177	21	198	15	208	0	223	0	0	0	0	14	0	16	30	451
08:30 AM	0	154	15	169	29	199	0	228	0	0	0	0	10	0	6	16	413
08:45 AM	0	169	16	185	21	225	0	246	0	0	0	0	16	0	19	35	466
Total	0	694	90	784	112	878	0	990	0	0	0	0	59	0	75	134	1908
*** BREAK ***																	
04:00 PM	0	294	21	315	27	222	0	249	0	0	0	0	25	0	17	42	606
04:15 PM	0	298	15	313	14	243	0	257	0	0	0	0	30	0	31	61	631
04:30 PM	0	299	26	325	16	208	0	224	0	0	0	0	26	0	28	54	603
04:45 PM	0	290	23	313	16	230	0	246	0	0	0	0	19	0	34	53	612
Total	0	1181	85	1266	73	903	0	976	0	0	0	0	100	0	110	210	2452
05:00 PM	0	298	29	327	18	203	0	221	0	0	0	0	23	0	22	45	593
05:15 PM	0	260	13	273	20	182	0	202	0	0	0	0	30	0	30	60	535
05:30 PM	0	237	27	264	18	213	0	231	0	0	0	0	21	0	18	39	534
05:45 PM	0	210	21	231	14	197	0	211	0	0	0	0	14	0	16	30	472
Total	0	1005	90	1095	70	795	0	865	0	0	0	0	88	0	86	174	2134
Grand Total	0	3594	391	3985	387	3648	0	4035	0	0	0	0	323	0	317	640	8660
Apprch %	0	90.2	9.8		9.6	90.4	0		0	0	0		50.5	0	49.5		
Total %	0	41.5	4.5	46	4.5	42.1	0	46.6	0	0	0	0	3.7	0	3.7	7.4	

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA

Main St @ Cumming St

7-9 am | 4-6 pm

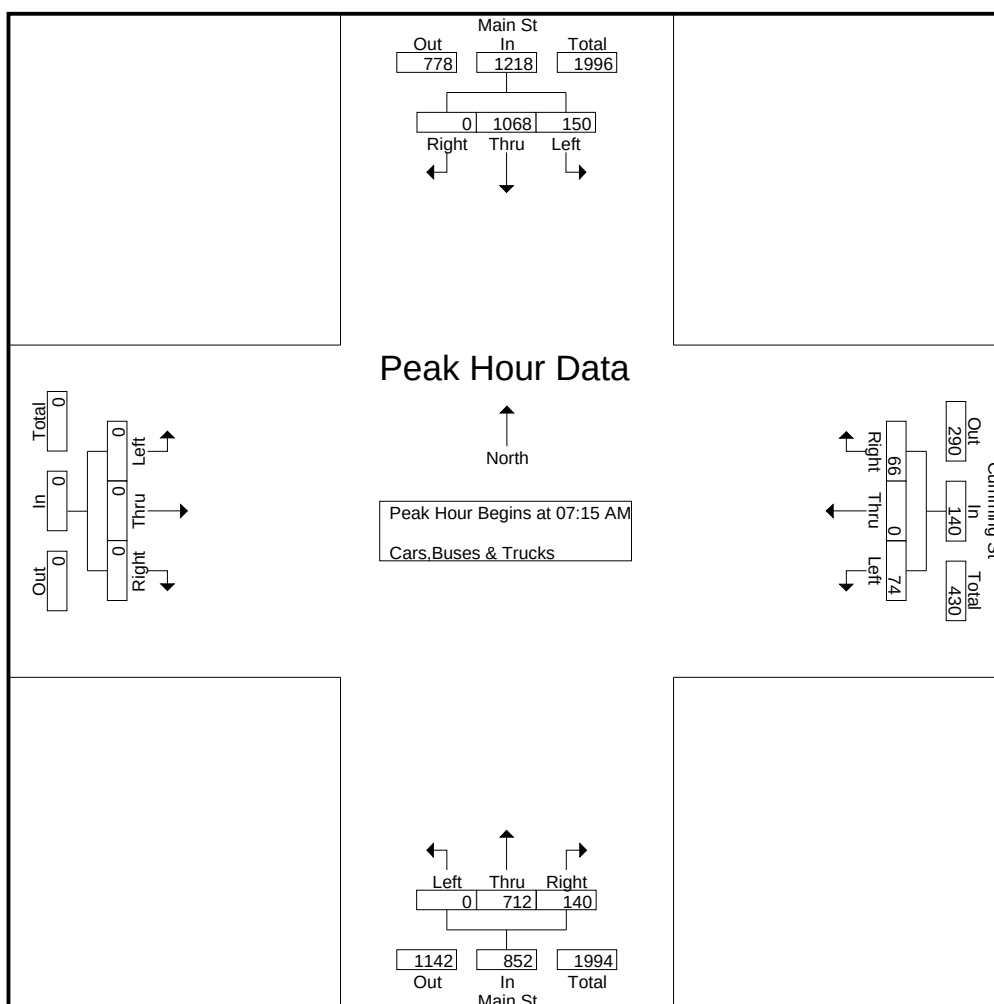
File Name : 20220107

Site Code : 20220107

Start Date : 3/15/2022

Page No : 2

	Main St Northbound				Main St Southbound				Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	165	33	198	24	255	0	279	0	0	0	0	15	0	8	23	500
07:30 AM	0	190	36	226	29	296	0	325	0	0	0	0	16	0	6	22	573
07:45 AM	0	163	33	196	50	271	0	321	0	0	0	0	24	0	18	42	559
08:00 AM	0	194	38	232	47	246	0	293	0	0	0	0	19	0	34	53	578
Total Volume	0	712	140	852	150	1068	0	1218	0	0	0	0	74	0	66	140	2210
% App. Total	0	83.6	16.4		12.3	87.7	0		0	0	0		52.9	0	47.1		
PHF	.000	.918	.921	.918	.750	.902	.000	.937	.000	.000	.000	.000	.771	.000	.485	.660	.956



A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA

Main St @ Cumming St

7-9 am | 4-6 pm

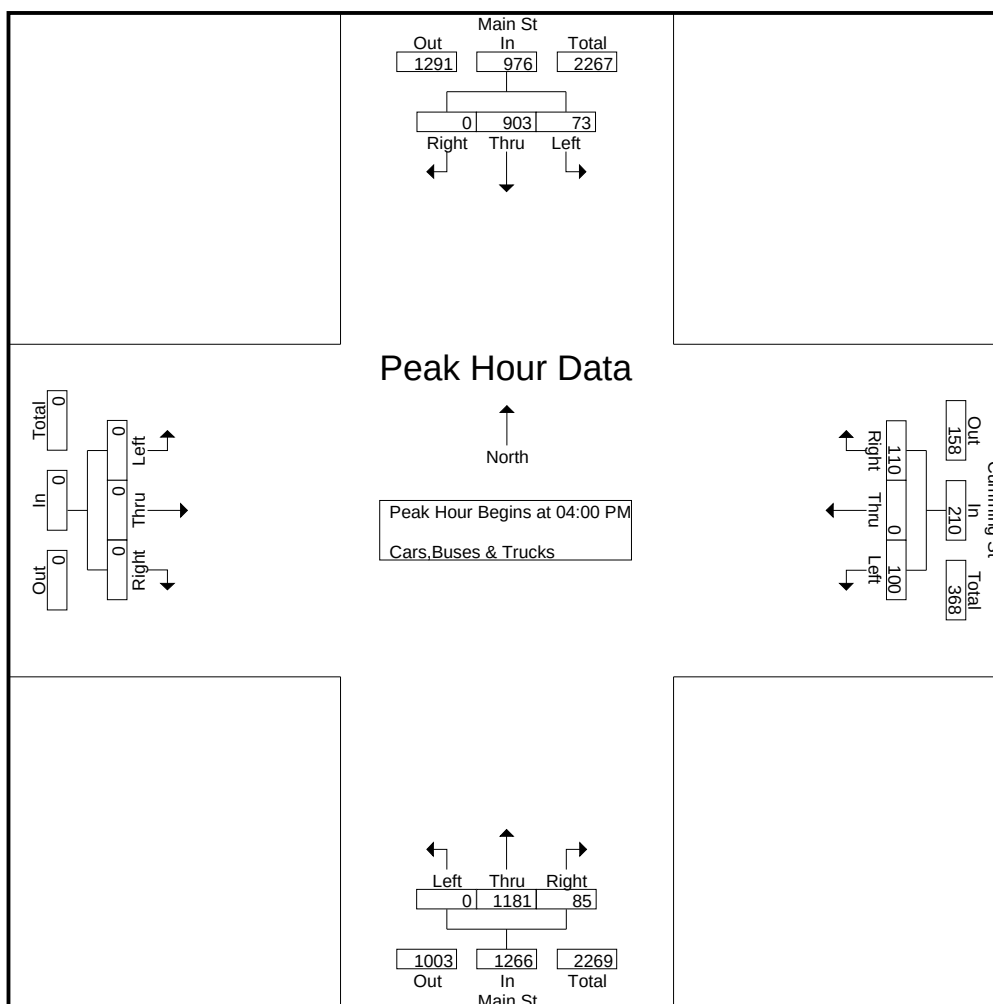
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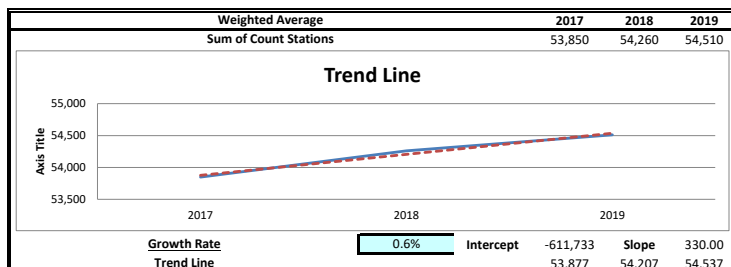
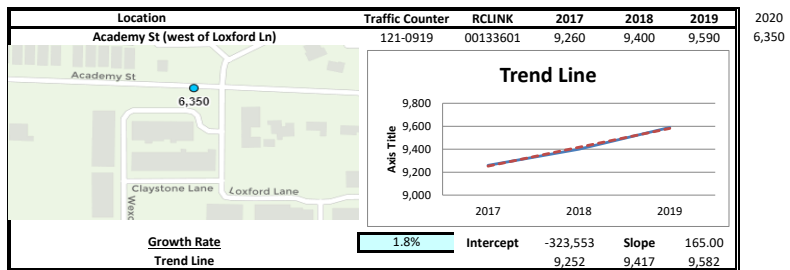
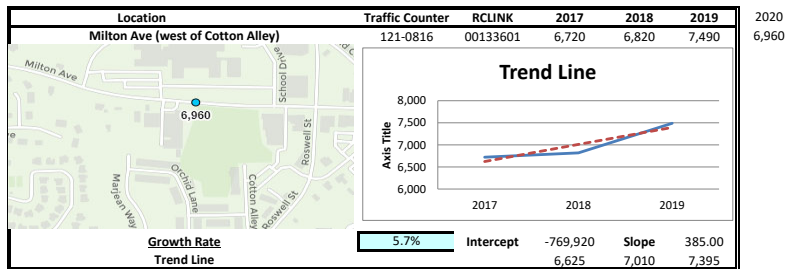
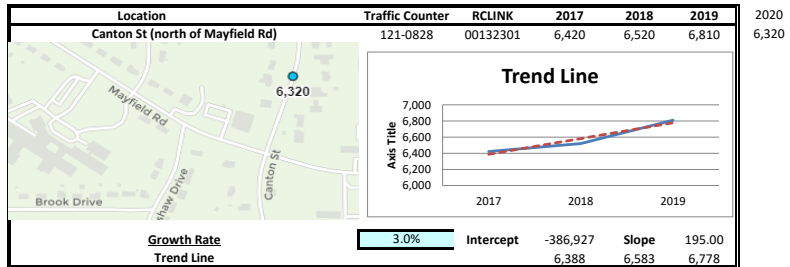
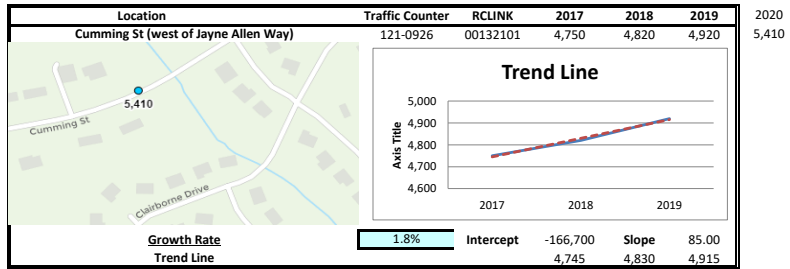
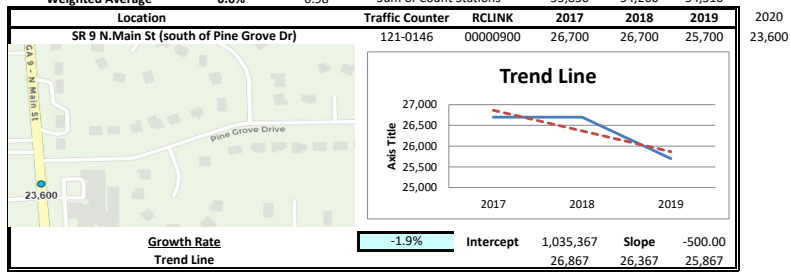
Page No : 3

	Main St Northbound				Main St Southbound				Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	294	21	315	27	222	0	249	0	0	0	0	25	0	17	42	606
04:15 PM	0	298	15	313	14	243	0	257	0	0	0	0	30	0	31	61	631
04:30 PM	0	299	26	325	16	208	0	224	0	0	0	0	26	0	28	54	603
04:45 PM	0	290	23	313	16	230	0	246	0	0	0	0	19	0	34	53	612
Total Volume	0	1181	85	1266	73	903	0	976	0	0	0	0	100	0	110	210	2452
% App. Total	0	93.3	6.7		7.5	92.5	0		0	0	0		47.6	0	52.4		
PHF	.000	.987	.817	.974	.676	.929	.000	.949	.000	.000	.000	.000	.833	.000	.809	.861	.971



LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019	2020
SR 9 N.Main St (south of Pine Grove Dr)	-1.9%	0.75	121-0146	00000900	26,700	26,700	25,700	23,600
Cumming St (west of Jayne Allen Way)	1.8%	0.99	121-0926	00132101	4,750	4,820	4,920	5,410
Canton St (north of Mayfield Rd)	3.0%	0.93	121-0828	00132301	6,420	6,520	6,810	6,320
Milton Ave (west of Cotton Alley)	5.7%	0.85	121-0816	00133601	6,720	6,820	7,490	6,960
Academy St (west of Loxford Ln)	1.8%	0.99	121-0919	00133601	9,260	9,400	9,590	6,350
Weighted Average	0.6%	0.98	Sum of Count Stations =		53,850	54,260	54,510	



EXISTING INTERSECTION ANALYSIS

Timings

1: SR 9 (N. Main St) & Cumming St

1a. Existing 2022 AM

04/06/2022

	↙	↑	↘	↗	↓
Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations	↘↘	↑↑	↘		↑↑
Traffic Volume (vph)	74	712	140	150	1068
Future Volume (vph)	74	712	140	150	1068
Lane Group Flow (vph)	146	742	146	0	1269
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	25.0	80.0	80.0	15.0	95.0
Total Split (%)	20.8%	66.7%	66.7%	12.5%	79.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.67	0.27	0.11		0.64
Control Delay	53.9	3.8	1.7		7.5
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	53.9	3.8	1.7		7.5
Queue Length 50th (ft)	86	63	8		174
Queue Length 95th (ft)	149	106	26		299
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	302	2790	1278		1988
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.48	0.27	0.11		0.64

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St

1a. Existing 2022 AM

04/06/2022

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	74	66	712	140	150	1068
Future Volume (vph)	74	66	712	140	150	1068
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1699		3505	1583		3488
Flt Permitted	0.97		1.00	1.00		0.71
Satd. Flow (perm)	1699		3505	1583		2498
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	77	69	742	146	156	1112
RTOR Reduction (vph)	28	0	0	18	0	0
Lane Group Flow (vph)	118	0	742	128	0	1269
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	13.5		95.5	95.5		95.5
Effective Green, g (s)	13.5		95.5	95.5		95.5
Actuated g/C Ratio	0.11		0.80	0.80		0.80
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	191		2789	1259		1987
v/s Ratio Prot	c0.07		0.21			
v/s Ratio Perm				0.08		c0.51
v/c Ratio	0.62		0.27	0.10		0.64
Uniform Delay, d1	50.8		3.2	2.7		5.1
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	5.8		0.2	0.2		0.7
Delay (s)	56.6		3.4	2.9		5.8
Level of Service	E		A	A		A
Approach Delay (s)	56.6		3.3			5.8
Approach LOS	E		A			A
Intersection Summary						
HCM 2000 Control Delay			8.0		HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio			0.67			
Actuated Cycle Length (s)			120.0		Sum of lost time (s)	16.5
Intersection Capacity Utilization			75.5%		ICU Level of Service	D
Analysis Period (min)			15			
c Critical Lane Group						

Timings

1: SR 9 (N. Main St) & Cumming St

1b. Existing 2022 PM

04/06/2022

	↖	↑	↗	↘	↓
Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations	W	↑↑	↗		↑↑
Traffic Volume (vph)	100	1181	85	73	903
Future Volume (vph)	100	1181	85	73	903
Lane Group Flow (vph)	216	1218	88	0	1006
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	32.0	73.0	73.0	15.0	88.0
Total Split (%)	26.7%	60.8%	60.8%	12.5%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.75	0.46	0.07		0.52
Control Delay	54.9	6.5	3.4		7.6
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	54.9	6.5	3.4		7.6
Queue Length 50th (ft)	131	156	10		140
Queue Length 95th (ft)	203	251	29		237
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	406	2661	1208		1925
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.53	0.46	0.07		0.52

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St

1b. Existing 2022 PM

04/06/2022

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	100	110	1181	85	73	903
Future Volume (vph)	100	110	1181	85	73	903
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.93		1.00	0.85		1.00
Flt Protected	0.98		1.00	1.00		1.00
Satd. Flow (prot)	1691		3505	1583		3494
Flt Permitted	0.98		1.00	1.00		0.72
Satd. Flow (perm)	1691		3505	1583		2537
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	103	113	1218	88	75	931
RTOR Reduction (vph)	36	0	0	7	0	0
Lane Group Flow (vph)	180	0	1218	81	0	1006
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	17.9		91.1	91.1		91.1
Effective Green, g (s)	17.9		91.1	91.1		91.1
Actuated g/C Ratio	0.15		0.76	0.76		0.76
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	252		2660	1201		1926
v/s Ratio Prot	c0.11		0.35			
v/s Ratio Perm				0.05		c0.40
v/c Ratio	0.72		0.46	0.07		0.52
Uniform Delay, d1	48.6		5.3	3.7		5.8
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	9.3		0.6	0.1		0.3
Delay (s)	57.9		5.9	3.8		6.0
Level of Service	E		A	A		A
Approach Delay (s)	57.9		5.8			6.0
Approach LOS	E		A			A
Intersection Summary						
HCM 2000 Control Delay			10.3		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.58			
Actuated Cycle Length (s)			120.0		Sum of lost time (s)	16.5
Intersection Capacity Utilization			85.8%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS**

Timings

1: SR 9 (N. Main St) & Cumming St

2a. No-Build 2024 AM

04/22/2022

	↖	↑	↗	↘	↓
Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations	↖↖	↑↑	↗		↘↘
Traffic Volume (vph)	75	740	143	153	1116
Future Volume (vph)	75	740	143	153	1116
Lane Group Flow (vph)	148	771	149	0	1322
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	25.0	80.0	80.0	15.0	95.0
Total Split (%)	20.8%	66.7%	66.7%	12.5%	79.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.67	0.28	0.12		0.67
Control Delay	54.1	3.8	1.8		8.2
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	54.1	3.8	1.8		8.2
Queue Length 50th (ft)	87	67	8		193
Queue Length 95th (ft)	151	111	27		332
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	302	2786	1276		1966
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.49	0.28	0.12		0.67

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 75

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St

2a. No-Build 2024 AM

04/22/2022

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	75	67	740	143	153	1116
Future Volume (vph)	75	67	740	143	153	1116
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1699		3505	1583		3488
Flt Permitted	0.97		1.00	1.00		0.71
Satd. Flow (perm)	1699		3505	1583		2475
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	78	70	771	149	159	1162
RTOR Reduction (vph)	28	0	0	18	0	0
Lane Group Flow (vph)	120	0	771	131	0	1322
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	13.6		95.4	95.4		95.4
Effective Green, g (s)	13.6		95.4	95.4		95.4
Actuated g/C Ratio	0.11		0.80	0.80		0.80
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	192		2786	1258		1967
v/s Ratio Prot	c0.07		0.22			
v/s Ratio Perm				0.08		c0.53
v/c Ratio	0.62		0.28	0.10		0.67
Uniform Delay, d1	50.8		3.2	2.7		5.4
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	6.2		0.2	0.2		0.9
Delay (s)	56.9		3.5	2.9		6.3
Level of Service	E		A	A		A
Approach Delay (s)	56.9		3.4			6.3
Approach LOS	E		A			A
Intersection Summary						
HCM 2000 Control Delay			8.3		HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio			0.70			
Actuated Cycle Length (s)			120.0		Sum of lost time (s)	16.5
Intersection Capacity Utilization			77.8%		ICU Level of Service	D
Analysis Period (min)			15			
c Critical Lane Group						

Timings

2b. No-Build 2024 PM

04/22/2022

1: SR 9 (N. Main St) & Cumming St

	↖	↑	↗	↘	↓
Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations	W	↑↑	↗		↑↑
Traffic Volume (vph)	102	1228	87	74	939
Future Volume (vph)	102	1228	87	74	939
Lane Group Flow (vph)	220	1266	90	0	1044
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	32.0	73.0	73.0	15.0	88.0
Total Split (%)	26.7%	60.8%	60.8%	12.5%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.76	0.48	0.07		0.55
Control Delay	55.0	6.8	3.5		8.2
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	55.0	6.8	3.5		8.2
Queue Length 50th (ft)	134	168	10		152
Queue Length 95th (ft)	208	268	30		257
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	406	2653	1205		1893
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.54	0.48	0.07		0.55

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 75

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St

2b. No-Build 2024 PM

04/22/2022

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	T	T	W	W
Traffic Volume (vph)	102	112	1228	87	74	939
Future Volume (vph)	102	112	1228	87	74	939
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.93		1.00	0.85		1.00
Flt Protected	0.98		1.00	1.00		1.00
Satd. Flow (prot)	1691		3505	1583		3495
Flt Permitted	0.98		1.00	1.00		0.71
Satd. Flow (perm)	1691		3505	1583		2502
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	105	115	1266	90	76	968
RTOR Reduction (vph)	36	0	0	7	0	0
Lane Group Flow (vph)	184	0	1266	83	0	1044
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	18.2		90.8	90.8		90.8
Effective Green, g (s)	18.2		90.8	90.8		90.8
Actuated g/C Ratio	0.15		0.76	0.76		0.76
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	256		2652	1197		1893
v/s Ratio Prot	c0.11		0.36			
v/s Ratio Perm				0.05		c0.42
v/c Ratio	0.72		0.48	0.07		0.55
Uniform Delay, d1	48.5		5.6	3.7		6.1
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	9.6		0.6	0.1		0.4
Delay (s)	58.0		6.2	3.9		6.4
Level of Service	E		A	A		A
Approach Delay (s)	58.0		6.0			6.4
Approach LOS	E		A			A
Intersection Summary						
HCM 2000 Control Delay			10.6		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.61			
Actuated Cycle Length (s)			120.0		Sum of lost time (s)	16.5
Intersection Capacity Utilization			88.3%		ICU Level of Service	E
Analysis Period (min)			15			
c Critical Lane Group						

**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS (WITH IMPROVEMENTS)**

Timings

2a. No-Build 2024 AM (with System Improvements)

1: SR 9 (N. Main St) & Cumming St

04/22/2022



Lane Group	WBL	NBT	SBL	SBT
Lane Configurations	W	W	W	W
Traffic Volume (vph)	75	740	153	1116
Future Volume (vph)	75	740	153	1116
Lane Group Flow (vph)	148	920	159	1163
Turn Type	Prot	NA	pm+pt	NA
Protected Phases	8	6	5	2
Permitted Phases			2	
Detector Phase	8	6	5	2
Switch Phase				
Minimum Initial (s)	6.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	15.0	21.5
Total Split (s)	34.0	62.0	24.0	86.0
Total Split (%)	28.3%	51.7%	20.0%	71.7%
Yellow Time (s)	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5
Lead/Lag		Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	
Recall Mode	None	C-Min	None	C-Min
v/c Ratio	0.67	0.39	0.34	0.42
Control Delay	52.8	9.3	5.2	4.6
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	52.8	9.3	5.2	4.6
Queue Length 50th (ft)	85	142	22	117
Queue Length 95th (ft)	148	224	49	190
Internal Link Dist (ft)	571	604		715
Turn Bay Length (ft)			160	
Base Capacity (vph)	429	2347	584	2790
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.34	0.39	0.27	0.42

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM 6th Signalized Intersection Summary 2a. No-Build 2024 AM (with System Improvements)

1: SR 9 (N. Main St) & Cumming St

04/22/2022

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	75	67	740	143	153	1116
Future Volume (veh/h)	75	67	740	143	153	1116
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1856	1870	1870	1856
Adj Flow Rate, veh/h	78	70	771	149	159	1162
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	3	2	2	3
Cap, veh/h	93	84	2108	407	507	2830
Arrive On Green	0.11	0.11	0.72	0.72	0.04	0.80
Sat Flow, veh/h	881	791	3039	569	1781	3618
Grp Volume(v), veh/h	149	0	461	459	159	1162
Grp Sat Flow(s),veh/h/ln	1684	0	1763	1753	1781	1763
Q Serve(g_s), s	10.4	0.0	12.1	12.1	2.7	11.6
Cycle Q Clear(g_c), s	10.4	0.0	12.1	12.1	2.7	11.6
Prop In Lane	0.52	0.47		0.32	1.00	
Lane Grp Cap(c), veh/h	178	0	1261	1254	507	2830
V/C Ratio(X)	0.84	0.00	0.37	0.37	0.31	0.41
Avail Cap(c_a), veh/h	400	0	1261	1254	708	2830
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.7	0.0	6.6	6.6	4.5	3.5
Incr Delay (d2), s/veh	9.9	0.0	0.8	0.8	0.3	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.9	0.0	4.3	4.3	0.8	3.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	62.6	0.0	7.4	7.4	4.9	3.9
LnGrp LOS	E	A	A	A	A	A
Approach Vol, veh/h	149		920			1321
Approach Delay, s/veh	62.6		7.4			4.0
Approach LOS	E		A			A
Timer - Assigned Phs	2		5		6	8
Phs Duration (G+Y+Rc), s	101.8		10.5		91.3	18.2
Change Period (Y+Rc), s	5.5		5.5		5.5	5.5
Max Green Setting (Gmax), s	80.5		18.5		56.5	28.5
Max Q Clear Time (g_c+I1), s	13.6		4.7		14.1	12.4
Green Ext Time (p_c), s	25.3		0.3		14.6	0.3
Intersection Summary						
HCM 6th Ctrl Delay			9.0			
HCM 6th LOS			A			

Timings

2b. No-Build 2024 PM (with System Improvements)

1: SR 9 (N. Main St) & Cumming St

04/22/2022



Lane Group	WBL	NBT	SBL	SBT
Lane Configurations	W	W	W	W
Traffic Volume (vph)	102	1228	74	939
Future Volume (vph)	102	1228	74	939
Lane Group Flow (vph)	220	1356	76	968
Turn Type	Prot	NA	pm+pt	NA
Protected Phases	8	6	5	2
Permitted Phases			2	
Detector Phase	8	6	5	2
Switch Phase				
Minimum Initial (s)	6.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	15.0	21.5
Total Split (s)	32.0	73.0	15.0	88.0
Total Split (%)	26.7%	60.8%	12.5%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5
Lead/Lag		Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	
Recall Mode	None	C-Min	None	C-Min
v/c Ratio	0.76	0.58	0.27	0.36
Control Delay	55.0	13.4	6.9	5.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	55.0	13.4	6.9	5.9
Queue Length 50th (ft)	134	286	13	113
Queue Length 95th (ft)	208	436	32	184
Internal Link Dist (ft)	571	604		715
Turn Bay Length (ft)			160	
Base Capacity (vph)	406	2336	314	2653
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.54	0.58	0.24	0.36

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St



HCM 6th Signalized Intersection Summary 2b. No-Build 2024 PM (with System Improvements)

1: SR 9 (N. Main St) & Cumming St

04/22/2022

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	102	112	1228	87	74	939
Future Volume (veh/h)	102	112	1228	87	74	939
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1856	1870	1870	1856
Adj Flow Rate, veh/h	105	115	1266	90	76	968
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	3	2	2	3
Cap, veh/h	119	130	2252	160	319	2675
Arrive On Green	0.15	0.15	0.67	0.67	0.04	0.76
Sat Flow, veh/h	795	871	3432	237	1781	3618
Grp Volume(v), veh/h	221	0	667	689	76	968
Grp Sat Flow(s),veh/h/ln	1674	0	1763	1813	1781	1763
Q Serve(g_s), s	15.5	0.0	23.8	23.9	1.4	11.0
Cycle Q Clear(g_c), s	15.5	0.0	23.8	23.9	1.4	11.0
Prop In Lane	0.48	0.52		0.13	1.00	
Lane Grp Cap(c), veh/h	250	0	1189	1223	319	2675
V/C Ratio(X)	0.88	0.00	0.56	0.56	0.24	0.36
Avail Cap(c_a), veh/h	370	0	1189	1223	392	2675
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	50.0	0.0	10.2	10.2	8.0	4.8
Incr Delay (d2), s/veh	15.5	0.0	1.9	1.9	0.4	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.5	0.0	8.9	9.2	0.5	3.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	65.5	0.0	12.1	12.1	8.4	5.2
LnGrp LOS	E	A	B	B	A	A
Approach Vol, veh/h	221		1356			1044
Approach Delay, s/veh	65.5		12.1			5.4
Approach LOS	E		B			A
Timer - Assigned Phs	2		5		6	8
Phs Duration (G+Y+Rc), s	96.6		10.1		86.5	23.4
Change Period (Y+Rc), s	5.5		5.5		5.5	5.5
Max Green Setting (Gmax), s	82.5		9.5		67.5	26.5
Max Q Clear Time (g_c+I1), s	13.0		3.4		25.9	17.5
Green Ext Time (p_c), s	19.0		0.1		24.6	0.4
Intersection Summary						
HCM 6th Ctrl Delay			14.0			
HCM 6th LOS			B			

FUTURE “**BUILD**” INTERSECTION ANALYSIS

Timings

3a. Build 2024 AM

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	7	2	75	8	44	740	143	153	1111
Future Volume (vph)	7	2	75	8	44	740	143	153	1111
Lane Group Flow (vph)	7	13	0	156	0	817	149	0	1344
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		6		5	2
Permitted Phases	4		8		6		6	2	
Detector Phase	4	4	8	8	6	6	6	5	2
Switch Phase									
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	21.5	15.0	21.5
Total Split (s)	27.0	27.0	27.0	27.0	78.0	78.0	78.0	15.0	93.0
Total Split (%)	22.5%	22.5%	22.5%	22.5%	65.0%	65.0%	65.0%	12.5%	77.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0		0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5		5.5		5.5	5.5		5.5
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min
v/c Ratio	0.05	0.06		0.73		0.38	0.12		0.71
Control Delay	43.3	22.8		58.8		5.2	2.2		10.1
Queue Delay	0.0	0.0		0.0		0.0	0.0		0.0
Total Delay	43.3	22.8		58.8		5.2	2.2		10.1
Queue Length 50th (ft)	5	1		95		88	11		228
Queue Length 95th (ft)	18	20		162		145	32		386
Internal Link Dist (ft)		128		571		604			715
Turn Bay Length (ft)	75						50		
Base Capacity (vph)	191	300		286		2133	1250		1887
Starvation Cap Reductn	0	0		0		0	0		0
Spillback Cap Reductn	0	0		0		0	0		0
Storage Cap Reductn	0	0		0		0	0		0
Reduced v/c Ratio	0.04	0.04		0.55		0.38	0.12		0.71

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

3a. Build 2024 AM

04/22/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	7	2	11	75	8	67	44	740	143	153	1111	27
Future Volume (vph)	7	2	11	75	8	67	44	740	143	153	1111	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Lane Util. Factor	1.00	1.00			1.00			0.95	1.00		0.95	
Frt	1.00	0.87			0.94			1.00	0.85		1.00	
Flt Protected	0.95	1.00			0.98			1.00	1.00		0.99	
Satd. Flow (prot)	1770	1626			1707			3497	1583		3478	
Flt Permitted	0.57	1.00			0.84			0.78	1.00		0.69	
Satd. Flow (perm)	1068	1626			1462			2737	1583		2420	
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	7	2	11	78	8	70	46	771	149	159	1157	28
RTOR Reduction (vph)	0	10	0	0	26	0	0	0	17	0	1	0
Lane Group Flow (vph)	7	3	0	0	130	0	0	817	132	0	1343	0
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	3%	2%
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			6		5	2	
Permitted Phases	4			8			6		6	2		
Actuated Green, G (s)	15.5	15.5			15.5			93.5	93.5		93.5	
Effective Green, g (s)	15.5	15.5			15.5			93.5	93.5		93.5	
Actuated g/C Ratio	0.13	0.13			0.13			0.78	0.78		0.78	
Clearance Time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Vehicle Extension (s)	3.0	3.0			3.0			5.0	5.0		5.0	
Lane Grp Cap (vph)	137	210			188			2132	1233		1885	
v/s Ratio Prot		0.00										
v/s Ratio Perm	0.01				c0.09			0.30	0.08		c0.56	
v/c Ratio	0.05	0.02			0.69			0.38	0.11		0.71	
Uniform Delay, d1	45.8	45.6			50.0			4.2	3.2		6.6	
Progression Factor	1.00	1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2	0.2	0.0			10.4			0.5	0.2		1.3	
Delay (s)	46.0	45.6			60.4			4.7	3.4		7.9	
Level of Service	D	D			E			A	A		A	
Approach Delay (s)		45.7			60.4			4.5			7.9	
Approach LOS		D			E			A			A	
Intersection Summary												
HCM 2000 Control Delay			10.2									
HCM 2000 Volume to Capacity ratio			0.75									
Actuated Cycle Length (s)			120.0									
Intersection Capacity Utilization			86.8%									
Analysis Period (min)			15									
c Critical Lane Group												

Timings

3b. Build 2024 PM

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	36	10	102	6	39	1218	87	74	931
Future Volume (vph)	36	10	102	6	39	1218	87	74	931
Lane Group Flow (vph)	37	68	0	226	0	1296	90	0	1062
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		6		5	2
Permitted Phases	4		8		6		6	2	
Detector Phase	4	4	8	8	6	6	6	5	2
Switch Phase									
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	21.5	15.0	21.5
Total Split (s)	33.8	33.8	33.8	33.8	71.2	71.2	71.2	15.0	86.2
Total Split (%)	28.2%	28.2%	28.2%	28.2%	59.3%	59.3%	59.3%	12.5%	71.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0		0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5		5.5		5.5	5.5		5.5
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min
v/c Ratio	0.22	0.21		0.80		0.58	0.08		0.59
Control Delay	43.0	13.8		59.2		9.4	2.1		10.0
Queue Delay	0.0	0.0		0.0		0.0	0.0		0.0
Total Delay	43.0	13.8		59.2		9.4	2.1		10.0
Queue Length 50th (ft)	25	7		140		216	3		179
Queue Length 95th (ft)	54	44		217		339	21		294
Internal Link Dist (ft)		128		571		604			715
Turn Bay Length (ft)	75						50		
Base Capacity (vph)	230	427		365		2247	1181		1799
Starvation Cap Reductn	0	0		0		0	0		0
Spillback Cap Reductn	0	0		0		0	0		0
Storage Cap Reductn	0	0		0		0	0		0
Reduced v/c Ratio	0.16	0.16		0.62		0.58	0.08		0.59

Intersection Summary

Cycle Length: 120

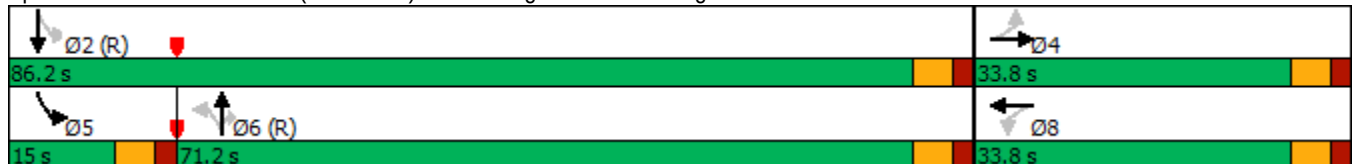
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM Signalized Intersection Capacity Analysis

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

3b. Build 2024 PM

04/22/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	10	56	102	6	112	39	1218	87	74	931	25
Future Volume (vph)	36	10	56	102	6	112	39	1218	87	74	931	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Lane Util. Factor	1.00	1.00			1.00			0.95	1.00		0.95	
Frt	1.00	0.87			0.93			1.00	0.85		1.00	
Flt Protected	0.95	1.00			0.98			1.00	1.00		1.00	
Satd. Flow (prot)	1770	1624			1695			3501	1583		3483	
Flt Permitted	0.52	1.00			0.82			0.87	1.00		0.70	
Satd. Flow (perm)	978	1624			1419			3059	1583		2450	
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	37	10	58	105	6	115	40	1256	90	76	960	26
RTOR Reduction (vph)	0	48	0	0	34	0	0	0	19	0	1	0
Lane Group Flow (vph)	37	20	0	0	192	0	0	1296	71	0	1061	0
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	3%	2%
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			6		5	2	
Permitted Phases	4			8			6		6	2		
Actuated Green, G (s)	20.9	20.9			20.9			88.1	88.1		88.1	
Effective Green, g (s)	20.9	20.9			20.9			88.1	88.1		88.1	
Actuated g/C Ratio	0.17	0.17			0.17			0.73	0.73		0.73	
Clearance Time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Vehicle Extension (s)	3.0	3.0			3.0			5.0	5.0		5.0	
Lane Grp Cap (vph)	170	282			247			2245	1162		1798	
v/s Ratio Prot		0.01										
v/s Ratio Perm	0.04				c0.14			0.42	0.04		c0.43	
v/c Ratio	0.22	0.07			0.78			0.58	0.06		0.59	
Uniform Delay, d1	42.5	41.4			47.3			7.4	4.4		7.5	
Progression Factor	1.00	1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2	0.6	0.1			14.3			1.1	0.1		0.5	
Delay (s)	43.2	41.5			61.6			8.4	4.5		8.0	
Level of Service	D	D			E			A	A		A	
Approach Delay (s)		42.1			61.6			8.2			8.0	
Approach LOS		D			E			A			A	
Intersection Summary												
HCM 2000 Control Delay			13.7				HCM 2000 Level of Service			B		
HCM 2000 Volume to Capacity ratio			0.66									
Actuated Cycle Length (s)			120.0				Sum of lost time (s)			16.5		
Intersection Capacity Utilization			96.7%				ICU Level of Service			F		
Analysis Period (min)			15									
c Critical Lane Group												

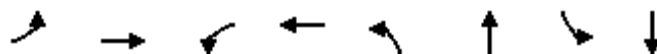
**FUTURE “BUILD” INTERSECTION ANALYSIS
(WITH IMPROVEMENTS)**

Timings

3a. Build 2024 AM (with System Improvements Only)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	7	2	75	8	44	740	153	1111
Future Volume (vph)	7	2	75	8	44	740	153	1111
Lane Group Flow (vph)	7	13	0	156	0	966	159	1185
Turn Type	Perm	NA	Perm	NA	Perm	NA	pm+pt	NA
Protected Phases		4		8		6	5	2
Permitted Phases	4		8		6		2	
Detector Phase	4	4	8	8	6	6	5	2
Switch Phase								
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	15.0	21.5
Total Split (s)	31.0	31.0	31.0	31.0	73.0	73.0	16.0	89.0
Total Split (%)	25.8%	25.8%	25.8%	25.8%	60.8%	60.8%	13.3%	74.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0		0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5		5.5		5.5	5.5	5.5
Lead/Lag					Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.05	0.06		0.72		0.52	0.36	0.44
Control Delay	42.6	22.3		56.9		12.4	6.2	5.6
Queue Delay	0.0	0.0		0.0		0.0	0.0	0.0
Total Delay	42.6	22.3		56.9		12.4	6.2	5.6
Queue Length 50th (ft)	5	1		94		179	25	136
Queue Length 95th (ft)	18	19		158		296	56	223
Internal Link Dist (ft)		128		571		604		715
Turn Bay Length (ft)	75						160	
Base Capacity (vph)	227	354		334		1859	465	2714
Starvation Cap Reductn	0	0		0		0	0	0
Spillback Cap Reductn	0	0		0		0	0	0
Storage Cap Reductn	0	0		0		0	0	0
Reduced v/c Ratio	0.03	0.04		0.47		0.52	0.34	0.44

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM 6th Signalized Intersection Summarya. Build 2024 AM (with System Improvements Only)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022

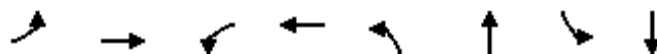
												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	2	11	75	8	67	44	740	143	153	1111	27
Future Volume (veh/h)	7	2	11	75	8	67	44	740	143	153	1111	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1856	1870	1870	1856	1870
Adj Flow Rate, veh/h	7	2	11	78	8	70	46	771	149	159	1157	28
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	2	2	3	2
Cap, veh/h	192	30	167	130	17	83	110	1775	338	478	2767	67
Arrive On Green	0.12	0.12	0.12	0.12	0.12	0.12	0.70	0.70	0.70	0.04	0.79	0.79
Sat Flow, veh/h	1321	250	1373	696	140	680	110	2540	484	1781	3518	85
Grp Volume(v), veh/h	7	0	13	156	0	0	473	0	493	159	580	605
Grp Sat Flow(s),veh/h/ln	1321	0	1623	1515	0	0	1532	0	1601	1781	1763	1840
Q Serve(g_s), s	0.0	0.0	0.9	11.0	0.0	0.0	0.0	0.0	16.1	2.9	12.5	12.6
Cycle Q Clear(g_c), s	0.7	0.0	0.9	12.1	0.0	0.0	12.4	0.0	16.1	2.9	12.5	12.6
Prop In Lane	1.00		0.85	0.50		0.45	0.10		0.30	1.00		0.05
Lane Grp Cap(c), veh/h	192	0	198	229	0	0	1103	0	1119	478	1387	1447
V/C Ratio(X)	0.04	0.00	0.07	0.68	0.00	0.00	0.43	0.00	0.44	0.33	0.42	0.42
Avail Cap(c_a), veh/h	312	0	345	365	0	0	1103	0	1119	559	1387	1447
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.6	0.0	46.7	51.5	0.0	0.0	7.3	0.0	7.9	5.7	4.1	4.1
Incr Delay (d2), s/veh	0.1	0.0	0.1	3.5	0.0	0.0	1.2	0.0	1.3	0.4	0.9	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.4	4.8	0.0	0.0	4.9	0.0	5.5	1.0	4.0	4.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.7	0.0	46.8	55.0	0.0	0.0	8.5	0.0	9.1	6.1	5.0	5.0
LnGrp LOS	D	A	D	E	A	A	A	A	A	A	A	A
Approach Vol, veh/h	20			156			966			1344		
Approach Delay, s/veh	46.7			55.0			8.8			5.1		
Approach LOS	D			E			A			A		
Timer - Assigned Phs	2			4		5	6	8				
Phs Duration (G+Y+Rc), s	99.9			20.1		10.5	89.4	20.1				
Change Period (Y+Rc), s	5.5			5.5		5.5	5.5	5.5				
Max Green Setting (Gmax), s	83.5			25.5		10.5	67.5	25.5				
Max Q Clear Time (g_c+I1), s	14.6			2.9		4.9	18.1	14.1				
Green Ext Time (p_c), s	25.9			0.0		0.2	18.2	0.6				
Intersection Summary												
HCM 6th Ctrl Delay	10.0											
HCM 6th LOS	B											

Timings

3b. Build 2024 PM (with System Improvements Only)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	36	10	102	6	39	1218	74	931
Future Volume (vph)	36	10	102	6	39	1218	74	931
Lane Group Flow (vph)	37	68	0	226	0	1386	76	986
Turn Type	Perm	NA	Perm	NA	Perm	NA	pm+pt	NA
Protected Phases		4		8		6	5	2
Permitted Phases	4		8		6		2	
Detector Phase	4	4	8	8	6	6	5	2
Switch Phase								
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	15.0	21.5
Total Split (s)	32.0	32.0	32.0	32.0	73.0	73.0	15.0	88.0
Total Split (%)	26.7%	26.7%	26.7%	26.7%	60.8%	60.8%	12.5%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0		0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5		5.5		5.5	5.5	5.5
Lead/Lag					Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.22	0.21		0.82		0.69	0.29	0.38
Control Delay	43.8	14.1		61.7		17.5	8.1	6.8
Queue Delay	0.0	0.0		0.0		0.0	0.0	0.0
Total Delay	43.8	14.1		61.7		17.5	8.1	6.8
Queue Length 50th (ft)	25	6		140		355	15	132
Queue Length 95th (ft)	55	44		222		517	33	194
Internal Link Dist (ft)		128		571		604		715
Turn Bay Length (ft)	75						160	
Base Capacity (vph)	215	403		344		2001	293	2574
Starvation Cap Reductn	0	0		0		0	0	0
Spillback Cap Reductn	0	0		0		0	0	0
Storage Cap Reductn	0	0		0		0	0	0
Reduced v/c Ratio	0.17	0.17		0.66		0.69	0.26	0.38

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM 6th Signalized Intersection Summaryb. Build 2024 PM (with System Improvements Only)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	10	56	102	6	112	39	1218	87	74	931	25
Future Volume (veh/h)	36	10	56	102	6	112	39	1218	87	74	931	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1856	1870	1870	1856	1870
Adj Flow Rate, veh/h	37	10	58	105	6	115	40	1256	90	76	960	26
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	2	2	3	2
Cap, veh/h	240	46	266	151	17	128	72	1943	139	281	2510	68
Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.63	0.63	0.63	0.04	0.72	0.72
Sat Flow, veh/h	1270	238	1383	555	86	664	64	3076	219	1781	3506	95
Grp Volume(v), veh/h	37	0	68	226	0	0	709	0	677	76	483	503
Grp Sat Flow(s),veh/h/ln	1270	0	1621	1304	0	0	1710	0	1649	1781	1763	1838
Q Serve(g_s), s	0.0	0.0	4.2	16.4	0.0	0.0	4.6	0.0	30.7	1.7	12.9	12.9
Cycle Q Clear(g_c), s	4.2	0.0	4.2	20.7	0.0	0.0	28.2	0.0	30.7	1.7	12.9	12.9
Prop In Lane	1.00		0.85	0.46		0.51	0.06		0.13	1.00		0.05
Lane Grp Cap(c), veh/h	240	0	312	295	0	0	1112	0	1042	281	1262	1316
V/C Ratio(X)	0.15	0.00	0.22	0.77	0.00	0.00	0.64	0.00	0.65	0.27	0.38	0.38
Avail Cap(c_a), veh/h	276	0	358	336	0	0	1112	0	1042	353	1262	1316
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.8	0.0	40.8	48.5	0.0	0.0	13.2	0.0	13.8	11.6	6.7	6.7
Incr Delay (d2), s/veh	0.3	0.0	0.3	9.0	0.0	0.0	2.8	0.0	3.1	0.5	0.9	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	1.7	7.3	0.0	0.0	11.4	0.0	11.4	0.6	4.5	4.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.1	0.0	41.2	57.4	0.0	0.0	16.0	0.0	16.9	12.2	7.5	7.5
LnGrp LOS	D	A	D	E	A	A	B	A	B	B	A	A
Approach Vol, veh/h	105		226			1386			1062			
Approach Delay, s/veh	41.2		57.4			16.5			7.9			
Approach LOS	D		E			B			A			
Timer - Assigned Phs	2		4		5	6	8					
Phs Duration (G+Y+Rc), s	91.4		28.6		10.1	81.3	28.6					
Change Period (Y+Rc), s	5.5		5.5		5.5	5.5	5.5					
Max Green Setting (Gmax), s	82.5		26.5		9.5	67.5	26.5					
Max Q Clear Time (g_c+I1), s	14.9		6.2		3.7	32.7	22.7					
Green Ext Time (p_c), s	18.0		0.4		0.1	23.0	0.4					
Intersection Summary												
HCM 6th Ctrl Delay	17.4											
HCM 6th LOS	B											

Timings

3c. Build 2024 AM (with System & Site Improvements)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	7	2	75	8	44	740	153	1111	27
Future Volume (vph)	7	2	75	8	44	740	153	1111	27
Lane Group Flow (vph)	7	13	0	156	46	920	159	1157	28
Turn Type	Perm	NA	Perm	NA	Perm	NA	pm+pt	NA	Perm
Protected Phases		4		8		6	5	2	
Permitted Phases	4		8		6		2		2
Detector Phase	4	4	8	8	6	6	5	2	2
Switch Phase									
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	15.0	21.5	21.5
Total Split (s)	34.0	34.0	34.0	34.0	65.0	65.0	21.0	86.0	86.0
Total Split (%)	28.3%	28.3%	28.3%	28.3%	54.2%	54.2%	17.5%	71.7%	71.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5		5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag					Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
v/c Ratio	0.05	0.06		0.72	0.15	0.40	0.35	0.42	0.02
Control Delay	42.7	22.4		56.6	11.3	10.6	6.0	5.5	2.0
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.7	22.4		56.6	11.3	10.6	6.0	5.5	2.0
Queue Length 50th (ft)	5	1		93	12	152	25	131	1
Queue Length 95th (ft)	18	19		158	38	246	55	215	9
Internal Link Dist (ft)		128		571		604		715	
Turn Bay Length (ft)	75				160		160		100
Base Capacity (vph)	254	394		371	301	2278	537	2725	1235
Starvation Cap Reductn	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.03	0.03		0.42	0.15	0.40	0.30	0.42	0.02

Intersection Summary

Cycle Length: 120

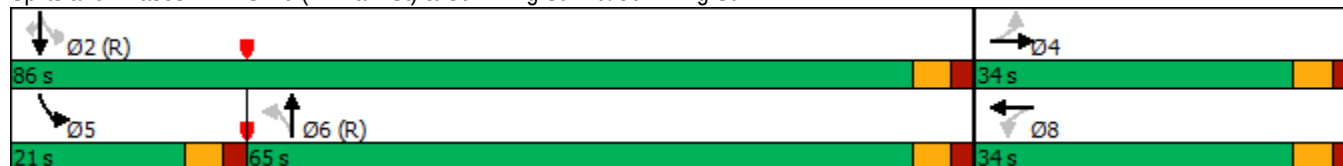
Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM 6th Signalized Intersection Summary - Build 2024 AM (with System & Site Improvements)
 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St 04/22/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	2	11	75	8	67	44	740	143	153	1111	27
Future Volume (veh/h)	7	2	11	75	8	67	44	740	143	153	1111	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1856	1870	1870	1856	1870
Adj Flow Rate, veh/h	7	2	11	78	8	70	46	771	149	159	1157	28
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	2	2	3	2
Cap, veh/h	193	31	168	130	17	83	382	2055	397	494	2771	1246
Arrive On Green	0.12	0.12	0.12	0.12	0.12	0.12	0.70	0.70	0.70	0.04	0.79	0.79
Sat Flow, veh/h	1321	250	1373	695	140	680	473	2946	569	1781	3526	1585
Grp Volume(v), veh/h	7	0	13	156	0	0	46	461	459	159	1157	28
Grp Sat Flow(s),veh/h/ln	1321	0	1623	1515	0	0	473	1763	1753	1781	1763	1585
Q Serve(g_s), s	0.0	0.0	0.9	11.0	0.0	0.0	4.1	12.9	12.9	2.9	12.5	0.5
Cycle Q Clear(g_c), s	0.7	0.0	0.9	12.1	0.0	0.0	6.0	12.9	12.9	2.9	12.5	0.5
Prop In Lane	1.00		0.85	0.50		0.45	1.00		0.32	1.00		1.00
Lane Grp Cap(c), veh/h	193	0	199	230	0	0	382	1229	1223	494	2771	1246
V/C Ratio(X)	0.04	0.00	0.07	0.68	0.00	0.00	0.12	0.38	0.38	0.32	0.42	0.02
Avail Cap(c_a), veh/h	345	0	385	403	0	0	382	1229	1223	649	2771	1246
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.5	0.0	46.6	51.4	0.0	0.0	6.7	7.4	7.4	5.1	4.1	2.8
Incr Delay (d2), s/veh	0.1	0.0	0.1	3.5	0.0	0.0	0.6	0.9	0.9	0.4	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.4	4.8	0.0	0.0	0.5	4.8	4.8	1.0	3.8	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.6	0.0	46.7	54.9	0.0	0.0	7.4	8.3	8.3	5.5	4.6	2.8
LnGrp LOS	D	A	D	D	A	A	A	A	A	A	A	A
Approach Vol, veh/h	20			156			966			1344		
Approach Delay, s/veh	46.7			54.9			8.3			4.6		
Approach LOS	D			D			A			A		
Timer - Assigned Phs	2			4		5	6	8				
Phs Duration (G+Y+Rc), s	99.8			20.2		10.6	89.2	20.2				
Change Period (Y+Rc), s	5.5			5.5		5.5	5.5	5.5				
Max Green Setting (Gmax), s	80.5			28.5		15.5	59.5	28.5				
Max Q Clear Time (g_c+I1), s	14.5			2.9		4.9	14.9	14.1				
Green Ext Time (p_c), s	26.5			0.0		0.3	16.9	0.7				
Intersection Summary												
HCM 6th Ctrl Delay	9.5											
HCM 6th LOS	A											

Timings

3d. Build 2024 PM (with System & Site Improvements)

1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	36	10	102	6	39	1218	74	931	25
Future Volume (vph)	36	10	102	6	39	1218	74	931	25
Lane Group Flow (vph)	37	68	0	226	40	1346	76	960	26
Turn Type	Perm	NA	Perm	NA	Perm	NA	pm+pt	NA	Perm
Protected Phases		4		8		6	5	2	
Permitted Phases	4		8		6		2		2
Detector Phase	4	4	8	8	6	6	5	2	2
Switch Phase									
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	15.0	21.5	21.5
Total Split (s)	35.0	35.0	35.0	35.0	70.0	70.0	15.0	85.0	85.0
Total Split (%)	29.2%	29.2%	29.2%	29.2%	58.3%	58.3%	12.5%	70.8%	70.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5		5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag					Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
v/c Ratio	0.21	0.20		0.80	0.11	0.60	0.28	0.37	0.02
Control Delay	42.4	13.6		57.9	12.4	15.5	8.2	7.1	2.8
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.4	13.6		57.9	12.4	15.5	8.2	7.1	2.8
Queue Length 50th (ft)	25	6		139	12	309	15	127	1
Queue Length 95th (ft)	53	43		214	35	473	36	206	10
Internal Link Dist (ft)		128		571		604		715	
Turn Bay Length (ft)	75				160		160		100
Base Capacity (vph)	241	442		379	358	2246	302	2565	1164
Starvation Cap Reductn	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.15		0.60	0.11	0.60	0.25	0.37	0.02

Intersection Summary

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



HCM 6th Signalized Intersection Summary - Build 2024 PM (with System & Site Improvements) 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St

04/22/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	10	56	102	6	112	39	1218	87	74	931	25
Future Volume (veh/h)	36	10	56	102	6	112	39	1218	87	74	931	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1856	1870	1870	1856	1870
Adj Flow Rate, veh/h	37	10	58	105	6	115	40	1256	90	76	960	26
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	3	2	2	3	2
Cap, veh/h	242	46	268	152	17	129	415	2103	150	293	2519	1132
Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.63	0.63	0.63	0.04	0.71	0.71
Sat Flow, veh/h	1270	238	1383	556	86	665	585	3337	239	1781	3526	1585
Grp Volume(v), veh/h	37	0	68	226	0	0	40	662	684	76	960	26
Grp Sat Flow(s),veh/h/ln	1270	0	1621	1308	0	0	585	1763	1813	1781	1763	1585
Q Serve(g_s), s	0.0	0.0	4.2	16.4	0.0	0.0	3.5	26.7	26.9	1.7	12.8	0.6
Cycle Q Clear(g_c), s	4.2	0.0	4.2	20.6	0.0	0.0	6.2	26.7	26.9	1.7	12.8	0.6
Prop In Lane	1.00		0.85	0.46		0.51	1.00		0.13	1.00		1.00
Lane Grp Cap(c), veh/h	242	0	314	297	0	0	415	1111	1142	293	2519	1132
V/C Ratio(X)	0.15	0.00	0.22	0.76	0.00	0.00	0.10	0.60	0.60	0.26	0.38	0.02
Avail Cap(c_a), veh/h	308	0	399	373	0	0	415	1111	1142	366	2519	1132
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.7	0.0	40.7	48.2	0.0	0.0	9.9	13.1	13.2	10.5	6.7	5.0
Incr Delay (d2), s/veh	0.3	0.0	0.3	6.9	0.0	0.0	0.5	2.4	2.3	0.5	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	1.7	7.1	0.0	0.0	0.5	10.5	10.8	0.6	4.4	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.0	0.0	41.0	55.1	0.0	0.0	10.4	15.5	15.5	10.9	7.2	5.0
LnGrp LOS	D	A	D	E	A	A	B	B	B	B	A	A
Approach Vol, veh/h	105			226			1386			1062		
Approach Delay, s/veh	41.0			55.1			15.3			7.4		
Approach LOS	D			E			B			A		
Timer - Assigned Phs	2			4		5	6	8				
Phs Duration (G+Y+Rc), s	91.2			28.8		10.1	81.1	28.8				
Change Period (Y+Rc), s	5.5			5.5		5.5	5.5	5.5				
Max Green Setting (Gmax), s	79.5			29.5		9.5	64.5	29.5				
Max Q Clear Time (g_c+I1), s	14.8			6.2		3.7	28.9	22.6				
Green Ext Time (p_c), s	18.9			0.4		0.1	22.9	0.7				
Intersection Summary												
HCM 6th Ctrl Delay	16.5											
HCM 6th LOS	B											

T R A F F I C V O L U M E W O R K S H E E T S

22-041 Mixed-Use Development at 116 & 126 North Main St - Alpharetta, Fulton County
Traffic Volumes

A&R Engineering
April 2022

1. SR 9 N. Main St @ Cumming St

A.M. Peak Hour

Condition	SR 9 (N. Main Street) Northbound				SR 9 (N. Main Street) Southbound				Site Driveway Eastbound				Cumming Street Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2022 Traffic Counts:	0	712	140	852	150	1068	0	1218	0	0	0	0	74	0	66	140
Growth Factor (%):	1	2	1		1	2	1		1	1	1		1	1	1	
Adjacent Office Trips with RIRO on SR 9:	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	0
No-Build 2024 Volumes:	0	740	143	883	153	1116	0	1269	0	0	0	0	75	0	67	142
Proposed Development New Trips:	36	0	0	36	0	0	22	22	6	2	10	18	0	8	0	8
Proposed Development Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjacent Office Trips without RIRO on SR 9:	8	0	0	8	0	0	5	5	1	0	1	2	0	0	0	0
Future 2024 Traffic Volumes:	44	740	143	927	153	1111	27	1291	7	2	11	20	75	8	67	150

P.M. Peak Hour

Condition	SR 9 (N. Main Street) Northbound				SR 9 (N. Main Street) Southbound				Site Driveway Eastbound				Cumming Street Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2022 Traffic Counts:	0	1181	85	1266	73	903	0	976	0	0	0	0	100	0	110	210
Growth Factor (%):	1	2	1		1	2	1		1	1	1		1	1	1	
Adjacent Office Trips with RIRO on SR 9:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No-Build 2024 Volumes:	0	1228	87	1315	74	939	0	1013	0	0	0	0	102	0	112	214
Proposed Development New Trips:	28	0	0	28	0	0	17	17	29	10	46	85	0	6	0	6
Proposed Development Pass-by Trips:	10	-10	0	0	0	-8	8	0	4	0	5	9	0	0	0	0
Adjacent Office Trips without RIRO on SR 9:	1	0	0	1	0	0	0	0	3	0	5	8	0	0	0	0
Future 2024 Traffic Volumes:	39	1218	87	1344	74	931	25	1030	36	10	56	102	102	6	112	220

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: 116 and 126 North Main Street

Contact Name: Steven Rowe

Telephone: (770) 641-1942

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.

We received some questions and concerns from surrounding property owners through phone calls, Zoom meeting and personal meetings and below is a list of the items:

- Increased Traffic and access from Violet Garden Walk.
- Setbacks and road landscaping (Highway 9 and Violet Garden Walk)
- Building architecture, style and height
- Uses of the rear building that is closer to existing residents
- Possibility and timing of Cumming Street extension to Lily Garden Place

We are currently communicating with many of the concerned residents in an attempt to answer their questions and satisfy their concerns.

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

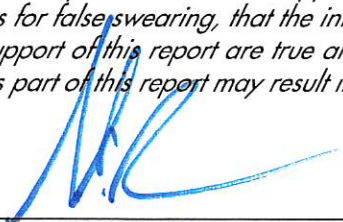


Other (Please Specify)

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: 3/18/2012

Print Form

Original
Mailing



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

February 17, 2022

RE: **Z-22-02 / 116 + 126 North Main Street**

Dear Property Owner:

We are representing the applicant, Market District Crabapple, LLC, in the above referenced case located at 116 and 126 North Main Street. Please allow this letter to serve as public notice for a Re-Zoning request from C-1 zoning to DTMU zoning category. I have attached a copy of the filed site plan for your convenience.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday March 9, 2022, at 6:00 p.m. via Zoom. The link to the meeting is <https://zoom.us/j/6766623657>. 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 the Planning Commission on Thursday, April 14, 2022 at 6:30 PM and City Council on Monday, April 25, 2022 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

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

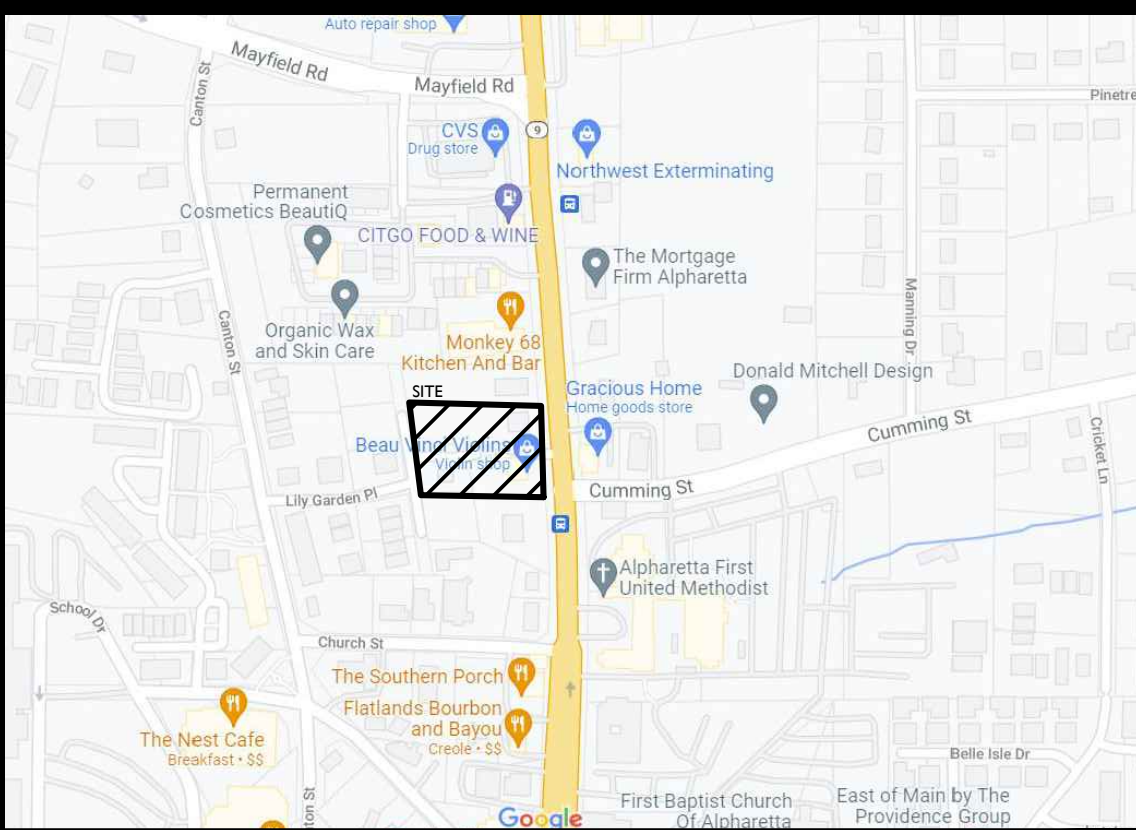
Sincerely,
AEC, Inc.

A handwritten signature in black ink, appearing to read 'SLR', is written over the printed name of Steven L. Rowe.

Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr
Attachments

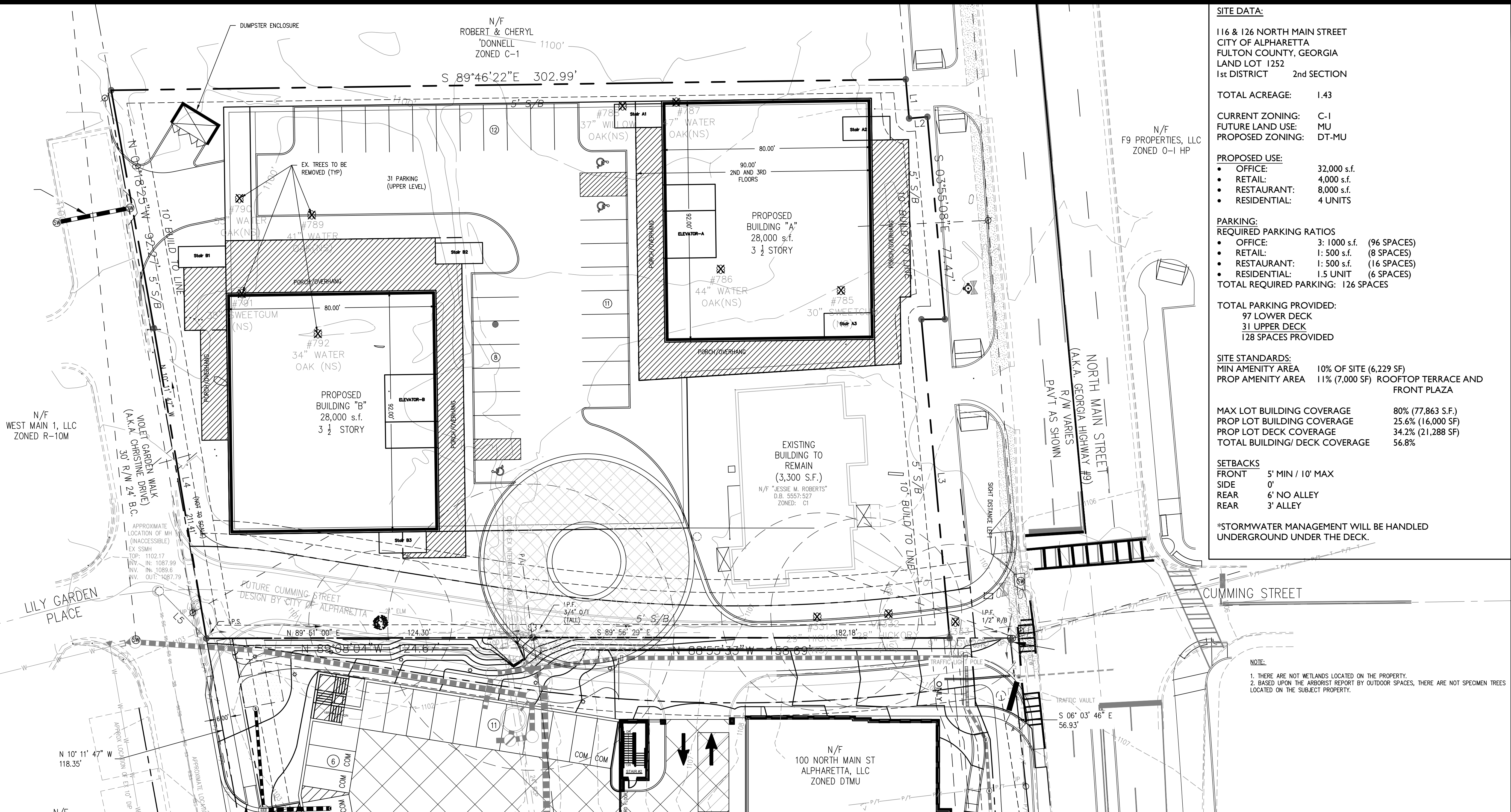
M:\2022 JOBS\22-4732 116 & 126 North Main\Zoning Submittal\CZIM Neighbor Letter.docx



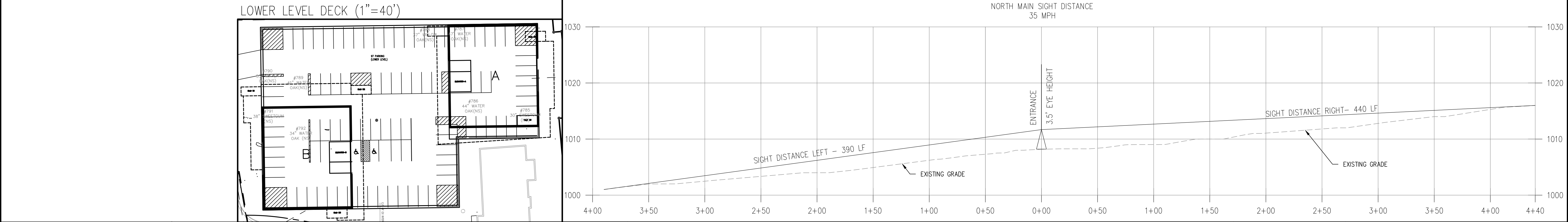
SITE LOCATION MAP (NTS)



Element Description	
Key and/or legend and site location map with North arrow	
Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.	
Acresage of the subject property.	
Location of land lot lines and identification of land lots.	
Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.	
Proposed streets on the subject site.	
Current zoning of the subject site and adjoining properties.	
Existing buildings (with square footages, heights, and stories), walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.	
Location of proposed buildings with square footages, heights, and stories.	
Layout and minimum lot size of proposed singlefamily residential lots.	
Topography of subject site.	
Required and proposed setbacks.	
100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.	
Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.	
Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.	
Required and proposed parking spaces, loading, and unloading facilities.	
Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.	
Proposed stormwater management facilities.	
Entrance distance profile assuming the driver's eye at a height of 3.5 feet.	
Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).	
Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).	



SITE DATA:	
116 & 126 NORTH MAIN STREET CITY OF ALPHARETTA FULTON COUNTY, GEORGIA LAND LOT 1252 1st DISTRICT 2nd SECTION	
TOTAL ACRESAGE:	1.43
CURRENT ZONING:	C-1
FUTURE LAND USE:	MU
PROPOSED ZONING:	DT-MU
PROPOSED USE:	
• OFFICE:	32,000 s.f.
• RETAIL:	4,000 s.f.
• RESTAURANT:	8,000 s.f.
• RESIDENTIAL:	4 UNITS
PARKING:	
REQUIRED PARKING RATIOS	
• OFFICE:	3: 1000 s.f. (96 SPACES)
• RETAIL:	1: 500 s.f. (8 SPACES)
• RESTAURANT:	1: 500 s.f. (16 SPACES)
• RESIDENTIAL:	1.5 UNIT (6 SPACES)
TOTAL REQUIRED PARKING: 126 SPACES	
TOTAL PARKING PROVIDED:	
97 LOWER DECK	
31 UPPER DECK	
128 SPACES PROVIDED	
SITE STANDARDS:	
MIN AMENITY AREA	10% OF SITE (6,229 SF)
PROP AMENITY AREA	11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA
MAX LOT BUILDING COVERAGE	
PROP LOT BUILDING COVERAGE	80% (77,863 S.F.)
PROP LOT DECK COVERAGE	25.6% (16,000 SF)
TOTAL BUILDING/ DECK COVERAGE	34.2% (21,288 SF)
56.8%	
SETBACKS	
FRONT	5' MIN / 10' MAX
SIDE	0'
REAR	6' NO ALLEY
REAR	3' ALLEY
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.	



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

Scale 1" = 20'

PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.

Alpharetta , Georgia

PROJECT INFORMATION	
PROJECT NO.:	22-4732
DATE:	FEBRUARY 1, 2022
SCALE:	1" = 20'
FILE NAME:	22-4732P02.dwg
DESIGN/DRAWN:	SLR/ SLR

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

BERMIC RPROPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

MAYFIELD LLC
11785 NORTHFALL LN STE 510
ALPHARETTA GA 30009

SUMMERS DOLLEH KIM
1660 HAMiota RDG
ALPHARETTA GA 30004

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

STONE MARTHA
1525 HOLBROOK CAMPGROUND RD
CUMMING GA 30040

TINK WISE LLC
1085 POWERS PL
ALPHARETTA GA 30009

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

THIRTY FOUR THIRTY SIX CHURCH STRE
ET LLC
233 CANTON ST
ALPHARETTA GA 30004

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

JOBETH PROPERTIES LLC
745 GLENLEIGH LN
DULUTH GA 30097

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

SRISAI REALTY LLC
5755 N POINT PKWY SUITE 85
ALPHARETTA GA 30022

MANNING SARAH P
40 CUMMING ST
ALPHARETTA GA 30004-1610

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

FIRST UNITED METHODIST CH OF ALPHA
RETTA GA THE
69 N MAIN ST
ALPHARETTA GA 30004

WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009

HARRIS R T & KOVEN ROBERT P
4398 PAPER MILL RD
MARIETTA GA 30067

FIRST UNITED METHODIST CH OF ALPHA
RETTA
69 N MAIN ST
ALPHARETTA GA 30009-3620

GEORGIAN COMMUNITY ASSOCIATION INC
THE
2675 PACES FERRY RD SUITE 125
ATLANTA GA 30339

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

HAYWOOD T ASHLEY
P O BOX 485
ALPHARETTA GA 30009

APPEN RAYMOND C & CHRISTIANA A
316 LYNNE CIR
ALPHARETTA GA 30004

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

BENSON DOROTHY C
133 CANTON ST
ALPHARETTA GA 30004-1606

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA GA 30060

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

YOUTH MINISTRY RESOURCES INC
31 CHURCH ST
ALPHARETTA GA 30009

ANDERSON JOHN DAVID
390 ROSE GARDEN LANE
ALPHARETTA GA 30009

KOVEN ROBERT P & HARRIS ROBT T
4398 PAPER MILL RD
MARIETTA GA 30067

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

BELDEN JOHN ASHLEY & BELDEN LIBBY
MARIE
550 ROSE GARDEN LANE
ALPHARETTA GA 30009

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

KEBANLI ARTHUR
12250 CRABAPPLE CHASE DR
ALPHARETTA GA 30004

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

WHITMAN ARNOLD M
3500 LENOX RD NE STE 510
ATLANTA GA 30326

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GRABER ALYSSA
540 ROSE GARDEN LN
ALPHARETTA GA 30009

WHITMAN ARNOLD M
3820 MANSELL RD SUITE 280
ALPHARETTA GA 30022

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

TURPEN DAVID REED & HUSSMANN EDNA
MILLER
380 ROSE GARDEN LANE
ALPHARETTA GA 30009

WHITMAN ARNOLD
3500 LENOX RD NE STE 510
ATLANTA GA 30326

ERIC S CHOFPNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009

MC MANES A SPENCER & A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

COLLINS MARINE GROUP LLC
88 ROSWELL ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

FIRST UNITED METHODIST CH OF ALPHA
RETTA
69 NORTH MAIN ST
ALPHARETTA GA 30004-1620

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

BELL LINDA REESE & JONES ELLON W
159 NORTH MAIN ST
ALPHARETTA GA 30009

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK OW
NERS ASSOCIATION
1102 ABBEY CT
ALPHARETTA GA 30004

Follow Up Mailing



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

March 17, 2022

RE: **Z-22-02 / 116 + 126 North Main Street**

Dear Property Owner:

We are representing the applicant, Market District Crabapple, LLC, in the above referenced case located at 116 and 126 North Main Street. This is the second letter we are sending out due to some issues with the City's GIS system regarding the current property owners within the area. We apologize for any confusion, and we want to make sure everyone has an opportunity to comment on the proposed development.

Please allow this letter to serve as public notice for a Re-Zoning and concurrent Variance request from C-I zoning to DTMU zoning category. I have attached a copy of the filed site plan for your convenience.

The Community Zoning Information Meeting (CZIM) for this request was held on Wednesday March 9, 2022, at 6:00 p.m. via Zoom and there were some good comments and discussion regarding the project. We are still in the process of looking at design options and want to hear from you if you have any other questions or concerns regarding the proposed development.

This item will be considered by the Planning Commission on Thursday, April 14, 2022 at 6:30 PM and City Council on Monday, April 25, 2022 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

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

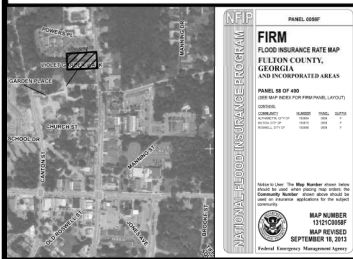
Sincerely,
AEC, Inc.

A handwritten signature in black ink, appearing to read 'SLR'.

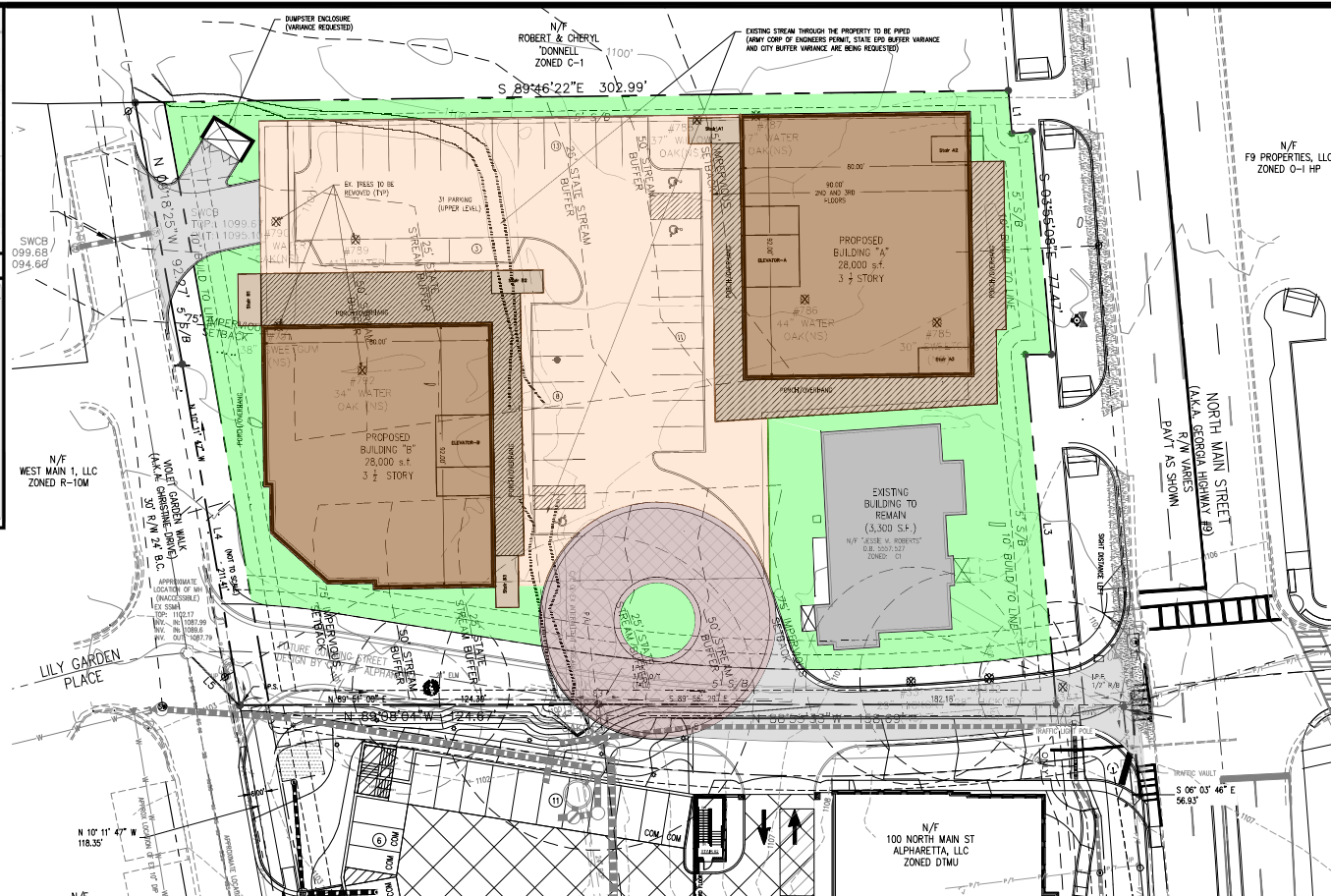
Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr
Attachments

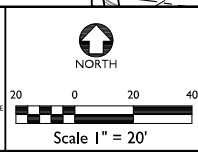
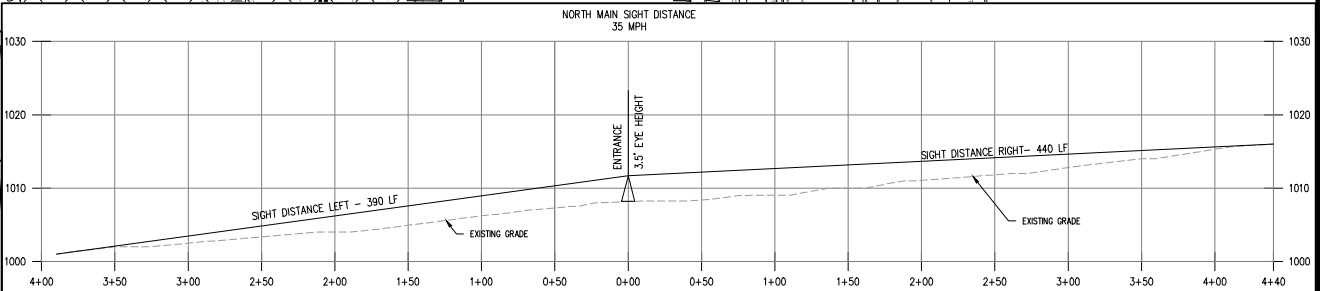
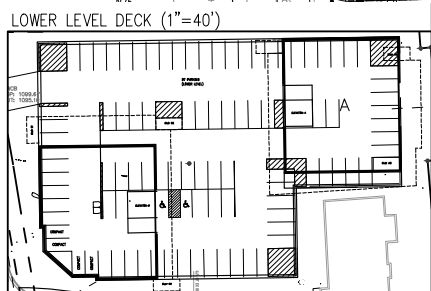
M:\2022 JOBS\22-4713 116 & 126 North Main\Zoning Submittal\CZIM Neighbor Letter-rev.docx



Element Description	
1	Key and/or legend and site location map with North arrow
2	Boundary survey of subject property which includes dimensions along property lines that match the notes and boundary of the property's written legal description and clearly indicate the point of beginning
3	Arrangement of the subject property
4	Location of lot lines and identification of lot lines
5	Existing, proposed, new, relocated, and future proposed right-of-way of all streets, roads, and trails that are adjacent to or on the subject property
6	Proposed streets on the subject site
7	Current zoning of the subject site and adjoining properties
8	Existing buildings both above and below ground, including, but not limited to, walls, driveways, fences, and towers, and any other structures or improvements on the subject property
9	Location of proposed buildings with square footages, heights, and stories
10	Location and elevation for use of proposed single-family residential lots
11	Topography of subject site
12	Required and proposed setbacks
13	100-year flood plain horizontal limits and flood zone designations as shown on zoning or FEMA/FIRM maps
14	Required landscape strips, undeveloped buffers, and any other natural areas as required or proposed
15	Tree lines, woodlands, significant trees with critical root zones (3 x trunk diameter), and open fields on subject site
16	Required and proposed parking spaces, loading, and unloading facilities
17	Utility, sewer, and other services on the site and associated buffers. Woodlands shown on GIS maps or survey
18	Proposed stormwater management facilities
19	Reference distance profile showing the street's eye at a height of 3.5 feet
20	Existing distance profile within 100 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street)
21	Proposed water drainage and the available intersection sight distance (according to AASHTO Green Book)



SITE DATA:	
116 & 126 NORTH MAIN STREET CITY OF ALPHARETTA FULTON COUNTY, GEORGIA LAND LOT 1252 1st DISTRICT 2nd SECTION	
TOTAL ACREAGE:	1.43
CURRENT ZONING:	C-1
FUTURE LAND USE:	MU
PROPOSED ZONING:	DT-MU
PROPOSED USE:	
• OFFICE:	32,000 s.f.
• RETAIL:	4,000 s.f.
• RESTAURANT:	8,000 s.f.
• RESIDENTIAL:	4 UNITS
PARKING:	
REQUIRED PARKING RATIOS:	
• OFFICE:	3:1,000 s.f. (96 SPACES)
• RETAIL:	1:500 s.f. (8 SPACES)
• RESTAURANT:	1:500 s.f. (16 SPACES)
• RESIDENTIAL:	2.5 UNIT (10 SPACES)
TOTAL REQUIRED PARKING: 130 SPACES	
TOTAL PARKING PROVIDED:	
97 LOWER DECK	
35 UPPER DECK	
132 SPACES PROVIDED	
SITE STANDARDS:	
MIN AMENITY AREA	10% OF SITE (6,229 SF)
PROP AMENITY AREA	11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA
MAX LOT BUILDING COVERAGE	80% (77,863 S.F.)
PROP LOT BUILDING COVERAGE	25.6% (16,000 SF)
PROP LOT DECK COVERAGE	34.2% (21,288 SF)
TOTAL BUILDING/DECK COVERAGE	56.8%
SETBACKS:	
FRONT	5' MIN / 10' MAX
SIDE	0'
REAR	6' NO ALLEY
REAR	3' ALLEY
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK	



PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.
Alpharetta, Georgia

PROJECT INFORMATION	
PROJECT NO:	22-4732
DATE:	MARCH 18, 2022
SCALE:	1" = 20'
FILE NAME:	22-4732P02.dwg
DESIGN/DRAWN:	SLR/SLR



ARCHITECT
D. TRACY WARD

AKA
STUDIO, PC
Architects & Interiors



100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL STE B
ALPHARETTA GA 30009

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL STE B
ALPHARETTA GA 30009

61 OLD CANTON LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

ALPHARETTA FIRST UNITED METHODIST
CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

ANDERSON JOHN DAVID
390 ROSE GARDEN LANE
ALPHARETTA GA 30009

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

AR INVESTMENTS LLC
200 VIOLET GARDEN WALK
ALPHARETTA GA 30009

ASHER RABUN LEIGH & RABUN LEE W III
95 CANTON ST
ALPHARETTA GA 30009

AVON MICHAEL V & DENISE
57 CHURCH ST
ALPHARETTA GA 30009

BDS REVOCABLE TRUST THE
51 CHURCH ST
ALPHARETTA GA 30009

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

BECHER MICHELLE
93 CANTON ST
ALPHARETTA GA 30009

BERMIC RPROPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

BRACKEN LAWRENCE J II & TRACY C
208 VIOLET GARDEN WALK
ALPHARETTA GA 30009

BRANNON ROBERT A & FLYNN MICHAEL
15144 TAYLOR RD
ALPHARETTA GA 30004

BREEN JAMES J & LEILA RUTH
55 CHURCH ST
ALPHARETTA GA 30009

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

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

CANTON STREET COMMONS
HOMEOWNERS ASSOCIATION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

CANTON STREET FD DEVELOPMENT
PARTNERS LLC
91 W WIEUCA RD BLDG/STE A2000
ATLANTA GA 30342

CARRUTHERS RICHARD A SR & CARRUTHERS
MARTHA PATTEE
124 LILY GARDEN PL
ALPHARETTA GA 30009

CHURCH STREET COMMERCIAL PROP LLC
435 ST REGIS DR
ALPHARETTA GA 30022

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

COLLINS MARINE GROUP LLC
125 COOPER SANDY LANE
MILTON GA 30004

COMMUNITY BANK OF PICKENS COUNTY
P O BOX 40
JASPER GA 30143

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

D AURIA DIANE
115 LILY GARDEN PL
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

GALLEGOS ENRIGUE HERRERA & HERRERA
MARGARITA
330 ROSE GARDEN LANE
ALPHARETTA GA 30009

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

GEORGIAN COMMUNITY ASSOCIATION INC
THE
958 MCEVER RDG STE B5
GAINESVILLE GA 30504

GIAQUINTO RICHARD M & MABELINE
202 VIOLET GARDEN WALK
ALPHARETTA GA 30009

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

HAMMERMASTER GREG R & JOANNE
97 CANTON ST
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

HARRISON DAVID & SIMONE M
260 ROSE GARDEN LANE
ALPHARETTA GA 30009

HAWKINS HOLMES J III & TRACEY
126 LILY GARDEN PL
ALPHARETTA GA 30009

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

JANICO PETER M & JANICO MARY
550 ROSE GARDEN LANE
ALPHARETTA GA 30009

JOBETH PROPERTIES LLC
305 ANNA MARIA BLVD
CLEMSON SC 29631-2183

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

KEBANLI ARTHUR
12250 CRABAPPLE CHASE DR
ALPHARETTA GA 30004

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

KUELBS JAMES & JUDITH
119 LILY GARDEN PL
ALPHARETTA GA 30009

LAMONTE DAVID & REGINA
121 LILY GARDEN PL
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

MAIN STREET COMMONS OFFICE PARK
OWNERS ASSOCIATION INC
1102 ABBEY CT
ALPHARETTA GA 30004

MANNING ON THE SQUARE
COMMUNITY ASSN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

MC CLARD MICHELLE STUDLEY
59 CHURCH ST
ALPHARETTA GA 30009

MC MANES A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

**MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004**

**MILLER MARK E & JULIE M
540 ROSE GARDEN LANE
ALPHARETTA GA 30009**

**O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623**

**OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005**

**OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005**

**PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009**

**PEACHTREE RESIDENTIAL LLC
7380 MCGINNIS FERRY RD
SUWANEE GA 30024**

**PHILLIPS RICHARD MARK & NATALIE
99 CANTON ST
ALPHARETTA GA 30009**

**PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004**

**RAWPRENEUER LLC
335 CREEK PT
ALPHARETTA GA 30004**

**RICHEY BRIAN & MOLLY
204 VIOLET GARDEN WALK
ALPHARETTA GA 30009**

**RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009**

**ROBERTS JAMES M ET AL
P O BOX 535
HOLLY SPRINGS GA 30142**

**ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009**

**ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359**

**ROWLES DOUGLAS M
206 VIOLET GARDEN WALK
ALPHARETTA GA 30009**

**SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004**

**SIMMONS NICHOLAS A & MELINDA
117 LILY GARDEN PL
ALPHARETTA GA 30009**

**SIMS BRIAN P & LINDSAY
91 CANTON ST
ALPHARETTA GA 30009**

**SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004**

**SRISAI REALTY LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022**

**SWOPE DARRELL & ELKET
325 NORTH COLEMAN RD
ROSWELL GA 30075**

**TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005**

**TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114**

**TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004**

**TURPEN DAVID REED & HUSSMANN EDNA
MILLER
380 ROSE GARDEN LANE
ALPHARETTA GA 30009**

**TYLER M VASSAR & KATHLEEN T VASSAR
1999 LIVING TRUST THE
89 CANTON ST UNIT 6
ALPHARETTA GA 30009**

**WALLERT RONALD & PAGE W
320 ROSE GARDEN LANE
ALPHARETTA GA 30009**

**WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009**

**WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339**

**WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004**

**YOUTH MINISTRY RESOURCES INC
31 CHURCH ST
ALPHARETTA GA 30009**

**ZIMMERMAN JONATHAN S & BROCK
ZIMMERMAN MARY PROSSER
53 CHURCH ST UNIT 10
ALPHARETTA GA 30009**

From: [Bracken, Larry](#)
To: [Woodman, Michael](#); [Callum, Alexandra](#); kcook@alpharetta.ga; egraves@alpharetta.ga; CityCouncilMayor@alpharetta.ga
Cc: [Holmes Hawkins](#); [Brian Richey](#)
Subject: 116 & 126 NORTH MAIN STREET (Z-22-02)
Date: Sunday, March 27, 2022 10:44:01 AM
Attachments: [100 N Main PC Recommended Conditions ONLY in WORD applicant version in BLUE -c.pdf](#)

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

My wife and I own a home in the West Main development at 208 Violet Garden Walk, which is on the corner of Lily Garden Place and Violet Garden Walk. We have lived in our current home since December 2019 and have been Alpharetta residents since 1992. I write to express concerns about the 116/126 North Main Street project, which is on the April 14 Planning Commission agenda and the April 25 City Council agenda. Our concerns are shared by almost all, if not all, of our West Main neighbors.

To begin with, we recognize that we are living in downtown Alpharetta and that there will be development appropriate to that setting. Accordingly, we didn't oppose the 100 North Main project immediately behind our home, subject to modifications to that project, nor do we oppose the 116/126 North Main project in its entirety, only as currently planned:

1. The 116/126 North Main St. development as currently proposed anticipates more than 1,600 *additional* car trips a day into these buildings. A significant proportion of those trips would come in from Canton Street along Lily Garden Place to Violet Garden Walk. Especially when added to the 120+ *additional* car trips a day expected when North Main Street is completed, the traffic volume on Lily Garden and Violet Garden will clog our residential streets to the point of being unlivable, especially as much of that traffic will be restaurant traffic on nights and weekends. We simply cannot have that volume of traffic and noise on narrow residential streets such as Lily Garden and Violet Garden. I don't think there is any comparable situation in the City where such a high volume of restaurant traffic can access restaurant parking via a residential street, and it shouldn't be allowed here. Any parking access from Lily Garden/Violet Garden should be limited to residents of the 116/126 property, with business and restaurant traffic limited to accessing the parking deck from Main Street. This can easily be regulated by gates and card access if there is a parking deck entrance on Violet Garden Walk (as currently planned).

2. The buildings as planned would be taller than both the West Main townhomes and 100 N. Main Street. For both aesthetics and purposes of natural light, we think 116/126 North Main should not be any taller than the 100 North Main Street building.

3. We are also concerned about noise from the planned restaurants, especially if there is outdoor or rooftop dining. This should be manageable but it does need to be managed by specific conditions required by the City, at the time the zoning variance is granted.

4. As you are aware, the City Council approved substantial modifications to the 100 North Main project based upon detailed and well-founded recommendations by the Community Development staff, some of which included recommendations from the West Main community. The staff's recommendations for 100 North Main St. are attached; we request

that to the extent these recommendations can be applied to the 116/126 North Main development, they should be. In particular, it is essential that any parking deck have limited access, with 24-hour gates.

5. The West Main residents in the buildings adjoining Violet Garden Walk (buildings 4 and 5) have endured 9 months of construction of 100 North Main St., and there has been little consideration of our residents by the developer or construction managers. The concrete pad at 100 North Main still has not been fully installed as of today. We have put up with the noise, vibration, illegal parking by workers, and interference with street access from 100 North Main for too long and it appears that the building's construction will go on for another year. I don't know what conditions or penalties the City can impose on developers who take too long to build their projects, but we don't want 116/126 North Main to stretch out interminably as 100 North Main has.

The developers of the project have been proactive about reaching out to our community and have been receptive to input from our residents, but our community's residents think it is important to communicate with each of you as well. We understand that there will be development in Downtown Alpharetta, but any project that adjoins residential streets such as Lily Garden Place and Violet Garden Walk must take into account the effect the project will have on nearby residents, both during the construction phase and over the longer term.

Thank you for your consideration of these comments.

Lawrence Bracken
208 Violet Garden Walk
Alpharetta


From: [LaMonte, Dave](#)
To: [City Council and Mayor](#)
Cc: [Callum, Alexandra](#); [Cook, Kathi](#); [Woodman, Michael](#); [Graves, Eric](#)
Subject: 116 & 126 North Main Street (Z-22-02)
Date: Friday, March 25, 2022 2:41:43 PM

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

All, I currently reside at 121 Lily Garden Place in the Westmain community and I am writing in regard to 116 & 126 North Main Street (Z-22-02) and its pending application. I am all for the growth of Alpharetta and by no means am I against improvements or building in the surrounding areas. I know you have heard from others in our community but I would also like to stress a few points;

This is the second time since 2019 that proper notification for an application was not properly distributed in our community on pending applications. Both times the same excuse was used by the Developer which raise serious questions about your process or the "hidden agenda" of those involved.

With the application of 100 North Main we were able to come to agreement with many of the concerns of our community which was a win for everyone. However this project is much larger and the increase in traffic flow will create serious back ups that can not be solved with Traffic Lights or Traffic circles on feeding roadways. Lily Garden Place was not built for Highway 9 Traffic flow. Having attended some of these meetings I have heard about a Traffic study from 2015/2016 which I think we can all agree is make believe at this point. Furthermore it doesn't even have Lily Garden Pl as the name of the road!

I urge all of you to consider the potential damage to the way of life in the surrounding areas this volume of traffic would create. Build what the land accommodates but you cannot ignore the capacity of the roads. Canton Rd is already difficult to travel today and with 4000+ trips a day will never work. It will not work for residents and it will not work for the businesses in the proposed buildings.

While our community may meet with the Developer on this project it is up to you to limit the flow of Traffic for the good of all. Why have we not done a Traffic study recently? How can we propose new construction not having done so?

I know the connection of Canton and Highway 9 was passed years ago but the budget has not allowed for its construction. Lily Garden is not the same road today as it was then, nor is everything feeding it.

Again, we all want the growth of Alpharetta to continue but it has to be done with common sense. Please visit the area today during peak hours and see for yourself what the addition of 4000+ trips (at entire completion) would do to the flow of Traffic.

Thanks, Dave LaMonte

From: [Paul Norsworthy](#)
To: [Callum, Alexandra](#); [Cook, Kathi](#); [Woodman, Michael](#); egraves@alpharetta.ga.us;
CityCouncilandMayor@alpharetta.ga.us
Cc: [Paul Norsworthy](#); [Babby Norsworthy](#); [Brian Richey](#); [Holmes Hawkins](#); [Larry Bracken](#)
Subject: 116 / 126 NORTH MAIN STREET (Z-22-02)
Date: Monday, March 28, 2022 12:19:14 PM

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On Saturday (3/26/2022) a number of residents of West Main and 14 Park met with the developers (Brent Beecham and Greg Swayne) of the subject project. I think it was a productive meeting.

It is my understanding that the developers have submitted documents to Alpharetta showing ALL traffic entering/ exiting the project via N. Main St. (Hwy. 9) with NO roadway connection between the project and Violet Garden Walk / Lily Garden Place.

I fully support this approach and ask that you folks make this happen. In addition, I ask that Alpharetta terminate any future efforts to connect Cumming St. with Lily Garden Place. Lily Garden Place in general and the Lily Garden Place / Canton St. intersection specifically are not capable of SAFELY handling the volume of traffic that would result from extending Cumming St. to Lily Garden Place.

Sincerely,

Paul Norsworthy
202 Violet Garden Walk
Alpharetta, GA 30009



From: [michelle becher](#)
To: [City Council and Mayor](#)
Cc: [Graves, Eric](#); [Cook, Kathi](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: 116/126 North Main Street Rezoning Concerns
Date: Thursday, March 24, 2022 12:16:38 PM

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

Greetings All,

I am writing this email as a resident of West Main Townhomes and as a board member for our community. We were recently made aware of a rezoning request for 116 and 126 North Main Street. The notification was informal verses a direct contact from the developer and with minimal lead time prior to the CZIM Meeting on March 9.

While not in opposition of the project in terms of growth, the size and use create significant impact to our community in terms of livability and safety. The application promotes Lily Garden Pl and Violet Garden Walk as the primary method of ingress and egress to the buildings. Our community had a similar situation during the planning phase of 100 North Main and felt our concerns were heard. The proposed buildings are much larger in scale than 100 North Main and with that increased size comes obstacles that have significant impact to our community. The additional size adds room outside of office space for restaurants and residential dwelling. The traffic, noise and safety issues for residents increase from primarily daytime hours five days a week to all day and night seven days a week. Late hours and noise seven days a week equals a decline in livability even in urban environments.

The applicants predicated number of car trips per day (1200 minimum and more like 1600 if the Cumming Connector is added) contradicts the current street design. The predicated number of cars and the addition of commuter traffic with the proposed Cumming Street Extension further exceeds the street design capacity. Site plans and street designs that included two residential communities now encompass multiple commercial entities and the commuter route for neighboring areas. I encourage in review that the developer plan for alternative ways to access the buildings/garages that do not include using Lily Garden Pl and Violet Garden Walk as the primary route. In professional practice it might appear that Lily Garden can handle the addition of traffic from 14 Park Place, 100 North Main and the proposed project, however actual performance as experienced by residents proves otherwise. I am not sure it

would be possible for the residents that enter Lily Garden from our garage alley ways (most of West Main and all of 14 Park Place) to gain access during peak travel times. It seemed confusing that our developers site plan included Lily Garden positioned in the middle of our community when an old site plan was discussed during the planning phase of 100 North Main, it now seems like a compromise in safety.

Many of the homeowners in West Main purchased just as Downtown Alpharetta was showing the rewards of thoughtful and quality planning by many on this email. Supporting our city is a top priority of our community, however doing so without parameters could impact our quality of life, safety and ultimately our investments. We are the community in the simplest form, we live here. Thank you in advance for considering our concerns as this project is proposed.

Sincerely,

Michelle Becher

HOA Board Member

93 Canton Street



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Good afternoon, Ms. Callum, Mr. Woodman and Ms. Cook:

I attended the CZIM Meeting last night concerning the proposed rezoning request at 116 & 126 North Main Street (Z-22-02). I live at 126 Lily Garden Pl., in West Main Townhomes. Our residence is immediately adjacent to the subject property, directly across Violet Garden Walk. My understanding is that this item is currently on the agenda for the Planning Commission on April 14 and for the City Council on April 25. I wanted to briefly summarize a number of concerns that I have regarding the proposed development. I would welcome the opportunity to meet with you and/or other city staff to discuss these concerns in more detail. If my email should be directed to someone else, please let me know.

1. As an initial matter, I have serious concerns about whether proper notice was given by the Applicant for the CZIM meeting last night. Although we live immediately adjacent to the parcel in question, I did not receive any written notice from the Applicant, even though I understand that he was required to notify every property owner within 500'. I checked with several other West Main neighbors and none of them received any written notice from the Applicant either. One neighbor said he was personally contacted by a representative of the Applicant via email, which is the only way that I learned about the proposed development. Had my neighbor not mentioned it to me in passing, I still would not be aware of it. I suspect that most of the surrounding homeowners in West Main and Fourteen Park Place were not notified of the meeting last night and therefore have not had the opportunity to learn anything about the project. As I previously indicated, the Application that is available on the City website does not include the list of property owners who were to be notified on the Citizen Participation Form – Part A. Given the apparent lack of notice provided to the affected neighbors, I have concerns that there has not been enough of an opportunity to consider input from the community in advance of the Planning Commission meeting next month.
2. My specific concerns about the proposed development are with (a) its overall size and scale, (b) the nature and intensity of its use, and (c) most importantly, its use of Lily Garden Pl. and Violet Garden Walk as the primary method of ingress and egress to the development.
3. As to the overall size and scale, it is helpful to use the recently approved new building at 100 N. Main St. as a reference point.
 - a. The project at 100 N. Main Street consists of a single 28,100 sf three-story building, with a maximum height of 46'. In contrast, the proposed development at 116/126 N. Main St. is **over twice the size** – two 28,000 sf buildings. If you include the existing 3,300 sf home that is on the property and which apparently will be converted into a restaurant, that's **nearly 60,000 total sf on only 1.4 acres**.
 - b. The maximum height of the building under construction at N. Main St. was limited by the City to 46'. In contrast, it appears from the application that the two new buildings

will be constructed **on top of a parking deck**, which will make the total height of the front building that will face N. Main St. **at least 61' or more**. (See p. 8 of the attached renderings). The renderings do not illustrate the height of the building in the rear of the property (which is directly across from our residence), but I assume it will be the same height or even higher due to the grade of the property.

4. As to the intensity of use, the building under construction at 110 N. Main St. is an office building. In contrast, the proposed development at 116/126 N. Main St. will consist of 32,000 sf of office space, 4,000 sf of retail, 8,000 sf of restaurant space and 4 residential units. It is not clear from the Application materials, but it appears to me that the 8,000 sf of restaurant space is specific to the two new buildings only and does not include the additional 3,300 sf existing home which is to be converted into a restaurant. If you include that space, there would be more than 11,000 sf of restaurant space alone.
5. The relevance of the large disparity in intensity of use is most evident when comparing the predicted number of car trips to and from the two properties. The new office building at 100 N. Main St. is predicted to generate a total of **330 car trips per day**, but the proposed development at 116/126 N. Main St. is predicted to generate **more than 1600 car trips per day, nearly 5 times as many**. (See last page of Application). The majority of that (1043 of the 1605) is due to the 8,000 sf of new restaurant space. From my reading of the plans, it appears to me that even the estimate of 1605 car trips per day is too low because it does not account for converting the existing 3,300 sf home to a restaurant. Including the additional traffic for that restaurant would add even more traffic to the development.
6. The intensity of that use leads me to my most serious concerns about the proposed development – the ingress and egress to the proposed parking structure off of Violet Garden Walk. According to the plans, a two story parking deck will be constructed. Of the 128 total parking spaces in that deck, **97 (76%) are in the lower level and must be accessed through an entrance on Violet Garden Walk**. The other 31 (24%) are on the upper level and will be accessed from the south side of the property, through an apparent new road that will connect to N. Main St. It is unclear from the plans whether the development assumes that the City will construct the proposed Cumming St/Lily Garden extension, although that appears likely to be the case.
7. Even setting aside the question of whether Lily Garden Pl. should be extended to connect to Main St. (which for the reasons below I believe is a very bad idea), the fact that **over 75% of the traffic to and from the proposed new development must use Lily Garden Pl. and Violet Garden Walk, two quiet and narrow residential streets, is a very poor idea**. By the Applicant's own estimates, that would mean **over 1200 additional car trips per day** (76% of 1605 total car trips per day) using those two residential streets. That would be **on top of the 330 car trips per day** that will be generated from the new 100 N. Main St. office building. There is simply no doubt that Lily Garden Pl. cannot accommodate those kinds of traffic loads. Even now, it is virtually impossible for residents in our community to pull out onto Canton Street during rush hour. The visibility when turning left off of Lily Garden Pl. onto Canton Street when cars are parked in the spaces along Canton Street is already extremely poor. Adding more than 1200 cars per day to that road will make it very difficult, if not impossible, for the residents of West Main and Fourteen Park Place to get out of their homes. It will also create a potential

safety issue for residents due to the nature of the West Main development. For example, Lily Garden Pl. bisects the West Main community, with 22 residences on the south side of Lily Garden Pl, and two residences (including mine) on the north side. The dog park for the community is also located on the north side of Lily Garden Pl, so residents routinely walk across the street to access the dog park. The community mailboxes are also located directly on Lily Garden Pl. That works fine when there is very little traffic but with thousands of cars passing throughout the day will create a significant safety hazard. It is also worth noting that, unlike the 100 N. Main Street project, which will only generate traffic during office hours, the proposed development at 116/226 N. Main Street will generate traffic at all hours of the day and on weekends. Having large numbers of restaurant patrons departing late at night directly through a residential neighborhood is a disaster waiting to happen.

8. If the development is to be approved, ***I would strongly urge that the site plan be reconfigured so that access to the lower level of the parking deck is not from the rear of the property from Violet Garden Pl.*** Two possible alternatives would be either provide direct access from N. Main Street, or from the south side of the property where the proposed roundabout is shown. However, the latter option would only work if the Lily Garden extension is not constructed. See comments below. If the site is reconfigured so that access to the development is all routed off of N. Main Street and not through our residential community, I think a majority of the concerns can be addressed.
9. As noted above, my concerns about the ingress and egress of the significant new volume of traffic to the proposed new development is independent of whether Lily Garden Pl. is extended to N. Main St. However, suffice it to say, if the road extension is built, the significant traffic issues on Lily Garden Pl will be ***exponentially magnified***, because in addition to the 1500+ car trip per day on Lily Garden Pl from the new developments you will also have -- ***by design*** -- a significant number of additional cars using the Lily Garden extension as ***a cut through*** from Cumming Street to Canton Street. I believe that a significant amount of due diligence, including traffic studies, risk assessments and public hearings, should be completed before any decision on the Lily Garden road extension is made by the City.
10. Another concern I have is with respect to the potential use of the rooftop area, specifically on the rear building (the one that is immediately adjacent to our home). During the CZIM meeting last night, I asked a question about this and was told that the renderings only showed potential public use on the rooftop of the front building (facing N. Main St.). However, that is not accurate. If you look at ***p. 4 of the attached renderings***, you will see it illustrates 7 tables and a gathering of people on the ***rooftop of the rear building***. Even worse, it shows that amenity space on the ***back side of that building, i.e., the side that is closest to our home***. We strongly object to any commercial or public use of the rooftop of that rear building, especially on the side facing our residential community, and would request that be made a condition of any approval from the City.
11. Finally, as the City is reviewing the proposed development, I would urge the City to be mindful of the conditions that were imposed on 100 N. Main Street, many, if not all, of which would be more than appropriate for the proposed new project, including, for

example:

- a. Max building height shall be no greater than 3 stores and 46' (and I would urge that that height limit include any parking structure that is above grade).
- b. Maximum total building footprint to be comparable to the approved size at 100 N. Main Street.
- c. Parking deck shall be screened with a mix of landscape materials of varying heights.
- d. Decorative lighting and trees shall be placed on the upper level of the parking deck.
- e. Occupiable vertical structures on the rooftop space are prohibited, and the rooftop space shall not be rented out for commercial use.
- f. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required along Violet Garden Walk.
- g. New utilities shall be placed underground.
- h. 5' sidewalk on Violet Garden Walk with an additional 5' added to the landscape area.
- i. If access to the lower level parking deck is to remain on Violet Garden Walk, it should use a gated system with no public parking.
- j. Car head lights shall be screened from the parking deck via wall height and landscaping.

Please let me know if you have any questions or if you would like to meet to discuss these concerns in more detail.

Regards,
Holmes Hawkins
126 Lily Garden Pl.
Alpharetta, GA 30009

From: Callum, Alexandra <acallum@alpharetta.ga.us>
Sent: Tuesday, March 8, 2022 5:00 PM
To: Holmes Hawkins <[REDACTED]>
Cc: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Z-22-02 / 116 + 126 North Main Street

CAUTION: MAIL FROM OUTSIDE THE FIRM

Good afternoon, Holmes,

A letter to all properties within 500' of the address is mailed out by the City 21 days before the first public hearing. This includes information regarding the Planning Commission and City Council meeting dates. This notification is scheduled to be mailed out on March 24, 2022. The Applicant should have sent a mailer to all addresses within 500' feet of the property. There is a sign posted on the property regarding the Community Zoning Information Meeting (CZIM) tomorrow night, and I

attachments unless you recognize the sender and know the content is safe.

Dear and City Council of Alpharetta,

Thank you for the opportunity to express our views as residents of Alpharetta and the West Main Town Homes.

It is our understanding that the developer of the property, Market District Crabapple, LLC has submitted a revised plan that would only allow ingress and egress to the 116 + 126 property from North Main Street.

We very much appreciate the developers consideration of our concerns to **avoid** a throughway using Lily Garden Place. Based on the developers daily estimate of 1,600 cars, we strongly believe the revised plan would be safer due to the narrow configuration of the street through this concentrated residential area. We believe and appreciate that they have made a smart choice to both continue the project while supporting the needs of the existing neighbors.

We request that you support and approve the revised plan, which should be acceptable for the City, the Developer and the residents of West Main Town Homes.

Thanks you again for your consideration.

Sincerely,

Jon and Mary P. Zimmerman

From: [Mike Avon](#)
To: [City Council and Mayor](#)
Cc: [Graves, Eric](#); [Woodman, Michael](#); [Cook, Kathi](#); [Callum, Alexandra](#)
Subject: Re: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Application
Date: Wednesday, March 23, 2022 2:32:11 PM

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

March 23, 2022
Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Dear Mayor & City Council:

I currently reside at 57 Church Street, a townhome unit in West Main. All residents of West Main and 14 Park Place, the townhomes adjacent to West Main, north on Canton Street, have a single road to enter and exit our homes by vehicle - Lilly Garden Place. As a community, we only recently became aware of this proposed re-zoning and based on the information included in the application I am certain that if approved as-is, it will have a major detrimental impact on our two communities as well as the surrounding area. I am writing to you not as a representative of West Main, but as a concerned Alpharetta citizen but I know all of my neighbors share these concerns. We went through a similar experience with the 100 Main Street development where we learned of the proposal almost by accident, but in that case our concerns were listened to, and respected, resulting in conditions getting added to the application that we feel are a reasonable compromise. I ask for the same opportunity to voice our concerns since our motive is not to have this application denied, but to put conditions on this new application to mitigate the impact on our neighborhood, and in particular the large volume of traffic that will be crammed into Lilly Garden Place.

As you are no doubt aware, Lilly Garden Place is a relatively narrow road - around 30' wide, which is adequate for it's current exclusive use by the residents and guests of the two townhome communities (23 units in West Main; currently 6 but eventually 14 units in 14 Park Place). The road bisects West Main with two townhomes and a dog park on one side, opposite the community mailboxes and the rest of the units on the other side; residents cross Lilly Garden Place to get mail and walk their dogs. When we leave our homes by car we all have to turn onto Canton Street from Lilly Garden Place - there is no other option. Currently, turning left onto Canton Street can be difficult when there are cars parked on Canton south of Lilly Garden Place (which invariably there are). There have been several 'near-misses' and I personally predict there will be accidents at this intersection even at the current traffic volumes and conditions.

The development at 100 Main Street is projected to add 330 car trips daily, with the majority expected to use Lilly Garden Place/Violet Garden Walk for access to the main parking deck. We are all anxious to see what impact this will have on us, but at least we know it will only be office traffic in the morning and evening, Monday to Friday since the building is limited to office space, and a condition was added that the car park will be gated to prevent public parking. This new application is significantly different because it includes at least 2, possibly 3 restaurants and is projected to result in **1,600 car trips daily**, including evenings and weekends, as there are currently no restrictions. Again, the entrance to the main parking deck is designed to be exclusively from Violet Garden Walk (and therefore potentially Lilly Garden Place). It is almost

impossible to imagine the volume of traffic on Lilly Garden Place that this will generate, but given the current difficulty exiting onto Canton Street I firmly believe Lilly Garden Place will be backed up with bumper to bumper traffic along the entire stretch of road at a minimum during morning and evening rush hours, and possibly at other times also. If so, all of the residents of West Main and 14 Park Place will find it impossible to enter or leave our homes by car. The only option I can think of to avoid this potential nightmare is to move the entrance to the proposed parking deck in this application so that it can only be accessed via Main Street opposite Cumming Street (which benefits from an existing stop light).

I understand there is a long-standing plan to extend Cumming Street across Main Street to join Lilly Garden Place and that this application may be seen as helping to finally make that a reality. This extension in isolation and in the context of what existed in the area at the time it was proposed - 7 years ago - I am sure made sense. It probably still made sense when West Main and 14 Park Place was added. However, I doubt there was a projection of around 2,000 car trips potentially using this extension on a daily basis, in addition to the traffic coming from Cumming Street itself. We do not believe Lilly Garden Place is wide enough for the volume of traffic expected, and we now have 37 homes directly and unavoidably dependent on Lilly Garden Place to enter and exit our homes.

I ask that prior to approving this application a new traffic survey be undertaken that takes into consideration all of the current and proposed development that has taken place in the last 7 years to:

1. Determine if this extension of Cumming Street onto Lilly Garden Place is still viable and will result in a positive improvement or create new and worse issues than it is intended to solve
2. Recommend what can be done to improve the intersection of Lilly Garden Place and Canton Street
3. Identify what conditions should be imposed on this new proposed development to mitigate the impact of all of the additional traffic projected

Thank you for your time.

Respectfully,
Mike Avon

From: [Lindsay Sims](#)
To: [Woodman, Michael](#)
Cc: [Cook, Kathi](#); [Callum, Alexandra](#)
Subject: Re: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Opposition letter.
Date: Tuesday, March 22, 2022 7:49:25 PM

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March 22, 2022
Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: [Z-22-02 / V-22-08 / 116 + 126 North Main Street](#) Re-zoning Opposition letter.

Dear Mayor & City Council:

We are writing as residents of West Main Townhomes in opposition of the proposed re-zoning of 116/126 N. Main Street. For the second time in a few years, we have not been notified of significant rezoning requests that would severely impact our neighborhood. We met several times in 2019/2020 regarding the 100 N. Main project and were mostly satisfied with the compromises we were able to reach as a community with the city and the developer on that project.

We have only recently been made aware of the significant implications the proposed project would have on our residential neighborhood. We received written communication from the developer- 2 weeks after the initial zoning meeting. This is extremely disappointing considering the exact same thing happened in 2019 with 100 N. Main and our community expressed our concerns to the city about it then. We feel as though we have been intentionally left out of this project in efforts for it to pass.

We are not in total opposition of the project or the growth of Downtown Alpharetta, this was a reason that we chose to relocate here. However, we did choose our location for it's privacy and quietness and 1600 trips (not including the 330 trips from the office building and delivery trucks) is not at all desirable to our community.

We are, however, opposing the request as it pertains to using Lily Garden as an entry point for the 116 N. Main project and the Cumming Street Extension. Lily Garden feeds into all of our driveways and onto an already congested Canton street. It is already impossible to make a left hand turn from Lily Garden on to Canton in the mornings and afternoons,

adding an additional 1600 car/trips to this flow is unfathomable.

A few of our concerns and questions are listed here below:

- The existing width of Lily garden is not wide enough to support the volume that you are proposing. Our neighborhood spans both sides of Lily garden with a dog park on one side and mailboxes on the other. We have more than 10 dogs that live here and use the dog park. Are there plans for a cross walk? Speed bumps?
- Lily garden is simply not the size or set-up to become a major thoroughfare for our city.
- The extension project was proposed 7 years ago, before there were residential neighborhoods here. If this was part of the plan, then why wasn't Lily garden made bigger at the time West Main was approved?
- The visibility turning left on Canton without a stop light is dangerous. This will be exacerbated with the volume of cars this project is proposing. Furthermore, I don't see how we will even be able to get out of our own driveways.
- When we were meeting regarding our concerns with 100 N Main, we were comforted in the fact that that the building would be used for office use only- and no after-hours businesses. 116 N. Main is an entirely different project. With proposed businesses that would be open weekends and evenings- there are many concerns for our community on noise level, increased traffic, trash, and even potential crime.

I urge and encourage members of City Council to visit Lily Garden during peak traffic times and see if you still believe it's feasible, safe or smart to encourage this project. I hope you will consider the residents of West Main, Fourteen Park Place and the developments along Canton that will be affected by the project as it is currently proposed.

Thank you for your time.

Sincerely,
Lindsay and Brian Sims
91 Canton Street

Lindsay P. Sims

.....

From: [Jon Zimmerman](#)
To: [City Council and Mayor](#)
Cc: [Mary Prosser Brock Zimmerman](#); [Callum, Alexandra](#); [Cook, Kathi](#); [Woodman, Michael](#)
Subject: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-Zoning
Date: Saturday, April 2, 2022 4:17:57 PM

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Dear and City Council of Alpharetta,

Thank you for the opportunity to express our views as residents of Alpharetta and the West Main Town Homes.

It is our understanding that the developer of the property, Market District Crabapple, LLC has submitted a revised plan that would only allow ingress and egress to the 116 + 126 property from North Main Street.

We very much appreciate the developers consideration of our concerns to **avoid** a throughway using Lily Garden Place. Based on the developers daily estimate of 1,600 cars, we strongly believe the revised plan would be safer due to the narrow configuration of the street through this concentrated residential area. We believe and appreciate that they have made a smart choice to both continue the project while supporting the needs of the existing neighbors.

We request that you support and approve the revised plan, which should be acceptable for the City, the Developer and the residents of West Main Town Homes.

Thanks you again for your consideration.

Sincerely,

Jon and Mary P. Zimmerman

From: [Denise](#)
To: [City Council and Mayor](#); [Graves, Eric](#); [Woodman, Michael](#); [Cook, Kathi](#); [Callum, Alexandra](#)
Cc: [Denise Avon](#)
Subject: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Application
Date: Wednesday, March 23, 2022 3:20:45 PM

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March 23, 2022

Mayor and City Council

City of Alpharetta

2 Park Plaza

Alpharetta, GA 30009

Re: [Z-22-02 / V-22-08 / 116 + 126 North Main Street](#) Re-zoning Opposition letter

Dear Mayor & City Council:

I reside at 57 Church Street, a townhome unit in West Main and currently serve as the HOA President for our community. All residents of West Main and 14 Park Place, the townhomes adjacent to West Main, north on Canton Street, have a single road to enter and exit our homes by vehicle - Lily Garden Place. We only recently became aware of a proposed re-zoning request for the property listed above and based on the information included in the application we are certain that if approved as proposed, it will have a significant impact on our two communities as well as the surrounding area. I am writing to you not only as representative of West Main, but also as a concerned Alpharetta citizen. We went through a similar experience with the 100 Main Street development where we learned of their proposal almost by accident, but in that case our concerns were listened to, respected, and it resulted in conditions getting added to the application that we feel are a reasonable compromise for everyone. I feel as though we have been intentionally left out of this new project in efforts for it to pass with no input from the surrounding residents. I ask for the City to provide the same opportunity now to let us voice our concerns since our motive is not to have this application denied, but to put similar conditions on this new application to mitigate the impact on our neighborhood, and in particular the large volume of traffic that will be forced into Lily Garden Place.

Lily Garden Place is a very narrow road - around 30' wide, not much wider than an alley, by definition. It is adequate for its current exclusive use by the residents and guests of the two townhome communities (23 units in West Main, currently 6 but eventually 14 units in 14 Park Place). Lily Garden bisects West Main with two townhomes and a dog park on one side, opposite the community mailboxes on the other side along with the rest of the units; residents cross Lily Garden Place to get mail and walk their dogs. It is a very cohesive

community with only West Main and 14 Park Place residents driving on Lily Garden Place. When we leave our homes by car, we all have to turn onto Canton Street from Lily Garden Place - there is no other option. Currently, turning left onto Canton Street can be difficult with the cars parallel parked on Canton Street south of Lily Garden Place and just as obstructed is the view turning right on to Canton Street. There are 'near-misses' at this intersection on a daily basis.

The development at 100 N. Main Street is projected to add 330 car trips daily, with the majority of cars expected to use Lily Garden Place/Violet Garden Walk for access to the main lower-level parking deck. We are eager to see what impact this will have on us, but at least we know it will only be office traffic in the morning and evening, Monday - Friday since the building is limited to office space, and a condition was added that the car park will be gated to prevent public parking. This new application is significantly different because it includes at least 2, possibly 3 restaurants and is projected to result in **1,600 car trips daily**, including evenings and weekends, as there are currently no restrictions for any parking access. The entrance to the main parking deck is designed to be exclusively from Violet Garden Walk (and therefore via Lily Garden Place). It is impossible to imagine the volume of traffic on Lily Garden Place that will be generated, but given the current difficulty exiting onto Canton Street, I predict Lily Garden Place will be backed up with bumper to bumper cars along the entire stretch of road during morning and evening rush hours. If so, all of the residents of West Main and 14 Park Place will find it impossible to leave our homes by car.

I understand there is a long-standing plan to extend Cumming Street across Main Street to join Lily Garden Place and that this application may be seen as helping the City to finally make that extension a reality. 7 years ago when this extension was proposed, it may have made sense given what this area looked like in 2015. I feel sure that in 2015 there wasn't a projection of almost 2,000 car trips potentially using this extension on a daily basis, in addition to the traffic that would be coming across from Cumming Street anyway. I do not believe Lily Garden Place is wide enough for the volume of traffic expected, and we now have 37 homes directly and unavoidably dependent on Lily Garden Place to enter and exit our homes. I ask that prior to approving this application, a new traffic survey be undertaken considering all of the new developments in this area to determine if this extension onto Lily Garden Place is still viable, and to identify what conditions should be imposed on the new proposed development to mitigate the impact of all of the additional traffic projected. With proposed businesses that would be open weekends and evenings, there are also many concerns for our community such as noise levels, trash, and even potential crime and we ask that this also be taken into consideration in the approval of this development.

Thank you for your time.

Denise Avon

President, West Main HOA

From: [Graves, Eric](#)
To: [Paul Norsworthy](#)
Cc: [Woodman, Michael](#); [Callum, Alexandra](#)
Subject: RE: 116 & 126 NORTH MAIN STREET (Z-22-02)
Date: Wednesday, March 23, 2022 11:29:36 AM

Thank you, Paul. We will add your comments to the Public Record

Eric Graves, PE
678-297-6220

From: Paul Norsworthy <[REDACTED]>
Sent: Wednesday, March 23, 2022 11:26 AM
To: Graves, Eric <egraves@alpharetta.ga.us>
Cc: Paul Norsworthy [REDACTED]
Subject: Fwd: 116 & 126 NORTH MAIN STREET (Z-22-02)

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Paul Norsworthy
Southeastern Architectural Systems, Inc. (SEAS)

[REDACTED]
[REDACTED]

Begin forwarded message:

From: Paul Norsworthy <[REDACTED]>
Subject: 116 & 126 NORTH MAIN STREET (Z-22-02)
Date: March 23, 2022 at 11:22:09 AM EDT
To: mwoodman@alpharetta.ga.us, acallum@alpharetta.ga.us,
kcook@alpharetta.ga.us, egraves@alpharetta.ga.us,
CityCouncilMayor@alpharetta.ga.us
Cc: Paul Norsworthy <[REDACTED]>, Holmes Hawkins
<[REDACTED]>, Brian Richey [REDACTED], Larry
Bracken [REDACTED] Bobby Norsworthy
[REDACTED]

My wife and I purchased our townhome in the West Main development last April. We like living in downtown Alpharetta and expect that most or all of the surrounding land will eventually be developed. In general, we find this to be exciting. However, all new developments must be well planned, well executed and sympathetic to the needs of the existing neighbors.

As it currently exists the subject proposed development is failing on multiple fronts. My concerns are as follows:

1) I live within 500' of this proposed project and I have not received any notification of the developer's zoning request. I have seen no signs posted on Violet Garden Walk announcing upcoming meetings of the Planning Commission and City Council which have this item on their agendas. The developer declined to meet with several West Main homeowners (restricting the meeting to one homeowner) on 3/17/22 to discuss our concerns. At this point, I am concerned about the developer's willingness to be transparent and address my concerns.

2) Both Lily Garden Place and Violet Garden Walk are narrow streets designed for light traffic moving at a modest pace. The office building currently under construction at 100 N. Main Street will add several hundred vehicle trips per day to both streets. The townhomes currently under construction on the North side of Lily Garden Place will add additional vehicle trips. The proposed development at 116 / 126 N. Main St. will add an additional 1,200+ vehicle trips per day. This increase in traffic will create a significant traffic issue at the Canton St. / Lily Garden Place intersection. What is already a difficult and semi-blind turn from Lily Garden Place onto Canton St. will become a dangerous choke point.

All access to the proposed project should be from N. Main Street. This is a high volume thoroughfare currently undergoing a major upgrade. Access to both levels of the parking deck can be achieved by a ramp within the deck. The proposed additional traffic must be removed from Lily Garden Place and Violet Garden Walk.

With the many changes that have occurred in recent years it would be in everyone's best interests for new grid analysis, traffic projections, aerial photos, etc. to be performed.

3) The height of the proposed new buildings is excessive. 100 N. Main St is limited to 46' while the new buildings appear to be at least 15' taller. It is particularly critical that the height of the building closest to Violet Garden Walk not exceed the height of the West Main townhomes.

4) Increased noise is also an issue. Renderings show outdoor "party" or dining spaces on the roofs of both buildings. This is a particular concern for the building closest to Violet Garden Walk as this building will only be a few feet from West Main townhomes.

Sincerely,

Paul Norsworthy
202 Violet Garden Walk

From: [Holmes Hawkins](#)
To: [Woodman, Michael](#); [Callum, Alexandra](#); kcook@alpharetta.ga; CityCouncilMayor@alpharetta.ga.us; egraves@alpharetta.ga.us
Cc: [Bracken, Larry](#); [Brian Richey](#)
Subject: 116 & 126 NORTH MAIN STREET (Z-22-02)
Date: Monday, April 11, 2022 12:25:53 PM
Attachments: [image001.png](#)
[RE Z-22-02 116 + 126 North Main Street.msg](#)

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This email is a follow up to the email that I sent to City Staff on March 10, 2022 (copy attached) regarding the proposed rezoning request at 116 & 126 North Main Street (Z-22-02), which is on the agenda for the Planning Commission on April 14 and for the City Council on April 25. My wife and I live at 126 Lily Garden Pl., in the West Main Townhome community. Our residence is directly across Violet Garden Walk from the subject property. I refer you to my March 10th email for a complete list of my initial questions and concerns regarding this proposed project. I was hoping to be able to attend the Planning Commission meeting this Thursday, but unfortunately I will be out of town and unable to attend. Since I cannot attend the meeting, please allow this email to serve as an update to my prior correspondence.

First, I want to commend the Applicant for their willingness to meet with numerous of residents of West Main in recent weeks to listen to our questions and concerns. While I have voiced serious concerns about why none of the West Main residents were provided notice prior to the March 9 CZIM meeting, I am happy to see that the Applicant has taken appropriate steps since then to engage with our community. I also want to specifically commend the Applicant for their willingness to make a critical change to the design of the proposed parking deck in order to address one of our primary concerns about the project – the use of Lily Garden Pl. and Violet Garden Walk to access the parking deck of the development, which would have created an enormous amount of traffic through our residential community and created a substantial public safety risk. At our request, the Applicant revised the plan so that access to both levels of the parking deck is now provided through the new driveway off of N. Main Street, removing vehicular access to the site from Violet Garden Walk and Lily Garden Pl. The residents of West Main **strongly support this change**. In fact, in order to avoid any ambiguity, **I would urge that this be made an express condition of the project approval.**

Second, the residents of West Main are generally supportive of most of the 25 proposed conditions that the City Staff is recommending be included in any approval of the proposed rezoning request. It appears that the majority of those conditions, including the height restrictions, are designed to be consistent with the conditions imposed on the adjacent development at 100 N. Main Street, which makes good sense. The conditions imposed on 100 N. Main St. were the result of a lot of negotiations and compromises between the developer, the City, and the West Main residents, and we believe those same conditions should be applicable to 116/126 N. Main Street to the greatest extent possible. There is at least one apparent discrepancy between the final list of conditions imposed on 100 N. Main St. and the staff's proposed conditions on 116/126 N. Main St. that should

be clarified. During the public hearings for the 100 N. Main Street building in late 2019, there was a lot of discussion about the details of the rooftop amenity space given the proximity to residents, and there were particular concerns about potential noise and other negative impacts to the residents of West Main. The developer's attorney noted during this presentation, in arguing against any restrictions, noted that there would be no bar, restaurant, kitchen, restroom facilities or roof on the rooftop amenity space. Nonetheless, the City Council decided it was appropriate to add a condition that ***"occupiable vertical structures on the rooftop space are prohibited, and the rooftop space shall not be rented out for commercial use."*** I do not see that condition in the proposed recommendations for 116/126 N. Main Street, but is not clear why that development should be treated any different than 100 N. Main St.

Third, at the 12/16/19 City Council meeting for the 100 N. Main Street building, there was a lot of discussion about the increased traffic on Lily Garden Pl. and Violet Garden Walk, due to the proximity of residents and the fact that Lily Garden Pl and Violet Garden Walk are narrow (only 30' wide instead of the usual 50' minimum). There were also a lot of questions and discussion from City Council about how and where truck deliveries would be made, and how they could be kept off of Lily Garden Pl. and Violet Garden Walk. In order to address those concerns, the City Council imposed a condition that the lower level parking be gated and not open to the public. Because the proposed development at 116/126 N. Main St. is intended to include multiple restaurants, we understand that gating the parking deck and closing it to the public is not feasible. Fortunately, the Applicant's revised parking deck design that routes all traffic off of N. Main St. (and precludes access from Lily Garden Pl.) addresses the traffic concerns from West Main residents while providing Applicant with unrestricted use of the parking deck. That appears to be a win/win for everyone. Two additional important points on this, however: (1) any benefit achieved by the new parking deck design would be completely undercut if the proposed Cumming St. extension is built, because it would allow traffic to and from the development through Lily Garden Pl, and (2) regardless of the parking deck design, we would urge the City Council to impose a condition that all truck deliveries for the development must be made on the top level of the parking deck through N. Main Street, and not through Lily Garden Pl or Violet Garden Walk.

Finally, while I understand that the only issue for the City Council to decide at the upcoming April 25 meeting is whether to grant the rezoning request – and ***not*** to decide whether to build the proposed Cumming Street or Lily Garden Pl. extension (to connect N. Main St. to Canton Street) -- I want to take this opportunity to voice my strong objection to that road extension. I've noticed that whenever this issue is discussed in public meetings, the standard line from the City is that "the downtown master plan promotes a system of connected streets and includes the Cumming St. extension." However, it is important to remember that the downtown master plan was last updated in **2015**, seven years ago. My understanding is that the primary traffic study on the proposed Cumming St. extension was done in 2015 and last updated in 2017. To say that much has changed since that plan was prepared is a gross understatement. None of the homes at West Main and Fourteen Park Place along Lily Garden Pl. were built then, and the new high school just off Canton Street was not completed. In addition, the current traffic levels on Cumming Street are far greater than they were back in 2015 (due at least in part to heavy traffic coming from employees at Fiserv). The point is that just because something was included in a concept plan back in 2015 doesn't mean that it still makes good sense to do it in 2022. There are many aspects of the 2015 master plan that have not come to fruition (including, e.g., the proposed extension of Marjean Way from Marietta St.

to Milton Ave). Traffic on Canton Street is already extremely heavy, especially since the new school has opened. Routing hundreds of additional cars from Cumming Street and N. Main Street through Lily Garden Pl., which is a very narrow two lane road with no room for turn lanes, onto Canton Street is a very bad idea, and at the very least should be the subject of separate public hearings and updated traffic studies. To that end, I believe that the Staff's recommended condition #23 ("*Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street (i.e., the Cumming St. or Lily Garden Pl. extension*") is unnecessary and should be removed.

Thank you for your consideration of these comments.

Regards,

Holmes & Tracey Hawkins

Holmes J. Hawkins III

Partner

| [Bio](#) | [vCard](#)

King & Spalding LLP
1180 Peachtree Street, NE
Suite 1600
Atlanta, GA 30309



kslaw.com

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From: [thomas cross](#)
To: [Woodman, Michael](#); [Cook, Kathi](#); [Callum, Alexandra](#)
Subject: 116/126 North Main Street project
Date: Thursday, April 14, 2022 6:56:03 PM

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

Good evening,

As a residents of Canton Street Commons, we wanted to express our concern regarding the 116/126 North Main Street project. We are not against the proposed development. We are, however, opposed to the proposed primary access to the buildings being from Canton Street instead of North Main Street/Highway 9.

As council is aware, the proposed reduction to the speed limit on Canton Street was not approved by the State so consequently we already have an issue in the very area that is being considered for this development. Vehicles continue to speed through the corridor between Mayfield and Milton Avenue and, at certain times of the day, traffic is backed up well south of the Mayfield light along Canton Street.

Recent development, including our neighborhood, added vehicles to the already over crowded road; an additional 1,600 vehicles per day would render Canton Street a parking lot.

We appreciate how well you have managed growth in the City and understand the difficult challenges balancing growth vs. available road space. Hopefully you will take into consideration how negatively the current proposal will affect this residential area and have the developer submit plans that will require all access to be from North Main Street/Highway 9 and keep Canton Street residential north of School Street.

Your consideration is greatly appreciated.

Tom / Janet Cross
235 Jasmine Garden Way
Canton Street Commons



Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

- a. Michael Woodman, Planning + Development Services Manager
- b. Ben Kern, GIS Specialist/Planner
- c. Alexandra Callum, Planning + Zoning Coordinator

II. Items:

- a. **63 South Main Street Parking In-Lieu** - presented by Dan Connor
 - i. 28,000 square foot office building.
 - ii. Asking for a 13-space variance.
 - iii. We are wanting flexibility on the third floor.

There were no public comments for this item.

- b. **116 + 126 North Main Street** - presented by Steve Rowe
 - i. Parking deck is on the ground level.
 - ii. The lower level would enter from the back side.
 - iii. The storm water management is held underground.
 - iv. We are requesting a variance for the dumpster.
 - v. The goal is an industrial look.
 - vi. The violin shop would be reused for a restaurant.

Public Comments:



Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 PM

Holmes and Tracy Hawkins- Lily Garden Lane (townhome closest to the rear building)

- Regarding the 3 ½ story building, is that on top of the parking garage? Yes.
- What is the proposed height in total? The parking is buried somewhat. I don't have the exact number on that. It measures 46 feet to the roof level and add another five feet because of the parking. The rooftop is anywhere from 12-15 feet.
- In some of the renderings of the back building, there was some tables. Can you describe the intended use? It will be residential, more of an outdoor living space. The one along Highway 9 will be for restaurant use.
- The traffic projections show 1,600 trips per day. Does that include the violin shop turning into a restaurant? Yes, and we are having our own traffic analysis run right now.
- Would the lower parking deck be open to the public? Yes.
- What's the proposed setback from the roadway? Would there be any landscaping? There would be a 10-foot landscape strip.

c. **380 Milton Avenue** – presented by Brendan Walsh

- i. This was originally a single lot, and the previous owner separated into two lots.
- ii. It's a personal residence with one single home.
- iii. We want to change the previous conditions to move it back into one.
- iv. The side entrance garage is off Nathan Circle.

There were no public comments for this item.

d. **Kimball 154** – presented by Bruce Fernald

- i. We want to increase the parking capacity from the approved ratio to 3.5 spaces per 1,000 feet.
- ii. The topography of the lot is triangular with steep topography to the east.
- iii. We want to consolidate our parking into a five-story structure. The height won't exceed the adjacent building.
- iv. We are requesting a variance of the eastern border.

There were no public comments for this item.



Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 PM

e. **Toll Brothers Kimball Bridge Road** – presented by Don Rolader and Jake Meek

- i. The property is 22.74 acres.
- ii. It is currently zoned AG- we are requesting R-15.
- iii. The plan is for 43 single family lots with homes to be built.
- iv. We are requesting to reduce the setback from interior streets from 35 feet to 25 feet.
- v. The density is 1.89 units per acre, which is considered low density.
- vi. Every lot meets the R-15 requirements.
- vii. This would be approved site plan specific.
- viii. Many lots will have basements.
- ix. The price range is \$1.4-1.5 million.

Public Comments:

- Is this a gated community? No.

- Are you building a water retention pond? Yes, we will have ponds. Our natural flow doesn't head west or south- it heads to the north. The detention ponds are on the northern boundary of the property. The outlets flow into the storm system that meanders through Park Brooke. The northwest pond will tie directly through the pipe.

- So, most of the rainwater will stay in the neighborhood? Yes.

- What about during construction? We don't have a phase 1 erosion plan at this time, but we will have temporary sediment ponds. The City and state code requires us to not increase the flow that already exists.

- What kind of traffic delays will this add to the northside and southside of Kimball Bridge Road? We did a traffic analysis of peak periods. With this many lots, it's minimal. There will be a left turn lane into the neighborhood, and we are also retiming the light and adding some signalization at the intersection.

- What was the variance again? The variance is a 10-foot reduction to the front setback line for all the lots. It will bring the homes closer and more internal to the project.



Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 PM

- Is the outer boundary going to be fenced? We'll work with every neighbor to provide screening as needed. Even if we don't do a fence in the original development, we will give homeowners the opportunity to build fences.
- There will be landscaping that will provide a nice aesthetic for the houses that face Kimball Bridge Road.
- Between lots 12 and 13 is one of the two areas for detention. What is the wetland area? Prior to Park Brooke, there was a stream meandering through the property. It was piped and built over when Park Brooke was developed, and the remaining part of the stream terminated on our property. Those are the associated buffers. That stream becomes a linear wetland, which can be disturbed.
- The topography of those lots is a little higher than the lots in Park Brooke, correct? Yes.
- According to Code, there will be no changes to the flow that goes through Park Brooke.
- We have had several meetings with our HOA and individual property owners. We have a lot of serious concerns regarding the setbacks for the properties next to the new subdivision. We don't feel they've allowed adequate buffers for lots 13-17. We feel they have planned the retention ponds to come against the Park Brooke property and have not allowed any setback. This is a concern because we have flooding and erosion issues. We feel the retention ponds need to have an increased setback from the Park Brooke property line.
- We have had two meetings with the association. We are looking at our site plan and studies and anticipate having a further meeting with all affected parties within the next two weeks. We will let you know to discuss it further. We are aware of the concerns.
- We don't have a concern with the R-15 zoning or the variance with the street setback. We have concerns with the lot sizes of the rear properties. We are asking for a 100-foot setback and an undeveloped strip buffer. We want confirmed, in writing, that the rear lots will have additional setbacks.
- At what point in time are you doing an evaluation regarding current runoff amounts? Once we have zoning approved, we will begin hydrology studies. It is a significant investment. This will be prior to ground-breaking.
- The wetland area would be filled in to allow for two additional properties. It just seems egregious and a concern for us.
- We sat with Toll Brothers and asked them to amend their layout with access to the red light, which would come through their development and exit at the red light. We feel that would be a safer option for the properties along Buice Road.



Community Zoning Information Meeting
March 9, 2022
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- Susan Hook, a homeowner, read a statement declaring that all residents, homes, landscaping, and properties should be protected. It was also restated that the 100-foot buffer should be included in the development. Privacy is important for both developments.
- Do they realize they are the dominant land? I am experiencing flooding now without the development here.
- How are we getting 43 homes on 23 acres? The lot standards are the exact same as Shirley Estates. The topography between the two properties is different.
- We are in a densely wooded area, and I don't think this plan takes that into consideration. We think it will take away the conservation aspect. We are happy to report that we are doing a plant rescue and rehabilitation plan where a group can come remove plants and place them elsewhere. That is one conservation effort we are happy to make.
- Where are you on the measures necessary to comply regarding the Violation Summary from February 7, 2022? It was my understanding you had 30 days. All of the requirements have been met, and we are working with the City arborist on a plan.
- What was the purpose of this if you came with old plans? We approached you prior to this meeting with our concerns, and we don't see any changes. Your letter was dated March 1, 2022. We will have something to present to you. We are trying to address your concerns.

x. Chat Comments:

- i. There were no chat comments.

xi. Meeting Ended at: 7:07 p.m.

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Stream Buffer Variance.

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

Yes, the property is limited in size and is further constrained by an existing historic structure that must be retained, future right of way set aside for the future extension of Cumming Street and there is a stream that bisects the property. The combination of all of these constraints make the property undevelopable.

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

Yes, the strict application of the zoning code creates an unnecessary hardship for the property.

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

Yes.

1. There is a historic structure on the property that must be retained.
2. The City is requiring the set aside of future right of way for Cumming Street extension to Lily Garden Place.
3. The City has determined that an intermittent stream bisects the property that needs to be buffered.

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.

No, granting of this variance would not cause a detriment to the public good. The stream is piped to the subject property and we are proposing to continue the piping. Any runoff from this property will be managed and treated prior to discharge off-site.

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.

Dumpster location variance.

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

Yes, the property is limited in size and is further constrained by an existing historic structure that must be retained, future right of way set aside for the future extension of Cumming Street and there is a stream that bisects the property. The combination of all of these constraints make the property undevelopable. Design modifications must be made to successfully develop the site.

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

Yes, the strict application of the zoning code creates an unnecessary hardship for the property. The property is surrounded on 3 sides by Right of Way and future Right of way and for the dumpster to be 50' off of the Right of Way, would place it where the proposed structure needs to sit. The proposed dumpster will be fully enclosed, screened and covered from public view.

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

Yes.

1. There is a historic structure on the property that must be retained.
2. The City is requiring the set aside of future right of way for Cumming Street extension to Lily Garden Place.
3. The City has determined that an intermittent stream bisects the property that needs to be buffered.

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.

No, granting of this variance would not cause a detriment to the public good. The proposed dumpster will be fully enclosed by a masonry enclosure, screened with additional landscaping and covered from public view by doors that will be kept closed except for when the dumpster is emptied.

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.



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

March 18, 2022

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

RE: **116 and 126 North Main Street
Re-Zoning and Variance Request
C-I to DTMU**

Dear Mayor and Councilpersons:

Market District Crabapple, LLC, the Applicant, seeks a change in zoning and concurrent variances on approximately 1.4 acre property at 116 and 126 North Main Street. The property is currently used as a residence and retail commercial properties. The property is currently Zoned C-I, and we are seeking to change the zoning to DTMU (Downtown Mixed Use). The Comprehensive Land Use Plan and Future Land Use Map call for the property to be used as Mixed Use which is consistent with our requested zoning.

The property is situated with its frontage on the eastern edge along North Main Street (S.R. 9) and Georgia DOT is under construction with a major roadway improvement in this area. To the west of the property is Violet Garden Walk, a local road, and across the street is property zoned RM-10. To the north is property zoned C-I and is currently used as a dentist office and the parcel to the south is zoned DTMU and is an office under construction.

The applicant is proposing a pedestrian oriented mixed-use development and includes a parking deck and 2 separate buildings while preserving the existing historic structure on the property. The building along North Main Street will be 4 stories have architecture that addresses the road and will include retail, restaurant and office uses. The building to the rear will also be 4 stories and will include office and residential uses. The fourth floor of both buildings will be set back from the main frontage for architectural and screening purposes. The development will also allow for the extension of Cumming Street to Lily Garden Way between the subject property and 100 North Main Street. This proposed road extension is in keeping with the City's intent to complete the downtown roadway grid.

As a part of the development, we are requesting two (2) variances in order to develop the property, a stream buffer variance and a dumpster location variance.

Although we do not agree with the determination, the City of Alpharetta has called the drainage through the property an intermittent stream requiring buffers. The application of a 50' undisturbed buffer and a 75' impervious setback makes a significant portion of the property un-developable. Because of the impact to the property, we are requesting a variance to pipe the existing stream through the property. The property to the north currently pipes the drainage water to this property and we are proposing to continue the piping across our property. We are proposing a mitigation plan that includes additional water quality or offsite stream buffer enhancement.

We are also requesting a variance to place the proposed dumpster within 50' of the Right of Way of Violet Garden Walk. The property is small and is constrained by the historic structure to remain and the set aside of the future Right of Way of Cumming Street extension through the property. Three of the 4 sides of the property have existing Right of Way or future Right of Way and strictly limits the placement of the proposed dumpster pad on the property. The current proposed location is closer to Violet Garden Walk, a minor local road, and will be screened by a masonry enclosure and metal doors as well as covered by landscaping. The placement of the dumpster is in the best place possible given the constraints and the proposed site design.

We thank you for your consideration in this matter and respectfully request that the re-zoning request be granted as requested since it meets the intent of the City's CLUP as well as the infrastructure connectivity plan. 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:\2022 JOBS\22-4713 116 & 126 North Main\Zoning Submittal\Re-Zoning Letter of Intent-constitutional assertions-rev.docx

Constitutional Assertions Attachment

The applicant respectfully submits that the failure to approve the re-zoning request 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 re-zoning 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 re-zoning 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 re-zoning. If action is not taken by the City Council to grant the re-zoning 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 re-zoning request be granted as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PH1220003

PH #: 1-22-02

☐ 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: Market District Crabapple, LLC (Brent Beecham) Telephone: 770-862-7895

Address: 4575 Webb Bridge Road Suite: 5400

City: Alpharetta State: Ga Zip: 30005 Fax: _____

Mobile Tel: 770-862-7895 Email: brent@md-atl.com

Subject Property Information:

Address: 116 and 126 North Main St. Current Zoning: C-1

District: 1 Section: 2 Land Lot: 1252 Parcel ID: 22 482212520575, 22 482212520773, 22 482212520781

Proposed Zoning: DTMU Current Use: Residential and Commercial

This Application For (Check All That Apply):

☐ Conditional Use

☒ Rezoning

☐ Variance

☐ Exception

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other (Specify): _____

☐ Comprehensive Plan Amendment

APPLICANT REQUEST AND INTENT

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

The proposed development will include Retail, Residential, Restaurant and Office Uses.

Applicant's Request (Please itemize the proposal):

We are requesting to change the current C-1 Zoning to a DTMU Zoning.

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

(Please see attached Letter of Intent)

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Robert H Roberts

Telephone: _____

Address: 116 N Main St & 0 Christine dr

Suite: _____

City: Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Brent Beecham

Telephone: 7708627895

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: Steve S. Harbison

Date: 1/28/2022

Notary:

Notary Signature: Arline Pacheco

Date: 01/28/2022



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: **James M Roberts**

Telephone: _____

Address: **116 N Main St & 0 Christine Dr**

Suite: _____

City: **Alpharetta**

State: **GA**

Zip: **30009**

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: **Brent Beecham**

Telephone: **7708627895**

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: _____

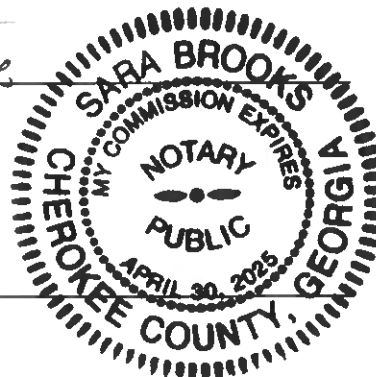
James M. Roberts

Date: **1/28/2022**

Notary: _____

Sara Brooks

Notary Signature: _____



Date: **1/28/2022**

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Roy Roberts

Telephone: 404-547-6159

Address: 116 & 126 N Main St

Suite: _____

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

☐ Annexation

☐ Special Use

☒ Rezoning

☐ Conditional Use

☐ Variance

☐ Master Plan

☐ Land Use Application

☐ Other I own 126 and 1/3 of 116.

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Brent Beecham

Telephone: 770-862-7895

Address: 1104 Breckenridge Lane

Suite: _____

City Alpharetta

State: GA

Zip: 30005

So Sworn and Attested:

Owner Signature: _____

Roy C Roberts

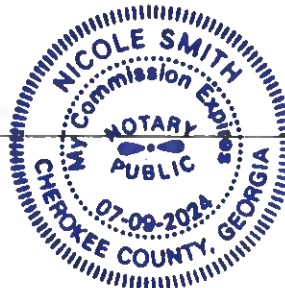
Digitally signed by Roy C Roberts
Date: 2022.01.26 16:30:40 -05'00'

Date: 1-26-22

Notary:

Notary Signature: _____

Nicole Smith



Date: 1.27.2022

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:

Reg O'Kelly

Subject Public Hearing Case:

Zoning

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-3.

Signature:

Reg O'Kelly

Date:

1-27-22

DISCLOSURE FORM

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Name of Applicant or Opponent:

Brant Beecher

Subject Public Hearing Case:

Rezoning 116-126 N Main St

Campaign Contribution Information:

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

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

Name of Official:

N/A

Position:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature:

[Signature]

Date:

1/3/2022

DISCLOSURE FORM

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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: James Roberts

Subject Public Hearing Case: Zoning

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-3.

Signature: Blair Hanks Blair

Date: 1/28/2022

DISCLOSURE FORM

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

Name of Applicant or Opponent: Robert Roberts

Subject Public Hearing Case: Zoning

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: _____ 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-3.

Signature: _____

Date: _____

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed mixed use development is consistent with the property to the south that is being developed as office under the DTMU zoning category we are requesting.

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

The proposed development will have minimal impact on the existing used but will have a positive impact to surrounding property values.

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

Given the size of the property and the current C-1 zoning, developing the property for a reasonable economic use will be difficult given the required setbacks and restrictions under the C-1 zoning.

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

The increase to the daily traffic would be minimal as compared to the existing background traffic and the increase to the daytime population would be approximately 125 people.

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

There would be minimal impact to the existing schools and the surrounding utilities are well within their capacity to handle the propose development.

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

The proposed project is consistent with the City of Alpharetta CLUP and the Future Land Use Maps.

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

Several properties along the corridor, north of downtown, are currently going through redevelopment that is consistent with the proposed project.

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: 116 and 126 North Main Street

Contact Name: Brent Beecham Telephone: 770-862-7895

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.

Letters will be sent to the residents and property owners on the list and they will be able to voice their thoughts and concerns via telephone, e-mail or an in person meeting if requested.



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

February 1, 2022

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

RE: **116 and 126 North Main Street
Re-Zoning Request
C-I to DTMU**

Dear Mayor and Councilpersons:

Market District Crabapple, LLC, the Applicant, seeks a change in zoning on approximately 1.4 acre property at 116 and 126 North Main Street. The property is currently used as a residence and retail commercial properties. The property is currently Zoned C-I, and we are seeking to change the zoning to DTMU (Downtown Mixed Use). The Comprehensive Land Use Plan and Future Land Use Map call for the property to be used as Mixed Use which is consistent with our requested zoning.

The property is situated with its frontage on the eastern edge along North Main Street (S.R. 9) and Georgia DOT is under construction with a major roadway improvement in this area. To the west of the property is Violet Garden Walk, a local road, and across the street is property zoned RM-10. To the north is property zoned C-I and is currently used as a dentist office and the parcel to the south is zoned DTMU and is an office under construction.

The applicant is proposing a pedestrian oriented mixed-use development and includes a parking deck and 2 separate buildings while preserving the existing historic structure on the property. The building along North Main Street will be 4 stories have architecture that addresses the road and will include retail, restaurant and office uses. The building to the rear will also be 4 stories and will include office and residential uses. The fourth floor of both buildings will be set back from the main frontage for architectural and screening purposes. The development will also allow for the extension of Cumming Street to Lily Garden Way between the subject property and 100 North Main Street. This proposed road extension is in keeping with the City's intent to complete the downtown roadway grid.

We thank you for your consideration in this matter and respectfully request that the re-zoning request be granted as requested since it meets the intent of the City's CLUP as well as the infrastructure connectivity plan. 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:\2022 JOBS\22-4732 116 & 126 North Main\Zoning Submittal\Re-Zoning Letter of Intent-constitutional assertions.docx

Constitutional Assertions Attachment

The applicant respectfully submits that the failure to approve the re-zoning request 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 re-zoning 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 re-zoning 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 re-zoning. If action is not taken by the City Council to grant the re-zoning 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 re-zoning request be granted as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

Real Estate

View Bill

View bill image

As of	1/31/2022
Bill Year	2021
Bill	2117516
Owner	ROBERTS JAMES M ET AL
Parcel ID	22 -4822-1252-078-1

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$290.26	\$290.26	\$0.00	\$0.00	\$0.00
TOTAL		\$290.26	\$290.26	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

View bill image

As of	1/31/2022
Bill Year	2021
Bill	2117508
Owner	ROBERTS JAMES M ET AL
Parcel ID	22 -4822-1252-057-5

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$1,293.76	\$1,293.76	\$0.00	\$0.00	\$0.00
TOTAL		\$1,293.76	\$1,293.76	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

View bill image

As of	1/31/2022
Bill Year	2021
Bill	2117515
Owner	ROBERTS ROY C
Parcel ID	22 -4822-1252-077-3

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$801.65	\$801.65	\$0.00	\$0.00	\$0.00
TOTAL		\$801.65	\$801.65	\$0.00	\$0.00	\$0.00

116 and 126 North
Main Street
Legal Description

All that tract or parcel of land lying and being in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the West side of N. Main Street, also known as State Highway #9, Three Hundred and Seventeen (317) feet North from the intersection of the North side of Church Street with the West side of N. Main Street, prior to widening to the Point of Beginning: thence departing the Right of Way of Highway 9 North 88 degrees 55 minutes 33 seconds West a distance of 158.69' to a point; thence North 89 degrees 8 minutes 4 seconds West a distance of 124.67' to a point; thence North 8 degrees 28 minutes 21 seconds West a distance of 119.97' to a point; thence North 9 degrees 18 minutes 25 seconds West a distance of 92.27' to a point; thence South 89 degrees 46 minutes 22 seconds East a distance of 302.99 to a point, said point being on the Right of way of Highway 9; thence continuing along said Right of way South 3 degrees 55 minutes 10 seconds East a distance of 14.95' to a point; thence North 86 degrees 4 minutes 51 seconds East a distance of 7.0' to a point; thence South 3 degrees 55 minutes 8 seconds East a distance of 77.47' to a point; thence South 89 degrees 38 minutes 39 seconds East a distance of 8.94 to a point; thence South 4 degrees 1 minute 46 seconds West a distance of 119.97 to a point, said point being the Point of Beginning.

Said tract contains 1.43 acres (62,290 square feet) more or less.

21-09-19-01 116 N Main Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia
(Updated June 18, 2021)



Location Map



North

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.

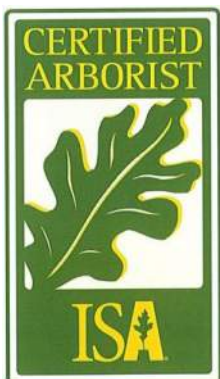
Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: October 12, 2021

Report Date: October 18, 2021

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 (City of Alpharetta) 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 cannot 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 specimen tree locations shall be approximate.
- The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Specimen 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.



Tree Location



North

Not To Scale

**Specimen
Location Plan**

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
331	29" Hickory	Poor	Poor	Non-Specimen	Several large cavities. Numerous main and some minor limbs dead/ gone 2 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	1-3	
332	28" Hickory	Poor	Poor	Non-Specimen	Several large cavities. 3 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	4-7	
333	9" Dogwood	Poor	Poor	Non-Specimen	Was 3 Co-Dominate 1 gone other in severe decline	8	
785	30" Sweet Gum	Poor	Poor	Non-Specimen	Numerous main and some minor limbs dead/ gone 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.	9-10	
786	44" Water Oak	Poor	Poor	Non-Specimen	Bleeding Cankers (possible Phytophthora Canker) and severe trunk distortion an indication of Trunk Rot. Numerous main and some minor limbs dead/ gone	11-13	
787	46" Water Oak	Poor	Poor	Non-Specimen	Butt Rot and Root Rot with fruiting body	14	
788	37" Willow Oak	Poor	Poor	Non-Specimen	Butt Rot with fruiting body	15-16	
789	41" Water Oak	Poor	Poor	Non-Specimen	Numerous main and some minor limbs dead/ gone. Trunk Rot with fruiting bodies.	17-19	
790	55"(27"-30") Water Oak	Fair	Poor	Non-Specimen	2 Trees creating 2 Co-Dominate Leaders with decay in union and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	20-21	
791	38"(24"-21") Sweet Gum	Fair	Poor	Non-Specimen (does not meet size requirements)	2 Trees creating 2 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.	22	
792	34" Water Oak	Poor	Poor	Non-Specimen	Trunk Rot with new and old Basidiocarps	23-24	
793	41" Water Oak	Poor	Poor	Non-Specimen	3 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	25	



Photo 1



Photo 2

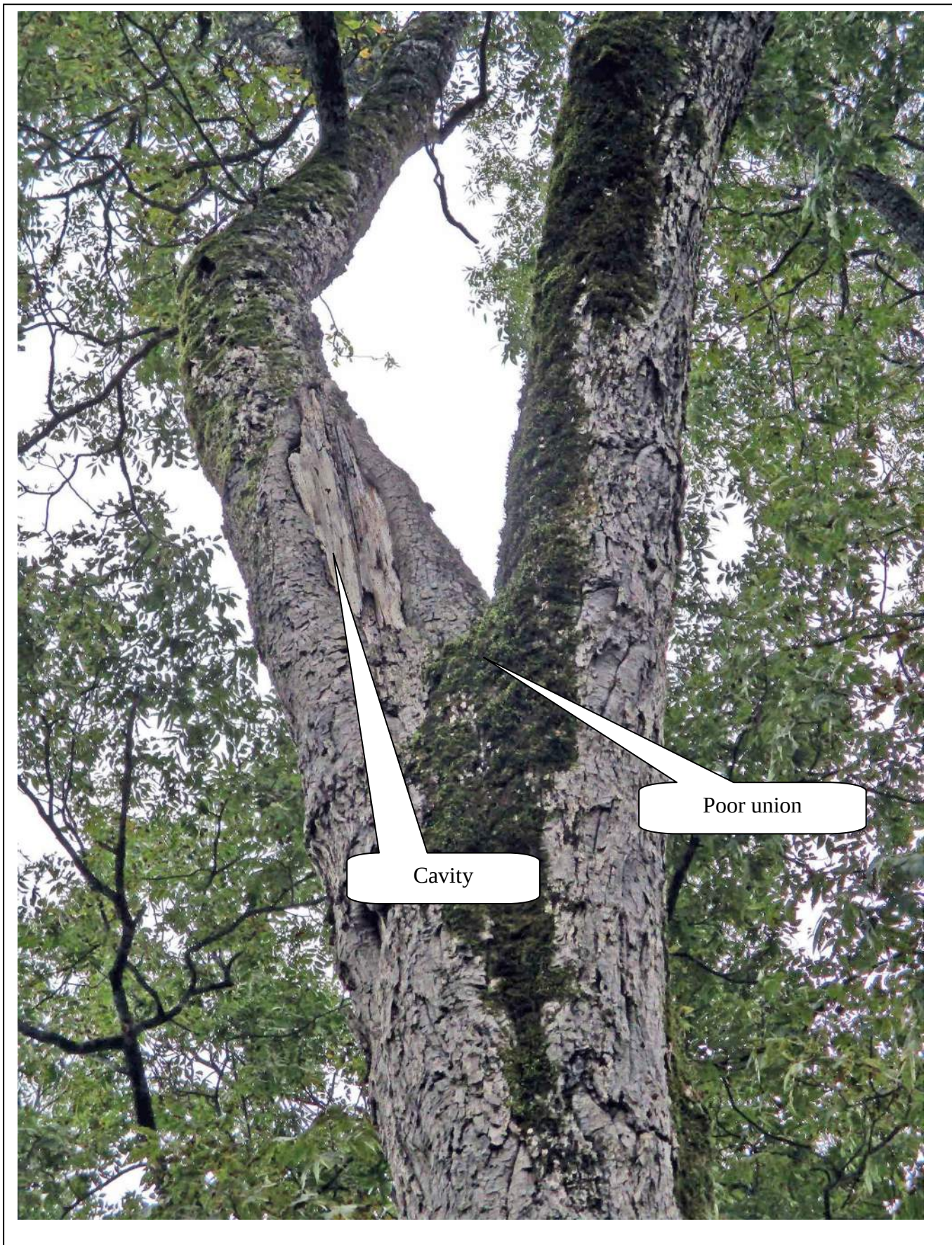


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Missing leader

Photo 8

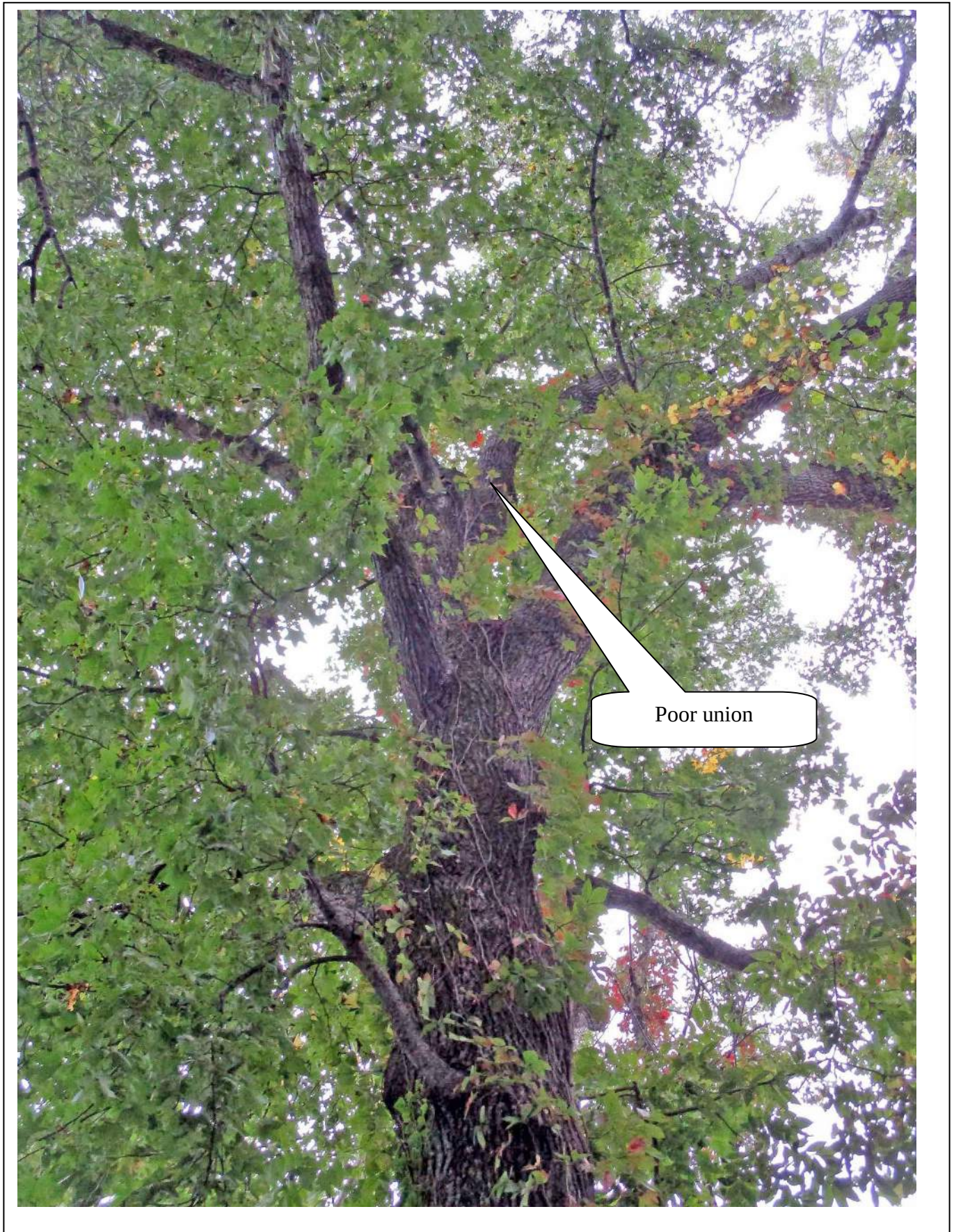


Photo 9

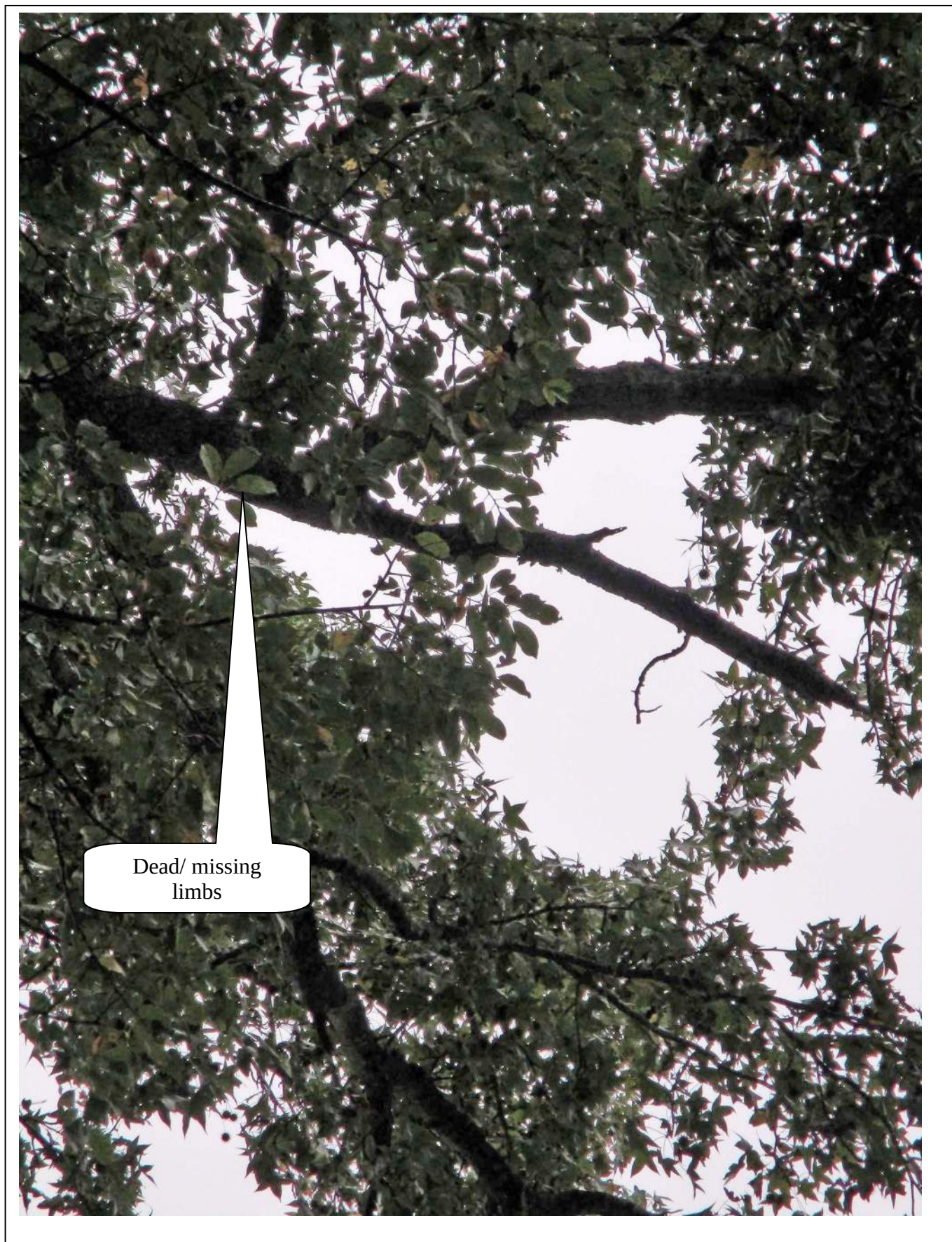


Photo 10



Photo 11

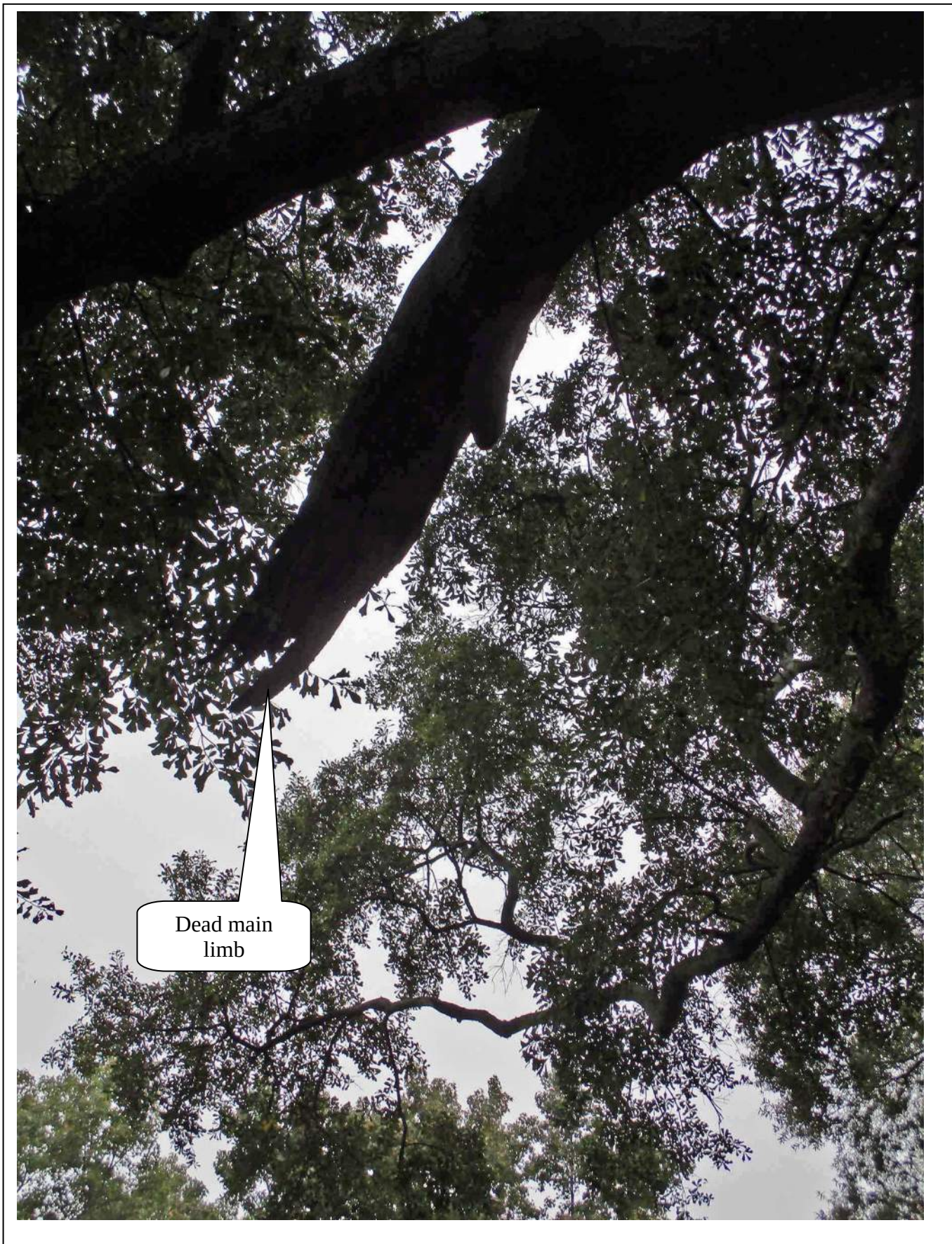


Photo 12

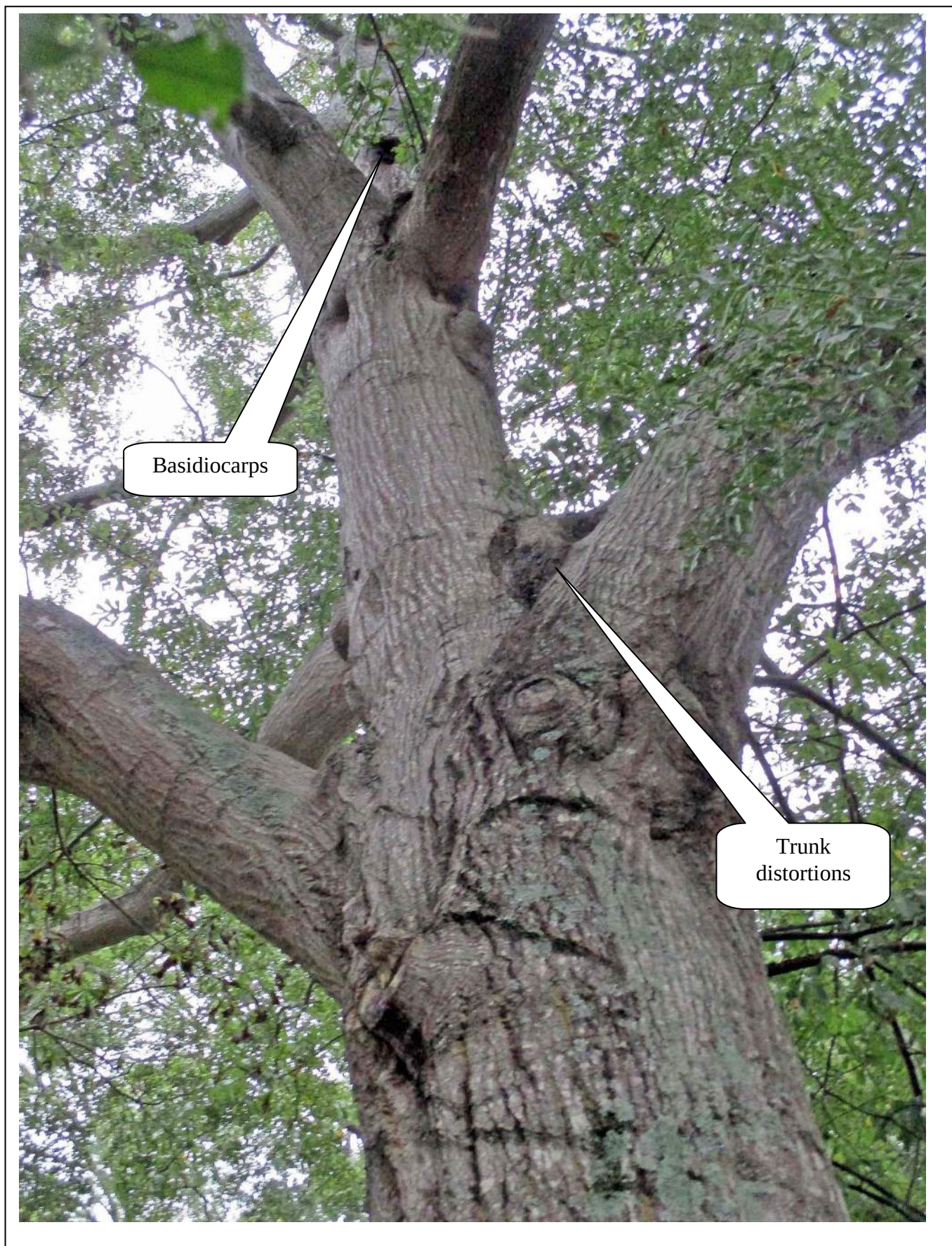


Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

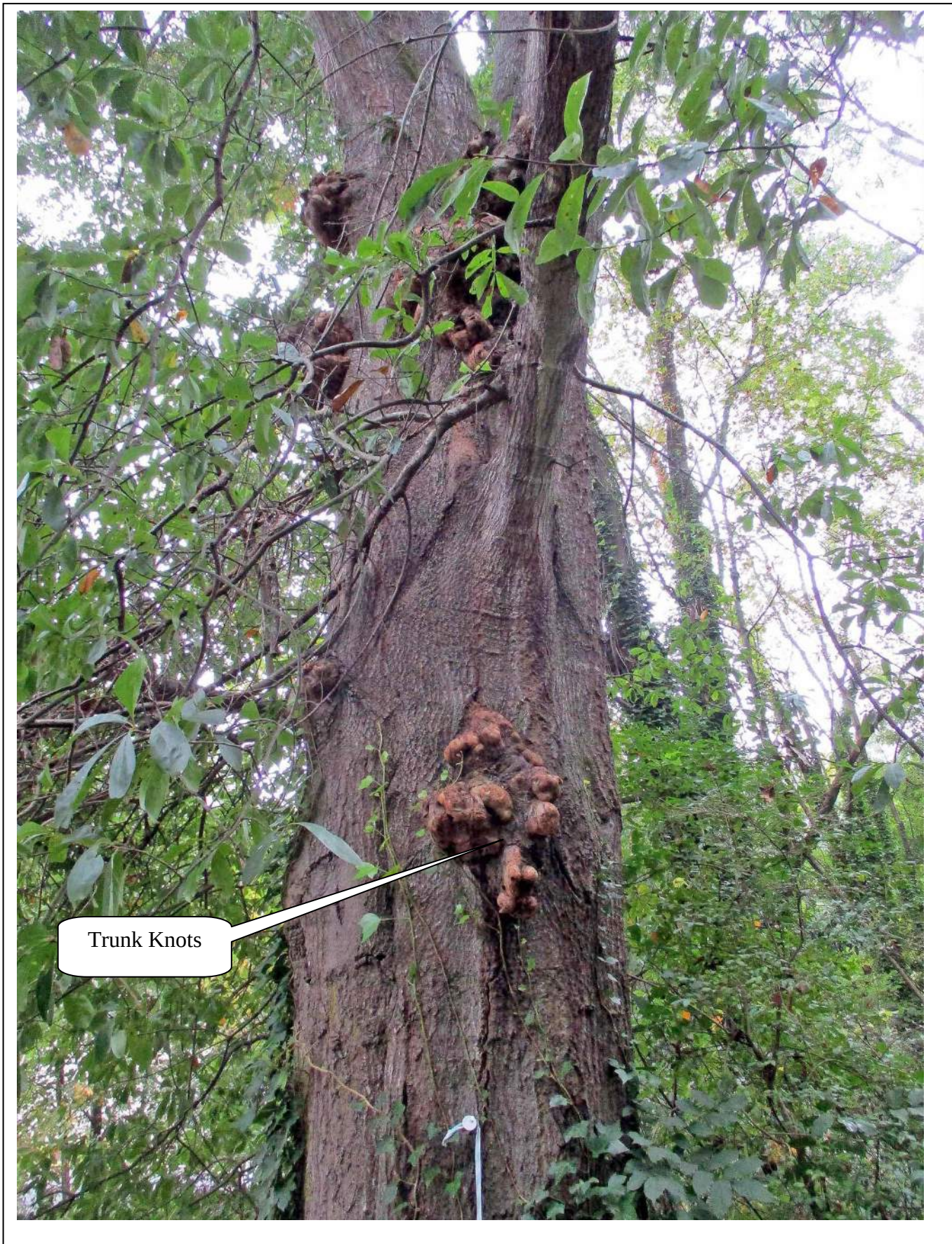


Photo 24



Photo 25

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN
WITH A LEICA MS1 ROBOTIC
INSTRUMENT.

FIELD DATA FOUND TO HAVE A
CLOSURE PRECISION OF 1 FOOT IN
39,915 FEET, AND AN ANGULAR
ERROR OF 10 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE
LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE AND FOUND TO
HAVE A PRECISION OF 1 FOOT IN
129,496 FEET.

THIS PLAT DOES NOT CONSTITUTE
AND SHALL NOT BE CONSTRUED
AS A TITLE SEARCH OR REPORT,
AND THUS MAY BE SUBJECT TO
ANY EASEMENTS, RIGHT OF WAY
OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR
THE EXCLUSIVE USE OF THE
PERSON, PERSONS OR ENTITY
NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY
UNNAMED THIRD PARTY WITHOUT AN
EXPRESSED RESTATEMENT BY THE
SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION
FOR PROPERTY SHOWN HEREON:
DB 50753, PG 662; DB 60706,
PG 129; DB 60706, PG 126

PROPERTY OWNERS AS OF SURVEY
DATE: JAMES M. ROBERTS, ET AL
ROY C. ROBERTS

PARCEL NUMBER: 2248221250773,
2248221250781 &
2248221250575

~ZONING INFORMATION~

COUNTY: FULTON/CITY OF ALPHARETTA
ZONE: C-1
SETBACK REQUIREMENTS:
FRONT: 50' (FROM R/W OF
LOCAL STREET) OR 65' (FROM R/W
OF OTHER STREET)
REAR: 15'
SIDE: 15'

FLOOD NOTE:
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO.
13121C0058F, EFFECTIVE DATE 9/18/2013, THIS SITE IS NOT
LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE
ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS
REQUIRED A DETAILED STUDY MAY BE NECESSARY.

Course	Bearing	Distance
L1	S 03°55'10" E	14.95'
L2	N 86°04'51" E	7.00'
L3	S 04°01'46" E	122.01'
L4	N 08°28'21" W	119.97'
L5	S 43°17'41" E	25.37'

N/F ROBERTS
DB 58016, pg 243
DB 26067, pg 296
PARCEL 22 48221250765

0.64 ACRE

126 MAIN STREET
PARCEL 22 48221250773

0.35 ACRE

PARCEL 22 48221250781

0.44 ACRE

116 MAIN STREET
PARCEL 22 48221250575

TOTAL AREA
1.43 ACRES

NORTH MAIN STREET
(A.K.A. - GEORGIA STATE ROUTE No. 9)
VARIABLE R/W AS PER DB 60706, pg 129 & DB 60752, pg 218

IPF 1" CTP
(7.12" IN R/W
AT 1" OTP)

IPF 1/2" RB
(23.46" IN R/W)

CUMMING STREET

GRID NORTH
SPC - GA WEST ZONE

18" RCP AS PER
PB 431, pg 85

VIOLET GARDEN WALK
(F.K.A. - CHRISTINE DRIVE)
30' R/W AS SHOWN ON PB 431, pg 85

LILY GARDEN PLACE

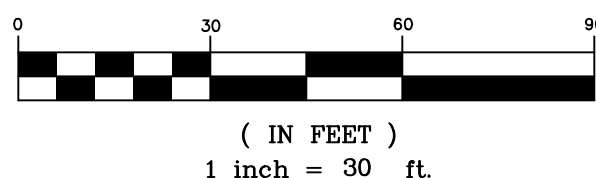
N/F 100 N MAIN ST
ALPHARETTA, LLC
DB 59654, pg 283
PARCEL 22 48221250781

N/F 100 N MAIN ST
ALPHARETTA, LLC
DB 59654, pg 283
DB 60752, pg 218
PARCEL 22 48221250575

~LEGEND~

- | | |
|--------------------------------|---|
| ○ CALCULATED POSITION | RB REBAR |
| ● IRON PIN FOUND/SET (IPF/IPS) | SR SOLID ROD |
| ☒ MONUMENT | OCS OUTLET CONTROL STRUCTURE |
| C/L CENTERLINE | CPP CORRUGATED PLASTIC PIPE |
| CTP CRIMPED TOP PIPE | DI GRATE INLET |
| DB DEED BOOK | GI DROP INLET |
| N/F NOW OR FORMERLY | DI SANITARY SEWER |
| OTP OPEN TOP PIPE | ⊙ MANHOLE (SSMH) |
| PB PLAT BOOK | ⊙ LIGHTPOLE |
| PG PAGE | ⊙ CLEANOUT |
| P/L PROPERTY LINE | (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED) |
| ☒ TELEPHONE PED. (T.P.) | ADJOINER |
| ☒ FIRE HYDRANT (FH) | LAND LOT LINE (L.L.L.) |
| ☒ WATER METER (WM) | RIGHT OF WAY (R/W) |
| ☒ WATER VALVE (WV) | FENCE |
| ☒ POWER BOX (PBX) | OVERHEAD POWER |
| ☒ POWER POLE (PP) | |

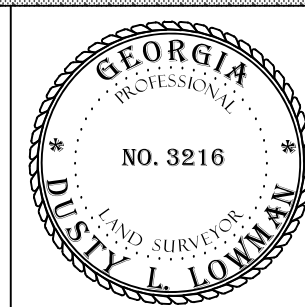
GRAPHIC SCALE



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

~SURVEYOR CERTIFICATION~



REVISIONS BY: -

REVISION DATE: -

DRAWN BY: DS

PLAT DATE: 12/13/2021

FIELD CREW: AM

FIELD DATE: 12/8/2021

SHEET NO.

1 OF 1

PROJECT NO.

21-513

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

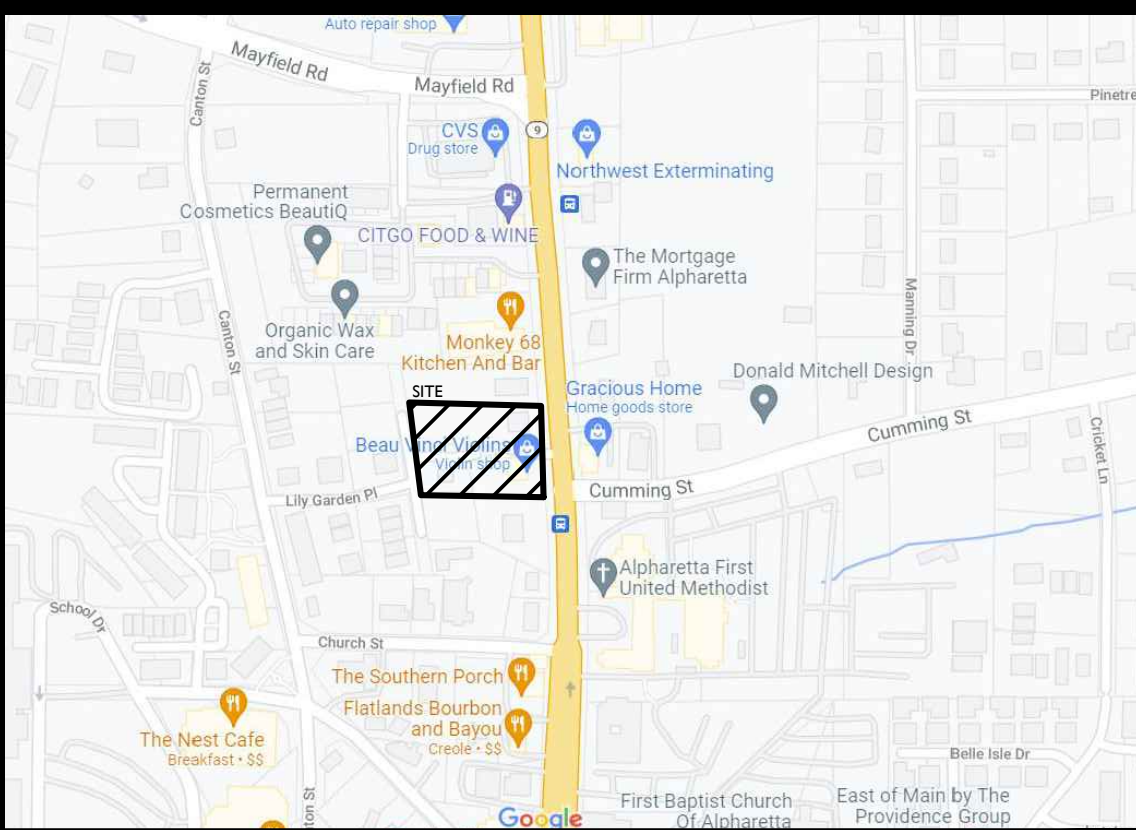
PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING

133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234

DAVISENGINEERS.COM

SURVEY FOR:

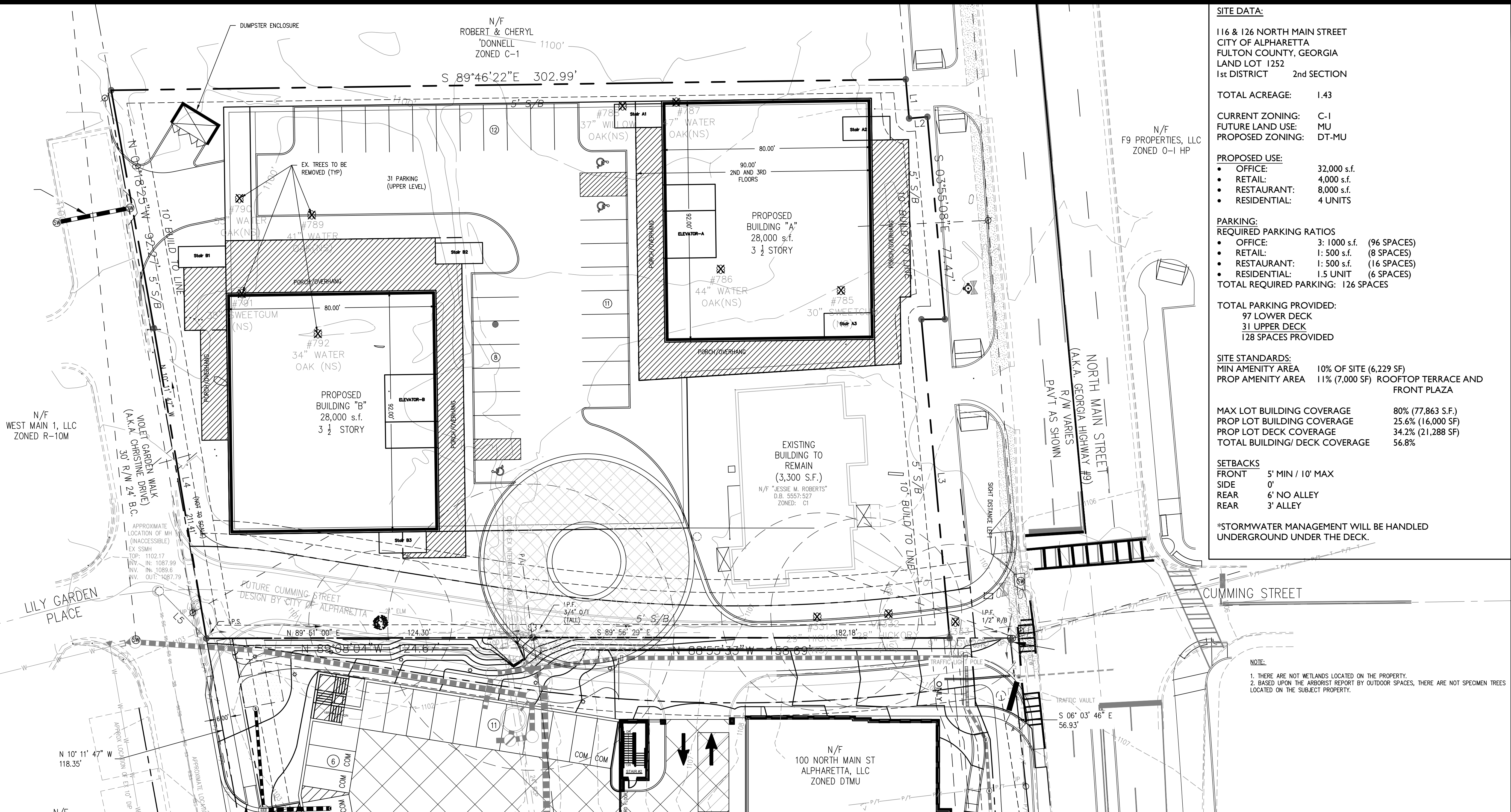
FOLIA GROUP
LAND LOT 1252
2nd DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



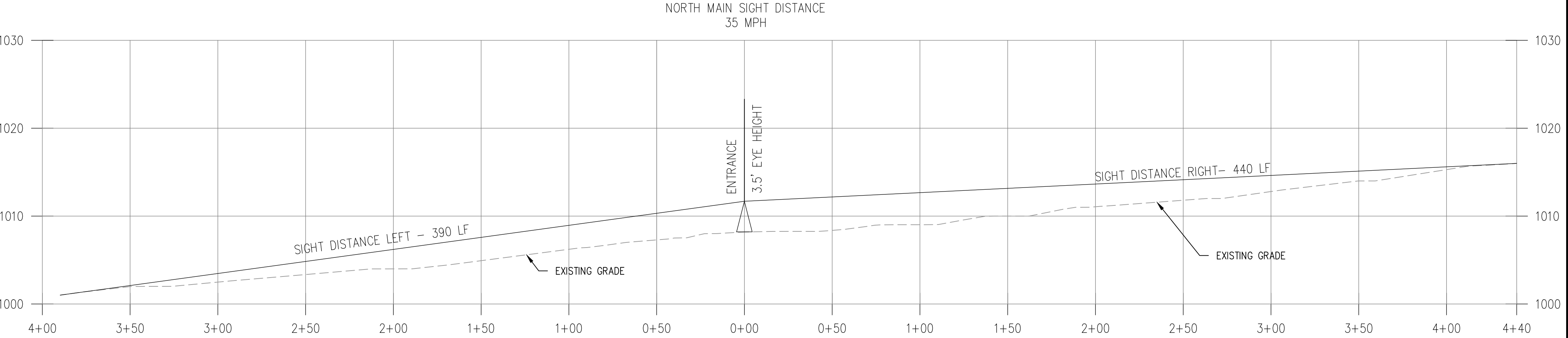
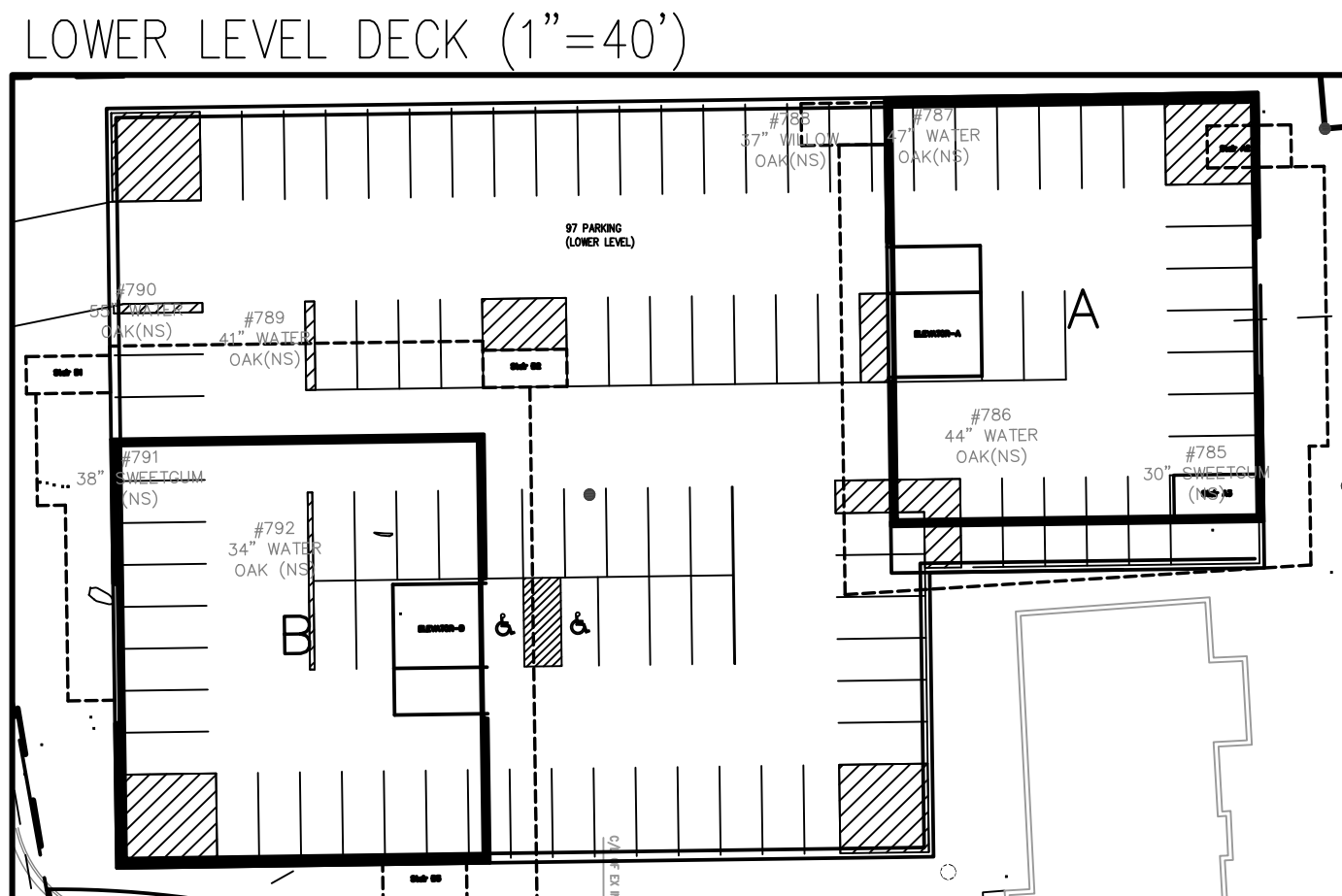
SITE LOCATION MAP (NTS)



Element Description	
Key and/or legend and site location map with North arrow	
Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.	
Acres of the subject property.	
Location of land lot lines and identification of land lots.	
Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.	
Proposed streets on the subject site.	
Current zoning of the subject site and adjoining properties.	
Existing buildings (with square footages, heights, and stories), walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.	
Location of proposed buildings with square footages, heights, and stories.	
Layout and minimum lot size of proposed single-family residential lots.	
Topography of subject site.	
Required and proposed setbacks.	
100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.	
Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.	
Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.	
Required and proposed parking spaces, loading, and unloading facilities.	
Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.	
Proposed stormwater management facilities.	
Entrance distance profile assuming the driver's eye at a height of 3.5 feet.	
Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).	
Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).	



SITE DATA:	
116 & 126 NORTH MAIN STREET CITY OF ALPHARETTA FULTON COUNTY, GEORGIA LAND LOT 1252 1st DISTRICT 2nd SECTION	
TOTAL ACREAGE:	1.43
CURRENT ZONING:	C-1
FUTURE LAND USE:	MU
PROPOSED ZONING:	DT-MU
PROPOSED USE:	
• OFFICE:	32,000 s.f.
• RETAIL:	4,000 s.f.
• RESTAURANT:	8,000 s.f.
• RESIDENTIAL:	4 UNITS
PARKING:	
REQUIRED PARKING RATIOS	
• OFFICE:	3: 1000 s.f. (96 SPACES)
• RETAIL:	1: 500 s.f. (8 SPACES)
• RESTAURANT:	1: 500 s.f. (16 SPACES)
• RESIDENTIAL:	1.5 UNIT (6 SPACES)
TOTAL REQUIRED PARKING: 126 SPACES	
TOTAL PARKING PROVIDED:	
97 LOWER DECK	
31 UPPER DECK	
128 SPACES PROVIDED	
SITE STANDARDS:	
MIN AMENITY AREA	10% OF SITE (6,229 SF)
PROP AMENITY AREA	11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA
MAX LOT BUILDING COVERAGE	
PROP LOT BUILDING COVERAGE	80% (77,863 S.F.)
PROP LOT DECK COVERAGE	25.6% (16,000 SF)
TOTAL BUILDING/ DECK COVERAGE	34.2% (21,288 SF)
56.8%	
SETBACKS	
FRONT	5' MIN / 10' MAX
SIDE	0'
REAR	6' NO ALLEY
REAR	3' ALLEY
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.	



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

Scale 1" = 20'

PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.

Alpharetta , Georgia

PROJECT INFORMATION	
PROJECT NO.:	22-4732
DATE:	FEBRUARY 1, 2022
SCALE:	1" = 20'
FILE NAME:	22-4732P02.dwg
DESIGN/DRAWN:	SLR/ SLR

Traffic

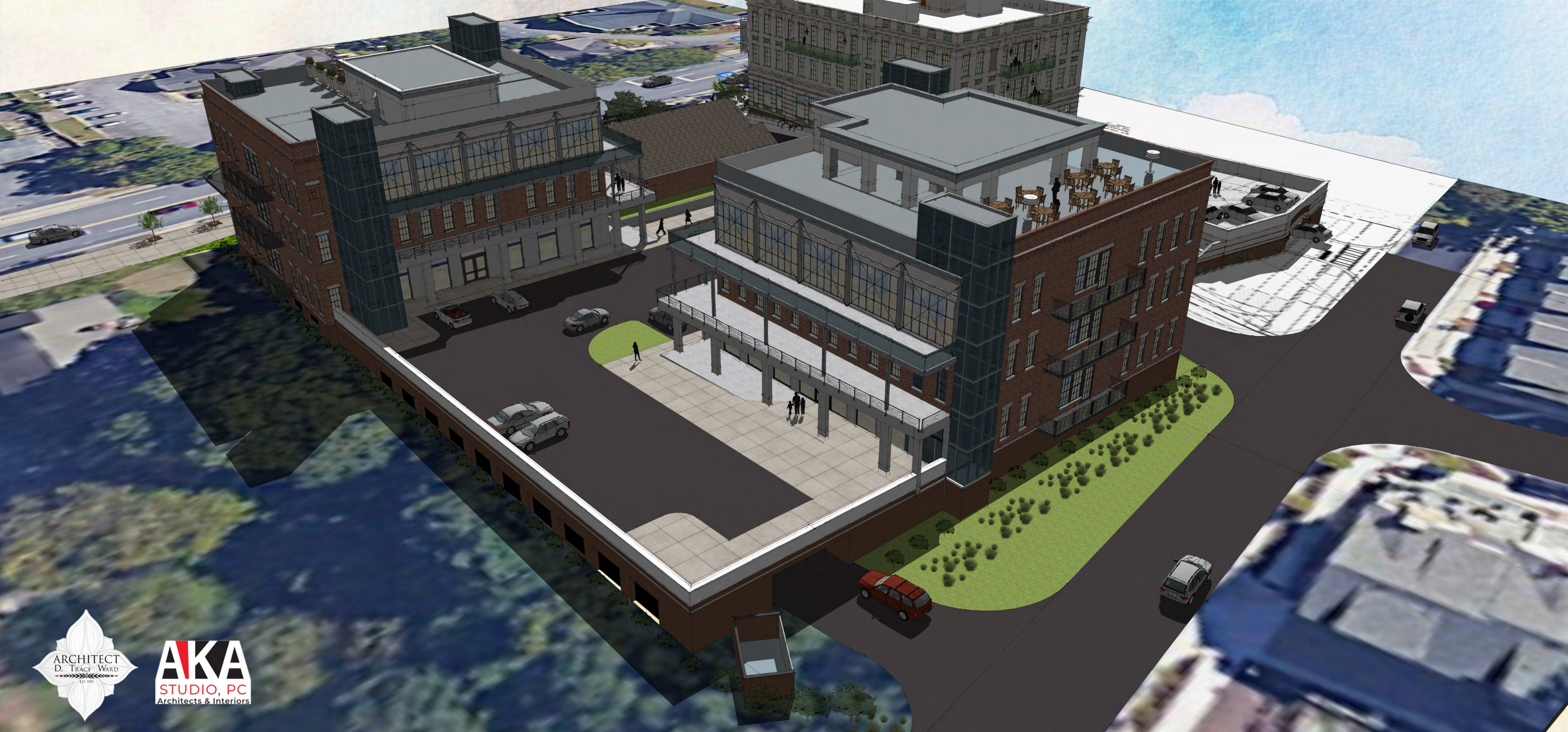
USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	4,000	s.f.	1.03	4	3.74	15	42.92	172
Restaurant	8,000	s.f.	14.62	117	19.38	155	130.34	1043
Office	32,000	s.f.	1.56	50	1.49	48	11.01	352
Hotel	0	rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0	s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0	units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0	units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	4	units	0.77	3	1.02	4	9.57	38
Totals				174		222		1605



ARCHITECT
D. TRACY WARD
EST. 1993

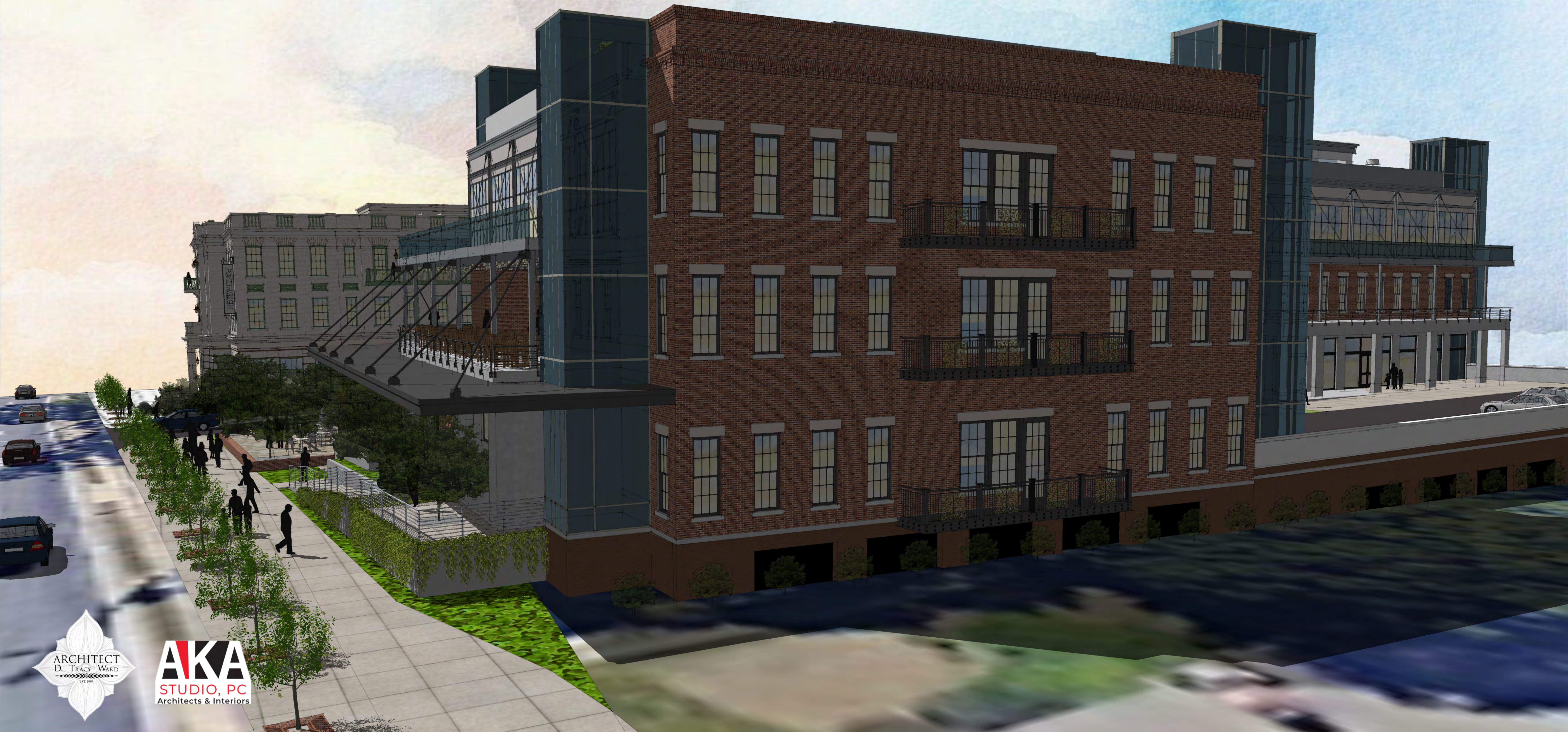
AKA
STUDIO, PC
Architects & Interiors















116 N MAIN STREET
ALPHARETTA, GA

ELEVATION

02/28/2022

ARCHITECT
D. TRACY WARD
EST 1993

AKA
STUDIO, PC
Architects & Interiors



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-21-33 CITGO/174 NORTH MAIN STREET VARIANCE

CITY COUNCIL:

MAY 23, 2022

II. RECOMMENDATION:

Deny V-21-33 Citgo/174 North Main Street Variance request to eliminate the 10' landscape strip.

If approval is considered, recommend the following conditions:

1. Property shall be developed substantially as depicted on the site plan prepared by Technical Survey Services, dated 11/10/20, except for modifications required to comply with the conditions below.
2. Modifications to the exterior of the convenience store shall be required with the gas pump re-orientation and installation of the 3rd gas pump. Property owner shall remodel the exterior of the convenience store per the letter and plans prepared by Hotel Design Partners, dated 5/15/20, with final approval by DRB. Gas pump canopy color shall be limited to one (1) neutral color that blends with the colors used on the convenience store and shall have brick columns, with final approval by DRB. If landscaping is removed or damaged during GDOT's North Main Street project, it shall be replanted.
3. Landscaping shall be provided substantially as depicted on the Landscape Improvement/Tree Replacement Plan prepared by DGM Land Planning Consultants, dated 4/8/2022, with final approval by DRB.
4. Potted plantings of various sizes shall be required along the front facade of the convenience store, as approved by DRB.
5. A minimum 13 parking spaces shall be provided on the property, not including spaces at gas pumps. Parking lot landscape islands, planted with a shade tree, shall be provided as required by the City's Unified Development Code.
6. Property owner shall assess required landscaping (parking lot landscape islands, dumpster enclosure screening, landscape strips) and replace any dead, dying or missing landscape material, as approved by DRB.
7. Dumpster shall be contained within a Code-compliant dumpster enclosure. Exterior of dumpster enclosure shall match material used on the modified front façade of the convenience center building and gate shall be metal and opaque, with final approval by DRB.

III. REPORT IN BRIEF:

The applicant, General Convenience Store, LLC, is requesting a variance to eliminate the required 10' landscape strip on a commercial property located in the Downtown Overlay. The property is the Citgo gas station, which proposes to reconfigure two (2) existing gas pumps and add a third (3rd) gas pump due to impacts from GDOT's North Main Street project. The GDOT project resulted in the loss of two (2) gas pumps. The subject property is located at 174 North Main Street on the west side of North Main Street just south of Mayfield Road.

DISCUSSION

The submitted request, if approved, would eliminate the required 10' landscape strip along North Main Street adjacent to the Citgo gas station and convenience store. The variance would allow for the reconfiguration of two (2) existing gas pumps and the addition of a third (3rd) gas pump. GDOT recently acquired right-of-way and easements along the subject property's frontage, which impacted the landscape strip and resulted in the loss of two (2) gas pumps. The subject property is located at 174 North Main Street on the west side of North Main Street just south of Mayfield Road.

The subject property and surrounding properties are zoned C-1 (Neighborhood Commercial). CVS is located to the north, \$20 Dollar Chiropractic is located to the east, and Main Street Commons office park is located to the south and west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use'.

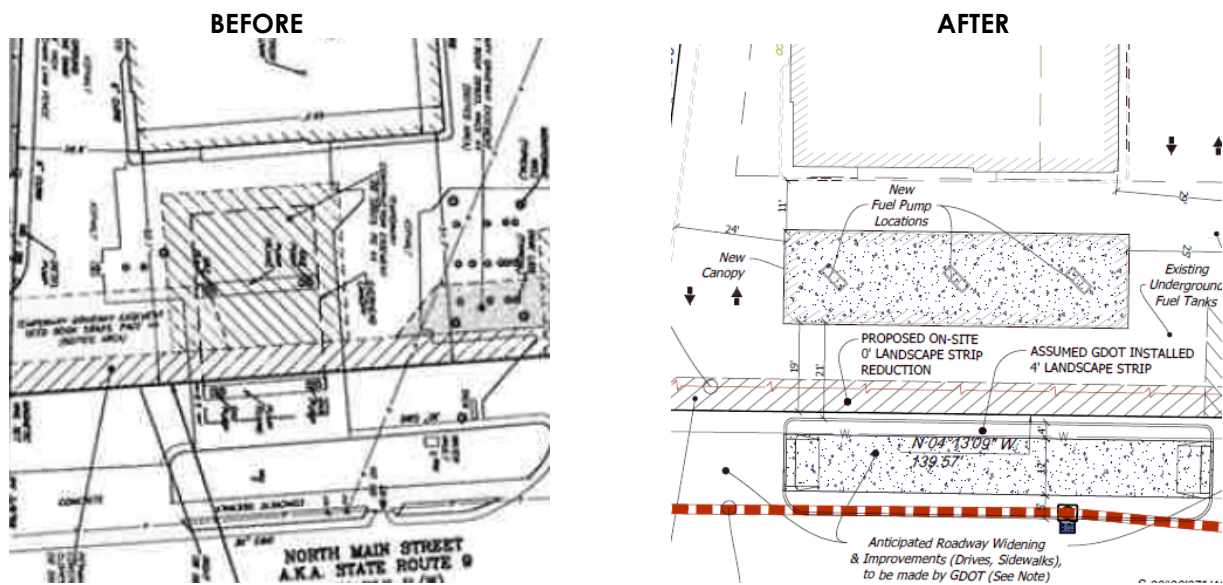
A variance request to eliminate the ten-foot (10') landscape strip on the property was denied by City Council on November 2, 2020. The applicant appealed that denial to the Superior Court

of Fulton County and filed a separate lawsuit against the City, but later dismissed both the appeal and lawsuit. The applicant is now requesting a variance equivalent to that requested in 2020 and has submitted a "Documentation of a Conflict" letter from GDOT in accordance with O.C.G.A. § 32-3-3.2.

The "Documentation of a Conflict" letter suggests that a proposed cure for the damage resulting from GDOT's right-of-way acquisition on the subject property is to allow a two-foot (2') landscape strip to be planted and maintained by the applicant within a portion of GDOT's permanent easement along Highway 9. Applicant's 'Reservation of Constitutional and Other Legal Rights' states that the City should approve a variance to eliminate the landscape strip entirely so that the applicant can reconfigure the gas pump locations in a manner that will result in the loss of only one (1) gas pump, rather than two (2). The Reservation of Rights further states that if the landscape strip is not reduced by the City, then O.C.G.A. § 32-3-3.2 would require the City to compensate the applicant for the loss of the second (2nd) gas pump. To the knowledge of Staff, GDOT has already compensated the applicant for the loss of the two (2) gas pumps.

A variance is requested from Unified Development Code (UDC) Subsection 3.2.8 (D), Landscape Strips, to eliminate the required ten-foot (10') landscape strip along North Main Street. The landscape strip and former gas pump canopy with four (4) gas pumps has been impacted by GDOT's roadway project on North Main Street. The additional right-of-way (approximately 11'-12') and easements (approximately 7') acquired by GDOT has resulted in the removal of the ten-foot (10') landscape strip area. In addition, the two (2) gas pumps nearest North Main Street have been removed and the gas pump canopy has been replaced with a smaller canopy covering the remaining two (2) gas pumps.

A variance would not be required for the elimination of the landscape strip, if the property remained in the current configuration with two (2) gas pumps and the smaller canopy. However, the applicant proposes to reconfigure the gas pumps (turn on an angle) and add a third (3rd) gas pump (see below). According to the applicant's letter of intent, the loss of two (2) gas pumps has created an economic hardship. However, the applicant has already been compensated for the right-of-way and easements acquired and any negative consequential damages to the remaining property. Therefore, the applicant's proposal to reconfigure the gas pump canopy triggers compliance with the landscape strip requirements.



The applicant provided a series of Auto-Turn exhibits depicting vehicle turning movements in and out of the site with various orientations of the three (3) gas pumps (perpendicular, parallel, and angled). Regardless of the orientation, the demonstrations appear to be extremely tight and would likely result in conflicts between vehicles, curbing and the new multi-use sidewalk along North Main Street. In addition, vehicles with a larger turning radius would likely have more difficulty accessing the gas pumps. This could create an unsafe situation where vehicles may need to reverse and make multiple movements in order to access the gas pumps.

SITE PLAN

The applicant's site plan depicts a 1-story, 4,691 square foot convenience store with three (3) angled gas pumps and rectangular gas pump canopy along North Main Street. The orientation of the gas pumps has been changed from being parallel to North Main Street to being angled. Thirteen (13) parking spaces are depicted at the rear of the building. The two (2) existing handicap spaces at the front of the convenience store have been removed in order to accommodate the third (3rd) gas pump. Access to the property is from two (2) driveways off North Main Street and a private driveway at the rear of the property connecting to Mayfield Road.

A landscape plan was submitted depicting landscape improvements and replacements around the perimeter of the site and off-site in the GDOT right-of-way. A four-foot (4') planting area, in the GDOT right-of-way, behind the proposed sidewalk along North Main Street is depicted to be planted a mix of grasses and shrubs. The typical height of the proposed shrubs is between one-foot (1') to three-feet (3'). Grasses and slightly taller shrubs, two-feet (2') to four-feet (4'), are proposed in the planting area between North Main Street and the proposed sidewalk. It is unknown if GDOT has approved the proposed plantings as the site plan includes a callout referencing the area behind the sidewalk which states, "Assumed GDOT Installed 4' Landscape Strip".

The subject property received approval of a land disturbance permit (LDP) in 2001. The LDP depicted a total of thirteen (13) parking spaces, of which two (2) handicap spaces were provided at the front of the convenience store. Based on a site visit, the property was not developed according to the approved LDP and currently only has ten (10) parking spaces, which includes one (1) handicap parking space at the front of the building.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted 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 variance to eliminate the landscape strip is necessary only because the applicant proposes to reconfigure the gas pumps in order to allow a third (3rd) gas pump. If the applicant utilized the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's

proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

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

Response: The application of the Ordinance would not create an unnecessary hardship on the subject property. The variance to eliminate the landscape strip is only necessary because the applicant proposes to reconfigure the gas pumps in order to allow a third (3rd) gas pump. If the applicant utilized the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

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

Response: The variance to eliminate the landscape strip is necessary only because the applicant proposes to reconfigure the gas pumps in order to allow a third (3rd) gas pump. If the applicant utilized the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

(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 requested variance would cause substantial detriment to the public good. Reconfiguration of the existing gas pumps and the addition of a third (3rd) gas pump could result in safety issues resulting from conflicts between vehicles attempting to access the gas pumps and the flow of traffic on North Main Street. Also, the existing handicap parking space closest to the front door of the business is proposed to be removed and moved to the rear of the property in order to accommodate the third (3rd) gas pump. A lack of landscaping along the property's frontage would negatively impact the aesthetics along North Main Street and would result in the loss of a protective barrier between the new multi-use sidewalk along North Main Street and vehicular areas surrounding the gas pumps. The resulting condition could lead to conflicts between vehicles and pedestrians and cyclists.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it cannot support the variance request to eliminate the landscape strip along North Main Street. The applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout. Granting the variance would negatively impact aesthetics along North Main Street and could result in safety issues due to conflicts between vehicles accessing the gas pumps and the flow of traffic on North Main Street. Elimination of the landscape strip would also result in the loss of a protective barrier between the new multi-use sidewalk along North Main Street and vehicular areas surrounding the gas pumps. The resulting condition could lead to conflicts between vehicles and pedestrians and cyclists. Recent variances considered along Main Street have not included

requests to eliminate the required landscape strip. In addition, the existing handicap parking space at the front of the convenience store is proposed to be removed and relocated to the rear of the property in order to accommodate the third (3rd) gas pump.

A hardship, if any, created by GDOT's Highway 9 project should have been (and Staff believes already has been) compensated by GDOT, including impacts to the business after the taking.

CITIZEN PARTICIPATION PLAN

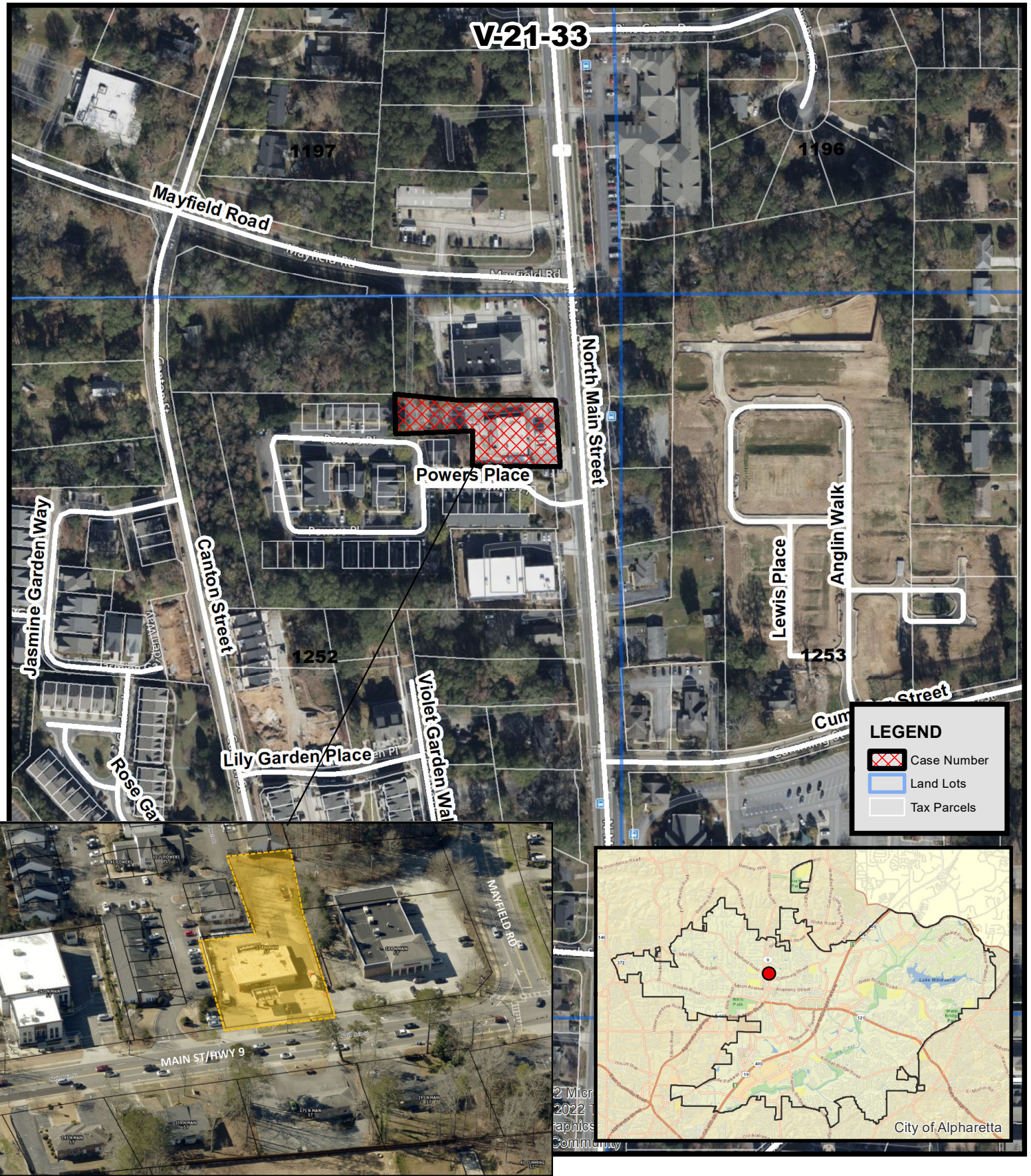
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on January 12, 2022. There were no public comments.

IV. ATTACHMENTS:

- Site Plan
- Landscape Improvement and Tree Replacement Plan
- Auto-Turn Exhibits

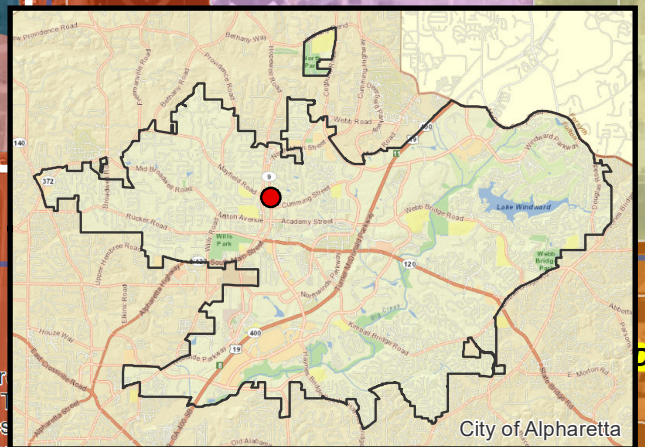
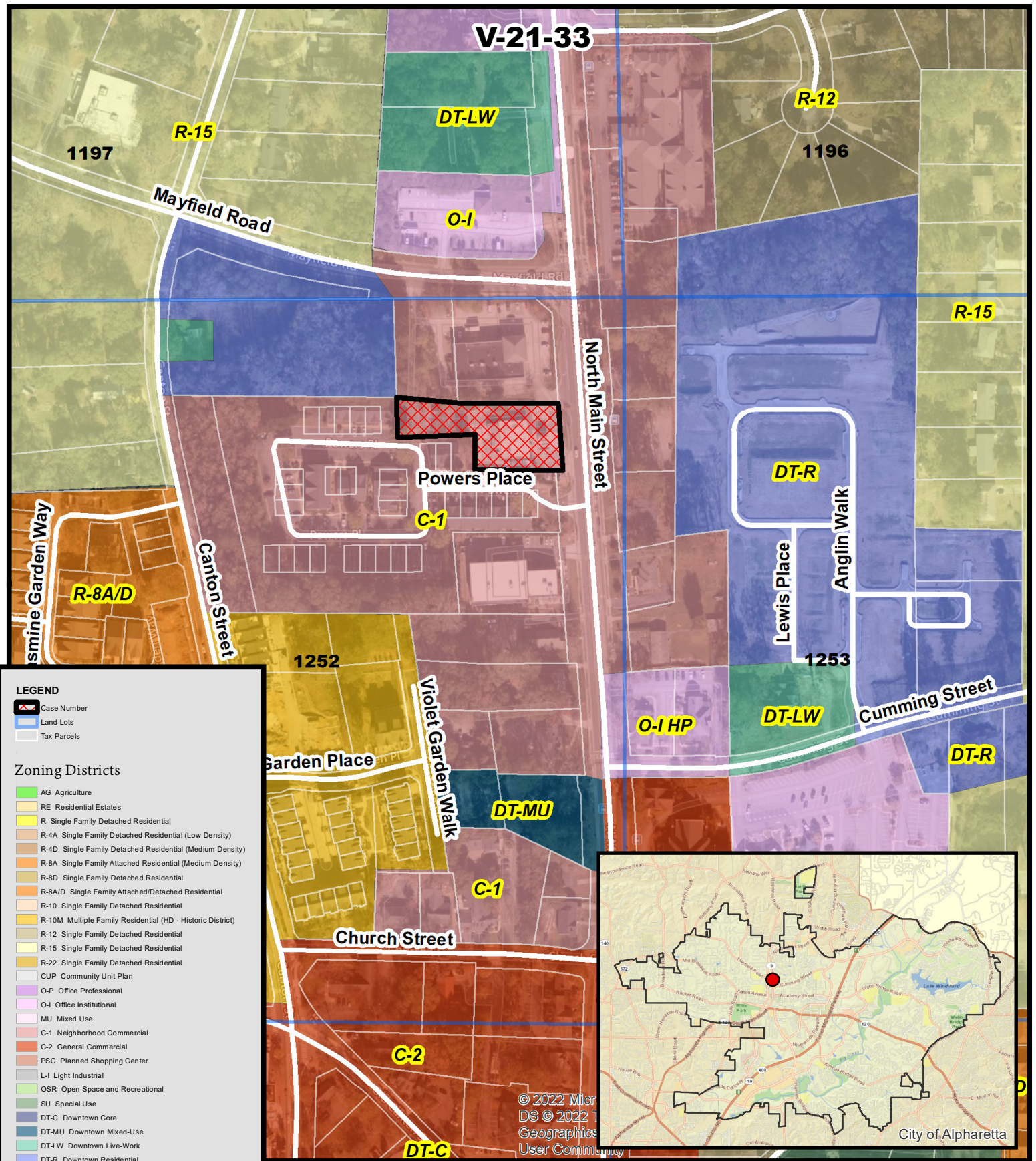


Aerial Map
Citgo Variance
174 North Main Street

V-21-33
D/LL: 2/2/1252
CC: 2/21/22



Location Map Provided by:
Community Development - GIS

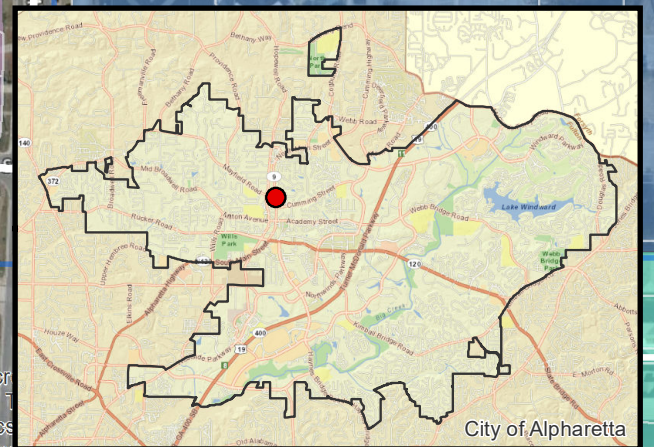
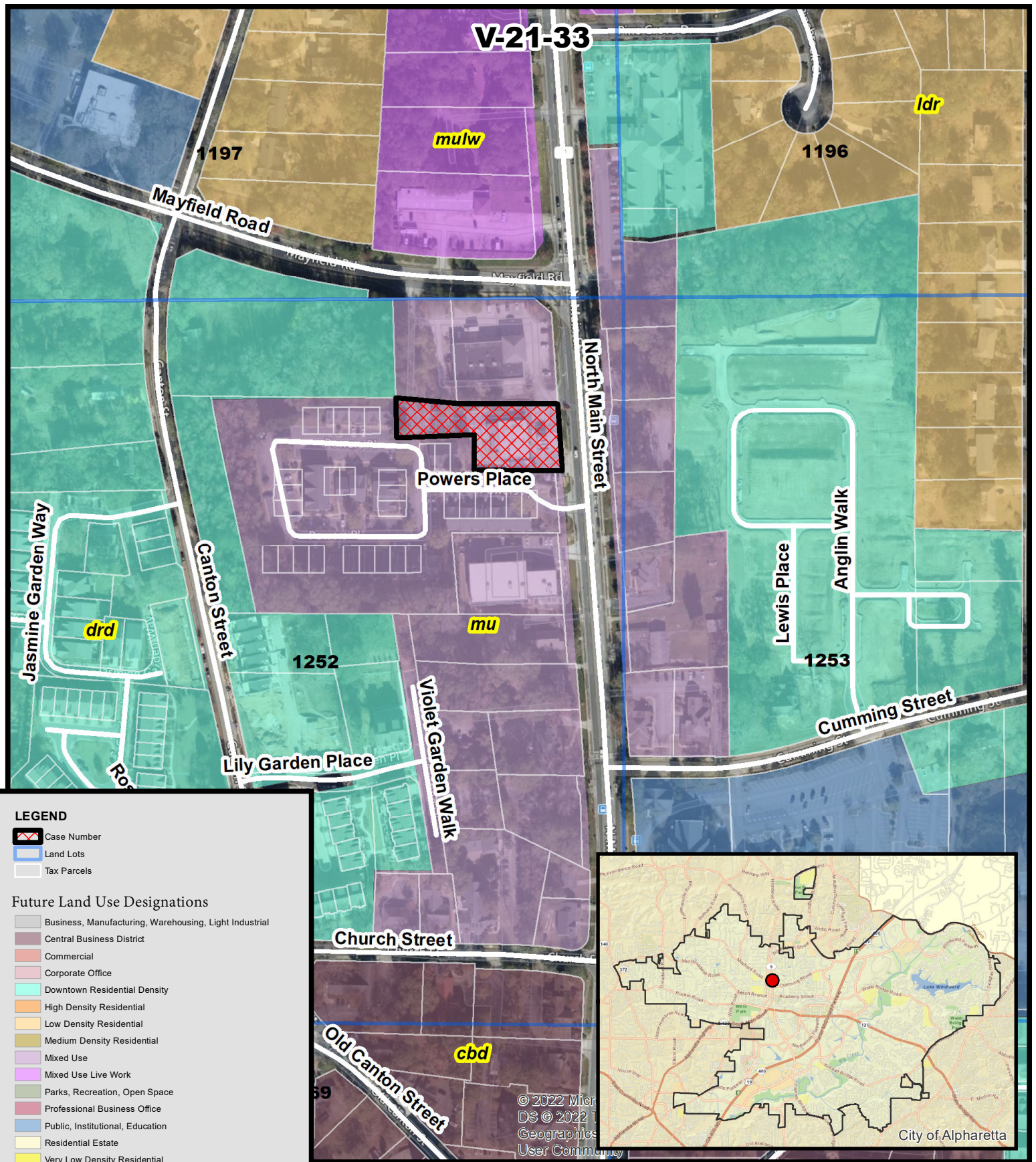


Zoning Map **Citgo Variance** **174 North Main Street**

V-21-33
D/LL: 2/2/1252
CC: 2/21/22



Location Map Provided by:
Community Development - GIS

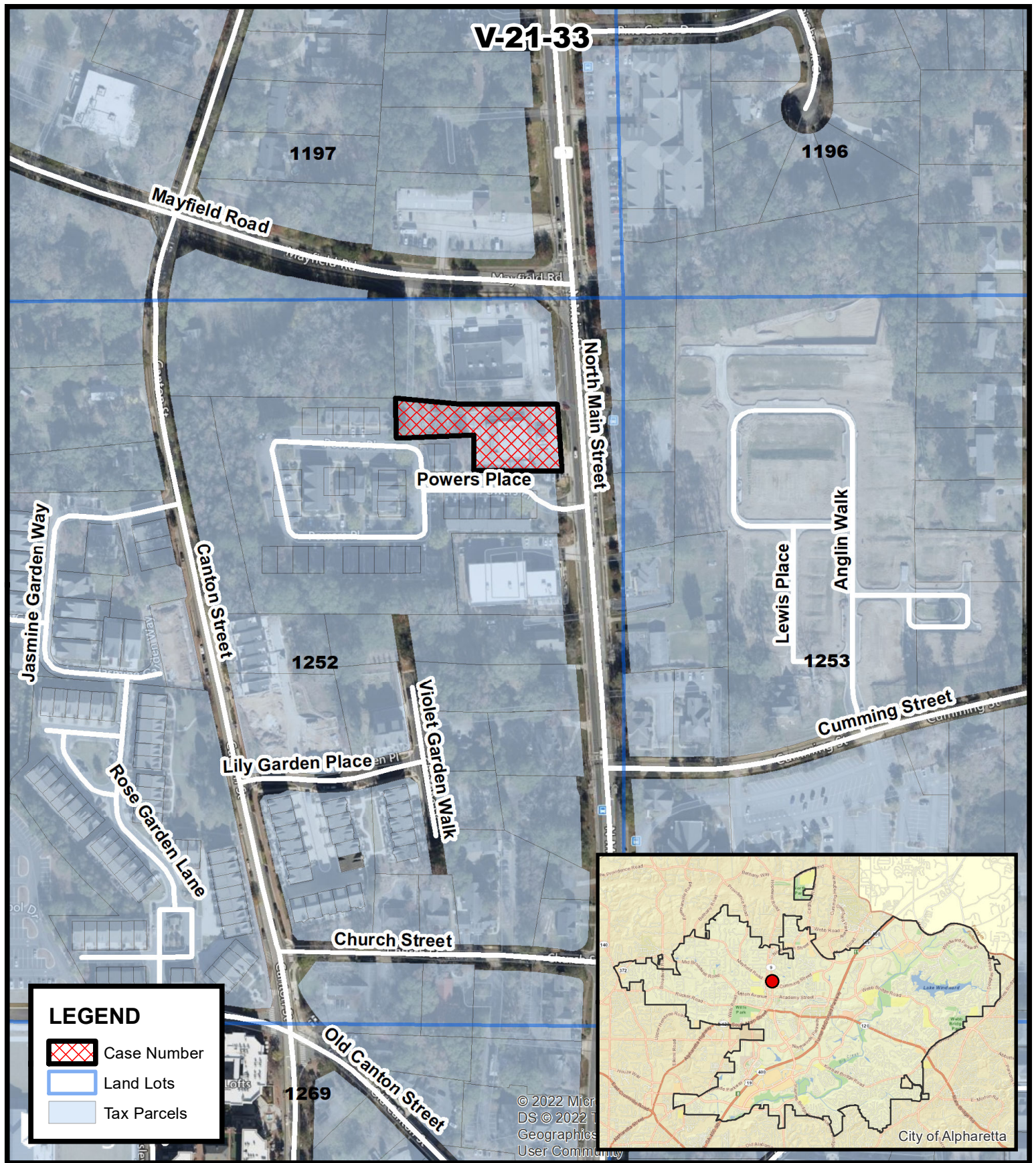


**Future Land Use
Citgo Variance
174 North Main Street**

**V-21-33
D/LL: 2/2/1252
CC: 2/21/22**



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



Location Map
Citgo Variance
174 North Main Street

V-21-33
D/LL: 2/2/1252
CC: 2/21/22



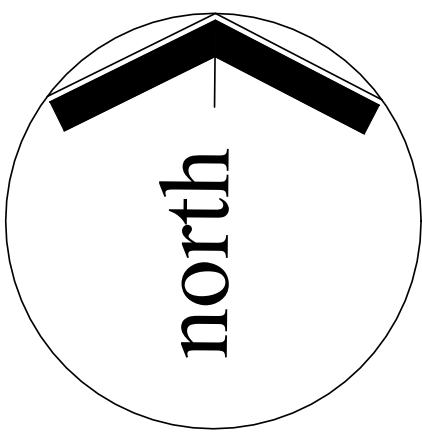
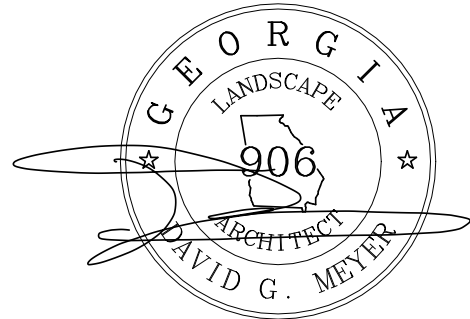
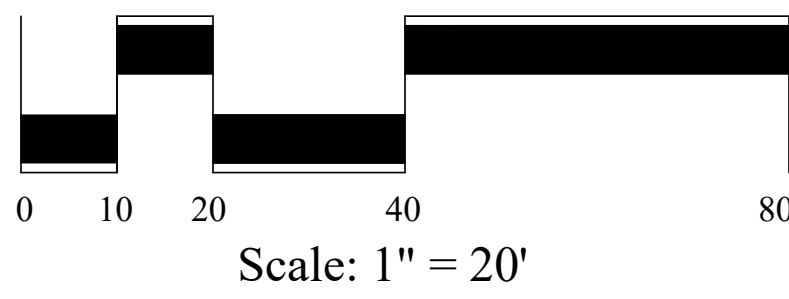
Location Map Provided by:
Community Development - GIS

Landscape Improvement / Tree Replacement Plan

174 North Main Street

City of Alpharetta, Georgia Land Lot 1252, 2nd District, 2nd Section

property owner:
Mr. Ritesh Shah
General Convenience Store, LLC
174 North Main Street
Alpharetta, Georgia 30009



April 8, 2022

Site Data

Total Site Area: .736 AC

Present Zoning: C-1

(Neighborhood Commercial)

General Notes:

1. Boundary taken from Technical Survey Services, dated 2/19/11/26.

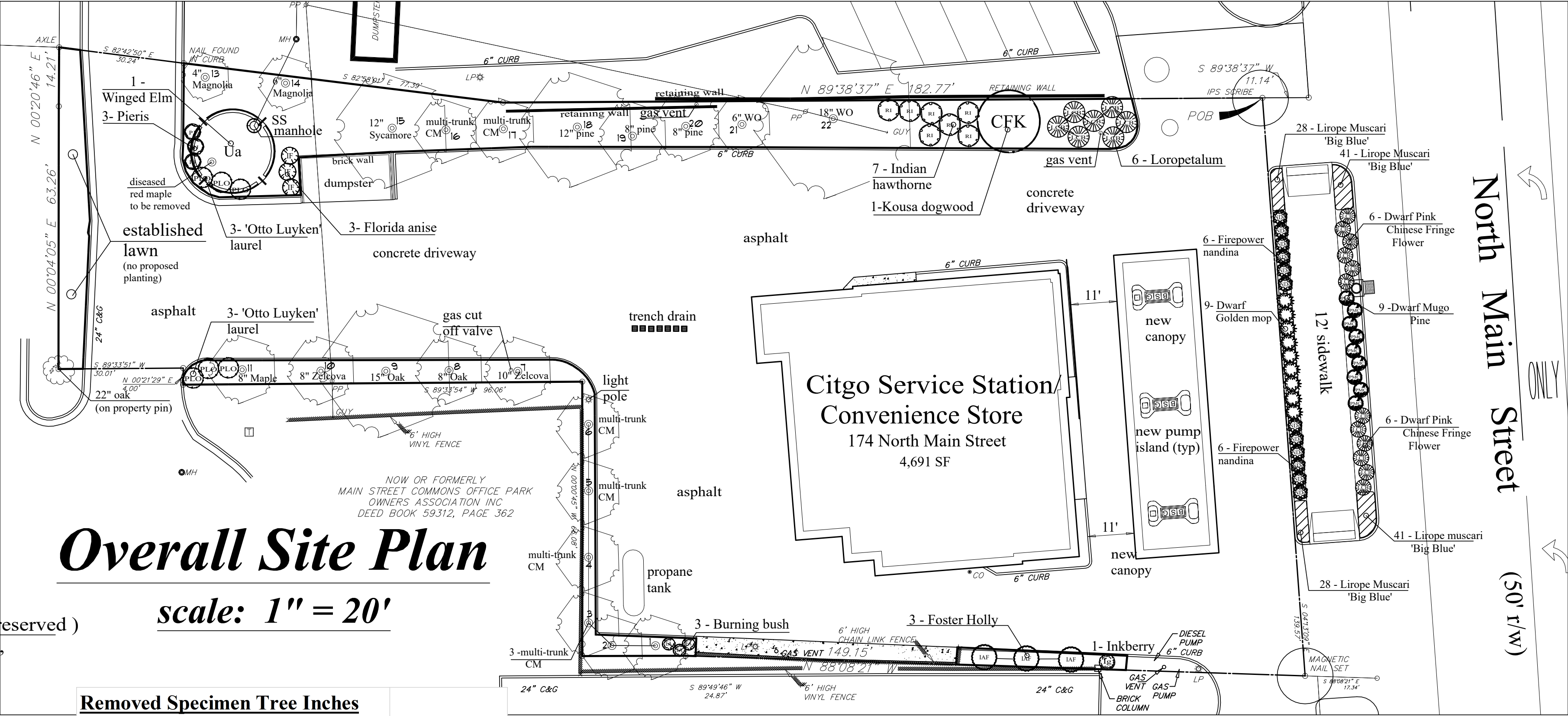
Tree Calculations

Site Area Calculation :
Net Site Area = .736 AC

Tree Density Calculation:
.736 AC x 130"/AC = 96 Total Inches Required
EDF + RDF = SDF
EDF = 160" (160" of non-specimens + 0" of specimens preserved)
RDF = 11" (1 x 2" Dogwood, 1 x 3" Elm, 3 x 2" Arborvitae, see master plant list)
160" + 11" = 171" SDF
171" > 96", therefore density is satisfied

Specimen Tree Recompense Calculation:
No specimen trees have been removed.
Therefore, no recompense applies.

10. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
11. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
12. When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.
13. NO TRENCING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separ Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.
15. All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. Duri at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
16. All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
17. Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
18. Landscape contractors are required to attend the City of Alpharetta PreConstruction class prior to beginning work on any project. Please call (678)297-6070 for information and to reserve a spot.
19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.



Overall Site Plan

scale: 1" = 20'

Removed Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius (in feet)
0		0	0
Total Inches:		0	

Preserved Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius
Total Inches:		0	
x 3 =		0	

Preserved Non Specimen Tree Inches

#	Tree Type	Tree Size DBH (in inches)	CRZ Radius (in feet)
1	Crape Myrtle	0	n/a
2	Crape Myrtle	0	n/a
3	Crape Myrtle	0	n/a
4	Crape Myrtle	0	n/a
5	Crape Myrtle	0	n/a
6	Crape Myrtle	0	n/a
7	Zelkova	10	13
8	Oak	8	10.5
9	Oak	15	19.5
10	Zelkova	8	10.5

11 Maple	8	10.5
12 Magnolia	4	4.6
13 Magnolia	6	8
14 Sycamore	12	15.6
15 Crape Myrtle	0	n/a
16 Crape Myrtle	0	n/a
17 Pine	12	15.6
18 Pine	8	10.5
19 Pine	8	10.5
20 Oak	6	8
21 Oak	18	23.5
Total Inches:		160

Alpharetta Landscape and Utility Notes

1. If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.
2. Prior to the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan to a reputable tree care company.
3. Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred
4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.
5. Installation of the tree save fence will involve no trenching.
6. All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
7. Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.
8. All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
9. Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
10. It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
11. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.

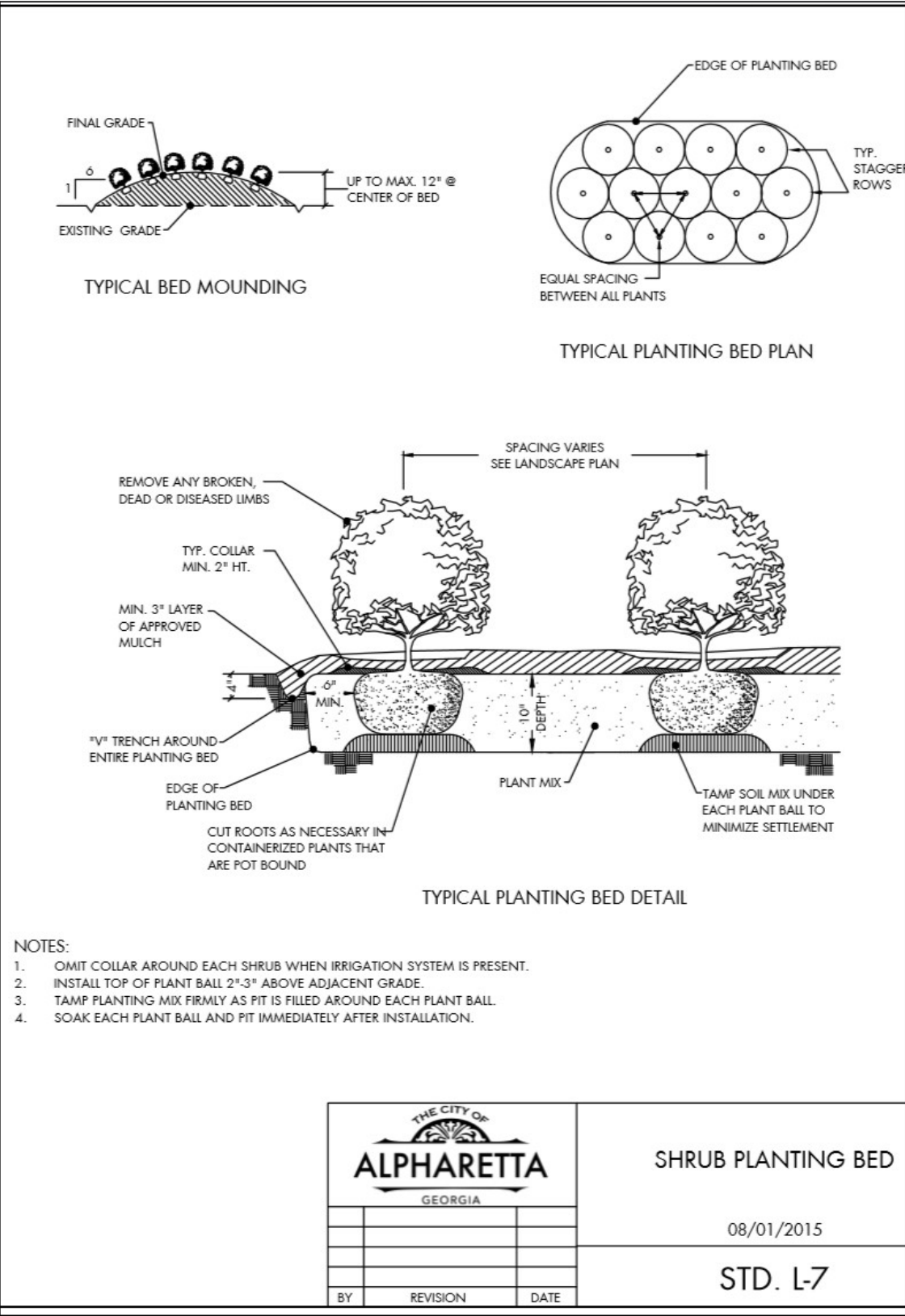
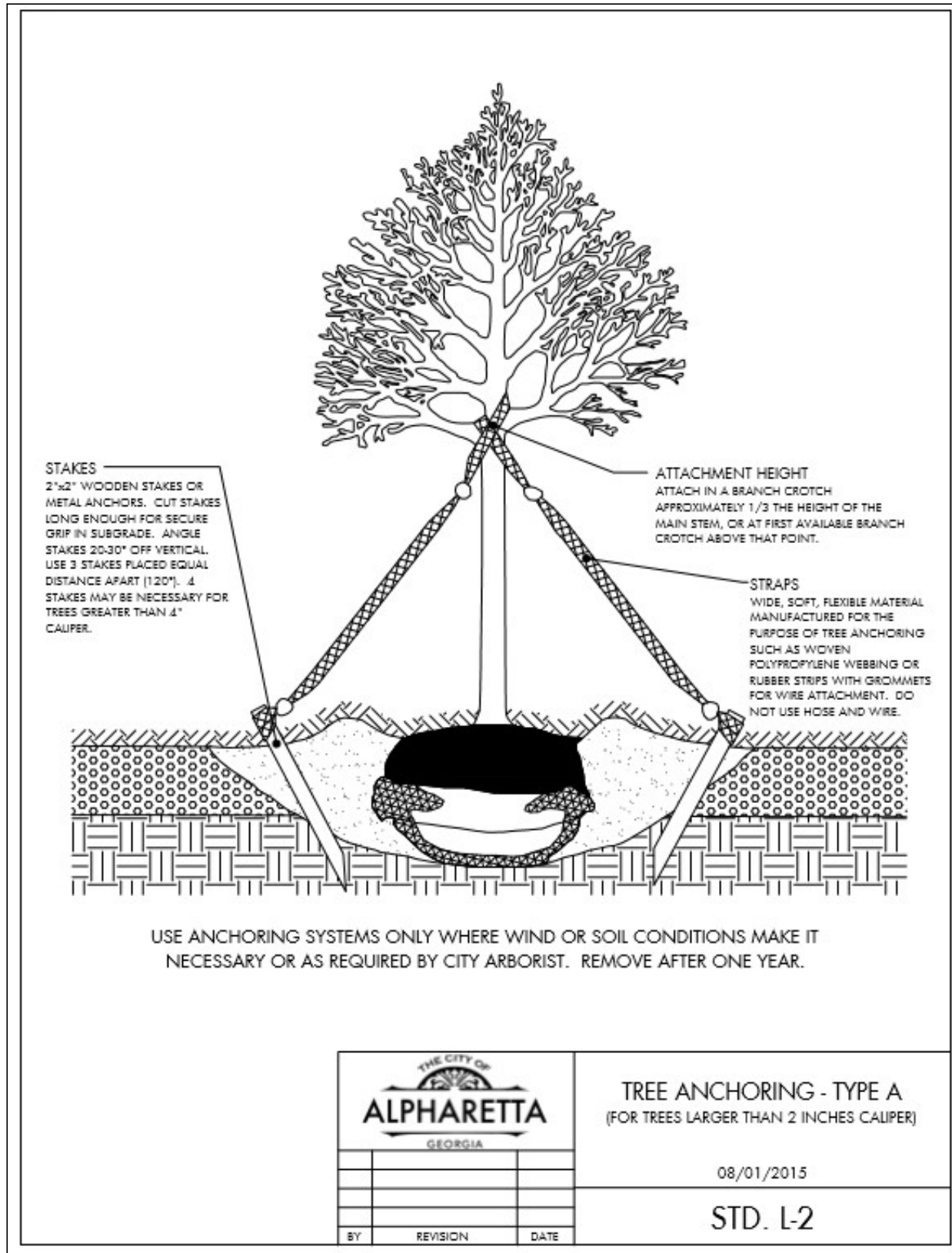
Alpharetta Landscape and Utility Notes (con't)

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. Make sure this note is bold and in a prominent place near utilities. This pertains to ALL utilities (water, sewer, gas, fiber optic, electric, etc.).

1. The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
2. If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
3. Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.
4. Trees agreed upon to be saved are the responsibility of the owner.
5. A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
6. A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
7. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch or rocks are not approved for use in the City of Alpharetta.
8. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.
9. Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

master plant list

PLANT TYPE	LABEL	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	COST	Total Cost
Trees							
	CFK	1	Kousa Dogwood	Cornus florida 'kousa'	7' - 8', B&B, 2" cal.	\$ 325.00	\$ 325.00
	IAF	3	Foster Holly	Ilex x attenuata 'Fosteri'	15 Gal. 5' - 6'	\$ 325.00	\$ 975.00
	Ua	1	Winged Elm	Ulmus alata	3"Cal.	\$ 600.00	\$ 600.00
Shrubs							
	CPgm	9	Dwarf Golden Mop	Chamaecyparis pisifera 'Golden Mop'	3 Gal.	\$ 40.00	\$ 360.00
	EA	3	Burning Bush	Euonymus alatus	3 Gal.	\$ 35.00	\$ 105.00
	IF	3	Florida Anise	Illicium floridanum	3 Gal.	\$ 45.00	\$ 135.00
	IG	1	Inkberry Holly	Ilex glabra	3 Gal.	\$ 35.00	\$ 35.00
	LCB	6	Loropetalum	Loropetalum chinensis	3 Gal.	\$ 35.00	\$ 210.00
	LCpf	12	Dwarf Pink Fringe Flower	Loropetalum chinense 'KURENAI'	3 Gal.	\$ 35.00	\$ 420.00
	NDfp	12	Firepower Nandina	Nandina domestica 'Firepower'	2 Gal.	\$ 35.00	\$ 420.00
	PJ	3	Pieris	Pieris japonica	3 Gal.	\$ 45.00	\$ 135.00
	PLO	6	Otto Luyken Laurel	Prunus laurocerasus 'Otto Luyken'	18" - 24" B&B	\$ 45.00	\$ 270.00
	PMC	9	Dwarf Mugo Pine	Pinus mugo 'Compacta'	3 Gal.	\$ 45.00	\$ 405.00
	RI	7	Indian Hawthorn	Raphiolepis indica	3 Gal.	\$ 30.00	\$ 210.00
Groundcovers							
	LM	138	Big Blue Liriope	Liriope muscari	4" pot	\$ 5.00	\$ 690.00
	Pinestraw	25.00	Pinestraw	Pinestraw	1 Bale	\$ 7.00	\$ 175.00



May 15, 2020

The City of Alpharetta

Department of Community Development
2 Park Plaza
Alpharetta, Georgia 30009

Project Reference: CITGO Alpharetta Remodel Letter of Compliance for Design Review Board

Owner: OM Group, Ritesh.Shah@OMGRP.com (404)-209-8500

Project Description:

This existing Gas Station and Convenience Store is located at 174 North Main Street, Alpharetta, Georgia 30004. It is a single story brick masonry and storefront building with flat roof, and metal coping. It is part of the Downtown Overlay District and its remodel will be in compliance with the Alpharetta Downtown Design Guidelines dated August 29, 2017. Scope of work includes remodel of East and North Facades.

Project Goals:

Update building facades to be in harmony with the historic flavor of traditional, pre-WWII Main Street.

Points of Compliance:

1. Building Location & Orientation - Gas station was originally designed as such, with drive-under canopy and pumps located between the storefront entry, which faces Main Street, and the sidewalk.
2. Block Massing - This individual block remodel is designed with a variety of parapet heights and architectural finishes in order to break up the blocks' mass and provide visual interest.
3. Building Massing - Intended for larger buildings, this small gas station has elements of traditional Main Street buildings characterized by simple massing and forms.
4. Corner Articulation - The East and North facades join at an articulated corner with taller parapet, varied architectural expression, and historic corniced and bracketed parapet.
5. Building Entrances - Discretely incorporated under a suspended metal canopy the entrance complies with historic intent.
6. Variation of Style - The East and North facades are designed to give the appearance of a second story, with a more modern approach through the use of updated materials applied in harmony with Historic Guidelines, and a sense that the place has evolved over time.
7. Facade Design - This single-story Convenience Store has a high percentage of glass at pedestrian level providing high visibility into and out of the commercial establishment. The design is consistent with having a distinct base, middle and top that creates an attractive human scale.
8. Detail & Fenestration - Consider this remodel to be one of a more simple upgrade rather than having an ornate level of detail.
9. Materials & Details - Appropriate building materials, including brick, hard-coat stucco, Synthetic wood flush siding, and decorative FRP cornice and brackets are utilized in the remodel. Elements are well-proportioned and have an appropriate level of detail for the style of the building.

10. Hierarchy of Detail & Material - The highest level of detail and quality of materials are favored on the street-facing facades. Rear and side facades are majority brick construction in favor of durability and cost efficiency. Street-facing facade materials return at corners and sides before transitioning to ones less detailed.

Your consideration of our remodel design is most appreciated. We look forward to feed-back and final approval for the Design Review Board Hearing.

Sincerely,

Hotel Design Partners, Inc.



Lisa Steffee
LSteffee@HotelDesignPartners.com
770-777-1117

Hotel Design Partners . com

11138 State Bridge Road, Suite 180, Alpharetta, Georgia 30022
770-777-1117

CITGO ALPHARETTA REMODEL

174 NORTH MAIN STREET
ALPHARETTA, GEORGIA 30004

OM GROUP

RITESH.SHAH@OMGRP.COM
404-209-8500

MATERIALS LEGEND:

- | | | | |
|---|--------------------------------|---|-------------------------------|
| ① | EXISTING BRICK VENEER | ⑧ | BRICK PEDESTAL |
| ② | EXISTING STANDING SEAM PARAPET | ⑨ | BRICK INFILL - FLEMISH BOND |
| ③ | HARD-COAT STUCCO | ⑩ | SYNTHETIC WOOD SIDING |
| ④ | FRP CORNICE | ⑪ | EXISTING OVERHEAD DOOR |
| ⑤ | FRP BRACKET | ⑫ | EXISTING GUTTER AND DOWNSPOUT |
| ⑥ | SUSPENDED CANOPY | ⑬ | EXISTING FLAT ROOF |
| ⑦ | BRICK INFILL - RUNNING BOND | | |

Hotel Design Partners



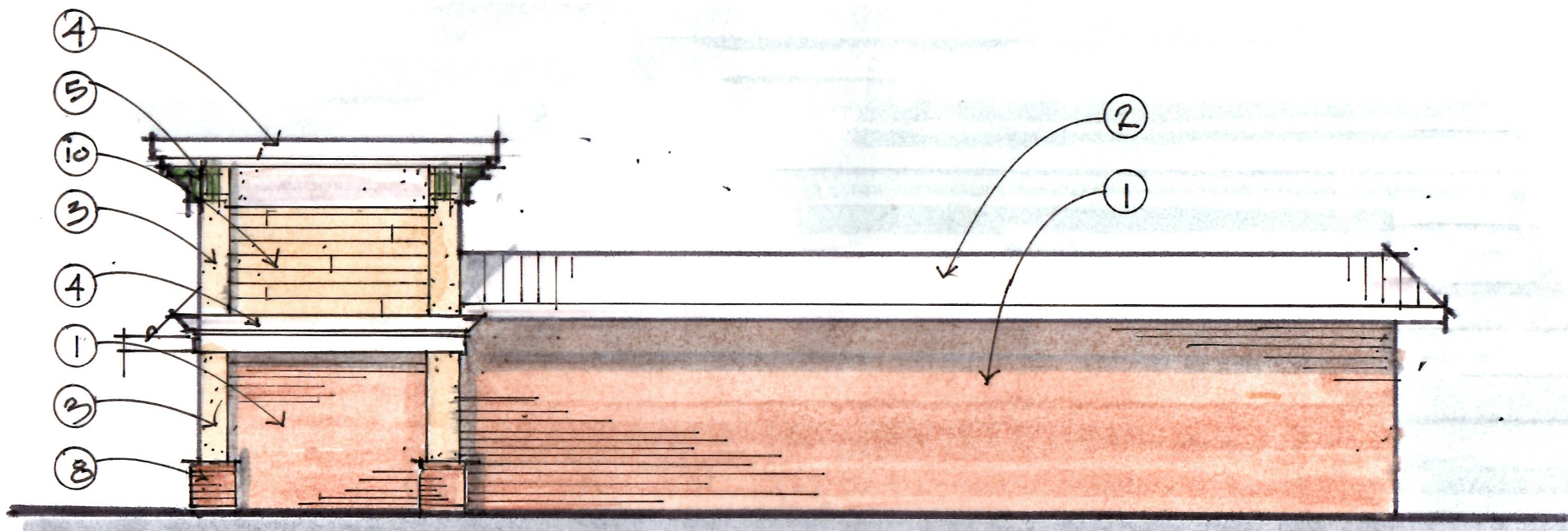


EAST ELEVATION

$\frac{1}{8}'' = 1'-0''$

MAY 1, 2020
MAY 15, 2020



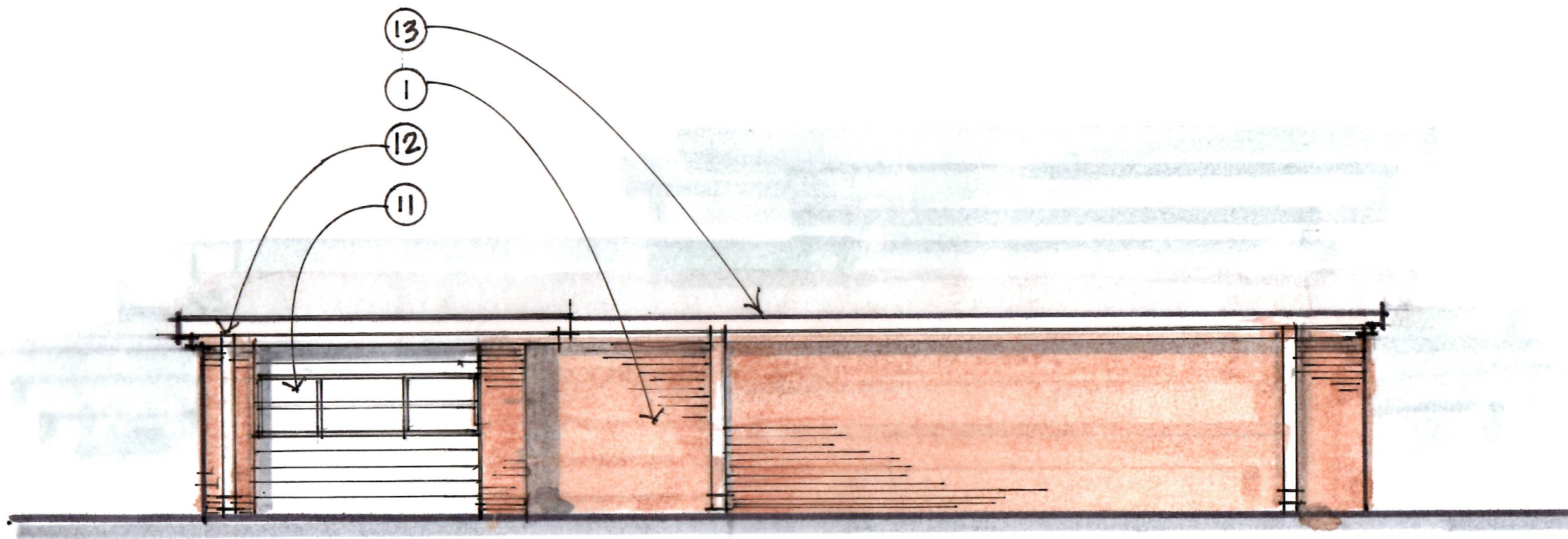


NORTH ELEVATION

1/8" = 1'-0"



MAY 1, 2020
MAY 15, 2020

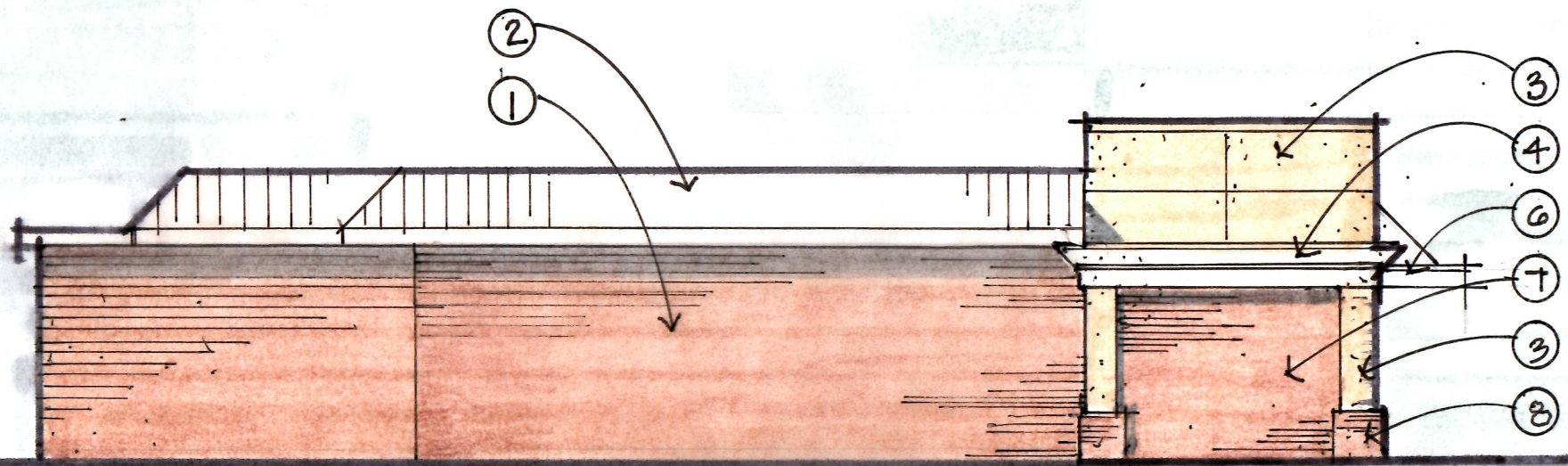


WEST ELEVATION

$\frac{1}{8}'' = 1'-0''$



MAY 1, 2020
MAY 15, 2020



SOUTH ELEVATION



MAY 01, 2020
MAY 15, 2020



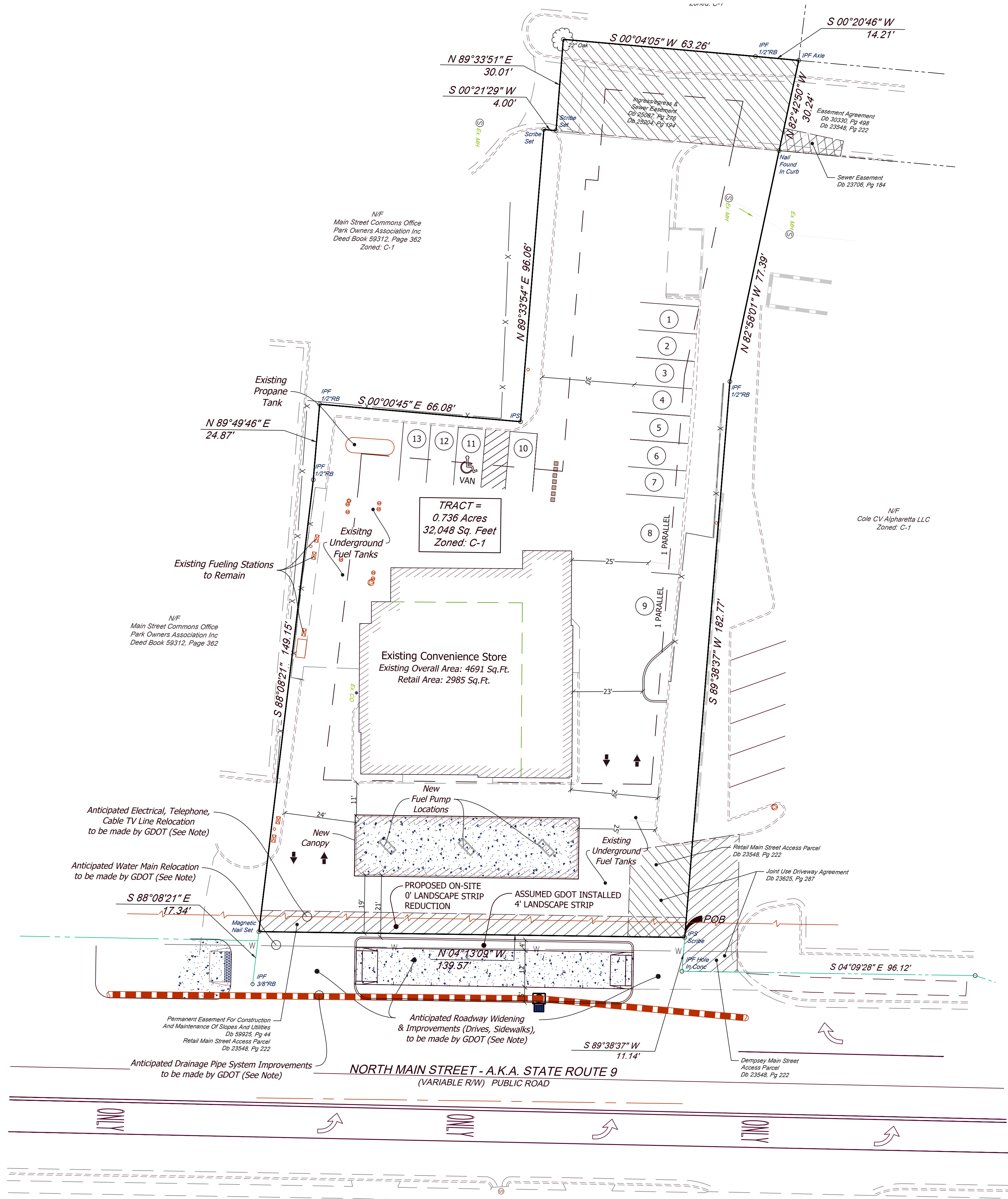
ROOF PLAN

NO SCALE



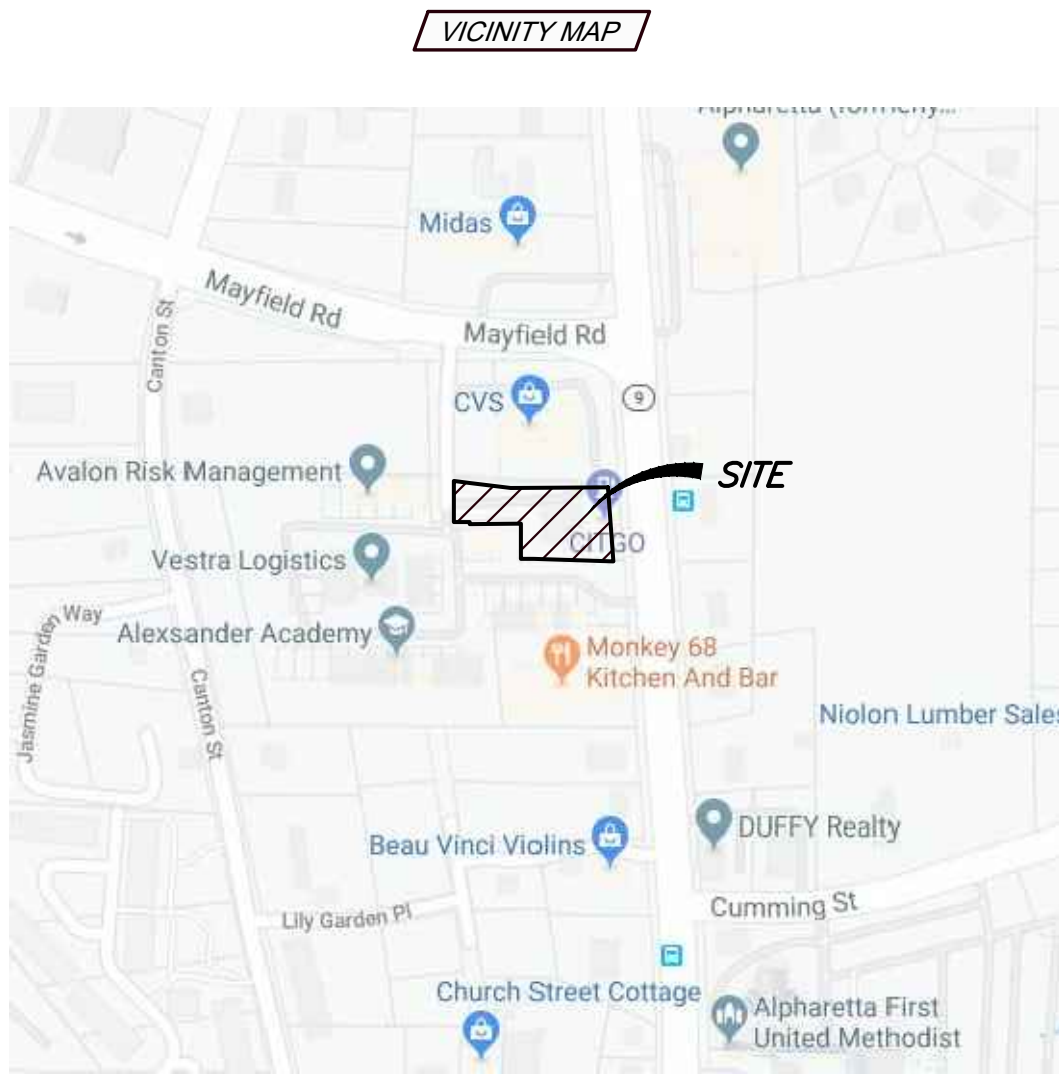


LEGEND:	
IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OT	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GATE VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
OP	POWER POLE
TP	TELEPHONE POLE
LP	LIGHT POLE
-S-	SEWER LINE
-X-	FENCE
-P-	POWER LINE
-W-	WATER LINE
11	11 REGULAR PARKING SPACES
1	1 HANDICAP PARKING SPACE
TRANS	TRANSFORMER



ZONING NOTE
THE SUBJECT PROPERTY IS ZONED C1-NEIGHBORHOOD COMMERCIAL.

FLOOD NOTE
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

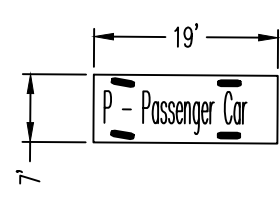
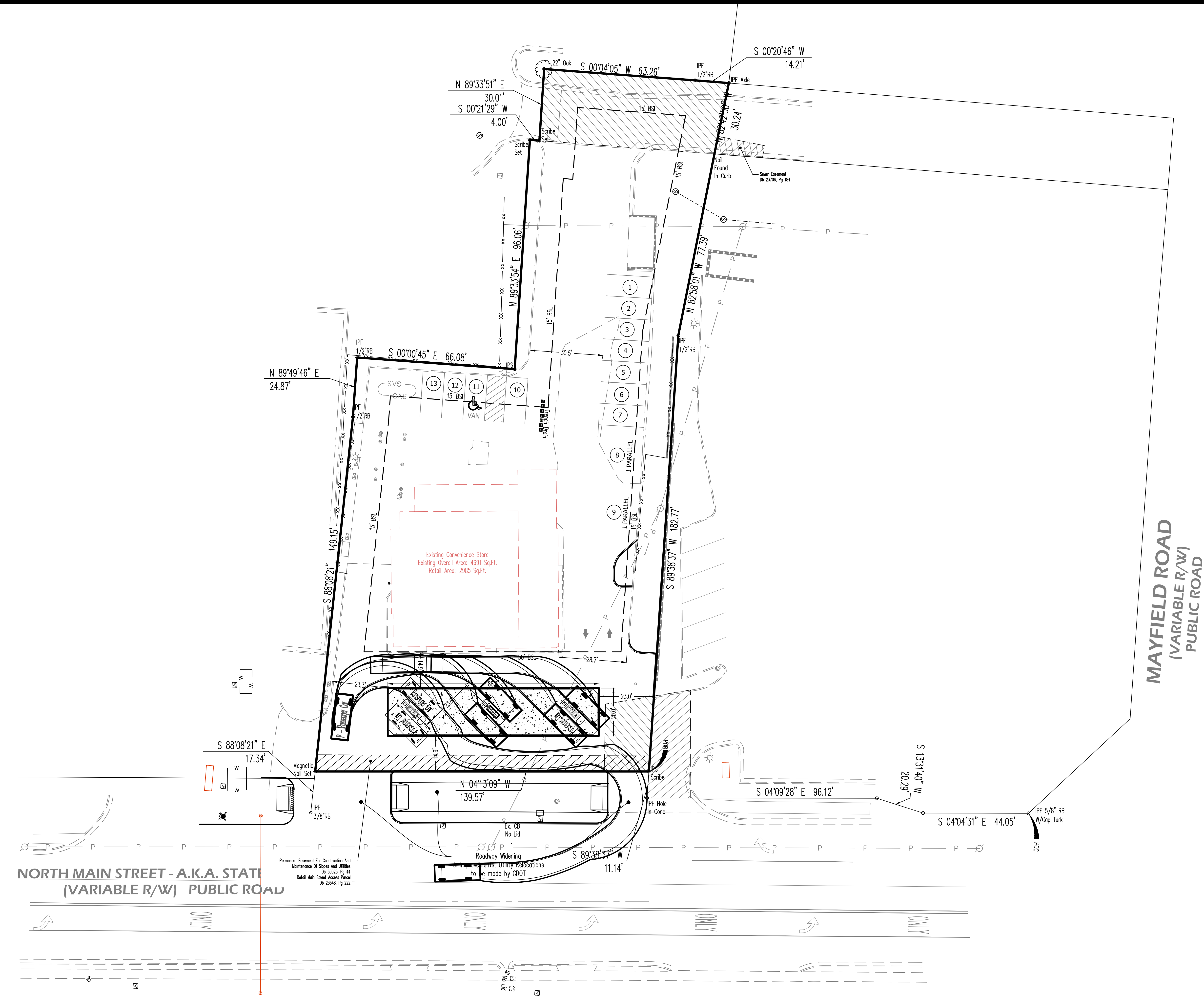


TSS
TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn Boulevard
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.tss-atl.com

Date	
Revision	
No	

Field Date: **/**/**
Plat Date: 11/10/2020
Scale: 1" = 20'

CONCEPT PLAN
FOR
RICK SHAH
OF
174 N MAIN STREET
LAND LOT 1252 2nd DISTRICT 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA



Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

REGISTERED
NO. 26681
PROFESSIONAL
ENGINEER
J. M. EVANS
GSWCC LEVEL II CERT. # 10877

PROJECT NAME
**CONVENIENCE
STORE ON
NORTH MAIN**

174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

☒ Not Released For Construction
☐ Released For Construction

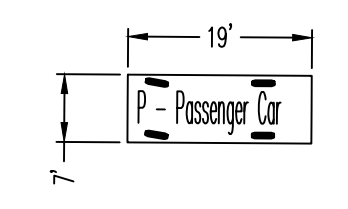
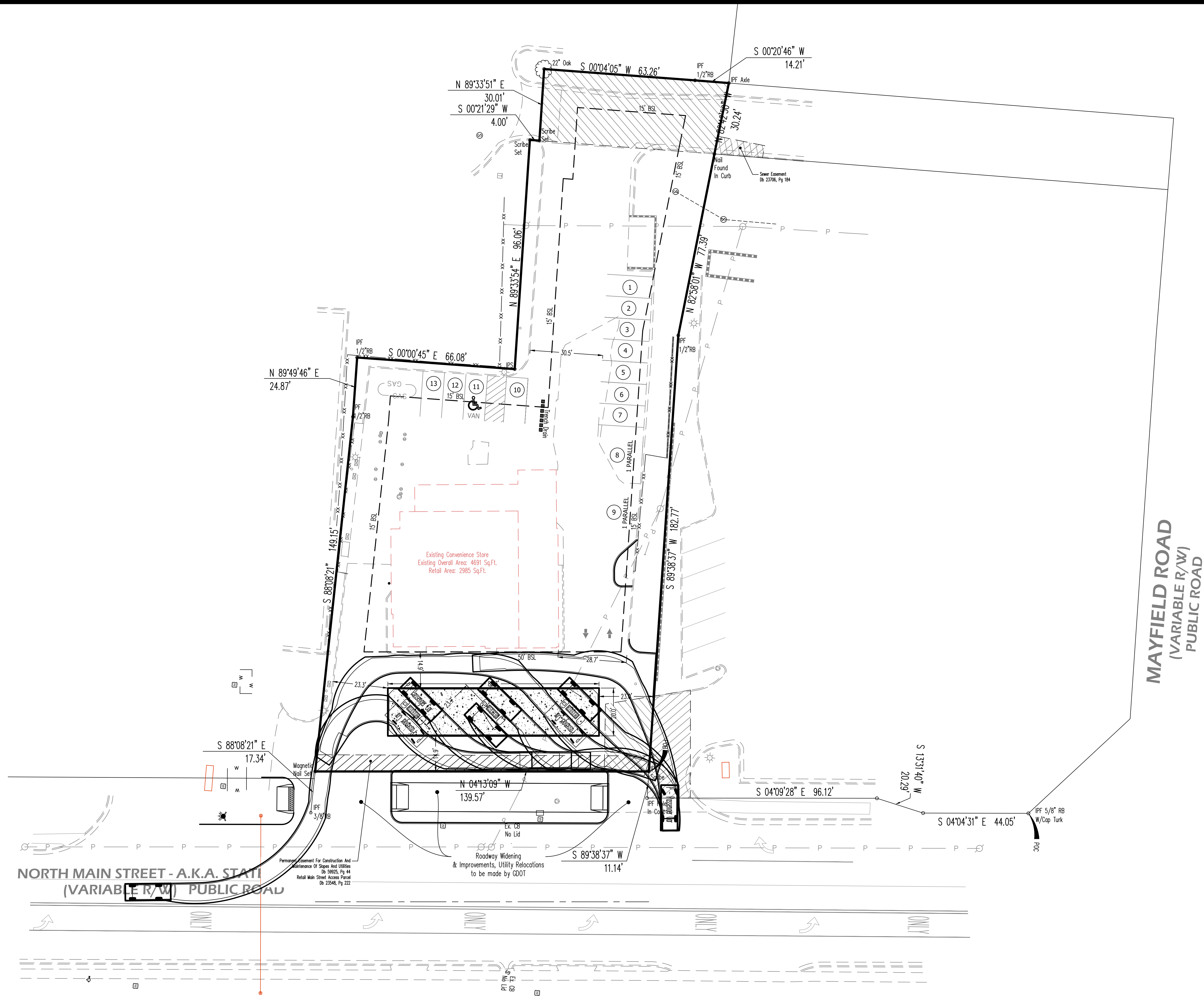
OWNER/DEVELOPER

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HEREIN WITHOUT WRITTEN PERMISSION
FROM AND DUE COMPENSATION TO EVANS
DESIGN GROUP, INC.

REVISIONS

JOB NUMBER:

SHEET TITLE
**CAR TURN
EXHIBIT**
C-0



EDG
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Site Planning /
Land Development Services
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Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

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ENGINEER
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GSWCC LEVEL II CERT. # 10877

PROJECT NAME
**CONVENIENCE
STORE ON
NORTH MAIN**

174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

☒ Not Released For Construction
☐ Released For Construction

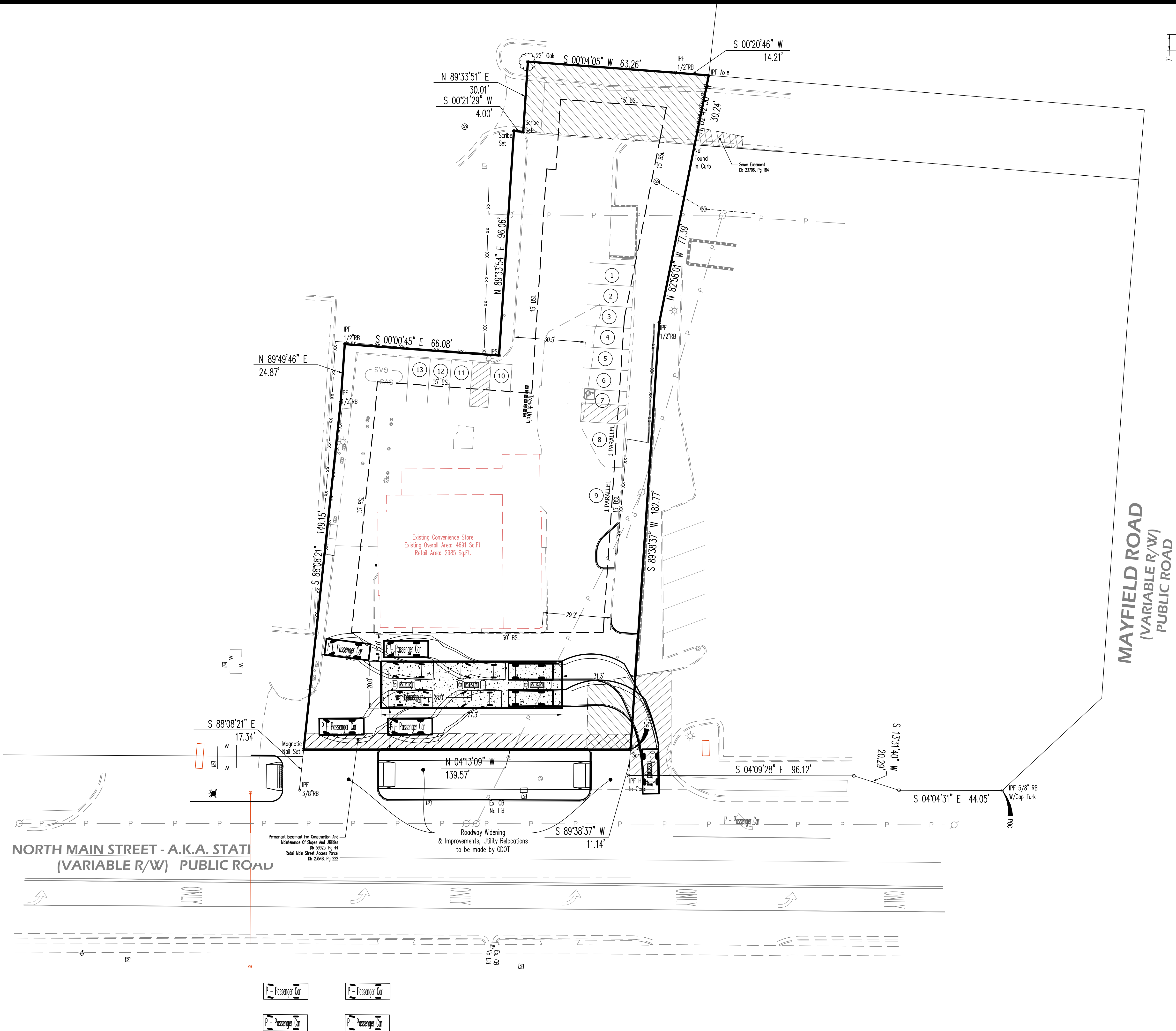
OWNER/DEVELOPER

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DESIGN GROUP, INC.

REVISIONS

JOB NUMBER:

SHEET TITLE
**CAR TURN
EXHIBIT**
C-0



Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com



PROJECT NAME
**CONVENIENCE
STORE ON
NORTH MAIN**

174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

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JOB NUMBER:

SHEET TITLE
**CAR TURN
EXHIBIT**
C-0

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: V-21-33Citgo/174 North Main Street Variance

Contact Name: Joshua A. Scoggins; Stanton Kincaid Telephone: 770-781-4100

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

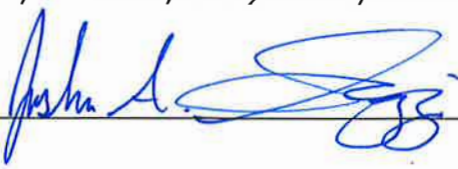
No individuals contacted the applicant, and no one was present at the Community Zoom Information Meeting for this application.

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) <u>Community Zoom Information Meeting</u> |

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

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

Signature of Authorized Agent: 

Date: 01-13-2022

Print Form



COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
JANUARY 12, 2022
ZOOM
6:00 PM

I. Staff Present

- a. Michael Woodman, Planning + Development Services Manager
- b. Ben Kern, GIS Specialist/ Planner
- c. Alexandra Callum, Planning + Zoning Coordinator

II. Custom Pools of Atlanta- 711 North Main Street

- a. Applicant Presentation: The applicant was not present for this meeting. Michael Woodman, Planning and Development Services Manager, presented the item.
 - i. The applicant is seeking a conditional use for a contractor's office with outdoor storage.
 - ii. They are also seeking a variance to reduce the required 50' buffer.
 - iii. The applicant has stated they will not store heavy equipment- it will only be used to store trucks overnight.
- b. Public Comments:
 - i. Does this site have outdoor storage? *No, other than vehicles, small machinery, and trailers.*
 - ii. Who would be enforcing the conditions placed on the company? Code Enforcement can be reported to.
 - iii. Will they have pools as show space? *The applicant indicated they will have no pool display.*
 - iv. One resident commented they believe this is a poor use of the space.
 - v. Are they leasing this property? The applicant is the owner of the property.
 - vi. Additional questions were asking in the Zoom Chat section. Please see item IV.

III. Citgo- 174 North Main Street

- a. Applicant Presentation: Joshua Scoggins- Attorney for the applicant.
 - i. The applicant is requesting a variance from a 10' setback to 0'.
 - ii. The goal is to reconfigure the gas pumps.
- b. Public Comments:
 - i. There were no public comments for this item.

IV. Chat comments for this CZIM:

18:09:58 From David to Everyone:

Would any chemicals be stored or kept the building? *The applicant confirmed no.*

18:15:24 From andrew s to [REDACTED]

18:17:43 From Jill Bernard - Southern Porch Homes to Everyone:

- 1. Couple of questions for the applicant: Time limits in regards to activity - especially if the trucks have beeping when in reverse - Also size of trucks - [REDACTED]

We own NON CDL vehicles such as pickup trucks and pick up type trucks. All our equipment, vehicles and trailers are late model. Trailers (flatbed type) are used to transport our equipment to and from jobs. We do not operate any large-scale trucks nor do our trucks make any noise over a regular vehicle's noise. WE are an appointment-based business with no set hours of operation as most of our operations is field based. We do not work at night nor on Sunday.

18:21:17 From Jackie Sollogub to Everyone:

1. Is the green buffer required for all businesses near residential? Because primrose does not and they are in my backyard. *Primrose was constructed around 1988 and was developed before the residential zoning and residential use of the property to the west. Therefore, the 50' undisturbed buffer was not required.*

18:21:49 From Jim to Everyone:

This Zoom Call was listed for the Zoning of a property at the intersection of Haynes Bridge & Devore Road. What is being planned for that location?

18:22:55 From Suvir Bhatia to Everyone:

For the pool company, how is the traffic flow going to be handled during school bus rush hours? *The applicant stated there is not a school bus stop in front of his driveway off Henderson parkway. They do not generate traffic, nor will they have a conflict. They do not make deliveries, nor do they have deliveries.*

18:23:50 From Alexandra Callum to Everyone:

2/9/2022 at 6:00 pm will be the CZIM meeting for Haynes Bridge and Devore Road. The link will be the same as the one for tonight.

18:24:29 From andrew s to Everyone:

Is this an office only location or will it be a sales/retail location with customers coming in and out *The applicant confirmed this is office space only.*

18:24:46 From Suvir Bhatia to Everyone:

[REDACTED]

18:28:32 From Olan B to Everyone:

[REDACTED]

18:28:46 From Andrea Phillips to Everyone:

[REDACTED]

18:30:36 From Jackie Sollogub to Everyone:

Jackiems211@gmail.com - I would like to speak with someone further regarding Primrose if possible.

18:31:02 From John Ananthasane to Everyone:

Is the property on devore and Haynes bridge being discussed here

The CZIM meeting ended at 6:32 p.m.



City Council Meeting
October 26, 2020
Office of the City Clerk
CITY HALL 2 PARK PLAZA | 6:30 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

- **Council Members**

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

- **Staff**

- o Bob Regus, City Administrator
- o Steven Jones, Asst. City Attorney
- o James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Kathi Cook, Director of Community Development
- o Pete Sewczwicz, Director of Public Works
- o John Robison, Director of Public Safety
- o Michael Woodman, Senior Planner

III. PUBLIC HEARING

A. V-20-11 Citgo/174 North Main Street Variance

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council deny V-20-11 Citgo/174 North Main Street Variance request to eliminate the 10' landscape strip.
- If approval is considered, the following conditions are recommended:
 1. Property shall be developed substantially in accordance with submitted plan prepared by Quality Civil Designs, dated 5/4/2020, except for modifications required to comply with the conditions below.
 2. Property owner shall remodel the exterior of the convenience store per the letter and plans prepared by Hotel Design Partners, dated May 15, 2020, with final approval by DRB. Canopy color shall be limited to one (1) neutral color that blends with the colors used on the convenience store, with final approval by DRB.
 3. Potted plantings of various sizes shall be required along the frontage of the convenience store, as approved by DRB.
 4. A minimum of 13 parking spaces, not including the spaces at the gas pumps, shall be provided on the subject property. Parking lot landscape tree islands, planted with a canopy tree, shall be provided as required by the Unified Development Code.
 5. Property owner shall install a row of shrubs, minimum 2' at planting, within the planter along North Main Street and within a minimum 2' green strip at the back of the sidewalk, as approved by DRB. If shrubs are removed during GDOT construction, said shrubs shall be reinstalled.
 6. Property owner shall conduct an assessment of the required landscaping (parking lot landscape islands, dumpster enclosure screening, landscape strips along all property lines) and replace any dead, dying, or missing landscape material, as approved by DRB.
 7. Brick dumpster enclosure walls shall be extended to screen dumpsters if a taller dumpster is used.
- The applicant, General Convenience Store, LLC, is requesting a variance to eliminate the required 10' landscape strip on a commercial property located in the Downtown Overlay. The property is the Citgo gas station, which proposes to reconfigure the gas pump canopy as a result of impacts from the GDOT North Main Street project. The subject property is located at 174 North Main Street on the west side of North Main Street just south of Mayfield Road.

- The submitted request, if approved, would eliminate the required 10' landscape strip along North Main Street to allow for the re-configuration of a gas pump canopy associated with a Citgo gas station and convenience store. GDOT recently acquired right-of-way and easements along the subject property's frontage, which impacts the landscape strip and gas pump canopy. The subject property is located at 174 North Main Street on the west side of North Main Street just south of Mayfield Road.
- The subject property and surrounding properties are zoned C-1 (Neighborhood Commercial). CVS is located to the north, \$20 Dollar Chiropractic is located to the east, and Main Street Commons office park is located to the south and west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use'.
- A variance is requested from Unified Development Code (UDC) Subsection 3.2.8 (D), Landscape Strips, to eliminate the required 10' landscape strip along North Main Street in the Downtown. The landscape strip and existing gas pump canopy, which consists of four (4) gas pumps under a canopy oriented perpendicular to North Main Street, is being impacted by GDOT's roadway project on North Main Street. The additional right-of-way (approximately 11'-12') and easements (approximately 7') acquired by GDOT will result in the removal of the landscape strip and two (2) gas pumps nearest North Main Street. If the applicant were to utilize the remaining canopy and two (2) gas pumps, a variance would not be necessary to eliminate the landscape strip. However, the applicant proposes to re-configure the gas pump canopy and orient the 3-canopy parallel to North Main Street to allow for three (3) gas pumps (see below for before and after re-configuration). According to the applicant's letter of intent, the loss of two (2) gas pumps has created an economic hardship. However, the applicant has already been compensated for the right-of-way and easements acquired and any negative consequential damages to the remaining property. Therefore, the applicant's proposal to re-configure the gas pump canopy triggers compliance with the landscape strip requirement.
- The applicant provided a series of Auto-Turn exhibits depicting vehicle turning movements in and out of the site based on no landscape strip and providing a reduced landscape strip (approximately 7'-8'). While the exhibits show that turning movements are not possible with the reduced landscape strip, the demonstrations with no landscape strip appear to be extremely tight and would likely result in conflicts between vehicles, curbing and the new multi-use sidewalk along North Main Street. In addition, vehicles with a larger turning radius would likely have more difficulty accessing the gas pumps. This could create unsafety situation where vehicles may need to reverse and make multiple movements in order to access the gas pumps.
- The applicant's site plan depicts a 1-story, 4,600 square foot convenience store with a 3-pump canopy oriented parallel to North Main Street. Ten (10) parking spaces are depicted at the rear of the building. The property has access by way of two (2) driveways off North Main Street and a private driveway at the rear of the property connecting to Mayfield Road.
- The subject property received approval of a land disturbance permit (LDP) in 2001. The site plan depicted a total of 13 parking spaces, of which two (2) handicap spaces were provided at the front of the convenience store. Based on a recent visit to the property, the property was not developed per the approved LDP and only has ten (10) parking spaces. The proposed reconfiguration of the gas pump canopy results in the elimination of the handicap spaces at the front of the convenience store. Current parking requirements in the Downtown would require two (2) spaces at each gas pump, plus one (1) space per 250 square feet of retail associated with the convenience store. A total of 18 parking spaces would be required, in addition to the spaces at the pumps, under the current Downtown parking regulations.

- The applicant proposes to remodel the exterior of the convenience store, as well as construct a new gas pump canopy.
- 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 variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

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

Response: The application of the Ordinance would not create an unnecessary hardship on the subject property. The variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

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

Response: The variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

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 requested variance would cause substantial detriment to the public good. A lack of landscaping along the property's frontage would negatively impact the aesthetics along North Main Street. The canopy re-configuration with three (3) gas pumps could result in safety issues resulting from conflicts between vehicles attempting to access the gas pumps and the flow of traffic on North Main Street. In addition, elimination of the landscape strip would result in the loss of a protective barrier between the new multi-use sidewalks along North Main Street and vehicular areas surrounding the gas pumps, which could lead to conflicts between vehicles and pedestrians and cyclists.

- Staff has reviewed the applicant's proposal and finds that it cannot support the variance request to eliminate the landscape strip along North Main Street. The applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout. Granting the variance would negatively impact aesthetics along North Main Street and could result in safety issues due to conflicts between vehicles accessing the gas pumps and the flow of traffic on North Main Street. Elimination of the landscape strip would also result in the loss of a protective barrier between the new multi-use sidewalks along North Main Street and vehicular areas surrounding the gas pumps, which could lead to conflicts between vehicles and pedestrians and cyclists. Recent variances considered along Main Street have not included requests to eliminate the required landscape strip. In addition, the applicant's proposed site plan only depicts ten (10) parking spaces, whereas the 2001 land disturbance permit required thirteen (13) parking spaces.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The CZIM was held on September 9, 2020. There were no public comments.
- Attorney, Paul Mitchell, 202 Tribble Gap Road, Cumming, GA, 30040, came forward to speak on behalf of the applicant.

Public Comment

- No Public Comment
- ❖ Council Member Richard offered a motion to deny V-20-11 Citgo/174 North Main Street Variance
 - The motion received a second from Council Member Binder
- ❖ Council Member Burnett offered a substitute motion to table V-20-11 Citgo/174 North Main Street Variance
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved (5-2); Council Member Merkel and Council Member Richard voting in opposition



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

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I. CALL TO ORDER

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

II. ROLL CALL

- **Council Members**

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

- **Staff**

- o Bob Regus, City Administrator
- o Sam Thomas, City Attorney
- o James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Kathi Cook, Director of Community Development
- o Pete Sewczwicz, Director of Public Works
- o John Robison, Director of Public Safety
- o Tom Harris, Director of Finance

III. OLD BUSINESS

A. V-20-11 Citgo/174 North Main Street Variance **NOTE: This item was tabled on Monday, October 26, 2020. It must be removed from the table for consideration.**

- ❖ Council Member Burnett offered a motion to remove V-20-11 Citgo/174 North Main Street Variance from the table
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (6-0)
- ❖ Council Member Richard offered a motion to deny V-20-11 Citgo/174 North Main Street Variance
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (6-0)

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: V__21__33

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ 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." 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: Miles Hansford & Tallant - Josh Scoggins Telephone: 770-781-4100

Address: 202 Tribble Gap Road Suite: 200

City: Cumming State: GA Zip: 30040 Fax: 770-781-9191

Mobile Tel: _____ Email: jscoggins@mhtlegal.com/skincaid@mhtlegal.com

Subject Property Information:

Address: 174 N Main Street Alpharetta, GA 30009 Current Zoning: C-1

District: 2 Section: 2 Land Lot: 1252 Parcel ID: 22 482212521045

Proposed Zoning: N/A Current Use: Convenience Center with Gas Pumps

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

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

APPLICANT REQUEST AND INTENT

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

The use of the Subject Property as a Convenience Center with Gas Pumps will remain the same.

Applicant's Request (Please itemize the proposal):

Variance to allow a 0' landscape strip instead of a 10' landscape strip for the Subject Property located along Highway 9. (See City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 "Parking Lot Landscape Strips.")

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

The Applicant's Proposal will facilitate the reconfiguration of the gas pumps on the Subject Property due to the Georgia Department of Transportation's acquisition of a portion of the Subject Property along Highway 9 for the Highway 9 Road Widening Project. The Applicant is losing two of its existing four gas pumps due to the Highway 9 Road Widening Project. A 10' landscape strip would prevent the Applicant from reconfiguring the gas pumps. If the landscape strip is reduced to 0', then the Applicant will be able to reconfigure the locations of the gas pumps in a manner to allow three gas pumps on the Subject Property instead of only two. The Applicant's Proposal will also allow cars to safely turn in and out of the Subject Property. If the variance is granted, the Applicant intends to apply for Design Review Board approval of a modification to the exterior of the Convenience Center building. A more complete description of the Applicant's Intent is included in the Letter of Intent, which is submitted with this Application and incorporated herein by reference.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: General Convenience Store, LLC

Telephone: 404-209-8500

Address: 174 N Main Street

Suite: _____

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: General Convenience Store, LLC; Ritesh Shah, Managing Member

Telephone: 404-209-8500

Address: _____

Suite: _____

City Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

Owner Signature: Ritesh Shah

Date: 11/30/21

Notary

Notary Signature: Reigh Willette

Date: 11-30-2021



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: **General Convenience Store, LLC**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

Date: **11/23/2021**



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

178 S Main Street | Suite 310 | Alpharetta, Georgia 30009
770-781-4100 | www.mhtlegal.com

Joshua A. Scoggins
jscoggins@mhtlegal.com

CAMPAIGN DISCLOSURE

Applicant:	General Convenience Store, LLC
Subject Property:	174 N Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 482212521045
Proposed Action:	Variance to allow reduction of 10' landscape strip to 0'
Current Zoning:	C-1
Proposed Zoning:	C-1 (same as current zoning)
Proposed Use:	Convenience Center with Gas Pumps (same as current use)
ROW Access:	North Main Street (Highway 9)

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Miles, Hansford & Tallant, LLC has made the following campaign contributions to local officials of Alpharetta:

NONE

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Joshua A. Scoggins
Attorney for Applicant

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.

Yes, regarding City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 regarding landscape strips. Due to the narrow shape and size of the Subject Property, the most useful portion of the property is the portion nearest to Highway 9. However, the Georgia Department of Transportation recently acquired a significant portion of the Subject Property abutting Highway 9 as part of the ongoing Highway 9 Road Widening Project. The loss of the portion of the Subject Property closest to Highway 9, combined with a 10' landscape strip requirement, would severely limit the Applicant's current use of the Subject Property as a Convenience Center with Gas Pumps.

Specifically, the loss of the portion of the Subject Property acquired by GDOT, coupled with a 10' landscape strip requirement, would deprive the Applicant of an economically viable use of the Subject Property because the Applicant would lose two of the four gas pumps currently located on the Subject Property. A 0' landscape strip would allow the Applicant to reconfigure the gas pumps so that the Applicant would only lose one pump instead of two.

Further, the loss of the portion of the Subject Property acquired by GDOT, coupled with a 10' landscape strip requirement, would prevent cars from being able to turn in and out of the Subject Property safely because there would be insufficient space for a safe turning radius. A 0' landscape strip would allow the Applicant the ability to reconfigure the gas pumps so that cars could turn in and out of the Subject Property safely.

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

Yes. The application of the UDC standards as they relate to the Subject Property would create an unnecessary hardship because a 10' landscape strip along the portion of the Subject Property adjacent to Highway 9 would deprive the Applicant of an economically viable use of the Subject Property by preventing the Applicant from reconfiguring the gas pumps to allow for three pumps instead of only two. Further, without a variance to the 10' landscape strip requirement, there will be insufficient space to turn in and out of the Subject Property safely.

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

Yes. A significant portion of the Subject Property along Highway 9 was acquired by the Georgia Department of Transportation for the Highway 9 Road Widening Project. Due to the narrow size and shape of the Subject Property, the loss of property along Highway 9 deprives the Applicant of an economically viable use of the Subject Property unless a variance to the landscape strip requirement is granted.

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.

No. The reduction of a 10' landscape strip requirement to 0' on the Subject Property would not cause a detriment to the public good because the reduction would ensure that cars could turn in and out of the Subject Property safely. Further, this reduction would not impair the purpose and intent of the UDC because the Applicant is not removing any landscaping on the Subject Property and the Applicant intends to enhance the aesthetic appeal of the Subject Property concurrently with the reconfiguration of the gas pumps if the variance is granted.

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: General Convenience Store, LLC

Contact Name: Miles Hansford & Tallant - Josh Scoggins Telephone: 770-781-4100

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.

Owners of properties located within 500 ft of the Subject Property

City Officials

Affected government departments

Interested parties noted on any list provided by the City

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 <i>(Please Specify)</i> CZIM |

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.

Individuals can contact Josh Scoggins via telephone at 770-781-4100 or via email at jscoggins@mhtlegal.com as well as during the public participation process.

LIPSCOMB MICHAEL K & SUSAN MARIE
233 CANTON ST
ALPHARETTA GA 30009

SUMMERS DOLLEH KIM
1660 HAMiota RDG
ALPHARETTA GA 30004

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

LEWIS CLAUDIA B & NAT E
184 CANTON ST
ALPHARETTA GA 30201

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

MAX AUTO REAL ESTATE LLC
1101 MONROE ST
TOLEDO OH 43604

TINK WISE LLC
1085 POWERS PL
ALPHARETTA GA 30009

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

JOBETH PROPERTIES LLC
745 GLENLEIGH LN
DULUTH GA 30097

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

MAYFIELD LLC
11785 NORTHFALL LN STE 510
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

SRISAI REALTY LLC
5755 N POINT PKWY SUITE 85
ALPHARETTA GA 30022

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

BERMIC RPOPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

GUSALOV SERGEY E & GUSALOVA ANNA M
821 PINEBROOK CT
ALPHARETTA GA 30009

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

MANNING SARAH P
40 CUMMING ST
ALPHARETTA GA 30004-1610

HAYWOOD T ASHLEY
P O BOX 485
ALPHARETTA GA 30009

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

MC MANES A SPENCER & A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

COLLINS MARINE GROUP LLC
88 ROSWELL ST
ALPHARETTA GA 30009

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA GA 30060

BENSON DOROTHY C
133 CANTON ST
ALPHARETTA GA 30004-1606

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

HAYMEADOW GROUP LLC
244 N MAIN ST
ALPHARETTA GA 30009-3625

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

STONEWALK MAYFIELD CORNERS LLC
660 GLENOVER DR
ALPHARETTA GA 30004

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

HEMBREE GEORGIA R
168 CANTON ST
ALPHARETTA GA 30009-3670

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

APPEN RAYMOND C & CHRISTIANA A
316 LYNNE CIR
ALPHARETTA GA 30004

WHITMAN ARNOLD M
3500 LENOX RD NE STE 510
ATLANTA GA 30326

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

WHITMAN ARNOLD M
3820 MANSELL RD SUITE 280
ALPHARETTA GA 30022

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

WHITMAN ARNOLD
3500 LENOX RD NE STE 510
ATLANTA GA 30326

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BELL LINDA REESE & JONES ELLON W
159 NORTH MAIN ST
ALPHARETTA GA 30009

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

LEWIS CLAUDIA B
184 CANTON ST
ALPHARETTA GA 30004-1606

MAIN STREET COMMONS OFFICE PARK OW
NERS ASSOCIATION
1102 ABBEY CT
ALPHARETTA GA 30004



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

178 S Main Street | Suite 310 | Alpharetta, Georgia 30009
770-781-4100 | www.mhtlegal.com

Joshua A. Scoggins
jscoggins@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	General Convenience Store, LLC
Subject Property:	174 N Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 482212521045
Proposed Action:	Variance to allow reduction of 10' landscape strip to 0'
Current Zoning:	C-1
Proposed Zoning:	C-1 (same as current zoning)
Proposed Use:	Convenience Center with Gas Pumps (same as current use)
ROW Access:	North Main Street (Highway 9)

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

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

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

A denial of the Application, as requested by the Applicant, will require the City of Alpharetta to compensate the Applicant under O.C.G.A. § 32-3-3.2(b)(2). On March 21, 2019, the Georgia Department of Transportation (GDOT) acquired a substantial portion of the Subject Property from the Applicant. As a result of the condemnation, the Applicant lost two of its four gas pumps. GDOT's attorney proposed as a cure for Applicant's damages for the condemnation that the City of Alpharetta could reduce the ten-foot landscape strip for the portion of the Subject Property along Highway 9. GDOT's attorney sent a letter to Mayor Jim Gilvin, a copy of which is included as part of this application, setting forth the conflict with the UDC and this proposed cure as documentation of a conflict under O.C.G.A. § 32-3-3.2. If the landscape strip is reduced to zero feet, then the Applicant will be able to reconfigure the gas pump locations in a manner that will result in only one of the Applicant's four gas pumps being lost rather than two. If the landscape strip is not reduced, then O.C.G.A. § 32-3-3.2 requires that the City of Alpharetta compensate the Applicant for the loss of the second gas pump as a result of a conflict with the UDC.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any

surrounding property owners. There is no reasonable use of the Subject Property except for the continued use as proposed by the Applicant.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will be unconstitutional in that it will constitute a taking of the Applicant's and owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

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

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

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

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

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

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

The Applicant and owner respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that the City of Alpharetta include this Reservation with the Applicant's other application documents. The Applicant and owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Joshua A. Scoggins
Attorney for Applicant

**LAW OFFICES OF MARK WEINSTEIN, PC
5030 BOWMAN PARK POINT
CUMMING, GEORGIA 30041-1548**

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**(770) 888-7707
(470) 758-2199 FAX**

DANIEL E. OLIVA, ESQ.
Licensed in GA and NY
doliva@mwlawga.com
of Counsel

January 26, 2021

Honorable Jim Gilvin, Mayor
City of Alpharetta
Alpharetta City Hall
2 Park Plaza
Alpharetta, GA 30009

**CERTIFIED MAIL
NO. 7017 0660 0000 8374 2953
RETURN RECEIPT REQUESTED**

**RE: DOT P. I. No. 0721780; SR-9 Alpharetta-Fulton County Project, Parcel 106;
174 North Main Street, Alpharetta, GA 30009; Tax Parcel No. 22-4822-1252-104-5**

Dear Mayor Gilvin:

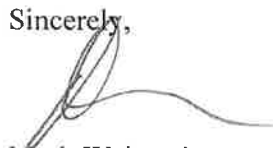
In accord with **O.C.G.A. § 32-3-3.2**, please accept this letter as The Georgia Department of Transportation's ("DOT") Documentation of a Conflict in connection with the above-referenced property.

After negotiation, on March 21, 2019, DOT acquired 0.055 acres of right-of-way, 0.022 acres of permanent easement for the construction and maintenance of utility and slopes, 0.033 acres for a temporary construction easement, and 0.012 acres for a temporary driveway easement from General Convenience Store, LLC, a Georgia Limited Liability Company, the property owner of the above-referenced property.

A proposed cure for the damage that resulted as part of the DOT acquisition of a portion of General Convenience Store, LLC's property is to allow for a two-foot wide landscape strip to be planted and maintained by General Convenience Store, LLC within the portion of DOT's permanent easement nearest Highway 9, rather than requiring a ten-foot wide landscape strip starting at the edge of DOT's permanent easement farthest from Highway 9, as appears to be required by the City of Alpharetta's land use ordinance.

Please direct any questions about this Documentation of a Conflict to the undersigned.

Sincerely,



Mark Weinstein, Esq.
Special Assistant Attorney General

MATTHEW CHAMBERLAIN, ESQ.
Licensed in GA
mchamberlain@mwlawga.com

JASON MIRABELLA, ESQ.
Licensed in GA
jmirabella@mwlawga.com

CAMESHA L. MITCHELL, ESQ.
Licensed in GA
cmitchell@mwlawga.com

EDWARD T. HOWDEN, ESQ.
Licensed in GA
ehowden@mwlawga.com

MW:spw

cc: Joshua A. Scoggins, Esq.
Troy Hill, DOT Right-of-Way Administrator
Katrina Anderson, DOT State Right-of-Way Assistant Administrator
Adrienne Wise, DOT State Right-of-Way Program Manager
Mary Jo Volkert, Esq., Senior Assistant Attorney General
Matthew Cline, Esq., DOT General Counsel
Annette Simelero, Esq., DOT Deputy General Counsel

LETTER OF INTENT

Applicant:	General Convenience Store, LLC
Subject Property:	174 N Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 482212521045
Proposed Action:	Variance to allow reduction of 10' landscape strip to 0'
Current Zoning:	C-1
Proposed Zoning:	C-1 (same as current zoning)
Proposed Use:	Convenience Center with Gas Pumps (same as current use)
ROW Access:	North Main Street (Highway 9)

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, Georgia for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the Public Hearing Application package for a variance, as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

ZONING CATEGORY AND USE WILL REMAIN THE SAME

The Applicant intends to maintain the same zoning category, C-1, and the same use, Convenience Center with Gas Pumps, as are currently in effect. The zoning category and use will contribute to the vibrancy of Downtown Alpharetta and are compatible with the surrounding properties because the surrounding properties are also zoned for commercial uses.

REQUESTED VARIANCE TO THE LANDSCAPE STRIP REQUIREMENT

The Applicant requests a variance to allow a 0' landscape strip instead of a 10' landscape strip for the portion of the Subject Property located along Highway 9. (See City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 "Parking Lot Landscape Strips.")

The Georgia Department of Transportation recently acquired a significant portion of the Subject Property along Highway 9 as part of the Highway 9 Road Widening Project. Consequently, the Applicant is losing two of its four gas pumps and will be unable to use the Subject Property in an economically viable manner unless it receives a variance to the landscape strip requirement.

Without the Applicant's proposed variance to the 10' landscape strip requirement, the Applicant will lose two of its existing four gas pumps and will be unable to reconfigure the gas pumps to allow for safe ingress

and egress between Highway 9 and the Subject Property. If the landscape strip is reduced to 0', then the Applicant will be able to reconfigure the gas pump locations in a manner that will result in only one gas pump being lost, as shown in the site plan attached to this Application.

Further, unless the Applicant's Proposal is granted, cars will not be able to safely turn in and out of the Subject Property. The Applicant conducted an auto-turn analysis for the Subject Property. Without a variance, there would be insufficient space for a safe turning radius. According to the auto-turn analysis, a variance of 0' is necessary in order to allow cars to turn safely in and out of the Subject Property. A diagram showing the results of the auto-turn analysis is attached to this Application.

If the Applicant's Proposal is granted, the Applicant intends to apply for Design Review Board approval of a modification to the exterior of the Convenience Center building. This modification will enhance the aesthetic appeal of the building and contribute to the vibrancy of Downtown Alpharetta.

The Subject Property's narrow size and shape contribute to the extraordinary and exceptional conditions necessitating the requested variance. The most usable area of the Subject Property is the area nearest to Highway 9, but the Georgia Department of Transportation recently acquired a significant portion of this property for right-of-way and is also retaining a significant permanent easement across the Subject Property for construction, utilities, and maintenance of slopes. Without the requested variance, the Applicant will be unable to use the Subject Property in an economically viable manner because the Applicant would lose two gas pumps instead of only one and cars would not be able to safely turn in and out of the Subject Property.

The application of the UDC standards as they relate to the Subject Property would create an unnecessary hardship because a 10' landscape strip along the portion of the Subject Property adjacent to Highway 9 would deprive the Applicant of an economically viable use of the Subject Property by preventing the Applicant from reconfiguring the gas pumps to allow for three pumps instead of only two and to allow cars to safely turn in and out of the Subject Property.

Reducing the 10' landscape strip to 0' will not cause a substantial detriment to the public good because the reduction would ensure that cars could turn in and out of the Subject Property safely. Further, this reduction would not impair the purpose and intent of the UDC because the Applicant is not removing any landscaping on the Subject Property and will maintain all other landscaping as required by the UDC. Also, the Applicant intends to enhance the aesthetic appeal of the Subject Property concurrently with the reconfiguration of the gas pumps if the variance is granted.

As shown above, the requested variance to allow a 0' landscape strip along Highway 9 instead of a 10' landscape strip is necessary because the landscape strip requirement will result in a hardship that is substantially unwarranted by the protection of the public health, safety, or general welfare and the need for consistency among all properties similarly zoned.

CONCLUSION

Because the Applicant's Proposal complies with all criteria appropriate for consideration for the Public Hearing Application, the Applicant respectfully requests that this Application, which is incorporated herein by reference, be approved as requested. The Applicant and owner reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,



Joshua A. Scoggins
Attorney for Applicant

All that tract or parcel of land lying and being in land lot 1252 of the 2nd District 2nd Section of Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:

Commencing at an 5/8" rebar with cap found located at the southernmost mitered intersection of the southerly right of way line of Mayfield Road (Variable Right of way) and the westerly right of way of North Main Street A.K.A State Route 9 (Variable Right of way); thence along said Right of Way of North Main Street South 04° 04' 31" East a distance of 44.05 feet to a point; thence South 13° 31' 40" West a distance of 20.29 feet to a point; thence South 04° 09' 28" East a distance of 96.12 feet to a hole in concrete found; thence South 89° 38' 37" West a distance of 11.14 feet to a scribe set and the TRUE POINT OF BEGINNING; from point thus established and continuing along said Right of Way of North Main Street South 04° 13' 09" East a distance of 139.57 feet to a magnetic nail set; thence leaving said Right of Way North 88° 08' 21" West a distance of 149.15 feet to a 1/2" rebar found; thence South 89° 49' 46" West a distance of 24.87 feet to a 1/2" rebar found; thence North 00° 00' 45" West a distance of 66.08 feet to an iron pin set; thence South 89° 33' 54" West a distance of 96.06 feet to a scribe set; thence North 00° 21' 29" East a distance of 4.00 feet to a scribe set; thence South 89° 33' 51" West a distance of 30.01 feet to a 22" oak; thence North 00° 04' 05" East a distance of 63.26 feet to a 1/2" rebar found; thence North 00° 20' 46" East a distance of 14.21 feet to an axle found; thence South 82° 42' 50" East a distance of 30.24 feet to a nail found; thence South 82° 58' 01" East a distance of 77.39 feet to a 1/2" rebar found; thence North 89° 38' 37" East a distance of 182.77 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.736 acres (32,048 square feet).



Real Estate

View Bill

[View bill image](#)

As of	11/22/2021
Bill Year	2021
Bill	2117527
Owner	GENERAL CONVENIENCE STORE LLC
Parcel ID	22 -4822-1252-104-5

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$2,219.50	\$2,219.50	\$0.00	\$0.00	\$0.00
TOTAL		\$2,219.50	\$2,219.50	\$0.00	\$0.00	\$0.00



Filters

Code Enforcement

Filters

Styling

Filter as map moves ⓘ



Location



174 North Main St

Select attribute filters (8)



Type Description

3 values



Number

92 values



Tag

61 values



Status Code

1 values



Assigned To

2 values



Showing 25 of 96 rows

Type Description

Number

Tag

Code Enforcement-Complaints	CE170033	Accessory Struc
Code Enforcement-Trees	CE190025	Stop Work Ord
Code Enforcement-Complaints	CE190036	Business vehicl
Code Enforcement-Complaints	CE190043	Business vehicl
Code Enforcement-Complaints	CE190053	Tree removal w
Code Enforcement-Complaints	CE190081	High Grass and
Code Enforcement-Complaints	CE190088	Stop Work Ord
Code Enforcement-Complaints	CE190099	Structual Issues
Code Enforcement-Complaints	CE190100	Drainage Viola
Code Enforcement-Complaints	CE190107	Stop Work Ord
Code Enforcement-Complaints	CE190108	Stop Work Ord
Code Enforcement-Complaints	CE200004	Stop Work Ord
Code Enforcement-Complaints	CE200008	Inoperable Veh
Code Enforcement-Complaints	CE200011	Stop Work Ord
Code Enforcement-Complaints	CE200065	Deck in a State
Code Enforcement-Complaints	CE200074	R/W trashcan o
Code Enforcement-Complaints	CE200084	Complaint

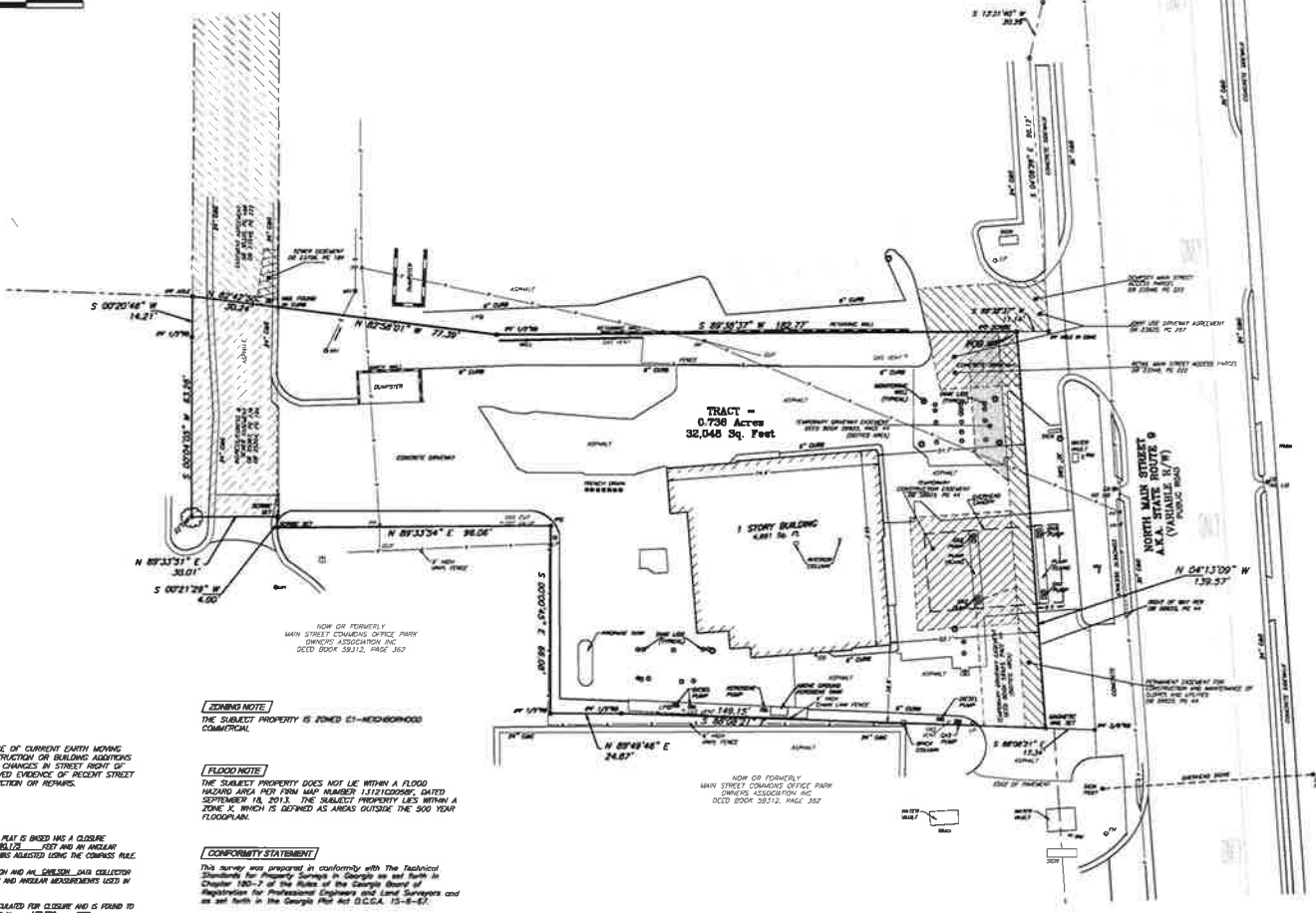
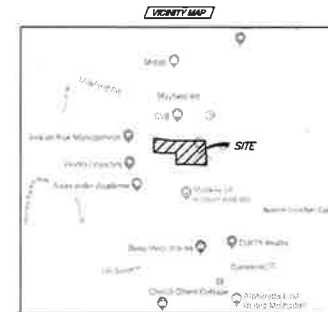
LEGEND

IRON PIN FOUND
 IRON PIN SET
 REBAR
 OPEN TOP PIPE
 DIRT OF HWY
 MANHOLE
 CATCH BASIN
 DRAIN INLET
 JUNCTION BOX
 RAISED TOP DRAIN INLET
 HEADWALL
 CORRUGATED METAL PIPE
 NONPRESSED CONCRETE PIPE
 DUCTILE IRON PIPE
 IRON HYDRANT
 WINTER METER
 WINTER VALVE
 GAS VALVE
 24" CURB & GUTTER
 GUT WIRE
 POWER POLE
 LIGHT POLE
 SEWER LINE
 FENCE
 TELEPHONE LINE
 POWER LINE
 WIRE LINE
 11 REGULAR PARKING SPACES
 1 HANDICAP PARKING SPACE
 TRANSFORMER
 CONCRETE PAVING
 MONITORING WELL

GRAPHIC SCALE - FEET

0 20 40 60

MAYFIELD ROAD
 (VARIABLE R/W)
 PUBLIC ROAD



SURVEY NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

2. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A CLOSURE MEASUREMENT OF THE TOTAL IN - SETS, SET AND AN ANGULAR ERROR OF 1/4" PER ANGLE AND WAS ADJUSTED USING THE CHORDS RULE.

A LOCAL 1712 TOTAL STATION AND AN OBSERVER DATA COLLECTOR WERE USED TO OBTAIN THE UNKNOWN AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,000,000 FEET.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED C1-MID-HEIGHT COMMERCIAL.

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AND FROM MAP NUMBER 11712C0000E, DATED SEPTEMBER 16, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE 5, WHICH IS DEEMED AS ARIID OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

This survey was prepared in conformity with the Technical Standards for Professional Surveyors in Georgia as set forth in Chapter 180-2 of the Rules of the Georgia Board of Professional Engineers and Land Surveyors and as set forth in the Georgia Map Act (O.C.G.A. 15-8-82).

SITE ADDRESS

174 N MAIN STREET
 ALPHARETTA, GA 30009

TSS
 TECHNICAL SURVEY SERVICES
 1841 Aurora Road, NW
 Lawrenceville, GA 30046
 (770) 962-4751 (FAX)
 (770) 962-4747 (TEL)
 Fax: (770) 962-4747

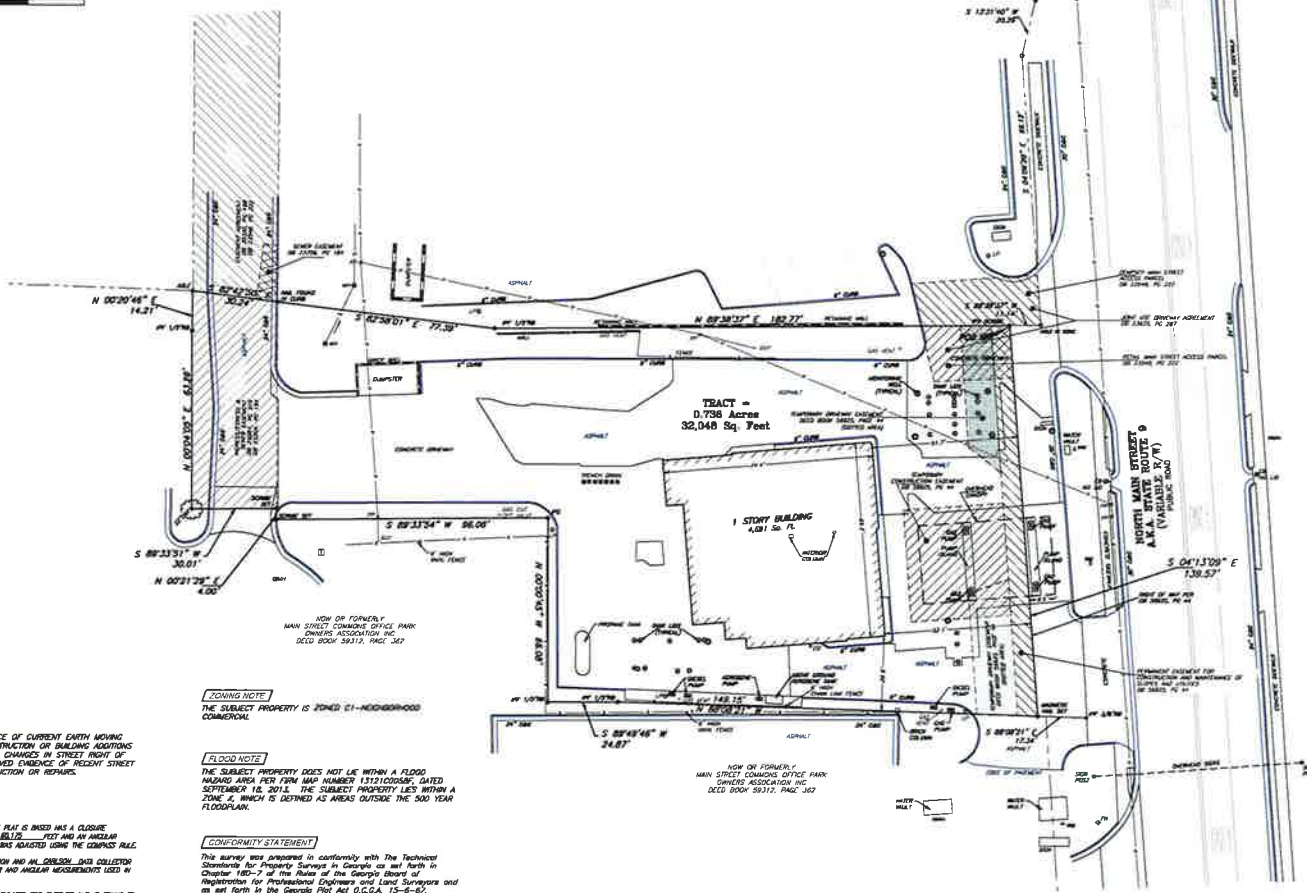
Date	
Revision	
No	
Field Date: 11/03/2019	
Plot Date: 11/06/2019	
Scale: 1" = 20'	

BOUNDARY SURVEY
 FOR
 RICK SHAH
 OF
 174 N MAIN STREET
 LAND LOT 123, 2nd DISTRICT, 2nd SECTION
 CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA



1
 SHEET 1 OF 1

DATE: 11/03/2019
 CWD: 174 N MAIN ST
 TDW: 174 N MAIN ST
 LSA



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 1252 of the 2nd District 2nd Section of Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:

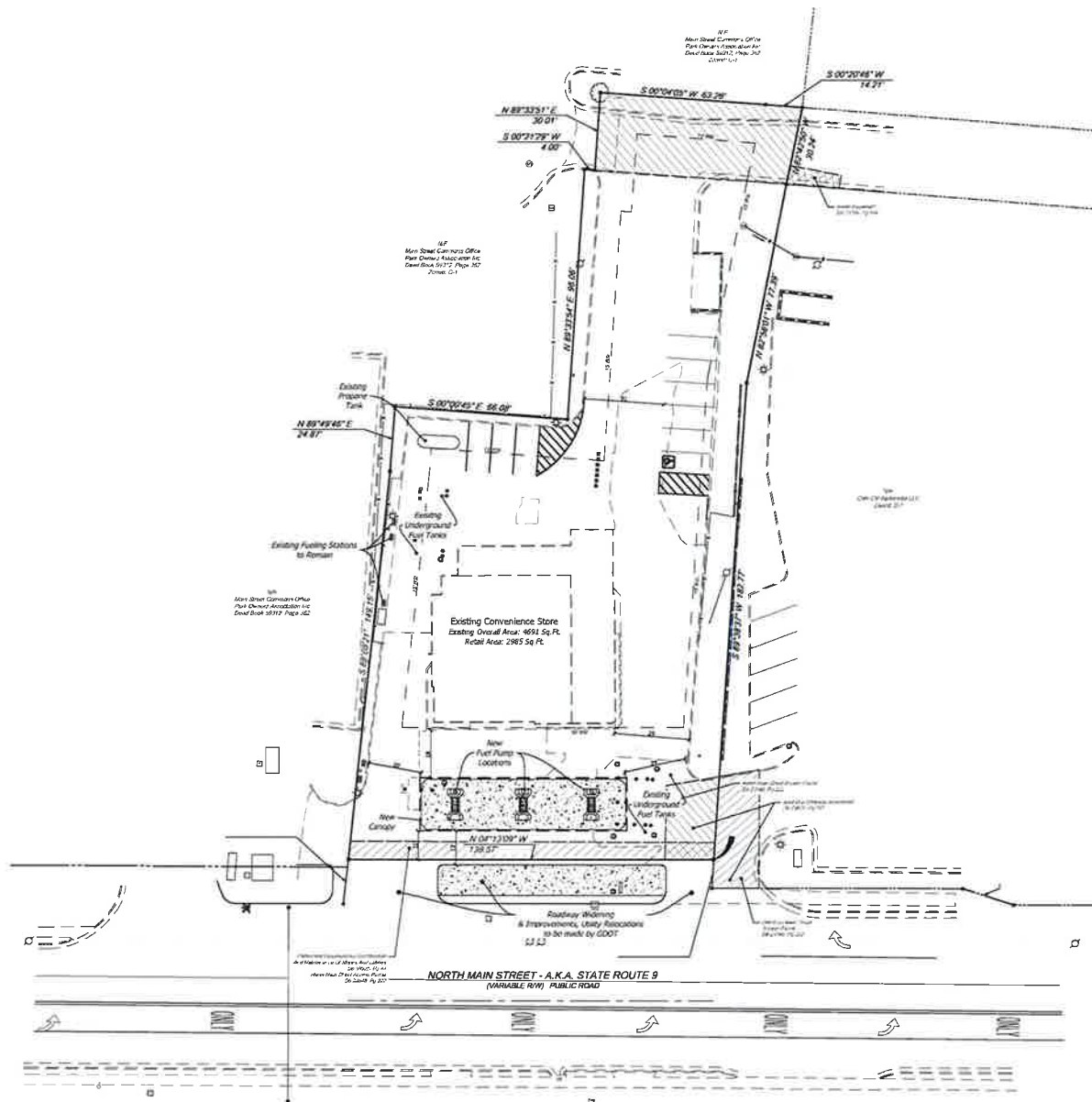
Commencing at 5/8" bar with cap found located at the southernmost railroad intersection of the southerly right of way line of Mayfield Road (Norfolk Right of Way) and the westerly right of way line of the Norfolk and Western Railroad, the following points, thence along said Right of Way of North Main Street North 04° 04' 33" East a distance of 44.95 feet to a point; thence South 13° 31' 40" West a distance of 20.29 feet to a point; thence South 04° 05' 00" West a distance of 11.14 feet to a point; thence South 13° 31' 40" West a distance of 11.14 feet to a point; thence South 04° 04' 33" West a distance of 11.14 feet to a scribble set and the TRUE POINT OF BEGINNING, from point thus established the following points, thence North 04° 04' 33" East a distance of 130.57 feet to a magnetic north set, thence leaving said Right of Way North 08° 08' 21" West a distance of 148.75 feet to a 1/2" rubber found; thence South 82° 58' 01" East a distance of 24.87 feet to a 1/2" rubber found; thence North 00° 00' 45" West a distance of 66.60 feet to an iron pin set, thence South 05° 33' 54" West a distance of 96.06 feet to a scribble set and the TRUE POINT OF BEGINNING, from point thus established the following points, thence North 00° 00' 45" West a distance of 2.22 feet to a 22" nail set; thence North 00° 04' 05" East a distance of 63.26 feet to a 1/2" rubber found; thence North 00° 20' 46" East a distance of 1.42 feet to a 22" nail set; thence North 00° 20' 46" East a distance of 30.24 feet to a nail found; thence North 00° 20' 46" East a distance of 77.39 feet to a 1/2" rubber found; thence North 00° 38' 33" East a distance of 184.77 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.736 acres (32.041 square feet).

SITE ADDRESS
174 N MAIN STREET
ALPHARETTA, GA 30009



Quality Civil Designs
Planners • Engineers • Environmental
Landscape Architecture
2144 Buford Hwy
Suite 312
Buford, GA 30518
Phone: 770.633.6723
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Legend

- Handicap Accessible Parking Space
- Proposed Traffic Flow Arrows
- Existing Traffic Flow Arrows

General Site Notes

1. Site Tax Parcel Number: 22 48221251045
2. Site Address: 174 N Main St., Alpharetta, Georgia 30009
3. Total Project Area: 0.738 acres
4. Project Zoned: C-1
5. All dimensions are to face of curb or face of building, unless otherwise indicated.
6. Existing Land Use: C-Store; Proposed Land Use: C-Store
7. Zoning Requirements:
 - Yard Setbacks:
 - Front - 50 feet
 - Side - 15 feet
 - Rear - 15 feet
8. Parking Summary:
 - Minimum Required Parking Spaces: 2 per fuel pump (4), plus - 1/250 sq ft Retail space (2252 sq ft), = 3 spaces at fuel pumps, plus 9 spaces retail.
 - Provided Parking Spaces - 3 spaces at fuel pumps plus 9 spaces retail (12 total); includes 1 handicap accessible space.

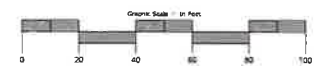


Concept Plan Convenience Store on North Main

174 North Main Street

Parcel: 22 48221251045

City of Alpharetta
Land Lot 1252, 2nd District
Fulton County, Georgia



Scale: 3/32\"=1'-0\"; Scale: 1\"=25'; File: 20-003; Sheet 1 of 1

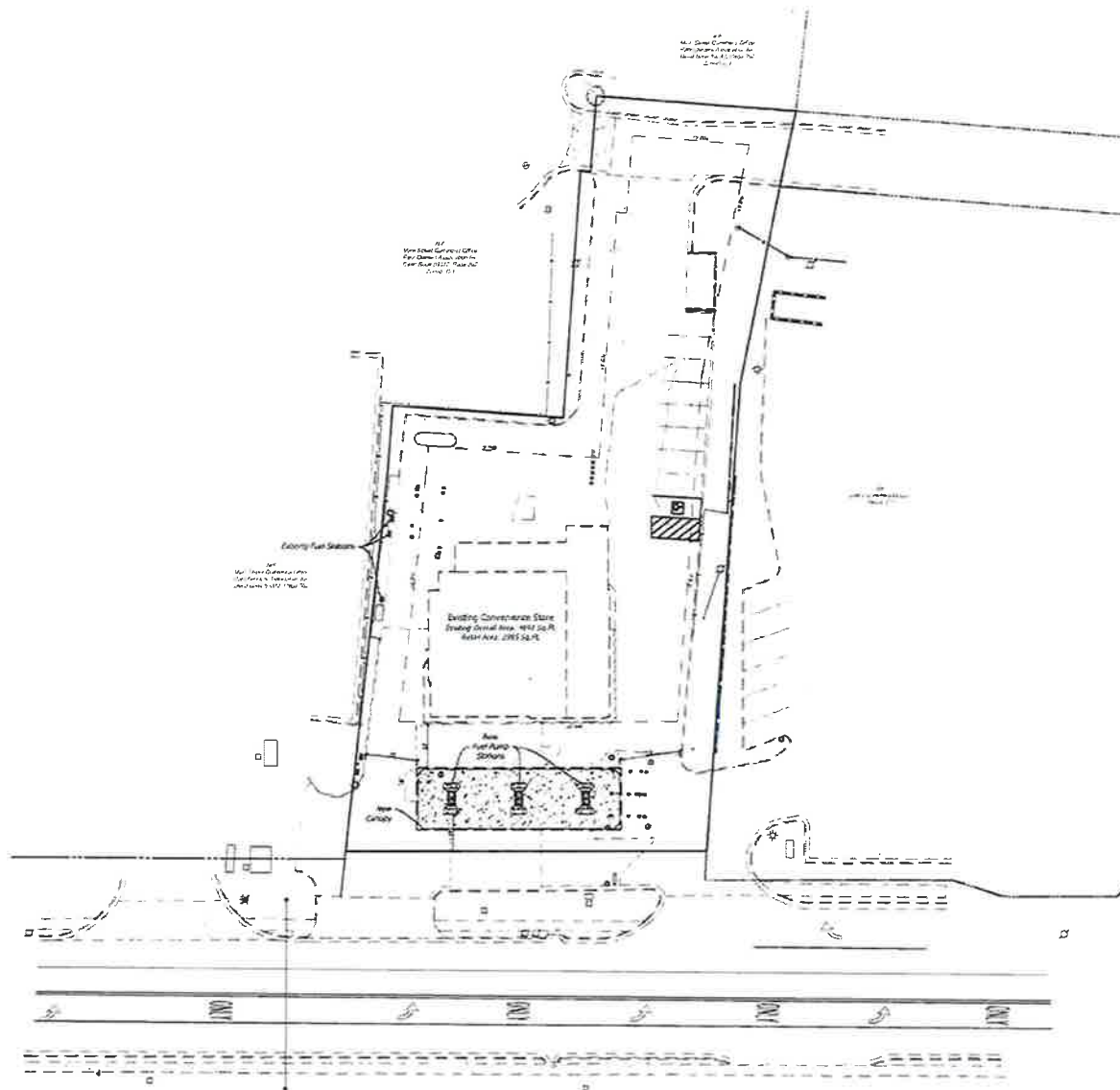


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Planners - Engineers - Environmental
Landscape Architects

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Buckeye, CA 95609
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Geography
Buckeye@qcdesigns.com

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Legend

- Pending Applicable Parking Space
- Proposed Traffic Flow Arrows
- Existing Traffic Flow Arrows

General Site Notes

1. Site: Tax Parcel Number: 22 4822 1252 1045
2. Site Address: 174 N. Main St., Alpharetta, Georgia 30009
3. Total Project Area: 2.736 acres
4. Project: General: C-1
5. All dimensions are to face of curb or face of building, unless otherwise indicated.
6. Existing Land Use: C-1 (Store); Proposed Land Use: C-1 (Store)
7. Zoning: R-1 (Residential)
8. Project: 20' West
9. 20' West
10. 20' West
11. 20' West



Convenience Store Post Construction Operations Plan

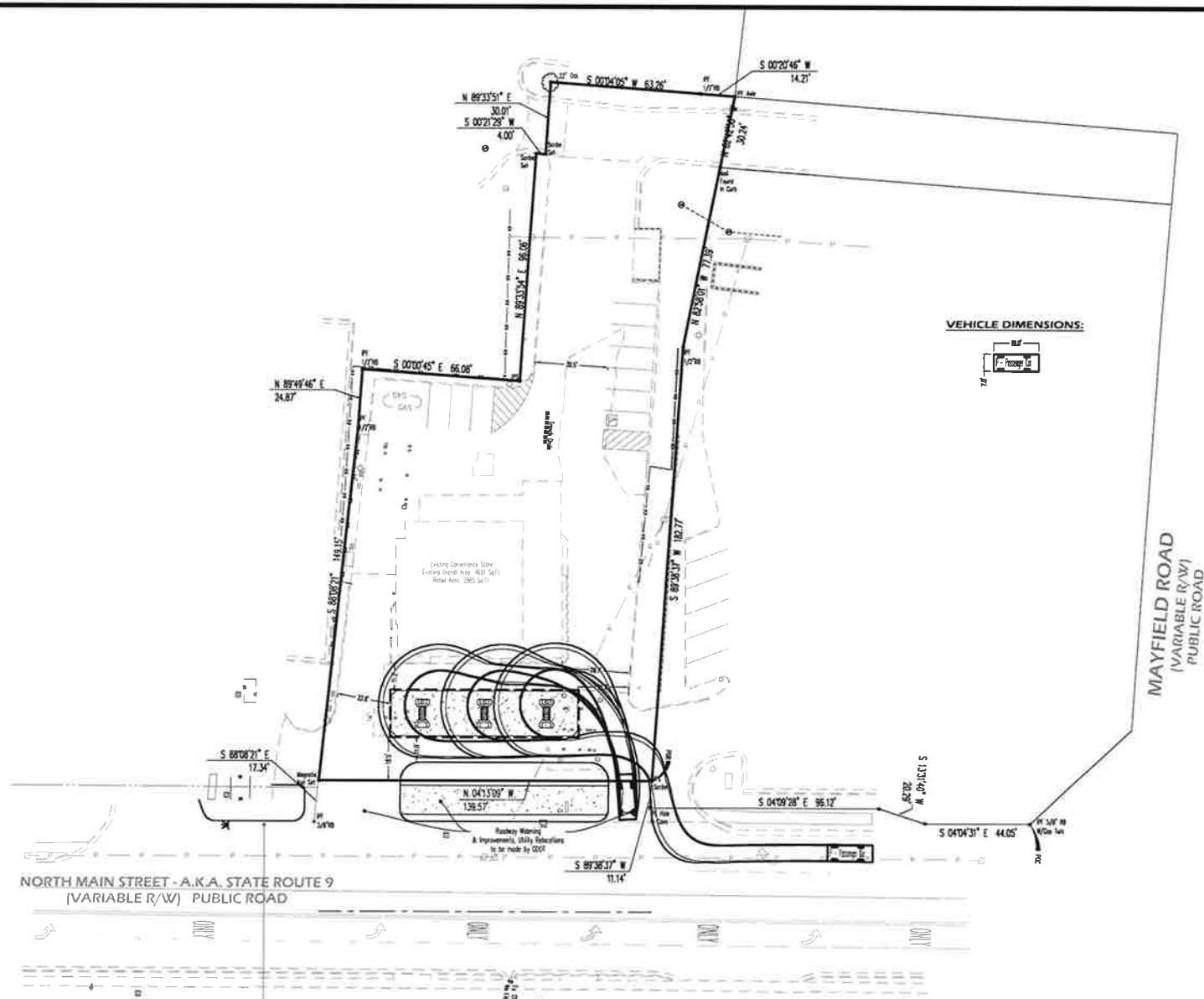
174 North Main Street

Parcel: 22 48221252.1045

City of Alpharetta
Land Lot 1252, 2nd District
Fulton County, Georgia



Scale: 1/8" = 10' (Horizontal); 1/4" = 10' (Vertical)



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 Civil Engineering /
 Site Planning /
 Land Development Services
 4755 Summer Stag Court
 Buford, GA 30519
 (PH) 678.207.6830
 (EVANSDESIGNGROUP.COM)



PROJECT NAME
**CONVENIENCE
 STORE ON
 NORTH MAIN**

174 NORTH MAIN STREET
 LL, 1252, 2nd DIST.
 CITY OF ALPHARETTA,
 GEORGIA

DATE:
05-29-20

DESIGN BY: JME
 DRAWN BY: JME
 CHECKED BY: JME

☒ Not Released For Construction
☐ Released For Construction

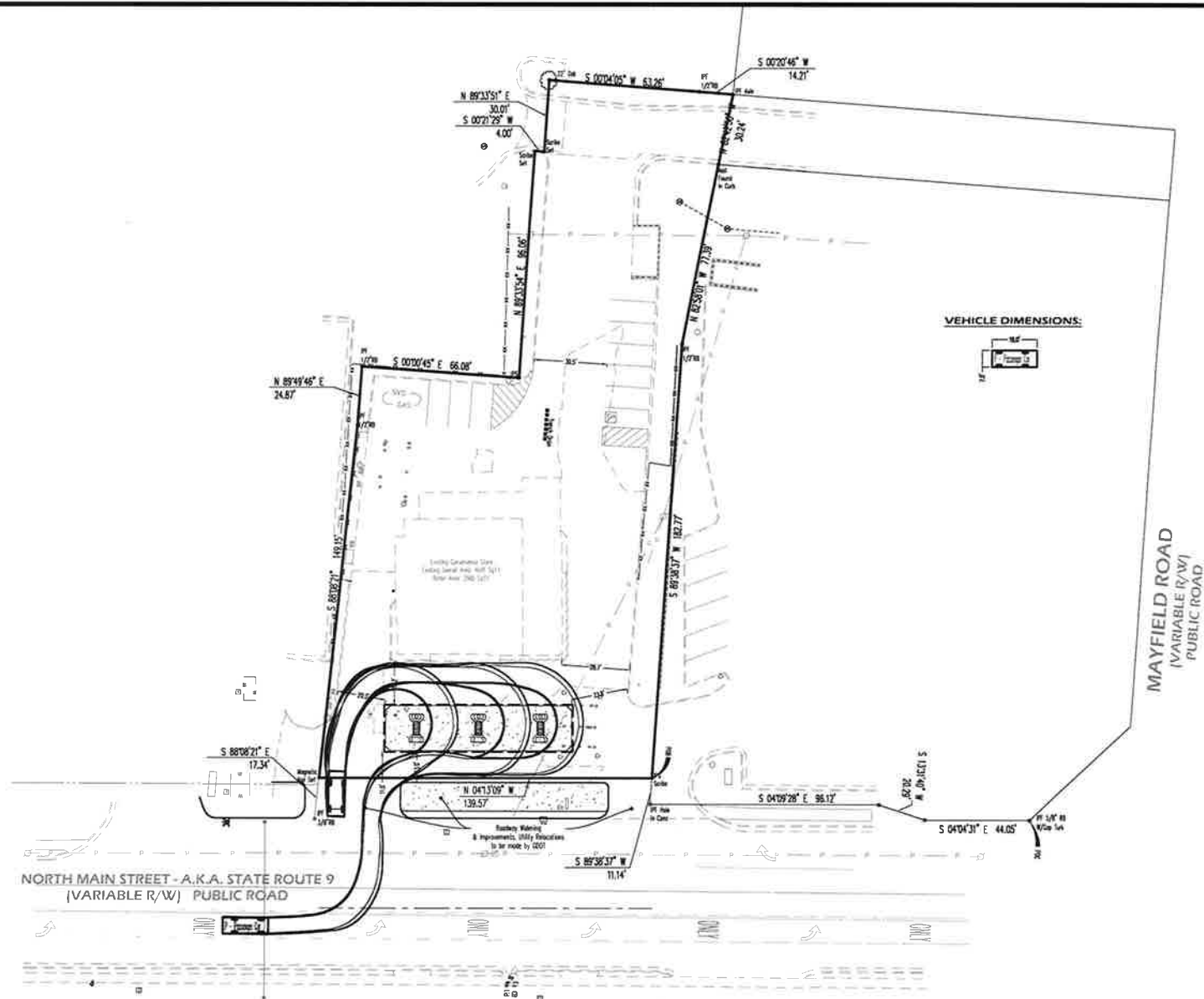
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Land Development Services
4755 Summer Song Court
Buford, GA 30519
(770) 678.207.6830
joe@evansdesign.com



PROJECT NAME
**CONVENIENCE
STORE ON
NORTH MAIN**

174 NORTH MAIN STREET
LL 1252, 2nd DIST.
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

DESIGNED BY: JME
DRAWN BY: JME
CHECKED BY: JME

☒ Not Released For Construction
☐ Released For Construction

OWNER/DEVELOPER

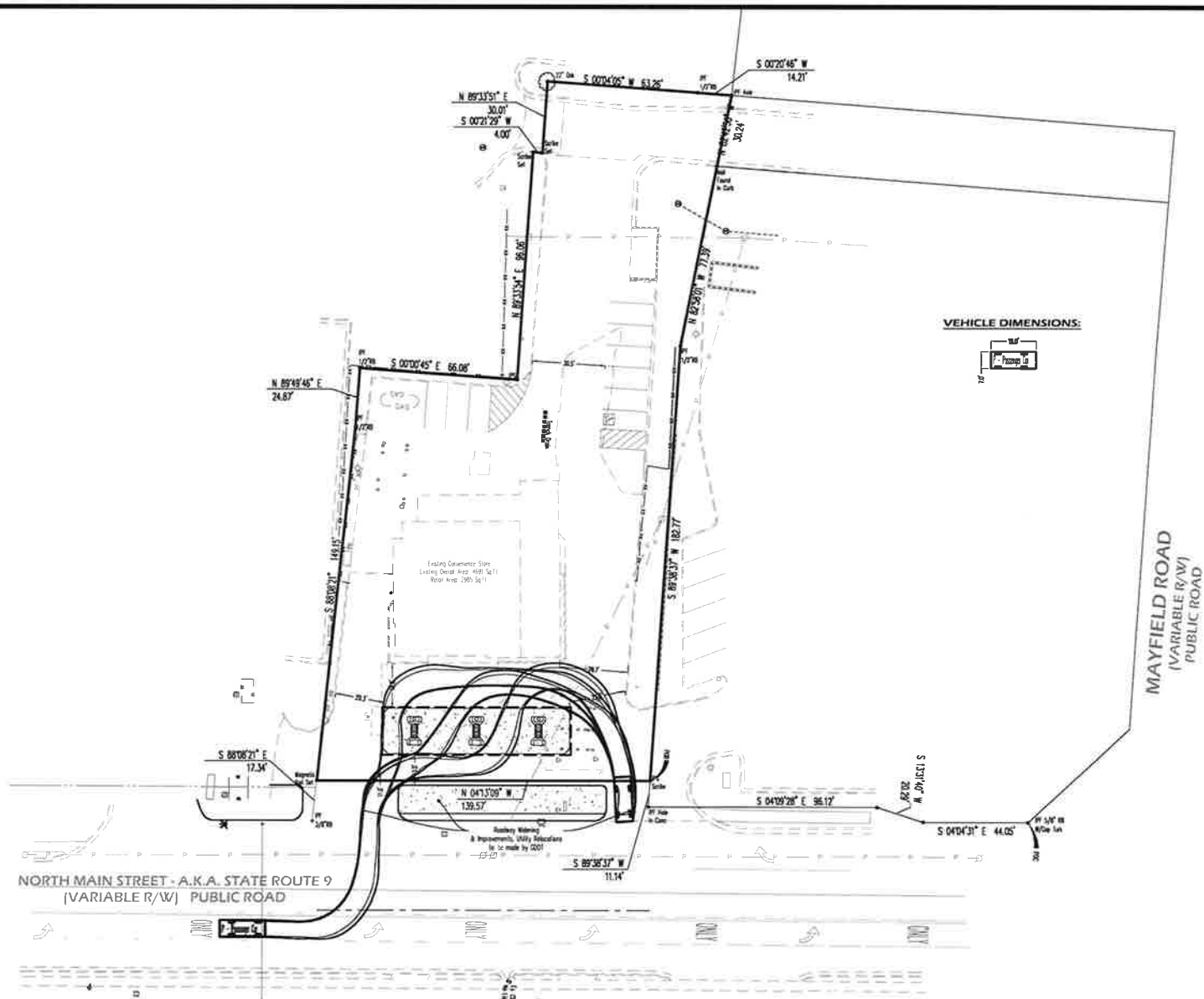
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Burlington, GA 30519
(770) 678-2074
jennings@evansdesign.com



GEORGIA
PROFESSIONAL ENGINEER
J. EVANS
NO. 58881
EXPIRATION 12-31-2019

PROJECT NAME

**CONVENIENCE
STORE ON
NORTH MAIN**

174 NORTH MAIN STREET
LL 1252, 2nd DIST.
CITY OF ALPHARETTA,
GEORGIA

DATE:

05-29-20

DESIGN BY	DRAWN BY	CHECKED BY
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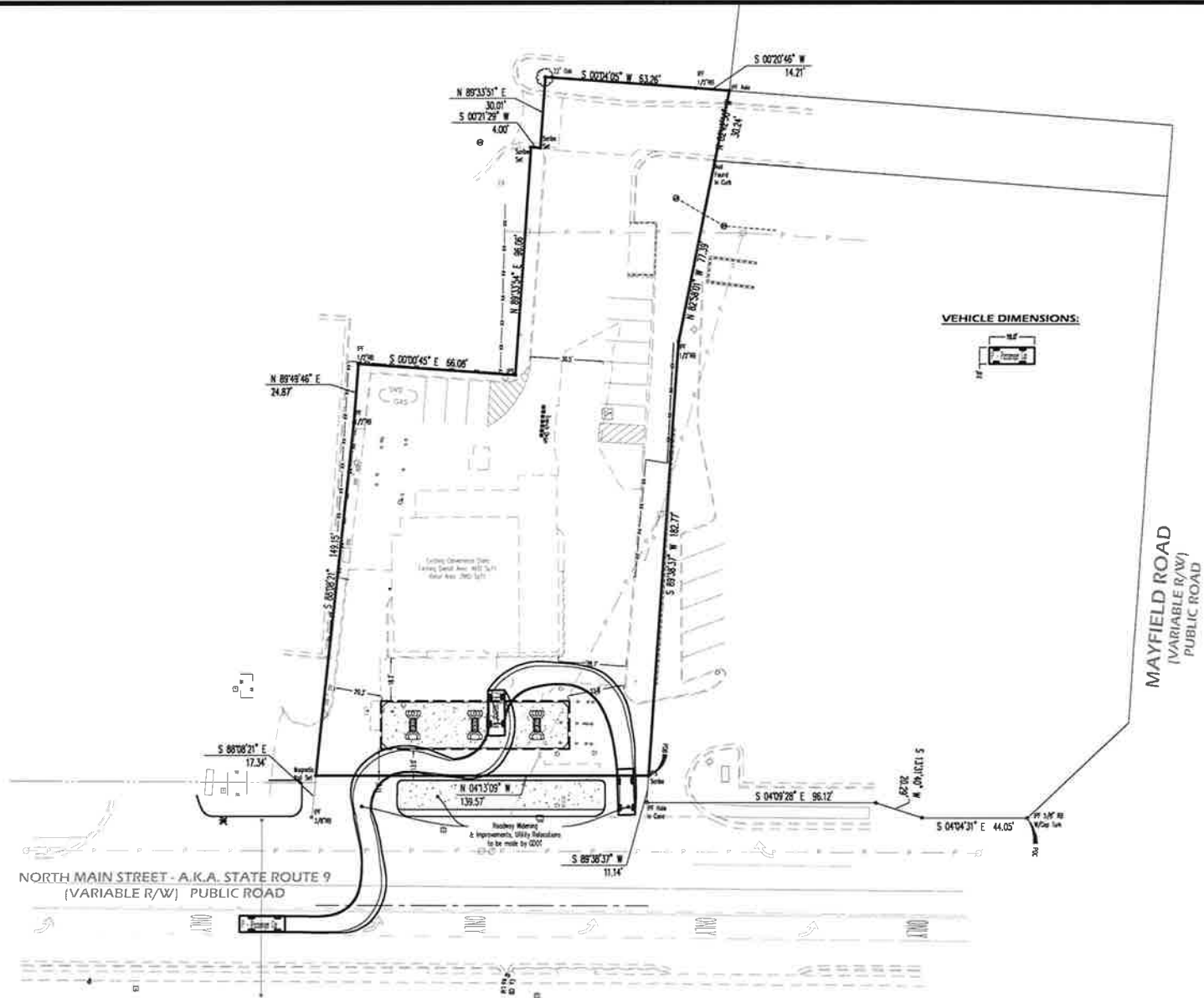
NO.	DESCRIPTION

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 Buford, GA 30519
 (PH) 678-207-6836
 j.evans@evansdsg.com



PROJECT NAME
 CONVENIENCE
 STORE ON
 NORTH MAIN

174 NORTH MAIN STREET
 L.L. 1252, 2nd DIST.
 CITY OF ALPHARETTA,
 GEORGIA

DATE:
 05-29-20

DESIGN BY: JME
DRAWN BY: JME
CHECKED BY: JME

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☐ Released For Construction

OWNER/DEVELOPER

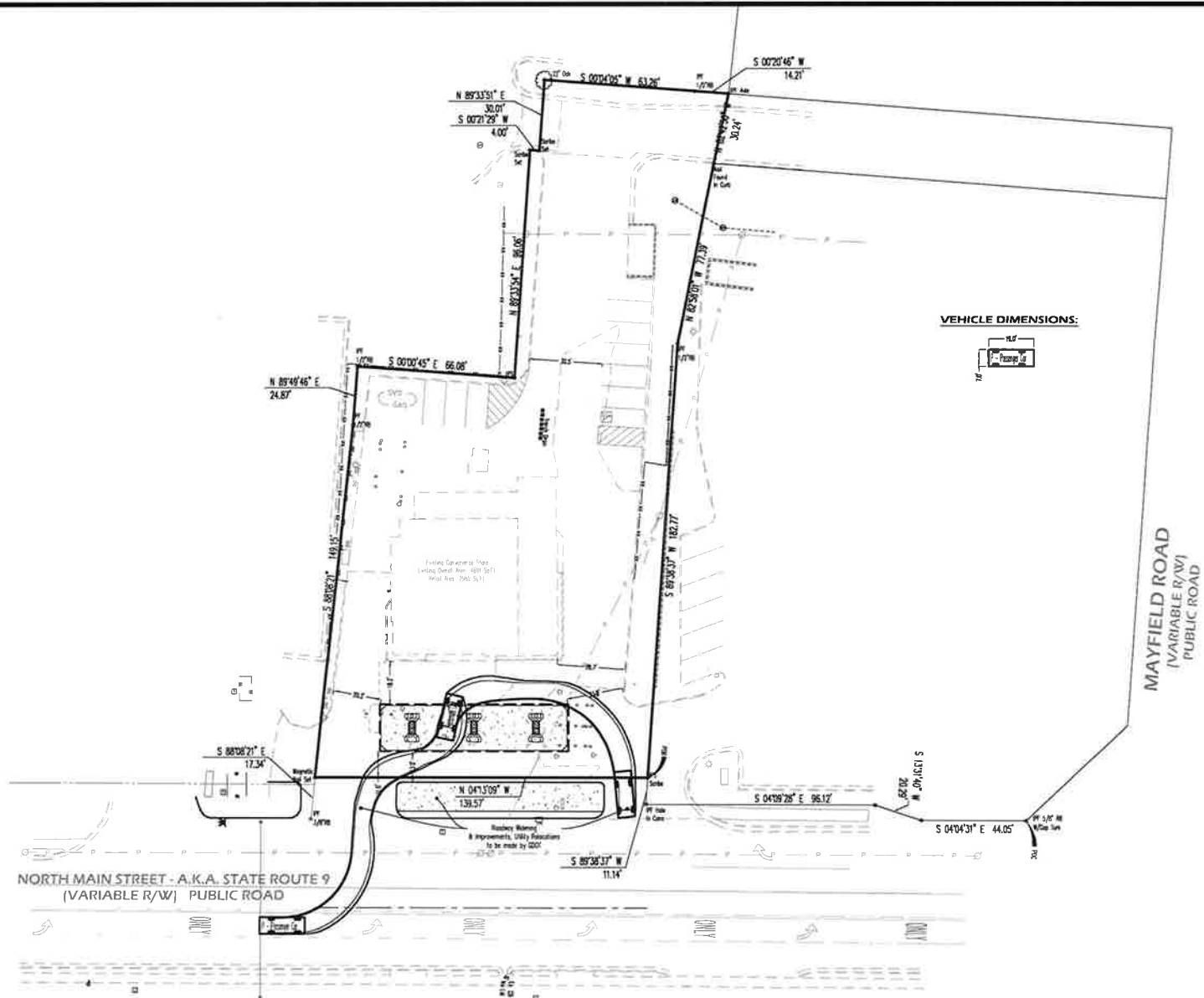
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 I hereby certify that the design and calculations shown on this drawing were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Georgia.

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 4755 Summer Song Court
 Buford, GA 30519
 (770) 678-2077
 j.evans@evansdg.com



PROJECT NAME
 CONVENIENCE
 STORE ON
 NORTH MAIN

124 NORTH MAIN STREET
 L.L. 1252, 2nd DIST.
 CITY OF ALPHARETTA,
 GEORGIA

DATE:
 05-29-20

DESIGNED BY JME
DRAWN BY JME
CHECKED BY JME

☒ Not Released For Construction
☐ Released For Construction

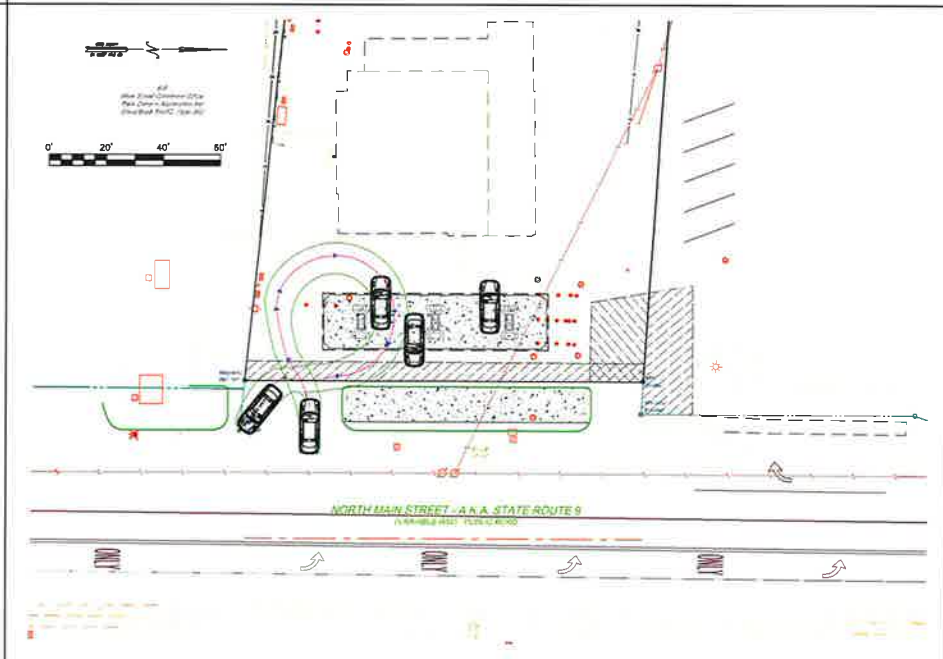
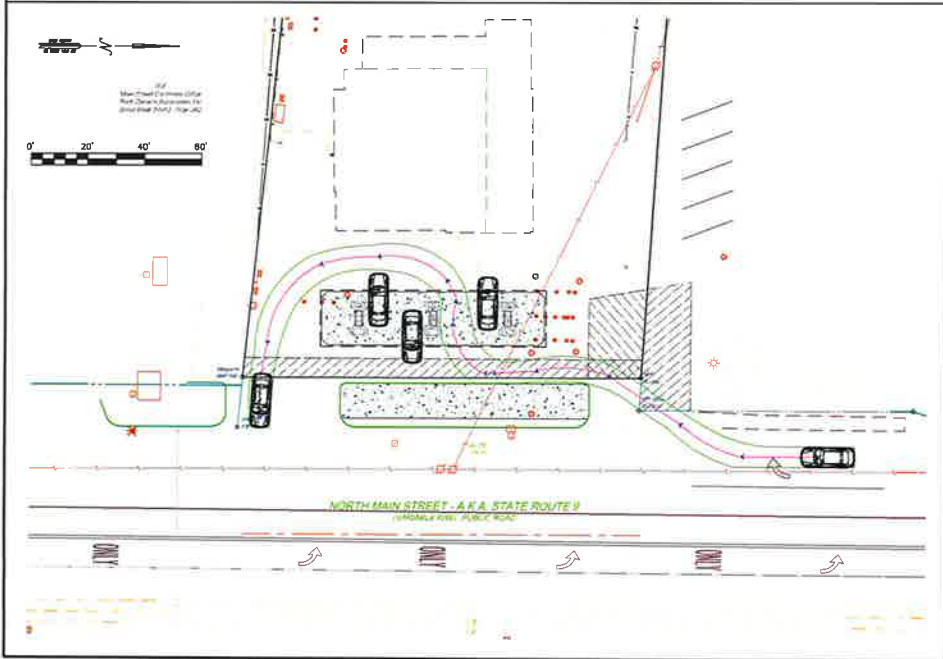
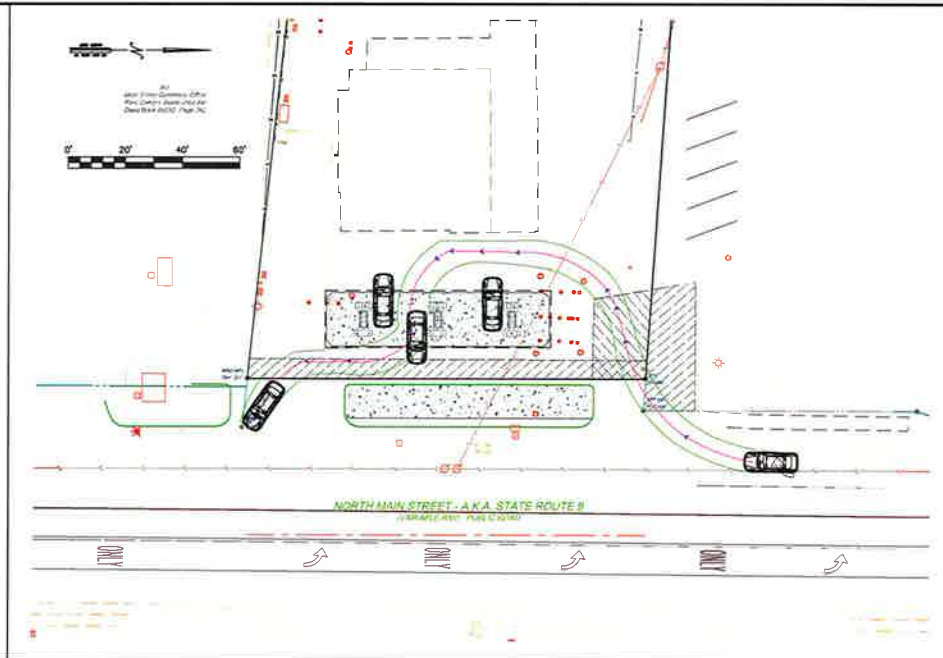
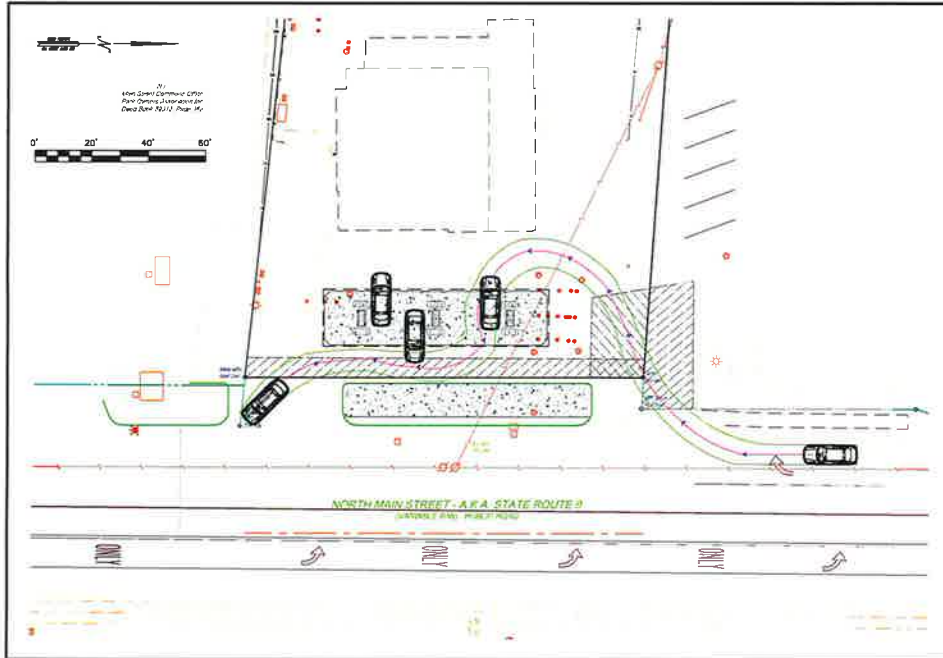
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TSS
TECHNICAL SERVICES SURVEYING
LAND SURVEYING

161 Auburn Boulevard
Columbus, Georgia 31907
(706) 525-5111 Office
(706) 525-5112 Fax
www.tss-survey.com

Date	
Revision	
No	
Field Date: N/A	
Plot Date: 5/29/20	
Scale: 1"=XX'	

SWEPT PATH ANALYSIS
FOR
174 NORTH MAIN STREET
LAND LOT 1332, 2nd DISTRICT
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

1
SHEET 1 OF 1
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LKD
BWC





All that tract or parcel of land lying and being in land lot 1252 of the 2nd District 2nd Section of Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:

Commencing at an 5/8" rebar with cap found located at the southernmost mitered intersection of the southerly right of way line of Mayfield Road (Variable Right of way) and the westerly right of way of North Main Street A.K.A State Route 9 (Variable Right of way), thence along said Right of Way of North Main Street South 04° 04' 31" East a distance of 44.05 feet to a point; thence South 13° 31' 40" West a distance of 20.29 feet to a point; thence South 04° 09' 28" East a distance of 96.12 feet to a hole in concrete found; thence South 89° 38' 37" West a distance of 11.14 feet to a scribe set and the TRUE POINT OF BEGINNING; from point thus established and continuing along said Right of Way of North Main Street South 04° 13' 09" East a distance of 139.57 feet to a magnetic nail set; thence leaving said Right of Way North 88° 08' 21" West a distance of 149.15 feet to a 1/2" rebar found; thence South 89° 49' 45" West a distance of 24.87 feet to a 1/2" rebar found; thence North 00° 00' 45" West a distance of 66.08 feet to an iron pin set; thence South 89° 33' 54" West a distance of 96.06 feet to a scribe set; thence North 00° 21' 29" East a distance of 4.00 feet to a scribe set; thence South 89° 33' 51" West a distance of 30.01 feet to a 22" oak; thence North 00° 04' 05" East a distance of 63.26 feet to a 1/2" rebar found; thence North 00° 20' 46" East a distance of 14.21 feet to an axle found; thence South 82° 42' 50" East a distance of 30.24 feet to a nail found; thence South 82° 58' 01" East a distance of 77.39 feet to a 1/2" rebar found; thence North 89° 38' 37" East a distance of 182.77 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.736 acres (32,048 square feet).

SITE ADDRESS
174 N MAIN STREET
ALPHARETTA, GA 30009

Field Date: 11/21/2019

Plat Date: 11/26/2019

Scale: 1" = 20'

BOUNDARY SURVEY
FOR
RICK SHAH
OF

174 N MAIN STREET
LAND LOT 1252 2nd DISTRICT 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

1

ET 1 OF 1

JOB #: 2019-610

CRD: 174 N MAIN ST

DWG: 174 N MAIN ST

LSV:

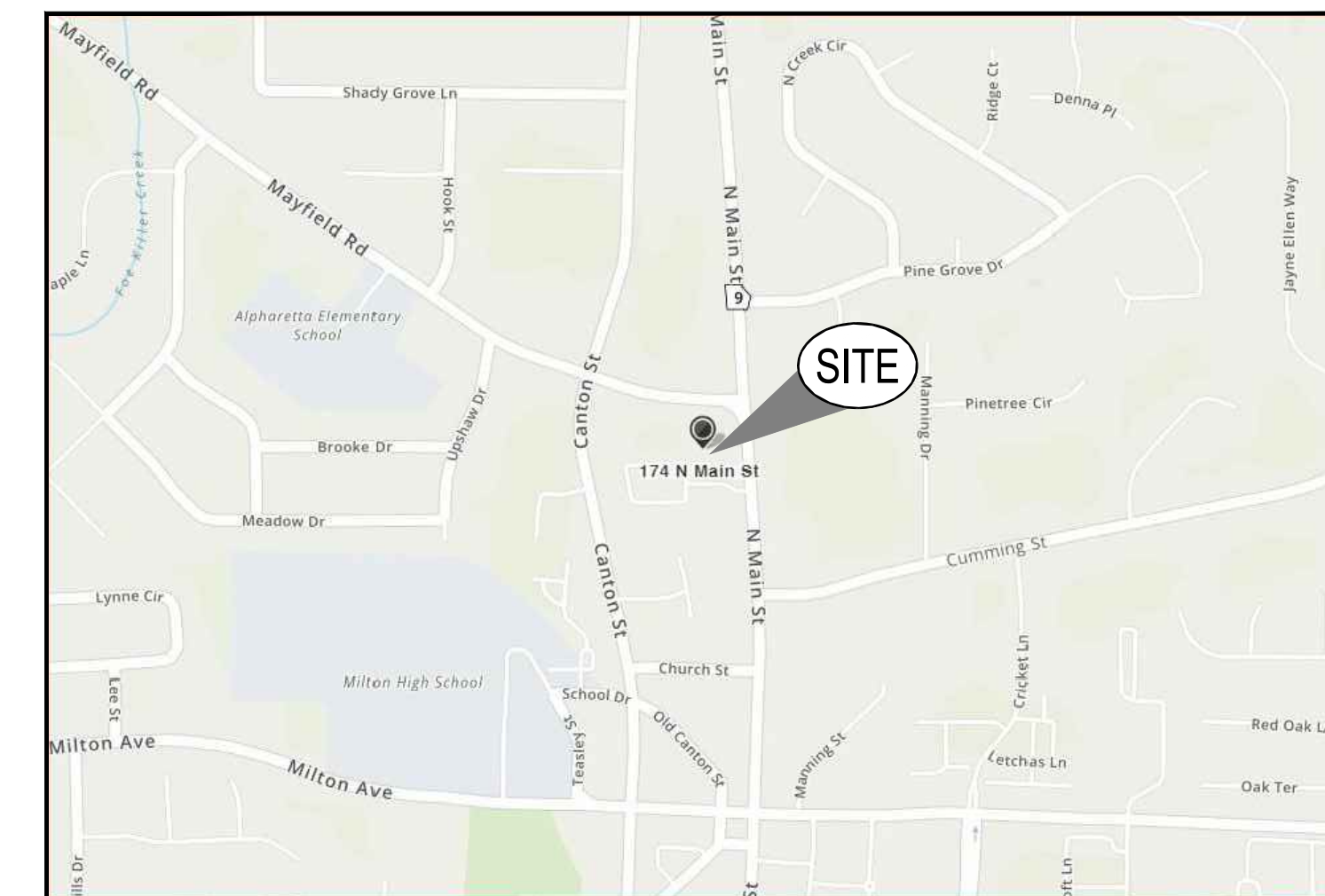
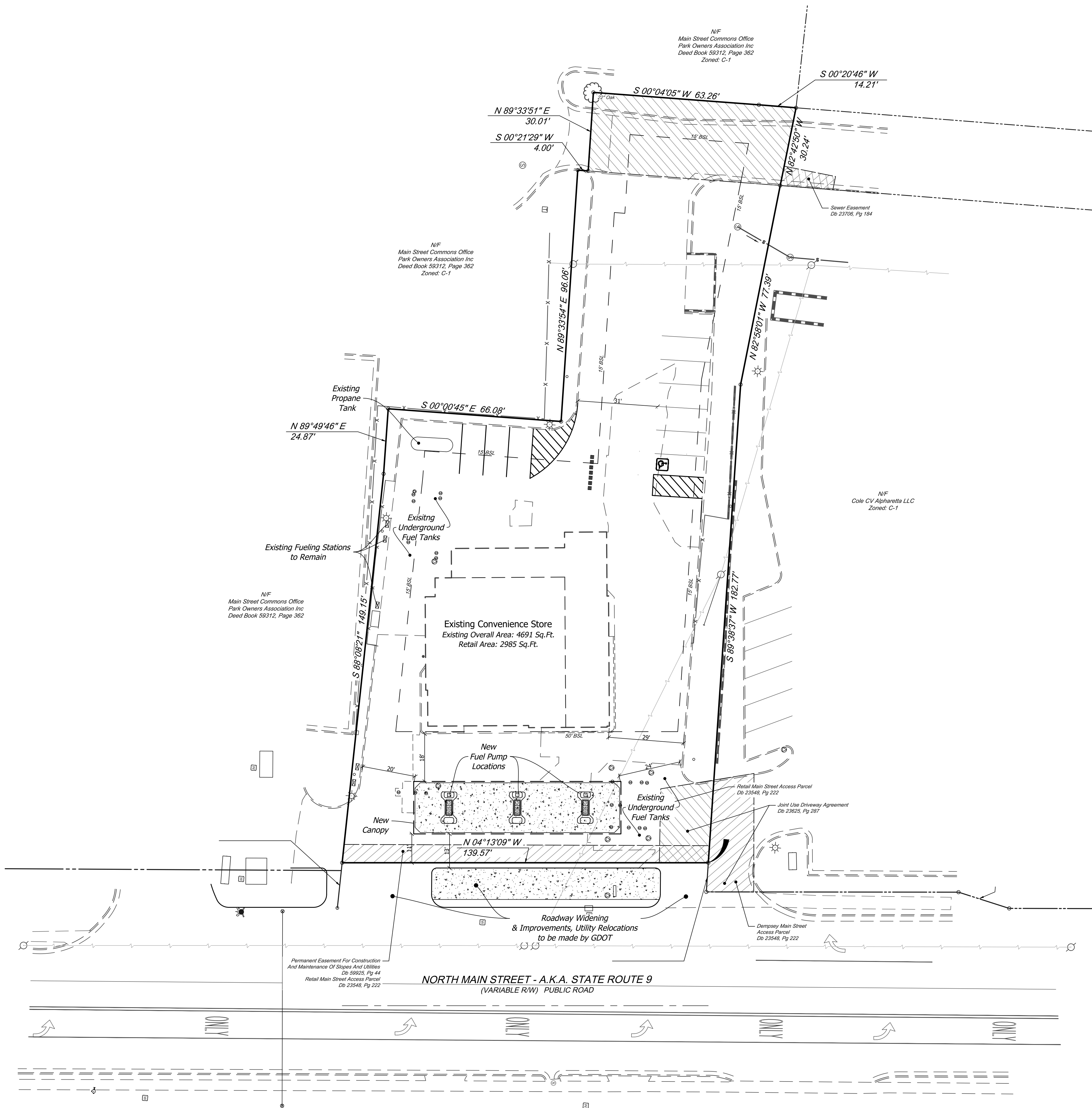


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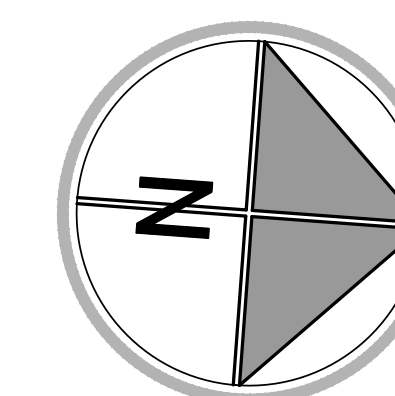
Vicinity Map

Legend

- Handicap Accessible Parking Space
- Proposed Traffic Flow Arrows
- Existing Traffic Flow Arrows

General Site Notes

- Site Tax Parcel Number: 22 482212521045
- Site Address: 174 N Main St., Alpharetta, Georgia 30009
- Total Project Area: 0.736 acres
- Project Zoned: C-1
- All dimensions are to face of curb or face of building, unless otherwise indicated.
- Existing Land Use: C-Store; Proposed Land Use: C-Store
- Zoning Requirements:
 - Yard Setbacks
 - Front - 50 feet
 - Side - 15 feet
 - Rear - 15 feet
- Parking Summary
 - Minimum Required Parking Spaces: 2 per fuel pump (4), plus - 1/250 sq.ft. Retail space (2252 sq.ft.). = 3 spaces at fuel pumps, plus 9 spaces retail.
 - Provided Parking Spaces - 3 spaces at fuel pumps plus 9 spaces retail (12 total); includes 1 handicap accessible spaces.

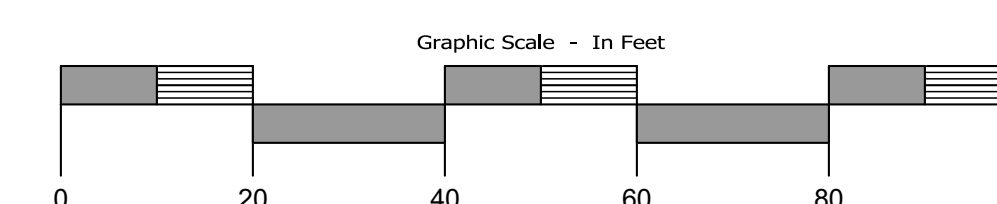


Concept Plan Convenience Store on North Main

174 North Main Street

Parcel: 22 482212521045

City of Alpharetta
Land Lot 1252, 2nd District
Fulton County, Georgia

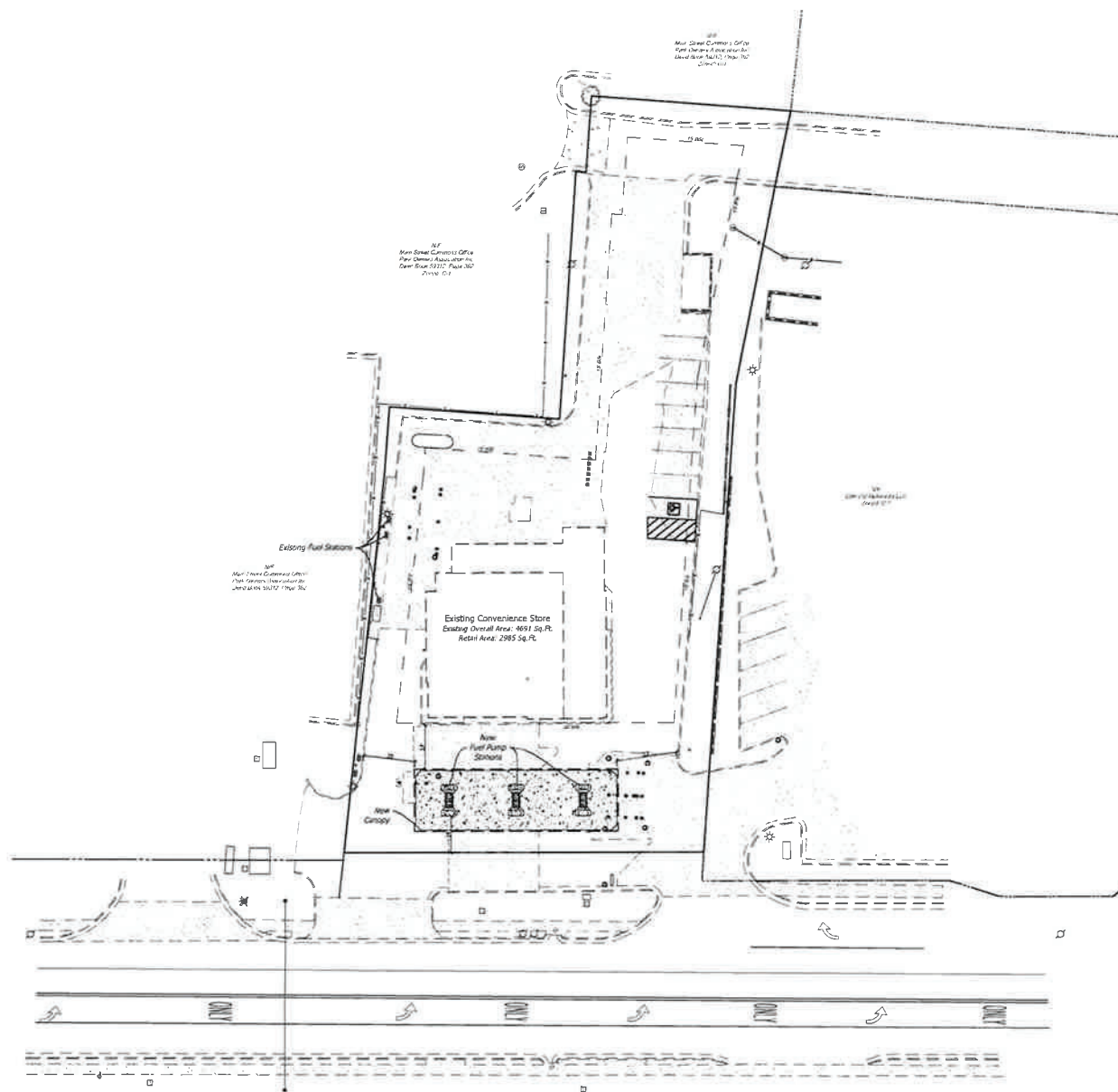




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Legend

- Handicap Accessible Parking Space
- Proposed Traffic Flow Arrows
- Existing Traffic Flow Arrows

General Site Notes

1. Site Tax Parcel Number: 22 482212521045
2. Site Address: 174 N Main St., Alpharetta, Georgia 30009
3. Total Project Area: 0.736 acres
4. Project Zoned: C-1
5. All dimensions are to face of curb or face of building, unless otherwise indicated.
6. Existing Land Use: C-Store; Proposed Land Use: C-Store
7. Zoning Requirements:
 - Yard Setbacks:
 - Front - 30 feet
 - Side - 15 feet
 - Rear - 15 feet



Convenience Store Post Construction Operations Plan

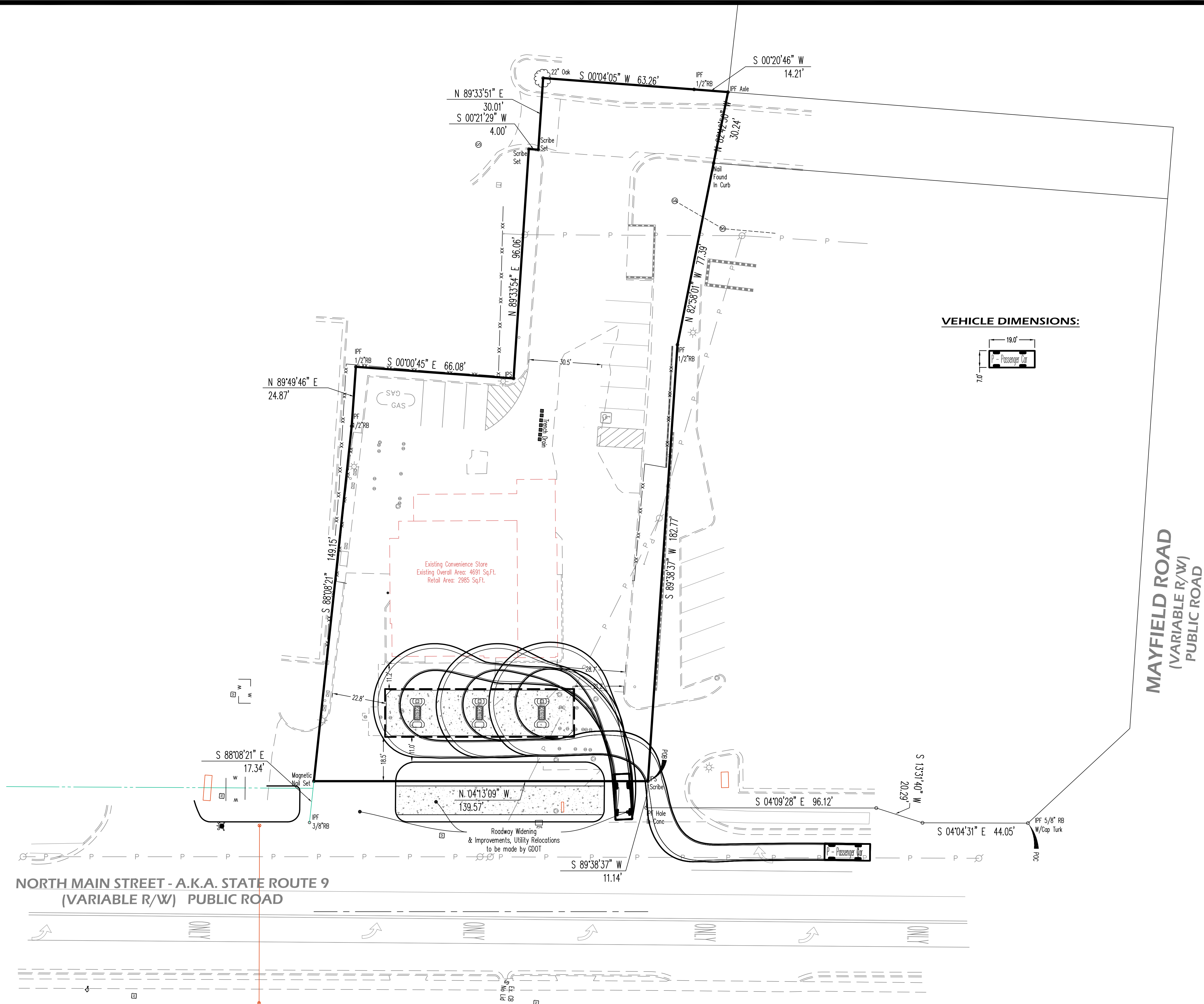
174 North Main Street

Parcel: 22 482212521045

City of Alpharetta
Land Lot 1252, 2nd District
Fulton County, Georgia



Date: 2020-05-04; Scale: 1" = 20'; File: 20-0011 Sheet 1 of 1



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Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com



PROJECT NAME
CONVENIENCE STORE ON NORTH MAIN

174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

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☐ Released For Construction

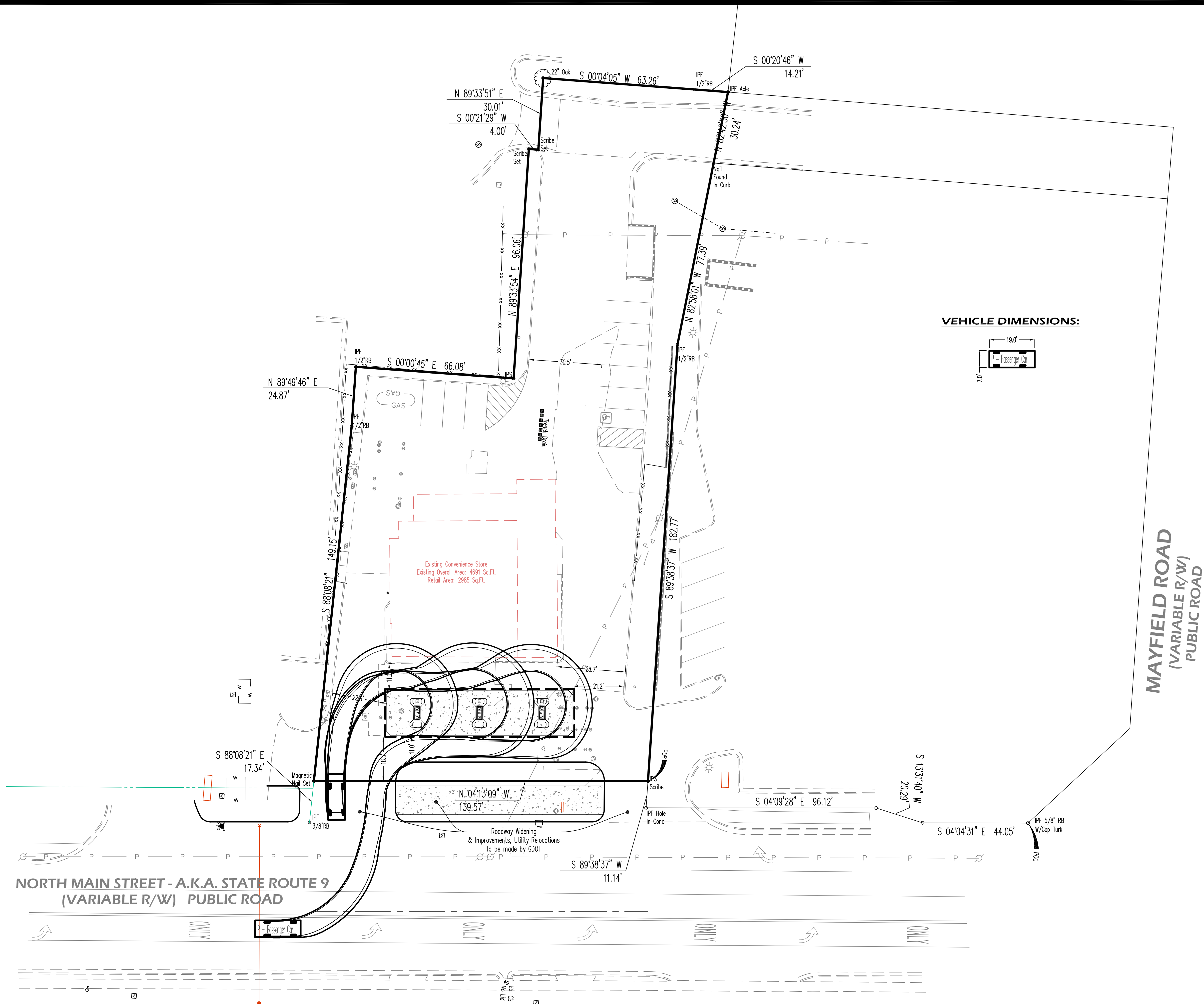
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JOB NUMBER:

SHEET TITLE
CAR TURN EXHIBIT
C-0



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4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com



GSWCC LEVEL II CERT. # 10877

PROJECT NAME
**CONVENIENCE
STORE ON
NORTH MAIN**

**174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA,
GEORGIA**

DATE:
05-29-20

DESIGN BY: JME **DRAWN BY:** JME **CHECKED BY:** JME

☒ Not Released For Construction
☐ Released For Construction

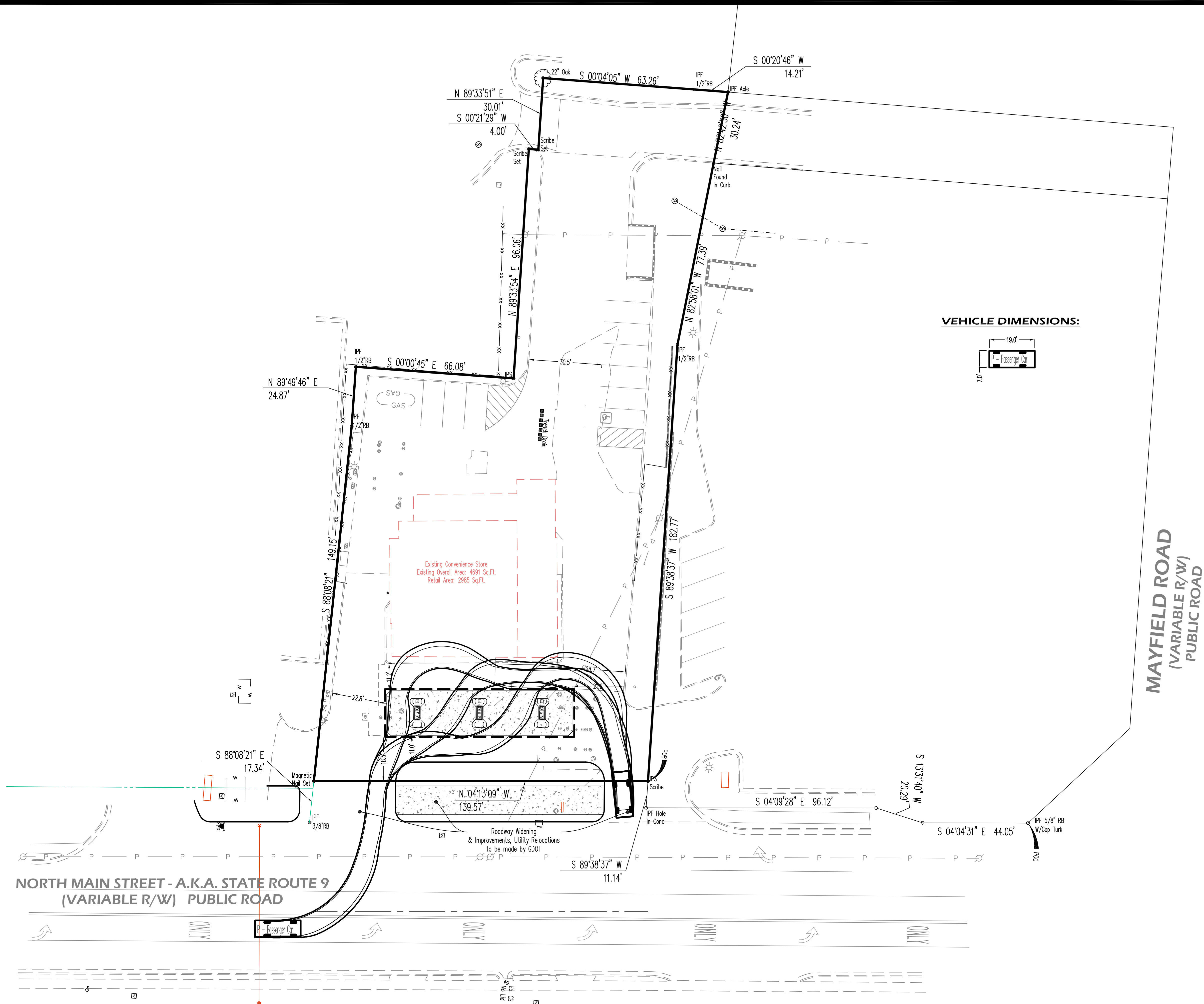
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Site Planning /
Land Development Services
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(Ph) 678.207.6830
jevans@evansdg.com



GSWCC LEVEL II CERT. # 10877

PROJECT NAME
CONVENIENCE
STORE ON
NORTH MAIN

174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

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OWNER/DEVELOPER

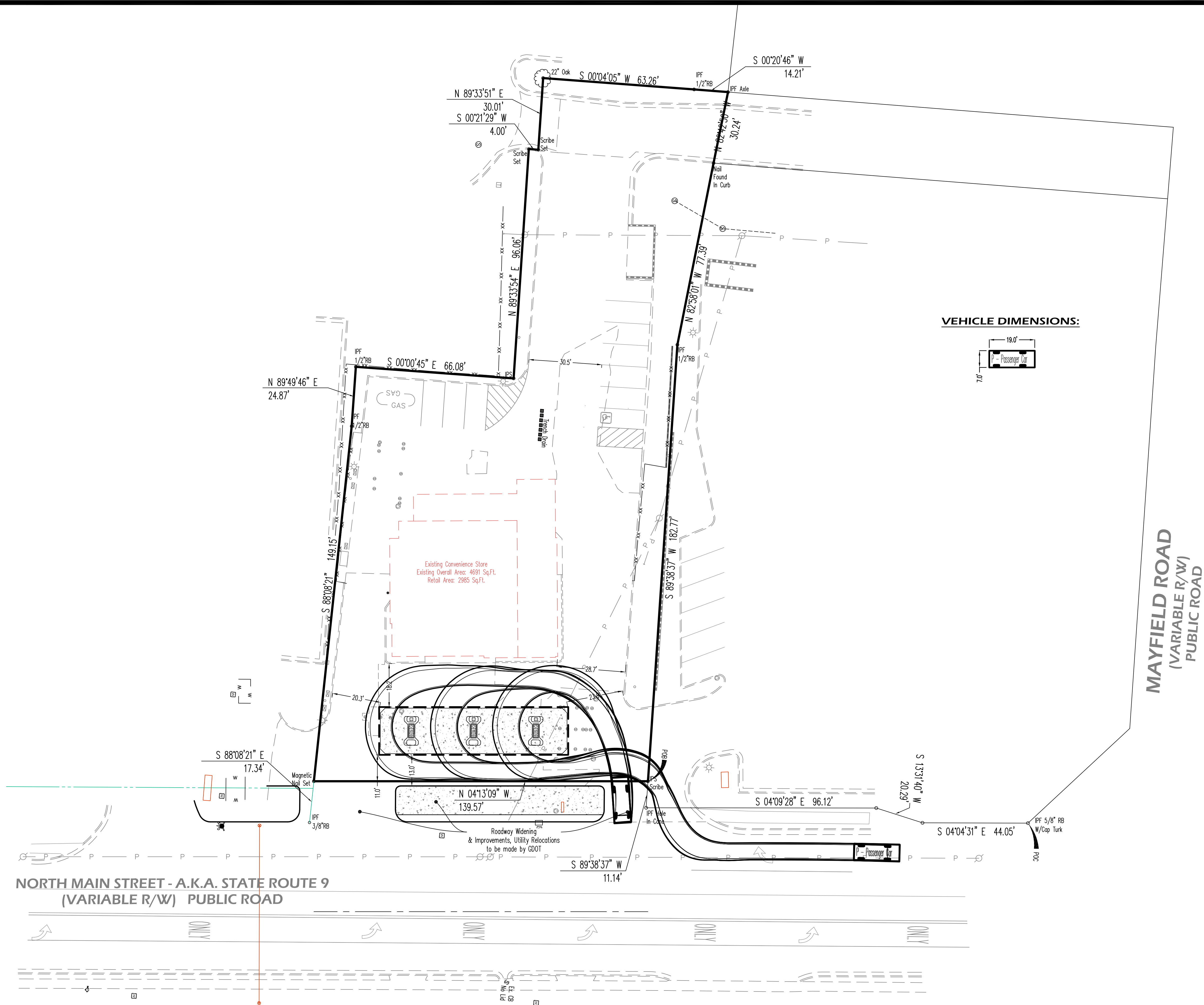
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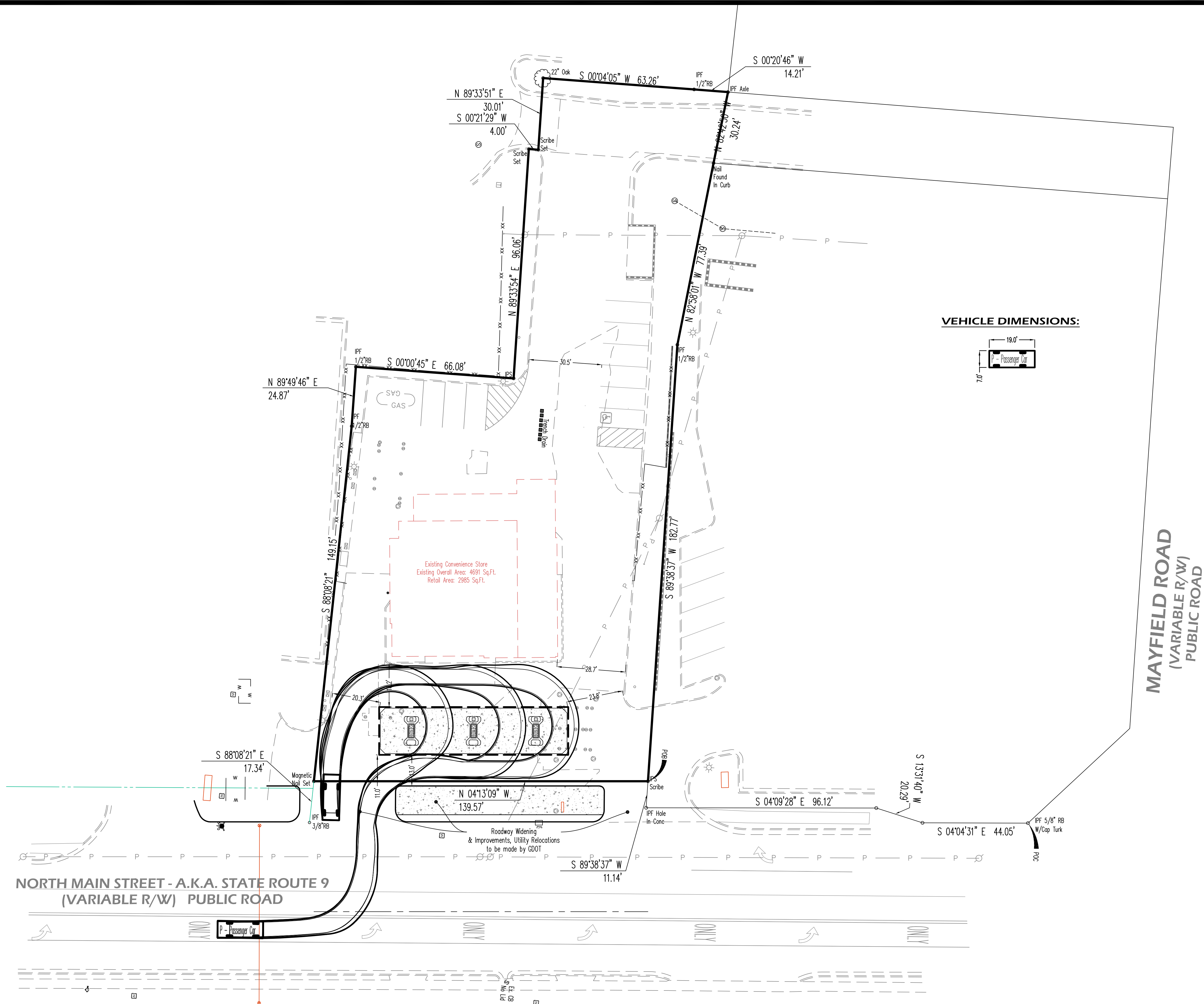
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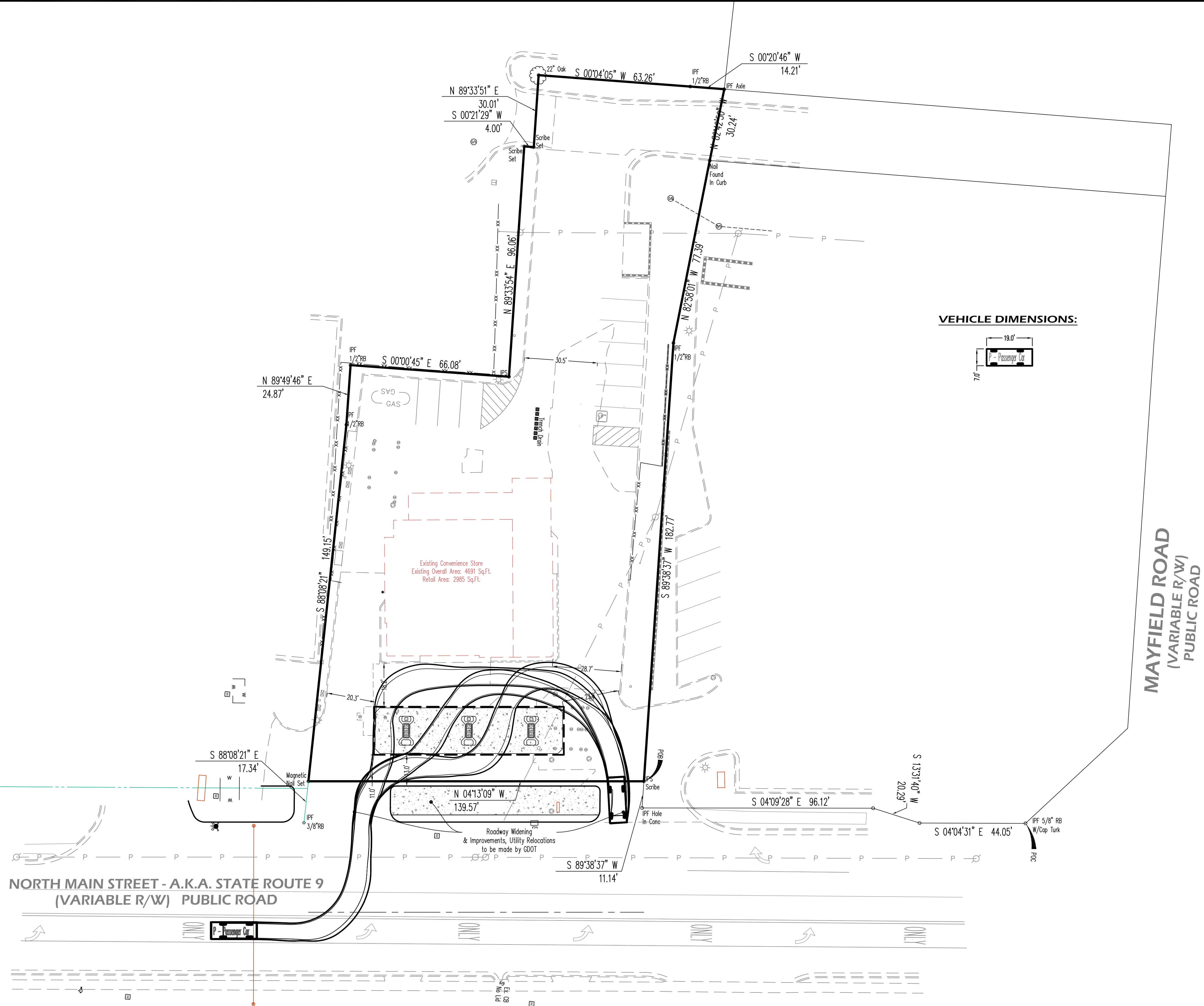
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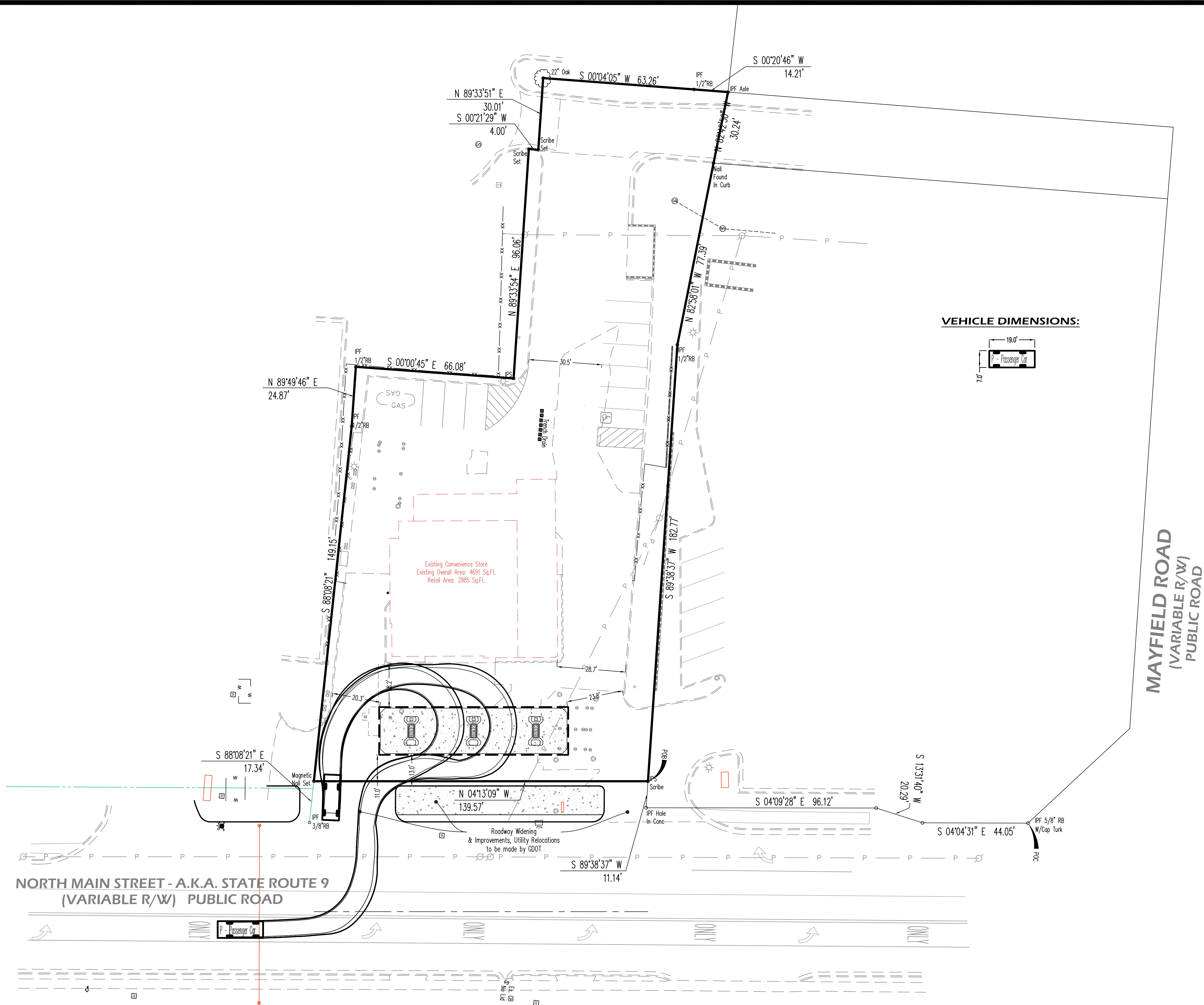
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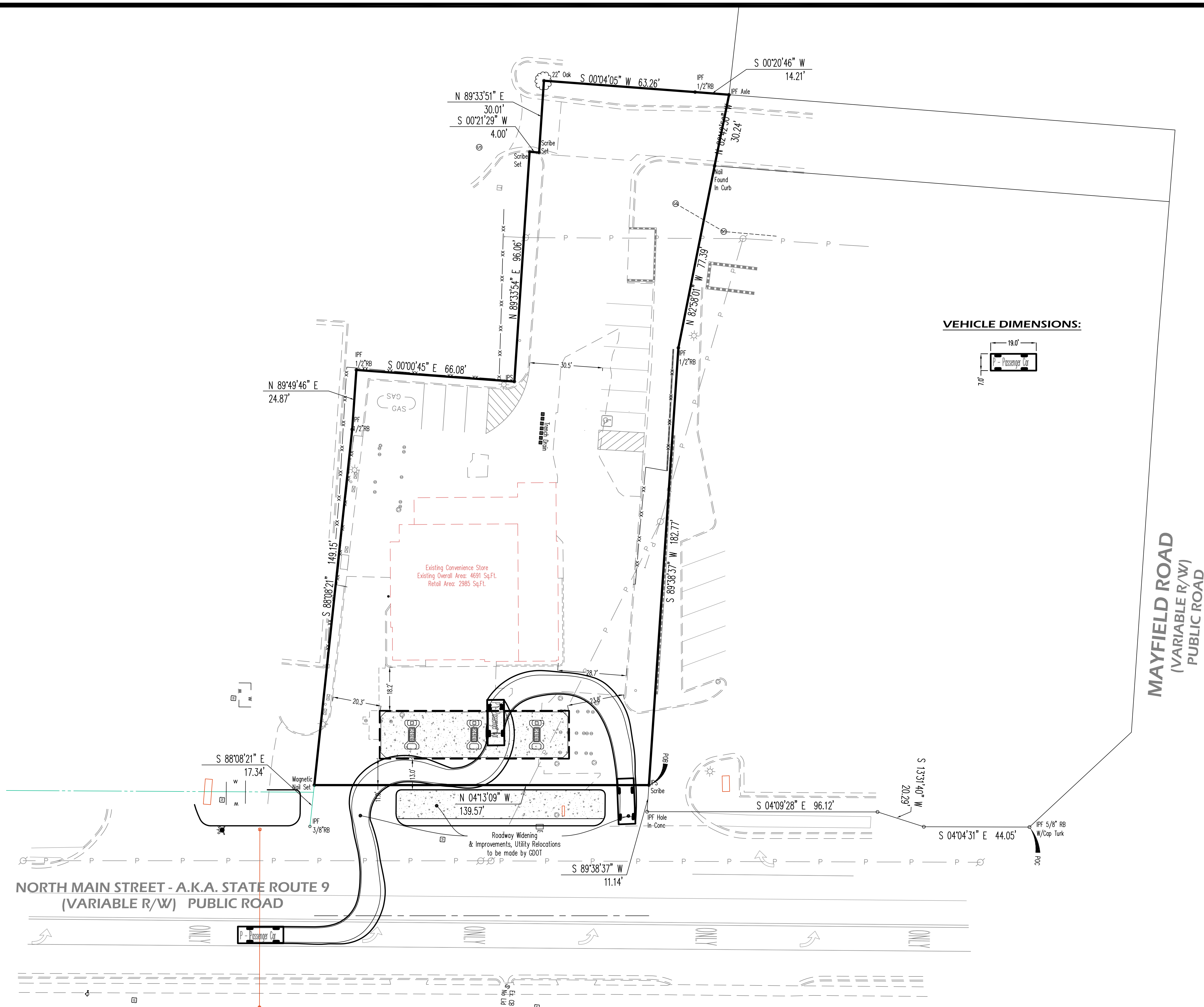
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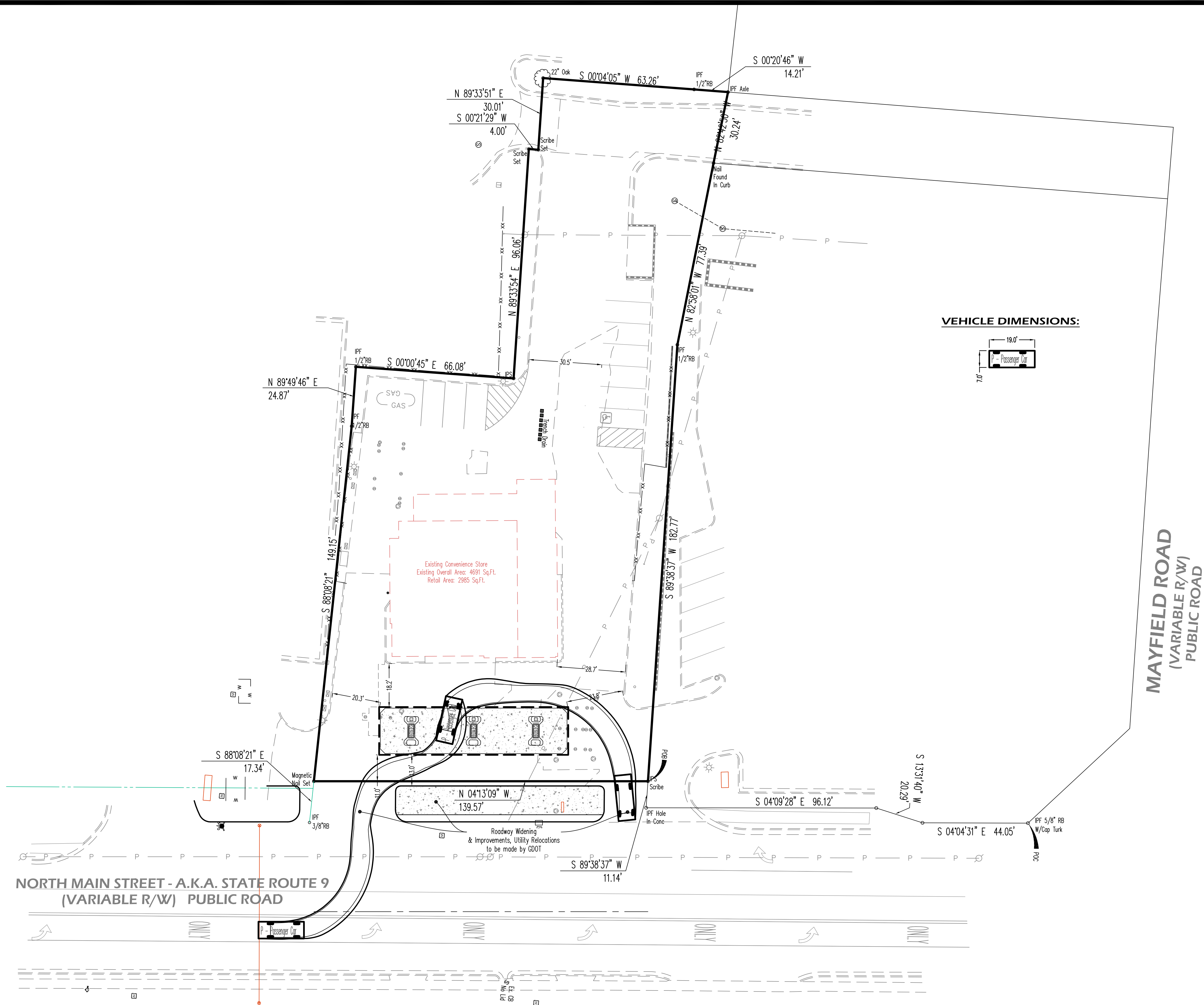
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174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
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GEORGIA

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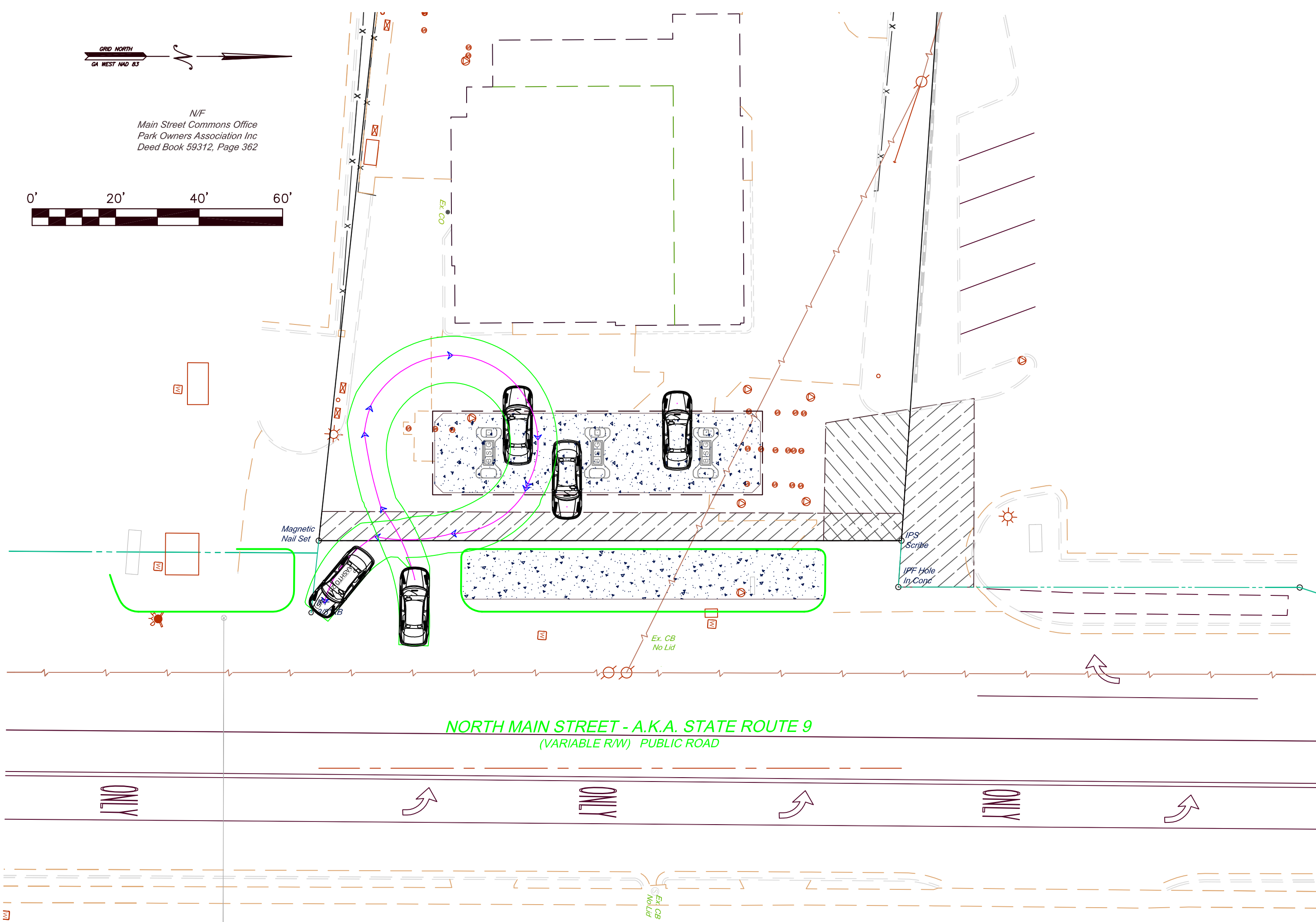
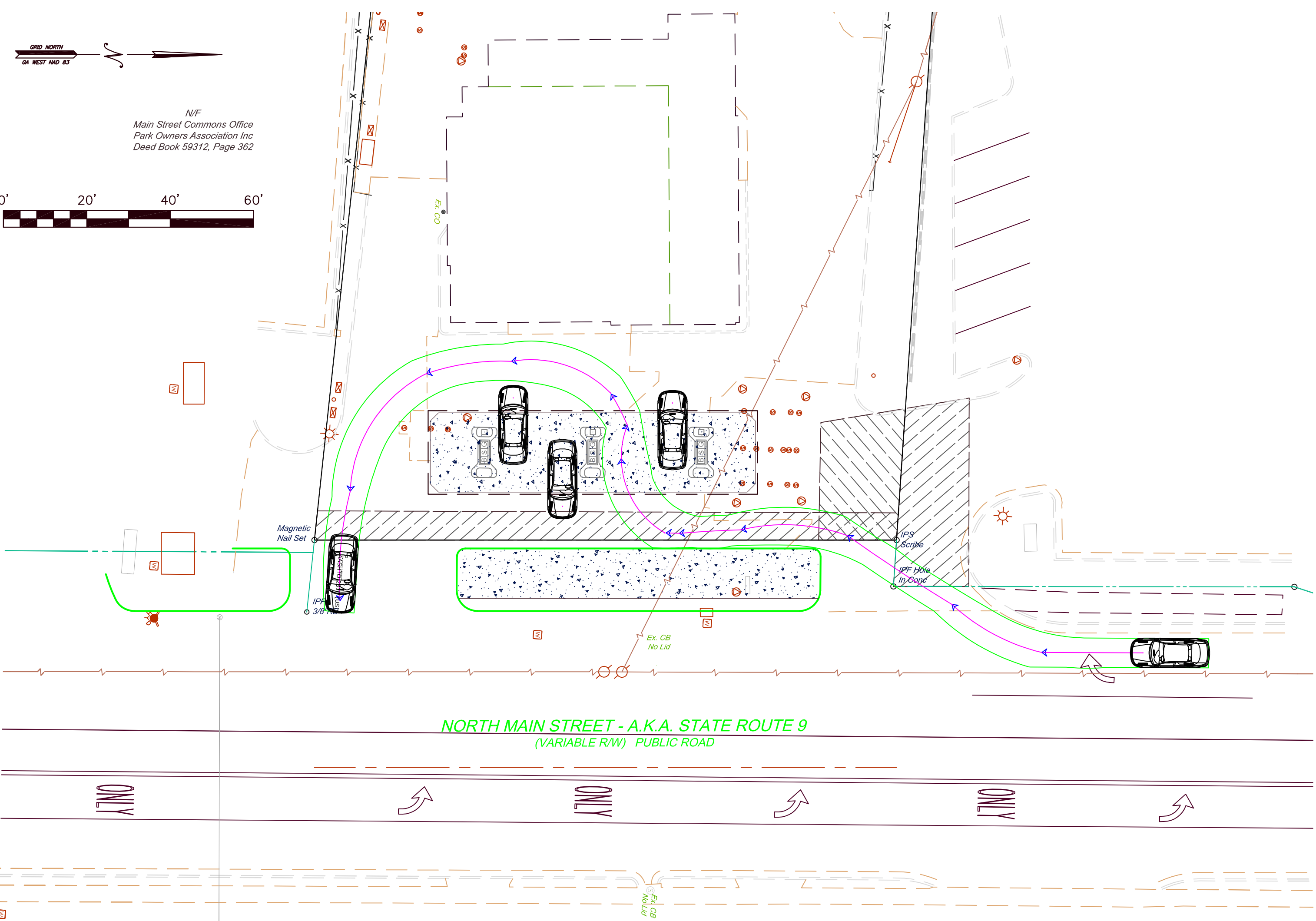
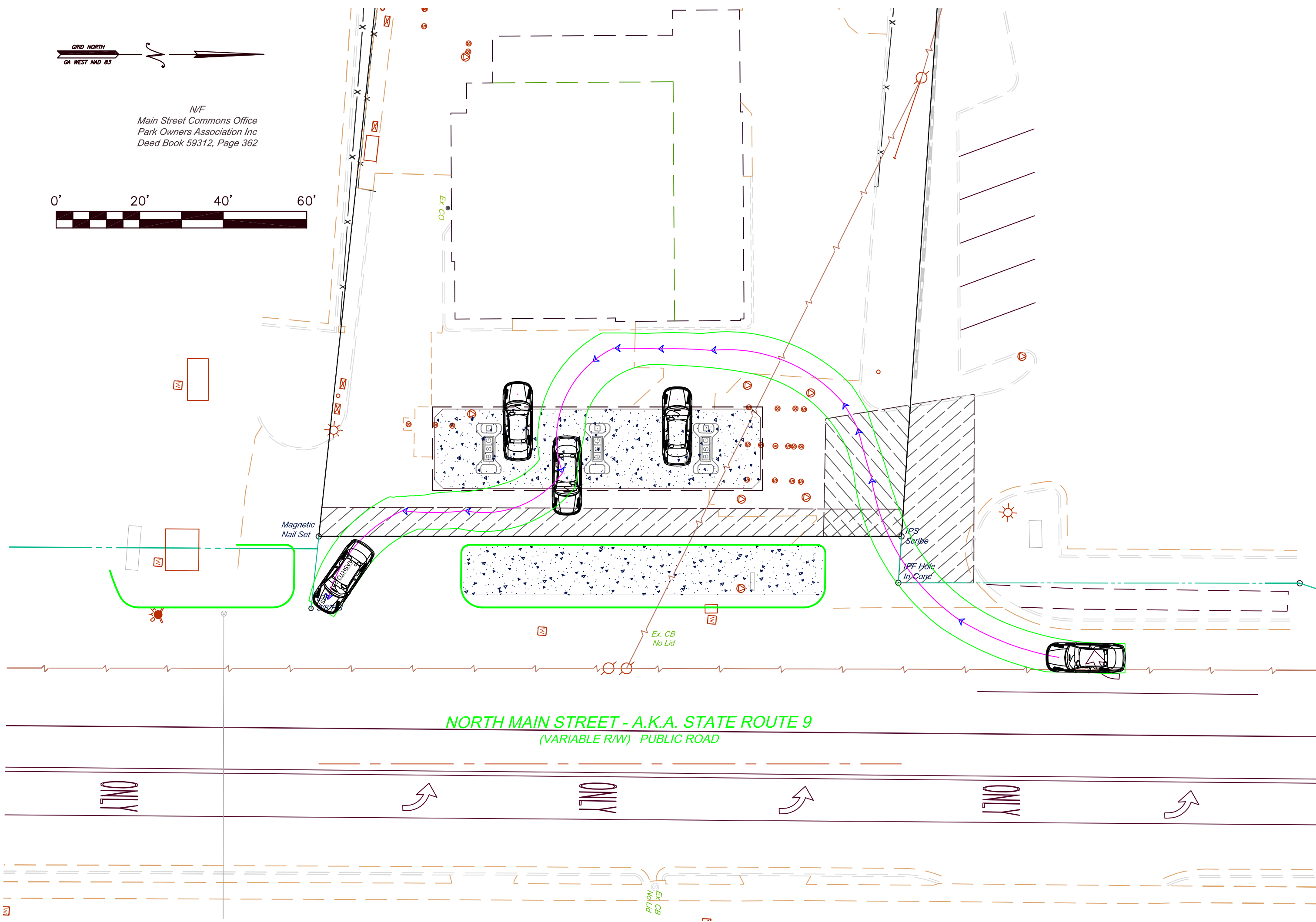
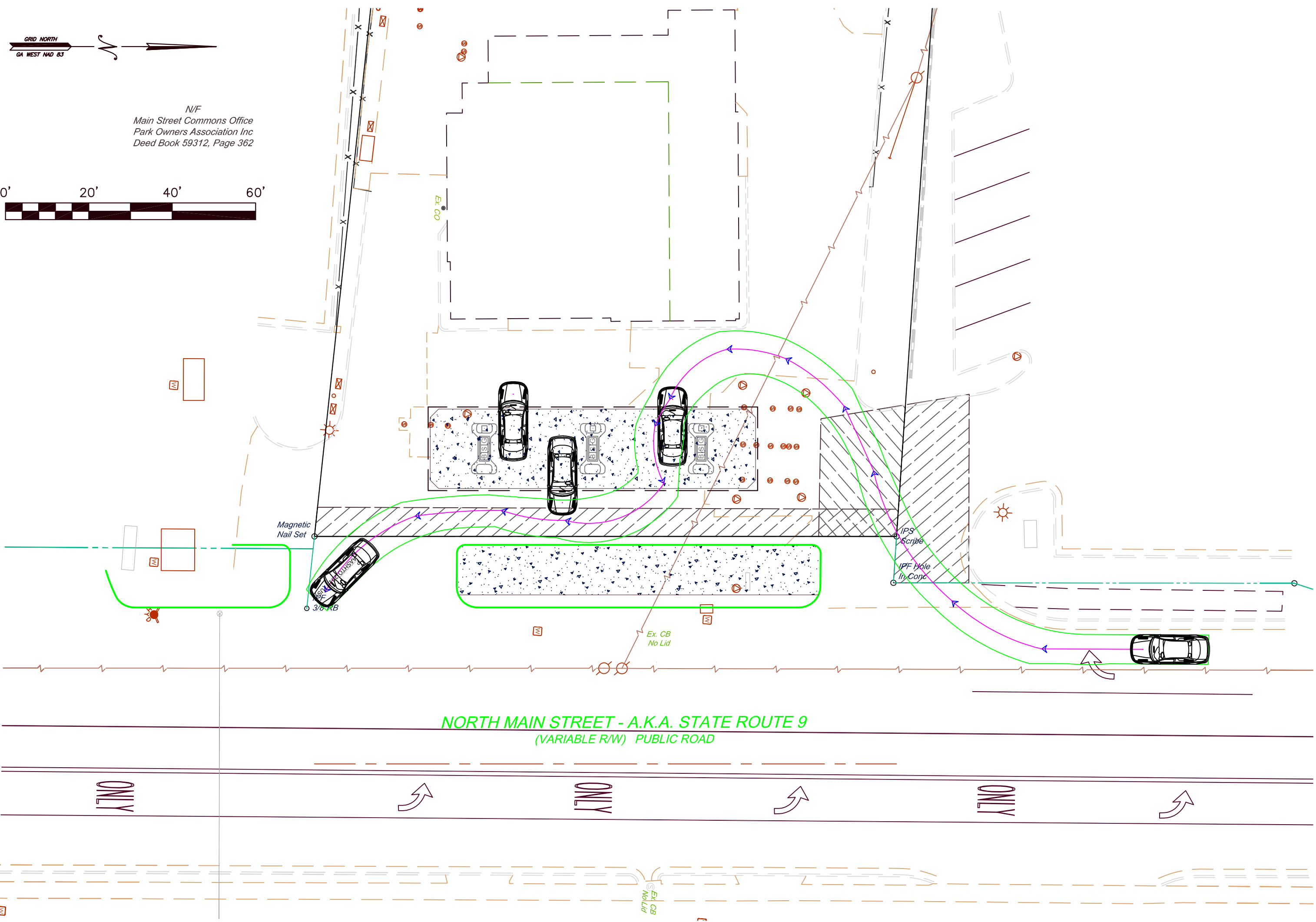
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NO.	DESCRIPTION

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TSS

TECHNICAL SURVEY SERVICES
Land Surveyors

1641 Autumn Boulevard
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.tss-atl.com

Date	
Revision	
No	

Field Date: N/A
Plat Date: 5/27/20
Scale: 1" = XX'

SWEPT PATH ANALYSIS
FOR
174 NORTH MAIN STREET
LAND LOT 1252 2nd DISTRICT
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA



STAFF REPORT

Submitting Department: Finance

Submitted By: Shawn Mitchell

Sponsored By:

Meeting Date: May 23, 2022

I. AGENDA ITEM TITLE: PUBLIC HEARING ON THE FISCAL YEAR 2023 BUDGET AND MILLAGE RATE LEVY

II. RECOMMENDATION:

The purpose of this hearing is to obtain public comment on the Recommended Fiscal Year 2023 Budget and Millage Levy.

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: \$153,126,247 (SEE ATTACHED
BUDGET DOCUMENT).

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

The Fiscal Year 2023 Budget was distributed electronically to the City Council on April 14, 2022 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency sites powered by ClearGov (FY 2023 budget as well as historical budget/actual revenue/expenditure trend data) and OpenGov (FY 2023 budget line-item detail).

The Finance Department presented an overview of the operating and capital budget at the May 2nd and May 16th City Council meetings.

Tonight is the first of three public hearings and the first of two votes on the FY 2023 Budget and Millage Rate Levy with the schedule as follows:

May 23, 2022 (6:30pm):

Public Hearing

City Council Meeting

Budget Ordinance (1st Reading)

Millage Ordinance (1st Reading)

June 6, 2022 (11:30am):
Public Hearing

June 6, 2022 (6:30pm):
Public Hearing
City Council Meeting
Budget Ordinance (2nd Reading)
Millage Ordinance (2nd Reading)

Changes to the budget since the 2nd workshop (5/16/2022):

- Deletion/removal of the Marjean Way Extension (design) capital request from the budget document. This capital request was previously included under the *Not Recommended* list and has now been removed in its entirety.
- Recommended Operating Initiative funding has been reallocated from the reserve account into the respective departmental operating budgets.

V. ALTERNATIVES:

VI. ATTACHMENTS:

2023 Budget

Operating and Capital Budget for Fiscal Year 2023

THE CITY OF
ALPHARETTA
GEORGIA

July 1, 2022 through

June 30, 2023



City of Alpharetta, GA

Prepared by:
Finance Department
2 Park Plaza
Alpharetta, GA 30009
Phone (678) 297-6094
Fax (678) 297-6063

Annual Operating & Capital Budget

for Fiscal Year 2023

(July 1, 2022 through June 30, 2023)



TABLE OF CONTENTS

Contents

Table of Contents	1
Mayor and City Council	5
Vision	6
Executive Management Team	7
Organizational Structure	8
Introduction and Overview	9
Transmittal Letter	9
Operating Initiative Requests	19
Executive Summary	19
Detail (Recommended Operating Initiatives)	20
Detail (Unfunded Operating Initiatives)	26
Capital Initiative Requests	29
Summary	29
Detail (Recommended Capital Investment)	30
Detail (Unfunded Capital Investment)	50
Citywide Budget Summaries	61
Overview	61
Summary by Fund Type	62
Summary by Fund	63
Summary by Revenue Source	64
Summary by Department Expenditures	65
Summary by Expenditure Category	66
Consolidated Summary (Revenues by Source/Expenditures by Department)	67
Consolidated Summary (Revenues by Source/Expenditures by Category)	69
Personnel Listing by Department	71
General Fund Summary	72
Overview	72
Summary by Revenue Source	73
Summary by Department Expenditures	73
Statement of Budgetary Comparisons	74

TABLE OF CONTENTS

Statement of Revenues, Expenditures, and changes in Fund Balance _____	75
Budget Narrative _____	76
General Fund Departmental Summaries _____	89
Overview _____	89
Mayor and City Council _____	90
City Administration _____	94
Finance _____	100
Information Technology _____	106
Human Resources _____	112
Municipal Court _____	118
Public Safety _____	123
Public Works _____	132
Recreation, Parks & Cultural Services _____	139
Community and Economic Development _____	150
Special Revenue Fund Summaries _____	156
Overview _____	156
Emergency 911 Fund Summary _____	157
Impact Fee Fund Summary _____	161
Hotel/Motel Fund Summary _____	164
_____	164
Debt Service Fund Summary _____	167
Overview _____	167
Debt Issuance Methodology _____	168
Debt Issuance Activity _____	168
Bond Ratings _____	170
Bond Smoothing _____	170
Millage Rates _____	171
General Obligation Bond Debt _____	172
Development Authority Revenue Bond Debt _____	173
Statement of Budgetary Comparisons _____	175

TABLE OF CONTENTS

Statement of Revenues, Expenditures, and changes in Fund Balance _____	176
Enterprise Fund Summary _____	177
Overview _____	177
Solid Waste Fund Summary _____	178
Internal Service Fund Summaries _____	182
Overview _____	182
Risk Management Fund Summary _____	183
Medical Insurance Fund Summary _____	186
Fiduciary Fund Summaries _____	189
Overview _____	189
Other Post Employment Benefit (OPEB) Health Benefit Fund Summary _____	190
Other Post Employment Benefit (OPEB) Health Reimbursement Fund Summary _____	193
Appendix _____	196
Alpharetta Convention & Visitors Bureau (ACVB) _____	196

MAYOR AND CITY COUNCIL

Mayor and City Council

DONALD MITCHELL
CITY COUNCIL (POST 1)



DMitchell@alpharetta.ga.us

BRIAN WILL
CITY COUNCIL (POST 2)



BWill@alpharetta.ga.us

DOUGLAS DERITO
CITY COUNCIL (POST 3)



DDerito@alpharetta.ga.us

JIM GILVIN
MAYOR



JGilvin@alpharetta.ga.us

Mission Statement

*TO MAKE A POSITIVE DIFFERENCE in the
community by efficiently managing public resources
and providing effective services and leadership that
exceed the expectations of our citizens.*

JOHN HIPES
CITY COUNCIL (POST 4)



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JASON BINDER
CITY COUNCIL (POST 5)



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DAN MERKEL
CITY COUNCIL (POST 6)



DMerkel@alpharetta.ga.us

VISION

Vision

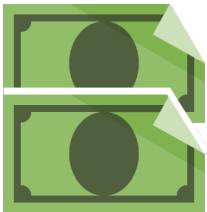
Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses.



Fostering strong sense of community including safety and security.



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

EXECUTIVE MANAGEMENT TEAM

Executive Management Team



BOB REGUS
CITY ADMINISTRATOR



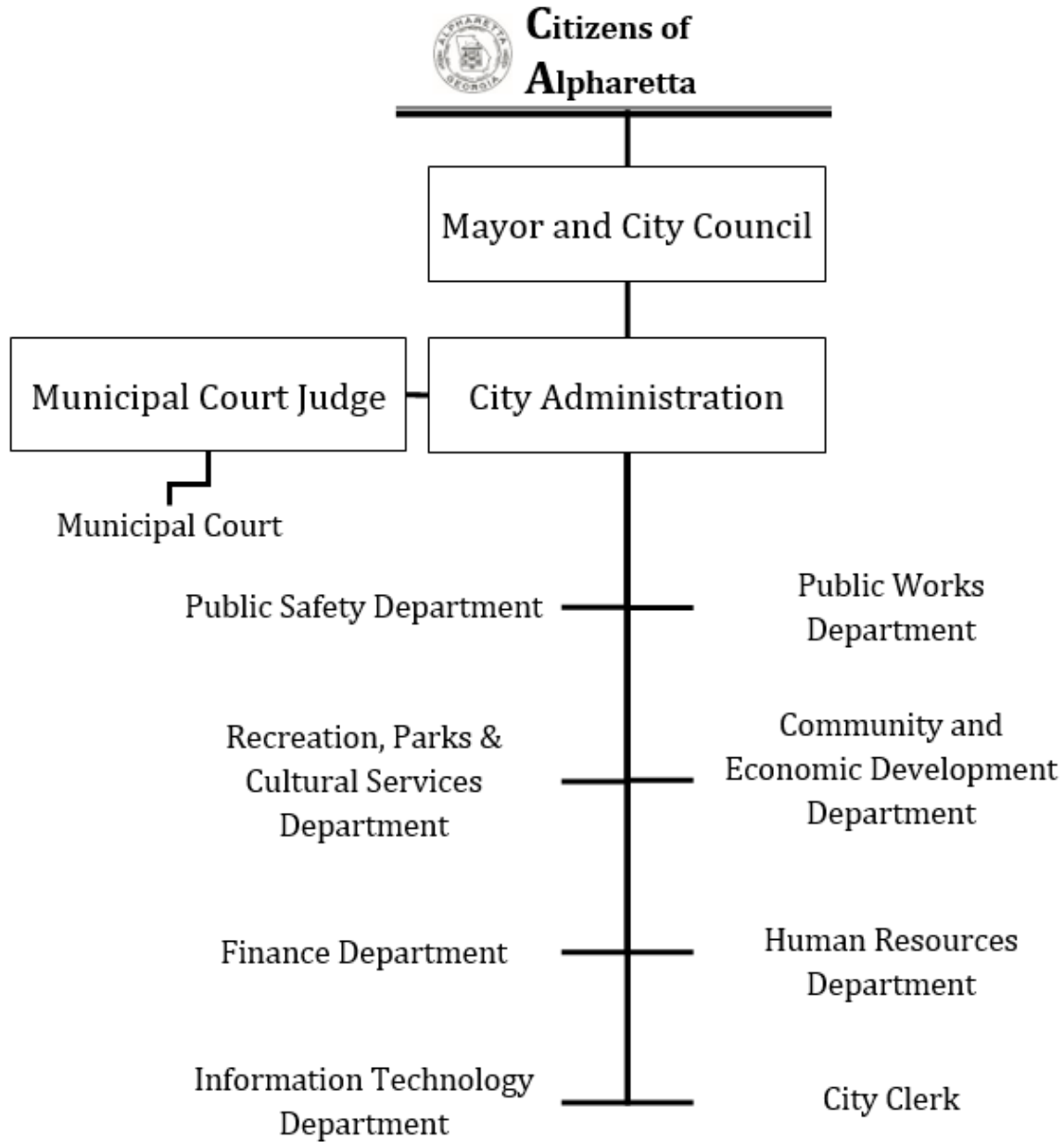
BRegus@alpharetta.ga.us

EXECUTIVE STAFF

James Drinkard	JDrinkard@alpharetta.ga.us	Assistant City Administrator
Brooke Lappin	BLappin@alpharetta.ga.us	Director of Municipal Court Services
John Robison	JRobison@alpharetta.ga.us	Director of Public Safety
Pete Sewczwicz	PSewczwicz@alpharetta.ga.us	Director of Public Works
Morgan Rodgers	MRodgers@alpharetta.ga.us	Director of Recreation, Parks & Cultural Services
Kathi Cook	KCook@alpharetta.ga.us	Director of Community and Economic Development
Thomas G. Harris	THarris@alpharetta.ga.us	Director of Finance
Cris Randall	CRandall@alpharetta.ga.us	Director of Human Resources
Randy Bundy	RBundy@alpharetta.ga.us	Director of Information Technology
Lauren Shapiro	LShapiro@alpharetta.ga.us	City Clerk

ORGANIZATIONAL STRUCTURE

Organizational Structure





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

May 23, 2022

To the City Council and Citizens of Alpharetta:

We are pleased to present our Annual Operating and Capital Budget for Fiscal Year 2023 (the “Budget”) of the City of Alpharetta, Georgia. Our recommendations are based on direction provided at our City Council Retreat as well as a thorough review of our current financial status, revenue trends, economic data, and our standard of providing top level service while maintaining our focus on keeping Alpharetta an affordable option for our citizens and stakeholders.

As detailed herein through our discussion of expenditure trends, the city’s budget is in the midst of multiple disruptive economic pressures. As quickly as the COVID-19 pandemic and its associated social distancing measures drove a decline in economic activity, the current phase of post-lockdown economic activity coupled with Federal stimulus has resulted in a spike of economic growth. This strong economic growth can be witnessed in our revenue trends as well as our expenditure trends which seek to meet a spiking service demand from our customers while also covering unprecedented inflationary (e.g., labor costs) and market-based cost pressures (e.g., fuel, steel, concrete, wood, etc.).

Today, more than ever, governments need to be nimble to respond to market conditions.

Alpharetta’s 2023 budget is focused on responding to market conditions in a prudent manner including maintaining a competitive compensation package for it staff and keeping up with market prices from our private service providers.

In light of the current economic challenges, staff has compiled a budget in line with our guiding principles that accomplishes the following:

- Tax-burden reductions for our homeowners in excess of \$5.4 million annually (see section entitled *Taxpayer Savings* for more information).

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
JASON BINDER
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY ADMINISTRATOR
ROBERT J. REGUS

INTRODUCTION AND OVERVIEW

- Maintenance of the city's millage rate at 5.750 mills (flat with FY 2022) while covering debt service on the newly issued 2022 General Obligation Parks Bond¹.
- Focus on meeting spiking service demand (e.g., recreation programs) with the same high service levels our citizenry, business owners, and stakeholders expect from our city. This includes alignment of departmental operating budgets to ensure competitive compensation packages for staff and sufficient funding for private service providers.
- Capital investment focused on maintaining and improving city infrastructure and assets (\$22.9 million when including potential grant sources) while reserving sufficient funds to provide flexibility for future prioritized capital investment (\$2.6 million).

Budget Process and Overview

The Fiscal Year 2023 Budget process began with an update of the city's financial condition, which was presented to the Mayor and City Council during the January 2022 City Council retreat. During this update, a financial plan was established which prioritized the use of available fund balance to position the city most effectively for financial success in the future. This information was also shared with the city's department directors during budget kick-off meetings.

City departments responded to the direction provided by the Finance Department and submitted their 2023 budget requests to be in-line with current revenue estimates and forecasted service delivery needs.

The FY 2023 Budget is balanced for all funds and totals \$153 million with the breakdown by fund type as follows:

FUNDS BY TYPE	\$	
General Fund	\$ 91,414,593	
Special Revenue Funds	15,029,595	(1)
Debt Service Fund	6,598,458	
Capital Project Funds	22,594,800	(1)
Solid Waste Fund	6,052,861	
Risk Management Fund	1,678,300	
Medical Insurance Fund	9,000,000	
OPEB Funds	757,640	
Total	\$153,126,247	

(1) Amounts contained herein represent new appropriations for FY 2023. Unexpended FY 2022 appropriations for City Council approved projects are re-appropriated annually pursuant to city policy.

¹ Please refer to the *Debt Service Fund Summary* section of this document for more information on this bond issue.

INTRODUCTION AND OVERVIEW

Several of the major points of the FY 2023 Budget are as follows:

- Management of personnel and compensation program to align with current market environment which includes budgetary adjustments to cover significant inflation in labor costs which are necessary to retain and recruit our highly skilled workforce:
 - Staffing level at 462 full-time equivalents “FTE” with the funding breakdown as follows:
 - 460.5 full-time equivalents (funded). This includes the addition of eight new full-time equivalent positions in FY 2023 (Human Resources Specialist; Community Paramedic, Crime Scene Detective, four Police Officers; and a Recreation Coordinator). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of these new positions.
 - 1.5 full-time equivalents (unfunded; budgetary savings of \$167,000); positions to remain vacant pending an identified funding source and workload justification.
 - Staffing compensation adjustments aimed at maintaining competitiveness in an inflationary labor market include:
 - Recent compensation adjustments:
 - July 1, 2021: Continuation of the annual performance-based merit program (3% on average) in an estimated cost of \$1 million annually.
 - November 19, 2021: The following mid-year 2022 adjustments (combined) result in an estimated cost of \$1.9 million annually.
 - Across-the-board 3% salary adjustment for all employees.
 - Additional across-the-board 10% salary adjustment for 911 personnel and sworn Police Officers to maintain market competitiveness in recruitment and retention.
 - Proposed compensation adjustments:
 - July 1, 2022: Increase in the annual performance-based merit program (4% on average) in a total estimated cost of \$1.6 million. This figure is included within the departmental operating budgets.

INTRODUCTION AND OVERVIEW

- July 1, 2022 (Operating Initiative): Salary compression adjustments in an amount totaling \$825,000 annually (including taxes/benefits). Specifically, this initiative represents a continuation of the City's salary adjustment process and follows the recent adjustments related to maintaining competitiveness within the market. This phase is focused on adjusting internal compression issues within our pay structure to ensure we maintain a fair and equitable compensation plan for our employees. This figure is included within the departmental operating budgets.
- Increase (9% or \$1.5 million) in departmental maintenance and operations budgets (General Fund) that is experiencing unprecedented inflationary growth through our labor-intensive contracted services (e.g., landscaping services, janitorial services, etc.), material-intensive contracts (maintenance needs that utilize concrete, wood, technology items that utilize microchips, etc.), and basic commodities like fuel. This figure includes the operating initiative funding for FY 2023. After adjusting for the operating initiative funding, the base operational growth totals 6% or \$1.1 million. Specific cost drivers include:
 - Labor-Intensive Contracts: The city's landscape maintenance contract (right-of-way) expired during FY 2022 and was rebid to a 69% increase in costs due primarily to explosive growth in labor rates experience by that market sector. This contract alone resulted in cost growth of \$276,478 annually (last rebid 5-years ago). The city's landscape maintenance contract (parks) expired during FY 2022 and was rebid to a 47% increase in costs due primarily to explosive growth in labor rates experience by that market sector. This contract resulted in cost growth of \$225,000 annually (last rebid 5-years ago). The city's labor-intensive contract costs will most likely continue to result in high growth-pressures over the next several years as our private-sector partners adapt to inflationary labor cost spikes (e.g., janitorial services, etc.).
 - Commodity-Intensive Activities: Grounds-Maintenance and Facility-Maintenance accounts represent budget-to-budget cost growth of \$48,593 and \$84,488 respectively due to large increases in commodity costs (e.g., steel, wood, concrete, etc.) and labor-rates (e.g., HVAC repair, etc.).
 - Fuel costs are forecast to grow 38% in FY 2023 (+\$155,086) as economic growth continues and places upward pressure on demand relative to supply. Instability in Europe will further increase the volatility of fuel prices. This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.

INTRODUCTION AND OVERVIEW

- Travel/Training costs are forecast to grow 31% in FY 2023 (+\$98,134) and reflect an adjustment following post-COVID lockdowns (which included a freeze on travel) as staff is able to seek professional development opportunities in a safe and efficient manner. This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.
- IT Professional Service costs are forecast to grow 15% in FY 2023 (+\$308,748) and represent a combination of service alterations to reflect: a more mobile-responsive workforce (forecasted growth of \$80,000 in cloud storage usage); a more technologically secure infrastructure (forecasted growth of \$65,000 for security scanning software, password storage software, etc.); prior-year initiatives (forecasted cost growth of \$47,500 for eCourts [Municipal Court] and CityWorks Respond [Community Development]); and a reallocation of line-items previously paid from the Maintenance Contracts account that should be accounted for in the IT Professional Services account moving forward to ensure consistency and IT visibility (\$111,700 for existing software services such as NOVAtime, Bonfire, OpenGov, DocuSign, etc.).
- Maintenance and Operational funding for the recommended 2023 Operating Initiatives² in an amount totaling \$448,900 that has been programmed into multiple department accounts.
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, police tasers, etc.) coupled with minor maintenance capital needs.
- Funding from the General Fund which is available for immediate capital investment in 2023 includes the following:
 - \$12,639,800 Fund Balance for one-time capital;
 - 3,000,000 Recurring Capital Contribution from the General Fund
 - \$15,639,800

Please refer to the Fund and Departmental Summary sections of this document for (1) multi-year revenue/expense statements on both a citywide and individual fund basis (e.g., Special Revenue Funds, Enterprise Fund, etc.) as well as (2) a personnel listing by department.

² Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

INTRODUCTION AND OVERVIEW

Budget and Millage Rate Hearings

As set forth under Georgia law and the City of Alpharetta Code, citizen input is solicited during the process of adopting the budget through publicly advertised meetings as follows.

DATE	ACTION
April 14, 2022	Distribute 2023 Mayor's Recommended Budget
May 2, 2022	Council Meeting
May 16, 2022	Council Meeting
May 23, 2022	1 st Public Hearing and Council Meeting (Budget/Millage) <i>1st reading of Budget/Millage Ordinance</i>
June 6, 2022	2 nd Public Hearing (Budget/Millage)
June 6, 2022	3 rd Public Hearing and Council Meetings (Budget/Millage) <i>2nd reading of Budget/Millage Ordinance</i>

Budget Issues and Priorities

The FY 2023 Budget formalizes numerous key financial factors which have been themes for several years within the government.

- ✓ Bond ratings;
- ✓ Cost of government;
- ✓ Taxpayer savings;
- ✓ Debt service payments;
- ✓ Expansion of departmental service levels;
- ✓ Maintaining an effective capital improvement program;
- ✓ Proper use of fund balance; and
- ✓ Funding recurring capital from operating budget.

Bond Ratings

The city's AAA bond rating was reaffirmed by Moody's and Standard & Poor's ("S&P") during January 2022 in conjunction with the sale of \$27 million (par) of Series 2022 General Obligation Bonds to fund a variety of park enhancements and projects.

The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment, and debt management. Other positive factors include a relatively strong economic base and manageable debt/pension burdens. The FY 2023 Budget is mindful of these factors and the

INTRODUCTION AND OVERVIEW

importance of maintaining the highest rating, not only for our citizens but also our bondholders.

Cost of Government

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service.

The FY 2023 Budget is based on maintenance of the city's millage rate at 5.750 mills.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to increase 0.15 mills compared to FY 2022 to a total of 0.965 mills. This millage rate shift is necessary to cover debt service on the Series 2022 General Obligation Bonds for park improvements (\$1.6 million annually).
- The portion of the millage rate funding operations and recurring capital investment (General Fund) is estimated to decline -0.15 mills compared to FY 2022 to a total of 4.785 mills. This reduction was necessary due to escalating debt service requirements (see above).

Fiscal Year	Operating Millage Levy	Debt Service Millage Levy	Total Millage Levy	% Increase (Decrease)
2023	4.785	0.965	5.750	0.0%
2022	4.935	0.815	5.750	0.0%
2021	4.935	0.815	5.750	0.0%
2020	4.820	0.930	5.750	0.0%
2019	4.770	0.980	5.750	0.0%
2018	4.720	1.030	5.750	0.0%
2017	4.620	1.130	5.750	0.0%
2016	5.000	0.750	5.750	0.0%
2015	4.950	0.800	5.750	0.0%
2014	4.870	0.880	5.750	0.0%

Taxpayer Savings

The FY 2023 millage rate, coupled with the city's substantial Homestead Exemptions, goes great lengths in keeping Alpharetta an affordable place to live and strategically positions us relative to neighboring areas. The city's multiple homestead exemptions are estimated to save our homeowners over \$5.4 million annually and include:

- Floating Homestead exemption that caps the taxable value growth of homesteaded properties to the lesser of 3% or CPI;
- Basic Homestead exemption of \$45,000 off the assessed value of homesteaded properties which is among the highest in the State;

INTRODUCTION AND OVERVIEW

- Senior Basic Homestead exemption of \$25,000 off the assessed value of homesteaded properties for residents aged 65 and older;
- Senior full-value exemption available to residents aged 70 and older who meet certain income requirements.

Debt Service Payments

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g., general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large-scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. General obligation bonds are funded through a separate millage levy (discussed below).

The Alpharetta Development Authority, a component unit of the city that is focused on economic development within our borders, issued bonds in 2016 to fund construction of our state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

Principal and interest payments for fiscal year 2023 are budgeted at \$8.2 million with the following forecast: 2024 - 2041³: \$8.7 million (annual average); 2042⁴: \$3.6 million; 2043-2046⁵ totaling \$1.6 million (annual average). These figures include city and Development Authority obligations and span multiple Funds.

Expansion of Departmental Service Levels (Operating Initiatives)

Recommended Operating Initiatives total \$1.7 million (net) and has been programmed into the departmental operating budgets. There is an additional capital requirement of \$449,500 associated with these requests that is included within the Capital Initiative Requests for 2023.

Operating Initiatives not recommended for funding total \$1,028,000 and include capital investment requirements of \$297,000.

Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

³ Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.

⁴ Includes the final maturity of the Series 2016 Development Authority Revenue Bonds in FY 2016.

⁵ Represents the final maturity of the Series 2022 General Obligation Bonds issued in FY 2022.

INTRODUCTION AND OVERVIEW

Proper Use of Fund Balance

General Fund - Based on audited financial statements for the year ended June 30, 2021, the city's fund balance totaled \$35.7 million. Of this amount, approximately \$5.8 million was appropriated in the FY 2022 Budget for capital/one-time initiatives/reserve and \$17.2 million has been designated as an emergency account based on a conservative policy of 25% of total appropriations (i.e., roughly 3 months of operating expenditures). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures (generally capital investment). Available capital/one-time initiative funding for FY 2023 totals \$12.6 million.

Funding Recurring Capital/Operational Reserves from Operating Budget

The 2020 budget included \$4.8 million in appropriations within the General Fund budget to fund recurring capital initiatives (e.g., milling and resurfacing of city streets, traffic equipment replacement, fleet replacement, stormwater repair and maintenance, etc.). By programming the recurring capital program into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated.

However, due to the sudden impact of COVID-19 on forecasted revenues, operational funding from the General Fund for recurring capital was reduced to \$189,000 in FY 2021. The city is slowly growing the recurring capital funding in accordance with revenue growth and operational needs. The FY 2022 Budget included a recurring capital funding level of \$1.7 million.

Funding from the General Fund available for immediate capital investment in 2023 includes the following:

- | | |
|--------------------|--|
| ▪ \$12,639,800 | Fund Balance for one-time capital; |
| ▪ <u>3,000,000</u> | Recurring Capital Contribution from the General Fund |
| \$15,639,800 | |

INTRODUCTION AND OVERVIEW

Maintaining an Effective Capital Improvement Program (Capital Initiatives)

The FY 2023 Capital Plan includes funding of \$25.5 million for capital initiatives (including potential grant funding). Recommended capital investment totals \$22.9 million and is focused on maintaining and improving city infrastructure and assets. An additional \$2.6 million is being reserved to provide flexibility for future prioritized capital investment.

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	Impact Fee Fund	E911 Fund	Subtotal	Other Sources	Total
Sources:								
Available Fund Balance	\$ 2,500,000	\$ -	\$ 4,300,000	\$ 1,668,690	\$ 330,000	\$ 8,798,690	\$ -	\$ 8,798,690
General Fund								
Recurring Capital Program	-	3,000,000	-	-	-	3,000,000	-	3,000,000
Available Fund Balance	11,439,800	1,200,000	-	-	-	12,639,800	-	12,639,800
Other (Taxes, Interest, etc.)	155,000	-	-	350,000	-	505,000	-	505,000
Grants (LMIG)	-	-	-	-	-	-	600,000	600,000
	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	\$ 2,018,690	\$ 330,000	\$ 24,943,490	\$ 600,000	\$ 25,543,490
Uses:								
Capital								
City Administration	\$ 145,000	\$ -	\$ -	\$ -		\$ 145,000	\$ -	\$ 145,000
Community Development	100,000	-	-	-		100,000	-	100,000
Human Resources	72,500	-	-	-		72,500	-	72,500
Information Technology	500,000	-	-	-		500,000	-	500,000
Public Safety	4,568,810	-	-	18,690	330,000	4,917,500	-	4,917,500
Public Works	4,073,000	4,200,000	2,000,000	-	-	10,273,000	600,000	10,873,000
Recreation, Parks & Cultural Services	1,990,000	-	2,300,000	2,000,000		6,290,000	-	6,290,000
	\$ 11,449,310	\$ 4,200,000	\$ 4,300,000	\$ 2,018,690	\$ 330,000	\$ 22,298,000	\$ 600,000	\$ 22,898,000
Non-Allocated:								
Future Capital/One-Time	\$ 2,645,490	\$ -	\$ -	\$ -	\$ -	\$ 2,645,490	\$ -	\$ 2,645,490
	\$ 2,645,490	\$ -	\$ -	\$ -	\$ -	\$ 2,645,490	\$ -	\$ 2,645,490

Please refer to the *Capital Initiatives Request* section of this document for detail of the requests.

In closing, while this budget is conveyed on behalf of the Mayor, this document is due in large part to the diligent work of staff, as well as the constructive management provided by the City Council and the feedback provided by our citizenry. We would like to thank our elected officials for their effective leadership and commitment to continuing our Signature City status in the region, despite the many demands on their time and interests.

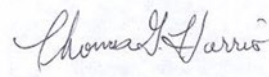
Respectfully Submitted,



Jim Gilvin
Mayor



Robert J. Regus
City Administrator



Thomas G. Harris
Finance Director

OPERATING INITIATIVE REQUESTS

Operating Initiative Requests

Executive Summary

	Revenue	Expense	Net Cost	Capital Component
Funding Available for Operating Initiatives:	\$ 270,000	\$ 1,995,900	\$ 1,725,900	
Recommended Initiatives:				
<u>Citywide</u>				
Salary Compression Adjustments	\$ -	\$ 825,000	\$ 825,000	\$ -
<u>Human Resources Department</u>				
HR Specialist Position (+1 FTE)	-	107,500	107,500	-
<u>Public Safety Department</u>				
Jail Operations	-	95,500	95,500	-
NEARMAP GIS	-	4,000	4,000	-
Fleetio Fleet Software	-	15,000	15,000	-
Community Paramedic (+1 FTE)	-	100,000	100,000	70,000
Crime Scene Detective (+1 FTE)	-	105,000	105,000	82,500
Police Officers (+4 FTE)	-	361,000	361,000	297,000
SWAT Training and Conferences	-	53,500	53,500	-
Tactical Outsider Instructor	-	10,000	10,000	-
Crisis Negotiator Instructor	-	10,000	10,000	-
<u>Recreation, Parks & Cultural Services</u>				
Event Barricades	-	32,400	32,400	-
Preston Ridge Community Ctr (+1 FTE)	100,000	124,000	24,000	-
MVP Zone Day Camp	100,000	85,000	(15,000)	-
Adventure Day Camp	70,000	68,000	(2,000)	-
	\$ 270,000	\$ 1,995,900	\$ 1,725,900	\$ 449,500

Remaining Funds Available for Operating Initiatives: **\$ -**

Recommended Operating Initiatives represent a net impact of \$1.7 million (\$2 million in additional expenditure requirements which is offset through an additional \$270,000 of forecasted program revenue generation) and have been programmed into the departmental operating budgets. There is an additional capital requirement of \$449,500 associated with these requests that is included within the Capital Initiative Requests for 2023.

Operating Initiatives not recommended for funding total \$1,028,000 and include capital investment requirements of \$297,000.

OPERATING INITIATIVE REQUESTS

Detail (Recommended Operating Initiatives)

Citywide

Salary Compression Adjustments

\$825,000

This initiative represents a continuation of the City's salary adjustment process and follows the recent adjustments related to maintaining competitiveness within the market. Specifically, this phase is focused on adjusting internal compression issues within our pay structure to ensure we maintain a fair and equitable compensation plan for our employees. The forecasted cost reflects salary adjustments and those impacted benefit line items (e.g., FICA, pension, etc.).

General Fund

Human Resources

HR Specialist position (+1 FTE)

\$107,500

The proposed new position will be responsible for recruitment and the administration of our human resources information systems (HRIS) current modules (applicant tracking system, onboarding, eforms, personnel records management system), and any future additions (i.e., performance evaluation). The increase of use of technology requires recruiting an HR professional with a new mix of skills who combine technological expertise with good social interaction, understanding of human resources field, self-motivation, and strong project management skills to coordinate, implement, and train users in the new technological features. Demands and workload performed by current HR personnel exceeds staff capacity.

According to the SHRM 2015 Workforce Analytics, the HR-to-employee ratio is 1.22 fulltime HR professional staff per 100 employees, not including administrative support staff required to process day-to-day tasks. This ratio is at an all-time high, and in sharp contrast to the marked drops we have seen in recent years. The new ratio is primarily attributable to unprecedented workforce growth, recruitment challenges, and an increased need to support the added HR burden on businesses. Our current HR Department organizational chart is composed of two professional positions and one administrative support position supporting 420+ employees half of the year, and 520+ the remaining of the months due to work conducted towards recruitment, onboarding and offboarding temporary seasonal staff.

Additionally, the nationwide push for gender and racial equity, social justice, and inclusion, will continue to challenge organizations to constantly evaluate its practices and provide resources and training to the workforce to ensure a fair and equal treatment. Staff will be needed to deal with the influx of coaching, training, and potential internal investigations.

Personnel costs are estimated at \$100,000 annually and reflect salary and benefit costs only. Operational costs in year one includes equipment (phone, computer, etc.) and limited training costs totaling \$7,500. Starting in 2024, annual operational costs are estimated at \$5,000 and primarily consist of training/professional development.

OPERATING INITIATIVE REQUESTS

Public Safety

Jail Operations

\$95,500

This initiative covers estimated operational costs for the jail under an IGA structure with Fulton County (e.g., \$ per inmate per day).

NEARMAP GIS

\$4,000

Using new and emerging technology involving aerial photography, artificial intelligence (AI), combined with GIS functionality, NEARMAP provides a service which gathers and provides building footprint information along with other data not readily available. Building Height, Building square footage, number of stories are generated into GIS compatible data sets that can be combined with other GIS available data to create a more comprehensive emergency services operational picture. This operational data would be made available to both Fire and Police services during emergency response. The resulting value is increased safety of emergency employees.

Fleetio Fleet Software

\$15,000

Fleetio is a replacement product for Collective Fleet. Fleetio offers a cloud-based solution to manage and maintain our fleet, billed at a per vehicle rate. Fleetio offers user friendly reporting, easily readable dashboards with current metrics, and mobile phone apps which make vehicle inspections painless. Preventive maintenance reminders and vehicle assignments can be programmed into the system to hold users accountable. Fleetio offers a passthrough service for billing and workorders, so we pay Fleetio directly while fully capturing invoice details from our vendors, eliminating duplicate data entry, and ensuring accurate information for our vehicles. Pricing is for 200 vehicles added to system, plus Single Sign On integration to use Active Directory Credentials.

Community Paramedic (+1 FTE)

\$100,000

(\$100,000 operations/\$70,000 capital)

The proposed new position increases responsiveness to community needs by adding dedicated a full-time Community Paramedic position. Benefits of program include more efficient call volume/responses, improved patient follow-up and patient advocacy to those citizens who may not need 911 services but do require assistance. Our current Community Paramedic works in a part-time capacity, however the need for the program has grown to the point where we have a waiting list of citizens who may require our services. Unfortunately, due to increased call volume and the part-time attention that the program receives, we are unable to keep up with demand. The hope is that our current Community Paramedic become a full-time position, so we may better attend to the many needs of our citizens on a daily basis.

Personnel costs are estimated at \$91,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$9,000 and include professional development, uniforms, general supplies, and fuel. There is a companion one-time capital request for \$70,000 that includes funding for a vehicle purchase (and upfitting), mobile and portable radios, laptop, etc.

OPERATING INITIATIVE REQUESTS

Crime Scene Detective (+1 FTE)

\$105,000

(\$105,000 operations/\$82,500 capital)

The Criminal Investigations Division (CID) has been without a dedicated or primarily assigned person to effectively process crime scenes and evidence collected since midyear of 2020. Since that time, there have been several incidents where a crime scene technician could have been utilized to assist with that portion of the investigation, and reduce the risk created of evidence lost or missed during the processing of scenes and evidence.

The importance of thorough and proper processing of crime scenes and evidence cannot be understated. There are those cases where trace evidence provides the critical link to successful identification and prosecution. These things could be overlooked by detectives who are processing their own scene while at the same time concerned with victim and witness interviews, suspect interrogations, applications for warrants, etc. It would be a disservice to our community if justice could not be found for our victims due to a lack of a resource that a dedicated crime scene technician can provide.

The proposed position's primary function would be to respond and process scenes and evidence collected. While this would be their primary function, this position will also be required to work a light case load consisting of minor property crimes when not working on their primary functions.

Personnel costs are estimated at \$91,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$14,000 and include professional development, uniforms, general supplies, and fuel. There is a companion one-time capital request for \$82,500 that includes funding for a vehicle purchase (and upfitting), mobile and portable radios, laptop, body camera, crime scene equipment, etc.

Police Officers (+4 FTE) - Downtown

\$361,000

(\$361,000 operations/\$297,000 capital)

The Uniform Patrol Division and Special Operations Division have reached a critical point in terms of their ability to meet the various missions of the department. The addition of the downtown area and its expansion over the past couple of years has created a need for a continuous police presence to ensure a pleasant and safe experience for visitors. We currently take a patchwork approach to patrolling downtown using a combination of bicycle units, patrol officers, and overtime positions to meet the needs of the area. This allows us to maintain safety, but not the presence and police coverage throughout the city we all desire. The workload is at a level which requires dedicated staff to provide the level of customer service and police presence expected by the citizens and city leadership. Due to training, sickness/injury, and PTO, we regularly have days where only 5 or 6 officers are actively patrolling the city and responding to 911 calls.

We are requesting an additional four sworn police officers to be able increase our presence and response in the downtown area and throughout the city. It is critical that we keep a constant presence in downtown and Avalon so that visitors and citizens continue to feel safe and enjoy their time in Alpharetta. Without additional people, we

OPERATING INITIATIVE REQUESTS

fear the quality of work and customer service will suffer. Our plan for the four additional officers will allow us the opportunity to open the downtown zone and maintain an ongoing presence with four uniform and bike patrol units. These units handle all calls for service and provide a visible presence during the peak hours of the day and evening.

Personnel costs are estimated at \$300,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$61,000 and include professional development, uniforms, general supplies, and fuel. There is a companion one-time capital request for \$297,000 that includes funding for vehicle purchases (and upfitting), mobile and portable radios, laptops, body cameras, cell phones, etc.

SWAT Training and Conferences

\$53,500

- **SWAT Medic Training (\$10,000):** Two SWAT Medics need to attend a Tactical Medic Class. Though our Medics are highly trained they need more advanced training in trauma care specific to the type of specialized care needed to treat wounds and injuries that happen in SWAT operations and training. They will receive advanced training taught by medics that have been in combat which is the top-of-the-line newest techniques that will allow them to get the skills to save more lives in the most serious of situations.
- **SWAT Sniper Training (\$7,250):** The two SWAT Long Rifleman need to attend an advanced Marksmanship Class. This training will give enhance their skill in making precision rifle shots in different environments, in various conditions, from different positions. When these operators take a shot, they are shooting at an area of about an inch and a half so their skill must be at the highest level, so these types of classes are crucial for the safety of officers and citizens.
- **SWAT Team Leader Training (\$8,250):** Two Team Leaders need to attend a SWAT Team Leader Class. This training teaches a SWAT Team leader the many aspects of being a team leader including but not limited to decision making, planning, risk assessment, risk mitigation and legal liability. This training is crucial in a Team Leader in running successful SWAT Operations resulting the safest resolution of incidents as possible.
- **SWAT GTOA Conference (\$14,000):** Four SWAT Operators will need to attend the GTOA Conference. This conference allows operators to attend advanced training that is taught by instructors that are from outside of our normal outside area of operations. They will be exposed to new and different tactics and techniques that will improve the way we conduct operations. This outside training is mandated by national standards. This conference is a portion of our 40 in-service which is also a national mandate.
- **SWAT Negotiator Conference (\$14,000):** Four Crisis Negotiators need to attend the Negotiator Conference. Though our Negotiators are highly trained they need more advanced training in Negotiations with different people in various situations. This will also allow Negotiators to gain other skills needed for successful negotiations.

OPERATING INITIATIVE REQUESTS

Tactical Outside Instructor

\$10,000

To comply with National Tactical Officers Association (NTOA), who are the recognized experts in Tactical Operations we need to bring in an instructor to teach a class. We will bring in an instructor to teach firearms and/or tactics classes that will prepare us to handle a variety of incidents that fall under our area of responsibility.

Crisis Negotiator Instructor

\$10,000

Crisis Negotiators are highly trained and need ongoing training to maintain their proficiency level. They have the need for more advanced training in Negotiations with different people in various situations. This will also allow Negotiators to gain other skills needed for successful negotiations. This training is not offered locally so the best way to get the training is to bring in an outside instructor to provide the training. It may be possible to recover some of the cost by charging other agencies to take the training. Bringing an instructor in saves money on travel.

Recreation, Parks & Cultural Services

Event Barricades

\$32,400

This initiative is being driven by Public Safety, with input from Public Works. The Community Services Division of Recreation, Parks & Cultural Services will be utilizing the safety barricade plan outlined by the Public Safety and Public Works Departments at the large special events. Specifically, this will be an annual expense for the Taste of Alpharetta (\$12,000), Brew Moon Summer (\$5,600), Brew Moon Fall (\$5,600) and Wire & Wood (\$9,200).

Preston Ridge Community Ctr (+1 FTE) \$124,000 (costs); \$100,000 (revenues)

Preston Ridge Community Center (PRCC) opened its doors June of 2021. The center was slated to open in 2020, but COVID changed those plans. The facility has been operating on a minimal budget and has no full-time staff to manage the daily programs and running of the building.

Currently, programming is around 35% of the capacity of the facility, with rentals continuing to increase. The building has been temporarily staffed with a Recreation Coordinator splitting his time between PRCC and Athletics; he has since been promoted to Supervisor at the Wills Park Recreation Center and can no longer oversee operations at PRCC. Part time staff are currently managing the front desk and part-time and full-time coordinators are filling in temporarily.

A Recreation Coordinator is needed full-time to continue programming and growing the offerings at PRCC. There may come a time where PRCC needs a Recreation Supervisor, but currently in its infancy, a Coordinator is appropriate for staffing.

Preston Ridge Community Center has great potential to be an active, collaborative, and exceptional Community Center with the right Coordinator in there to do the job and the funding for programming.

Personnel costs are estimated at \$75,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$49,000 and include professional services

OPERATING INITIATIVE REQUESTS

(instructor fees), general supplies, etc. Year 1 revenue generation under an expanded operational plan is estimated at \$100,000 and forecast to stabilize at \$125,000 annually by year 2.

MVP Zone Day Camp

\$85,000 (costs); \$100,000 (revenues)

In Spring of 2020, two program initiatives were submitted for approval for MVP Zone Sports Camp and Teen Adventure Camp. Registration numbers for all programs were at an all-time high and the addition of these two camps to the all-day choices for the parents of the City of Alpharetta were sure to fill up Summer 2020. Then COVID happened and all initiatives were pulled from the budget process.

Knowing that the youth in Alpharetta had their lives disrupted by COVID, staff felt a strong responsibility to offer Summer programming that would bring back a level of normalcy to our campers. Without full classes, the Recreation Services budget was left with a surplus that we were able to put towards MVP Zone Sports camp for summer of 2020. The camp served 368 campers for 8 weeks that summer, there were no field trips, and the specialty activities were brought to the park. Summer of 2021 funds were still able to be pulled from areas that had not yet recovered and the camp was funded, serving 371 campers for 7 weeks, again with no field trips. Summer of 2022 plans to offer 8 weeks of camp.

Teen adventure camp was cancelled Summer of 2020, but it was held Summer 2021 serving 72 campers for 2 weeks. This camp offered daily trips utilizing the AAAC busses. Funding was also pulled from areas not yet recovered. This summer the plan is to offer 6 weeks with a maximum of 45 campers per week.

The reason these two camps came about were two-fold. (1) Wills Park Day Camp had a consistent waitlist every year at least 30+ deep. Staff felt that if we could add an additional camp that had a sports theme to it, we could accommodate more campers; the last two summers show that this was an intelligent and successful decision. (2) The Department Master Plan and the Recreation Services Strategy both call for offerings that (a) serve teens and (b) provide programming during the summer months that keep children engaged in safe, educational, and fun activities, as well as providing an option for working parents.

Both camps have shown that they are utilized by the citizens of Alpharetta, City of Alpharetta employees and neighboring cities, especially the teen camp, and are an important part of Summer programming offered by the City of Alpharetta.

Recreation Services programming is currently back to 2019 levels, and in some areas, even higher. There will be no surplus to pull from this Summer to fund these camps; that is why it is so important that these initiatives are approved for FY 2023.

Personnel costs are estimated at \$40,000 annually and reflect seasonal salaries and benefits only. Operational costs are estimated at \$45,000 and include professional services (instructor fees), equipment rentals, general supplies, etc. Revenue generation is estimated at \$100,000 annually.

OPERATING INITIATIVE REQUESTS

Adventure Day Camp

\$68,000 (costs); \$70,000 (revenues)

It's becoming clearer that no matter where kids end up—in summer school, with grandparents or at home—it's essential to keep kid's minds active and engaged during the summer. Offering a teen adventure camp for ages 12-15 will provide an opportunity for teenagers to interact effectively with other people. Campers will be on field trips, in the community or participating in community service projects daily. Very little time will be spent in a facility. In the unplugged, noncompetitive camp culture, teens build up their "emotional intelligence" (EQ), their face-to-face communication and relationship skills. Coming out of the pandemic, which has highly affected the youth, Recreation Services feels even more compelled to offer outlets of recreation for all ages and for the working parents that need their children engaged in a safe and structured environment. Max 50 campers. Registration Fees: Resident \$225.00/ Non-Resident \$337.50.

Personnel costs are estimated at \$25,000 annually and reflect seasonal salaries and benefits only. Operational costs are estimated at \$43,000 and include professional services (instructor fees), equipment rentals, general supplies, etc. Revenue generation is estimated at \$70,000 annually.

Detail (Unfunded Operating Initiatives)

General Fund

Information Technology

Security Operations Center

\$200,000

This request is to address workload and efficiency issues for the existing City security staff and to provide 24/7 coverage, the City needs to account all security and authentication devices installed in the network including but not limited to firewalls, end-point security, etc. Costs represent annual licensing and maintenance fees. This initiative was highly recommended in the IT Review Project conducted by Layer3Com in 2021.

Enterprise Endpoint Management

\$150,000

This request is to provide for enterprise endpoint management with a focus on security and vulnerability testing. Costs represent annual licensing and maintenance fees.

Network Operations Center

\$120,000

This request is to address the workload and efficiency issues for the existing City network staff and to provide 24/7 coverage. Costs represent annual licensing and maintenance fees. This initiative was highly recommended in the IT Review Project conducted by Layer3Com in 2021.

Enterprise Password Management

\$50,000

This request is to provide for password management for all users. Costs represent annual licensing and maintenance fees.

OPERATING INITIATIVE REQUESTS

Vendor Access Management

\$20,000

This request is to provide managed remoted access for vendors; the price may decrease based on the number of licenses needed. Costs represent annual licensing and maintenance fees.

SharePoint Management

\$10,000

This request is to provide SharePoint system management enhancement. Costs represent annual licensing and maintenance fees.

Public Safety

Police Officers (+4 FTE)

\$361,000

(\$361,000 operations/\$297,000 capital)

The Uniform Patrol Division and Special Operations Division have reached a critical point in terms of their ability to meet the various missions of the department. The addition of the downtown area and its expansion over the past couple of years has created a need for a continuous police presence to ensure a pleasant and safe experience for visitors. We currently take a patchwork approach to patrolling downtown using a combination of bicycle units, patrol officers, and overtime positions to meet the needs of the area. This allows us to maintain safety, but not the presence and police coverage throughout the city we all desire. The workload is at a level which requires dedicated staff to provide the level of customer service and police presence expected by the citizens and city leadership. Due to training, sickness/injury, and PTO, we regularly have days where only 5 or 6 officers are actively patrolling the city and responding to 911 calls.

Four officers are recommended for funding in 2023 to augment Downtown policing activities. An additional four officers are being requested herein to be divided among the Uniform Patrol Squads for coverage in the busier zones. These additional officers would allow us more flexibility and ensure we never have fewer than 8-10 officers patrolling the city at any time. Adding these positions will eliminate the need to restrict time off and will provide better coverage and response to calls for service. These additional positions will also enable us to provide more growth opportunities for officers to keep them satisfied and engaged with their careers.

Personnel costs are estimated at \$300,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$61,000 and include professional development, uniforms, general supplies, and fuel. There is a companion one-time capital request for \$297,000 that includes funding for vehicle purchases (and upfitting), mobile and portable radios, laptops, body cameras, cell phones, etc.

Part-Time Administrative Position - Fire Training (+0.5 FTE)

\$34,000

With the increased demand on the Fire Training Division, it is necessary that we hire a part-time employee to assist in the administrative portion of keeping our personnel certified. Fire Training and EMS Training would utilize this position for class registrations, document preparations, and other clerical duties that would increase the overall efficiency of the units. These units have been understaffed for years. An uncertified

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

OPERATING INITIATIVE REQUESTS

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

part-time position will alleviate our certified personnel from having to do these clerical jobs so that they can focus on the training of our certified staff members in order to reach our departments mission goals.

Personnel costs are estimated at \$31,500 annually and reflect salary and benefit costs only. Operational costs are estimated at \$2,500 and include general supplies and miscellaneous operational costs.

Recreation, Parks & Cultural Services

Trash Management

\$40,000

For large events, all trash management/removal will be hired out to a landscape company. These events include Mayors Challenge, Taste of Alpharetta, Season of Celebration, Wire & Wood, Brew Moon Summer, Brew Moon Fall, Grilling & GridIron, Food Truck Alley, Pop Fest, and Wine Festival. Also included is the cleanup of all the straw bales and materials from the community-created scarecrows.

Wire & Wood Event Talent (additional funding)

\$25,000

To continue offering high quality musical talent at the City's Wire & Wood music festival, the talent budget needs to be increased by \$25,000 (from current funding level of \$50,000 to \$75,000).

Wire & Wood Marketing

\$8,000

To keep the residents informed of all the numerous elements related to the Wire & Wood event, the Community Services Division will need to hire a short-term marketing contractor to push out all the content for the weeks leading up to the event (Aug-Oct), including, but not limited to parking, lineup, stage locations, etc.

New Partnered Events

\$10,000

This funding is to add two new "Partnered Events" to the Special Event portfolio: Alpharetta Wine Festival and Alpharetta POP Fest. These events are "partnered events", and as such, the City will cover the cost of road closure, toilets, electrical, trash management, etc. For the Alpharetta Wine Festival this will cost \$6,500. For the Alpharetta POP Fest, this will cost \$3,500. The lower cost for the POP fest is due to the venue (Brooke Street Park) having restrooms available, so that none will need to be rented.

CAPITAL INITIATIVE REQUESTS

Capital Initiative Requests

Summary

Capital Funding Sources:

General Fund

Recurring Capital Program: \$ 3,000,000

Available Fund Balance: 12,639,800

E911 Fund⁶

Available Fund Balance: 330,000

Capital Project Fund

Available Fund Balance: 2,500,000

Other (interest earnings): 155,000

T-SPLOST 1 Capital Fund⁷

Available Fund Balance: 4,300,000

Impact Fee Fund⁸

Available Fund Balance: 1,668,690

Other (impact fees): 350,000

Grant⁹: 600,000

Total Sources: \$25,543,490

Recommended Capital Initiatives*:

Recurring Capital Initiatives: \$ 9,996,000

Stormwater/Drainage Initiatives: 4,200,000

General Capital Initiatives: 8,702,000

Total Uses: \$22,898,000

Non-Allocated (Future Capital/One-Time Investment)

Capital Project Fund: \$ 2,645,490

** Capital initiatives not recommended for funding total \$8,633,558.*

⁶ Represents funding for the Fire Station Alerting System.

⁷ Represents funding for the Encore Parkway Greenway Connection and Milling/Resurfacing initiatives.

⁸ Represents funding for the All-Terrain Vehicles initiative (public safety) and the Restroom replacement/expansion for North Park (Fields 1-4).

⁹ Represents potential LMIG grant funding for Milling/Resurfacing initiatives and would be appropriated upon execution of binding agreements and/or receipt of the funds.

CAPITAL INITIATIVE REQUESTS

Detail (Recommended Capital Investment)

Recurring Capital Initiatives

Public Works

Recurring Milling and Resurfacing

\$3,600,000 (multiple sources)

This request is for the on-going maintenance of milling and resurfacing and preservation of city streets. Resurfacing of city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair.

In FY 2019, the City contracted with Dynatest to complete a full evaluation of the city roadways. Each road receives a Pavement Condition Index score between 0 and 100. This standardized rating system is also used by the Georgia Department of Transportation. Lower scores indicate need for maintenance or reconstruction.

In FY 2023, the City will allocate funding in accordance with the Pavement Condition Index findings and identify preservation techniques that will best extend the life of our roads. This includes a combination of surface coating techniques, milling and resurfacing, soil cement, etc. The requested funding would provide an expected service life of the roadway surface of 15-20 yrs. for all currently city-maintained roadways.

Funding is comprised of Fund Balance (estimated at \$1 million), T-SPLOST 1 (estimated at \$2 million), and LMIG grant funds (estimated at \$600,000).

Operating Budget Impact: This program decreases roadway maintenance costs as the surface is less susceptible to potholes and road surface deterioration.

Recurring Traffic Striping and Signage

\$200,000

This request is for purchase of equipment and materials needed for the repair/replacement of traffic striping, raised pavement markers, and signage throughout the City. Repair/replacement of striping consists of refreshing the existing striping due to normal wear, replacement and/or installation of raised pavement markers and the restriping of roadways after milling and resurfacing. Repair/replacement of traffic signage consists of replacement of existing signage due to normal wear as well as damage. This request also includes equipment/materials needed for fabrication of signage.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Traffic Signal System Maintenance

\$100,000

This request is for the continual maintenance, repair, and upgrading of existing traffic signals throughout the City. This includes vehicular detection systems, pedestrian signals, signal heads, signal cabinets and components, and signal communication systems. This funding request also allows for the replacement of loops removed during the annual milling and resurfacing project.

Operating Budget Impact: Maintenance funding is included within this initiative.

CAPITAL INITIATIVE REQUESTS

Recurring Traffic Control Equipment

\$100,000

This request is for equipment necessary for traffic control throughout the City. This includes traffic signal communications, traffic monitoring, and temporary traffic control measures. Traffic signal communications enable the intersections to work together and smoothen traffic flow. Traffic signal monitoring includes equipment such as traffic cameras. Temporary traffic control equipment includes devices used to detour or delineate traffic flow, such as cones, delineators and barricades, and variable message boards.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Traffic Responsive System Maintenance

\$100,000

Since 2018, the Georgia Department of Transportation (GDOT) has upgraded over 100 signals throughout the City with new software (MaxTime) and has worked with City staff to develop new Traffic Responsive timing plans along major corridors. All at no cost to the City.

This request provides funds to maintain the upgraded traffic signal software and equipment provided and installed by GDOT. Additionally, the funds will be utilized to work with consultants to analyze data collected through these upgrades to continue modifying timing plans and expanding the system throughout the City with new signal timings. The funds will also be utilized for maintenance, replacements, upgrades, and necessary installation of network, security, and communication systems to-and-from signalized intersections/traffic cameras in the server room and out on the field. Furthermore, this request is for maintenance, replacement, upgrades, and installation of the emergency vehicle preemption system and connected vehicle technology.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Traffic Calming Improvements

\$100,000

This request is for the identification, design, and implementation of safety improvements primarily in neighborhoods and at high crash-rate intersections. Additionally, funds will enable staff to implement necessary traffic calming measures within the City. Projects may consist of roadway striping, signage such as radar signs, speed cushions, and channelization to mitigate existing safety deficiencies. The program will enhance public health and safety for users of the city's transportation system.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Bridge Maintenance

\$200,000

This request is for the continual performance of required repairs and maintenance measures identified by Georgia Department of Transportation (GDOT) inspectors during their biennial inspections of city-owned bridges. Tasks include: the removal of corrosion and repainting of bridge supports; remediation of erosion issues; installation/extension of concrete encasements around piles; cleaning and sealing deck joints; and replacement of failed wing walls. Failure to address these items can lead to further deterioration of bridge conditions.

CAPITAL INITIATIVE REQUESTS

Repair and maintenance of the following four bridges has been awarded to E&D Contracting Services, Inc in FY 2022: 1) Waters Road over Long Indian Creek; 2) Windward Pkwy westbound lanes over Big Creek; 3) Windward Pkwy eastbound lanes over Big Creek; and 4) Windward Pkwy eastbound lanes over Camp Creek.

FY 2023 funding request is targeted towards repair and maintenance of the following three locations as well as findings from future GDOT Inspections: 1) Windward Pkwy eastbound lanes over Big Creek; 2) Mansell Road westbound lanes over Foe Killer Creek; and 3) Windward Pkwy westbound lanes over Camp Creek.

Operating Budget Impact: This program decreases bridge maintenance costs as it is less susceptible to surface and structure deterioration.

Recurring Streetlight Maintenance **\$80,000**

This request is for the maintenance of existing city-owned streetlights. The City owns and maintains approximately 600 lights within City Center, Rucker Road, Westside Parkway, Northwinds, and Kimball Bridge Road. This work will include maintenance of new and existing lighting either on existing poles or the installation of new poles with lighting. This will increase the safety of citizens who use our streets and sidewalks daily. Periodic inspections and troubleshooting will ensure longevity and minimal replacement of lighting components.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Traffic Control Center/Server Room Maintenance **\$50,000**

This project is to make necessary improvements and keep the City traffic control center and server room equipment up to industry standards concerning network communication and security features. Some of the major tasks include: 1) Asset management and upgrade assessment of ITS equipment; 2) Server room reorganization and reconfiguration; 3) Configuring new and existing switches, routers, firewalls, and servers; 4) Implementing and configuring network management tools and software packages.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Tree Maintenance and Replacement **\$100,000**

This request is for tree maintenance within the City not associated with the right of way maintenance contract. The City's aging tree canopy within right-of-way areas requires tree care, including pruning and sometimes removal to address issues such as pedestrian and vehicular safety, utility conflicts, streetlight clearance, signal head clearance, and intersection sightline clearance.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Parking Garage Maintenance **\$100,000**

This request is for general maintenance of the two parking decks, 92 Milton Avenue and City Center. Milton Avenue parking deck work includes painting stairway handrails, washing windows, pressure washing inside surfaces of garage, inspection of structural

CAPITAL INITIATIVE REQUESTS

components and repair as needed. City Center's parking deck's work consists of epoxy injections for structural cracks on columns and wall surfaces, expansion joint repairs to verify proper flex under heavy loads and creating a watertight seal. Each garage will be pressure washed once a year.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Recurring HVAC Replacements

\$62,000

This request is for the replacement of HVAC units for all City-maintained facilities. Useful life expectancy for HVAC units is 15 years and a lot of the units serving facilities within the City are approaching or have exceeded the life expectancy. FY 2023 replacements include units at the Public Works (1998 models; 3 units ranging from 2.5 to 5-ton units) and North Park Fields 1-4 (age undeterminable; 4-ton unit), North Park Football Field 1 (2001 model; 4-ton unit).

Operating Budget Impact: This program decreases maintenance and utilities costs (increased energy efficiency).

Recurring Fire Station Renovations

\$75,000

This request is for the renovation of bathrooms, kitchens, flooring, lighting, appliances, ceiling fans, etc. at various Fire Stations within the City. The renovations will be accomplished over multiple years. FY 2023 requests are subject to available funding and include: (1) LED lighting in multiple fire stations; (2) kitchen remodel, including new cabinetry and appliances at Station 85; (3) new flooring at Station 82; (4) new appliances at Station 86; and, depending on funds availability, (5) new appliances and bathroom remodeling within multiple stations.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Recurring Recreation Facility Bathroom, Painting, Floor Repairs

\$30,000

This request is for the renovation and maintenance of recreation facilities. This request is for interior painting, repairs to concrete masonry unit walls, sani- glaze on existing floors, and exterior/interior paint and repairs at Rock Mill Park and Wills Park. These maintenance initiatives are aimed at improving the functionality and aesthetics of the facilities.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Recurring Recreation facilities Gym Restoration

\$35,000

This request is for repair and maintenance of interior ceilings, walls, beams, and duct work in various gym facilities. It will also include repairs to ceiling insulation and painting of the ceilings as well, improving the energy efficiency and longevity of the facility. For FY 2023, this request is for the interior painting of gym 1 at the Alpharetta Community Center (12,100 sq. ft.) and exterior painting of the Wills Park Recreation Center (4,500 sq. ft.).

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

CAPITAL INITIATIVE REQUESTS

Public Works Headquarters Renovation

\$50,000

This Request is for the renovation and maintenance of the Public Works Headquarters.

FY 2023 funding will be used to remodel public bathrooms, replace flooring, paint walls and trim, replace cove base, replace large foyer windows and tile at the front entrance.

Renovation of the break room and training room was funded in FY 2021 along with monies to begin the furniture replacement program. The 2023 monies will continue this project within other areas of PW headquarters.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Recurring Park Facilities Roof Repairs (Community Center)

\$700,000

For FY 2023, this request is for roof replacement of the EPDM (Ethylene Propylene Diene Monomer; basically, a synthetic rubber roofing membrane) roof segments at the Alpharetta Community Center. These roof segments represent the flat roof segments of this facility (not to be confused with the pitched metal roof segments which are scheduled for replacement in an upcoming fiscal year). The EPDM roof segments were installed in 1997 and total approximately 25,000 sq. ft. Said segments had a restoration coating installed in 2016 to prolong their life. That said, the roof segments have reached end of life and are experiencing active leaks. On a positive note, a moisture scan was done on the facility to determine the relative percentage of wet insulation (due to leaks) and the findings came back positive and pointed to very little wet insulation. As such, the insulation does not need to be removed and the new roofing can be applied over the existing EPDM material which saves hundreds of thousands of capital investment. Specifically, the proposed roof replacement is a 2-ply Modified Bitumen solution with a mineral surface that carries a 30-year warranty. This roofing solution is our preferred option as it is extremely durable and significantly less susceptible to damage/punctures as the current EPDM roof membrane. This funding level also includes two coats of an aluminizer which reflects the harmful UV rays that can degrade the roofing membrane over time and assists in making the facility more energy efficient.

Operating Budget Impact: This program decreases facility maintenance and utilities costs (increased energy efficiency).

Recurring PS Facility Roof Replacement (FS 84)

\$300,000

This request is for roof replacement of the metal roof segment at Fire Station 84. This roof was installed in 1993 and totals approximately 4,800 sq. ft. Although the field of the roof is in good shape, the transition at the ridge and eave are showing significant signs of age and are no longer providing adequate watertight protection. This facility is actively experiencing leaks. The metal roof segments at Stations 81, 82, and 83 were recently replaced and are approximately the same age as the roofing at Station 84.

Operating Budget Impact: This program decreases facility maintenance and utilities costs (increased energy efficiency).

CAPITAL INITIATIVE REQUESTS

Recurring Fleet Replacement (F-550 Crew Cab Dump Truck; Qty: 1) \$145,000

This request is for the replacement of a F-550 truck within the Public Works fleet. The F-550 replacement is based on age and/or maintenance/repair costs. FY 2023 replacements include Unit #350 (2003 model year F-550 standard cab bucket truck) with 73,265 miles. This bucket truck is currently out of service due to safety issues. Multiple hydraulic air hoses have dry rotted and need replacement. The versalift equipment that is currently on this bucket truck is difficult to maintain (limited parts availability and few qualified service technicians). Due to the age and wear and tear on the vehicle, this vehicle is scheduled for replacement.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

Recurring Fleet Replacement (pool vehicle) \$50,000

This request is for the recurring replacement of department pool vehicles within the Public Works fleet. These vehicles are not assigned to an individual but are used by a pool of people in the department; additionally, these vehicles are used as replacement vehicles when others are out of service. These replacements are based on age and/or maintenance/repair costs. These vehicles are expected to last in excess of 10 years.

FY 2023: This request is for the replacement of (1) 2002 Ford F250 4x4 Crew Cab (Unit 290) with 92,000 miles. This vehicle warrants replacement based on age (20 years) and the condition. The interior has damage due to weather exposure and everyday use. This will be replaced with a F-150 Supercab 4x4. It is more feasible and versatile for the department to have a F-150 as a pool vehicle rather than the larger F250. This pool vehicle was used previously for plowing when necessary; however, we are looking to place plows directly on the F-750 to eliminate the need for another vehicle and driver in emergency situations.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

Recurring City Trash Receptacle Service \$50,000

This initiative proposes that 80 trash receptacles owned by the City and located within City right-of-way be serviced two days per week by a private vendor. The work area will be split into two areas as follows: Area 1) all receptacles located within the Downtown Overlay District; and Area 2) all receptacles located outside of the Downtown Overlay District. Public use of City owned trash receptacles has increased dramatically over the last few years, particularly in the Downtown Overlay District. The increased public use has resulted in a corresponding increase of Public Works resources committed to servicing the receptacles. The effect of this increased commitment to trash receptacle service is a decline in roadside litter collection, vegetation management, and other general right-of-way maintenance activities by the department.

Operating Budget Impact: Maintenance funding is included within this initiative.

CAPITAL INITIATIVE REQUESTS

Recurring Variable Message Boards Replacement (Qty: 2) \$36,000

Public Works currently has nine Variable Message Boards that are used to assist the public during special events, such as the Taste of Alpharetta and Christmas tree lighting. The signs notify the public before the event of its time, location, and road closures. During the event, they are used for providing advance notice of detour routes and parking location. These sign boards also include modems to allow city personnel to update the sign boards during an event to reflect changing conditions, such as parking lots being full. The boards include two 2005 models, three 2008 models, and four 2015 models. This request is for the replacement of the two 2005 models (17 years old) that have reached the end of their useful life.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

Community Development

Fleet Replacement (Qty: 2) \$60,000

This request is for the forecasted annual replacement of Community and Economic Development vehicles. The replacement criteria are as follows: 1) when the department director determines it is no longer cost effective to retain the vehicle; 2) when either mileage or age reaches or exceeds 10-years of service or 125,000 miles; and 3) motorized equipment damaged in accidents shall be inspected by the Safety/Risk Administrator to determine feasibility of repairs as compared to replacement cost. FY 2023 includes replacement of (1) 2007 F-150 (Unit CD4300 with 42,173 miles) and (1) 2009 Ford Ranger (Unit CD6531 with 108,558 miles). Both are requested herein for replacement based on age with the Ranger nearing its mileage threshold as well.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

Information Technology

Recurring Technology Replacement (all city departments) \$250,000

This request is to provide for the annual replacement, procurement, and upgrading of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which may or may not equate to the actual need during the fiscal year). The city currently has 454 computers in operation (220 desktops - 234 laptops). The main component of the FY 2023 request includes funding for the replacement of approximately 128 PCs, 31 iPhones, 75 iPads.

The current city standards for technology replacement (based on funding availability) are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (4 years); iPad tablets (3 years); iPhones (3 years); large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access

CAPITAL INITIATIVE REQUESTS

Points [WAPs] (5 years); network routers/switched/firewalls (5 years); telephony gateways (5-6 years).

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs. Frees-up IT staff to focus on other priorities.

Telephony VOIP Network Switches Replacement

\$200,000

This request is for the replacement of existing CISCO VOIP Network switching equipment across the city campus. System-wide telephony devices that use our CISCO Network for VOIP (major devices listed): (3) UCS C210M2 servers at the Public Works (PW) data center; CISCO 2910 telephony servers with 32 or 64 channel capacity and 24 Port VOIP Components for PW, Public Safety, City Hall, Fire Stations, Recreation, Parks and Cultural Services facilities, Community and Economic Development, Courts, and Finance; and various other minor cost components. The current equipment is 9-years old and is scheduled to be replaced every 5 - 6 years (normal maintenance life). Specifically, this initiative is needed to not only refresh the equipment, but also to install the latest software for our entire system.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs. Frees-up IT staff to focus on other priorities.

Public Safety

Recurring Fleet Replacement (Qty: 25)

\$1,375,000

This request is for the forecasted annual replacement of Police and Fire SUVs, pickup trucks, and motorcycles. The replacement need is driven by the model year, mileage, engine hours and mechanical condition of the vehicles. Emergency response vehicles are expected to be in service for seven years or 100,000 miles. This request includes the complete upfitting and Public Safety marking costs for new vehicles and the removal of emergency equipment and marking costs for expired vehicles in preparation for public auction. Funding levels are anticipated to remain as illustrated above. The forecasted replacement plan identifies an annual replacement need in order to flat line the annual budget for public safety. Currently, we have 52 vehicles that are above 85,000 miles that will need to be replaced in 2023 & 2024. Based on the annual purchase of 25 vehicles, this will give the department an overall fleet replacement in 7.5 years. At the end of 6 years, the amount may decrease proportionally based on current replacement philosophies and needs.

Replacement vehicles to be purchased in FY 2023 include: (15) SUVs for Patrol; (2) SUVs for CID; (2) SUVs for the Admin team; (1) F150 for Police Training; (1) F150 for Fire Training; (3) SUVs for Fire Admin; and (1) F250 for Fire Special Operations totaling 25 vehicles.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

CAPITAL INITIATIVE REQUESTS

Recurring Public Safety Equipment (replacement) \$263,000

This request is for scheduled replacement of equipment that is essential for the safety of firefighters and police officers which has expired, failed inspection, is uneconomical to repair, or otherwise must be taken out of service.

FY 2023 request includes: funding for furniture/bedding (\$10,000); fire tools /equipment (\$15,000); replacement of exercise equipment (\$10,000); (12) AEDs (Patrol \$17,000); turnout gear and PPE for firefighters (\$60,000); (8) Stalker Lasers (\$20,000); police department tools/equipment (\$60,000); fire haz-mat equipment (\$10,000); (20) police department replacement fingerprint kits (\$1,000); Barrel replacements for 17 SWAT rifles (\$10,000); replacement thermal imaging cameras (est. 8 units; \$50K net of trade-ins). Total: \$263,000. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Security Systems: Cameras and Badge Access Systems \$220,000

Working in conjunction with the Department of Information Technology, this request is for an improved access control system as recommended by the city's contracted vendor. Interfacing with the recently upgraded video control system, Avigilon applications are being researched. In addition to having a city-wide impact, this project will include installation of additional hardware to secure information technology infrastructure. The current access control system is nearing its end of life. Replacement parts, such as relay control boards, are exceedingly hard to find and in some instances may be no longer available, making replacement of the existing system necessary. Specifically, the priority for FY 2023 is replacement of the badge reader system (software and hardware) across the entire organization.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recreation, Parks & Cultural Services

Recurring Synthetic Turf Field Replacements (WP Field 4) \$550,000

This request is for the replacement of Wills Park Field 4 turf baseball field. The turf was installed in 2009. Average life of a turf field is 8-10 years. Understanding that the overall wear and tear for this field would be less than our rectangular fields, we scheduled it to be replaced at 10 years. Extensive turf repairs have occurred over the past 5-years to extend the life of the infield. The infield reached its life capacity 2 years ago and must be replaced. The request includes updates to the fencing and netting.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs. Revenue generation improves due to longer seasonal playability.

Recurring Park Enhancements \$125,000

This funding is for amenities within the parks themselves such as fence replacement and repair, bleacher repair and replacement, new trash cans, new benches, netting replacement and signage not related to wayfinding (such as park rules, dogs on leash, no smoking, etc.) and maintenance shade structures. Each year we are repairing and/or

CAPITAL INITIATIVE REQUESTS

replacing the amenities, plus adding these same amenities to our new parks and downtown areas.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Playground Equipment Replacement **\$150,000**

One of our park systems favorite amenities is our playgrounds. This program will allow for the replacement of all our playgrounds in a timely manner. FY 2023 funding will be combined with residual funding from 2022 for replacement of the Webb Zone Playground. The Webb Zone Playground was originally built in 1999 with a minor renovation in 2017.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Park Repairs/Improvements **\$125,000**

This funding is for general park repairs and improvements on a smaller scale (non-capital size projects). This account allows us to repair trails throughout the system as they need to be repaired. As an example, FY 2021 funds were used to: (1) remove and replace parking lot curb at Windward Community Park; (2) remove and replace damaged sidewalk at Union Hill Skatepark; (3) design and install a modular block wall at Wills Park Recreation Center; (4) repair concrete walkways and pads at Wills Park; (5) repair and refinish Gym 1 floor at Community Center, etc. This account is crucial to the Department's ability to respond to the needs and repairs as they arise throughout the year.

For FY 2023, the current priorities are (1) trail repairs and maintenance at the Wills Park walking trail and (2) repair, maintenance, or replacement of existing shade structure as needed at Webb Bridge Park, Wills Park, and North Park. Priorities may be adjusted as necessary repairs are identified throughout the year. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Athletic Courts Resurfacing **\$40,000**

This request is for the repair/resurface/recoat of athletic courts with a fabric crack repair system. The FY 2023 request is for the resurfacing of two full basketball courts at Wills Park. These courts were last resurfaced in FY 2015. Department policy is to resurface athletic courts every five years. A five-year cycle for this work is recommended to maintain the courts in the best and safest condition for public use. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Greenway Improvements/Repairs **\$155,000**

This fund will be used to repair, improve and enhance the entire length of the Alpharetta Greenway. This asset is extremely valuable to the City but is showing its age. Washouts, erosion, heavy use and constant maintenance has taken a toll on the Greenway. Major repairs are needed on the boardwalk portion of the Greenway. Many trees need to be maintained and/or removed to ensure the health of the Greenway and Big Creek. Operating

CAPITAL INITIATIVE REQUESTS

Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Fleet Replacement (Qty: 3)

\$120,000

This request is for the forecasted annual replacement of Recreation, Parks & Cultural Services vehicles. The replacement criteria are as follows: 1) when the department director determines it is no longer cost effective to retain the vehicle; 2) when either mileage or age reaches or exceeds 10-years of service or 125,000 miles; and 3) motorized equipment damaged in accidents shall be inspected by the Safety/Risk Administrator to determine feasibility of repairs as compared to replacement cost. FY 2023 includes replacement of (2) 2012 Ford F-150s (Unit RP5704 with 73,747 miles and Unit RP4289 with 58,355 miles) and (1) 2000 International Water Truck (Unit RP7031 with 166,230 miles). Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Park Equipment Replacement

\$100,000

This request is for the replacement of 2013 John Deere Turf Gators (qty: 2), 2013 John Deere Trail Gator (qty: 1), and 2013 John Deere Draggers (qty: 4). Replacement is requested due to age, hours of use, and estimated repair cost.

Replacement criteria is as follows: 1) When the department director determines it is no longer cost effective to retain the equipment: 2) when age and/or hours exceed recommended life.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Stormwater/Drainage Initiatives

Public Works

Recurring Stormwater Pipes/Structure Repair

\$3,930,000

This request is for stormwater pipe and structure maintenance, repair, and replacement. This category includes unclogging pipes and structures filled with sediment and debris, repairing pipes by relining, contractual repairs to stormwater structures, and pipe replacement projects citywide in addition to targeted projects such as Meadow Brook Hills drainage improvement for 2023. The contractual pipe unclogging and structure repair will be throughout the city based on inspection results.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

Recurring Stormwater Drainage Maintenance

\$150,000

This request is for the continual maintenance and small drainage maintenance work within the City.

One component is pond and best management practices (BMP) maintenance, testing, sampling, work crew materials, education materials, and tree impediment maintenance.

CAPITAL INITIATIVE REQUESTS

Pond and BMP maintenance is required by the Georgia Environmental Protection Division MS4 permit and includes ponds, bioretention, green infrastructure, pervious pavers, etc. Water quality education, education materials, and testing on streams and runoff is also required by the Georgia Environmental Protection Division. Sampling and testing include laboratory and field materials, testing, analysis, etc.

Another component includes small drainage repair and maintenance designs, crew materials such as rip rap, pine straw, grout, sod, etc., street sweeping, and removal of trees and shrubs blocking storm flow from or to pipes and structures or otherwise impeding water flow.

The breakdown for this funding is 35% for detention pond and BMP maintenance and 65% for testing, sampling, sweeping, crew materials, etc.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

Recurring Stormwater Inspections

\$120,000

The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete several inspections to protect our stormwater system. These inspections include site visits to private industrial facilities, private carwash and auto body repair shops, city ponds and stormwater management facilities, private ponds and stormwater management facilities, and city-maintained storm structures and pipes. These inspections help us identify maintenance repair work, help us prioritize our crews and CIP lists, and help us recognize private violations of the stormwater ordinance. This project includes hiring a private consultant to complete the inspections so that city staff can focus their efforts toward planning, maintenance, and enforcement activities.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

General Capital Initiatives

Public Works

Pedestrian Safety Improvements

\$85,000

This request is for funding to evaluate, design, and implement pedestrian safety improvements throughout the City. Requests from citizens come to the Department through e-mail, phone calls, and See Click Fix to improve pedestrian safety along City streets. Prior to any improvement being installed, data is collected in the area to obtain traffic speeds and volume of vehicles along a corridor. Examples of improvements that might be implemented consist of installing radar detection devices, improving illumination at crosswalks, installing rectangular rapid flashing beacons at mid-block crosswalks, installing refuge islands in a median, etc.

Operating Budget Impact: Routine capital – maintenance is negligible and included within the base operating budget.

CAPITAL INITIATIVE REQUESTS

Pedestrian Safety Barrier at City Center

\$250,000

The growing success of Downton and the recent installation of artificial turf in the Town Green has increased the usage of the green space. Families are gathering and enjoying the open space. A component missing in this area is increased safety measures for the public. The project consists of installing 3 walls approximately 18"-30" in height to serve as a barrier along Main Street fronting the Town Green at City Center. The actual height of the wall will be dependent on the safety needs.

Operating Budget Impact: Highly dependent upon design (e.g., planted barrier vs no-plantings).

Design Services

\$75,000

This request is for various design services associated with minor projects unable to be completed by city staff. Such services include structural designs and/or evaluations, sub-surface geotechnical investigations, miscellaneous right-of-way/easement research. Utilizing experts in various fields enables city staff to make the appropriate decisions related to resolving construction issues. Additionally, the information gathered by the design professionals allows staff to properly design or address issues in the field.

Operating Budget Impact: N/A

City Administration

Website Upgrade

\$145,000

The City's current website will need to be rebuilt as its existing CMS (content management system) will reach end-of-life over the next several years.

The project consists of the design, development, hosting, and maintenance of a new City of Alpharetta website and suite of public communications tools including an integrated mobile application, mass notification system, and other features. The core platform will be based on a complete Headless Content Management System (HCMS) with an enhanced design that will organize, structure, and label content in a way that will help website users find information and complete tasks in an efficient, user-friendly way. The solution proposed should be based on the latest technologies to be implemented in a constantly growing organization with a need for scalability, security, and the capability necessary to seamlessly integrate with other systems used within the organization.

The mass notification system should include the ability to create geo-fencing and send alert notifications to all mobile devices within the designated geographic area without the need for recipients to be subscribed to the notification service.

All applications must comply with accepted accessibility standards in keeping with the WCAG 2.0 A&AA accessibility guidelines. CaaS, create once and share content between multiple sites and subsites (calendars, documents, pictures, FAQs, etc.) is essential.

The project should include hosting of the website and applications in a secure data center with 99.9% uptime and full business continuity capability and the provision of 24/7/365 technical support and services. It is estimated that the project would take approximately 28 weeks to plan, design, build, and launch.

CAPITAL INITIATIVE REQUESTS

Operating Budget Impact: Support and maintenance costs are estimated to be substantially similar to costs for the current system and are included within the base operating budget.

Community and Economic Development

Design Services

\$40,000

This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Comprehensive Plans, Small Area Plans, project designs such as plazas, landscape architecture, hosting a series of public input sessions, conceptual design standards, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of performance by City Staff that our citizens and business owners are accustomed to.

In FY 2023 the expectation is an increased demand for architectural review services; small area studies for campus office areas to connect and brand existing uses by creating trail connections and creative placemaking to help economic viability; and assistance with code and standards modifications to account for emerging uses and trends is also a need.

Operating Budget Impact: N/A

Human Resources

Personnel Records Digitization Initiative

\$72,500

This request is for funding to engage temporary contract services to digitalize all active employees' personnel files and upload into our HR information system (NEOGOV) records management module. There are approximately 500 personnel files to be digitalized (audit, scan, upload), averaging five (5) hours per file. Estimated cost per hour \$29. Once all personnel files are stored electronically, there will be a significant decrease in the time spent retrieving documents in response to requests for information made by employees, supervisors, in compliance with ORR or retrieval of documentation by HR/Finance (payroll/benefits regarding employment information). Additional benefits include preservation of files against catastrophic events and increase of data integrity and privacy by setting user roles controlling/tracking permission to view and/or edit information.

Operating Budget Impact: Reduces operational costs as boxes are no longer required to be retrieved from offsite storage.

Information Technology

IT Governance and Business Continuity Program and Analysis

\$50,000

The initiation of a formal program for Business Continuity and framework for standardization of security. This one-time capital project will provide for a consultant to help setup and institute practices and framework for an ongoing business continuity and governance system for the City that spans across all City Departments and functions.

This project was highly recommended in the IT Review Project conducted by Layer3Com in 2021. Operating Budget Impact: N/A

CAPITAL INITIATIVE REQUESTS

Public Safety

Records Management System

\$2,250,000

The Department of Public Safety currently uses records management software that was originally purchased in 2008. While the software is currently supported and functioning to meet the needs of the department, several parent company takeovers and corporate restructuring events have resulted in the current vendor making the decision to no longer offer the software for sale and to severely curtail research and development advances for the software.

The current software is used for: Computer Aided Dispatch; Police Department Records; Mobile Incident Reporting; Arrest; Accident reports and investigations; Criminal Investigations; Evidence and Property; and other areas.

Operating Budget Impact: Annual maintenance fees are roughly 15%-20% of the purchase price or roughly \$400,000. This figure will be reduced in future years by the current budgetary allocation of \$160,000 (current OSSSI software). But that will not occur until the software is fully functional and implemented.

Fire Station Alerting System

\$330,000 (E911 Funds)

Working in cooperation between the Fire Division and 911 Operations, the Department of Public Safety requests funding to remove and replace the current fire station alerting hardware to be replaced by a state of the art, specifically engineered system for fire station response notification. Utilizing proven technology to reduce response times, human error and firefighter PTSD attributed to auditory startle response, the installation of Purvis Fire Station alerting systems in all 6 City of Alpharetta Fire Stations is requested.

PURVIS Fire Station Alerting System is an IP-based alerting solution designed to automate the notification process of fire and rescue personnel. Using a combination of visual and auditory alerts to notify response personnel of a pending emergency, information is received in a consistent voice and order of information that reduces initial confusion and inherently reduces apparatus en-route times.

The current alerting system in place at all fire stations has been in place since original construction. In the case of Fire Station 83 and 84, it is in excess of 30 years old. This existing system utilizes a system of amplifiers, PA speakers, and electromechanical relays to active lights and buzzers. The current speakers are significantly reduced in audio quality due to age and technology. Replacement amplifiers demand premium pricing due to availability and no reliable service is available due to the age of the technology.

Using computer-based technology, operating seamlessly with Computer Aided Dispatch technology, the process of initiating an emergency response is reduced to a single "mouse-click" and therefore removes as many as 10 sequenced steps to initiate a response.

Fire Personnel are provided clear and concise communications, incident type and stress-reducing alerts.

CAPITAL INITIATIVE REQUESTS

The PURVIS FSAS provides:

- Improved response times through streamlined dispatch communications and reliable alert delivery;
- Reduced stress on first responders through automated heart-friendly, zone-specific alerts;
- Accurate incident alerting through a variety of devices;
- High system reliability and availability through real-time monitoring and built-in redundancy; and
- An NFPA-compliant system to keep you within recommended guidelines.

As evidenced with the use in the Milton Fire Station since October 2020, there is a tremendous reduction in alarm processing time, dispatching, and a significant decrease in human errors.

911 Funds are being used for this acquisition and represents an allowable use under law.

Operating Budget Impact: Purvis Fire Station alerting was purchased and installed by the City of Milton Fire Department. A component of Milton's investment is useable by Alpharetta (network servers and switches, dispatch software interface, software licenses) and lowers our required investment (reflected in the funding request). Specifically, Alpharetta's investment is now limited to the hardware installed at each Fire Station as well as the radio/Motorola/Purvis interface.

All-Terrain Vehicles (Qty: 2)

\$30,000 (multiple sources)

This request is for the purchase of two All-Terrain Vehicles (ATVs), a trailer to transport the ATVs, and safety equipment for the officers. The ATVs will be used by police personnel for patrol and response to calls-for-service / emergencies along the greenway. The ATVs will also be deployed during City special events and other details as needed. The ATVs will provide police officers with quick response options to areas where traditional patrol vehicles are not accessible. The ATVs are \$10,000 per unit. The estimated useable lifespan of ATVs is 8-10 years. A trailer will be needed to transport the ATVs from their storage location for maintenance and redeployment operations. Trailer is \$5,000. Safety equipment for officers is estimated at \$5,000. Safety equipment is recommended for replacement every four years. Funding is provided through Fund Balance (\$11,310) and Impact Fees (\$18,690; allowable use).

Operating Budget Impact: Maintenance and fuel costs are estimated at \$800 annually and will be added to the operating budget.

Operating Initiative - Community Paramedic (+1 FTE) Equipment \$70,000 (\$100,000 operations/\$70,000 capital)

The proposed new position increases responsiveness to community needs by adding dedicated a full-time Community Paramedic position. Benefits of program include more efficient call volume/responses, improved patient follow-up and patient advocacy to those citizens who may not need 911 services but do require assistance. Our current Community Paramedic works in a part-time capacity, however the need for the program has grown to

CAPITAL INITIATIVE REQUESTS

the point where we have a waiting list of citizens who may require our services. Unfortunately, due to increased call volume and the part-time attention that the program receives, we are unable to keep up with demand. The hope is that our current Community Paramedic become a full-time position, so we may better attend to the many needs of our citizens on a daily basis.

Capital costs are estimated at \$70,000 and include funding for a vehicle purchase (and upfitting), mobile and portable radios, laptop, etc. There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$91,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$9,000 and include professional development, uniforms, general supplies, and fuel.

Operating Initiative - Crime Scene Detective (+1 FTE) Equipment \$82,500 (\$105,000 operations/\$82,500 capital)

The Criminal Investigations Division (CID) has been without a dedicated or primarily assigned person to effectively process crime scenes and evidence collected since midyear of 2020. Since that time, there have been several incidents where a crime scene technician could have been utilized to assist with that portion of the investigation, and reduce the risk created of evidence lost or missed during the processing of scenes and evidence.

The importance of thorough and proper processing of crime scenes and evidence cannot be understated. There are those cases where trace evidence provides the critical link to successful identification and prosecution. These things could be overlooked by detectives who are processing their own scene while at the same time concerned with victim and witness interviews, suspect interrogations, applications for warrants, etc. It would be a disservice to our community if justice could not be found for our victims due to a lack of a resource that a dedicated crime scene technician can provide.

The proposed position's primary function would be to respond and process scenes and evidence collected. While this would be their primary function, this position will also be required to work a light case load consisting of minor property crimes when not working on their primary functions.

Capital costs are estimated at \$82,500 and include funding for a vehicle purchase (and upfitting), mobile and portable radios, laptop, body camera, crime scene equipment, etc. There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$91,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$14,000 and include professional development, uniforms, general supplies, and fuel.

CAPITAL INITIATIVE REQUESTS

Operating Initiative - Police Officers (+4 FTE; Downtown) Equipment \$297,000 (\$361,000 operations/\$297,000 capital)

The Uniform Patrol Division and Special Operations Division have reached a critical point in terms of their ability to meet the various missions of the department. The addition of the downtown area and its expansion over the past couple of years has created a need for a continuous police presence to ensure a pleasant and safe experience for visitors. We currently take a patchwork approach to patrolling downtown using a combination of bicycle units, patrol officers, and overtime positions to meet the needs of the area. This allows us to maintain safety, but not the presence and police coverage throughout the city we all desire. The workload is at a level which requires dedicated staff to provide the level of customer service and police presence expected by the citizens and city leadership. Due to training, sickness/injury, and PTO, we regularly have days where only 5 or 6 officers are actively patrolling the city and responding to 911 calls.

We are requesting an additional four sworn police officers to be able increase our presence and response in the downtown area and throughout the city. It is critical that we keep a constant presence in downtown and Avalon so that visitors and citizens continue to feel safe and enjoy their time in Alpharetta. Without additional people, we fear the quality of work and customer service will suffer. Our plan for the four additional officers will allow us the opportunity to open the downtown zone and maintain an ongoing presence with four uniform and bike patrol units. These units handle all calls for service and provide a visible presence during the peak hours of the day and evening.

Capital costs are estimated at \$297,000 and include funding for vehicle purchases (and upfitting), mobile and portable radios, laptops, body cameras, cell phones, etc. There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$300,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$61,000 and include professional development, uniforms, general supplies, and fuel.

Recreation, Parks & Cultural Services

Encore Parkway Greenway Connection/Park \$4,300,000 (multiple sources)

Establishing a more direct connection to the Big Creek Greenway will help activate the North Point Parkway Corridor. Due to the topographic constraints as well as existing creeks, flood plain, wetlands, sanitary sewer lines, and walking trails/bridges, the 12' wide greenway trail will be elevated. The approximate length of the Greenway Connection from the intersection of Encore Parkway and North Point Parkway is approximately 1,400 linear feet. Also included in the project is developing focal features to bring attention to the Greenway connection. Design work has commenced, and the layout has been approved.

The construction estimate is approximately \$4.3M for the Greenway, entry feature, raised trail, and park. Funding is comprised of Impact Fees (estimated at \$2 million) to cover the park features and T-SPLIST 1 (estimated at \$2.3 million) to cover the transportation (walkway/trail) features.

CAPITAL INITIATIVE REQUESTS

Operating Budget Impact: improvements will impact operational maintenance costs (landscaping, trail maintenance, etc.) but are undeterminable until design progresses.

Wood Lightpole/LED Replacement Initiative (1 field) \$200,000

Currently all athletic lights are a form of metal halide lights. These lights are expensive to operate, expensive to maintain and create a lot of light pollution. New LED lights would improve the playability of the fields and cost much less to operate and maintain. Currently the City has wooden light poles on (29) athletic fields and (15) tennis/pickleball courts. Most of these poles are near or have exceeded their life expectancy. These wooden poles should be replaced with concrete poles and the fixtures replaced with LEDs.

FY 2023 includes funds for replacing the poles/fixtures with concrete poles/LED fixtures for 1 field (approximately 8 poles). The pole replacement improves safety and the LED fixtures provide a much lower operational cost (energy and maintenance) and more optimal lighting for our customers.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs coupled with energy savings through the conversion to LEDs.

Alpharetta Public Arts Initiative \$45,000

This request is for funding of public arts programs on an alternate year basis through Arts Alpharetta which is a nonprofit organization dedicated to bringing quality arts to Alpharetta.

Arts Alpharetta, along with City staff, have several public art projects in-process. These projects include: (1) Outdoor Sculpture Exhibit Contract, an on-loan, permanent, or lease-to-own installations in downtown Alpharetta/Art Walk Brochure; (2) Alpha Loop Permanent Public Art, permanent murals or sculpture installations along the Alpha Loop; (3) Alpha Loop On-Loan Public Art, an on-loan installations along the Alpha Loop; and (4) Public Art, an on-loan installations and/or permanent installations throughout Alpharetta.

Funding for FY 2023 will be prioritized through the projects identified above.

Art installations will be in place for an average of 1.5 – 2 years, subject to available funding.

Operating Budget Impact: New art installations will incur maintenance costs but will not be determinable until the art investment decision is made (e.g., mural vs. statue, etc.).

Historic Preservation Initiative \$35,000

This fund supports several initiatives to preserve the rich history of the City of Alpharetta:

- The Stories Project - This project entails video recording the stories and oral history of our citizens and their memories of the Alpharetta experience. This project will continue into the future and involve the recordings of a number of citizens each year as seniors are willing to express their emotions, memories and recollections of the Alpharetta they have known. As time progresses, the videos will be compiled so they can be used as an online story of our past and its respected citizens who have helped to shape our city. This documentation can also

CAPITAL INITIATIVE REQUESTS

be used within the History Center as an oral history of Alpharetta's development over time. We are hoping to record 50 citizens within the next year.

- Alpharetta Old Milton County Museum - This request is for upgrading the displays, artifacts, equipment, etc.

Operating Budget Impact: N/A

Alpharetta Community Ctr Gym Floor Replacement/Moisture Barrier \$175,000

The large gymnasium floor at the Alpharetta Community Center needs a major overhaul. The gym floor is 25+ years old. It has been sanded and restrained as many times as possible. We have had a re-occurring moisture issue in this gym for many years. The moisture builds up to the point where it begins pushing the floor up, causing a dangerous situation. We have eliminated all the possible avenues of the moisture except a cracked foundation. It is the opinion of experts in the field, that the floor needs to be demoed, the moisture problem fixed, and a new floor installed.

The following is the recommendations for the process and protocols for removing the gym floor at the Alpharetta Community Center. Once the demolition of the floor is complete, an epoxy moisture membrane would be installed, and then a new hardwood floor system would be installed.

The demolition is straightforward utilizing as much manual labor as possible, cutting the floor into manageable pieces to be thrown into dumpsters. Then Relative Humidity slab (RH) tests would be taken which will allow for the proper selection of the correct epoxy moisture mitigation system to be used. The slab is then "shot blasted", a process which opens the pores (capillaries), to allow the epoxy moisture system to sink into and seal those pores. This epoxy process seals and stops the moisture migration up from under the slab due to foundation and compromised below slab vapor barrier systems. Some commonly used epoxy systems include, Mapei, Koster, Aquafin, and Ardex.

After the epoxy is applied and allowed to cure, the floor installation can proceed. Based on the current slab recess of the existing floor a 2 1/2 inch floor should be used. This type of panel system is commonly used in the industry because of performance, playability, structural integrity, and dimensional stability. It is suggested that following be used: 25/32 x 2 1/4 2nd and better grade or third grade maple, 2 layers of 1/2 inch or 7/16ths subfloor, and a 3/4-inch pads. Once the wood flooring is installed the athletic contactor will start the sanding, sealing, game lines, logos, and finish. Cost estimates are based on \$18-\$19.00 per square foot for a turnkey demo, moisture mitigation, install, and sanding and finishing at approximately 8,900 square feet. It is anticipated, including epoxy, paint, and urethane dry times, the project will take 6-7 weeks. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

CAPITAL INITIATIVE REQUESTS

Tree Removal in all Parks

\$150,000

This request is for removal of dead or dying trees throughout the park system. By removing the dead or dying trees, we are reducing safety hazards, avoiding pest infestations and spreading infections, and improving the appearance of the parks. Tree removal services have averaged \$180,000 per year for the past several years.

Operating Budget Impact: Reduces pressure on operating budget as an alternate source of funding is available to meet this need which is often a public safety priority that takes precedent over all other potential uses.

Design Services

\$20,000

This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, and improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to.

Operating Budget Impact: N/A

Detail (Unfunded Capital Investment)

Public Works

Recurring Pavement Resurfacing/Preservation for Parks

\$250,000

This request is for the on-going maintenance of pavement within the city's park facilities. Preservation of the roads, driveways, and parking lots increases their life expectancy. Without preservation, these pavements will deteriorate and be more costly to repair.

FY 2023 funding request is for (3) upper parking lots of Webb Bridge Park and can be bid in conjunction of the City's annual Milling and Resurfacing Contract.

Operating Budget Impact: This program decreases asphalt maintenance costs as the surface is less susceptible to potholes and road surface deterioration.

Recurring Traffic Signal Pole Painting and Maintenance

\$75,000

This request funds the continued paint maintenance of the city's traffic signal mast arms and pedestrian signals. Painting will coincide with the expected 7-10 year lifespan of the current signal pole painting plus miscellaneous general maintenance and touchups. The average total cost per intersection is currently \$18,000. FY 2023 includes funding for four intersections.

Operating Budget Impact: Maintenance funding is included within this initiative.

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Recurring Guardrail Maintenance

\$70,000

This request is for maintenance, such as painting, replacement, and upgrade, of existing guardrails throughout the City. Guardrails are crucial to keeping roadways safe by helping to prevent minor accidents from escalating to major accidents. One example of necessary guardrail maintenance is cleaning and repainting of multiple guardrail segments along Mansell Road between Haynes Bridge Road and Old Alabama Road Connector.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Sidewalk Maintenance and Repair

\$600,000

This request is for the continual maintenance and repair of the city's sidewalk inventory. Over the last 10 years, the city has expended in excess of \$5 million on sidewalk projects. During that same period, the city's sidewalk inventory has also been increased through larger roadway and streetscape projects, through private development, and through annexation. The \$600,000 will go towards repairs of sections in Poor and Very Poor condition. The goal is to perform 7,000 linear feet of repairs per year.

In FY 2019 the City contracted with Dynatest to complete a sidewalk inventory and evaluate sidewalk conditions. This list will standardize the evaluation process, provide a clear prioritized list of sidewalks needing repair, and tie sidewalk data into the city's GIS and asset management software. Types of repairs (cracking, trip hazard vertical displacements, and spalling) along with location (near schools and parks, along arterial roadways, in the downtown district, etc.) will help determine the repair priority. Dynatest's work was completed in spring of 2019. Due to the large number and complexity, the City contracts out some of these repairs. This budget item covers the cost of sidewalk repairs completed by outside contractors. The FY 2023 work will occur in various locations throughout the city pursuant to the Dynatest findings.

Operating Budget Impact: This program decreases sidewalk maintenance costs as it is less susceptible to surface and structure deterioration.

Recurring City Hall Maintenance

\$75,000

This request is for on-going interior maintenance, including but not limited to replacing cabinetry in multiple breakroom floors, pressure washing and sealing brick sidewalks, painting walls and trim, etc. In addition, repairs to the custom stained moldings throughout the main floor which will require procurement of a third-party vendor to perform the work.

Operating Budget Impact: This program decreases facility maintenance and utilities costs (increased energy efficiency).

Streetlight Expansion

\$150,000

This request is for recurring capital of the installation of new street/pedestrian lighting in neighborhoods and areas of the City where currently limited illumination is evident.

Older neighborhoods in the City do not meet today's illumination standards and require extra lighting for safety. Neighborhoods identified as needing more lighting are primarily

CAPITAL INITIATIVE REQUESTS

located on the west side of town. Subdivisions such as North Farm, North Towne at Andover, Burnett Way, etc. have all inquired about adding more streetlighting in their neighborhoods for safety. This recurring capital item would start addressing these areas on an as needed/requested basis. Funding would also allow phasing-in of lighting along Haynes Bridge Road from Academy Street to Old Milton Parkway.

Operating Budget Impact: Will result in additional maintenance (light replacement, etc.) and utility costs and are estimated at \$3,000 annually.

Roundabout Studies

\$100,000

This request is for funding to study the replacement of some signalized intersections throughout the City with roundabouts.

When designed and placed appropriately, roundabouts promote a continuous flow of traffic, allowing for more efficient travel and improve pedestrian safety. Additionally, the long-term maintenance costs are significantly less than those of a signalized intersection.

Studies will provide a conceptual layout, traffic analysis, conceptual cost estimate, and modeling of each intersection. Some of the intersections considered are: (1) Cumming Street at Henderson Parkway; (2) Milton Avenue at Canton Street/Roswell Street; (3) Upper Hembree Road at Harris Road; (4) Braeden Way at Northwinds Parkway; and (5) Mansell at Haynes Bridge Road.

Operating Budget Impact: N/A

Tree Planting and Landscape Improvements (Haynes Bridge Road)

\$450,000

This request includes landscape improvements along Haynes Bridge Road. Specifically, this initiative proposes to revitalize the existing declining and overgrown median landscape within the approximate one-mile segment from SR 400 to just south of Old Milton Parkway (Nottaway Lane).

The project will include selective removal and pruning of existing trees/plants followed by the addition of new trees, shrubs and groundcovers. The city's aging tree canopy within right-of-way areas requires pruning and removal as needed to address issues such as vehicle clearance, traffic safety, streetlight and signal head clearance, and maintaining the required intersection sightlines. Approximately 10% of the budget item will go towards pruning and removal, while the remaining 90% will go towards the installation and watering of new trees and plants. Funding for this capital initiative may be partially offset through the City's Tree Replacement Fund.

Operating Budget Impact: Maintenance funding is included within this initiative.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Henderson Parkway Traffic Calming

\$60,000

Traffic speeding is still a safety concern on Henderson Parkway, although the following three intersections have already been equipped with all-way stop signs and speed bumps: 1) Henderson Parkway at Henderson Place; 2) Henderson Parkway at Brookridge Terrance/Millstone Court; and 3) Henderson Parkway at Somerset Lane. 85% of the vehicles are traveling in excess of 10mph over the posted speed limit of 25mph.

To encourage lower driving speeds on Henderson Parkway and improve the roadway safety for pedestrians, bicyclists, and motorists, multiple scenarios could be studied, such as: 1) wider sidewalk and landscaped area along with narrower travel lane width; 2) mini roundabouts; 3) chicanes - curve in a road, added by design rather than dictated by geography.

This request is to fund a comprehensive study and develop concepts for improvements along Henderson Parkway to reduce vehicular speeds and improve pedestrian safety.

Operating Budget Impact: Maintenance funding is included within this initiative.

Providence Road Sidewalk Improvements

\$50,000

Citizens living along the east side of Providence Road have requested the installation of sidewalks to provide connectivity to both Downtown Alpharetta and Providence Park. This request is for funding to construct approximately 3,900 linear feet of sidewalk along the east side of Providence Road from the existing sidewalk at Weatherstone Way north to the City Limits.

Operating Budget Impact: Maintenance funding (e.g., landscape maintenance) is estimated at \$3,000 annually.

Recurring Stormwater Design/Studies

\$100,000

This request funds various drainage, flood, and watershed studies that are required by state and federal regulations. Watershed studies identify capital projects to improve water quality in impaired streams. Additional studies include dam breach analysis, bacterial source testing, emergency planning and estimating damage, GIS maintenance, inventory updates, stream delisting, etc. These studies also identify future capital improvement projects or provide specific information that can be used by the city to meet regulatory compliance or further our service to our citizenry. This project is not recommended for additional funding as the department can leverage existing funds in FY 2022 to meet the forecasted needs.

Operating Budget Impact: N/A

Stormwater Utility Rate Analysis

\$400,000

Within the Fiscal Year 2022 budget, funds were allocated for a Stormwater Assessment Study. This study determined the amount of funding required per year to maintain the City's stormwater infrastructure. The next step is to determine how much money the City could collect if a stormwater utility is implemented. The analysis will consist of determining the average square footage of impervious area per home as well as determine

CAPITAL INITIATIVE REQUESTS

the square foot of impervious area per non-residential parcel. Additionally, included in the scope of work is developing a public outreach program to explain the utility, creating a credit manual, and developing an ordinance for adoption of the utility.

Operating Budget Impact: N/A

Community and Economic Development

North Point Envelope Framework Plan

\$120,000

Building on the recommendations of the LCI and North Point Placemaking Plan, provide a framework of public streets, public space, trails and green infrastructure to guide high-value, sustainable redevelopment of auto-centric properties in the North Point area. To ensure that redevelopment within the North Point District aligns with community-based plans and vision for a walkable, mixed-use district, the North Point Development Framework Plan will provide actionable guidance that aligns public policy, regulatory tools, public capital investment, and private investment. The Development Framework will provide clarity around the arrangement of public streets, public spaces, and infrastructure on which the private market can plan their development and investment. Operating Budget Impact: N/A

Citywide Economic Development Analysis and Strategic Plan

\$75,000

The last Economic Development Strategy and strategic plan was done in 2020. The relevant life of such a study is 3-5 years and continually needs updating as the economy and environment is constantly changing. Given the amount of development we have had in the last 5 years, a new outside evaluation of the health of the Alpharetta economy, strategic vision and priority of development, and evaluation of current initiatives and business inventory is needed. The scope of the entire economic engine in Alpharetta is too large to be internally evaluated and is best evaluated periodically by an outside agency. The request is to hire an outside economic development consulting agency to perform an economic outlook, economic evaluation of business and industry health within Alpharetta and recommendations for strategic planning initiatives to forward the mission and objectives of the economic development department for the next 3-5 years.

Operating Budget Impact: N/A

Economic Development Toolbox

\$87,500

The City of Alpharetta provides local incentives through its economic development toolbox and facilitated by our team of experienced economic development professionals. New or growing businesses that demonstrate a serious economic impact through job creation and capital investment qualify for these programs. The programs funded in this request include the Local Jobs Creation Grant and the Alpharetta360 Video Marketing Fund to name a few.

The 360 Marketing Videos have been influential in marketing the city as a business destination and has been directly responsible for the location of new businesses to the city. To date we have had more than 10,000 unique views on our A360 website and have added in a marketing boosting strategy that has significantly increased our viewership.

Operating Budget Impact: N/A

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

Bus Shelter Construction Program (Qty: 2)

\$95,000

This request is for the installation of at least two (2) new bus shelters in Downtown Alpharetta, one on Haynes Bridge Road by the library and a second on Main Street near the former Hardees location. Designs will complement those installed by the North Fulton Community Improvement District.

Operating Budget Impact: Will result in maintenance costs (e.g., landscaping, equipment, etc.) including trash pickup services and is estimated at \$1,000 annually.

Public Safety

Operating Initiative - Police Officers (+4 FTE) Equipment (\$361,000 operations/\$297,000 capital)

\$297,000

The Uniform Patrol Division and Special Operations Division have reached a critical point in terms of their ability to meet the various missions of the department. The addition of the downtown area and its expansion over the past couple of years has created a need for a continuous police presence to ensure a pleasant and safe experience for visitors. We currently take a patchwork approach to patrolling downtown using a combination of bicycle units, patrol officers, and overtime positions to meet the needs of the area. This allows us to maintain safety, but not the presence and police coverage throughout the city we all desire. The workload is at a level which requires dedicated staff to provide the level of customer service and police presence expected by the citizens and city leadership. Due to training, sickness/injury, and PTO, we regularly have days where only 5 or 6 officers are actively patrolling the city and responding to 911 calls.

Four officers are recommended for funding in 2023 to augment Downtown policing activities. An additional four officers are being requested herein to be divided among the Uniform Patrol Squads for coverage in the busier zones. These additional officers would allow us more flexibility and ensure we never have fewer than 8-10 officers patrolling the city at any time. Adding these positions will eliminate the need to restrict time off and will provide better coverage and response to calls for service. These additional positions will also enable us to provide more growth opportunities for officers to keep them satisfied and engaged with their careers.

Capital costs are estimated at \$297,000 and include funding for vehicle purchases (and upfitting), mobile and portable radios, laptops, body cameras, cell phones, etc. There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$300,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$61,000 and include professional development, uniforms, general supplies, and fuel.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Generator for City's Designated Emergency Shelter

\$225,000

Working between multiple city departments, the Department of Public Safety is requesting funding to install a facility generator at the Roswell Street Recreation and Parks Facility.

Primarily, the request stems from the inability of the City to provide any type of emergency shelter that meets the American Red Cross facility requirements. The Roswell street location provides shelter capabilities in all areas except emergency power. Likewise, it would seem beneficial to the facility as there is a large number of visitors to the location and would enable operations to maintain some degree of normal during a power outage.

Having this capability would allow the City Administration to open shelter facilities during inclement weather to Alpharetta residents in need as well as the general public.

This project includes the purchase and installation of a new 400kw Natural Gas Generator.

Operating Budget Impact: Maintenance and energy costs are estimated at \$2,500 annually and will be added to the operating budget.

i4POD Camera System

\$18,500

The i4POD systems are power pole mounted camera pods that give us 3 pan/tilt/zoom cameras and 1 fixed camera per pod. They communicate through the city's cellphone provider, and they are accessible and controllable via a web interface. They can be mounted and placed anywhere, allowing them to be used for special events (Taste of Alpharetta, 4th of July), trouble areas, or high traffic areas (downtown during the summer). This order will be for 1 system and 5 mounting brackets, so the mounting brackets can be pre-positioned around the city at strategic locations and the pods can be mounted and unmounted in a matter of minutes as needed.

Operating Budget Impact: To be determined.

3D Laser Scanner

\$60,100

This request is for a Faro 3-D laser scanner and software with equipment which will replace the out-of-service and outdated Total Station equipment previously used during crash investigations by the Traffic Unit. The laser scanner captures a 3D representation of any scene, exactly how it was at the time. It can create 2D and 3D scene diagrams/animations, perform crash/crime scene analysis, and courtroom presentations. This system can be used for crime scene investigations, arson investigations, training, fire pre-planning, and wide array of other uses by several units within Public Safety. This request includes: Faro 3D scanner (\$30,000); set up (\$4,000); software (\$9,000); equipment (\$6,100); and 3-year maintenance and warranty on equipment and software (\$11,000). Additional costs every 4 years of \$16,000 to upgrade software and warranties.

Operating Budget Impact: Maintenance funding is included within this initiative.

CAPITAL INITIATIVE REQUESTS

PS SWAT Equipment (new)

\$59,658

This request includes multiple new equipment initiatives for the Public Safety Department including:

- **Operator Rifles (\$15,000):** This request is for three (3) rifles for our new SWAT Operators. These rifles are the LWRC M6 .223, piston operated rifle with 10.5-inch barrel and selector for semi-automatic and fully automatic modes. The following accessories will be included: Socom Suppressor, Aimpoint or Sig Optic, 6 Mag Pull 30 round magazines, 3-point tactical sling and carrying bag. These rifles are needed to ensure that we can handle incidents where suspects are wearing body armor or longer stand-off distances are required.
- **AR-10 Sniper Rifles (\$16,458):** This request is for two (2) AR-10 Sniper Rifle Systems, including the weapon, scope, suppressor, and bipod. The modern advances in weapon technology over the past ten (10) years have produced the current AR-10 platform that is as accurate and reliable as traditional bolt action rifles. With the accuracy and reliability equal, other advantages such as rate of fire, fire control familiarization, and modularity of operational use, have pushed the AR-10 past other platforms as the superior SWAT sniper weapon system.
- **SWAT Operator Truck Vaults (\$9,000):** This request is for three (3) SWAT vehicle truck vault vehicle containers. These containers are lockable, allowing SWAT Operators to safely and securely store their equipment, such as firearms, helmets, night vision equipment, etc., in their vehicles for quick access in an emergency situation.
- **SWAT Entry Vests (\$19,200):** Three new SWAT Operators need helmets and entry vests. The helmets are Level 4 helmets that offer protection from rifle fire. They are the Team Wendy Helmets which is what the team is currently wearing. The vest are Level 4 vests that offer protection from rifle fire. They are the EPIC Model manufactured by Tyr Tactical which is what the team is currently wearing. Pistol holster to attach to Brokos Belt that is part of the vest. Ammo Pouches that attach to the vest. These helmets and vests allow SWAT Operators to deal with the most dangerous situations with the highest level of protection possible.

Operating Budget Impact: To be determined.

Recreation, Parks & Cultural Services

Park Shade Structures Replacement

\$50,000

This request is for the replacement of shade structures and dugout covers throughout the park system. Shade structures/dugout covers reduce exposure to harmful ultraviolet rays, provide protection from the elements, keep the area cooler, protect the equipment, and increase the comfort level for participants and visitors. The shades will be replaced as they begin to fade or tear, improving the functionality and aesthetics.

Operating Budget Impact: Maintenance costs to decrease due to decline in repairs.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Wills Park Recreation Center Interior Renovations **\$450,000**

This request is for design and construction funds for the interior makeover of the Wills Park Recreation Center (lobby, hallways, restrooms, and common office space). These improvements will maintain the aesthetics and functionality of the facilities.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Alpha Loop (park land) **\$3,000,000**

The funds would be used to purchase additional parkland along the Alpha Loop as it is being developed. Much of the Alpha Loop is being built by developers. Small pocket-type parks add greatly to the Alpha Loop experience. These funds would be available as those parklands become available.

Operating Budget Impact: N/A

Pocket Park Development (design) **\$125,000**

Design/development of pocket parks throughout downtown Alpharetta. These parks need to be planned for connectivity and curb appeal. Included in these areas are Ole Milton Park (where the fountain is located); areas at the corner of Old Roswell and Roswell Street; the corner of Old Canton and Canton; the parking area where Food Truck Alley is held; and other small city-owned areas in downtown.

FY 2023 includes funding for design of the improvements. Construction of the improvements would span multiple years and is currently estimated at \$300,000.

Operating Budget Impact: N/A

Park System Wayfinding Signage **\$100,000**

This project is the implementation of the park system wayfinding and signage plan developed in FY 2017. The purpose of the signage plan is to bring uniformity to the numerous signs in our entire park system. The plan defines a specific sign style that will become our “brand” and help park patrons easily identify Alpharetta parks. The plan recommends locations for signs to help visitors locate various amenities in the parks, such as fields, playgrounds, tennis courts, restrooms, etc. Signs within parks will be evaluated and prioritized for replacement. Staff will systematically replace signs using the new guidelines outlined in the plan. Entrance upgrades were listed for all parks in the Master Plan and part of the upgrade includes signage. This is a multi-year initiative. The focus for FY22-23 will be to finalize and complete the Big Creek Greenway system wayfinding signage plan.

Operating Budget Impact: Maintenance/replacement costs to decrease due to decline in repairs as signage is newer.

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

North Park Master Plan/Development

\$100,000

This request is for the development of a comprehensive master plan for North Park. The master plan will create a long-range vision for the park, prioritize park improvements, fill in service gaps and reduce redundancy, etc. Current estimates to buildout the master plan objectives total \$1.5 million and can be spread out over multiple years. Operating Budget Impact: N/A

Restroom Replacement (North Park: Fields 1-4)

\$700,000

The existing restroom/concession stand at North Park (fields 1-4) serves four softball fields, batting cages, and a playground. The facility is old and much too small for the number of users. The new restroom/concession facility would have increased numbers of facilities for men and women. It would also have an enhanced concession operation.

Operating Budget Impact: Maintenance (including janitorial) and utility costs will increase along with the physical size of the restroom and is estimated at a minimum of \$1,250 annually and will be reflected in a future operating budget (once construction nears completion).

Wills Park Pool Heater

\$100,800

Currently, the Wills Park Pool is open from Memorial Day to Labor Day for public usage. We are recommending adding a heater to the competition pool. This would allow for usage of the competition pool for approximately 10-months out of the year for such programs as year-round swim teams, additional classes (such as scuba, kayaking, standing paddle boards), water aerobics, master swim training, senior and adaptive swim, and increased rentals. The cost for the heater purchase, cover, and installation (including gas lines) scope is \$100,800. Operating Budget Impact: Maintenance and energy costs are estimated at \$6,000 annually. Funding offsets can be provided through Impact Fees.

Cultural Services Plan

\$40,000

In 2018, Rec, Parks and Cultural Services Master Plan recommended that Cultural Services develop a public art program to integrate art into all parks and public spaces in Alpharetta; create the Arts Center as a cultural hub; and create in the Department-wide Program Plan. This Cultural Plan would be a yearlong planning effort, which includes in-depth research, engagement, analysis of City plans and collaboration with residents, artists, organizations, City Staff Departments and City Council / Leaders.

Operating Budget Impact: N/A

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Haynes Bridge Road Park Restroom

\$300,000

Currently at the Haynes Bridge Road Park, visitors have access only to a Port-a-John. This is less than ideal for our customers as it is a highly visible park asset providing heavily used greenway access. This access park was opened in 1997. Funds were limited and plans were to construct a restroom at a later date.

The need for a permanent restroom at this facility is not specifically noted in the 2018 Alpharetta Recreation and Parks Master Plan, although additional restrooms at the access points is the most requested improvement made by Greenway users. A pre-cast type restroom (like the one at Windward Community Park) would be preferred. The amount of funding requested for this facility is due to current flood plain constraints that will entail more site work prep, design, and surveying. Approximately 100' of sewer line will need to be installed. A waterline will have to be bored under Haynes Bridge Road and a new meter installed for connection to existing waterlines.

Operating Budget Impact: Maintenance (including janitorial) and utility costs are estimated at a minimum of \$1,000 annually.

Marconi Drive Park Restroom

\$100,000

Currently at the Marconi Drive Park, visitors have access only to a Port-a-John. This is less than ideal for our customers as it is a highly visible park asset providing heavily used greenway access. This access park was opened in 2011. Funds were limited and plans were to construct a restroom at a later date.

The need for a permanent restroom at this facility is not specifically noted in the 2018 Alpharetta Recreation and Parks Master Plan, although additional restrooms at the access points is the most requested improvement made by Greenway users.

A pre-cast type restroom would be preferred, like the one at Windward Community Park. We anticipate the estimated cost is \$100,000, with this cost being based on the restroom solution procured for the Windward Community Park, which includes sewer and water connections.

Operating Budget Impact: Maintenance (including janitorial) and utility costs are estimated at a minimum of \$1,000 annually.

Big Creek Greenway Culvert Replacement

\$150,000

At the direction of the Director of Recreation, Parks and Cultural Services, this capital item is for construction projects repairing bank stabilization along the Big Creek Greenway. The projects listed here were identified in the FY 2018 Big Creek Erosion Study and were designed in FY 2019 and FY 2020. The FY 2023 funds are for the construction of a culvert replacement along the greenway trail south of Old Milton Parkway. This area has seen severe erosion and sediment deposition.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

CITYWIDE BUDGET SUMMARIES

Citywide Budget Summaries

Overview

The *Citywide Budget Summaries* section is intended to provide readers with an overall understanding of the city's fiscal year 2023 budget. The following schedules provide readers with revenue and expenditure summaries from several different perspectives including:

- **Citywide Budget Summary by Fund**

This section provides a summary/narrative of FY 2023 budget data by fund type (e.g., General Fund, Special Revenue Funds, etc.).

- **Citywide Budget Summary by Revenue Source**

This section provides a summary/narrative of FY 2023 budget data by revenue source (i.e., Property Taxes, Other Taxes, Charges for Services, etc.). Please refer to the specific Fund Summaries section (e.g., General Fund Summary, Special Revenue Fund Summaries, etc.) of this document for more detailed information about the city's various revenue sources.

- **Citywide Budget Summary by Department Expenditures**

This section provides a summary/narrative of FY 2023 budget data by department expenditures (e.g., City Administration, Public Safety, etc.). Please refer to the *Departmental Summaries* section of this document for more detailed information about each department's expenditures.

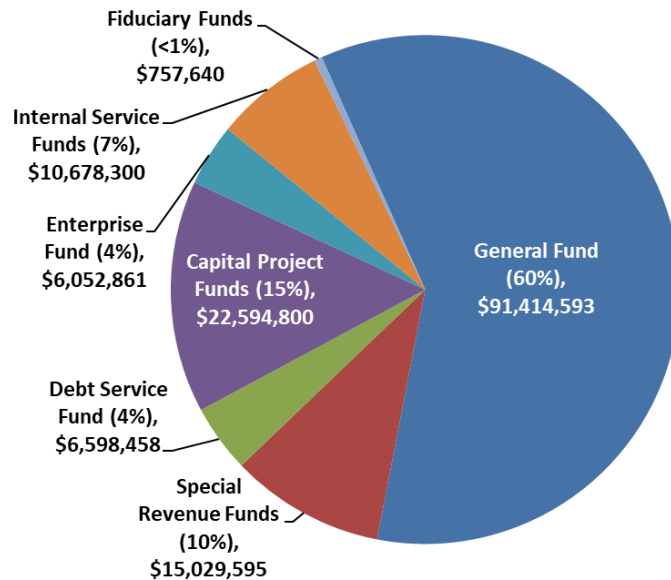
- **Citywide Budget Summary by Expenditure Category**

This section provides a summary/narrative of FY 2023 budget data by expenditure category (e.g., Personnel Services, Maintenance & Operations, etc.).

CITYWIDE BUDGET SUMMARIES

Summary by Fund Type

**FY 2023 Citywide Budget
totals \$153 Million**



The Fiscal Year 2023 budget for all funds totals \$153 million. The city budget includes appropriations for the following fund types:

General Fund: The city's General Fund is its largest fund and includes governmental activities such as police, fire, recreation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, and charges for services, such as recreation program fees.

Special Revenue Funds: These Funds are established to account for revenues that are restricted by statute, ordinance, or resolution for a specific purpose. Appropriated Funds include E-911 Fund; Impact Fee Fund; and the Hotel/Motel Fund.

Debt Service Fund: This Fund is utilized to account for debt service requirements of the city's general government debt obligations.

Capital Project Funds: These Funds are used for various citywide capital projects. Projected funding for FY 2023 is from interest earnings, fund balance, and transfers from other funds.

The adopting budget ordinance will authorize unspent appropriations from fiscal year 2022 to be re-appropriated to continue previously approved projects. As such, these appropriations are not reflected herein.

Enterprise Fund: This Fund is a self-supporting entity that derives its revenue primarily from charges levied on the users of its services, much like private enterprises. The city utilizes an enterprise fund to account for operations of its solid waste system.

Internal Service Fund: These Funds are used to accumulate and allocate costs internally among the city's various functions. The city utilizes a Risk Management Fund (administering general liability, automotive liability, workers' compensation, etc.) and Medical Insurance Fund (account for activity under the Minimum Premium Plan in accordance with GAAP).

Fiduciary Funds: These Funds are used to account for resources held for the benefit of parties outside the government and include the OPEB Funds.

CITYWIDE BUDGET SUMMARIES

Summary by Fund

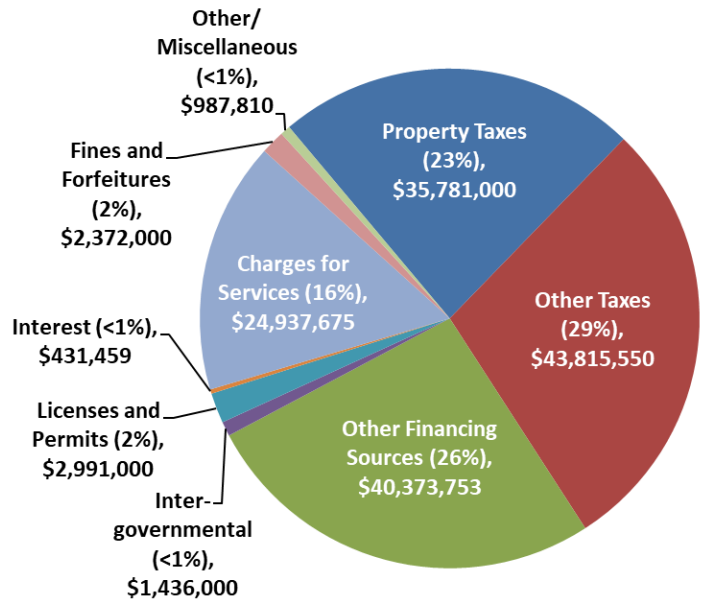
FY 2023 Budget

	Revenues	Expenditures	Balanced Budget
General Fund	\$ 91,414,593	\$ 91,414,593	√
Special Revenue Funds:			
E-911 Fund	\$ 5,510,905	\$ 5,510,905	√
Impact Fee Fund	2,018,690	2,018,690	√
Hotel/Motel Fund	7,500,000	7,500,000	√
	\$ 15,029,595	\$ 15,029,595	√
Debt Service Fund	\$ 6,598,458	\$ 6,598,458	√
Capital/Grant Funds:			
Capital Projects Fund	\$ 14,094,800	\$ 14,094,800	√
Stormwater Capital Fund	4,200,000	4,200,000	√
TSPLOST 1 Fund	4,300,000	4,300,000	√
	\$ 22,594,800	\$ 22,594,800	√
Enterprise Fund:			
Solid Waste Fund	\$ 6,052,861	\$ 6,052,861	√
Internal Service Funds:			
Risk Management Fund	\$ 1,678,300	\$ 1,678,300	√
Medical Insurance Fund	9,000,000	9,000,000	√
	\$ 10,678,300	\$ 10,678,300	√
Fiduciary Funds:			
OPEB Health Benefit Fund	\$ 23,508	\$ 23,508	√
OPEB Reimbursement Benefit Fund	734,132	734,132	√
	\$ 757,640	\$ 757,640	√
Total	\$ 153,126,247	\$ 153,126,247	√

CITYWIDE BUDGET SUMMARIES

Summary by Revenue Source

**FY 2023 Citywide Budget
totals \$153 Million**



The chart above segments the FY 2023 budget by revenue source and includes the following:

Property Taxes: Ad Valorem tax on real/personal property owned within the city. The recommended millage rate for FY 2023 is flat with the prior year at 5.750 mills and is composed of the following: Operating Millage Rate of 4.785 mills (used to fund general city operations and the recurring capital program); and a Debt Service Millage Rate of 0.965 mills (used to fund debt service on voter approved general obligation bonds).

Other Taxes: Includes local option sales taxes (i.e., LOST), franchise fees (fees charged to utility companies operating within the city that allow for the use of public right-of-way), hotel/motel taxes, business and occupational taxes, etc.

Licenses and Permits: Includes building permit fees, occupancy permit fees, alcohol beverage permit fees, development permits and related fees, etc.

Intergovernmental: Includes federal, state, and local grant funding as well as revenue sharing associated with intergovernmental agreements.

Charges for Services: Includes recreation user fees, planning and development fees, fire plan review fees, special event fees, impact fees, solid waste fees, employer/employee premium fees; etc.

Fines and Forfeitures: Includes municipal court fines, code enforcement board fines, school zone speed citations, etc.

Interest: Includes investment earnings on city funds.

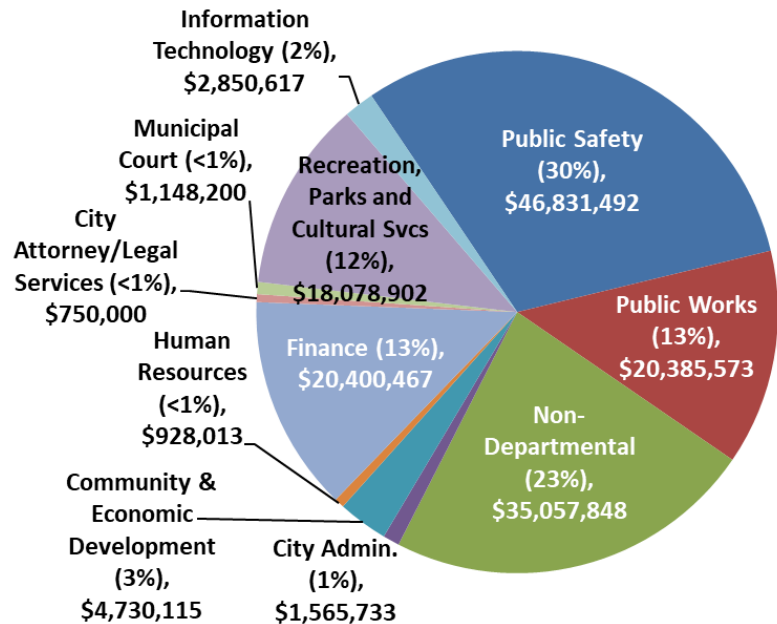
Other/Miscellaneous: Includes the sale of surplus assets, donations, and other miscellaneous revenues.

Other Financing Sources: Includes inter-fund transfers and budgeted fund balance.

CITYWIDE BUDGET SUMMARIES

Summary by Department Expenditures

**FY 2023 Citywide Budget
totals \$153 Million**



The chart above segments the FY 2023 budget by department/functional unit and includes the following:

Mayor and City Council

City Administration

Community and Economic Development

Public Works

Finance (includes general operations and activities associated with the Solid Waste Fund, Risk Management Fund, and Medical Insurance Fund)

Human Resources

Information Technology

Legal Services (City Attorney)

Municipal Court

Public Safety (includes general operations and activities associated with the E-911 Fund)

Recreation, Parks and Cultural Services

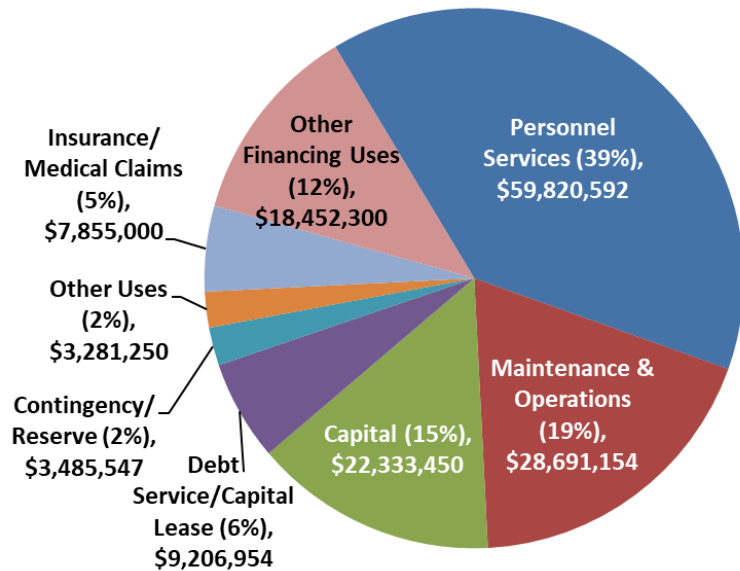
Non-Departmental (interfund transfers, contingency/reserves, Hotel/Motel Fund distributions, debt service, activities within the OPEB Funds, etc.)

Please refer to the *Departmental Summaries* section of this document for specific information on each department including mission, goals and objectives, financial summary, and performance measures.

CITYWIDE BUDGET SUMMARIES

Summary by Expenditure Category

**FY 2023 Citywide Budget
totals \$153 Million**



The chart above segments the FY 2023 budget by expenditure category and includes the following:

Personnel Services: Includes expenses for salaries, wages, and related employee benefits provided for all persons employed by the city whether on a full-time, part-time, temporary, or seasonal basis. Employee benefits include employer contribution for health insurance, pension, social security, workers compensation, other post-employment benefits, etc.

Maintenance and Operations: Includes expenses for goods and services associated with city's provision of services. Examples include professional fees, repair & maintenance, utilities, travel and training, etc.

Capital: Includes expenses for the acquisition of capital assets (e.g., building improvements, machinery and equipment, vehicle replacement/acquisition, etc.).

Debt Service: Includes expenses related to the repayment of the city's voter approved

debt obligations (e.g., principal and interest payments, debt service fees, etc.).

Insurance/Medical Claims: Includes an actuarially determined estimate for risk-management insurance claims and estimated medical claims under the city's Minimum Premium Plan. There is a grossing-up effect with the Medical Insurance Fund as the employer premium expenses are also reflected in the Operating Funds (e.g., General Fund, E911 Fund, etc.).

Other Uses: Includes Hotel/Motel Tax disbursements to the Alpharetta Convention & Visitors Bureau.

Contingency/Reserves: Includes General Fund contingency appropriations and reserve appropriations across multiple funds (E911 Fund, Capital Project Fund, etc.).

Other Financing Uses: Includes interfund transfers for items such as grant matches, capital improvements, etc.

CITYWIDE BUDGET SUMMARIES

Consolidated Summary (Revenues by Source/Expenditures by Department)

	General Fund	Special Revenue Funds			Capital Project Funds			
		E-911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Projects Fund	Stormwater Capital Fund	TSPLOST 1 Capital Fund	
REVENUES:								
Property Taxes	\$ 29,502,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Option Sales Taxes/TSPLOST	18,925,000	-	-	-	-	-	-	
Other Taxes	17,390,150	400	-	7,500,000	-	-	-	
Licenses and Permits	2,991,000	-	-	-	-	-	-	
Intergovernmental Revenue	186,000	1,250,000	-	-	-	-	-	
Charges for Services	4,107,800	3,750,000	350,000	-	-	-	-	
Fines and Forfeitures	2,372,000	-	-	-	-	-	-	
Interest Earnings	200,000	15,000	-	-	155,000	-	-	
Other/Miscellaneous	288,343	-	-	-	-	-	-	
subtotal	\$ 75,962,293	\$ 5,015,400	\$ 350,000	\$ 7,500,000	\$ 155,000	\$ -	\$ -	
Other Financing Sources								
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ 11,439,800	\$ 4,200,000	\$ -	
Interfund Transfer from Hotel/Motel Fund	2,812,500	-	-	-	-	-	-	
Budgeted Fund Balance	12,639,800	495,505	1,668,690	-	2,500,000	-	4,300,000	
subtotal	\$ 15,452,300	\$ 495,505	\$ 1,668,690	\$ -	\$ 13,939,800	\$ 4,200,000	\$ 4,300,000	
Total Revenues	\$ 91,414,593	\$ 5,510,905	\$ 2,018,690	\$ 7,500,000	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	
EXPENDITURES:								
Mayor and City Council	\$ 399,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
City Administration	1,420,733	-	-	-	145,000	-	-	
Finance	3,698,826	-	-	-	-	-	-	
Legal Services	750,000	-	-	-	-	-	-	
Information Technology	2,350,617	-	-	-	500,000	-	-	
Human Resources	855,513	-	-	-	72,500	-	-	
Municipal Court	1,148,200	-	-	-	-	-	-	
Public Safety	36,733,087	5,510,905	18,690	-	4,568,810	-	-	
Public Works	10,112,573	-	-	-	4,073,000	4,200,000	2,000,000	
Recreation, Parks and Cultural Services	11,788,902	-	2,000,000	-	1,990,000	-	2,300,000	
Community and Economic Development	4,630,115	-	-	-	100,000	-	-	
Non-Departmental	-	-	-	5,500	-	-	-	
Insurance Premiums (Risk Fund)	823,300	-	-	-	-	-	-	
Alpharetta Convention and Visitors Bureau	-	-	-	3,281,250	-	-	-	
Debt Service (Principal and Interest)*	288,640	-	-	1,365,213	-	-	-	
Contingency	775,000	-	-	35,537	-	-	-	
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	2,645,490	-	-	
subtotal	\$ 75,774,793	\$ 5,510,905	\$ 2,018,690	\$ 4,687,500	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	
Other Financing Uses								
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ 2,812,500	\$ -	\$ -	\$ -	
Interfund Transfer to Capital Funds	15,639,800	-	-	-	-	-	-	
subtotal	\$ 15,639,800	\$ -	\$ -	\$ 2,812,500	\$ -	\$ -	\$ -	
Total Expenditures	\$ 91,414,593	\$ 5,510,905	\$ 2,018,690	\$ 7,500,000	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	

* Not including Capital Leases which are programmed into the appropriate Departmental budget above.

CITYWIDE BUDGET SUMMARIES

	Enterprise Fund		Internal Service Funds		Fiduciary Funds		
	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Health Benefit Fund	OPEB Reimb. Fund	TOTAL
REVENUES:							
Property Taxes	\$ 6,279,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,781,000
Local Option Sales Taxes/TSPLOST	-	-	-	-	-	-	18,925,000
Other Taxes	-	-	-	-	-	-	24,890,550
Licenses and Permits	-	-	-	-	-	-	2,991,000
Intergovernmental Revenue	-	-	-	-	-	-	1,436,000
Charges for Services	-	6,051,575	1,678,300	9,000,000	-	-	24,937,675
Fines and Forfeitures	-	-	-	-	-	-	2,372,000
Interest Earnings	2,000	1,286	-	-	10,500	47,673	431,459
Other/Miscellaneous	-	-	-	-	13,008	686,459	987,810
<i>subtotal</i>	\$ 6,281,000	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 112,752,494
Other Financing Sources							
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,639,800
Interfund Transfer from Hotel/Motel Fund	-	-	-	-	-	-	2,812,500
Budgeted Fund Balance	317,458	-	-	-	-	-	21,921,453
<i>subtotal</i>	\$ 317,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,373,753
Total Revenues	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 153,126,247
EXPENDITURES:							
Mayor and City Council	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 399,287
City Administration	-	-	-	-	-	-	1,565,733
Finance	-	6,023,341	1,678,300	9,000,000	-	-	20,400,467
Legal Services	-	-	-	-	-	-	750,000
Information Technology	-	-	-	-	-	-	2,850,617
Human Resources	-	-	-	-	-	-	928,013
Municipal Court	-	-	-	-	-	-	1,148,200
Public Safety	-	-	-	-	-	-	46,831,492
Public Works	-	-	-	-	-	-	20,385,573
Recreation, Parks and Cultural Services	-	-	-	-	-	-	18,078,902
Community and Economic Development	-	-	-	-	-	-	4,730,115
Non-Departmental	8,000	-	-	-	23,508	734,132	771,140
Insurance Premiums (Risk Fund)	-	-	-	-	-	-	823,300
Alpharetta Convention and Visitors Bureau	-	-	-	-	-	-	3,281,250
Debt Service (Principal and Interest)*	6,590,458	-	-	-	-	-	8,244,311
Contingency	-	29,520	-	-	-	-	840,057
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	-	-	2,645,490
<i>subtotal</i>	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 134,673,947
Other Financing Uses							
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,812,500
Interfund Transfer to Capital Funds	-	-	-	-	-	-	15,639,800
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,452,300
Total Expenditures	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 153,126,247

* Not including Capital Leases which are programmed into the appropriate Departmental budget above.

CITYWIDE BUDGET SUMMARIES

Consolidated Summary (Revenues by Source/Expenditures by Category)

	Special Revenue Funds				Capital Project Funds		
	General Fund	E-911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Project Fund	Stormwater Capital Fund	TSPLOST 1 Capital Fund
REVENUES:							
Property Taxes	\$ 29,502,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Option Sales Taxes/TSPLOST	18,925,000	-	-	-	-	-	-
Other Taxes	17,390,150	400	-	7,500,000	-	-	-
Licenses and Permits	2,991,000	-	-	-	-	-	-
Intergovernmental Revenue	186,000	1,250,000	-	-	-	-	-
Charges for Services	4,107,800	3,750,000	350,000	-	-	-	-
Fines and Forfeitures	2,372,000	-	-	-	-	-	-
Interest Earnings	200,000	15,000	-	-	155,000	-	-
Other/Miscellaneous	288,343	-	-	-	-	-	-
<i>subtotal</i>	\$ 75,962,293	\$ 5,015,400	\$ 350,000	\$ 7,500,000	\$ 155,000	\$ -	\$ -
Other Financing Sources							
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ 11,439,800	\$ 4,200,000	\$ -
Interfund Transfer from Hotel/Motel Fund	2,812,500	-	-	-	-	-	-
Budgeted Fund Balance	12,639,800	495,505	1,668,690	-	2,500,000	-	4,300,000
<i>subtotal</i>	\$ 15,452,300	\$ 495,505	\$ 1,668,690	\$ -	\$ 13,939,800	\$ 4,200,000	\$ 4,300,000
Total Revenues	\$ 91,414,593	\$ 5,510,905	\$ 2,018,690	\$ 7,500,000	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000
EXPENDITURES:							
Personnel Services	\$ 55,484,008	\$ 3,512,065	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance and Operations	18,531,837	1,366,055	-	5,500	-	-	-
Capital	35,450	330,000	2,018,690	-	11,449,310	4,200,000	4,300,000
Debt Service	948,498	302,785	-	1,365,213	-	-	-
Other							
Insurance/Medical Claims	-	-	-	-	-	-	-
Alpharetta Convention and Visitors Bureau	-	-	-	3,281,250	-	-	-
Contingency	775,000	-	-	35,537	-	-	-
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	2,645,490	-	-
<i>subtotal</i>	\$ 75,774,793	\$ 5,510,905	\$ 2,018,690	\$ 4,687,500	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000
Other Financing Uses							
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ 2,812,500	\$ -	\$ -	\$ -
Interfund Transfer to Capital Funds	15,639,800	-	-	-	-	-	-
<i>subtotal</i>	\$ 15,639,800	\$ -	\$ -	\$ 2,812,500	\$ -	\$ -	\$ -
Total Expenditures	\$ 91,414,593	\$ 5,510,905	\$ 2,018,690	\$ 7,500,000	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000

CITYWIDE BUDGET SUMMARIES

	Enterprise Fund		Internal Service Funds		Fiduciary Fund		
	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Health Benefit Fund	OPEB Reimb. Fund	TOTAL
REVENUES:							
Property Taxes	\$ 6,279,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,781,000
Local Option Sales Taxes/TSPLOST	-	-	-	-	-	-	18,925,000
Other Taxes	-	-	-	-	-	-	24,890,550
Licenses and Permits	-	-	-	-	-	-	2,991,000
Intergovernmental Revenue	-	-	-	-	-	-	1,436,000
Charges for Services	-	6,051,575	1,678,300	9,000,000	-	-	24,937,675
Fines and Forfeitures	-	-	-	-	-	-	2,372,000
Interest Earnings	2,000	1,286	-	-	10,500	47,673	431,459
Other/Miscellaneous	-	-	-	-	13,008	686,459	987,810
<i>subtotal</i>	\$ 6,281,000	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 112,752,494
Other Financing Sources							
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,639,800
Interfund Transfer from Hotel/Motel Fund	-	-	-	-	-	-	2,812,500
Budgeted Fund Balance	317,458	-	-	-	-	-	21,921,453
<i>subtotal</i>	\$ 317,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,373,753
Total Revenues	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 153,126,247
EXPENDITURES:							
Personnel Services	\$ -	\$ 96,879	\$ -	\$ -	\$ 13,008	\$ 714,632	\$ 59,820,592
Maintenance and Operations	8,000	5,926,462	923,300	1,900,000	10,500	19,500	28,691,154
Capital	-	-	-	-	-	-	22,333,450
Debt Service	6,590,458	-	-	-	-	-	9,206,954
Other							
Insurance/Medical Claims	-	-	755,000	7,100,000	-	-	7,855,000
Alpharetta Convention and Visitors Bureau	-	-	-	-	-	-	3,281,250
Contingency	-	29,520	-	-	-	-	840,057
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	-	-	2,645,490
<i>subtotal</i>	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 134,673,947
Other Financing Uses							
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,812,500
Interfund Transfer to Capital Funds	-	-	-	-	-	-	15,639,800
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,452,300
Total Expenditures	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 153,126,247

CITYWIDE BUDGET SUMMARIES

Personnel Listing by Department

	Actual FY 2019	Actual FY 2020	Actual FY 2021	Actual FY 2022	Recommended FY 2023*	Variance
Detail by Department:						
General Fund						
Mayor & City Council	7.0	7.0	7.0	7.0	7.0	-
City Administration	8.0	7.0	6.0	6.0	6.0	-
Community and Economic Development	28.0	30.0	32.0	32.0	32.0	-
Public Works	52.0	52.0	52.0	51.0	51.0	-
Finance	21.5	21.5	21.5	21.5	21.5	-
** Public Safety	221.0	223.5	226.5	232.5	238.5	6.0
** Human Resources	3.0	3.0	3.0	3.0	4.0	1.0
Municipal Court	8.0	8.0	8.0	7.0	6.0	(1.0)
Recreation, Parks & Cultural						
** Services	51.0	51.0	51.0	48.0	49.0	1.0
Information Technology	11.0	12.0	12.0	13.0	13.0	-
subtotal	410.5	415.0	419.0	421.0	428.0	7.0
E-911 Fund (Special Revenue Fund)						
Public Safety	29.0	33.0	32.0	32.0	32.0	-
Information Technology	1.0	-	1.0	1.0	1.0	-
subtotal	30.0	33.0	33.0	33.0	33.0	-
DEA Fund (Special Revenue Fund)						
Public Safety	3.0	3.0	-	-	-	-
Solid Waste Fund (Enterprise Fund)						
Finance	1.0	1.0	1.0	1.0	1.0	-
Full-Time Equivalent (FTE) Positions						
	444.5	452.0	453.0	455.0	462.0	7.0

Notes:

- * Includes 1.5 full-time equivalent positions that are not funded but are part of the City's authorized work force. These positions will remain vacant pending a (1) justifiable needs assessment by City Administration and (2) identification of a sustainable funding source.

Frozen positions include:

<u>General Fund</u>	<u>Department</u>	<u>Full-Time Equivalent</u>
Treasury Services Manager	Finance	1.0
Parking Enforcement Officer	Public Safety	0.5
		<u>1.5</u>

- ** FY 2023 includes the addition of eight new full-time equivalent positions (Human Resources Specialist; Community Paramedic, Crime Scene Detective, and four Police Officers; and a Recreation Coordinator). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of these new positions.

GENERAL FUND SUMMARY

General Fund Summary

Overview

The *General Fund Summary* section is intended to provide readers with an overall understanding of the city's fiscal year 2023 General Fund budget. The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **General Fund Summary**

This section provides a brief description of the General Fund as well as charts segmenting revenues by source (e.g., Property Taxes, Licenses & Permits, etc.) and expenditures by department (e.g., City Administration, Public Safety, etc.).

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures for fiscal years 2022 and 2023. Revenues are presented by source and expenditures are presented by category (i.e., Personnel Services, Maintenance & Operations, Capital, etc.).

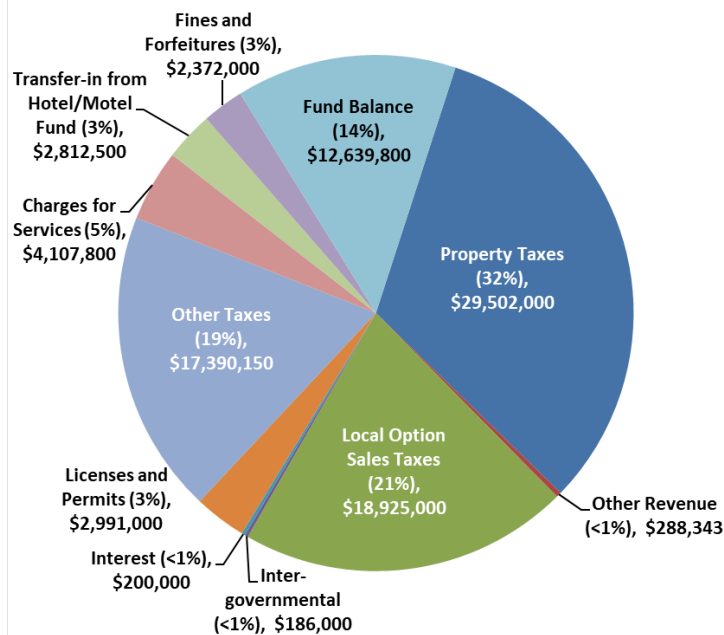
- **Budget Narrative**

This section provides a narrative of General Fund revenue and expenditure trends including historical information.

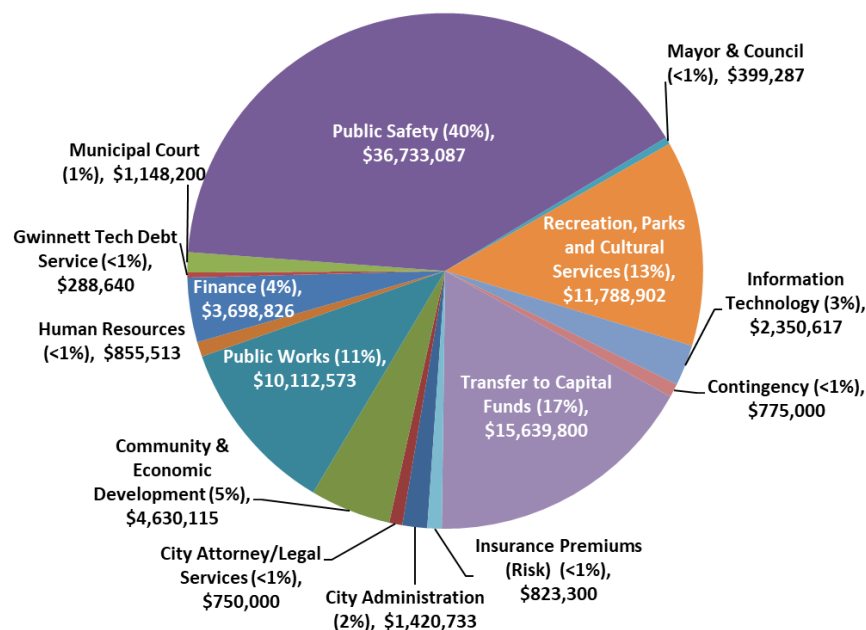
GENERAL FUND SUMMARY

The General Fund is the city's largest fund and includes governmental activities such as police, fire, recreation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, state shared revenues, and charges for services, such as recreation program fees.

Summary by Revenue Source



Summary by Department Expenditures



FY 2023 General Fund Budget

totals \$91 Million

GENERAL FUND SUMMARY

Statement of Budgetary Comparisons

	FY 2022 AMENDED BUDGET	FY 2023 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 25,649,642	\$ 26,300,000	\$ 650,358	2.5%
Motor Vehicle Title Tax Fee	1,800,000	3,000,000	1,200,000	66.7%
Prior Year/Delinquent	297,000	202,000	(95,000)	-32.0%
Local Option Sales Tax	16,249,473	18,925,000	2,675,527	16.5%
Other Taxes	15,837,152	17,390,150	1,552,998	9.8%
Licenses & Permits	2,729,100	2,991,000	261,900	9.6%
Intergovernmental	396,190	186,000	(210,190)	-53.1%
Charges for Services	3,903,700	4,107,800	204,100	5.2%
Fines & Forfeitures	2,056,000	2,372,000	316,000	15.4%
Interest	190,000	200,000	10,000	5.3%
Other Revenues	256,487	288,343	31,856	12.4%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,062,500	2,812,500	750,000	36.4%
Total Operating Revenues	\$ 71,427,244	\$ 78,774,793	\$ 7,347,549	10.3%
Fund Balance Carryforward	5,836,799	12,639,800		
Total Revenues	\$ 77,264,043	\$ 91,414,593		
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 32,314,685	\$ 35,391,075	\$ 3,076,390	9.5%
Group Insurance	9,563,947	10,083,080	519,133	5.4%
Pension (Defined Benefit)	2,818,660	2,869,712	51,052	1.8%
Pension (401A)	2,552,305	2,899,010	346,705	13.6%
Miscellaneous Benefits	3,817,039	4,241,131	424,092	11.1%
subtotal	\$ 51,066,636	\$ 55,484,008	\$ 4,417,372	8.7%
Maintenance and Operations:				
Professional Services	\$ 2,955,181	\$ 2,813,842	\$ (141,339)	-4.8%
Repair/Maintenance	1,664,289	1,831,840	167,551	10.1%
Maintenance Contracts	3,174,868	3,705,288	530,420	16.7%
Professional Services (IT)	2,124,660	2,433,408	308,748	14.5%
General Supplies	893,320	974,697	81,377	9.1%
Utilities	2,939,555	2,917,825	(21,730)	-0.7%
Fuel	407,414	582,560	175,146	43.0%
Travel/Training	315,504	516,138	200,634	63.6%
Insurance Premiums (Risk Fund)	779,750	823,300	43,550	5.6%
Miscellaneous	1,770,557	1,932,939	162,382	9.2%
subtotal	\$ 17,025,098	\$ 18,531,837	\$ 1,506,739	8.9%
Capital/Lease:	\$ 695,870	\$ 695,308	\$ (562)	-0.1%
Other Uses:				
Contingency	\$ 700,000	\$ 775,000	\$ 75,000	10.7%
Gwinnett Tech Contribution (Debt Svc)	289,640	288,640	(1,000)	-0.3%
subtotal	\$ 989,640	\$ 1,063,640	\$ 74,000	7.5%
Total Operating Expenditures	\$ 69,777,244	\$ 75,774,793	\$ 5,997,549	8.6%
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	5,836,799	12,639,800		
Recurring Capital Program	1,650,000	3,000,000		
Total Expenditures	\$ 77,264,043	\$ 91,414,593		

Personnel (full-time-equivalent)*	421.0	428.0
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* FY 2023 includes 1.5 full-time equivalent positions that are not funded but are part of the City's authorized workforce. These positions will remain vacant pending a (1) justifiable needs assessment by City Administration and (2) identification of a sustainable funding source.

GENERAL FUND SUMMARY

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 24,637,083	\$ 27,826,270	\$ 26,626,051	\$ 35,676,603	\$ 29,839,804
Revenues:					
Property Taxes	\$ 25,930,361	\$ 27,301,937	\$ 29,314,431	\$ 27,746,642	\$ 29,502,000
Local Option Sales Taxes	16,849,321	15,991,131	16,984,903	16,249,473	18,925,000
Other Taxes	15,664,320	16,064,467	16,958,303	15,837,152	17,390,150
Licenses and Permits	4,198,814	3,269,383	3,080,442	2,729,100	2,991,000
Intergovernmental	599,521	447,357	338,694	396,190	186,000
Charges for Services	4,327,190	3,622,070	3,374,786	3,903,700	4,107,800
Fines and Forfeitures	1,841,143	1,723,631	2,531,031	2,056,000	2,372,000
Interest	745,578	706,149	104,382	190,000	200,000
Other Revenue	206,291	190,607	214,698	149,487	175,343
	<u>\$ 70,362,538</u>	<u>\$ 69,316,732</u>	<u>\$ 72,901,670</u>	<u>\$ 69,257,744</u>	<u>\$ 75,849,293</u>
Expenditures:					
Mayor and City Council	\$ 351,543	\$ 366,417	\$ 368,717	\$ 386,092	\$ 399,287
City Administration	1,714,638	1,661,974	1,267,117	1,556,360	1,420,733
Legal Services	842,459	882,013	762,682	750,000	750,000
Community & Economic Development	3,080,445	3,377,666	3,868,757	4,439,117	4,630,115
Public Works	8,415,314	8,352,910	8,536,228	9,377,556	10,112,573
Finance	3,247,984	3,394,381	3,363,629	3,518,190	3,698,826
Public Safety	27,622,038	28,854,870	29,352,576	33,387,927	36,733,087
Human Resources	450,955	554,384	521,820	696,560	855,513
Municipal Court	973,898	889,434	905,796	1,123,639	1,148,200
Recreation, Parks & Cultural Services	9,628,772	9,419,744	8,866,601	10,562,114	11,788,902
Information Technology	1,701,499	1,994,728	2,029,606	2,210,299	2,350,617
Non-Departmental:					
Contingency	114,858	31,388	37,426	700,000	775,000
(1) Insurance Premiums (Risk Fund)	689,500	667,500	720,250	779,750	823,300
Gwinnett Tech Debt Service	286,590	291,190	290,490	289,640	288,640
Non-Allocated/Reserve	-	32,500	-	-	-
Donations/Contributions	-	-	-	-	-
	<u>\$ 59,120,492</u>	<u>\$ 60,771,099</u>	<u>\$ 60,891,695</u>	<u>\$ 69,777,244</u>	<u>\$ 75,774,793</u>
Other Financing Sources (Uses):					
Proceeds from the sale of Capital Assets	\$ 132,939	\$ 68,380	\$ 123,658	\$ 107,000	\$ 113,000
Interfund Transfer:					
Hotel/Motel Fund	3,394,250	2,502,036	1,458,781	2,062,500	2,812,500
Operating Grant Fund	(30,000)	-	-	-	-
Capital Project Fund	(9,675,047)	(9,766,268)	(3,156,862)	(5,966,799)	(11,439,800)
Stormwater Capital Fund	(1,875,000)	(2,550,000)	(1,385,000)	(1,520,000)	(4,200,000)
	<u>\$ (8,052,859)</u>	<u>\$ (9,745,852)</u>	<u>\$ (2,959,423)</u>	<u>\$ (5,317,299)</u>	<u>\$ (12,714,300)</u>
Ending Fund Balance: (2)	<u>\$ 27,826,270</u>	<u>\$ 26,626,051</u>	<u>\$ 35,676,603</u>	<u>\$ 29,839,804</u>	<u>\$ 17,200,004</u>
<i>Changes in Fund Balance (actual/est.)</i>	<i>\$ 3,189,187</i>	<i>\$ (1,200,219)</i>	<i>\$ 9,050,552</i>	<i>\$ (5,836,799)</i>	<i>\$ (12,639,800)</i>
<i>Personnel (full-time-equivalent)</i>	<i>410.5</i>	<i>415.0</i>	<i>419.0</i>	<i>421.0</i>	<i>428.0</i>

Notes:

(1) Represents funding to the Risk Management Fund.

(2) Pursuant to the City's financial management policies, fund balance in excess of the City's current 25% Fund Balance Reserve can be used for one-time capital initiatives. Additionally, the budgetary presentation for fiscal years 2022 and 2023 assumes all appropriations will be spent; historically, a portion of the appropriations will go unspent which will augment the fund balance (i.e. the actual reduction in fund balance will be lower than what is presented above).

* FY 2023 includes 1.5 full-time equivalent positions that are not funded but are part of the city's authorized workforce. These positions are detailed within the *Personnel Listing by Department* section of this document and will remain vacant pending a (1) justifiable needs assessment by City Administration and (2) identification of a sustainable funding source.

GENERAL FUND SUMMARY

Budget Narrative

Revenues

As detailed later in this section through the discussion of expenditure trends, the city's budget is in the midst of multiple disruptive economic pressures. As quickly as the COVID-19 pandemic and its associated social distancing measures drove a decline in economic activity, the current phase of post-lockdown economic activity coupled with Federal stimulus has resulted in a spike of economic growth. This strong economic growth can be witnessed in our revenue trends as well as our expenditure trends which seek to meet a spiking service demand from our customers while also covering unprecedented inflationary (e.g., labor costs) and market-based cost pressures (e.g., fuel, steel, concrete, wood, etc.).

FY 2023 General Fund operating revenues are forecasted to grow by 10%, or \$7.3 million (including \$270,000 in new revenue generation from the recommended operating initiatives including recreation camp programs), compared to Amended FY 2022. However, operating revenue estimates based on trend data suggest actual collections for FY 2022 in excess of \$76 million which results in a growth rate approximating around 3% (budget to est. actual). The following table compares major revenue categories within the General Fund:

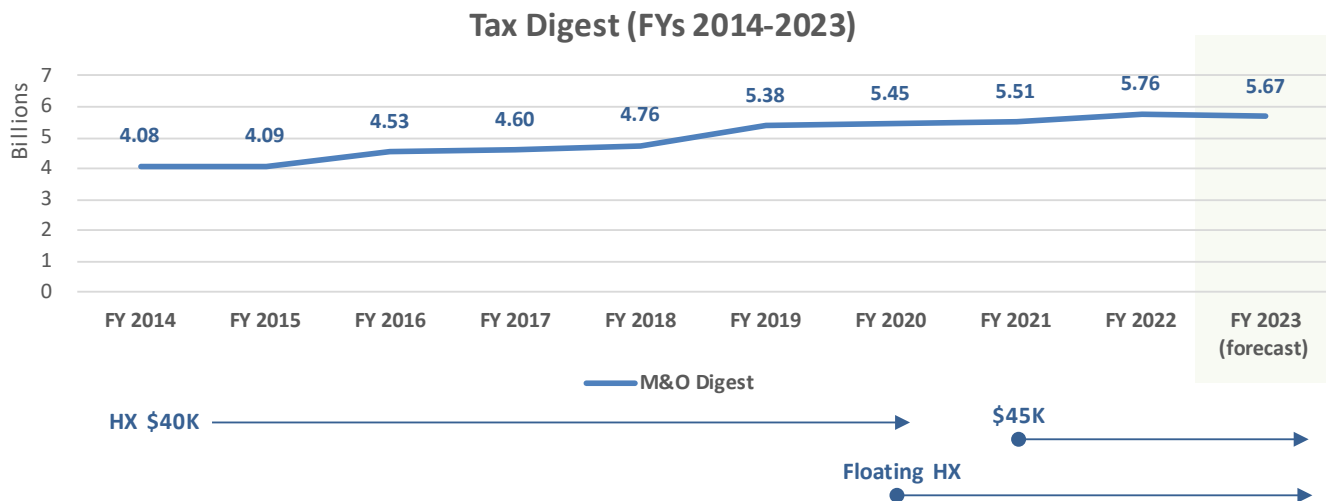
	FY 2022 AMENDED BUDGET	FY 2023 FORECASTED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 25,649,642	\$ 26,300,000	\$ 650,358	2.5%
Motor Vehicle	60,000	55,000	(5,000)	-8.3%
Motor Vehicle Title Tax Fee	1,800,000	3,000,000	1,200,000	66.7%
Prior Year/Delinquent	237,000	147,000	(90,000)	-38.0%
Local Option Sales Tax	16,249,473	18,925,000	2,675,527	16.5%
Other Taxes:				
Franchise Fees	6,620,000	7,100,000	480,000	7.3%
Insurance Premium Tax	4,759,402	4,825,000	65,598	1.4%
Alcohol Beverage Excise Tax	2,025,000	2,575,000	550,000	27.2%
Other Taxes	2,432,750	2,890,150	457,400	18.8%
Licenses & Permits	2,729,100	2,991,000	261,900	9.6%
Intergovernmental	396,190	186,000	(210,190)	-53.1%
Charges for Services	3,903,700	4,107,800	204,100	5.2%
Fines & Forfeitures	2,056,000	2,372,000	316,000	15.4%
Interest	190,000	200,000	10,000	5.3%
Other Revenues	256,487	288,343	31,856	12.4%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,062,500	2,812,500	750,000	36.4%
Total Operating Revenues	\$ 71,427,244	\$ 78,774,793	\$ 7,347,549	10.3%
Fund Balance Carryforward	5,836,799	12,639,800		
Total Revenues	\$ 77,264,043	\$ 91,414,593		

GENERAL FUND SUMMARY

Property and Motor Vehicle Taxes

Property taxes are calculated based on an assessed millage rate on real and personal property owned within the city. Real property consists of land, buildings, structures, and improvements affixed to land. Personal property includes machinery, equipment, inventory supplies, furniture, motor vehicles, boats, etc. The Fulton County Board of Assessors (the “BOA”) determines the fair market value of property (i.e., tax digest) utilizing numerous analytical methods including comparative sales data. As of the date of this budget submission, the BOA has not provided the updated tax digest. As such, FY 2023 is based on a forecasted tax digest.

The chart below illustrates the tax digest growth within the city for the last 9 years as provided by the BOA and a staff forecast for FY 2023. These figures are net of all exemptions (e.g., basic homestead and floating homestead exemptions).



As previously mentioned, FY’s 2014-2022 represent tax digest valuations provided by the BOA. Property valuation growth has been tempered from a digest perspective over the last several years due to a combination of the following:

- FY 2020: Implementation of the floating homestead exemption;
- FY 2021: \$5,000 increase to the basic homestead exemption (\$40,000 to \$45,000);
- FY 2021: Removal of income restrictions for residents aged 65 and older to qualify for the \$10,000 senior homestead exemption; and
- General tax digest appeal valuation adjustments.

The tax digest is subject to tax appeal adjustments which reduce overall valuations. As such, staff forecasts a 2022 tax digest that adjusts for actual/estimated valuation reductions (e.g.,

GENERAL FUND SUMMARY

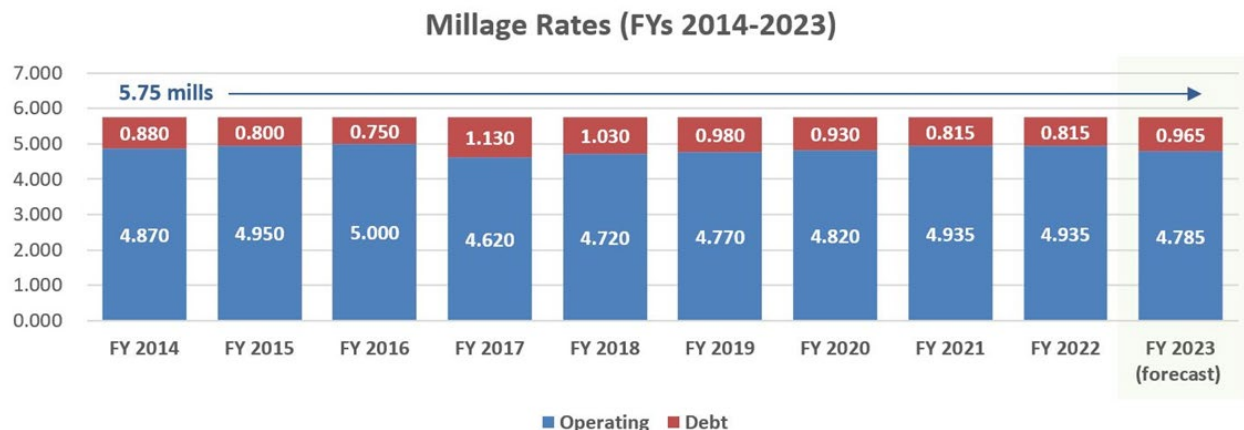
tax appeals) which results in a revised valuation approximating \$5.5 billion. The forecast for FY 2023 builds upon the 2022 estimate with the following growth factors:

- 3% valuation growth trend for the Residential portion of the digest (market segment is experiencing strong growth but valuations growth is tempered through the floating homestead exemption which limits growth to the lesser of 3% or CPI).
- 1% valuation growth trend for the Commercial portion of the digest which highlights the uncertainty facing our commercial office developments resulting from the COVID-19 pandemic and its impact on occupancy rates.
- \$68 million in new construction taxable-value-added.

The net result is a forecasted growth in the 2023 tax digest of 3% over 2022 estimates.

In conjunction with the annual budget process, the city adopts a millage rate to be applied to the tax digest in order to determine the taxroll value and, consequently, the property tax billings.

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The chart below illustrates the annual millage rates levied by the city for the last 9 years including the request for FY 2023.



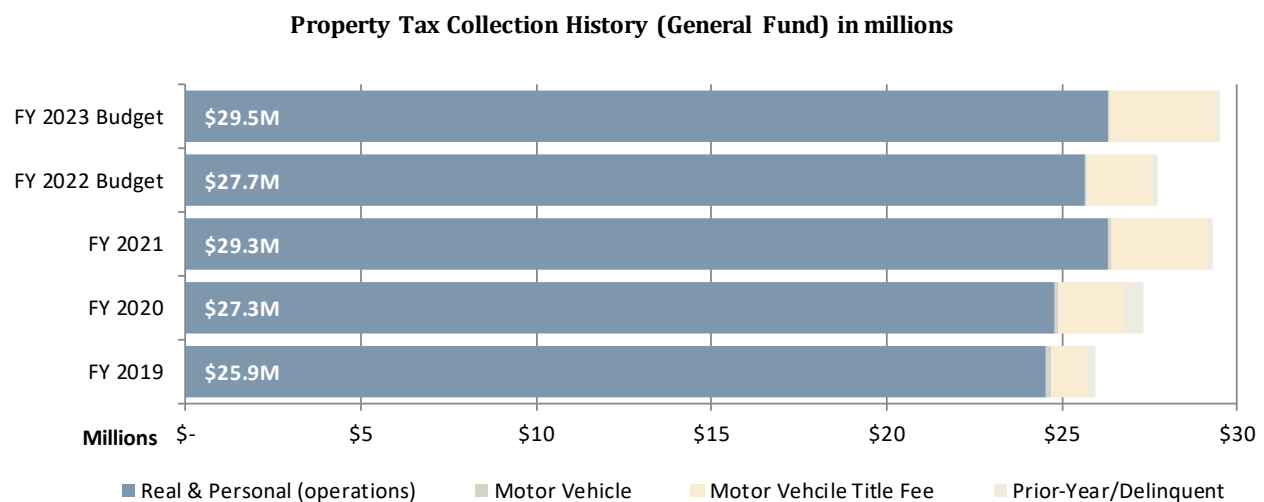
The FY 2023 Budget is based on maintenance of the city's millage rate at 5.750 mills.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to increase 0.15 mills compared to FY 2022 to a total of 0.965 mills. This millage rate shift is necessary to cover debt service on the 2022 General Obligation Parks Bonds (\$1.6 million annually).
- The portion of the millage rate funding operations and recurring capital investment (General Fund) is estimated to decline -0.15 mills compared to FY 2022 to a total of 4.785 mills. This reduction was necessary due to escalating debt service requirements (see above).

GENERAL FUND SUMMARY

The property tax revenue estimates are net of the city's homestead exemptions which is estimated to save our homeowners over \$5.4 million annually. The main homestead components include the floating homestead exemption that caps the valuation growth of homesteaded properties at the lesser of 3% or CPI and the basic homestead exemption that lowers the taxable value of a homesteaded property by \$45,000. The city's homestead exemptions go great lengths in keeping Alpharetta an affordable place to live and retire.

General Fund property taxes are budgeted at \$29.5 million in FY 2023 and represent approximately 32% of General Fund revenues. The chart below depicts a 5-year history of General Fund property tax collections by type.



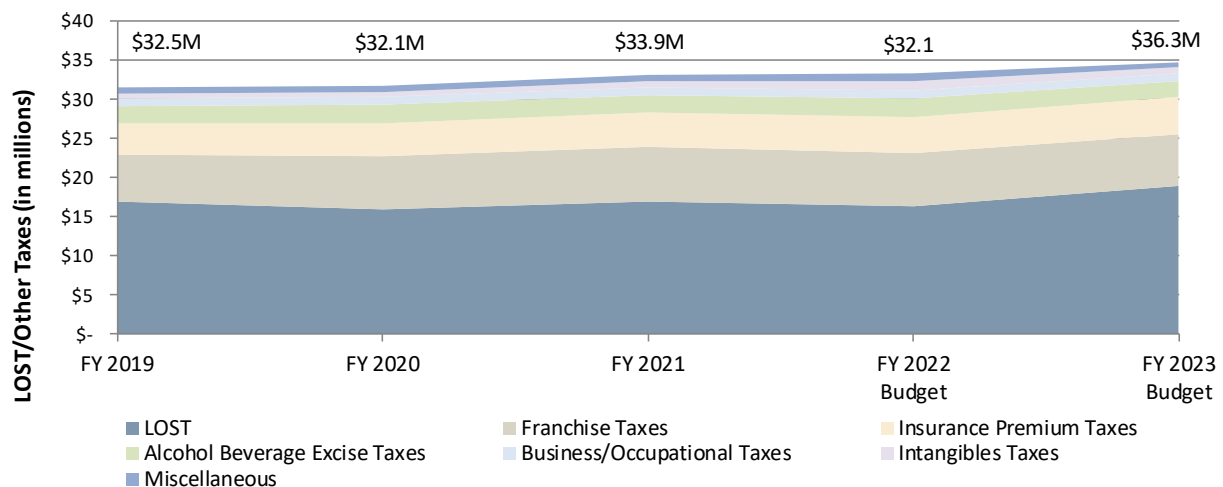
Motor vehicle taxes are experiencing declines due to House Bill 386 which phased out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city is still receiving motor vehicle taxes on vehicles titled before March 1, 2013, until the vehicle is sold/transferred. Accordingly, the city is forecasting motor vehicle revenues to decline moving forward.

HB 386 created a Motor Vehicle Title Fee to partially offset the reduction in motor vehicle taxes. The Title Fee is 6.6% and is shared between the State and local governments (county, city, and school boards; local share approaches 65% of collections). An increase of 67% is forecasted in FY 2023 for motor vehicle title fees from a budget-to-budget standpoint. However, the reduction programmed into the FY 2022 budget due to anticipated COVID-19 impacts has not been realized and 2022 actuals are conservatively trending towards \$2.8 million resulting in a revised growth trend of 7%. This trend, while high, is reflective of year-to-date collection patterns. That said, limited vehicle availability may suppress growth in the short-term.

GENERAL FUND SUMMARY

Other Taxes (including LOST)

Other taxes account for 40%, or \$36 million, of total General Fund revenue for FY 2023. Specifically, revenue sources within the Other Taxes category include Local Option Sales Taxes (“LOST”), Franchise Taxes, Insurance Premium Taxes, Alcohol Beverage Excise Taxes, etc. The chart below provides a 5-year history of Other Tax collections by type.



- **Local Option Sales Taxes (“LOST”):** This revenue source represents the city’s portion of the 7% sales and use tax collected in Fulton County (not counting T-SPLOST levy) and totals \$18.9 million for FY 2023.

Sales and use tax is collected by the retailer making sales of tangible personal property in Fulton County. LOST is reported and remitted to the Georgia Department of revenue each month for the previous month’s sales. The DOR calculates the distribution and remits the revenue to the city monthly.

The LOST is distributed to municipalities within Fulton County based on population. The rate of distribution is negotiated every 10-years after the decennial U.S. Census. Due to relative population growth (including annexations), the city received an increase in its proportionate distribution in 2013 to 5.84% of the amount shared by local governments (roughly 1% of the 7% sales and use tax levy). The city will be engaging in the next round of LOST distribution negotiations within the next 12-months.

An increase of 17% is forecasted for FY 2023 from a budget-to-budget standpoint. However, actual collections are conservatively estimated at \$17.8 million in FY 2022 which equates to a revised growth rate of 7%. Due to Federal stimulus and overall strong consumer spending emerging after the post-pandemic shutdowns, LOST collections are likely to exceed budgetary figures for 2023.

GENERAL FUND SUMMARY

- **Franchise Taxes:** Several of the larger franchise agreements include the following: Georgia Power (electric/4% of taxable gross sales); Comcast (cable and communications/5% of gross receipts); BellSouth (communications/3% of gross receipts); etc.

An increase of 7% is forecasted for FY 2023 from a budget-to-budget standpoint. However, actual collections are estimated at \$6.8 million in FY 2022 which equates to a revised growth rate of 5%.

Collections from GA Power and Sawnee EMC, the largest contributors of this revenue source (70% of total franchise fees), totaled \$4.5 million in FY 2022 and represents a \$137,841 increase over the prior year (\$4.3 million was collected in FY 2021). The budget forecast for FY 2023 totals \$4.5 million and represents minor growth compared to 2022 collections.

Collections from cable franchise agreements represent the next largest source and are estimated to total \$825,000 in FY 2022. The budget forecast for FY 2023 totals \$850,000 and reflects growth approximating 3%. The city raised the Cable Franchise Fee from 3% to 5% effective January 1, 2019.

- **Insurance Premium Taxes:** This revenue source represents a percentage of insurers' gross direct premiums on life, accident, and sickness insurance policies written within the State and totals \$4.8 million in FY 2023. Minimal growth is forecasted for FY 2023 from a budget-to-budget standpoint (1%) based on collection trends.

Insurance premium tax is due on the first day of the calendar year and is collected directly by the city.

- **Alcohol Beverage Excise Taxes:** This revenue source represents taxes levied on dealers and wholesalers of alcoholic beverages within the city and totals \$2.6 million in FY 2023. Growth of 27% is forecasted for FY 2023 from a budget-to-budget standpoint and reflects the strong consumer spend trends occurring in the local market.

Licenses & Permits

Licenses & permits account for 3%, or \$3 million, of total General Fund revenue for FY 2023. Licenses and permit revenues include alcoholic beverage permit fees, development permit and related fees, building permit fees, occupancy permit fees, sign permit fees, etc.

Growth of 10% is forecasted for FY 2023 based on 2022 collection patterns but lags pre-pandemic collection levels (\$4.2 million in 2019).

The largest revenue source is Building Permit Fees (\$1.9 million forecasted for FY 2023; \$1.7 million estimated for FY 2022).

GENERAL FUND SUMMARY

Intergovernmental

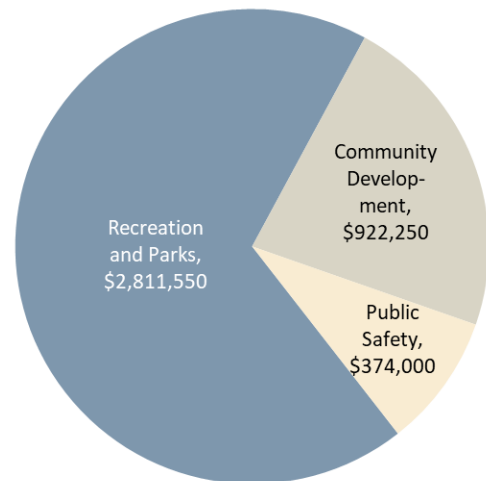
Intergovernmental sources account for <1%, or \$186,000, of total General Fund revenue for FY 2023. This revenue is primarily generated from Intergovernmental Agreements with the City of Milton related to the sharing of court management capabilities as well as overtime reimbursement through the Federal/State HIDTA (High Intensity Drug Trafficking Area) program.

Charges for Services

Charges for services include user fees for community development (plan review, planning and development fees, etc.), public safety (plan review, police reports and services, etc.), recreation and parks (program and activity fees, etc.), and special events.

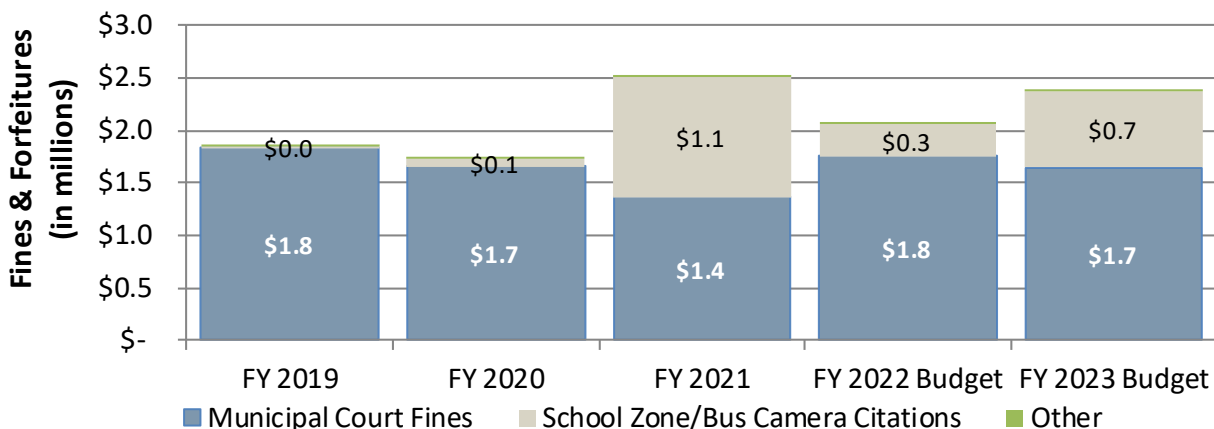
Charges for services account for 5%, or \$4.1 million, of total General Fund revenue. The forecast for 2023 does assume growth in recreational program attendance above the recent few years which have been severely impact by the COVID-19 pandemic as well as \$270,000 in new revenue generation from the recommended operating initiatives (recreation camp programs, Preston Ridge Community Center programs, etc.).

Charges for Services: \$4.1M



Fines & Forfeitures

Fines & Forfeitures include municipal court fines, code enforcement, school zone citations, etc. Fines & forfeitures account for 3%, or \$2.4 million, of total General Fund revenue for FY 2023. An increase of 15% is forecasted for FY 2023 from a budget-to-budget standpoint. Primary variance is a budget-to-budget growth in school zone citation trends (FY 2022 budget of \$300,000 vs est. collections of \$1.2 million).



GENERAL FUND SUMMARY

Interest

Interest earnings account for <1%, or \$200,000, of total General Fund revenue for FY 2023. Reductions are forecasted to more accurately reflect the earnings the city is currently receiving on its investments in the market.

Transfer-In from Hotel/Motel Fund (Other Financing Sources)

Other Financing Sources account for 3%, or \$2.8 million, of total General Fund revenue for FY 2023 and consists of the city's share (40%) of the Hotel/Motel Tax. This revenue source is discussed in more detail within the *Special Revenue Fund Summaries* (Hotel/Motel Fund) section of this document.

Fund Balance

Carryforward fund balance accounts for 14%, or \$12.6 million, of total General Fund appropriations for FY 2023. Carryforward Fund Balance represents available cash in excess of the city's 25% emergency reserve.

It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures.

GENERAL FUND SUMMARY

Expenditures

As previously discussed earlier under the revenue section, the city's budget is in the midst of multiple disruptive economic pressures. As quickly as the COVID-19 pandemic and its associated social distancing measures drove a decline in economic activity, the current phase of post-lockdown economic activity coupled with Federal stimulus has resulted in a spike of economic growth. This strong economic growth can be witnessed in our revenue trends as well as our expenditure trends which seek to meet a spiking service demand from our customers while also covering unprecedented inflationary (e.g., labor costs) and market-based cost pressures (e.g., fuel, steel, concrete, wood, asphalt, etc.).

Operating expenditures of the General Fund are forecasted to grow by 9% over FY 2022. This figure includes the operating initiative funding for FY 2023¹⁰. After adjusting for the operating initiative funding, the base operational growth totals 6%.

The following table compares departmental appropriations within the General Fund:

Expenditures (by Department):	FY 2022 AMENDED BUDGET	FY 2023 FORECASTED BUDGET	\$ Variance	% Variance
Mayor and Council	\$ 386,092	\$ 399,287	\$ 13,195	3.4%
City Administration	1,556,360	1,420,733	(135,627)	-8.7%
Finance	3,518,190	3,698,826	180,636	5.1%
Legal Services	750,000	750,000	-	0.0%
Information Technology	2,210,299	2,350,617	140,318	6.3%
Human Resources	696,560	855,513	158,953	22.8%
Municipal Court	1,123,639	1,148,200	24,561	2.2%
Public Safety	33,387,927	36,733,087	3,345,160	10.0%
Public Works	9,377,556	10,112,573	735,017	7.8%
Recreation, Parks & Cultural Services	10,562,114	11,788,902	1,226,788	11.6%
Community and Economic Development	4,439,117	4,630,115	190,998	4.3%
Non-Departmental:				
Contingency	700,000	775,000	75,000	10.7%
Insurance Premiums (Risk Fund)	779,750	823,300	43,550	5.6%
Gwinnett Tech Contribution (Debt Svc)	289,640	288,640	(1,000)	-0.3%
Total Operating Expenditures	\$ 69,777,244	\$ 75,774,793	\$ 5,997,549	8.6%
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	5,836,799	12,639,800		
Recurring Capital Program	1,650,000	3,000,000		
Total Expenditures	\$ 77,264,043	\$ 91,414,593		

¹⁰ Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

GENERAL FUND SUMMARY

The following table compares expenditure category appropriations within the General Fund:

	FY 2022 AMENDED BUDGET	FY 2023 FORECASTED BUDGET	\$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:				
Salaries/Overtime	\$ 32,314,685	\$ 35,391,075	\$ 3,076,390	9.5%
Group Insurance	9,563,947	10,083,080	519,133	5.4%
Pension (Defined Benefit)	2,818,660	2,869,712	51,052	1.8%
Pension (401A)	2,552,305	2,899,010	346,705	13.6%
OPEB/Post Employment Healthcare	566,084	657,980	91,896	16.2%
Miscellaneous Benefits	3,250,955	3,583,151	332,196	10.2%
<i>sub total</i>	\$ 51,066,636	\$ 55,484,008	\$ 4,417,372	8.7%
Maintenance and Operations:				
Professional Services	\$ 2,955,181	\$ 2,813,842	\$ (141,339)	-4.8%
Repair/Maintenance	1,664,289	1,831,840	167,551	10.1%
Maintenance Contracts	3,174,868	3,705,288	530,420	16.7%
Professional Services (IT)	2,124,660	2,433,408	308,748	14.5%
General Supplies	893,320	974,697	81,377	9.1%
Utilities	2,939,555	2,917,825	(21,730)	-0.7%
Fuel	407,414	582,560	175,146	43.0%
Travel/Training	315,504	516,138	200,634	63.6%
Insurance Premiums (Risk Fund)	779,750	823,300	43,550	5.6%
Miscellaneous	1,770,557	1,932,939	162,382	9.2%
<i>sub total</i>	\$ 17,025,098	\$ 18,531,837	\$ 1,506,739	8.9%
Capital/Lease:	\$ 695,870	\$ 695,308	\$ (562)	-0.1%
Other Uses:				
Contingency	\$ 700,000	\$ 775,000	\$ 75,000	10.7%
Gwinnett Tech Contribution (Debt Svc)	289,640	288,640	(1,000)	-0.3%
<i>sub total</i>	\$ 989,640	\$ 1,063,640	\$ 74,000	7.5%
Total Operating Expenditures	\$ 69,777,244	\$ 75,774,793	\$ 5,997,549	8.6%
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	5,836,799	12,639,800		
Recurring Capital Program	1,650,000	3,000,000		
Total Expenditures	\$ 77,264,043	\$ 91,414,593		

GENERAL FUND SUMMARY

Meeting the Internal Needs of Operating Departments

Several of the major points of the FY 2023 Budget are as follows:

- Management of personnel and compensation program to align with current market environment which includes budgetary adjustments to cover significant inflation in labor costs which are necessary to retain and recruit our highly skilled workforce:
 - Staffing level at 462 full-time equivalents “FTE” with the funding breakdown as follows:
 - 460.5 full-time equivalents (funded). This includes the addition of eight new full-time equivalent positions in FY 2023 (Human Resources Specialist; Community Paramedic, Crime Scene Detective, and four Police Officers; and a Recreation Coordinator). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of these new positions.
 - 1.5 full-time equivalents (unfunded; budgetary savings of \$167,000); positions to remain vacant pending an identified funding source and workload justification.
 - Staffing compensation adjustments aimed at maintaining competitiveness in an inflationary labor market include:
 - Recent compensation adjustments:
 - July 1, 2021: Continuation of the annual performance-based merit program (3% on average) in an estimated cost of \$1 million annually.
 - November 19, 2021: The following mid-year 2022 adjustments (combined) result in an estimated cost of \$1.9 million annually.
 - Across-the-board 3% salary adjustment for all employees.
 - Additional across-the-board 10% salary adjustment for 911 personnel and sworn Police Officers to maintain market competitiveness in recruitment and retention.
 - Proposed compensation adjustments:
 - July 1, 2022: Increase in the annual performance-based merit program (4% on average) in a total estimated cost of \$1.6 million. This figure is included within the departmental operating budgets.

GENERAL FUND SUMMARY

- July 1, 2022 (Operating Initiative): Salary compression adjustments in an amount totaling \$825,000 annually (including taxes/benefits). Specifically, this initiative represents a continuation of the City's salary adjustment process and follows the recent adjustments related to maintaining competitiveness within the market. This phase is focused on adjusting internal compression issues within our pay structure to ensure we maintain a fair and equitable compensation plan for our employees. This figure is included within the departmental operating budgets.
- Increase (9% or \$1.5 million) in departmental maintenance and operations budgets (General Fund) that is experiencing unprecedented inflationary growth through our labor-intensive contracted services (e.g., landscaping services, janitorial services, etc.), material-intensive contracts (maintenance needs that utilize concrete, wood, technology items that utilize microchips, etc.), and basic commodities like fuel. This figure includes the operating initiative funding for FY 2023. After adjusting for the operating initiative funding, the base operational growth totals 6% or \$1.1 million. Specific cost drivers include:
 - Labor-Intensive Contracts: The city's landscape maintenance contract (right-of-way) expired during FY 2022 and was rebid to a 69% increase in costs due primarily to explosive growth in labor rates experience by that market sector. This contract alone resulted in cost growth of \$276,478 annually (last rebid 5-years ago). The city's landscape maintenance contract (parks) expired during FY 2022 and was rebid to a 47% increase in costs due primarily to explosive growth in labor rates experience by that market sector. This contract resulted in cost growth of \$225,000 annually (last rebid 5-years ago). The city's labor-intensive contract costs will most likely continue to result in high growth-pressures over the next several years as our private-sector partners adapt to inflationary labor cost spikes (e.g., janitorial services, etc.).
 - Commodity-Intensive Activities: Grounds-Maintenance and Facility-Maintenance accounts represent budget-to-budget cost growth of \$48,593 and \$84,488 respectively due to large increases in commodity costs (e.g., steel, wood, concrete, etc.) and labor-rates (e.g., HVAC repair, etc.).
 - Fuel costs are forecast to grow 38% in FY 2023 (+\$155,086) as economic growth continues and places upward pressure on demand relative to supply. Instability in Europe will further increase the volatility of fuel prices. This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.

GENERAL FUND SUMMARY

- Travel/Training costs are forecast to grow 31% in FY 2023 (+\$98,134) and reflect an adjustment following post-COVID lockdowns (which included a freeze on travel) as staff is able to seek professional development opportunities in a safe and efficient manner. This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.
- IT Professional Service costs are forecast to grow 15% in FY 2023 (+\$308,748) and represent a combination of service alterations to reflect: a more mobile-responsive workforce (forecasted growth of \$80,000 in cloud storage usage); a more technologically secure infrastructure (forecasted growth of \$65,000 for security scanning software, password storage software, etc.); prior-year initiatives (forecasted cost growth of \$47,500 for eCourts [Municipal Court] and CityWorks Respond [Community Development]); and a reallocation of line-items previously paid from the Maintenance Contracts account that should be accounted for in the IT Professional Services account moving forward to ensure consistency and IT visibility (\$111,700 for existing software services such as NOVAtime, Bonfire, OpenGov, DocuSign, etc.).
- Maintenance and Operational funding for the recommended 2023 Operating Initiatives¹¹ in an amount totaling \$448,900 that has been programmed into multiple department accounts.
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, police tasers, etc.) coupled with minor maintenance capital needs.
- Funding from the General Fund which is available for immediate capital investment in 2023 includes the following:
 - \$12,639,800 Fund Balance for one-time capital;
 - 3,000,000 Recurring Capital Contribution from the General Fund
 - \$15,639,800

¹¹ Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

GENERAL FUND DEPARTMENTAL SUMMARIES

General Fund Departmental Summaries

Overview

The *Department Summaries* section is intended to provide detailed financial and non-financial information of the departmental operations funded within the General Fund.

This section segments departmental budgets into the following components:

- *Mission Statement* – the statement must identify the particular purpose for the department and how it relates to the city's overall mission.
- *Goals & Objectives* – a listing of the fundamental goals and objectives which aid the department in achieving its mission. Goals stretch and challenge the department, but they must also be SMART (Specific, Measurable, Achievable, Relevant, and Timed).

Direct linkages are identified between the city's vision/strategic priorities and departmental goals & objectives.

- *Revenue/Expenditure Summary* – the budget for the department summarized by expenditure category:
 - Personal Services: salaries, overtime, and other compensation related expenditures.
 - Maintenance & Operations: professional fees, repair & maintenance, general supplies, communications, and other operational related expenditures.
 - Capital: departmental machinery & equipment expenses.
- *Statement of Service and Performance Measures* – multi-year summary of departmental performance measurements.

GENERAL FUND DEPARTMENTAL SUMMARIES

Mayor and City Council

DONALD MITCHELL
CITY COUNCIL (POST 1)



DMitchell@alpharetta.ga.us

BRIAN WILL
CITY COUNCIL (POST 2)



BWill@alpharetta.ga.us

DOUGLAS DERITO
CITY COUNCIL (POST 3)



DDerito@alpharetta.ga.us

JIM GILVIN
MAYOR



JGilvin@alpharetta.ga.us

Mission Statement

TO MAKE A POSITIVE DIFFERENCE in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

JOHN HIPES
CITY COUNCIL (POST 4)



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JASON BINDER
CITY COUNCIL (POST 5)



JBinder@alpharetta.ga.us

DAN MERKEL
CITY COUNCIL (POST 6)



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GENERAL FUND DEPARTMENTAL SUMMARIES

Mayor and City Council

Mission Statement

To make a positive difference in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

Core Values

Excellence: We believe that expectations are the starting point; not the destination. Every member of the City of Alpharetta Team shall be dedicated to the pursuit of continuous improvement in our results and how they are achieved.

Stewardship: The citizens of Alpharetta have entrusted to us public resources and empowered us to protect, invest, and leverage them for the good and betterment of the community. We shall do so in a manner that reflects the highest ethics, exacting standards, and unwavering principles.

Integrity: The trust of the public is the foundation of our ability to conduct the business of local government and realize the City's mission. Every member of the City of Alpharetta Team shall maintain her or his reputation for honesty, straightforwardness, fair dealing, and a sincere desire to serve in the best interest of the community and citizens of Alpharetta.

Service: The City of Alpharetta is committed to efficient, effective, and responsive service delivery that makes a positive difference in the community and the lives of those we serve. We shall proactively address issues and pursue opportunities, act with humility, and deliver more than what is expected.

Loyalty: Through our every word and action we shall serve, protect, and promote the community and citizens of Alpharetta; advance the City's mission; and support and work in unity with those with whom we serve.

Community Vision

Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security;



Providing a business climate that attracts the top echelon companies.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Mayor and City Council General Fund

	FY 2019 Actual	FY 2020 Actual	FY2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
N/A	\$ -	\$ -			\$ -
TOTAL	\$ -	\$ -			\$ -
EXPENDITURES					
Personnel Services:					
Salaries	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000
Group Insurance	165,061	171,786	183,279	188,913	188,331
FICA	7,036	7,036	6,763	9,448	9,455
Pension (401A Cont./Match)	15,563	18,000	16,390	18,000	18,000
Workers Compensation	3,307	3,626	3,384	3,363	3,153
OPEB Contribution	2,718	2,808	2,856	2,459	2,520
Miscellaneous	3,600	3,600	3,755	3,763	3,834
<i>subtotal</i>	\$ 317,284	\$ 326,856	\$ 336,426	\$ 345,946	\$ 345,293
Maintenance & Operations:					
* Mayor	\$ 8,467	\$ 9,000	\$ 7,200	\$ 5,200	\$ 7,200
* City Council Post 1	6,154	4,692	4,000	4,000	4,000
* City Council Post 2	4,975	5,000	3,977	6,000	4,000
* City Council Post 3	1,979	4,593	4,000	4,000	4,000
* City Council Post 4	1,513	4,472	1,567	4,000	4,000
* City Council Post 5	3,367	4,999	4,000	4,000	4,000
* City Council Post 6	958	3,527	2,106	4,000	4,000
Miscellaneous	6,845	3,278	5,440	8,946	22,794
<i>subtotal</i>	\$ 34,258	\$ 39,561	\$ 32,290	\$ 40,146	\$ 53,994
Capital	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 351,543	\$ 366,417	\$ 368,717	\$ 386,092	\$ 399,287
PERSONNEL					
Mayor	1.0	1.0	1.0	1.0	1.0
City Council	6.0	6.0	6.0	6.0	6.0
TOTAL	7.0	7.0	7.0	7.0	7.0

* Financial activity is tied to the Post and not the necessarily the current incumbent.

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The Fiscal Year 2023 Budget for Mayor and City Council totals \$399,287 and represents an increase of 3%, or \$13,195, compared to the FY 2022 budget. This variance is solely related to a change in the allocation of IT Professional Services (Maintenance & Operations category) to reflect the impact of seven positions accessing the city's networks and various software/hardware platforms. Whereas in prior years, the allocation was based solely on one position (Mayor).

Authorized personnel totals 7.0 full-time-equivalents ("FTE") and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Mayor	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 1	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 2	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 3	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 4	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 5	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 6	1.0	1.0	1.0	1.0	1.0	-
	7.0	7.0	7.0	7.0	7.0	-



The City of Alpharetta is one of the first communities in the region to qualify for the Green Community Certification by the Atlanta Regional Commission. Certification is earned by implementing environmental sustainability practices and policies in 10 categories, ranging from energy efficiency and green building to transportation and water efficiency.

The City Council adopted the Alpharetta Green City Program in early 2009 as a comprehensive document for all the city's sustainable policies and practices. A variety of measures are incorporated in the Green City Program, including LEED or EnergyStar certification for all new local government buildings, a green fleet policy, "green" purchasing policies and more. The city received points for its water conservation requirement for new construction, which mandates that any project within the city limits demonstrate how the project will reduce water consumption by at least 10 percent to receive a permit. Other measures implemented by the City of Alpharetta are community incentives for green building and WaterSense homes, a commercial recycling requirement, installation of LED bulbs in all traffic signals and a no-idling policy for government.

GENERAL FUND DEPARTMENTAL SUMMARIES

City Administration

BOB REGUS
CITY ADMINISTRATOR

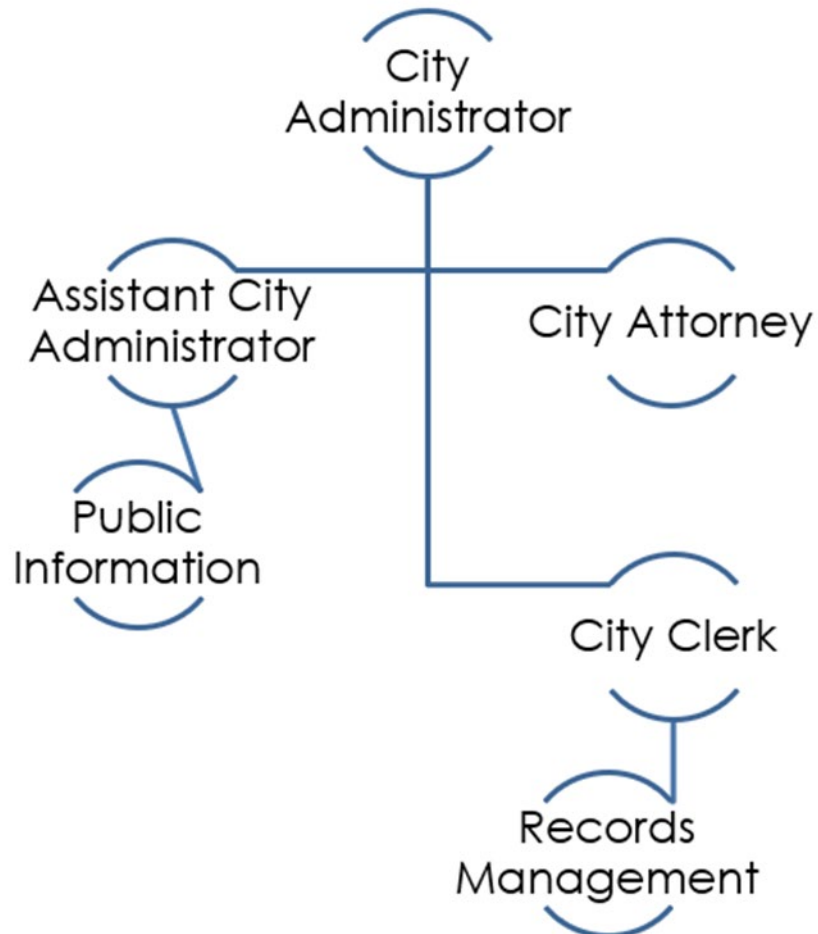


BRegus@alpharetta.ga.us

JAMES DRINKARD
ASSISTANT CITY
ADMINISTRATOR



JDrinkard@alpharetta.ga.us



Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

GENERAL FUND DEPARTMENTAL SUMMARIES

City Administration

Administration, City Attorney, City Clerk, and Public Information

Mission Statement

The mission of the City Administrator's Office is to carry out the policies and implement the goals established by the City Council in providing services to the citizens in the most effective and economical manner while promoting awareness and understanding of services, policies, information, programs, and priorities that results in an informed and participative community.

Goals and Objectives

-    ✓ To improve quality of service to citizens of the City of Alpharetta;
-  ✓ To improve morale and promote teamwork among all employees;
-  ✓ To improve coordination and administration of interdepartmental activities;
-    ✓ To promote better communication between all levels of government and the citizens;
-    ✓ To use technology to improve processes for citizen input into facets of governance;
-   ✓ To increase the public/government interaction through the City's website; and



City Administrator

GENERAL FUND DEPARTMENTAL SUMMARIES

Key Issues

- ✓ Continue the development of a “customer-driven” organizational culture among the staff;
- ✓ Strengthen the relationship between the City Council and staff - building bridges in communication to facilitate the relationship;
- ✓ Continue the informative, cooperative endeavor of providing the best available information for the City Council to remain effective and successful in their offices;
- ✓ Meet the service provision and service level demand of the citizens while ensuring the most cost-effective delivery of those services;
- ✓ Continue efforts toward more effective communication strategies with citizens through enhanced public awareness and public education programs;
- ✓ Seek to work with the local legislative delegation on the introduction or support of legislation that benefits the City of Alpharetta and its citizens;
- ✓ Anticipate the future population and area growth of the City as a result of continued development and annexations, ensuring staff meets the expectations of existing and new residents; and
- ✓ Continue efforts toward enhancing the compensation and benefits package to attract and retain the very best employees.



The City of Alpharetta has been awarded the *Certified City of Ethics* designation from the Georgia Municipal Association (“GMA”). This program was created to recognize cities that have adopted principles and procedures that offer guidance on ethical issues, along with a mechanism to resolve complaints at the local level.

The city has also been awarded the *City of Excellence* designation from the GMA in conjunction with Georgia Trend Magazine. This program was created to recognize Georgia’s best managed and most livable cities.



GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

City Administration General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Licenses and Permits:					
Alcohol Beverage Permits	\$ 11,200	\$ 2,300	\$ 1,700	\$ -	\$ -
Charges for Services:					
Taste of Alpharetta	-	-	-	-	-
Other (Events)	775	588	274	450	250
Other Revenue:					
Property Leases	-	-	-	-	-
Other	17,156	16,621	2,178	-	-
TOTAL	\$ 29,131	\$ 19,509	\$ 4,152	\$ 450	\$ 250
EXPENDITURES					
Personnel Services:					
Salaries	\$ 897,873	\$ 761,456	\$ 713,685	\$ 749,512	\$ 782,178
Overtime	-	-	36	-	-
Group Insurance	147,597	122,879	125,388	128,227	124,788
FICA	60,169	48,935	44,954	46,460	60,370
Pension (Defined Benefit)	99,253	80,260	102,738	112,581	99,998
Pension (401A Cont./Match)	59,559	50,836	38,893	44,679	55,253
Workers Compensation	27,015	22,417	18,347	18,817	18,610
OPEB Contribution	22,789	18,216	15,483	13,682	16,089
Miscellaneous	7,743	7,200	12,134	7,772	7,510
<i>subtotal</i>	<i>\$ 1,321,998</i>	<i>\$ 1,112,199</i>	<i>\$ 1,071,658</i>	<i>\$ 1,121,730</i>	<i>\$ 1,164,796</i>
Maintenance & Operations:					
Professional Services	\$ 113,594	\$ 243,064	\$ 80,677	\$ 245,000	\$ 80,000
Advertising	115,804	162,385	10,298	25,250	14,300
Printing	-	3,308	-	-	-
Employee Training	9,102	6,305	4,904	8,500	11,700
Employee Travel	6,507	5,592	328	5,000	8,500
General Supplies	57,721	32,428	27,659	38,792	31,900
Maint. Contracts/IT Services	88,943	79,379	71,593	108,088	105,037
Utilities	56	222	-	-	-
Miscellaneous	914	17,092	-	4,000	4,500
<i>subtotal</i>	<i>\$ 392,640</i>	<i>\$ 549,774</i>	<i>\$ 195,459</i>	<i>\$ 434,630</i>	<i>\$ 255,937</i>
Capital	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
TOTAL	\$ 1,714,638	\$ 1,661,974	\$ 1,267,117	\$ 1,556,360	\$ 1,420,733
Authorized Personnel	8.0	7.0	6.0	6.0	6.0

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for City Administration totals \$1.4 million and represents a decrease of -9%, or \$135,627, compared to FY 2022.

The Personnel Services category increased 4%, or \$43,066, due primarily to the 4% performance-based merit program scheduled for July 1, 2022, citywide salary compression adjustments (2023 Operating Initiative), growth in group insurance costs, which is partially offset through departmental turnover (e.g., salary/benefit variances).

Authorized personnel total 6 full-time-equivalents ("FTE") and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Assistant City Administrator	1.0	1.0	1.0	1.0	1.0	-
Assistant City Clerk	1.0	1.0	1.0	1.0	1.0	-
City Administrator	1.0	1.0	1.0	1.0	1.0	-
City Clerk	1.0	1.0	1.0	1.0	1.0	-
Economic Development Director	1.0	-	-	-	-	-
Economic Development Manager	1.0	1.0	-	-	-	-
Executive Office Coordinator	1.0	1.0	1.0	1.0	1.0	-
Web Administrator	1.0	1.0	1.0	1.0	1.0	-
	8.0	7.0	6.0	6.0	6.0	-

The Maintenance and Operations category decreased -41%, or -\$178,693, due primarily to the following activity:

- Decrease in professional services and advertising of -\$155,000 due to a reduction in election related expenditures (FY 2022 was an election year while FY 2023 is not).
- Decrease in general supplies of -\$6,892 to reflect historical expenditure trend levels.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Legal Services General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
N/A	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES					
Maintenance & Operations:					
Professional Fees	\$ 842,459	\$ 882,013	\$ 762,682	\$ 750,000	\$ 750,000
TOTAL	\$ 842,459	\$ 882,013	\$ 762,682	\$ 750,000	\$ 750,000
PERSONNEL*	-	-	-	-	-

* City Attorney services are provided through a contractual arrangement with a private law firm.

Performance Measurement

The following section provides detailed information on City Administration programs including performance measures and personnel.

- City Administration**

Statement of Service: Serves as the administrative head of the municipal government, coordinating municipal functions in order to provide effective, efficient, and responsive services. This office also ensures that ordinances, resolutions and regulations of the City Council and laws of the State of Georgia are enforced and is responsible for public relations activities.

City Administration Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
City Administration Department annual turnover percentage	14.3%	0.0%	16.7%	16.7%	0.0%
Number of website hits	585,556	614,396	588,658	600,000	600,000
Website Unique Visitors	361,548	497,660	N/A ⁽¹⁾	N/A ⁽¹⁾	N/A ⁽¹⁾
Website Page Views	1,285,007	1,296,371	1,186,045	1,200,000	1,200,000
Website Unique Page Views	N/A ⁽²⁾	N/A ⁽²⁾	970,836	975,000	975,000
Bounce Rate	N/A ⁽²⁾	N/A ⁽²⁾	61.87%	60.00%	60.00%
% of Website New Visits	60%	81%	N/A ⁽¹⁾	N/A ⁽¹⁾	N/A ⁽¹⁾
Facebook Followers	11,117	13,589	15,061	16,578	17,500
Twitter Followers	9,337	10,556	10,808	12,000	12,200

⁽¹⁾ This metric is no longer tracked by the system analytics

⁽²⁾ This is a new metric for FY 2021.

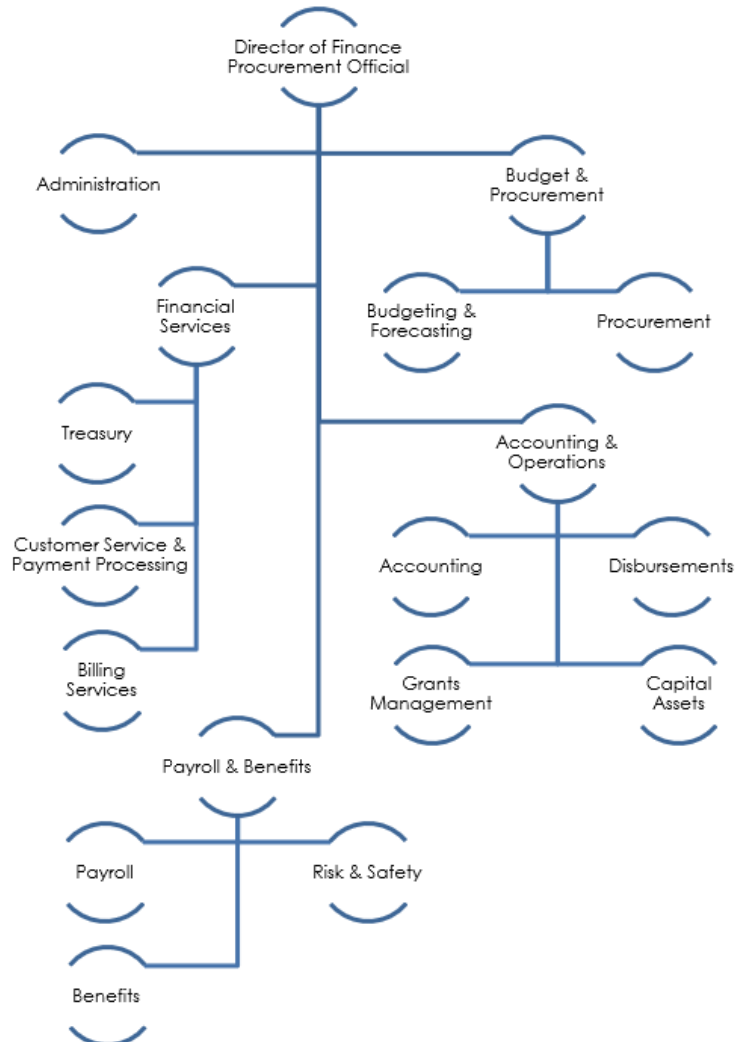
GENERAL FUND DEPARTMENTAL SUMMARIES

Finance

THOMAS G. HARRIS
DIRECTOR



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Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

GENERAL FUND DEPARTMENTAL SUMMARIES

Finance

Administration, Accounting, Budgeting, Employee Benefits and Compensation, Procurement, Grants Management, Risk Management, Treasury, Internal and External Service

Mission Statement

The mission of the Finance Department is to plan, receive, monitor, safeguard, invest, account, and expend the financial resources of the City of Alpharetta in the highest legal, ethical, and professional standard practical, and to respond to the service needs of our internal and external customers in a timely, courteous and accurate manner.

Goals and Objectives



- ✓ Implementation of a finance/human resources system that utilizes current technology and provides heightened data analysis functionality and increases overall staff efficiencies;



- ✓ Process and procedure documentation program – conduct a comprehensive review of team processes, procedures, and practices;



- ✓ Expansion of the financial planning process – continue the development of a comprehensive long-term capital improvement program and multi-year budgeting, forecasting, and planning in order to more accurately predict our financial position in future years, and the impact current year decisions have on the city's long-range financial position;



- ✓ Update to Financial Management Program (e.g., policy revisions); and



- ✓ Design and administer innovative and cost-effective benefit programs (e.g., Health Savings Accounts and enhanced Wellness Program) that meet the needs of today's diverse workforce and enhance the city's ability to attract, retain and reward employees.



GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Finance General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
N/A	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES					
Personnel Services:					
Salaries	\$ 1,586,992	\$ 1,568,576	\$ 1,568,519	\$ 1,681,623	\$ 1,790,771
Overtime	2,760	1,149	495	3,000	-
Group Insurance	402,106	422,092	422,875	465,150	462,825
FICA	113,798	110,447	110,056	123,141	136,889
Pension (Defined Benefit)	203,743	217,163	199,706	186,526	197,829
Pension (401A Cont./Match)	96,325	108,615	104,995	134,120	147,479
Workers Compensation	44,107	50,234	46,539	47,149	48,145
OPEB Contribution	34,943	37,647	39,279	34,273	38,438
Miscellaneous	930	1,006	542	571	1,474
<i>subtotal</i>	\$ 2,485,702	\$ 2,516,929	\$ 2,493,005	\$ 2,675,553	\$ 2,823,850
Maintenance & Operations:					
Professional Services	\$ 296,764	\$ 317,926	\$ 336,007	\$ 298,551	\$ 333,314
Printing	26,332	23,964	23,125	27,350	25,000
Employee Travel	6,582	1,777	593	3,750	4,750
Employee Training	9,112	10,201	9,290	6,565	8,250
Maint. Contracts/IT Services	200,182	340,372	328,845	335,562	325,702
General Supplies	38,496	54,224	37,873	40,548	40,460
Wellness Programs	160,768	122,071	113,032	124,482	125,000
Miscellaneous	16,966	(364)	21,859	5,829	12,500
<i>subtotal</i>	\$ 755,201	\$ 870,172	\$ 870,624	\$ 842,637	\$ 874,976
Capital/Lease/Other:					
Capital	\$ -	\$ -		\$ -	\$ -
Enterprise Software Lease	-	-		-	-
Int. on Property Tax Refunds	7,080	7,280		-	-
<i>subtotal</i>	\$ 7,080	\$ 7,280	\$ -	\$ -	\$ -
TOTAL	\$ 3,247,984	\$ 3,394,381	\$ 3,363,629	\$ 3,518,190	\$ 3,698,826
Authorized Personnel	21.5	21.5	21.5	21.5	21.5

FY 2023 includes 1 full-time equivalent position (Treasury Services Manager) that is not funded but part of the City's authorized workforce. This position will remain vacant pending a (1) justifiable needs assessment and (2) identification of a sustainable funding source.

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for Finance totals \$3.7 million and represents an increase of 5%, or \$180,636, compared to FY 2022.

The Personnel Services category increased 6%, or \$148,297, due primarily to the residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment), 4% performance-based merit program scheduled for July 1, 2022, citywide salary compression adjustments (2023 Operating Initiative), growth in group insurance costs, offset partially through turnover (e.g., one-time paid-time-off payouts in 2022).

Authorized personnel total 21.5 full-time-equivalents ("FTE") and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Accountant (2FT; 1PT)	3.5	3.5	2.5	2.5	3.5	1.0
Accounting & Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Accounting Coordinator	-	-	-	1.0	1.0	-
Accounts Payable Technician	1.0	1.0	1.0	1.0	-	(1.0)
Benefits Analyst	-	-	1.0	-	-	-
Benefits Manager	1.0	1.0	-	-	-	-
Benefits Coordinator	1.0	1.0	-	-	-	-
Benefits Specialist	-	-	1.0	1.0	1.0	-
Billing Coordinator	1.0	1.0	1.0	1.0	1.0	-
Billing/Collections Rep.	1.0	1.0	1.0	1.0	1.0	-
Budget & Procurement Coordinator	-	-	-	3.0	3.0	-
Budget & Procurement Manager	1.0	1.0	1.0	1.0	1.0	-
Cash Management Coordinator	1.0	1.0	1.0	1.0	1.0	-
Chief Accountant	1.0	1.0	1.0	-	-	-
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Payroll Coordinator	1.0	1.0	1.0	-	-	-
Payroll & Benefits Coordinator	-	-	-	1.0	1.0	-
Payroll & Benefits Manager	-	-	-	1.0	1.0	-
Payroll Specialist	-	-	1.0	1.0	1.0	-
Safety/Risk Administrator	1.0	1.0	1.0	1.0	1.0	-
Senior Budget & Procurement Analyst	3.0	3.0	3.0	-	-	-
Treasury Services Manager	1.0	1.0	1.0	1.0	1.0	-
	21.5	21.5	21.5	21.5	21.5	-

* FY 2023 includes 1 full-time equivalent position (Treasury Services Manager) that is not funded but part of the City's authorized workforce. This position will remain vacant pending a (1) justifiable needs assessment and (2) identification of a sustainable funding source.

The Maintenance and Operations category increased 4%, or \$32,339, primarily due to an increase in banking fees (e.g., credit card processing fees) that have, in the past, been partially offset through interest earnings but is not feasible in the short-term due to the low interest rate environment.

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Finance programs including performance measures and personnel.

- Administration

Statement of Service: The purpose of the administrative arm of the Department of Finance is to facilitate the success of the operating divisions of the department through the provision of oversight, staff support, and internal and public advocacy. Finance administration provides fiduciary oversight and support to the various departments of the city and communicates the financial health of the city to the Mayor, City Council, and stakeholders. Administration is also responsible for cash and debt management.

Finance Admin Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of New GAAP/GASB financial requirements implemented	3	3	3	7	3
Bond rating maintained or upgraded	Maintain Aaa - AAA	Maintain Aaa - AAA	Maintain Aaa - AAA	Maintain Aaa - AAA	Maintain Aaa - AAA
Cash management program maximizing interest returns (all funds)	\$2,717,547	\$2,184,465	\$1,488,738	\$750,000	\$403,286

- External Services

Statement of Service: The purpose of the external services team is to provide accurate and efficient services to City of Alpharetta residents, businesses, and stakeholders through timely and accurate billing and collections processes and outstanding customer service.

Financial Services Performance Measurements	Actual FY 2019	Actual FY 2020	Actual* FY 2021	Target* FY 2022	Target* FY 2023
% of bills generated on time	99%	99%	99%	99%	99%
% of bills collected on time	95%	95%	92%	92%	92%
# of Real estate tax bills generated	20,674	20,989	21,197	21,617	21,817
# of Personal property tax bills	3,055	3,128	3,096	3,147	3,180
# of Liens processed	127	135	164	195	220
# of Sanitation customers	16,382	16,550	17,593	17,883	18,183
% of Delinquent sanitation Accts	<10%	<10%	<10%	<10%	<10%

GENERAL FUND DEPARTMENTAL SUMMARIES

• Internal Services

Statement of Service: The internal services arm of the Department of Finance includes Accounting & Operations along with Budgeting & Procurement Services, each further defined as:

- *Budget & Procurement:* The purpose of the budget/procurement division is to facilitate the financial planning process. This is accomplished through the budgeting and expenditure monitoring process in order to effectively distribute available resources consistent with city objectives and priorities. Responsibilities also include supporting all city departments with financial information, activities, transactions, and administration of their annual financial plan.
- *Accounting & Operations:* Accounting services records the city's financial transactions. Responsibilities include financial reporting and disbursement activities. The accounting function also provides financial data for the purpose of compiling management and public reports which reflect the financial condition of the city in accordance with Generally Accepted Accounting Principles.

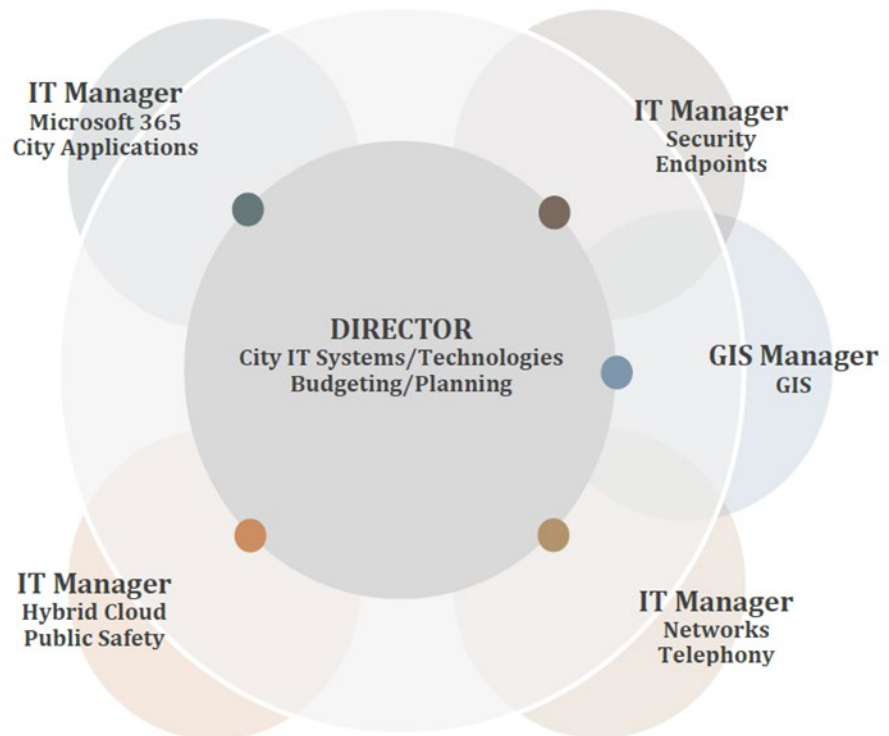
Accounting, Budget, Procurement Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Audited CAFR to be published within 180 days of fiscal year end	12/5/2019	12/30/2020**	12/27/2021	11/30/2022	11/30/2022
GFOA Certificate of Achievement for Excellence in Financial Reporting	Yes	Yes	Yes	Yes	Yes
GFOA Outstanding Achievement in Popular Annual Financial Reporting	Yes	Yes	Yes	Yes	Yes
GFOA Distinguished Budget Award	Yes	Yes	Yes	Yes	Yes
Percentage of General Fund departments within appropriated budget*	91%	91%	91%	100%	100%
% of Budgeted employees participating in direct deposit	99%	99%	99%	99%	99%
Average # of vendor responses to Bids/Requests for Proposals	5	5	5	4	4

* Legal Services is the only department that has gone over its appropriations. Legal services represents professional services expenses to a private legal firm.

** COVID-19 Pandemic slowed auditor response times.

GENERAL FUND DEPARTMENTAL SUMMARIES

Information Technology



Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

GENERAL FUND DEPARTMENTAL SUMMARIES

Information Technology

Administration, Network, and Systems

Mission Statement

Information Technology's mission is to provide high quality technology products, services and human resources to City departments that enable them to accomplish their goals and objectives. The Information Technology Department strives to continuously improve the delivery of services and minimize costs while accommodating future City growth.

Goals and Objectives

As we accomplish our mission, the City of Alpharetta Information Technology Department will be known to provide high quality services by:



- ✓ Being recognized by City departments as having a high level of skill and knowledge;



- ✓ Providing excellent service to all City departments as measured by the City's performance standards;



- ✓ Acquiring and supporting proven, sustainable technology solutions that are continually maintained and updated; and



- ✓ Helping City departments to improve and extend the functionality of major systems by offering systems integration and software development services.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Information Technology General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
N/A	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES					
Personnel Services:					
Salaries	\$ 1,030,097	\$ 1,141,452	\$ 1,123,438	\$ 1,256,069	\$ 1,372,174
Group Insurance	223,431	261,312	255,783	331,127	342,292
FICA	74,945	83,668	82,160	94,301	104,950
Pension (Defined Benefit)	100,618	106,663	121,870	131,986	116,670
Pension (401A Cont./Match)	80,672	90,553	83,283	107,874	129,797
Workers Compensation	28,195	31,967	33,441	33,810	33,173
OPEB Contribution	22,734	24,384	28,223	24,579	26,369
Miscellaneous	544	542	-	980	155
<i>subtotal</i>	\$ 1,561,237	\$ 1,740,540	\$ 1,728,197	\$ 1,980,726	\$ 2,125,580
Maintenance & Operations:					
Professional Services	\$ 20,044	\$ 22,446	\$ 8,580	\$ -	\$ 2,500
Employee Travel	19,638	14,016	-	2,500	22,000
Employee Training	16,874	15,994	12,195	15,000	22,500
Maint. Contracts/IT Svcs.	68,654	175,375	276,554	198,323	154,037
General Supplies	8,584	18,334	3,362	9,332	8,500
Utilities	-	-	-	-	-
Small Equipment	4,118	7,491	342	4,168	15,000
Miscellaneous	2,351	532	375	250	500
<i>subtotal</i>	\$ 140,262	\$ 254,188	\$ 301,409	\$ 229,573	\$ 225,037
Capital/Other	\$ -	\$ -		\$ -	\$ -
TOTAL	\$ 1,701,499	\$ 1,994,728	\$ 2,029,606	\$ 2,210,299	\$ 2,350,617
Authorized Personnel	11.0	12.0	12.0	13.0	13.0

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for Information Technology totals \$2.4 million and represents an increase of 6%, or \$140,318, compared to FY 2022.

The Personnel Services category increased 7%, or \$144,854, due to multiple factors including: residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment) and funding of the IT Tech Analyst position (previously frozen); 4% performance-based merit program scheduled for July 1, 2022; citywide salary compression adjustments (2023 Operating Initiative); growth in group insurance costs; etc.

Authorized personnel total 13 full-time-equivalents (“FTE”) and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022*	FY 2023	Variance
IT Manager (Security)	-	1.0	1.0	1.0	1.0	-
CityWorks IT Administrator	-	1.0	1.0	1.0	1.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
GIS Manager	1.0	1.0	1.0	1.0	1.0	-
IT Administrator	-	4.0	4.0	4.0	4.0	-
IT Analyst	-	1.0	1.0	1.0	1.0	-
IT Manager	4.0	3.0	3.0	3.0	3.0	-
IT Technician	-	-	-	1.0	1.0	-
Network Administrator	2.0	-	-	-	-	-
Network Analyst II	1.0	-	-	-	-	-
Systems Analyst II	2.0	-	-	-	-	-
	11.0	12.0	12.0	13.0	13.0	-

* FY 2022 includes 1 full-time equivalent position (IT Technician) added during the FY 2022 Mid-Year Budget.

The Maintenance & Operations category decreased -2%, or -\$4,536, due primarily a change in allocation methodologies (-\$44,286) within the IT Professional services account (e.g., prior year included cloud storage service costs primarily within IT because relative usage between departments was not discernable; a year of operations has given staff a basis to allocate costs to departments in 2023) and offset through growth in professional development (+\$27,000 in travel/training to ensure staff maintains industry knowledge) and small equipment costs (+\$10,000 to replace aged printers citywide that have reached end of life).

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Information Technology programs including performance measures and personnel.

- **Information Technology**

Statement of Service: Information Technology provides hardware, software, and support services to all departments in technology related areas.

Performance Measures for Calendar Year 2021 (Zen Desk Calendar Year Stats)

	2021	Department Target	Results	%
Service Desk				
Number total calls	5,458		5,458	
Number resolved w/in 4 hours	2,094		2,094	
% resolved w/in 4 hours	38%	30%	A+	128%
Number resolved w/in 8 hours	2,673		2,673	
% resolved w/in 8 hours	49%	50%	A+	98%
Number resolved in a day	3,407		3,407	
% resolved in a day	62%	70%	B+	89%
Number resolved in a week	4,773		4,773	
% resolved in a week	87%	90%	A	97%
Applications				
Repairs				
Number	482		482	
Number resolved in a day	257		257	
% resolved w/in in a day	53%	50%	A+	107%
Number resolved in a week	393		393	
% resolved in a week	82%	90%	B	91%
Service Requests				
Number	295		295	
Number resolved in a day	112		112	
% resolved w/in in a day	38%	50%	C	76%
Number resolved in a week	220		220	
% resolved in a week	75%	90%	B	83%
Desktop				
Repairs				
Number	217		217	
Number resolved in a day	81		81	
% resolved w/in in a day	37%	50%	C	75%
Number resolved in a week	167		167	
% resolved in a week	77%	90%		86%
Service Requests				
Number	97		97	
Number resolved in a day	33		33	
% resolved w/in in a day	34%	33%	A+	103%
Number resolved in a week	69		69	
% resolved in a week	71%	90%	C+	79%
GIS				
Number total cases	95		95	
Number resolved in a day	35		35	
% resolved w/in in a day	37%	33%	A+	112%
Number resolved in a week	65		65	
% resolved in a week	68%	75%	A-	91%

GENERAL FUND DEPARTMENTAL SUMMARIES

(Zen Desk Calendar Year Stats)

	2021	Department Target	Results	%
Network				
Repairs				
Number	70		70	
Number resolved in a day	29		29	
% resolved w/in in a day	41%	50%	B	83%
Number resolved in a week	58		58	
% resolved in a week	83%	100%	B	83%
Service Requests				
Number	10		10	
Number resolved in a day	3		3	
% resolved w/in in a day	30%	33%	A-	91%
Number resolved in a week	7		7	
% resolved in a week	70%	90%	C+	78% *

**Low % Due to Delay in Hardware Availability*

Security

Repairs				
Number	348		348	
Number resolved in a day	181		181	
% resolved w/in in a day	52%	50%	A+	104%
Number resolved in a week	286		286	
% resolved in a week	82%	90%	A-	91%
Service Requests				
Number	201		201	
Number resolved in a day	35		35	
% resolved w/in in a day	17%	25%	C-	70%
Number resolved in a week	76		76	
% resolved in a week	38%	50%	C	76%

Telephone / Mobile Phones

Repairs				
Number	98		98	
Number resolved in a day	29		29	
% resolved w/in in a day	30%	33%	A-	90%
Number resolved in a week	65		65	
% resolved w/in in a week	66%	90%	C	74%
Service Requests				
Number	40		40	
Number resolved in a day	10		10	
% resolved w/in in a day	25%	33%	C	76%
Number resolved in a week	18		18	
% resolved in a week	45%	90%	F	50% *

**Low % Due to Delay in Hardware Availability*

Other Requests

Number	51		51	
Number resolved in a day	23		23	
% resolved w/in in a day	45%	50%	A-	90%
Number resolved in a week	41		41	
% resolved in a week	80%	90%	B+	89%

OTHER MEASURES

Emails

Number of Inbound	2,559,034	N/A	2,559,034
Number of Outbound	662,300	N/A	662,300
Number of Internal	2,720,286	N/A	2,720,286
Spam and Viruses blocked	869,594	N/A	869,594
% Spam and Viruses blocked	34%	N/A	34%

Servers

Avg. number	121		121
% availability (including maint.)	99.88%	99.90%	A+

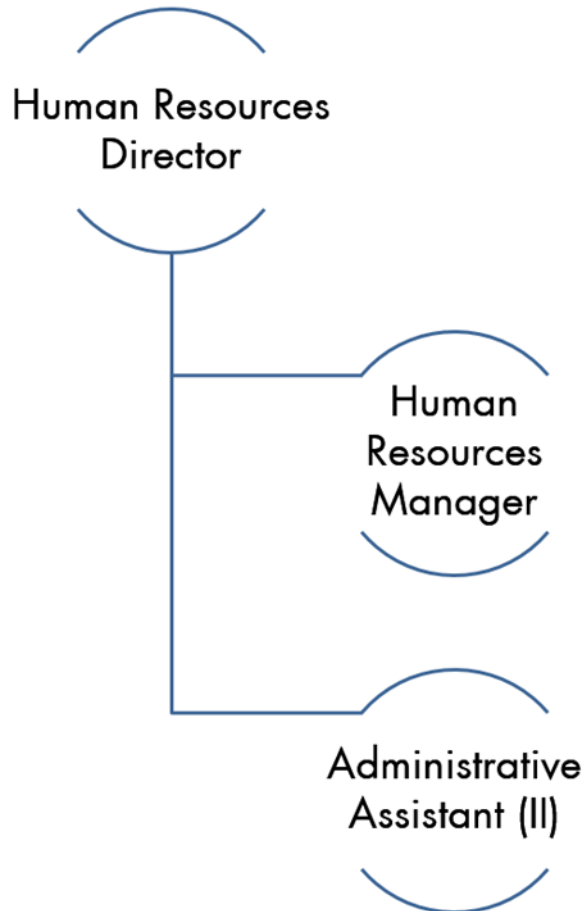
GENERAL FUND DEPARTMENTAL SUMMARIES

Human Resources

CRIS RANDALL
HUMAN RESOURCES
DIRECTOR



CRandall@alpharetta.ga.us



Our Community Vision is to advance Alpharetta as a signature City by:



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Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

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GENERAL FUND DEPARTMENTAL SUMMARIES

Human Resources

Administration, Talent and Compensation Management, Employee Relations, Development, Recruitment and Retention

Mission Statement

HR is committed to achieve the highest standards of public administration through sound HR practices, and to EMPOWER and ENCOURAGE employees by providing the support, training and development needed to fulfill their CAREER GOALS and the duties and responsibilities of their positions as a public servant.

Synopsis



To successfully carryout our core mission, the Human Resources Team shall:

- ✓ Ensure that employees are provided the same concern, respect, and caring attitude within the organization that they are expected to share with every customer, both external and internal;
- ✓ Be committed to achieve the highest standards of public administration through sound HR practices, to ensure compliance with federal and local employment laws;
- ✓ Act as a catalyst in providing employees with the support, training and development needed to fulfill the duties and responsibilities of their position as a public servant and contribute at optimum levels towards the success of the community and the City of Alpharetta;
- ✓ Establish, administer, and effectively communicate sound policies, rules, and practices that treat employees with dignity, respect and equality while maintaining compliance with employment and labor laws, organizational directives, and the mission, vision and core values of the City of Alpharetta;
- ✓ Act as strategic partner and trusted advisor to senior management and supervisory staff on talent management, workforce planning and staffing, organizational effectiveness, training and development, engagement and corrective actions, compliance, and related matters; and
- ✓ Collaborate with Finance Department to develop and provide a competitive salary and benefit package that supports our employees and meets the needs and goals of the City of Alpharetta.

GENERAL FUND DEPARTMENTAL SUMMARIES

Goals and Objectives

-  ✓ Develop and maintain appropriate personnel policies and procedures that provide flexibility in the management of personnel while maintaining compliance with current employment law and practice so as to effectively protect the City;
-   ✓ Improve operational efficiency, effectiveness and reduce costs by elevating the overall health and wellbeing of our employees;
-   ✓ Develop, implement, evaluate, enforce and communicate job classification and compensation policies and programs. This is a critical HR role as a well-designed classification and compensation system will help attract, motivate and retain employees as well as work within fiscal constraints;
-  ✓ Develop and deliver effective training programs to employees so as to constantly improve customer service delivery, efficiency of operations, and the overall effectiveness and professionalism of the organization;
-   ✓ Identify and develop internal talent and future leaders to build succession pipelines to meet current and future talent needs in critical roles;
-   ✓ Develop and maintain a Strategic Human Resources Plan to ensure continuity of operations, effective succession planning in key positions, appropriate staffing to meet City goals and customer service expectations, and anticipate fiscal needs and impacts;
-  ✓ Serves as advisor and resource for employees and supervisors regarding employee relations cases. Assist and educate employees about operating within the bounds of personnel policies. Assist supervisors address difficult and complex employee situations, help in resolving labor disputes, and respond with the appropriate level of corrective action while working to prevent retaliation;
-  ✓ Elevate and maintain employee engagement by enhancing communication channels and fostering an information rich environment; and
-   ✓ Leverage technology to enhance the effectiveness and efficiencies of certain labor intense HR functions and automate routine and administrative tasks in order to be able to focus on strategic tasks.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Human Resources General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Public Records Requests	\$ -	\$ -		\$ -	\$ -
TOTAL	\$ -	\$ -		\$ -	\$ -
EXPENDITURES					
Personnel Services:					
Salaries	\$ 179,337	\$ 262,440	\$ 274,267	\$ 288,645	\$ 373,179
Overtime	57	116	-	200	-
Group Insurance	15,100	25,896	26,318	39,529	70,869
FICA	16,381	22,849	23,594	21,822	28,475
Pension (Defined Benefit)	21,426	22,793	26,117	28,666	29,529
Pension (401A Cont./Match)	11,717	19,905	22,457	26,914	35,360
Workers Compensation	3,962	8,149	7,633	7,857	7,897
OPEB Contribution	3,197	6,199	6,438	5,701	7,982
Tuition Reimbursement	36,734	34,025	15,389	52,659	55,000
Miscellaneous	-	-	-	408	233
<i>subtotal</i>	\$ 287,910	\$ 402,372	\$ 402,212	\$ 472,401	\$ 608,524
Maintenance & Operations:					
Professional Services	\$ 67,402	\$ 41,824	\$ 38,938	\$ 63,000	\$ 65,000
Employee Travel	2,272	1,109	-	1,000	2,500
Employee Training	3,283	6,188	6,022	3,500	9,500
Maint. Contracts/IT Svcs.	6,971	39,643	32,964	76,593	87,764
General Supplies	9,771	4,853	1,546	11,066	8,725
Employee Recognition	66,479	57,181	37,968	65,000	65,000
Miscellaneous	6,867	1,214	2,169	4,000	8,500
<i>subtotal</i>	\$ 163,045	\$ 152,012	\$ 119,608	\$ 224,159	\$ 246,989
Capital	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 450,955	\$ 554,384	\$ 521,820	\$ 696,560	\$ 855,513
Authorized Personnel	3.0	3.0	3.0	3.0	4.0

Budget Narrative

The FY 2023 Budget for Human Resources totals \$855,513 and represents an increase of 23%, or \$158,953, compared to FY 2022.

The Personnel Services category increased 29%, or \$136,123, due primarily to the residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment), 4% performance-based merit program scheduled for July 1, 2022, citywide salary compression adjustments (2023 Operating Initiative), addition of one Human Resources Specialist position (2023 Operating Initiative), growth in group insurance costs, etc.

GENERAL FUND DEPARTMENTAL SUMMARIES

Authorized personnel total 4 full-time-equivalents ("FTE"), including the new position added during FY 2023, and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Human Resources Manager	1.0	1.0	1.0	1.0	1.0	-
Human Resources Specialist*	-	-	-	-	1.0	1.0
Director	1.0	1.0	1.0	1.0	1.0	-
	3.0	3.0	3.0	3.0	4.0	1.0

* FY 2023 includes the addition of one new full-time equivalent position (HR Specialist). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of this new position.

The Maintenance & Operations category increased 10%, or \$22,830, due primarily to IT Professional Services allocable costs (NeoGov software enhancements aimed at automating the performance review process; +\$9,671 in net cost growth), a renewed focus on professional development (+\$4,500 in travel/training to ensure staff maintains industry knowledge), and operational funding (+\$7,500) for the new Human Resources Specialist position (2023 Operating Initiative).

Performance Measurement

The following section provides detailed information on Human Resources programs including performance measures and personnel.

- **Administration**

Statement of Service: The administrative function monitors legal compliance and employee relations in order to effectively administer sound policies, and practices that will treat all employees equally while maintaining compliance with employment and labor laws.

Human Resources Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Human Resources Dept. annual turnover percentage	0%	0%	0%	0%	0%
City-wide turnover percentage	11.80%	8.18%	10.85%	9.95%	15%
Total # full-time equivalents (full-time, part-time, seasonal, and elected)	573	565	583	606	619
HR staff to total full-time equivalent employee ratio*	0.524	0.531	0.515	0.495	0.485

*HR-staff-to-employee-ratio represents the number of professional HR staff per 100 employees supported by HR in the organization. SHRM's most recent Human Capital Benchmarking Study shows the average HR-to-employee ratio in 2020 was 2.57 (not including administrative support staff) or 1.22 when not supporting benefits functions.

GENERAL FUND DEPARTMENTAL SUMMARIES

- Recruitment and Retention**

Statement of Service: The recruitment and retention function facilitate programs to continually increase the quality of the workforce through placing, training, and retaining highly qualified individuals who have the educational background, knowledge, and competencies to perform at above average levels.

Human Resources Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Employment & Retention					
Average cost per hire - Regular positions	\$7,500	\$7,500	\$6,000	\$6,000	\$6,500
Average cost per hire - Seasonal positions	\$1,200	\$1,200	\$750	\$750	\$850
# of Online job postings hits	6142*	36,459	106,673	115,500	150,235
# of Job interest cards received	634*	1,347	1,239	1,585	1,856
# of Applications reviewed	767	342	1084	2538	2,874
# of Qualified applications processed	153	193	652	782	873
# of New hires - Regular positions	54	40	34	50	55
# of New hires - Seasonal positions	70	70	87	90	95
# of Internal promotions	24	22	19	40	30
# of Separations (not including retirement)	106	103	124	123	130
# of Retirements	15	12	9	10	15
# New hire orientation sessions	31	21	24	20	12^
Workforce Management					
% of Employees rated "Exceeds" on performance review	27.3%	37.4%	37.2%	39.0%	41.0%
% of Employees rated "Meets" on performance review	72.7%	62.6%	62.8%	61.0%	59.0%
% of Employees underperforming on annual review	0.0%	0.0%	0.0%	0.0%	0.0%
% of Employees on "Performance Improvement Plan"	0.0%	1.3%	1.4%	1.0%	0.0%
# Employee Relation Cases	28	31	38	45	50
Education Incentive - Professional Development					
# enrollments by program***					
Doctorate Degree	2	1	0	1	1
Master's Degree	5	4	1	3	2
Bachelor's Degree	9	10	7	10	8
Associate's Degree	1	1	1	2	2
Certificate Programs	0	2	2	1	1
Total # of employees receiving education incentive	17	18	11	17	14
Other Metrics					
# Payroll action forms processed	****	****	1412	1853	2082

^NEO completed once a month starting FY23

*New Applicant Tracking System (NEOGOV) implemented on Sept., 2019.

**Operating under hiring freeze for certain non-Public Safety positions.

*** FY21 and FY22 - program partially unfunded due to budget constraints

**** started collecting data in 2021

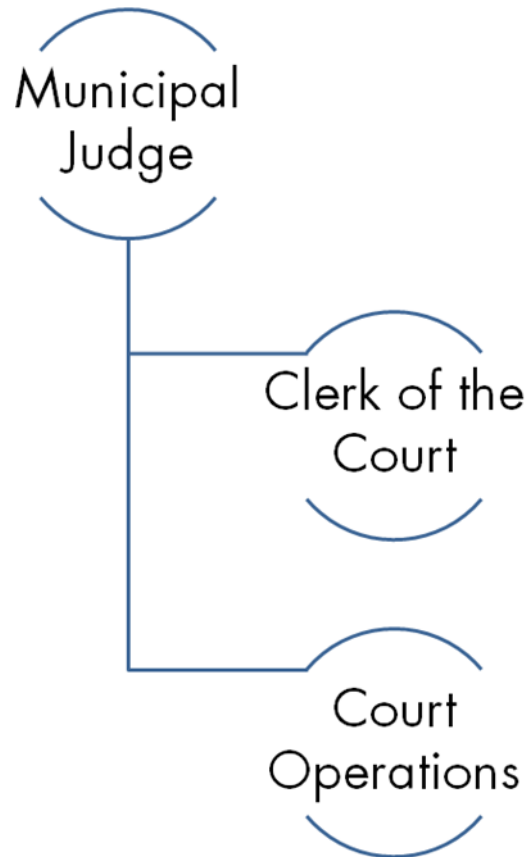
GENERAL FUND DEPARTMENTAL SUMMARIES

Municipal Court

BROOKE LAPPIN
DIRECTOR



BLappin@alpharetta.ga.us



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Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

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GENERAL FUND DEPARTMENTAL SUMMARIES

Municipal Court

Administration, Court Services

Mission Statement

To grow and maintain sufficient staffing, infrastructure, and general court services for the City of Alpharetta; to educate and inform persons who attend court; to ensure the citizens' rights are observed and protected; to achieve justice and fundamental fairness in all matters including cases that go to trial and those that are settled pre-trial; and to efficiently and responsibly serve all citizens living in the community.

Goals and Objectives

-   ✓ Provide professional, quality service;
-   ✓ Monitor court sessions and continue to improve efficiency;
-   ✓ Develop operations guide to use internally;
-   ✓ Implement the new eCourts software system;
-   ✓ Enhance reporting to state and city departments;
-   ✓ Review and enhance current reports/forms;
-   ✓ Enhance the current data that is shared between Court/Police;
-   ✓ Review, improve, and update day to day operations;
-   ✓ Provide proper training to ensure compliance with all State laws and regulations; and
-   ✓ Continue to cross-train employees.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Municipal Court General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Intergovernmental	\$ -	\$ -	\$ 37,665	\$ 80,678	\$ 141,000
TOTAL	\$ -	\$ -	\$ 37,665	\$ 80,678	\$ 141,000
EXPENDITURES					
Personnel Services:					
Salaries	\$ 355,800	\$ 329,975	\$ 371,878	\$ 346,652	\$ 449,083
Overtime	707	129	4,678	79,400	90,000
Group Insurance	92,507	70,243	70,526	96,261	133,320
FICA	25,531	24,251	27,896	26,228	41,246
Pension (Defined Benefit)	46,617	33,429	31,311	18,145	19,584
Pension (401A Cont./Match)	24,933	27,319	30,613	44,088	52,117
Workers Compensation	11,854	13,904	10,778	11,655	8,655
OPEB Contribution	9,576	10,590	9,105	8,470	6,891
Miscellaneous	77	-	542	-	78
<i>subtotal</i>	\$ 567,603	\$ 509,841	\$ 557,326	\$ 630,899	\$ 800,974
Maintenance & Operations:					
Professional Services	\$ 265,152	\$ 252,699	\$ 227,434	\$ 239,955	\$ 156,300
Land/Building Rental	-	-	-	82,000	82,000
Printing	8,314	8,336	10,269	6,000	8,000
Maint. Contracts/IT Svcs.	60,620	68,427	67,103	120,335	78,676
General Supplies	13,865	16,013	13,108	10,100	12,250
Utilities	19,586	21,544	21,250	13,055	-
Miscellaneous	38,758	12,574	9,306	21,295	10,000
<i>subtotal</i>	\$ 406,295	\$ 379,594	\$ 348,470	\$ 492,740	\$ 347,226
Capital	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 973,898	\$ 889,434	\$ 905,796	\$ 1,123,639	\$ 1,148,200
Authorized Personnel	8.0	8.0	8.0	7.0	6.0

Budget Narrative

The FY 2023 Budget for Municipal Court totals \$1.1 million and represents an increase of 2%, or \$24,561, compared to FY 2022.

The Personnel Services category increased 27%, or \$170,075, due to multiple factors including: residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment) and funding of the Court Solicitor position (previously paid through professional services); 4% performance-based merit program scheduled for July 1, 2022;

GENERAL FUND DEPARTMENTAL SUMMARIES

citywide salary compression adjustments (2023 Operating Initiative); growth in group insurance costs; etc.

Authorized personnel total 6 full-time-equivalents (“FTE”) and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Administrative Assistant I	-	-	1.0	-	-	-
Director	1.0	1.0	1.0	1.0	1.0	-
Chief Court Clerk	-	-	-	-	1.0	1.0
Deputy Court Clerk	-	-	-	-	2.0	2.0
GCIC Coordinator	-	-	-	-	1.0	1.0
Deputy Clerk I	1.0	1.0	-	-	-	-
Deputy Clerk II	4.0	4.0	4.0	4.0	-	(4.0)
Deputy Clerk III	1.0	1.0	1.0	1.0	-	(1.0)
Court Solicitor	-	-	-	1.0	1.0	-
Judge	1.0	1.0	1.0	-	-	-
	8.0	8.0	8.0	7.0	6.0	(1.0)

Starting with FY 2022, the Judge position was converted to a contracted position and the Solicitor position was converted from a contracted position to a full-time equivalent position. Additionally, one Deputy Court Clerk III position was eliminated in FY 2022 (unfunded position - no financial impact).

The Maintenance and Operations category decreased -30%, or -\$145,514, due primarily to the following activity:

- Decrease in professional fees of -\$83,655 due primarily to the net impact of an operational reorganization that included reclassifying the Judge from a full-time position to a 1099 contractor while also reclassifying the Court Solicitor from a 1099 contractor to a full-time position. The City of Milton will be paying their contractually determined 40% of all Court Solicitor personnel costs through the existing IGA and can be seen through the additional Intergovernmental revenue estimates for 2023.
- Decrease in maintenance contracts of -\$15,350 due primarily to an elimination of janitorial services upon the partnership and move to the Milton courts facility (said cleaning costs are now covered through the land/building rental account).
- Decrease in IT professional services of -\$26,309 due primarily to reduced allocations resulting from a decline in users (e.g., personnel which drives much of the usage allocations) coupled with one-time costs for the eCourts software implementation during FY 2022 that will not continue into FY 2023.
- Decrease in non-recurring costs of -\$11,120 due to one-time costs in FY 2022 associated with moving court operations to the Milton courts facility (e.g., furniture, equipment, etc.) that will not be incurred in FY 2023.

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Municipal Court programs including performance measures and personnel.

- **Violations Bureau**

Statement of Service: The purpose of the Municipal Court is to process all alleged violations of city Ordinances and certain state laws in a fair, impartial, expeditious, accurate, and fiscally responsible manner. The Violations Bureau holds traffic and state court, monitors and handles all cash bonds and manages all Court records.

Municipal Court Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021*	Target FY 2022*	Target FY 2023*
# of Citations received to process	14,268	9,503	8,765	10,000	13,000
Total # of cases disposed	13,019	11,198	7,745	12,000	13,000
# of Court sessions	242	238	216	216	216
Annual deposits (Court Fines)	\$1,834,716	\$1,657,373	\$1,361,323	\$1,700,000	\$1,800,000

GENERAL FUND DEPARTMENTAL SUMMARIES

Public Safety

JOHN ROBISON
DIRECTOR



JRobison@alpharetta.ga.us



Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

GENERAL FUND DEPARTMENTAL SUMMARIES

Public Safety

Administration, Police, Fire, and Emergency
911

Mission Statement

Public Safety: It is the **Mission** of the **Alpharetta Department of Public Safety** to **Enhance** the **Quality of Life** of those that **Live, Work, and Play** in the **City of Alpharetta**.

Police Services strives to ensure the highest quality of life for its citizens through developing and maintaining partnerships with the community. We take pride in the fact that all contacts with the public are professional and at all times personify the highest levels of honor, integrity, ethics and justice, entrusted to us by those we are sworn to serve.

Fire and Emergency Services is a proactive, customer-oriented emergency services provider. Our objective is to provide the best possible fire and emergency medical services. Our goal is to maximize the saving of lives, minimize the loss of property and avoid loss whenever possible through prevention and education.



Fire Services

Goals and Objectives

Police Services



- ✓ Crime Prevention - Partner with the community through the Alpharetta Community of Excellence (ACE) program, Crime-Free Multifamily Housing, and building partnerships and mitigating problems through education and enforcement;



- ✓ Uniform Patrol - Increase visible presence in the community with an emphasis on residential neighborhoods;



- ✓ Criminal Investigation - Maintain a case clearance rate above national averages through strong local investigative efforts and appropriate partnerships with other federal, state and local law enforcement agencies; and



- ✓ Traffic Safety - Identify and address traffic and pedestrian concerns through engineering, education, and enforcement. Build an effective strategy utilizing a collaborative effort between city departments.

GENERAL FUND DEPARTMENTAL SUMMARIES

Fire Services

-  ✓ Maintain a minimum on-duty staffing level of not less than 23 Firefighter/EMT or Paramedics at all times;
-  ✓ Assure all firefighters are certified at the National Professional Qualifications Firefighter II Level;
-  ✓ Maintain a minimum of 240 hours of annual training and career development for each career firefighter;
-  ✓ Place the first fire apparatus on the scene of an emergency within five minutes of dispatch at least 90% of the time;
-  ✓ Place a minimum of 14 firefighters on the scene of a structure fire within seven minutes of dispatch at least 90% of the time;
-  ✓ Place an advance life support paramedic on the scene of a medical emergency within five minutes of dispatch at least 90% of the time;
-  ✓ Present programs of fire safety education to 80% of all preschool children and 95% of all first and fourth grade students who reside within the City; and
-  ✓ Conduct a fire safety inspection and/or design a pre-fire plan for every non-residential occupancy annually.



GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Public Safety General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Licenses and Permits					
Alcohol Beverage	\$ 676,671	\$ 26,925	\$ (1,241)	\$ -	\$ -
Other	46,243	23,635	200	-	500
Intergovernmental:					
City of Milton	55,000	65,000	15,968	-	-
Fulton County/COVID-19 Testing Site	-	-	234,735	37,912	-
1st Responders Grant	-	-	-	224,600	-
Charges for Services:					
Reports	25,942	22,641	20,627	25,000	20,000
Services	227,731	173,410	150,310	210,000	160,000
False Alarms	44,911	45,852	35,191	46,000	40,000
Plan Review	188,685	206,443	138,229	193,000	150,000
Other	19,335	11,280	150	8,000	4,000
Fines & Forfeitures:					
Municipal Court Fines	1,834,716	1,657,373	1,367,813	1,750,000	1,650,000
School Zone/Bus Camera Citations	4,020	63,009	1,139,043	304,000	720,000
Other	-	-	-	-	-
Other Revenue	15,254	944	10,405	100	-
TOTAL	\$ 3,138,508	\$ 2,296,512	\$ 3,111,429	\$ 2,798,612	\$ 2,744,500
EXPENDITURES					
Personnel Services:					
Salaries	\$ 13,484,795	\$ 14,197,773	\$ 14,638,844	\$ 16,976,205	\$ 18,520,928
Overtime	1,846,569	1,789,103	1,736,876	1,704,042	1,931,950
Group Insurance	4,174,201	4,602,770	4,877,695	5,490,238	5,776,119
FICA	1,109,675	1,161,545	1,188,219	1,382,668	1,561,827
Pension (Defined Benefit)	1,511,217	1,535,869	1,529,222	1,631,525	1,725,035
Pension (401A Cont./Match)	1,062,077	1,188,108	1,135,079	1,404,828	1,567,708
Miscellaneous	717,979	766,689	730,361	747,102	831,312
<i>subtotal</i>	\$ 23,906,513	\$ 25,241,856	\$ 25,836,297	\$ 29,336,608	\$ 31,914,879
Maintenance & Operations:					
Professional Services	\$ 212,426	\$ 176,701	\$ 86,065	\$ 173,947	\$ 268,700
Fuel/Repair & Maint. (Vehicles)	746,078	704,730	659,673	672,371	842,560
Employee Travel	120,059	85,902	32,565	85,122	103,620
Employee Training	99,716	76,567	83,766	104,327	202,218
Maint. Contracts/IT Services	1,032,103	1,115,253	1,295,782	1,623,405	1,925,687
General Supplies	244,860	285,121	219,962	256,037	303,650
Miscellaneous	629,878	537,461	552,601	459,240	511,915
<i>subtotal</i>	\$ 3,085,120	\$ 2,981,734	\$ 2,930,414	\$ 3,374,449	\$ 4,158,350
Capital/Leases:					
Capital/Other	\$ -	\$ -	\$ 2,902	\$ -	\$ -
Software/Fire Truck Lease(s)	630,405	631,280	582,963	676,870	659,858
<i>subtotal</i>	\$ 630,405	\$ 631,280	\$ 585,866	\$ 676,870	\$ 659,858
TOTAL	\$ 27,622,038	\$ 28,854,870	\$ 29,352,576	\$ 33,387,927	\$ 36,733,087
Authorized Personnel	221.0	223.5	226.5	232.5	238.5

FY 2023 includes 1 part-time position (Parking Enforcement Officer) position that is not funded but part of the City's authorized workforce. This position will remain vacant pending a (1) justifiable needs assessment and (2) identification of a sustainable funding source.

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for Public Safety totals \$36.7 million and represents an increase of 10%, or \$3.3 million, compared to FY 2022.

The Personnel Services category increased 9%, or \$2.6 million, due to multiple factors including:

- Residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment);
- Residual impact of the mid-year 2022 wage adjustments (additional 10% across-the-board adjustment for sworn police and E911 personnel);
- Residual impact of the mid-year 2022 funding of two full-time Police Officers positions (previously frozen);
- Wage increases associated with the 3% performance-based merit program scheduled for July 1, 2022;
- Citywide salary compression adjustments (2023 Operating Initiative);
- Addition of six full-time positions (Community Paramedic, Crime Scene Detective, and four Police Officers; 2023 Operating Initiative);
- Increases in overtime, group insurance premiums, pension contributions, etc.; and
- Some of which is partially offset through a reduction in personnel costs related to the one-time pass-thru expenses in FY 2022 for the Georgia Public Safety Officials 1st Responders Supplemental Grant that will not occur in FY 2023.

Authorized personnel total 238.5 full-time-equivalents ("FTE"), including the six new positions added during FY 2023, and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023*	Variance
Sworn Police Officers						
Director of Public Safety	1.0	1.0	1.0	1.0	1.0	-
Captain	4.0	4.0	4.0	4.0	4.0	-
Lieutenant	15.0	8.0	7.0	7.0	7.0	-
Division Chief	1.0	-	-	-	-	-
Field Training Officer	9.0	6.0	4.0	5.0	5.0	-
Officer*	67.0	70.0	73.0	72.0	76.0	4.0
Sergeants	6.0	13.0	16.0	16.0	16.0	-
Police Operations Major	1.0	1.0	1.0	1.0	1.0	-
Police Support Operations Major	1.0	1.0	1.0	1.0	1.0	-
Crime Scene Detective*	-	-	-	-	1.0	1.0
Public Information Officer	-	-	-	-	-	-
Training Coordinator/Police	-	1.0	1.0	1.0	1.0	-
	105.0	105.0	108.0	108.0	113.0	5.0

GENERAL FUND DEPARTMENTAL SUMMARIES

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023*	Variance
Certified Firefighters						
Deputy Director of Public Safety	1.0	1.0	-	-	-	-
Battalion Chief	3.0	4.0	4.0	4.0	4.0	-
Division Chief	-	-	-	-	-	-
Captain	22.0	18.0	18.0	17.0	18.0	1.0
EMS Chief	-	-	1.0	1.0	1.0	-
Lieutenant	-	3.0	3.0	7.0	6.0	(1.0)
Public Affairs Coordinator	1.0	1.0	1.0	-	-	-
Special Projects and Data Analyst	-	-	-	1.0	1.0	-
Accreditation/Emer. Mgmt. Coord. (Captain)	1.0	1.0	1.0	-	-	-
Training/Emergency Medical Svcs Coord.	1.0	1.0	-	-	-	-
EMS Training Officer	-	-	1.0	1.0	1.0	-
Fire Apparatus Engineer	24.0	24.0	24.0	27.0	27.0	-
Firefighter/Paramedic	20.0	20.0	20.0	20.0	20.0	-
Firefighter II	19.0	19.0	19.0	19.0	19.0	-
Community Paramedic*	-	-	-	-	1.0	1.0
Public Safety Logistics/Emer. Mgmt Coord.	1.0	1.0	1.0	1.0	1.0	-
Fire Marshal (Battalion Chief)	1.0	1.0	1.0	1.0	1.0	-
Fire Operations Chief	1.0	1.0	1.0	1.0	1.0	-
Deputy Fire Marshal	1.0	1.0	1.0	1.0	1.0	-
Assistant Fire Marshal	3.5	5.0	5.0	5.0	5.0	-
	99.5	101.0	101.0	106.0	107.0	1.0
Civilian Positions						
Administrative Assistant II	2.0	2.0	2.0	2.0	1.0	(1.0)
Administrative Generalist	-	-	-	-	1.0	1.0
Accreditation Manager	-	-	-	1.0	1.0	-
Criminal Intelligence Analyst	1.0	1.0	1.0	1.0	1.0	-
Evidence Custodian	1.0	1.0	1.0	1.0	1.0	-
Evidence Technician	-	1.0	1.0	1.0	1.0	-
Fingerprint Technician	1.0	1.0	0.5	0.5	0.5	-
Parking Enforcement Officer (2PT)**	1.0	1.0	1.0	1.0	1.0	-
Budget/Finance Coordinator	1.0	1.0	1.0	1.0	1.0	-
Records Clerk	4.5	4.5	5.0	5.0	5.0	-
Records Manager	-	-	-	1.0	1.0	-
Records Supervisor	1.0	1.0	1.0	-	-	-
School Crossing Guard (8PT)	4.0	4.0	4.0	4.0	4.0	-
	16.5	17.5	17.5	18.5	18.5	-
	221.0	223.5	226.5	232.5	238.5	6.0

* FY 2023 includes the addition of six new full-time equivalent positions (Community Paramedic, Crime Scene Detective, and four Police Officers). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of these new positions.

** FY 2023 includes 1 part-time position (Parking Enforcement Officer) that is not funded but part of the City's authorized workforce. This position will remain vacant pending a (1) justifiable needs assessment and (2) identification of a sustainable funding source.

GENERAL FUND DEPARTMENTAL SUMMARIES

The Maintenance & Operations category increased 23%, or \$783,901, due primarily to the following:

- Change in allocation methodologies (+\$174,017) within the IT Professional services account (e.g., prior year included cloud storage service costs primarily within the IT Department because relative usage between departments was not discernable; a year of operations has given staff a basis to allocate costs to departments in 2023 and Public Safety is the largest user of these services).
- Growth in fuel pricing (+\$128,186). This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.
- New operational funding for the Crabapple Training Facility (\$25,000).
- Reallocation of \$68,400 from Public Works (electricity account) to Public Safety (maintenance contracts account) to fund additional flock cameras. Specifically, the city has been funding 11 vigilant cameras through GA Power bills within the Public Works Department and will shift the funding to the Flock camera system which is considerably more cost effective (can double the number of cameras for the same annual investment).
- Maintenance and Operational funding for the recommended 2023 Operating Initiatives¹² in an amount totaling \$272,000 that has been programmed into multiple departmental accounts (e.g., fuel, travel, training, professional services, uniforms, etc.).

The Capital/Lease category includes funding for fire truck leases, heart monitors, and tasers, and declined -3% compared to FY 2022 due to final payment of the Air & Light Truck during FY 2022. This apparatus was always forecast to outlive its financing which maxed-out at 10-years (2012 lease).

¹² Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Public Safety programs including performance measures and personnel.

- **Police Services**

Statement of Service: Alpharetta's Police Services include criminal investigations, uniform patrol, traffic patrol, and training activities.

National Incident Based Reporting System

Patrol Division

Offenses	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022 YTD
Group A Offenses	2,769.00	2,631.00	1,850.00	1,564.00	1,125.00
Group B Offenses	818.00	728.00	663.00	297.00	244.00
Total	3,587.00	3,359.00	2,513.00	1,861.00	1,369.00
Per 1000 Population	54.14	50.70	36.35	N/A	N/A

Arrest

Group A Offenses	343.00	436.00	372.00	330.00	414.00
Group B Offenses	477.00	422.00	248.00	280.00	259.00
Non-Criminal Offenses	684.00	695.00	563.00	401.00	263.00
Total	1,504.00	1,553.00	1,183.00	1,011.00	936.00
Per 1000 Population	22.70	23.44	17.11	N/A	N/A

Criminal Investigations Division

Assigned for Investigation	842.00	889.00	944.00	1,374.00	575.00
Closed by Arrest	59.00	60.00	87.00	91.00	41.00
Closed by Exception	50.00	27.00	38.00	29.00	14.00
Unfounded	101.00	78.00	112.00	166.00	42.00
Active Cases	632.00	724.00	707.00	1,088.00	478.00

Traffic Division

Accidents	2,969.00	3,059.00	2,538.00	1,800.00	1,402.00
Fatalities	4.00	4.00	1.00	3.00	0.00

911 Communications

Calls For Service	39,174.00	38,069.00	33,997.00	35,866.00	1,402.00
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GENERAL FUND DEPARTMENTAL SUMMARIES

- Fire Services**

Statement of Service: Alpharetta's Fire Services include fire prevention, fire inspection, and fire suppression.

	2017 Total Incidents	2018 Total Incidents	2019 Total Incidents	2020 Total Incidents	2021 Total Incidents
FIRES					
Structure Fires	60	32	45	41	61
Vehicle Fires	28	22	27	25	22
Other Fires	43	46	80	30	35
Total Fires	131	100	152	96	118
Pressure Ruptures, Explosion, Overheat	5	2	0	0	4
RESCUE CALLS					
Emergency Medical Treatment	3373	3011	3103	3442	3510
All Others	84	63	61	54	145
Total Rescue Calls	3457	3074	3164	3496	3655
Hazardous Condition Calls	160	121	107	147	124
Service Calls	946	726	806	598	574
Good Intent Calls	1753	2424	2368	1123	1466
Severe Weather or Natural Disaster	15	1	1	2	0
Special Incident Calls	19	3	9	2	0
Unknown Incident Type	0	0	0	0	0
FALSE CALLS					
Malicious Calls	21	16	18	19	13
Other False Calls	771	749	776	768	847
Total False Calls	792	765	794	787	860
TOTAL CALLS	7278	7216	7401	6251	6801

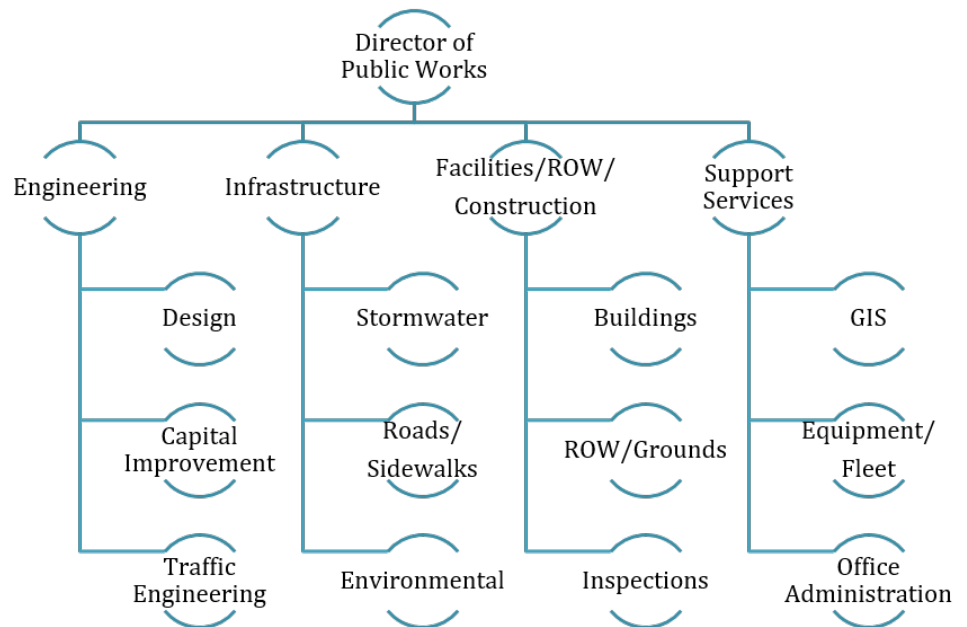
GENERAL FUND DEPARTMENTAL SUMMARIES

Public Works

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Providing a business climate that attracts the top echelon companies.

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GENERAL FUND DEPARTMENTAL SUMMARIES

Public Works

Administration, Public Works, and Conservation

Mission Statement

The Department of Public Works is committed to providing cost effective engineering, maintenance and design solutions through the highest possible professionalism which protects, preserves and improves the City of Alpharetta's infrastructure. Our focus shall include facilities, traffic, streets, stormwater, and environmental conservation.

Goals and Objectives



- ✓ Improve and maintain the City of Alpharetta infrastructure at the highest possible level and to enhance and promote the quality of life;



- ✓ Provide engineering professionalism to ensure growth and progress for the City of Alpharetta;



- ✓ Provide consistent Public Works functions and operations that afford future excellence in growth and expansion for the City of Alpharetta;



- ✓ Improve intergovernmental relations;



- ✓ Provide more efficient support and response for the citizens of Alpharetta;



- ✓ Develop strategic, long-range plans for the future; and



- ✓ Ensure timely completion of repairs on work projects so the disruption of service to the customer is minimal.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Public Works General Fund					
	FY 2019 Actual	FY 2020 Actual	FY2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Other Revenue:					
CID (GA400 Interchange Maint.)	\$ 73,262	\$ 88,944	\$ 106,679	\$ 87,749	\$ 92,500
Miscellaneous	-	2,500	24,300	1,500	1,000
TOTAL	\$ 73,262	\$ 91,444	\$ 130,979	\$ 89,249	\$ 93,500
EXPENDITURES					
Personnel Services:					
Salaries	\$ 2,952,337	\$ 2,864,499	\$ 2,924,482	\$ 3,280,026	\$ 3,609,612
Overtime	39,419	33,356	20,406	40,000	40,000
Group Insurance	864,686	892,231	895,540	1,076,650	1,184,342
FICA	216,406	209,851	216,601	248,149	278,726
Pension (Defined Benefit)	310,830	354,974	306,128	323,670	296,195
Pension (401A Cont./Match)	194,753	216,423	203,358	272,832	335,619
Workers Compensation	83,195	94,888	88,360	91,966	91,661
OPEB Contribution	67,848	72,374	74,549	66,877	73,455
Miscellaneous	1,008	2,554	1,161	3,448	1,864
<i>subtotal</i>	\$ 4,730,481	\$ 4,741,150	\$ 4,730,585	\$ 5,403,618	\$ 5,911,474
Maintenance & Operations:					
Professional Services	\$ 39,652	\$ 10,933	\$ 5,383	\$ 17,500	\$ 6,000
Fuel/Repair & Maint. (Vehicles)	140,666	103,856	117,014	110,000	130,000
Repair & Maint. (Facilities)	437,871	414,037	366,097	347,000	400,000
Maint. Contracts/IT Services	957,455	1,038,912	1,138,897	1,285,088	1,488,349
General Supplies	159,758	142,199	103,166	108,250	104,000
Utilities	1,779,627	1,814,759	1,976,712	2,015,600	1,971,750
Miscellaneous	92,861	87,064	98,374	90,500	101,000
<i>subtotal</i>	\$ 3,607,891	\$ 3,611,761	\$ 3,805,644	\$ 3,973,938	\$ 4,201,099
Capital/Lease/Other					
Enterprise Software Lease	\$ 76,942	\$ -	\$ -	\$ -	\$ -
<i>subtotal</i>	\$ 76,942	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 8,415,314	\$ 8,352,910	\$ 8,536,228	\$ 9,377,556	\$ 10,112,573
Authorized Personnel	52.0	52.0	52.0	51.0	51.0

Budget Narrative

The FY 2023 Budget for Public Works totals \$10.1 million and represents an increase of 8%, or \$735,017, compared to FY 2022.

GENERAL FUND DEPARTMENTAL SUMMARIES

The Personnel Services category increased 9%, or \$507,856, due to multiple factors including:

- Residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment);
- Residual impact of the mid-year 2022 funding of two full-time Public Works Crew Leader positions and one full-time Public Works Tech I position (all previously frozen);
- Wage increases associated with the 3% performance-based merit program scheduled for July 1, 2022; and
- Citywide salary compression adjustments (2023 Operating Initiative); and
- Increases in group insurance premiums, pension contributions, etc.

Authorized personnel total 51 full-time-equivalents ("FTE") and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Administrative Assistant II	1.0	1.0	-	-	-	-
Administrative Office Coordinator	-	-	-	-	-	-
Assistant Construction Manager	1.0	1.0	1.0	1.0	1.0	-
Civil Engineer	2.0	2.0	2.0	1.0	1.0	-
Construction Manager	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Public Works	1.0	1.0	-	-	-	-
Director	1.0	1.0	1.0	1.0	1.0	-
Engineering Technician	6.0	5.0	5.0	4.0	6.0	2.0
Environmental Program Coordinator	1.0	1.0	1.0	1.0	1.0	-
Fleet/Equipment Logistics Tech.	-	-	1.0	1.0	1.0	-
Fleet Coordinator	1.0	1.0	-	-	-	-
GIS Specialist/Planner	-	-	-	1.0	-	(1.0)
GIS Specialist/Special Projects Planner	-	-	-	-	1.0	1.0
Infrastructure Operations Manager	-	-	-	-	1.0	1.0
Office Manager	-	-	1.0	1.0	1.0	-
Project Administrator	1.0	1.0	1.0	1.0	1.0	-
Public Works Crew Leader	8.0	8.0	8.0	8.0	7.0	(1.0)
Public Works Supervisor	4.0	4.0	4.0	4.0	3.0	(1.0)
Public Works Technician I	6.0	6.0	6.0	6.0	6.0	-
Public Works Technician II	10.0	10.0	10.0	10.0	9.0	(1.0)
Right of Way Coordinator	-	1.0	1.0	1.0	1.0	-
Senior Engineer	2.0	2.0	2.0	2.0	2.0	-
Senior Inspector	1.0	1.0	1.0	1.0	1.0	-
Senior Operations Manager	-	-	1.0	1.0	1.0	-
Senior Water Resources Analyst	1.0	1.0	1.0	1.0	1.0	-
Support Services Manager	1.0	1.0	1.0	1.0	1.0	-
Traffic Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Traffic Signal Engineer	1.0	1.0	-	-	-	-
Transportation Engineering Manager	-	-	1.0	1.0	1.0	-
Urban Forestry Program Manager	1.0	1.0	1.0	1.0	1.0	-
	52.0	52.0	52.0	51.0	51.0	-

GENERAL FUND DEPARTMENTAL SUMMARIES

The Maintenance and Operations category increased 6%, or \$227,161, due primarily to the following activity:

- Increase in repair/maintenance costs of +\$53,000 due primarily to inflationary cost growth of labor/supplies for many of the included services such as plumbing, HVAC, etc. in addition to the recapture of appropriations that were reduced during the height of the COVID pandemic but are now needed as the city approaches full operational capacity levels.
- Increase in maintenance contract costs of +\$150,037 due primarily to significant inflationary cost increases in many of the city's labor-intensive contracts such as landscaping (annualized impact of recent right-of-way maintenance contract), janitorial, etc.
- Increase in IT professional service costs of +\$53,224 due primarily to a change in allocation methodologies (e.g., prior year included cloud storage service costs primarily within the IT Department because relative usage between departments was not discernable; a year of operations has given staff a basis to allocate costs to departments in 2023 and Public Works is a large user of these services).
- Increase in fuel costs due to general inflationary growth (+\$20,000).
- Decrease in electricity utility costs of -\$43,400 due to a combination of forecasted growth in energy costs (+\$25,000) and reduced through a reallocation of \$68,400 from Public Works (electricity account) to Public Safety (maintenance contracts account) to fund additional flock cameras. Specifically, the city has been funding 11 vigilant cameras through GA Power bills within the Public Works Department and will shift the funding to the Flock camera system which is considerably more cost effective (can double the number of cameras for the same annual investment).

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Engineering and Public Works programs including performance measures and personnel.

- **Conservation**

Statement of Service: Conservation provides education and community activism strategies to address environmental and aesthetic issues in the City of Alpharetta, through clean-up campaigns, seminars, literature, and other beautification efforts.

Public Works Conservation					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Events coordinated	26	17	24	24	24
# of Students reached	419	404	18	18	18
# of Volunteers	626	307	244	244	250

- **Engineering**

Statement of Service: Engineering administration provides for the administration and technical review of public and private improvements in the City of Alpharetta by managing all projects skillfully, efficiently, and professionally.

Public Works Engineering					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021*	Target FY 2022*	Target FY 2023*
# of Water quality samples analyzed	400	421	448	448	448
* Capital contracts include traffic, stormwater, sidewalks, infrastructure, community development, and facilities projects.					

GENERAL FUND DEPARTMENTAL SUMMARIES

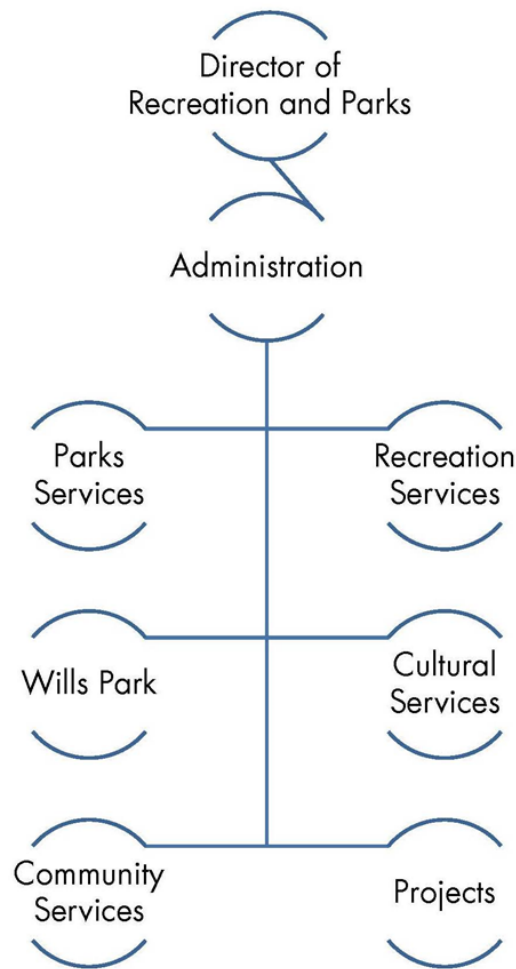
- **Public Works**

Statement of Service: Public works coordinates and performs maintenance on streets, sidewalks, traffic signals, traffic signs, and city facilities. Public Works also provides construction services in support of the engineering division and other city departments.

Public Works					
Public Works Operations					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021*	Target FY 2022*	Target FY 2023*
Average # of days to complete sidewalk work order	6.6	12.5	12.2	10.0	10.0
Average # of days to complete pothole work order	1.0	1.0	1.0	1.0	1.0
Average # of days to complete curb and gutter work order	4.1	2.7	2.0	2.5	2.5
Average # of days to complete ROW, mowing, limb work order	1.3	1.2	1.0	1.0	1.0
Average # of days to complete sink hole work order	1.4	2.2	3.4	3.0	3.0
Average # of days to complete sign replacement/upgrade work order	2.0	1.7	1.7	1.5	1.5
Average # of days to complete signal light maintenance work order	2.2	3.4	3.6	3.0	3.0
Average # of days to complete striping work order	2.2	5.9	3.7	3.5	3.5
Average # of days to complete catch basin work order	4.1	4.9	2.5	3.5	3.5
Average # of days to complete storm drain work order	7.3	5.2	10.3	7.5	7.5
Average # of days to complete facilities work order	3.4	4.8	4.0	4.0	4.0

GENERAL FUND DEPARTMENTAL SUMMARIES

Recreation, Parks & Cultural Services



Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals, and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

GENERAL FUND DEPARTMENTAL SUMMARIES

Recreation, Parks & Cultural Services

Administration, Parks Services, Recreation Services, Wills Park, Cultural Services, Community Services, Projects

Mission Statement

The Recreation, Parks & Cultural Services Department strives to promote the highest quality recreation programs and park facilities to our citizens consistent with our core values of Excellence, Stewardship, Integrity, Service and Loyalty.

Goals and Objectives



- ✓ Implement the nine (9) Park improvement/Development projects prioritized by the 2021 Parks Bond Referendum;



- ✓ Implement new programs where there is a need to serve residents;



- ✓ Increase revenues through increased participation and sponsorships;



- ✓ Improve access and usability of all parks and facilities by improved signage, beautification, and facility enhancement; and



- ✓ Continue to seek out additional partnerships with adjoining cities, The Fulton County Board of Education and other community organizations.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Recreation, Parks and Cultural Services General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Intergovernmental	\$ 452,098	\$ 318,295	\$ 2,486	\$ 3,000	\$ 3,000
Charges for Services:					
Aquatics Activity Fees	216,328	127,559	114,299	225,000	200,000
Athletics Activity Fees	446,387	418,111	342,519	400,000	415,000
Arts Services	83,569	53,688	96,622	103,500	132,500
Community Center Activity Fees	599,823	451,273	567,756	632,250	655,000
Preston Ridge Community Center Activity Fees	-	-	725	40,000	104,000
Senior Center Activity Fees	98,071	102,675	30,376	82,000	87,000
Equestrian Center Activity Fees	362,103	222,383	318,494	315,000	400,000
Wills Park Rec. Ctr Activity Fees	264,324	211,913	198,119	250,000	450,000
Non-Resident Fees	247,467	199,162	209,891	300,000	300,000
Taste of Alpharetta	214,577	900	-	-	-
Other	76,024	219,178	153,992	92,000	68,050
Other Revenue	34,982	17,526	13,508	14,200	-
TOTAL	\$ 3,095,753	\$ 2,342,661	\$ 2,048,787	\$ 2,456,950	\$ 2,814,550
EXPENDITURES					
Personnel Services:					
Salaries	\$ 2,474,200	\$ 2,578,921	\$ 2,504,452	\$ 2,746,153	\$ 2,980,271
Seasonal	566,635	562,833	532,875	580,289	738,000
Overtime	156,640	128,413	74,527	129,557	130,000
Group Insurance	791,664	843,908	811,101	964,209	999,411
FICA	234,926	242,111	229,058	260,861	295,810
Pension (Defined Benefit)	182,937	186,096	210,321	223,610	206,704
Pension (401A Cont./Match)	219,505	234,332	215,485	262,783	310,565
Miscellaneous	141,745	137,315	155,799	131,450	137,106
<i>subtotal</i>	\$ 4,768,252	\$ 4,913,928	\$ 4,733,618	\$ 5,298,912	\$ 5,797,867
Maintenance & Operations:					
Professional Services	\$ 1,692,651	\$ 1,433,673	\$ 1,088,980	\$ 1,693,425	\$ 1,767,328
Fuel/Repair & Maint. (Vehicles)	59,212	53,574	65,678	60,600	77,500
Repair & Maintenance (Grounds)	514,541	525,515	570,351	673,597	722,190
Repair & Maintenance (Facilities)	33,498	19,749	41,557	23,450	59,000
Equipment Rental	148,993	129,803	57,714	94,455	159,793
Maintenance Contracts/IT Svcs.	967,872	1,016,315	1,096,678	1,322,358	1,724,456
General Supplies	388,613	395,035	358,631	379,264	425,212
Uniforms	25,822	23,220	15,934	23,905	25,000
Utilities	636,100	637,639	654,217	726,000	727,000
Miscellaneous	340,624	255,412	170,649	247,148	275,606
<i>subtotal</i>	\$ 4,807,927	\$ 4,489,937	\$ 4,120,389	\$ 5,244,202	\$ 5,963,085
Capital/Other	\$ 52,593	\$ 15,880	\$ 12,594	\$ 19,000	\$ 27,950
TOTAL	\$ 9,628,772	\$ 9,419,744	\$ 8,866,601	\$ 10,562,114	\$ 11,788,902
Authorized Personnel	51.0	51.0	51.0	48.0	49.0

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for Recreation, Parks & Cultural Services totals \$11.8 million and represents an increase of 12%, or \$1,226,788, compared to FY 2022.

The Personnel Services category increased 9%, or \$498,955, due primarily to the residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment), 4% performance-based merit program scheduled for July 1, 2022, growth in seasonal salaries (recreation programs approaching pre-pandemic levels), citywide salary compression adjustments (2023 Operating Initiative), addition of one Recreation Coordinator position (2023 Operating Initiative), addition of seasonal salaries to staff various recreation programs/camps (2023 Operating Initiative), growth in group insurance costs, etc.

Authorized personnel total 49 full-time-equivalents ("FTE"), including the new position added during FY 2023, and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Administrative Assistant I	4.0	4.0	4.0	3.0	3.0	-
Administrative Assistant II	1.0	2.0	2.0	1.0	1.0	-
Administrative Office Coordinator	-	1.0	1.0	1.0	1.0	-
Community Agricultural Coordinator	-	-	0.5	0.5	0.5	-
Community Services Manager	1.0	1.0	1.0	1.0	1.0	-
Cultural Services Coordinator	-	1.0	1.0	1.0	1.0	-
Cultural Arts Supervisor	1.0	1.0	1.0	-	-	-
Cultural Services Supervisor	-	-	-	2.0	2.0	-
Cultural Services Manager	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Recreation/Parks	-	-	-	-	-	-
Director	1.0	1.0	1.0	1.0	1.0	-
Equestrian Center Manager	-	-	-	-	-	-
Facility Technician	4.0	4.0	4.0	2.0	2.0	-
Marketing/Accreditation Coordinator	1.0	-	-	-	-	-
Marketing Coordinator	-	0.5	0.5	0.5	0.5	-
Office Manager	1.0	-	-	-	-	-
Park Services Manager	1.0	1.0	1.0	1.0	1.0	-
Parks Maintenance Crew Leader	-	1.0	1.0	1.0	1.0	-
Parks Maintenance Technician I	12.0	12.0	12.0	12.0	12.0	-
Parks Maintenance Technician II	5.0	4.0	4.0	4.0	4.0	-
Parks Supervisor II	3.0	3.0	3.0	3.0	3.0	-
Projects Manager	1.0	1.0	1.0	1.0	1.0	-
Recreation Coordinator*	6.0	4.0	4.0	4.0	5.0	1.0
Recreation Services Manager	1.0	1.0	1.0	1.0	1.0	-
Recreation Supervisor II	3.0	4.0	4.0	4.0	4.0	-
Special Events Coordinator	3.0	2.5	2.0	2.0	2.0	-
Special Events Manager	-	-	-	-	-	-
Wills Park Manager	1.0	1.0	1.0	1.0	1.0	-
	51.0	51.0	51.0	48.0	49.0	1.0

* FY 2023 includes the addition of one new full-time equivalent position (Recreation Coordinator). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of this new position.

GENERAL FUND DEPARTMENTAL SUMMARIES

The Maintenance and Operations category increased 14%, or \$718,883, due primarily to the following activity:

- Increase in repair/maintenance costs of +\$100,030 due primarily to inflationary cost growth of labor/supplies for many of the included services such as mulch, stone, sod, plumbing, HVAC, etc. in addition to the recapture of appropriations that were reduced during the height of the COVID pandemic but are now needed as the city approaches full operational capacity levels (including new park land is constructed and falling under the maintenance phase).
- Increase in maintenance contract costs of +\$364,950 due primarily to significant inflationary cost increases in many of the city's labor-intensive contracts such as landscaping (parks), janitorial, etc. Specifically, the city's landscape maintenance contract (parks) expired during FY 2022 and was rebid to a 47% increase in costs due primarily to explosive growth in labor rates experience by that market sector. This contract resulted in cost growth of \$225,000 annually (last rebid 5-years ago). An additional \$120,000 has been added to fund estimated increases in janitorial service costs (contract to be rebid in Spring 2022) resulting from inflationary cost growth coupled with the addition of facilities to the contract (previously cleaned by facility technician staff positions which, as they become vacant, have been transitioned to private janitorial services).
- Increase in IT professional service costs of +\$37,148 due primarily to a change in allocation methodologies (e.g., prior year included cloud storage service costs primarily within the IT Department because relative usage between departments was not discernable; a year of operations has given staff a basis to allocate costs to departments in 2023 and Recreation, Parks & Cultural Services is a large user of these services).
- Increase in general supplies of +\$14,948 due primarily to program needs as the city approaches full operational capacity levels. This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.
- Increase in utilities/fuel costs due to general inflationary growth (+\$5,900).
- Maintenance and Operational funding for the recommended 2023 Operating Initiatives¹³ in an amount totaling \$169,400 that has been programmed into multiple departmental accounts (e.g., general supplies, professional services, etc.).

The Capital/Other category includes funding for general repair/replacement capital and equipment needs.

¹³ Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Recreation and Parks programs including performance measures and personnel.

- **Administration**

Statement of Service: The administrative arm of the Recreation & Parks Department provides short/long-term capital projects planning, oversees the effective distribution of the department's resources, and provides professional guidance to each division.

Recreation, Parks & Cultural Services - Rec Admin					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022*	Target FY 2023*
Recreation & Parks turnover percentage	16%	10%	17%	10%	10%
Annual Activity Enrollments as in RecWare and ActiveNet	20,242	15,811	16,944	18,500	20,000
# of Part-time hours used	56,399	45,046	41,267	60,000	60,000

- **Adult Activity Center**

Statement of Service: To meet the needs of Alpharetta's adult and senior citizens through facilitating convenient, affordable, and accessible recreation activities and services.

Recreation, Parks & Cultural Services - Adult Activity					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Total # of Participants per year* (Res / Non-Res)	32,321 17707/14614	22,425 9299/13126	6,033 1870/4163	25,000 10,000/15,000	30,000 17,000/13,000
Total # of Building rentals	19	18	8	10	12
Total # of Day trips taken	95	100	0	40	65
Total # of Overnight trips taken using City buses	5	8	0	5	8

GENERAL FUND DEPARTMENTAL SUMMARIES

- Aquatics**

Statement of Service: Aquatics provides accessible and safe recreation opportunities through water-related training, events, and facilities.

Recreation, Parks & Cultural Services - Aquatics					
Performance Measurements	Actual** FY 2019	Actual** FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
% of Days pool facilities were open during pool season (93 days)	100%	100%	90%	100%	100%
Average daily attendance at City pool	415	400	150	400	400
Hours of lifeguard training per person	40	40	40	40	40
# of Swim lessons held	128	133	0	N/A	N/A*
# of Swim lessons participants	421	598	0	N/A	N/A*
(resident / non-resident)	288/133	439/159	0	N/A	N/A*
Swim teams participants	249	196	121	200	250
(resident / non-resident)	157/92	117/79	76/45	150/50	175/75
C.O.A.S.T. participants	39	19	0	50	55
(resident / non-resident)	20/19	9 res/10 nr	0	30/20	35/20
# of Pool passes sold	558	601	0	600	650
(resident / non-resident)	430/128	314/287	0	400/200	450/200

* Swim lessons contracted to YMCA Summer 2022

- Health and Wellness**

Statement of Service: Health & Wellness provides programs, services and information to allow all residents to live a healthier lifestyle.

Recreation, Parks & Cultural Services - Health & Wellness					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Participants in aerobics	1416**	1459	1049	N/A rental	N/A *
(resident / non-resident)	1062/354	1092/367	-----		N/A *
# of Participants in Yoga (Adults & (resident / non-resident)	116	81	132	N/A rental	N/A *
	64/52	44/37	59/73		N/A*
# of Participants in tennis	540	286	285	350	400
(resident / non-resident)	320/220	238/46	227/58	300/50	325/75
# of Participants in Couch to 5K	18	60	5	25	30
(resident / non-resident)	13/5	40/20	5/0	15/10	20/10
# Participants in Babysitter Bootcamp Classes and Camps	119	72	60	100	110
(resident / non-resident)	48/71	27/45	27/33	50/50	50/60
# of Participants in Cooking Classes(remove "and Camps")	28	40	0	40	50
(resident / non-resident)	19/9	11/29	0	20/20	25/25
# of HW Pop-Up Participants	872	1542	3200	2000	2000
# of Participants in Pickleball			333	500	600
(resident / non-resident)			107/226	200/300	250/350

*Aerobics is no longer a contracted service- has moved into a Health & Wellness Partner offering free classes- Spring 2022

GENERAL FUND DEPARTMENTAL SUMMARIES

- Athletics**

Statement of Service: Athletics provides accessible and safe recreation opportunities through athletic-related training and events.

Recreation, Parks & Cultural Services - Athletics					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Participants - Adult Basketball					
2 Seasons-25 teams	451/48	111/11 teams	0	557/61	600/65
(resident / non-resident)	166/285	31/80	0	325/232	400/200
# of Participants - Adult Softball					
3 Seasons-170 teams	1567/124	598/46 teams	1182/171 teams	1200/175 teams	1200/175
(resident / non-resident)	596/971	232/366	640/542	700/500	700/500
# of Participants - Teen Basketball					
2 Season-12 teams	301/32	67/8 teams	56/7 teams	200/20	225/22
(resident / non-resident)	94/207	20/47	44/12 Summer only	150/50	175/50
# of Participants - Youth Basketball					
75 Teams	582	491	0	329	400
(resident / non-resident)	343/239	353/138	0	251/78	300/100
# of Participants - Youth Soccer					
70 Teams	1946	2071	1395	N/A	N/A
(resident / non-resident)	1093/853	1292/779	868/527	N/A	N/A
# of Participants - Youth Travel Soccer					
40 Teams (2 seasons)	1062	545	N/A	N/A	N/A
(resident / non-resident)	538/524	284/261		M	N/A

* Ambush Soccer Club is no longer a contracted program- they are now a Youth Athletic Association- Fall 2021

- Community Center**

Statement of Service: The Alpharetta Community Center provides a convenient and safe environment for diverse recreational opportunities and services to meet the needs of all populations.

Recreation, Parks & Cultural Services - Community Center					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Participants in summer camp	1316	1369	1427	1700	1750
(resident / non-resident)	612/704	770/599	878/549	950/750	1000/750
# of Participants in dance, including camps					
	618	533	30	500	600
(resident / non-resident)	354/264	232/301	186/115	350/150	400/200
# of Participants in gymnastics, including camps					
	2564	2261	2602	2700	2900
(resident / non-resident)	1383/1181	1315/946	1538/1064	1700/1000	2000/900
# of Participants in Specialty Recreation	50	850	54	100	120

GENERAL FUND DEPARTMENTAL SUMMARIES

Recreation, Parks & Cultural Services - Preston Ridge					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Total # of Active Adult Participants per year*	N/A	N/A	125*	5000	6000
(resident / non-resident)	N/A	N/A	59/66	2000/3000	2500/3500
Total # of Building Rentals	N/A	N/A	8	40	60
Total # of Youth Participants	N/A	N/A	0	300	500
Total # Camps	N/A	N/A	0	4	8

* CENTER OPENED JUNE 2021

- Cultural Arts**

Statement of Service: Cultural Arts facilitates programs that educate and expose citizens and visitors to a rich and diverse range of cultural expressions, through both education and special events.

Recreation, Parks & Cultural Services - Cultural Arts					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022*	Target FY 2023*
# of Participants in youth art classes	397	365	196	250	320
(resident/Milton/non-resident)	196/111/90	222/53/90	96 res /100 non-res	150 / 100	190/130
# of Participants in adult art classes	477	343	265	300	340
(resident/Milton/non-resident)	257/122/98	178/65/100	res 199 / 66 non-res	200 /100	225/115
# of Participants in summer camp	277	119	193	225	260
(resident/Milton/non-resident)	158/61/58	84/21/14	res 130 / 63 non-res	150 / 75	175/185

- Equestrian Center**

Statement of Service: The equestrian center provides an accessible and safe venue for hosting local and national equestrian events as well as other outdoor events.

Recreation, Parks & Cultural Services - Equestrian Center					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Total # of Equestrian event dates	92	86	92	86	95
Total # dog show events	17	6	14	11	11
Total # other event dates hosted at equestrian center	43	3	13	13	15
Total attendance at events	135,000	100,000	100,000	120,000	135,000
# of Arenas/rings maintained	5	5	5	7	7
# of Part-time hours used	261	9	0	0	832

GENERAL FUND DEPARTMENTAL SUMMARIES

- Community Services**

Statement of Service: To enhance the quality of life and reputation of the city by providing special event opportunities for citizens and visitors of Alpharetta.

Recreation, Parks & Cultural Services - Community Services Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Total Approved Events:					
Exclusive City Events	48	24	2	3	5
City Partnered Events	36	32	32	50	48
Outside Event Applications Processed	37	17	19	30	30
Approved / Denied	37 / 0			30/0	
Film Permit Requests Processed	6	3	0	6	6
Approved / Denied	5 / 1	3/0	0	6/0	
Estimated Attendance for:					
Taste of Alpharetta	45,000	0	0	50,000	50,000
Mayor's Challenge	2,400	2,400	0	1,000	1,300
Old Soldier's Day Parade	4,000	3,000	0 - cancelled	0 - cancelled	0 - cancelled
Season of Celebration	1,500	7,000	0	7,000	7,000
Alpharetta Arts StreetFest	15,000	0	0	10,000	10,000
Scarecrow Harvest	5,000	5,000	0 - cancelled	0 - cancelled	0 - cancelled
Wire & Wood	15,000	20,000	0	20,000	20,000
Food Trucks	20,000	13,000	0	5,000	7,000
Restless In Resthaven	200	0	0 - cancelled	0 - cancelled	0 - cancelled
Grilling & Gridiron	750	1,000	0	1,000	1,000
Volunteer Recruitment:					
Taste of Alpharetta (Non-City Staff)	18	0	0	0	0
Season of Celebration	84	64	0	25	25
Scarecrow Harvest	51	40	0	0	0
Wire & Wood	25	6	0	0	0
Community Agriculture	225	65	668 (CY2021)	675	675
TOTAL	403	175			
Sponsorship Revenue Raised:					
SPONSORSHIPS ARE BASED ON CY NOT FY					
Taste of Alpharetta	63,210	0	0	0	0
Food Truck Alley	28,550	0	0	0	0
Season of Celebration	3,000	0	0	0	0
Scarecrow Harvest	3,400	0	0	0	0
Wire & Wood	78,000	0	0	0	0
Brooke Street Park Concert Series	20,000	0	0	0	0
TOTAL (minus 20% commission)	N/A		0	0	0

GENERAL FUND DEPARTMENTAL SUMMARIES

- **Parks Maintenance**

Statement of Service: Parks maintenance provides for the development and maintenance of the city's parks, greenway space, recreation facility grounds, athletic fields, and other city owned property in order to aesthetically reflect community identity, enrich the quality of life, and provide accessible and safe open space for leisure time activities.

Recreation, Parks & Cultural Services - Parks Maintenance					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Athletic fields maintained*	33	32	35	35	35
# of Park acres maintained	322	350	355	355	360
# of Greenway acres maintained	252	252	254	254	254
# of Playground inspections	96	102	108	108	108
# of Park/playground injuries	4	2	2	0	0
# of Athletic field preparations	6,864	5,304	4,200	4,360	4,630
# of Park mowings	40	40	40	40	40
# of Athletic field mowings	80	80	80	80	80
# of Buildings maintained	36	36	37	38	38
# of Restrooms maintained	54	56	56	57	57
# of Pavilions maintained	15	15	17	17	17
# of Hours utilized for trash	10,950	10,000	10,950	10,950	10,950
# of Part-time hours used	6,927	6,848	4,211	7,000	7,000
# of Vehicles maintained	17	18	22	22	22
# of Vehicle-related accidents	1	2	1	0	0

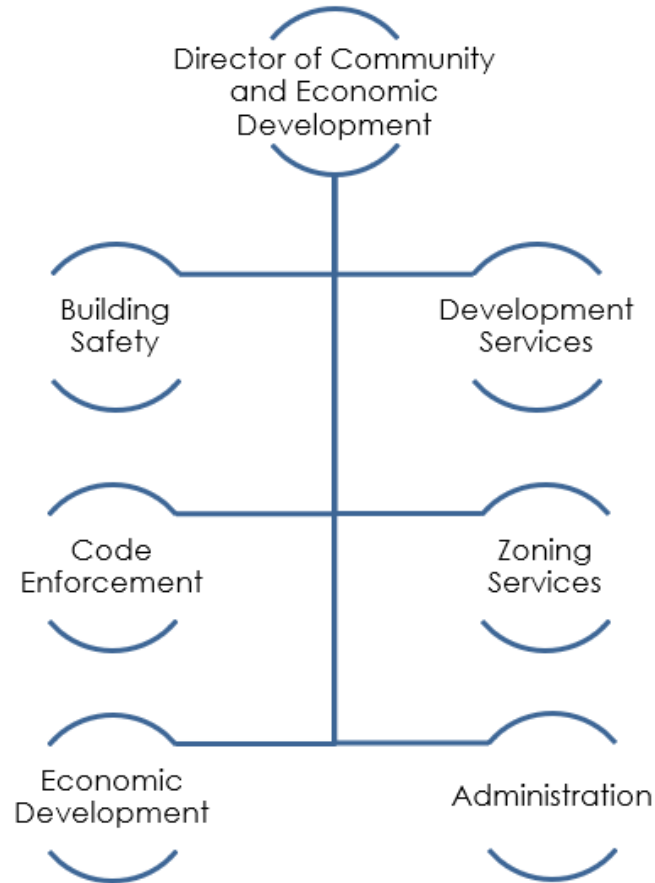
GENERAL FUND DEPARTMENTAL SUMMARIES

Community and Economic Development

KATHI COOK
DIRECTOR



KCook@alpharetta.ga.us



Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

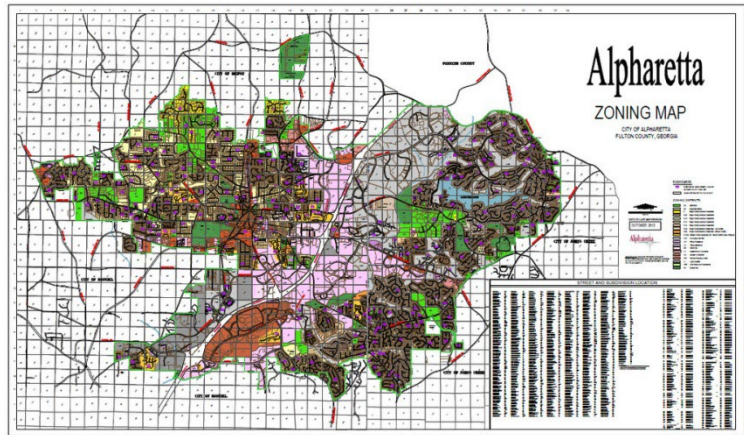
GENERAL FUND DEPARTMENTAL SUMMARIES

Community and Economic Development

Administration, Building Safety, Development Services, Zoning, Code Enforcement, and Economic Development

Mission Statement

To protect and enhance the lives of Alpharetta citizens by guiding the city's growth and safeguarding the built environment.



Goals and Objectives



- ✓ Enforce the standard building code and zoning code;



- ✓ Provide building inspections within 48 hours of request;



- ✓ Provide efficient plans processing and permitting;



- ✓ Provide quality support to boards and commissions staffed by Community Development;



- ✓ Provide the highest quality of customer service;



- ✓ Maintain and update demographic, statistical and other data, maps and materials;



- ✓ Process all public hearings in the most efficient manner possible;



- ✓ Maintain and process business licenses for the City;



- ✓ Collaborate with the Community to provide planning documents for the future; and



- ✓ Focus on Economic Development to fulfill the vision of the City of Alpharetta as the preeminent place to live, work, learn and play.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel **Community and Economic Development** **General Fund**

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Business Taxes:					
Occupational License Fees	\$ 1,184,418	\$ 1,162,099	\$ 1,171,692	\$ 957,500	\$ 1,015,000
Licenses & Permits:					
Development Permits/Fees	244,921	178,480	137,046	160,000	185,000
Building Permit Fees	2,887,710	2,130,275	1,971,207	1,700,000	1,850,000
Occupancy Permit Fees	249,586	187,262	168,602	160,000	170,000
Tree Removal Permit	12,626	4,736	3,236	7,500	3,500
Soil Erosion Permit	38,638	22,034	13,354	35,000	20,000
Alcoholic Beverage Permit	-	656,303	692,255	639,000	715,000
Other	31,218	36,433	69,783	27,500	46,000
Charges for Services:					
Planning and Development Fees	104,767	95,959	93,590	85,000	120,000
Plan Review Fees	1,059,850	1,003,981	837,651	875,000	750,000
Other	37,342	48,481	65,982	21,500	52,000
Fines & Forfeitures					
	2,406	1,250	18,175	2,000	2,000
TOTAL	\$ 5,853,483	\$ 5,527,293	\$ 5,242,572	\$ 4,670,000	\$ 4,928,500
EXPENDITURES					
Personnel Services:					
Salaries	\$ 1,703,432	\$ 1,887,959	\$ 2,040,849	\$ 2,330,333	\$ 2,462,929
Overtime	3,486	588	132	2,979	-
Group Insurance	554,638	646,350	709,983	783,643	800,783
FICA	124,889	137,068	147,651	174,373	188,230
Pension (Defined Benefit)	123,294	138,285	144,877	161,951	178,168
Pension (401A Contribution/Matc	150,008	170,800	171,879	236,187	247,112
Miscellaneous	84,951	94,476	106,757	110,777	113,549
<i>subtotal</i>	<i>\$ 2,744,699</i>	<i>\$ 3,075,526</i>	<i>\$ 3,322,128</i>	<i>\$ 3,800,243</i>	<i>\$ 3,990,771</i>
Maintenance & Operations:					
Professional Services	\$ 77,771	\$ 49,445	\$ 176,702	\$ 223,803	\$ 134,700
Board Member Fees	10,675	9,375	9,050	11,000	11,000
Fuel/Repair & Maintenance	19,277	12,702	13,098	13,000	15,000
Advertising	19,873	14,692	130,859	66,197	147,500
Employee Training	12,847	10,767	8,799	17,700	19,250
Employee Travel	14,810	7,355	3,039	20,000	27,500
Printing	4,938	6,900	10,778	10,000	10,000
Maintenance Contracts/IT Svcs.	131,424	141,345	162,434	224,830	230,194
General Supplies	31,105	26,226	27,905	35,931	36,000
Miscellaneous	13,026	10,363	3,964	16,413	8,200
<i>subtotal</i>	<i>\$ 335,747</i>	<i>\$ 289,170</i>	<i>\$ 546,629</i>	<i>\$ 638,874</i>	<i>\$ 639,344</i>
Capital/Other					
	\$ -	\$ 12,971	\$ -		\$ -
TOTAL	\$ 3,080,445	\$ 3,377,667	\$ 3,868,757	\$ 4,439,117	\$ 4,630,115
Authorized Personnel					
	28.0	30.0	32.0	32.0	32.0

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for Community and Economic Development totals \$4.6 million and represents an increase of 4%, or \$190,998, compared to FY 2022.

The Personnel Services category increased 5%, or \$190,528, due primarily to the residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment), 4% performance-based merit program scheduled for July 1, 2022, citywide salary compression adjustments (2023 Operating Initiative), growth in group insurance costs, etc.

Authorized personnel total 32 full-time-equivalents ("FTE") and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Administrative Office Coordinator	-	-	-	-	1.0	1.0
Arborist	1.0	1.0	1.0	1.0	1.0	-
Building Inspector	4.0	4.0	4.0	4.0	4.0	-
Building Inspector Manager	1.0	1.0	1.0	1.0	1.0	-
Building Official	1.0	1.0	1.0	1.0	1.0	-
Building Plans Examiner	2.0	2.0	2.0	2.0	2.0	-
Code Enforcement Manager	1.0	1.0	1.0	1.0	1.0	-
Code Enforcement Officer	3.0	5.0	5.0	5.0	5.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
Development Services Engineer (Stormwater)	1.0	1.0	1.0	1.0	1.0	-
Economic Development Director	-	-	1.0	-	-	-
Economic Development Manager	-	-	1.0	1.0	1.0	-
Marketing & Communications Coordinator*	-	-	-	1.0	1.0	-
GIS Specialist/Planner	1.0	1.0	1.0	1.0	1.0	-
Inspectors	3.0	3.0	3.0	3.0	-	(3.0)
Land Development Inspectors	-	-	-	-	3.0	3.0
Office Manager	1.0	1.0	1.0	1.0	-	(1.0)
Planning and Zoning Coordinator	1.0	1.0	1.0	1.0	1.0	-
Planning and Development Services Manager	-	-	-	-	1.0	1.0
Permit Technician	2.0	2.0	2.0	2.0	2.0	-
Project Administrator	1.0	1.0	1.0	1.0	1.0	-
Senior Building Inspector	-	-	-	-	-	-
Senior Transportation Engineer/Planner	1.0	1.0	1.0	1.0	1.0	-
Senior Planner	1.0	1.0	1.0	1.0	-	(1.0)
Zoning Administrator	1.0	1.0	1.0	1.0	1.0	-
	28.0	30.0	32.0	32.0	32.0	-

The Maintenance and Operations remained flat with FY 2022 as their primary operational needs are somewhat insulated from the inflationary stresses present in other departments (i.e., does not include any labor-intensive contract allocations). Specifically, this budget represents a renewed focus on professional development (+\$9,050 in travel/training to ensure staff maintains industry knowledge) and coverage of inflationary fuel increases (+\$2,000) while recognizing a reduction in non-recurring costs associated with the buildout/equipping of office space for the Economic Development team (costs will not continue into 2023).

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Community Development programs including performance measures and personnel.

- **Administration**

Statement of Service: The purpose of Community Development Administration is to provide effective, efficient and responsive services to account for the resources allocated to the Planning & Zoning and Code Enforcement division of the department.

Community Development - Administration					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Special projects managed	16	19	20	16	16

- **Zoning/Development/Building Safety Services**

Statement of Service: These Divisions are tasked with guiding the growth and development of the city in a manner that enhances the quality of life and recognizes the city's historic and natural features.

Community Development - Zoning					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of New public hearings filed	112	106	120	121	115
Total # of public hearings processed	85	91	91	121	115
# of parcels annexed	0	0	0	0	0

Community Development - Development Services					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Private development plans reviewed	144	136	121	125	125
Tree permits issued	1024	991	1177	1000	1000

Community Development - Building Safety					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of New building permits issued	5,717	4,756	5,024	5,100	5,200
# of Building inspections completed	31,500	24,161	23,213	24,000	25,000

GENERAL FUND DEPARTMENTAL SUMMARIES

- **Code Enforcement Services**

Statement of Service: To protect the public health, safety, and welfare by ensuring compliance with city building and land-use codes and ordinances.

Community Development - Code Enforcement					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Code enforcement inspections completed	677	679	1,284	1,000	1,000

Community Development - Economic Development					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Existing business contacts	400	418	418	418	418
# of New projects	15	19	16	16	16
# of Major business prospects recruited	2	2	2	2	2

SPECIAL REVENUE FUND SUMMARIES

Special Revenue Fund Summaries

Overview

The *Special Revenue Fund Summaries* section is intended to provide readers with an overall understanding of the respective fiscal year 2023 budgets for the city's Special Revenue Funds.

Special Revenue Funds are used to account for revenues that are legally restricted to expenditures for specific uses. All special revenue funds utilize the modified accrual basis of budgeting and accounting.

The following schedules are set forth by Fund and provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source and expenditures are presented by use.

- **Statement of Revenues, Expenditures, and changes in Fund Balances**

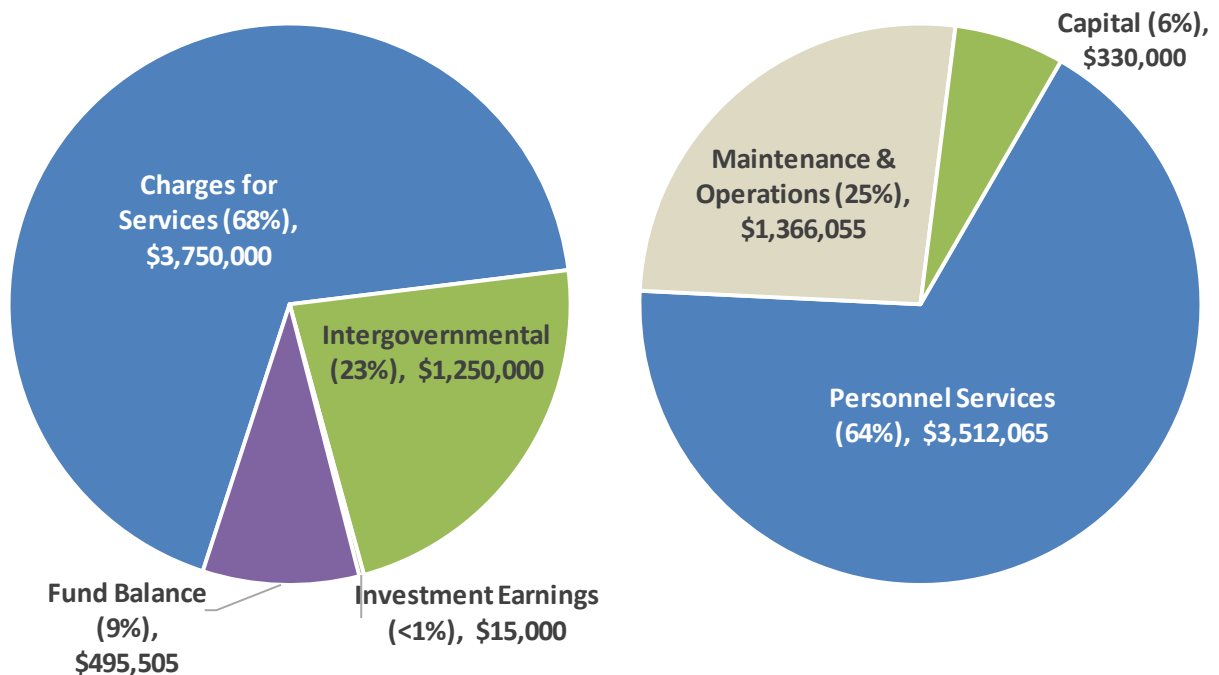
This statement provides a historical comparison of revenues and expenditures for fiscal years 2019-2023. Also included are changes in fund balance.

The financial forecast utilizes revenue collection patterns (historical and current patterns; as adjusted for seasonal fluctuations) adjusted to reflect expenditure mandates as provided by the City Council.

SPECIAL REVENUE FUND SUMMARIES

Emergency 911 Fund Summary

FY 2023 Budget: \$5,510,905



Revenues by Source

Expenditures by Use

The E-911 Fund accounts for fees received from users, or potential users, of the city's Emergency 911 System. The fee equals \$1.50 monthly and is paid by wired and wireless telecommunication providers (including prepaid cards) as well as Voice over Internet Protocol ("VOIP") providers, with expenditures occurring to maintain and run the system within the government. The Public Safety Department manages the E-911 Program.

Trends

The FY 2023 Budget for the E-911 Fund totals \$5.5 million and represents a decrease of -29%, or -\$2.2 million, compared to FY 2022. The main drivers of this variance include (1) the non-allocated reserve (i.e., available fund balance) budgeted in FY 2022¹⁴ and (2) the capital lease transaction during FY 2022 for replacement of mobile radios. After adjusting for these items, the true operational budget request is roughly 7% (including capital initiative request for the Fire Station Alerting System).

¹⁴ Annually after the year-end accrual period (i.e., September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2023 will occur subsequent to adoption of the budget.

SPECIAL REVENUE FUND SUMMARIES

The Personnel Services category increased 8%, or \$263,153, due to multiple factors including:

- Residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment);
- Residual impact of the mid-year 2022 wage adjustments (additional 10% across-the-board adjustment for sworn police and E911 personnel);
- Wage increases associated with the 3% performance-based merit program scheduled for July 1, 2022;
- Increases in group insurance premiums, pension contributions, etc.; and
- Some of which is partially offset through a reduction in personnel costs related to the one-time pass-thru expenses in FY 2022 for the Georgia Public Safety Officials 1st Responders Supplemental Grant that will not occur in FY 2023.

Authorized personnel total 33.0 FTEs.

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Communications Officer	17.0	20.0	20.0	20.0	20.0	-
Communications Shift Supervisor	4.0	4.0	4.0	4.0	4.0	-
Communications Quality Assurance Officer	1.0	1.0	1.0	1.0	-	(1.0)
911 Quality Assurance/Training Coordinator	-	-	-	-	1.0	1.0
Division Chief	1.0	1.0	1.0	1.0	1.0	-
Section Chief - Communications Training	1.0	1.0	1.0	1.0	1.0	-
Sr. Communications Officer	4.0	4.0	4.0	4.0	4.0	-
911 Operations Manager	1.0	1.0	1.0	1.0	1.0	-
IT Analyst	-	1.0	1.0	1.0	1.0	-
Network Analyst II	1.0	-	-	-	-	-
	30.0	33.0	33.0	33.0	33.0	-

The Maintenance and Operations category increased 2%, or \$20,849, due primarily to growth in communications costs (e.g., AT&T), North Fulton Regional Radio System Authority costs, IT professional services, etc.

The Capital/Leases category includes appropriations for the existing mobile and portable radio leases as well as funding requested through the 2023 Capital Initiative Requests (Fire Station Alerting System). Please refer to the *Capital Initiatives Requests* section of this document for a detailed description.

SPECIAL REVENUE FUND SUMMARIES

Statement of Budgetary Comparisons

Emergency 911 Fund Public Safety Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Charges for Services:					
E-911 Service Fees	\$ 2,696,943	\$ 2,774,476	\$ 2,956,734	\$ 3,130,000	\$ 3,450,000
E-911 Prepaid Service Fees	319,871	258,419	283,184	280,000	300,000
Other Taxes:					
Excise Tax	-	-	-	-	400
Intergovernmental:	1,238,943	1,260,758	1,157,905	1,277,000	1,250,000
Investment Earnings	24,444	23,154	342	18,482	15,000
Other					
Miscellaneous	-	403	8,520	564	-
Mobile Radio Lease Financing	-	-	-	1,565,705	-
Fund Balance	-	-	-	1,441,399	495,505
TOTAL	\$ 4,280,200	\$ 4,317,210	\$ 4,406,685	\$ 7,713,150	\$ 5,510,905
EXPENDITURES					
Personnel Services:					
Salaries	\$ 1,448,818	\$ 1,495,738	\$ 1,558,457	\$ 1,891,272	\$ 1,984,736
Overtime	265,227	218,017	232,851	199,821	275,000
Group Insurance	371,923	415,603	420,166	582,315	623,268
FICA	125,816	126,374	132,230	170,337	172,749
Pension (Defined Benefit)	100,062	99,468	103,689	115,365	130,289
Pension (401A Cont./Match)	138,775	151,194	143,586	202,508	227,998
Miscellaneous	79,469	82,367	92,575	87,294	98,025
<i>subtotal</i>	<i>\$ 2,530,089</i>	<i>\$ 2,588,761</i>	<i>\$ 2,683,553</i>	<i>\$ 3,248,912</i>	<i>\$ 3,512,065</i>
Maintenance & Operations:					
Communications	\$ 358,194	\$ 298,143	\$ 346,952	\$ 359,900	\$ 372,000
Maintenance Contracts	356,558	401,632	414,756	455,862	470,025
IT Professional Services	261,894	281,260	266,601	325,558	325,558
Miscellaneous	158,268	155,845	190,966	203,886	198,472
<i>subtotal</i>	<i>\$ 1,134,914</i>	<i>\$ 1,136,880</i>	<i>\$ 1,219,274</i>	<i>\$ 1,345,206</i>	<i>\$ 1,366,055</i>
Capital/Leases:					
Capital	\$ 70,437	\$ 22,932	\$ -	\$ -	\$ -
PS/911 HQ Improvements	438,310	-	-	50,000	-
North Fulton Regional Radio Syster	72,660	-	-	-	-
Radio Replacements	360	58,000	-	1,565,705	-
Mobile Radio Lease	76,777	76,777	-	-	-
E911 Telephone Hardware	-	-	-	193,000	-
Portable Radio Lease	-	-	76,777	326,778	302,785
<i>subtotal</i>	<i>\$ 658,544</i>	<i>\$ 157,709</i>	<i>\$ 76,777</i>	<i>\$ 2,135,483</i>	<i>\$ 302,785</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ 39,934	\$ 1,009,390	\$ 330,000
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 39,934</i>	<i>\$ 1,009,390</i>	<i>\$ 330,000</i>
TOTAL	\$ 4,323,547	\$ 3,883,350	\$ 4,019,538	\$ 7,738,991	\$ 5,510,905
Authorized Personnel	30.0	33.0	33.0	33.0	33.0

SPECIAL REVENUE FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

Emergency 911 Fund Public Safety Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance	\$ 1,851,911	\$ 1,808,567	\$ 2,242,426	\$ 2,629,573	\$ 2,171,723
REVENUES BY CATEGORY					
Charges for Services	\$ 3,016,813	\$ 3,032,895	\$ 3,239,918	\$ 3,410,000	\$ 3,750,000
Other Taxes	-	-	-	-	400
Intergovernmental	1,238,943	1,260,758	1,157,905	1,277,000	1,250,000
Investment Earnings	24,444	23,154	342	18,482	15,000
Other	-	403	8,520	1,566,269	-
TOTAL	\$ 4,280,200	\$ 4,317,210	\$ 4,406,685	\$ 6,271,751	\$ 5,015,400
EXPENDITURES BY FUNCTION					
Public Safety	\$ 4,323,547	\$ 3,883,350	\$ 4,019,538	\$ 6,729,601	\$ 5,180,905
TOTAL	\$ 4,323,547	\$ 3,883,350	\$ 4,019,538	\$ 6,729,601	\$ 5,180,905
ACFR Rounding Adjustments	\$ 3	\$ (1)	\$ -	\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ 1,808,567	\$ 2,242,426	\$ 2,629,573	\$ 2,171,723	\$ 2,006,218
Changes in Fund Balance (actual/est.)	\$ (43,344)	\$ 433,859	\$ 387,148	\$ (457,850)	\$ (165,505)

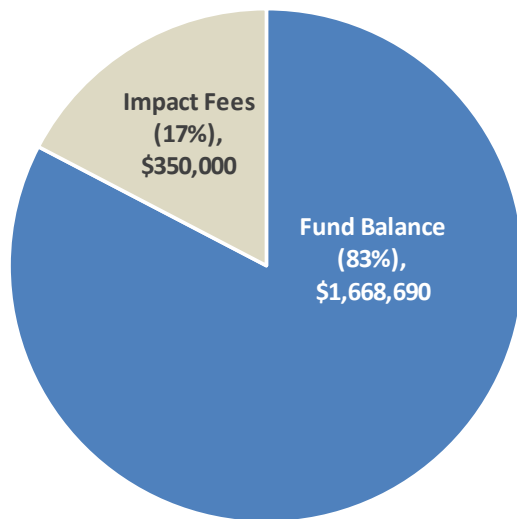
Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/ Reserve accounts.
- (2) Fund balance usage is for multiple one-time capital initiatives (e.g. Fire Station Alerting System, 911 911 Facility renovations, 911 phone system replacement, etc.).

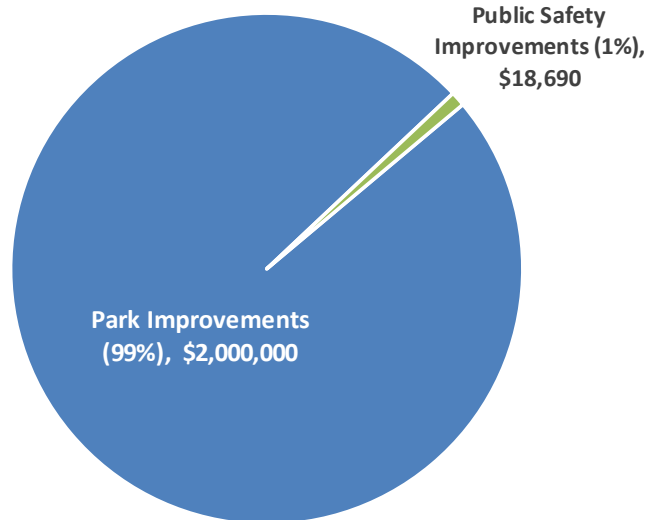
SPECIAL REVENUE FUND SUMMARIES

Impact Fee Fund Summary

FY 2023 Budget: \$2,018,690



Revenues by Source



Expenditures by Use

The Impact Fee Fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance. The Community Development Department manages the Impact Fee Program.

Trends

The FY 2023 Budget totals \$2 million. This fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance.

Impact Fee revenues are variable and dependent upon multiple factors such as the local and national economy. Due to the variability, the annual budget typically appropriates fund balance as the primary funding tool. That is to say, appropriations are made with funds already collected (i.e., fund balance) as opposed to a forecast of collections that may not materialize due to their inherent variability. As such, only 17% of the revenue budget is comprised of estimated impact fee collections.

Impact Fees are being allocated to the following capital initiatives which are discussed in depth within the *Capital Initiatives Requests* section of this document.

- Encore Parkway Greenway Connection/Park; and
- All-Terrain Vehicles (Qty: 2).

SPECIAL REVENUE FUND SUMMARIES

Statement of Budgetary Comparisons

Impact Fee Fund Multiple Departments

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated Budget	FY 2023 Recommended Budget
REVENUES					
Charges for Services:					
Impact Fees (Roads)	\$ 246,362	\$ 182,291	\$ 533,645	\$ 347,356	\$ -
Impact Fees (Parks)	564,632	592,472	1,489,506	1,143,965	350,000
Impact Fees (Public Safety)	149,437	91,329	75,595	48,098	-
Investment Earnings	83,063	74,870	2,496	-	-
Other					
Fund Balance	-	-	-	3,809,715	1,668,690
TOTAL	\$ 1,043,495	\$ 940,963	\$ 2,101,242	\$ 5,349,134	\$ 2,018,690
EXPENDITURES					
Capital/Leases:					
Impact Fee Study Update	\$ -	\$ -	\$ -	\$ 69,500	\$ -
Roads					
Rucker Rd Corridor Imp.	23,700	556,968	218,014	277,695	-
Wills Rd Widening	14,460	-	-	-	-
Teasley St Imp.	-	38,125	-	18,800	-
Park Plaza Signal	-	45,935	-	-	-
Hopewell/Vaughan Roundabout	-	16,553	-	11,652	-
AlphaLoop	-	-	-	500,000	-
North Point Corridor (grant match)	-	-	-	1,250,000	-
Parks					
Alpharetta Arts Center	13,606	-	-	-	-
Wills Park Pool Expansion	-	-	-	-	-
City Center Sidewalks	300,000	-	-	-	-
Greenway Ext. to Forsyth	-	-	1,130,190	121,213	-
Equestrian Center Improvements	-	-	-	463,679	-
Town Green Artificial Turf	-	-	33,177	-	-
Park Development	-	420,993	12,700	-	-
Encore Parkway Greenway	-	-	-	-	-
Connection/Park	-	-	-	-	2,000,000
Public Safety					
Headquarters Expansion	40,000	-	-	-	-
HAZMAT Truck & Trailer	-	-	155,750	-	-
Fire Rescue-Rapid Resp. Truck	-	-	-	124,600	-
All-Terrain Vehicles (Qty: 2)	-	-	-	-	18,690
<i>subtotal</i>	\$ 391,766	\$ 1,078,574	\$ 1,549,831	\$ 2,837,139	\$ 2,018,690
Non-Allocated					
Roads	\$ -	\$ -	\$ -	\$ 694,006	\$ -
Parks	-	-	-	1,700,532	-
Public Safety	-	-	-	117,457	-
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ 2,511,995	\$ -
TOTAL	\$ 391,766	\$ 1,078,574	\$ 1,549,831	\$ 5,349,134	\$ 2,018,690
Authorized Personnel	-	-	-	-	-

SPECIAL REVENUE FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

Impact Fee Fund Multiple Departments

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 2,744,188	\$ 3,395,917	\$ 3,258,305	\$ 3,809,716	\$ 2,511,996
REVENUES BY CATEGORY					
Charges for Services	\$ 960,432	\$ 866,093	\$ 2,098,746	\$ 1,539,419	\$ 350,000
Investment Earnings	83,063	74,870	2,496	-	-
Other	-	-	-	-	-
TOTAL	\$ 1,043,495	\$ 940,963	\$ 2,101,242	\$ 1,539,419	\$ 350,000
EXPENDITURES BY FUNCTION					
Capital (Roads)	\$ 38,160	\$ 657,581	\$ 218,014	\$ 2,110,039	\$ -
Capital (Parks)	313,606	420,993	1,176,067	595,112	2,000,000
Capital (Public Safety)	40,000	-	155,750	131,988	18,690
TOTAL	\$ 391,766	\$ 1,078,574	\$ 1,549,831	\$ 2,837,139	\$ 2,018,690
ACFR Rounding Adjustments	\$ -	\$ (1)	\$ -	\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ 3,395,917	\$ 3,258,305	\$ 3,809,716	\$ 2,511,996	\$ 843,306
Changes in Fund Balance (actual/est.)	\$ 651,729	\$ (137,612)	\$ 551,411	\$ (1,297,720)	\$ (1,668,690)

Notes:

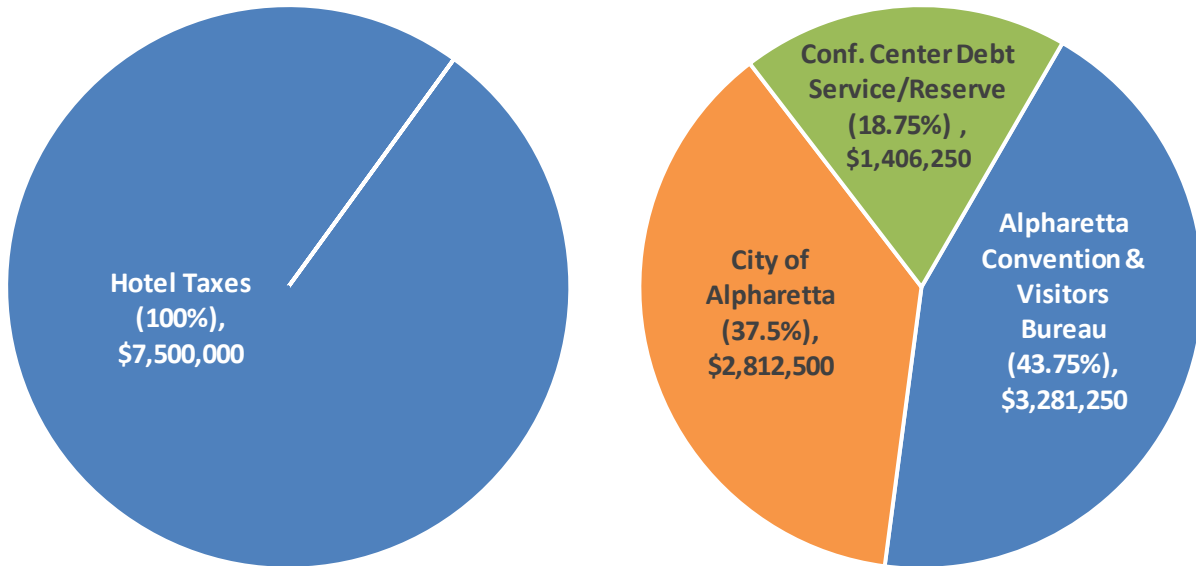
In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve (1) accounts. Please note, the city does not materially base Impact Fee investment on forecasted revenues. Instead, opting to utilize actual collections. FY 2022 impact fee collections will increase available fund balance as collection activity approaches the FY 2019-2020 trends.

(2) Impact Fee fund balance usage is targeted towards eligible capital projects that offset the costs associated with growth (e.g. population, business, etc.).

SPECIAL REVENUE FUND SUMMARIES

Hotel/Motel Fund Summary

FY 2023 Budget: \$7,500,000



Revenues by Source

Expenditures by Use

The Hotel/Motel Fund accounts for occupancy tax collections from area hotels and motels for the purpose of promoting conventions, tourism, and trade shows, while providing funds to facilitate economic vitality in downtown areas. The city levies a hotel/motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: City of Alpharetta (37.5%); Alpharetta Convention & Visitor's Bureau (43.75%); and Facilities (Conference Center/Tourism Product Development; 18.75%).

Trends

The FY 2023 Budget totals \$7.5 million. This fund accounts for occupancy tax collections from area hotels and motels for the purpose of promoting conventions, tourism, and trade shows, while providing funds to facilitate economic vitality in downtown areas. The city levies a hotel/motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: City of Alpharetta (37.5% or \$2.8 million); Alpharetta Convention & Visitor's Bureau (43.75% or \$3.2 million); and Tourism Product Development (18.75% or \$1.4 million).

The Tourism Product Development portion of the revenue is dedicated to funding debt service on the Conference Center bonds (\$1.4 million) as well as a Reserve. Specifically, the Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax is anticipated to grow by a minimum of \$35,537 during FY 2023 (forecasted balance

SPECIAL REVENUE FUND SUMMARIES

based on budgeted FY 2022 revenue totals \$163,115 [\$127,578 + \$35,537] but will be higher as actual collections are outpacing budget for 2022). 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 is being replenished as revenues continue to strengthen.

Hotel/Motel tax collection estimates for FY 2023 total \$7.5 million and represent growth of 30% compared to the FY 2022 budget but still lower than pre-pandemic levels (\$9 million in 2019). That said, recent trends have been encouraging. Hotel tax collections is currently trending 133% higher than FY 2021. Collection estimates for FY 2022 conservatively total \$6.8 million which is \$1.3 million greater than budget. Expectations are that collections for FY 2023 will eclipse the budget forecast as the hospitality industry continues its trek to pre-pandemic utilization levels.

Statement of Budgetary Comparisons

Hotel/Motel Fund Multiple Departments

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Other Taxes					
Hotel/Motel Taxes	\$ 9,049,266	\$ 6,668,386	\$ 3,875,217	\$ 5,500,000	\$ 7,500,000
Interest/Penalties	2,066	3,711	14,876	-	-
Investment Earnings	-	-	1,582	10,000	-
Other					
Transfer-In from Conf. Ctr. Fund	380,308	-	-	-	-
Fund Balance	-	-	-	1,311,313	-
TOTAL	\$ 9,431,640	\$ 6,672,097	\$ 3,891,676	\$ 6,821,313	\$ 7,500,000
EXPENDITURES					
ACVB/City					
Alpharetta Convention & Visitors Bureau	\$ 3,959,958	\$ 2,919,042	\$ 1,701,911	\$ 2,406,250	\$ 3,281,250
City of Alpharetta (transfer-out)	3,394,250	2,502,036	1,458,781	2,062,500	2,812,500
<i>subtotal</i>	<i>\$ 7,354,207</i>	<i>\$ 5,421,079</i>	<i>\$ 3,160,691</i>	<i>\$ 4,468,750</i>	<i>\$ 6,093,750</i>
Facility					
Professional Svcs (Bond Admin)	\$ 6,440	\$ 5,500	\$ 4,125	\$ 6,000	\$ 5,500
Series 2016 Bonds (debt service)	979,963	975,963	1,311,963	1,339,963	1,365,213
Debt Service Reserve	-	-	-	127,578	35,537
Downtown Land Purchase	-	795,398	-	-	-
Alpharetta Arts Center	164,391	-	-	-	-
Wayfinding Signage	-	53,917	-	-	-
Equestrian Center Improvements	-	3,185	34,625	930	-
Wills Park Master Plan Imp.	-	147,577	35,592	878,092	-
<i>subtotal</i>	<i>\$ 1,150,794</i>	<i>\$ 1,981,540</i>	<i>\$ 1,386,305</i>	<i>\$ 2,352,563</i>	<i>\$ 1,406,250</i>
TOTAL	\$ 8,505,001	\$ 7,402,619	\$ 4,546,996	\$ 6,821,313	\$ 7,500,000
Authorized Personnel	-	-	-	-	-

SPECIAL REVENUE FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

Hotel/Motel Fund Multiple Departments

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 1,770,515	\$ 2,697,154	\$ 1,966,633	\$ 1,311,312	\$ 1,311,312
REVENUES BY CATEGORY					
Hotel Taxes	\$ 9,051,332	\$ 6,672,097	\$ 3,890,094	\$ 5,500,000	\$ 7,500,000
Investment Earnings	-	-	1,582	10,000	-
Other	380,308	-	-	1,311,313	-
TOTAL	\$ 9,431,640	\$ 6,672,097	\$ 3,891,676	\$ 6,821,313	\$ 7,500,000
EXPENDITURES BY FUNCTION					
Alpharetta Convention & Visitors Bureau	\$ 3,959,958	\$ 2,919,042	\$ 1,701,911	\$ 2,406,250	\$ 3,281,250
City of Alpharetta (transfer-out)	3,394,250	2,502,036	1,458,781	2,062,500	2,812,500
Tourism Product Development portion of the Hotel Tax:					
Debt Service	986,403	981,463	1,316,088	1,473,541	1,370,713
Eligible System Improvements	164,391	1,000,077	70,217	879,022	-
TOTAL	\$ 8,505,001	\$ 7,402,619	\$ 4,546,996	\$ 6,821,313	\$ 7,464,463
ACFR Rounding Adjustments	\$ -	\$ 1	\$ (1)	\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ 2,697,154	\$ 1,966,633	\$ 1,311,312	\$ 1,311,312	\$ 1,346,849
Changes in Fund Balance (actual/est.)	\$ 926,639	\$ (730,521)	\$ (655,321)	\$ -	\$ 35,537

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve Revenue is to be distributed to the participating entities based on their relative share. Funding for Tourism Product Development is used
- (2) for debt service on the Series 2016 Conference Center Bonds or reserved for debt service/future eligible initiatives (fund balance within the Hotel/Motel Fund).

Fund balance target totaling \$1.5 million will be retained as a debt service reserve. Forecasts indicate this balance being eroded over the short-term due to COVID-19 and associated social distancing policies and their impact on the travel industry. This reserve target will be replenished before further eligible system improvements are funded.

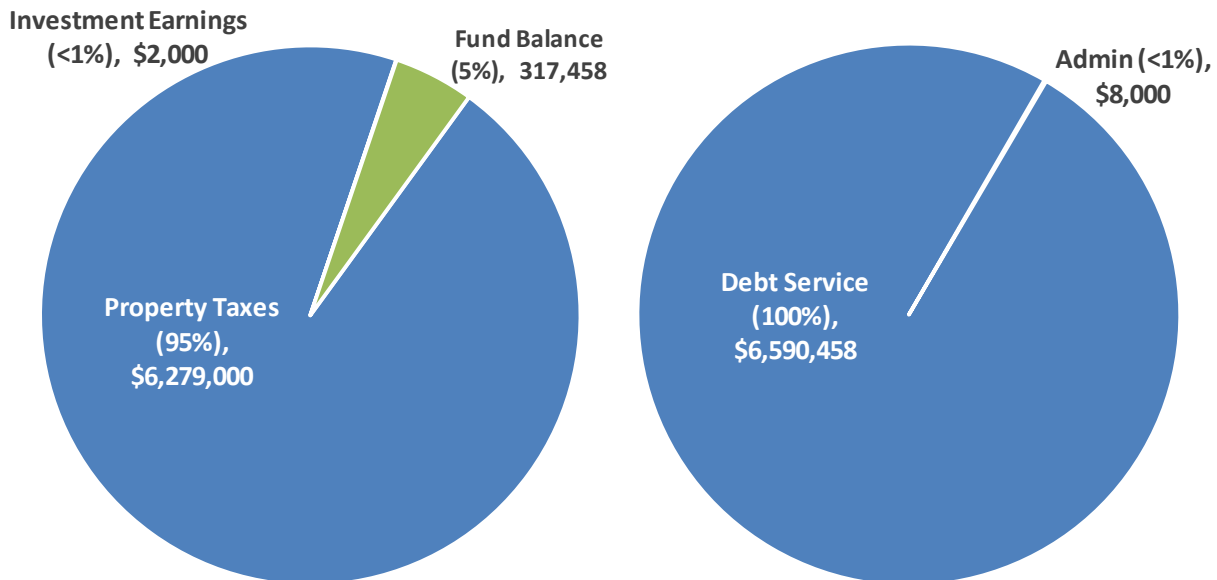
DEBT SERVICE FUND SUMMARY

Debt Service Fund Summary

Overview

Pursuant to the Governmental Accounting Standards Board's Codification, Section 1300.107, debt service funds are used to account for the accumulation of resources for the payment of principal and interest on general long-term debt.

FY 2023 Budget: \$6,598,458



Revenues by Source

Expenditures by Use

The city has one debt service fund that accounts for debt service on the following obligations (except where noted) along with the principal amounts outstanding as of the start of FY 2023.

GENERAL OBLIGATION (GO) BONDS		\$
GO Refunding Bonds, Series 2014		\$ 7,185,000
GO Bonds, Series 2016		48,270,000
GO Refunding Bonds, Series 2020		17,335,000
GO Bonds, Series 2022		27,335,000
Total GO Debt		\$ 100,125,000
DEVELOPMENT AUTHORITY		\$
Revenue Bonds, Series 2013 ¹⁵		\$ 2,625,000
Revenue Bonds, Series 2016 ¹⁸		23,185,000
Total Development Authority Debt		\$ 25,810,000

¹⁵ This obligation is funded out of the General Fund (Series 2013) and Hotel/Motel Fund (Series 2016) and shown herein for the purposes of providing a comprehensive overview of all bond debt obligations.

DEBT SERVICE FUND SUMMARY

Debt Issuance Methodology

The city's preferred method for funding the acquisition and construction of major items, such as buildings, infrastructure, parks, streets, and other major capital facilities shall be through current revenue when available (i.e., pay-as-you-go) or from outside funding sources such as grant funding and related aid.

General obligation bonds have been issued to fund numerous large-scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. The city issues general obligation bonds to provide capital improvement funding when the project(s) are of sufficiently large scale, and it is appropriate to achieve a fair allocation of costs between current and future beneficiaries.

Debt Issuance Activity

GO Bonds, Series 2022: In November 2021, the voters of the City of Alpharetta approved the issuance of General Obligation Bonds (the "2022 Alpharetta Parks Bonds") to fund \$29.5 million in improvements aimed at constructing a variety of park enhancements and projects including:

- Wills Park Equestrian renovation build out (50% match), \$5 million;
- Turf for Webb Bridge Park large soccer field, \$1 million;
- Wills Park Master Plan projects, \$6 million;
- Union Hill Park redevelopment/trailhead, \$3.25 million;
- Mid Broadwell Park build out, \$500,000;
- Old Rucker Park design and build out, \$3 million;
- Farmhouse Park design and build out, \$2 million;
- Waters Road Park design & build out \$1.25 million; and
- Alpha Loop, \$7.5 million.

The 2022 Alpharetta Parks Bonds were issued in February 2022 in a par amount of \$27 million (not including a \$2.5 million premium which assisted in funding the \$29.5 million in project improvements) with a 25-year term and a true-interest cost of 2.38%.

GO Refunding Bonds, Series 2020: In April 2020, the city issued \$18 million (par) of City of Alpharetta General Obligation Bonds Refunding Bonds, Series 2020, for refunding of the outstanding Series 2012 General Obligation Bonds (saving over \$300,000 annually).

The Series 2012 General Obligation Bonds funded the redevelopment of 22-acres in the heart of Downtown Alpharetta (the "City Center" project) to include a vibrant environment of parks and civic spaces that serve as a gathering place for citizens and attract business and investment to this important area of our community.

DEBT SERVICE FUND SUMMARY

The Public portion of City Center includes: new Fulton County Library (funded separately through Fulton County); 5-acre Public Park; Town Square; new Alpharetta City Hall; and 450+/- space Public Parking Garage. These components create a place and an atmosphere where people naturally want to be.



City Center

While there, many also patronize the unique shops and restaurants that call Downtown Alpharetta home.

The environment created through these civic elements attracted private investment that drove the second phase of the development (mixed-use residential, retail, and office).

GO Bonds, Series 2016: In May 2016, the voters of the City of Alpharetta approved the issuance of General Obligation Bonds (the “2016 Alpharetta Parks and Transportation Bonds”) to fund \$52 million in improvements aimed at alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, extending the Big Creek Greenway north to connect with Forsyth County’s Greenway, and securing parkland for future passive and active park systems.

The 2016 Alpharetta Parks and Transportation Bonds were issued in July 2016 in a par amount of \$52 million (including premium) with a 25-year term and a true-interest cost of 2.83%.

Development Authority Revenue Bonds, Series 2016: The purpose of this bond issue was to fund the new state-of-the-art 44,000 square foot Conference Center through a public-private partnership with North American Properties (developer of Avalon). Along with the Conference Center, North American Properties constructed a 330-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Conference Center that includes the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost \$23.5 million in visitor spending, generating 545 jobs with more than \$15.7 million in earnings and over \$51.3 million in total economic output annually. The FY 2022 budget includes funding within the Hotel/Motel Fund to cover debt service associated with bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

DEBT SERVICE FUND SUMMARY

The Series 2016 Development Authority Revenue Bonds were issued in May 2016 in a par amount of \$25.9 million (including premium) with a 25-year term and a true-interest cost of 2.88%.



Bond Ratings

The city's AAA bond rating was reaffirmed by Moody's and Standard & Poor's ("S&P") during January 2022 in conjunction with the sale of \$27 million (par) of Series 2022 General Obligation Bonds to fund a variety of park enhancements and projects. The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment, and debt management. Other positive factors include a relatively strong economic base and manageable debt/pension burdens. The FY 2023 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders.

Bond Smoothing

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g., general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large-scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. General obligation bonds are funded through a separate millage levy (discussed below).

The Alpharetta Development Authority, a component unit of the city that is focused on economic development within our borders, issued bonds in 2016 to fund construction of our state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

Principal and interest payments for fiscal year 2023 are budgeted at \$8.2 million with the following forecast: 2024 - 2041¹⁶: \$8.7 million (annual average); 2042¹⁷: \$3.6 million; 2043-2046¹⁸ totaling \$1.6 million (annual average). These figures include city and Development Authority obligations and span multiple Funds.

¹⁶ Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.

¹⁷ Includes the final maturity of the Series 2016 Development Authority Revenue Bonds in FY 2016.

¹⁸ Represents the final maturity of the Series 2022 General Obligation Bonds issued in FY 2022.

DEBT SERVICE FUND SUMMARY

Millage Rates

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service.

The FY 2023 Budget is based on maintenance of the city's millage rate at 5.750 mills.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to increase 0.15 mills compared to FY 2022 to a total of 0.965 mills. This millage rate shift is necessary to cover debt service on the Series 2022 General Obligation Bonds for park improvements (\$1.6 million annually).
- The portion of the millage rate funding operations and recurring capital investment (General Fund) is estimated to decline -0.15 mills compared to FY 2022 to a total of 4.785 mills. This reduction was necessary due to escalating debt service requirements (see above).

Fiscal Year	Operating Millage Levy	Debt Service Millage Levy	Total Millage Levy	% Increase (Decrease)
2023	4.785	0.965	5.750	0.0%
2022	4.935	0.815	5.750	0.0%
2021	4.935	0.815	5.750	0.0%
2020	4.820	0.930	5.750	0.0%
2019	4.770	0.980	5.750	0.0%
2018	4.720	1.030	5.750	0.0%
2017	4.620	1.130	5.750	0.0%
2016	5.000	0.750	5.750	0.0%
2015	4.950	0.800	5.750	0.0%
2014	4.870	0.880	5.750	0.0%
2013	4.820	0.930	5.750	0.0%
2012	4.215	1.535	5.750	0.0%
2011	4.215	1.535	5.750	0.0%
2010	4.215	1.535	5.750	0.0%
2009	4.215	1.535	5.750	-8.0%
2008	4.508	1.740	6.248	-5.3%
2007	4.150	2.450	6.600	-5.7%
2006	4.550	2.450	7.000	0.0%
2005	4.700	2.300	7.000	0.0%
2004	4.750	2.250	7.000	-3.2%

DEBT SERVICE FUND SUMMARY

General Obligation Bond Debt

General Obligation ("GO") bonds are direct obligations and pledge the full faith and credit of the city. Original issue GO bonds are generally issued as 20/25-year serial bonds. Refunding GO bonds are issued in a maturity not exceeding the maturity of the refunded bonds. The following schedule provides a detailed listing of total debt service requirements of the city's GO bonds through maturity.

	Principal		Interest		Total Debt Service
FY 2023	\$	3,015,000.00	\$	3,575,456.75	\$ 6,590,456.75
FY 2024		3,295,000.00		3,300,401.00	\$ 6,595,401.00
FY 2025		3,420,000.00		3,188,099.00	\$ 6,608,099.00
FY 2026		3,540,000.00		3,070,545.00	\$ 6,610,545.00
FY 2027		3,745,000.00		2,948,255.00	\$ 6,693,255.00
FY 2028		3,940,000.00		2,778,105.00	\$ 6,718,105.00
FY 2029		4,170,000.00		2,598,655.00	\$ 6,768,655.00
FY 2030		4,400,000.00		2,408,755.00	\$ 6,808,755.00
FY 2031		4,615,000.00		2,207,442.50	\$ 6,822,442.50
FY 2032		4,850,000.00		1,995,117.50	\$ 6,845,117.50
FY 2033		5,465,000.00		1,782,667.50	\$ 7,247,667.50
FY 2034		5,625,000.00		1,618,717.50	\$ 7,243,717.50
FY 2035		5,790,000.00		1,449,967.50	\$ 7,239,967.50
FY 2036		5,960,000.00		1,286,382.50	\$ 7,246,382.50
FY 2037		6,115,000.00		1,117,342.50	\$ 7,232,342.50
FY 2038		6,295,000.00		942,607.50	\$ 7,237,607.50
FY 2039		5,985,000.00		753,757.50	\$ 6,738,757.50
FY 2040		6,120,000.00		574,207.50	\$ 6,694,207.50
FY 2041		6,295,000.00		398,707.50	\$ 6,693,707.50
FY 2042		1,415,000.00		217,475.00	\$ 1,632,475.00
FY 2043		1,450,000.00		182,100.00	\$ 1,632,100.00
FY 2044		1,495,000.00		138,600.00	\$ 1,633,600.00
FY 2045		1,540,000.00		93,750.00	\$ 1,633,750.00
FY 2046		1,585,000.00		47,550.00	\$ 1,632,550.00
FY 2047		-		-	\$ -
		\$ 100,125,000.00		\$ 38,674,664.25	\$ 138,799,664.25

DEBT SERVICE FUND SUMMARY

Development Authority Revenue Bond Debt

Development Authority Revenue Bonds, Series 2013: The purpose of this bond issue was to fund a portion of the development, equipping, and construction of Gwinnett Technical College's Alpharetta campus. The Series 2013 Development Authority Revenue Bonds were issued in June 2013 in a par amount of \$4.1 million with a 20-year term and a true-interest cost of 3.13%. The City is obligated to pay 100% of the total principal and interest payments on the bonds. This obligation is funded from the General Fund through non-advalorem revenue.

Development Authority Revenue Bonds, Series 2016: The purpose of this bond issue was to fund the new state-of-the-art 44,000 square foot Conference Center through a public-private partnership with North American Properties (developer of Avalon). Along with the Conference Center, North American Properties constructed a 330-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Conference Center that includes the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost \$23.5 million in visitor spending, generating 545 jobs with more than \$15.7 million in earnings and over \$51.3 million in total economic output annually. The FY 2023 budget includes funding within the Hotel/Motel Fund to cover debt service associated with bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

DEBT SERVICE FUND SUMMARY

Development Authority Revenue Bonds (City Portion)

	Principal	Interest	Total Debt Service
FY 2023	855,000.00	798,852.50	\$ 1,653,852.50
FY 2024	920,000.00	760,202.50	\$ 1,680,202.50
FY 2025	985,000.00	719,190.00	\$ 1,704,190.00
FY 2026	1,065,000.00	674,777.50	\$ 1,739,777.50
FY 2027	1,140,000.00	626,027.50	\$ 1,766,027.50
FY 2028	1,195,000.00	600,640.00	\$ 1,795,640.00
FY 2029	1,255,000.00	573,802.50	\$ 1,828,802.50
FY 2030	1,310,000.00	544,377.50	\$ 1,854,377.50
FY 2031	1,375,000.00	510,765.00	\$ 1,885,765.00
FY 2032	1,445,000.00	474,050.00	\$ 1,919,050.00
FY 2033	1,525,000.00	429,350.00	\$ 1,954,350.00
FY 2034	1,315,000.00	382,200.00	\$ 1,697,200.00
FY 2035	1,390,000.00	342,750.00	\$ 1,732,750.00
FY 2036	1,465,000.00	301,050.00	\$ 1,766,050.00
FY 2037	1,545,000.00	257,100.00	\$ 1,802,100.00
FY 2038	1,625,000.00	210,750.00	\$ 1,835,750.00
FY 2039	1,710,000.00	162,000.00	\$ 1,872,000.00
FY 2040	1,800,000.00	110,700.00	\$ 1,910,700.00
FY 2041	1,890,000.00	56,700.00	\$ 1,946,700.00
FY 2042	1,890,000.00	56,700.00	\$ 1,946,700.00
FY 2043	-	-	\$ -
FY 2044	-	-	\$ -
FY 2045	-	-	\$ -
FY 2046	-	-	\$ -
FY 2047	-	-	\$ -
	\$ 25,810,000.00	\$ 8,535,285.00	\$ 34,345,285.00

DEBT SERVICE FUND SUMMARY

Statement of Budgetary Comparisons

Debt Service Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Property Taxes					
Current Year	\$ 5,514,354	\$ 5,564,390	\$ 5,100,366	\$ 4,720,000	\$ 6,250,000
Delinquent	34,313	95,378	20,319	17,000	17,000
Penalties/Interest	6,286	5,479	10,134	3,000	3,000
Motor Vehicle	28,952	20,145	15,634	12,000	9,000
Investment Earnings	79,535	81,590	582	13,000	2,000
Other					
Miscellaneous	452	457	15	-	-
Refunding Bond Proceeds	-	17,775,000	-	-	-
Premium on Bond Proceeds	-	5,501,675	-	-	-
Fund Balance	-	-	-	851,509	317,458
TOTAL	\$ 5,663,892	\$ 29,044,114	\$ 5,147,049	\$ 5,616,509	\$ 6,598,458
EXPENDITURES					
Maintenance & Operations:					
Professional Services	\$ 3,927	\$ 5,225	\$ 6,600	\$ 16,000	\$ 8,000
<i>subtotal</i>	<i>\$ 3,927</i>	<i>\$ 5,225</i>	<i>\$ 6,600</i>	<i>\$ 16,000</i>	<i>\$ 8,000</i>
Debt Service					
General Obligation Bonds					
Series 2012	\$ 1,478,498	\$ 1,485,350	\$ -	\$ -	\$ -
Series 2014 (refunding)	1,933,622	1,930,948	1,927,455	1,918,143	1,913,129
Series 2016	1,930,788	1,929,788	1,927,188	1,923,988	1,925,188
Series 2020 (debt issuance costs)	-	381,757	-	-	-
Series 2020 (refunding)	-	23,886,801	1,082,497	1,100,750	1,116,750
Series 2022	-	-	-	-	1,635,391
Development Authority					
Series 2009 (refunding)	125,153	-	-	-	-
<i>subtotal</i>	<i>\$ 5,468,060</i>	<i>\$ 29,614,644</i>	<i>\$ 4,937,139</i>	<i>\$ 4,942,881</i>	<i>\$ 6,590,458</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ 657,628	\$ -
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 657,628</i>	<i>\$ -</i>
TOTAL	\$ 5,471,987	\$ 29,619,869	\$ 4,943,739	\$ 5,616,509	\$ 6,598,458
Authorized Personnel	-	-	-	-	-

DEBT SERVICE FUND SUMMARY

Statement of Revenues, Expenditures, and changes in Fund Balance

Debt Service Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 1,032,049	\$ 1,223,954	\$ 648,200	\$ 851,509	\$ 657,628
REVENUES BY CATEGORY					
Property Taxes (incl. Motor Vehicles)	\$ 5,583,905	\$ 5,685,392	\$ 5,146,453	\$ 4,752,000	\$ 6,279,000
Investment Earnings	79,535	81,590	582	13,000	2,000
Other	452	457	15	-	-
Refunding Bond Proceeds	-	23,276,675	-	-	-
TOTAL	\$ 5,663,892	\$ 29,044,114	\$ 5,147,049	\$ 4,765,000	\$ 6,281,000
EXPENDITURES BY FUNCTION					
Professional Services	\$ 3,927	\$ 5,225	\$ 6,600	\$ 16,000	\$ 8,000
Debt Service/Refunding	5,468,060	29,614,644	4,937,139	4,942,881	6,590,458
TOTAL	\$ 5,471,987	\$ 29,619,869	\$ 4,943,739	\$ 4,958,881	\$ 6,598,458
ACFR Rounding Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	\$ 1,223,954	\$ 648,200	\$ 851,509	\$ 657,628	\$ 340,170
Changes in Fund Balance (actual/est.)	\$ 191,905	\$ (575,754)	\$ 203,310	\$ (193,881)	\$ (317,458)

Notes:

(1) Fund Balance is utilized to (a) offset debt service requirements and (b) program into bond refundings to lower debt service requirements.

ENTERPRISE FUND SUMMARY

Enterprise Fund Summary

Overview

The *Enterprise Fund Summary* section is intended to provide readers with an overall understanding of the fiscal year 2023 budget for the city's Solid Waste Fund.

Enterprise Funds are used to account for business-type activities whose operations are primarily funded by customer fees. The enterprise fund utilizes the accrual basis of budgeting and accounting.

The following schedules are set forth by Fund and provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source and expenditures are presented by use.

- **Statement of Revenues, Expenditures, and changes in Fund Balances**

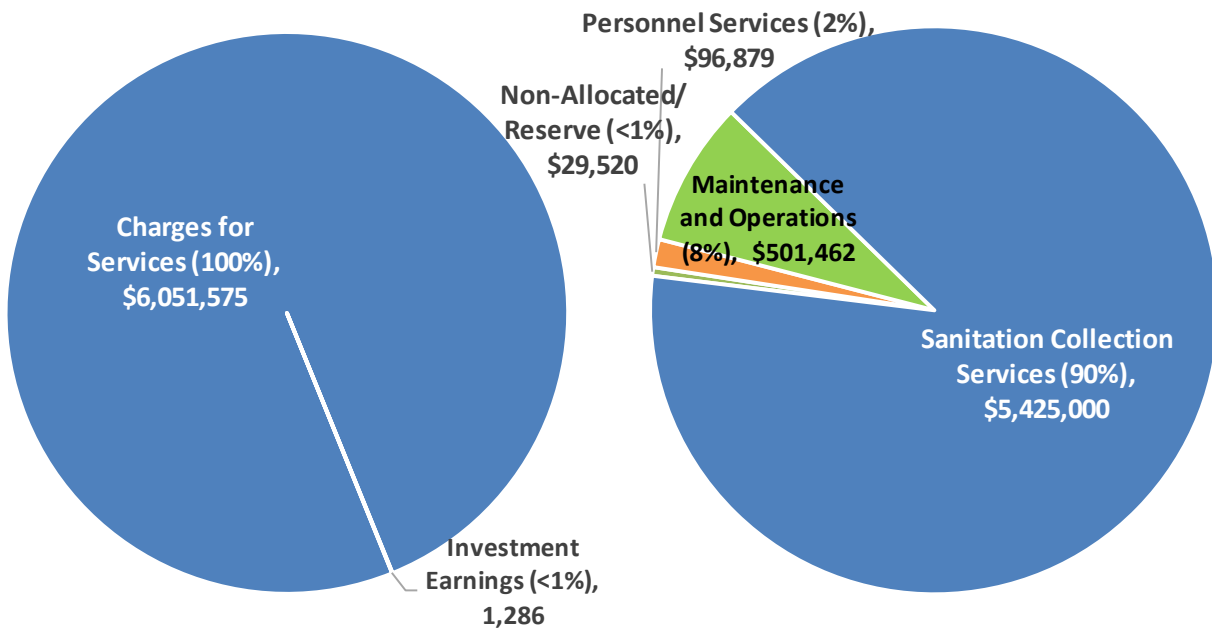
This statement provides a historical comparison of revenues and expenditures for fiscal years 2019-2023. Also included are changes in fund balance.

The financial forecast utilizes revenue collection patterns (historical and current patterns; as adjusted for seasonal fluctuations) adjusted to reflect expenditure mandates as provided by the City Council.

ENTERPRISE FUND SUMMARY

Solid Waste Fund Summary

FY 2023 Budget: \$6,052,861



Revenues by Source

Expenditures by Use

The Solid Waste Fund accounts for fees received from users of the city's residential solid waste program (i.e., garbage, yard waste, and recycling collection including glass). Services are provided on a user charge basis and managed through a contract with a private operator. The Finance Department manages the Solid Waste Program including billing, collection, and customer service functions. Commercial solid waste customers are authorized to contract for commercial solid waste collection and disposal services from any contractor that has obtained a solid waste collection permit from the city.

Trends

The FY 2023 Budget for the Solid Waste Fund totals \$6.1 million and represents an increase of 8%, or \$456,683, compared to FY 2022. This growth is driven through rate increases by our private sanitation hauler due to a combination of market forces including the impact of the COVID-19 pandemic on trash volume. Accordingly, the city's private waste hauler increased rates by 25% effective April 1, 2021. To offset this increase, the city utilized reserves within the Solid Waste Fund to cover most of the rate growth with the balance coming through an increase in sanitation fees to our customers (only 10% of the increase was passed to customers).

ENTERPRISE FUND SUMMARY

The City issued an RFP in 2021 for sanitation services to ensure optimal value for customers. Republic Services (our current provider) was the highest-ranking vendor and the most cost effective (\$1 million lower on an annual basis than other proposers). Republic Services was awarded the contract with an annual 4% inflation adjustment.

This budget is built upon the approved contract terms with Republic Services that assume a continuation of existing service levels and a corresponding adjustment in customer rates.

The Personnel Services category increased 27%, or \$20,377, due primarily to the residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment), 4% performance-based merit program scheduled for July 1, 2022, growth in seasonal salaries (recreation programs approaching pre-pandemic levels), growth in group insurance costs, coupled with a change in assigned personnel (incumbent).

Authorized personnel total 1.0 FTE and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
	1.0	1.0	1.0	1.0	1.0	-

The Maintenance and Operations category increased 7%, or \$406,786, due primarily to the private sanitation hauler rate adjustments previously discussed.

ENTERPRISE FUND SUMMARY

Statement of Budgetary Comparisons

Solid Waste Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Licenses and Permits					
Penalties and Interest	\$ -	\$ 69	\$ -	\$ -	\$ -
Charges for Services:					
Collection Fees	4,122,679	4,152,563	4,356,517	4,777,562	6,006,500
Commercial Hauler Fees	32,465	21,592	24,804	25,000	25,000
Penalties and Interest	31,757	31,267	21,718	30,000	20,000
Other	1,213	2,312	100	75	75
Investment Earnings	59,238	52,629	1,623	13,541	1,286
Other					
Miscellaneous	4	-	-	-	-
Fund Balance	-	-	-	750,000	-
TOTAL	\$ 4,247,356	\$ 4,260,432	\$ 4,404,761	\$ 5,596,178	\$ 6,052,861
EXPENDITURES					
Personnel Services:					
Salaries	\$ 32,152	\$ 39,645	\$ 39,203	\$ 44,442	\$ 51,400
Overtime	2,472	156	135	390	250
Group Insurance	21,680	19,648	20,738	20,858	31,359
FICA	2,352	2,981	2,970	3,396	3,868
Pension (401A Cont./Match)	3,369	4,659	3,770	5,314	7,626
Miscellaneous	1,954	2,149	2,170	2,102	2,376
<i>subtotal</i>	\$ 63,979	\$ 69,238	\$ 68,986	\$ 76,502	\$ 96,879
Maintenance & Operations:					
Professional Services (Haulers)	\$ 4,102,010	\$ 4,192,244	\$ 4,599,341	\$ 5,461,793	\$ 5,861,500
Miscellaneous	60,966	58,020	81,992	57,883	64,962
<i>subtotal</i>	\$ 4,162,976	\$ 4,250,264	\$ 4,681,332	\$ 5,519,676	\$ 5,926,462
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ -	\$ 29,520
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ 29,520
TOTAL	\$ 4,226,955	\$ 4,319,502	\$ 4,750,318	\$ 5,596,178	\$ 6,052,861
Authorized Personnel					
	1.0	1.0	1.0	1.0	1.0

ENTERPRISE FUND SUMMARY

Statement of Revenues, Expenditures, and changes in Fund Balance

Solid Waste Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 1,186,192	\$ 1,206,592	\$ 1,147,524	\$ 802,291	\$ 52,291
REVENUES BY CATEGORY					
Licenses and Permits	\$ -	\$ 69	\$ -	\$ -	\$ -
Charges for Services	4,188,114	4,207,734	4,403,138	4,832,637	6,051,575
Investment Earnings	59,238	52,629	1,623	13,541	1,286
Other	4	-	-	-	-
TOTAL	\$ 4,247,356	\$ 4,260,432	\$ 4,404,761	\$ 4,846,178	\$ 6,052,861
EXPENDITURES BY FUNCTION					
Solid Waste Operations	\$ 4,226,955	\$ 4,319,502	\$ 4,750,318	\$ 5,596,178	\$ 6,023,341
TOTAL	\$ 4,226,955	\$ 4,319,502	\$ 4,750,318	\$ 5,596,178	\$ 6,023,341
ACFR Rounding Adjustments	\$ (1)	\$ 2	\$ 324	\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ 1,206,592	\$ 1,147,524	\$ 802,291	\$ 52,291	\$ 81,811
Changes in Fund Balance (actual/est.)	\$ 20,400	\$ (59,068)	\$ (345,233)	\$ (750,000)	\$ 29,520

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.
- (2) Fund balance utilization was proposed in FY 2020-2023 to subsidize operations.

INTERNAL SERVICE FUND SUMMARIES

Internal Service Fund Summaries

Overview

The *Internal Service Fund Summaries* section is intended to provide readers with an overall understanding of the respective fiscal year 2023 budgets for the city's Internal Service Funds.

Internal Service Funds are used to accumulate and allocate costs internally among the city's various functions and utilizes the accrual basis of budgeting and accounting.

The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source and expenditures are presented by use.

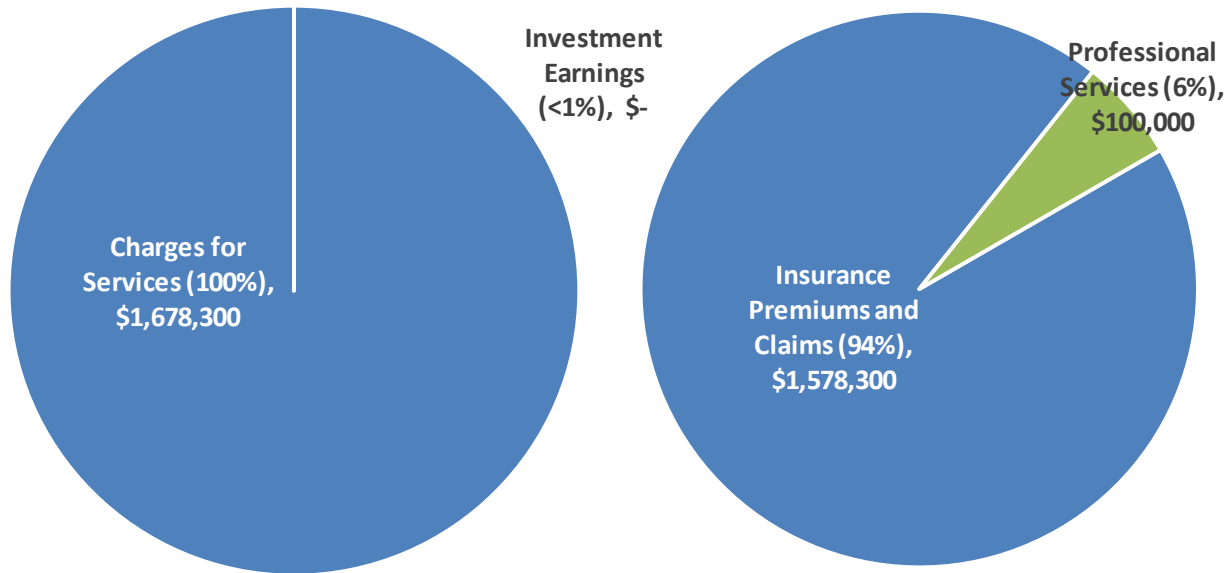
- **Statement of Revenues, Expenditures, and changes in Fund Balances**

This statement provides a historical comparison of revenues and expenditures for fiscal years 2019-2023. Also included are changes in fund balance.

INTERNAL SERVICE FUND SUMMARIES

Risk Management Fund Summary

FY 2023 Budget: \$1,678,300



Revenues by Source

Expenditures by Use

The Risk Management Fund accounts for expenses related to providing and administering the general liability, automotive liability, workers' compensation and property insurance coverage for the city. Funding is provided through an (approximate) 2% charge per employee (based on salary) for workers compensation coupled with funding from the General Fund for insurance premiums. The Finance Department manages the Risk Management Program including all workers compensation, general liability, and other insurance claims.

Trends

The FY 2023 Budget for the Risk Management Fund totals \$1.6 million and represents a decrease of -40%, or -\$1.1 million, compared to FY 2022. The main driver of this variance is the non-allocated reserve (i.e., available fund balance) budgeted in FY 2022¹⁹. After adjusting for the non-allocated reserve, the true operational budget growth is 4% compared with 2022 which is in-line with the proposed merit plan for FY 2023.

¹⁹ Annually after the year-end accrual period (i.e., September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2023 will occur subsequent to adoption of the budget.

INTERNAL SERVICE FUND SUMMARIES

Statement of Budgetary Comparisons

Risk Management Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Charges for Services:					
Risk Management Allocations	\$ 1,446,500	\$ 1,499,800	\$ 793,361	\$ 830,149	\$ 855,000
Insurance Premium Funding	-	-	720,250	779,750	823,300
Investment Earnings	28,736	31,873	1,200	273	-
Other					
Insurance Proceeds	14,573	52,528	33,611	-	-
Fund Balance	-	-	-	1,171,906	-
TOTAL	\$ 1,489,809	\$ 1,584,201	\$ 1,548,421	\$ 2,782,078	\$ 1,678,300
EXPENDITURES					
Maintenance & Operations:					
Professional Services	\$ 108,241	\$ 106,003	\$ 82,015	\$ 96,288	\$ 100,000
Insurance Premiums					
Vehicle	163,093	165,625	180,432	238,293	250,000
Property/Equipment	87,694	105,652	120,976	107,000	110,000
Condo	-	-	-	21,712	-
Fine Art	2,500	3,201	3,201	3,201	3,300
General Liability	57,952	55,354	65,324	54,719	60,000
Law Enforcement Liability	86,283	86,313	86,256	77,438	85,000
Public Entity Liability	62,733	73,360	73,360	56,736	59,000
Workers Comp Excess	105,684	100,398	110,462	129,467	135,000
Criminal Liability	3,386	3,386	3,386	4,748	5,000
Cyber Liability	6,805	30,202	32,822	46,373	48,000
Umbrella Liability	53,745	54,246	65,677	56,849	63,000
Medical Services (PS Custody)	2,475	319	3,437	5,322	5,000
Claims/Judgments	200,354	426,332	693,981	712,026	755,000
<i>subtotal</i>	<i>\$ 940,944</i>	<i>\$ 1,210,390</i>	<i>\$ 1,521,328</i>	<i>\$ 1,610,172</i>	<i>\$ 1,678,300</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ 1,171,906	\$ -
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 1,171,906</i>	<i>\$ -</i>
TOTAL	\$ 940,944	\$ 1,210,390	\$ 1,521,328	\$ 2,782,078	\$ 1,678,300
Authorized Personnel					
	-	-	-	-	-

INTERNAL SERVICE FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

Risk Management Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 222,137	\$ 771,002	\$ 1,144,813	\$ 1,171,906	\$ 1,171,906
REVENUES BY CATEGORY					
Charges for Services	\$ 1,446,500	\$ 1,499,800	\$ 1,513,611	\$ 1,609,899	\$ 1,678,300
Investment Earnings	28,736	31,873	1,200	273	-
Other	14,573	52,528	33,611	-	-
TOTAL	\$ 1,489,809	\$ 1,584,201	\$ 1,548,421	\$ 1,610,172	\$ 1,678,300
EXPENDITURES BY USE					
Insurance Premiums/Claims	\$ 832,703	\$ 1,104,387	\$ 1,439,313	\$ 1,513,884	\$ 1,578,300
Professional Services	108,241	106,003	82,015	96,288	100,000
TOTAL	\$ 940,944	\$ 1,210,390	\$ 1,521,328	\$ 1,610,172	\$ 1,678,300
ACFR Rounding Adjustments	\$ (1)	\$ 1		\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ 771,002	\$ 1,144,813	\$ 1,171,906	\$ 1,171,906	\$ 1,171,906
Changes in Fund Balance (actual/est.)	\$ 548,864	\$ 373,812	\$ 27,093	\$ -	\$ -

Notes:

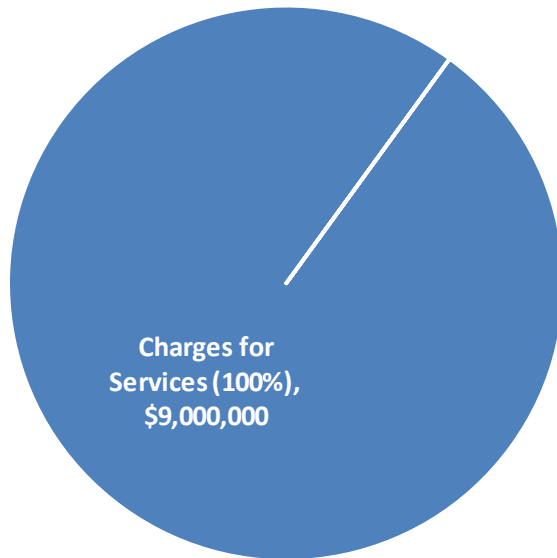
In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Available Fund Balance was used in FY's 2018 and 2021 to supplement the reserve for claims/judgements.

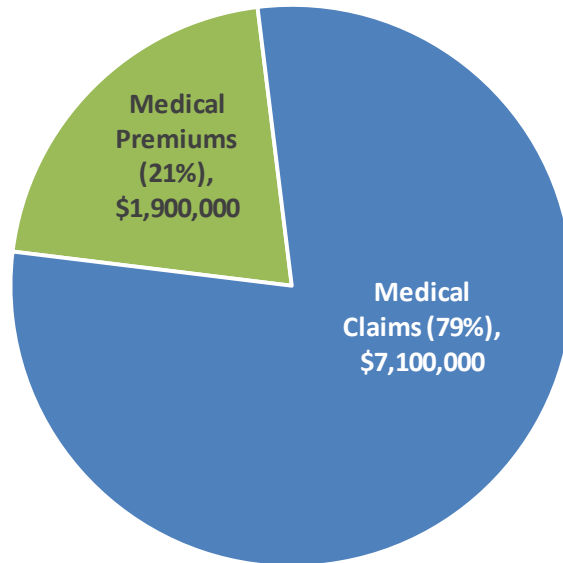
INTERNAL SERVICE FUND SUMMARIES

Medical Insurance Fund Summary

FY 2023 Budget: \$9,000,000



Revenues by Source



Expenditures by Use

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g., employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City can reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

Trends

The FY 2023 Budget totals \$9 million and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g., General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the city's costs.

INTERNAL SERVICE FUND SUMMARIES

Statement of Budgetary Comparisons

Medical Insurance Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Charges for Services:					
Medical Insurance Premiums					
Employer Contribution	\$ 6,365,425	\$ 7,024,367	\$ 7,341,303	\$ 7,930,000	\$ 8,170,000
Employee Contribution	760,710	616,248	567,033	810,000	830,000
Investment Earnings	151	1,048	806	-	-
Other					
Fund Balance	-	-	-	(39,374)	-
TOTAL	\$ 7,126,286	\$ 7,641,662	\$ 7,909,143	\$ 8,700,626	\$ 9,000,000
EXPENDITURES					
Maintenance & Operations:					
Medical Premiums	\$ 1,631,686	\$ 1,742,464	\$ 1,825,087	\$ 1,855,000	\$ 1,900,000
Medical Claims	5,458,174	5,633,235	6,125,879	6,885,000	7,100,000
<i>subtotal</i>	<i>\$ 7,089,860</i>	<i>\$ 7,375,700</i>	<i>\$ 7,950,966</i>	<i>\$ 8,740,000</i>	<i>\$ 9,000,000</i>
Other					
Transfer to OPEB Fund	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
<i>subtotal</i>	<i>\$ 1,500,000</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ (39,374)	\$ -
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ (39,374)</i>	<i>\$ -</i>
TOTAL	\$ 8,589,860	\$ 7,375,700	\$ 7,950,966	\$ 8,700,626	\$ 9,000,000
Authorized Personnel					
	-	-			-

INTERNAL SERVICE FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

Medical Insurance Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 1,200,061	\$ (263,513)	\$ 2,449	\$ (39,374)	\$ (39,374)
REVENUES BY CATEGORY					
Charges for Services	\$ 7,126,135	\$ 7,640,614	\$ 7,908,337	\$ 8,740,000	\$ 9,000,000
Investment Earnings	151	1,048	806	-	-
Other	-	-	-	-	-
TOTAL	\$ 7,126,286	\$ 7,641,662	\$ 7,909,143	\$ 8,740,000	\$ 9,000,000
EXPENDITURES BY USE					
Medical Premiums/Claims	\$ 7,089,860	\$ 7,375,700	\$ 7,950,966	\$ 8,740,000	\$ 9,000,000
Transfer to OPEB Fund	1,500,000	-	-	-	-
TOTAL	\$ 8,589,860	\$ 7,375,700	\$ 7,950,966	\$ 8,740,000	\$ 9,000,000
ACFR Rounding Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ (263,513)	\$ 2,449	\$ (39,374)	\$ (39,374)	\$ (39,374)
Changes in Fund Balance (actual/est.)	\$ (1,463,574)	\$ 265,962	\$ (41,823)	\$ -	\$ -

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

FIDUCIARY FUND SUMMARIES

Fiduciary Fund Summaries

Overview

The *Fiduciary Fund Summaries* section is intended to provide readers with an overall understanding of the respective fiscal year 2022 budgets for the Other Post Employment Benefit (OPEB) Funds.

Fiduciary Funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds utilize the accrual basis of accounting.

The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source and expenditures are presented by use.

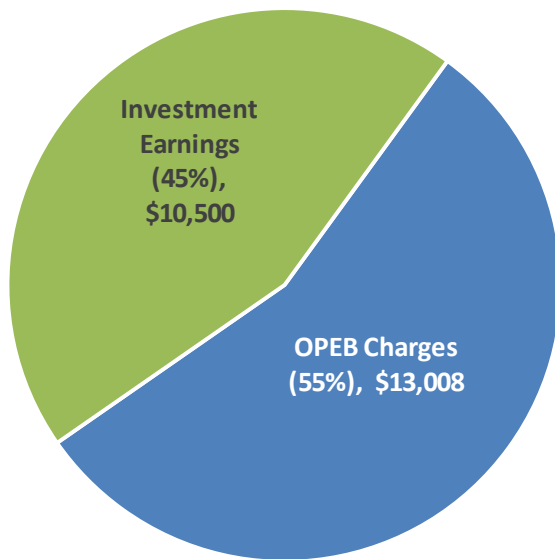
- **Statement of Revenues, Expenditures, and changes in Fund Balances**

This statement provides a historical comparison of revenues and expenditures for fiscal years 2018-2022 as well as a forecast for fiscal years 2023-2024. Also included are changes in fund balance.

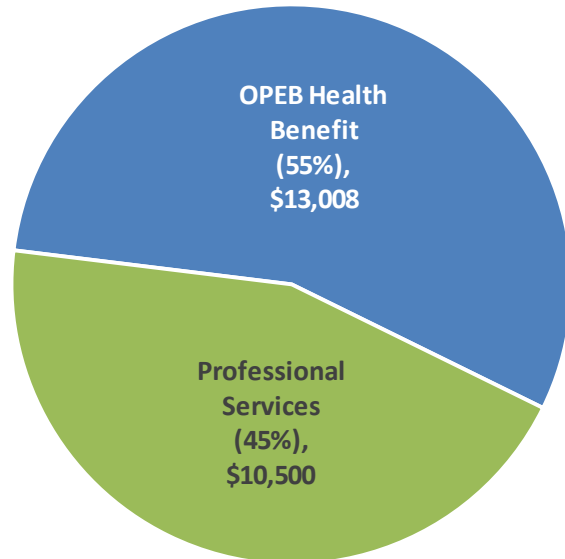
FIDUCIARY FUND SUMMARIES

Other Post Employment Benefit (OPEB) Health Benefit Fund Summary

FY 2023 Budget: \$23,508



Revenues by Source



Expenditures by Use

The OPEB Health Fund represents activity associated the other post-employment benefit plan (OPEB). Eligible retirees are offered the same health and prescription drug coverage as active employees. Each fiscal year, the city determines the Plan benefits and premium rate for participants (active and retirees). However, unlike active employees, retirees pay 100% of the blended premium afforded to the city. Therefore, as the retiree makes the full premium payment, the city's only exposure is the accounting treatment of this implicit rate subsidy caused by the difference in the blended rate offered to the retiree and his/her actual age adjusted premium. Coverage expires at age 65. OPEB related funding for FY 2023 totals \$23,508.

FIDUCIARY FUND SUMMARIES

Statement of Budgetary Comparisons

OPEB Health Benefit Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Investment Earnings	\$ 39,750	\$ 29,985	\$ 436,743	\$ 9,874	\$ 10,500
Other					
OPEB Health Benefit Funding					
Employer Contribution	85,000	68,015	76,589	12,600	13,008
Fund Balance	-	-	-	469,787	-
TOTAL	\$ 124,750	\$ 98,000	\$ 513,332	\$ 492,261	\$ 23,508
EXPENDITURES					
Maintenance & Operations:					
OPEB Health Benefit	\$ 9,094	\$ 21,875	\$ 34,792	\$ 12,474	\$ 13,008
Miscellaneous	5,737	8,076	8,753	10,000	10,500
<i>subtotal</i>	<i>\$ 14,831</i>	<i>\$ 29,951</i>	<i>\$ 43,545</i>	<i>\$ 22,474</i>	<i>\$ 23,508</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ 469,787	\$ -
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 469,787</i>	<i>\$ -</i>
TOTAL	\$ 14,831	\$ 29,951	\$ 43,545	\$ 492,261	\$ 23,508
Authorized Personnel	-	-	-	-	-

FIDUCIARY FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

OPEB Health Benefit Fund

Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 1,224,157	\$ 1,334,076	\$ 1,402,125	\$ 1,871,912	\$ 1,871,912
REVENUES BY CATEGORY					
OPEB Health Benefit Funding	\$ 85,000	\$ 68,015	\$ 76,589	\$ 12,600	\$ 13,008
Investment Earnings	39,750	29,985	436,743	9,874	10,500
TOTAL	\$ 124,750	\$ 98,000	\$ 513,332	\$ 22,474	\$ 23,508
EXPENDITURES BY USE					
OPEB Health Benefit	\$ 9,094	\$ 21,875	\$ 34,792	\$ 12,474	\$ 13,008
Miscellaneous (Professional Services)	5,737	8,076	8,753	10,000	10,500
TOTAL	\$ 14,831	\$ 29,951	\$ 43,545	\$ 22,474	\$ 23,508
ACFR Rounding Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	\$ 1,334,076	\$ 1,402,125	\$ 1,871,912	\$ 1,871,912	\$ 1,871,912
Changes in Fund Balance (actual/est.)	\$ 109,919	\$ 68,049	\$ 469,787	\$ -	\$ -

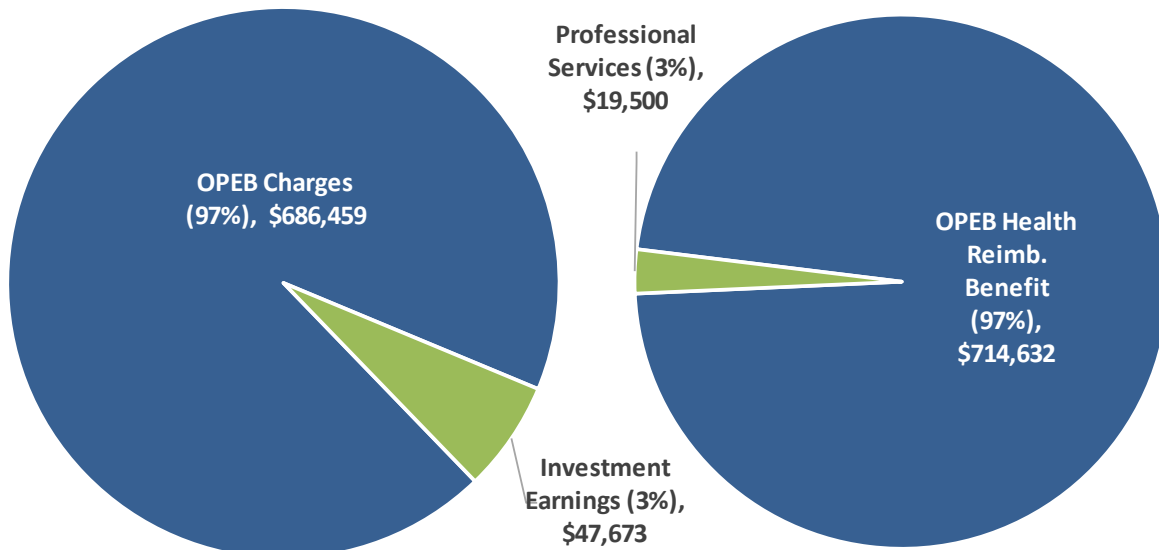
Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

FIDUCIARY FUND SUMMARIES

Other Post Employment Benefit (OPEB) Health Reimbursement Fund Summary

FY 2023 Budget: \$734,132



Revenues by Source

Expenditures by Use

Starting with Fiscal Year 2019, the city implemented a new post-employment healthcare benefit to assist our employees in funding one of their primary cost drivers during retirement, healthcare.

Costs for this benefit approximate 2% of payroll (\$714,632 citywide for FY 2023). This benefit will require a minimum 15-year vesting (maximum benefit achieved at 25-years²⁰) which will further assist in not only recruitment, but also retention of our most valuable assets, our employee.

²⁰ Credited years-of-service for current employees will count towards vesting (subject to a maximum of 15-years).

FIDUCIARY FUND SUMMARIES

Statement of Budgetary Comparisons

OPEB Health Reimbursement Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Investment Earnings	\$ 48,386	\$ 53,648	\$ 890,436	\$ 19,025	\$ 47,673
Other					
OPEB Health Reimbursement Funding					
Employer Contribution	550,000	575,000	574,502	590,928	686,459
Transfer-In					
Medical Insurance Fund	1,500,000	-	-	-	-
Fund Balance	-	-	-	1,389,183	-
TOTAL	\$ 2,098,386	\$ 628,648	\$ 1,464,938	\$ 1,999,136	\$ 734,132
EXPENDITURES					
Maintenance & Operations:					
OPEB Reimbursement Benefit	\$ -	\$ -	\$ 56,852	\$ 590,953	\$ 714,632
Miscellaneous	8,538	14,964	18,903	19,000	19,500
<i>subtotal</i>	<i>\$ 8,538</i>	<i>\$ 14,964</i>	<i>\$ 75,755</i>	<i>\$ 609,953</i>	<i>\$ 734,132</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ 1,389,183	\$ -
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 1,389,183</i>	<i>\$ -</i>
TOTAL	\$ 8,538	\$ 14,964	\$ 75,755	\$ 1,999,136	\$ 734,132
Authorized Personnel	-	-			-

FIDUCIARY FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

OPEB Health Reimbursement Fund

Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ -	\$ 2,089,848		\$ 1,389,183	\$ 1,389,183
REVENUES BY CATEGORY					
OPEB Health Reimb. Benefit Funding	\$ 550,000	\$ 575,000	\$ 574,502	\$ 590,928	\$ 686,459
Investment Earnings	48,386	53,648	890,436	19,025	47,673
Transfer-In from Medical Ins. Fund	1,500,000	-	-	-	-
TOTAL	\$ 2,098,386	\$ 628,648	\$ 1,464,938	\$ 609,953	\$ 734,132
EXPENDITURES BY USE					
OPEB Health Reimb. Benefit	\$ -	\$ -	\$ 56,852	\$ 590,953	\$ 714,632
Miscellaneous (Professional Services)	8,538	14,964	18,903	19,000	19,500
TOTAL	\$ 8,538	\$ 14,964	\$ 75,755	\$ 609,953	\$ 734,132
ACFR Rounding Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	\$ 2,089,848	\$ 2,703,532	\$ 1,389,183	\$ 1,389,183	\$ 1,389,183
Changes in Fund Balance (actual/est.)	\$ 2,089,848	\$ 613,684	\$ 1,389,183	\$ -	\$ -

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

APPENDIX

Appendix

Alpharetta Convention & Visitors Bureau (ACVB)

The ACVB, while a separate legal entity from the city, is funded through a portion of the city's hotel/motel tax (as detailed within the Hotel/Motel Fund budget). As a component of our operational relationship, the city reports on certain economic activities of the ACVB such as the annual adopted budget. This section is provided for informational purposes only.

- **Vision Statement**

To positively impact the economic life of Alpharetta.

- **ACVB Mission Statement**

To position the city of Alpharetta as a regionally, nationally and globally recognized premier tourism destination by developing quality programs and facilities to attract overnight visitors.

- **How We Are Funded**

Alpharetta's 30 hotels collect an 8 percent hotel occupancy tax from their visitors and pay it to the city on a monthly basis. The city keeps 37.5% of the tax to spend on enhancements for its citizens, 18.75% is given to the conference center (facility portion of the tax) and 43.75% is distributed to the ACVB to market and promote the city of Alpharetta.

- **What We Do**

The ACVB uses innovative and targeted marketing strategies, along with aggressive sales efforts, to attract overnight visitors to the city. We do this in three key areas:

- Increasing the awareness and identity of Alpharetta as a destination for the leisure and individual traveler and raising awareness of the economic importance of the visitor industry to Alpharetta by placing advertisements, writing press releases, utilizing social media and maintaining a technologically advanced website;
- Employing a variety of sales strategies to increase the number of group room nights booked in Alpharetta's 30 hotels through attendance at tradeshow, association meetings and conferences as well as sales calls and site visits with event organizers; and
- Providing leadership for the visitor industry, coordinating activities, encouraging marketing activities and partnerships, and projecting an appealing image on behalf of the city of Alpharetta.

APPENDIX

Alpharetta Convention & Visitors Bureau Fiscal Year 2023 Adopted Budget

Occupancy Tax Revenues	\$ 3,281,250
Interest Income	1,600
Accumulated Surplus	500,000
TOTAL REVENUE	\$ 3,782,850
Salary & Benefits	\$ 1,394,120
Accounting & Legal Fees	16,000
Advertising	
<i>Georgia/Metro Atlanta Ads</i>	226,000
<i>National/Regional Ads</i>	418,500
Business License	500
Computer Equipment	12,700
Business Development	
Ameris Bank Amphitheatre	138,000
Conference Center	500,000
Computer Software/Maintenance	71,500
Research	10,000
Contingency Fund	170,729
Insurance	5,000
Meeting Expenses	44,800
Membership Dues	41,651
Subscriptions	650
Office Equipment/Leases	10,000
Office Rent (utilities, cleaning, security)	102,300
Office Supplies/Furniture	16,500
Postage/Shipping	12,000
Premiums/Gifts	30,000
Printing/Production	86,250
Taxes/Leased Equipment	1,200
Public Relations	101,200
Sponsorships/Bid Fees	249,100
Telephone/ISP	25,800
Tradeshows/Conference/Professional Development	97,150
Staff Development	1,200
TOTAL EXPENSES	\$ 3,782,850



STAFF REPORT

Submitting Department: Finance

Submitted By: Shawn Mitchell

Sponsored By:

Meeting Date: May 23, 2022

I. **AGENDA ITEM TITLE:** APPROVAL OF FISCAL YEAR 2023 BUDGET AND MILLAGE RATE LEVY **1ST READING**

1. FISCAL YEAR 2023 BUDGET ORDINANCE (1ST READING)
2. FISCAL YEAR 2023 MILLAGE RATE ORDINANCE (1ST READING)

II. **RECOMMENDATION:**

The purpose of this hearing is to provide an update on the Recommended Fiscal Year 2023 Budget and adopt the following: (a) Fiscal Year 2023 Budget Ordinance (1st reading); and (b) Fiscal Year 2023 Millage Rate Ordinance (1st reading). The requested actions require separate motions and votes:

1. Motion to approve, as presented and read into the record, the first reading of the Fiscal Year 2023 Budget Ordinance
2. Motion to approve, as presented and read into the record, the first reading of the Fiscal Year 2023 Millage Rate Ordinance

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: \$153,126,247 (SEE ATTACHED
BUDGET DOCUMENT).

APPROPRIATIONS:

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

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

The Fiscal Year 2023 Budget was distributed electronically to the City Council on April 14, 2022 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency sites powered by ClearGov (FY 2023 budget as well as historical budget/actual revenue/expenditure trend data) and OpenGov (FY 2023 budget line-item detail).

The Finance Department presented an overview of the operating and capital budget at the May 2nd and May 16th City Council meetings.

Tonight is the first of three public hearings and the first of two votes on the FY 2023 Budget and Millage Rate Levy with the schedule as follows:

May 23, 2022 (6:30pm):
Public Hearing
City Council Meeting
Budget Ordinance (1st Reading)
Millage Ordinance (1st Reading)

June 6, 2022 (11:30am):
Public Hearing

June 6, 2022 (6:30pm):
Public Hearing
City Council Meeting
Budget Ordinance (2nd Reading)
Millage Ordinance (2nd Reading)

Changes to the budget since the 2nd workshop (5/16/2022):

- Deletion/removal of the Marjean Way Extension (design) capital request from the budget document. This capital request was previously included under the *Not Recommended* list and has now been removed in its entirety.
- Recommended Operating Initiative funding has been reallocated from the reserve/non-allocated account into the respective departmental operating budgets.

The attached Budget Ordinance is substantially similar in structure as in previous years and provides authority for revenue/appropriation levels, carryforward appropriation authority, staffing level authorizations, etc.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Budget Ordinance (FY 2023 Budget), Exhibit A - Legal Level of Control (FY 2023 Budget), Exhibit B - FY 2023 Budget, Millage Rate Ordinance (FY 2023)



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING JULY 1, 2022, AND ENDING ON JUNE 30, 2023, AS ITS ANNUAL BUDGET, APPROPRIATING THE USE OF FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE CITY FOR SUCH FISCAL YEAR; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council of the City of Alpharetta have held public hearing(s) upon its proposed budget for the 2022-2023 fiscal year;

WHEREAS, the proposed budget represents a balanced budget for each of the City's various Funds, so that anticipated revenues equal proposed expenditures for each Fund; and

WHEREAS, the 2022-2023 fiscal year budget provides a financial plan for the government, establishing appropriations for each operating department in order to extend services:

NOW, THEREFORE BE IT ORDAINED that this budget, "Exhibit A" attached hereto and by this reference made a part hereof this ordinance, shall be the City of Alpharetta's 2022-2023 fiscal year budget; and

BE IT FURTHER ORDAINED that this budget be and is hereby approved and the several items of revenues shown in the budget for each Fund in the amounts 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 budget or amendments thereto provided that expenditures for the fiscal year shall not exceed actual funding available; and

BE IT FURTHER ORDAINED that for the following Funds, all project encumbrances and unexpended appropriations outstanding as of fiscal year end 2021-2022 shall carry forward into the 2022-2023 fiscal year for the same purpose. If the project is complete, the unexpended appropriations shall carry forward into the 2022-2023 fiscal year and be appropriated to a non-allocated/reserve account:

- Fund 210: Confiscated Assets Fund (Federal)
- Fund 211: Confiscated Assets Fund (State)
- Fund 215: Emergency 911 Fund
- Fund 220: Operating Grant Fund
- Fund 270: Impact Fee Fund
- Fund 275: Hotel/Motel Fund
- Fund 301: Capital Project Fund
- Fund 302: Storm Water Capital Project Fund
- Fund 303: American Rescue Act Fund
- Fund 317: Series 2016 Capital Improvements Bond Fund
- Fund 318: Series 2022 Capital Improvements Bond Fund
- Fund 335: TSPLOST 1 Capital Fund
- Fund 336: TSPLOST 2 Capital Fund
- Fund 340: Capital Grant Fund
- Fund 410: Debt Service Fund
- Fund 540: Solid Waste Fund
- Fund 600: Risk Management Fund
- Fund 605: Medical Insurance Fund
- Fund 790: OPEB Health Benefit Fund
- Fund 791: OPEB Health Reimbursement Fund

BE IT FURTHER ORDAINED that for the following Funds, fund balance as of fiscal year end 2021-2022, if applicable, shall carry forward into the 2022-2023 fiscal year and be appropriated to a non-allocated/reserve account:

- Fund 210: Confiscated Assets Fund (Federal)
- Fund 211: Confiscated Assets Fund (State)
- Fund 215: Emergency 911 Fund
- Fund 220: Operating Grant Fund

Fund 270: Impact Fee Fund
Fund 275: Hotel/Motel Fund
Fund 301: Capital Project Fund
Fund 302: Storm Water Capital Project Fund
Fund 303: American Rescue Act Fund
Fund 317: Series 2016 Capital Improvements Bond Fund
Fund 318: Series 2022 Capital Improvements Bond Fund
Fund 335: TSPLOST 1 Capital Fund
Fund 336: TSPLOST 2 Capital Fund
Fund 340: Capital Grant Fund
Fund 410: Debt Service Fund
Fund 540: Solid Waste Fund
Fund 600: Risk Management Fund
Fund 605: Medical Insurance Fund
Fund 790: OPEB Health Benefit Fund
Fund 791: OPEB Health Reimbursement Fund

BE IT FURTHER ORDAINED that the budget detail, "Exhibit B" attached hereto is hereby approved for the purposes of administering the aforementioned adopted budget and authorizing the number of positions for each employee classification; and

BE IT FURTHER ORDAINED that the Director of Finance is authorized to amend the budget to reflect expenditures and appropriations for projects/initiatives as approved by the City Council; and

BE IT FURTHER ORDAINED that the Director of Finance is authorized to amend the budget to reflect grant/contract revenues and expenditures upon receipt of an executed grant award document, intergovernmental agreement, contract, or comparable documentation; and

BE IT FURTHER ORDAINED that the Director of Finance is authorized to amend the budget to reflect actual revenue/expense activity within those Funds statutorily/contractually obligated to distribute all collections to the City and other entities (e.g. Hotel/Motel Fund which distributes all tax proceeds to the City,

Alpharetta Convention & Visitor's Bureau, and the Tourism Product Development);
and

BE IT FURTHER ORDAINED that the Director of Finance is authorized to amend the budget to reflect donation and/or contribution revenues and expenditures upon documented approval by the director of the benefitting department and the actual receipt of the donation and/or contribution; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect as provided by law, but the budget adopted hereby shall take effect as of July 1, 2022.

ADOPTED AND APPROVED this ____ day of _____, 2022.

CITY OF ALPHARETTA, GEORGIA

By: _____
Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

(SEAL)

Attest:

City Clerk

EXHIBIT A
FY 2023 Budget - Legal Level of Control (1st Reading)

City of Alpharetta
FY 2023 Budget
Citywide Statement of Revenues and Expenditures (by Department)

	Special Revenue Funds				Capital Project Funds				Enterprise Fund		Internal Service Funds		Fiduciary Funds		
	General Fund	E-911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Projects Fund	Stormwater Capital Fund	TSPLOST 1 Capital Fund	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Health Benefit Fund	OPEB Reimb. Fund		TOTAL
REVENUES:															
Property Taxes	\$ 29,502,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,279,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,781,000
Local Option Sales Taxes/TSPLOST	18,925,000	-	-	-	-	-	-	-	-	-	-	-	-	-	18,925,000
Other Taxes	17,390,150	400	-	7,500,000	-	-	-	-	-	-	-	-	-	-	24,890,550
Licenses and Permits	2,991,000	-	-	-	-	-	-	-	-	-	-	-	-	-	2,991,000
Intergovernmental Revenue	186,000	1,250,000	-	-	-	-	-	-	-	-	-	-	-	-	1,436,000
Charges for Services	4,107,800	3,750,000	350,000	-	-	-	-	-	6,051,575	1,678,300	9,000,000	-	-	-	24,937,675
Fines and Forfeitures	2,372,000	-	-	-	-	-	-	-	-	-	-	-	-	-	2,372,000
Interest Earnings	200,000	15,000	-	-	155,000	-	-	2,000	1,286	-	-	10,500	47,673	-	431,459
Other/Miscellaneous	288,343	-	-	-	-	-	-	-	-	-	-	13,008	686,459	-	987,810
<i>subtotal</i>	\$ 75,962,293	\$ 5,015,400	\$ 350,000	\$ 7,500,000	\$ 155,000	\$ -	\$ -	\$ 6,281,000	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ -	\$ 112,752,494
Other Financing Sources															
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ 11,439,800	\$ 4,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,639,800
Interfund Transfer from Hotel/Motel Fund	2,812,500	-	-	-	-	-	-	-	-	-	-	-	-	-	2,812,500
Budgeted Fund Balance	12,639,800	495,505	1,668,690	-	2,500,000	-	4,300,000	317,458	-	-	-	-	-	-	21,921,453
<i>subtotal</i>	\$ 15,452,300	\$ 495,505	\$ 1,668,690	\$ -	\$ 13,939,800	\$ 4,200,000	\$ 4,300,000	\$ 317,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,373,753
Total Revenues	\$ 91,414,593	\$ 5,510,905	\$ 2,018,690	\$ 7,500,000	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ -	\$ 153,126,247
EXPENDITURES:															
Mayor and City Council	\$ 399,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 399,287
City Administration	1,420,733	-	-	-	145,000	-	-	-	-	-	-	-	-	-	1,565,733
Finance	3,698,826	-	-	-	-	-	-	-	6,023,341	1,678,300	9,000,000	-	-	-	20,400,467
Legal Services	750,000	-	-	-	-	-	-	-	-	-	-	-	-	-	750,000
Information Technology	2,350,617	-	-	-	500,000	-	-	-	-	-	-	-	-	-	2,850,617
Human Resources	855,513	-	-	-	72,500	-	-	-	-	-	-	-	-	-	928,013
Municipal Court	1,148,200	-	-	-	-	-	-	-	-	-	-	-	-	-	1,148,200
Public Safety	36,733,087	5,510,905	18,690	-	4,568,810	-	-	-	-	-	-	-	-	-	46,831,492
Public Works	10,112,573	-	-	-	4,073,000	4,200,000	2,000,000	-	-	-	-	-	-	-	20,385,573
Recreation, Parks and Cultural Services	11,788,902	-	2,000,000	-	1,990,000	-	2,300,000	-	-	-	-	-	-	-	18,078,902
Community and Economic Development	4,630,115	-	-	-	100,000	-	-	-	-	-	-	-	-	-	4,730,115
Non-Departmental	-	-	-	5,500	-	-	-	8,000	-	-	-	23,508	734,132	-	771,140
Insurance Premiums (Risk Fund)	823,300	-	-	-	-	-	-	-	-	-	-	-	-	-	823,300
Alpharetta Convention and Visitors Bureau	-	-	-	3,281,250	-	-	-	-	-	-	-	-	-	-	3,281,250
Debt Service (Principal and Interest)*	288,640	-	-	1,365,213	-	-	-	6,590,458	-	-	-	-	-	-	8,244,311
Contingency	775,000	-	-	35,537	-	-	-	-	29,520	-	-	-	-	-	840,057
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	2,645,490	-	-	-	-	-	-	-	-	-	2,645,490
<i>subtotal</i>	\$ 75,774,793	\$ 5,510,905	\$ 2,018,690	\$ 4,687,500	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ -	\$ 134,673,947
Other Financing Uses															
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ 2,812,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,812,500
Interfund Transfer to Capital Funds	15,639,800	-	-	-	-	-	-	-	-	-	-	-	-	-	15,639,800
<i>subtotal</i>	\$ 15,639,800	\$ -	\$ -	\$ 2,812,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,452,300
Total Expenditures	\$ 91,414,593	\$ 5,510,905	\$ 2,018,690	\$ 7,500,000	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ -	\$ 153,126,247

* Not including Capital Leases which are programmed into the appropriate Departmental budget above.

City of Alpharetta
FY 2023 Budget
Capital Plan Use (Project Detail)

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	E911 Fund	Impact Fee Fund	Total	Other Sources	Total
City Administration								
Website Upgrade	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ -	\$ 145,000
Subtotal	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ -	\$ 145,000
Community and Economic Development								
Fleet Replacement (Qty: 2)	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000
Design Services	40,000	-	-	-	-	40,000	-	40,000
Subtotal	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Human Resources								
Personnel Records Digitization Initiative	\$ 72,500	\$ -	\$ -	\$ -	\$ -	\$ 72,500	\$ -	\$ 72,500
Subtotal	\$ 72,500	\$ -	\$ -	\$ -	\$ -	\$ 72,500	\$ -	\$ 72,500
Information Technology								
Recurring Technology Replacement (all city departments)	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
Telephony VOIP Network Switches Replacement	200,000	-	-	-	-	200,000	-	200,000
IT Governance and Business Continuity Program and Analysis	50,000	-	-	-	-	50,000	-	50,000
Subtotal	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000
Public Safety								
Recurring Fleet Replacement (Qty: 25)	\$ 1,375,000	\$ -	\$ -	\$ -	\$ -	\$ 1,375,000	\$ -	\$ 1,375,000
Recurring Public Safety Equipment (replacement)	263,000	-	-	-	-	263,000	-	263,000
Security Systems: Cameras and Badge Access Systems	220,000	-	-	-	-	220,000	-	220,000
Records Management System	2,250,000	-	-	-	-	2,250,000	-	2,250,000
Fire Station Alerting System	-	-	-	330,000	-	330,000	-	330,000
All-Terrain Vehicles (Qty: 2)	11,310	-	-	-	18,690	30,000	-	30,000
Op. Initiative - Community Paramedic Equipment	70,000	-	-	-	-	70,000	-	70,000
Op. Initiative - Crime Scene Detective Equipment	82,500	-	-	-	-	82,500	-	82,500
Op. Initiative - Police Officers (4 FTE) Equipment	297,000	-	-	-	-	297,000	-	297,000
Subtotal	\$ 4,568,810	\$ -	\$ -	\$ 330,000	\$ 18,690	\$ 4,917,500	\$ -	\$ 4,917,500
Public Works								
Recurring Milling and Resurfacing	\$ 1,000,000	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 3,000,000	\$ 600,000	\$ 3,600,000
Recurring Traffic Striping and Signage	200,000	-	-	-	-	200,000	-	200,000
Recurring Traffic Signal System Maintenance	100,000	-	-	-	-	100,000	-	100,000

City of Alpharetta
FY 2023 Budget
Capital Plan Use (Project Detail)

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	E911 Fund	Impact Fee Fund	Total	Other Sources	Total
Recurring Traffic Control Equipment	100,000	-	-	-	-	100,000	-	100,000
Recurring Traffic Responsive System Maintenance	100,000	-	-	-	-	100,000	-	100,000
Recurring Traffic Calming Improvements	100,000	-	-	-	-	100,000	-	100,000
Recurring Bridge Maintenance	200,000	-	-	-	-	200,000	-	200,000
Recurring Streetlight Maintenance	80,000	-	-	-	-	80,000	-	80,000
Recurring Traffic Control Center/Server Room Maintenance	50,000	-	-	-	-	50,000	-	50,000
Recurring Tree Maintenance and Replacement	100,000	-	-	-	-	100,000	-	100,000
Recurring Parking Garage Maintenance	100,000	-	-	-	-	100,000	-	100,000
Recurring HVAC Replacements	62,000	-	-	-	-	62,000	-	62,000
Recurring Fire Station Renovations	75,000	-	-	-	-	75,000	-	75,000
Recurring Recreation Facility Bathroom, Painting, Floor Repairs	30,000	-	-	-	-	30,000	-	30,000
Recurring Recreation facilities Gym Restoration	35,000	-	-	-	-	35,000	-	35,000
Public Works Headquarters Renovation	50,000	-	-	-	-	50,000	-	50,000
Recurring Park Facilities Roof Repairs (Community Center)	700,000	-	-	-	-	700,000	-	700,000
Recurring PS Facility Roof Replacement (FS 84)	300,000	-	-	-	-	300,000	-	300,000
Recurring Fleet Replacement (F-550 Crew Cab Dump Truck; Qty: 1)	145,000	-	-	-	-	145,000	-	145,000
Recurring Fleet Replacement (pool vehicle)	50,000	-	-	-	-	50,000	-	50,000
Recurring City Trash Receptacle Service	50,000	-	-	-	-	50,000	-	50,000
Recurring Variable Message Boards Replacement (Qty: 2)	36,000	-	-	-	-	36,000	-	36,000
Recurring Stormwater Pipes/Structure Repair	-	3,930,000	-	-	-	3,930,000	-	3,930,000
Recurring Stormwater Drainage Maintenance	-	150,000	-	-	-	150,000	-	150,000
Recurring Stormwater Inspections	-	120,000	-	-	-	120,000	-	120,000
Pedestrian Safety Improvements	85,000	-	-	-	-	85,000	-	85,000
Pedestrian Safety Barrier at City Center	250,000	-	-	-	-	250,000	-	250,000
Design Services	75,000	-	-	-	-	75,000	-	75,000
Subtotal	\$ 4,073,000	\$ 4,200,000	\$ 2,000,000	\$ -	\$ -	\$ 10,273,000	\$ 600,000	\$ 10,873,000

City of Alpharetta
FY 2023 Budget
Capital Plan Use (Project Detail)

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	E911 Fund	Impact Fee Fund	Total	Other Sources	Total
Recreation, Parks & Cultural Services								
Recurring Synthetic Turf Field Replacements (WP Field 4)	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ 550,000
Recurring Park Enhancements	125,000	-	-	-	-	125,000	-	125,000
Recurring Playground Equipment Replacement	150,000	-	-	-	-	150,000	-	150,000
Recurring Park Repairs/Improvements	125,000	-	-	-	-	125,000	-	125,000
Recurring Athletic Courts Resurfacing	40,000	-	-	-	-	40,000	-	40,000
Recurring Greenway Improvements/Repairs	155,000	-	-	-	-	155,000	-	155,000
Recurring Fleet Replacement (Qty: 3)	120,000	-	-	-	-	120,000	-	120,000
Recurring Park Equipment Replacement	100,000	-	-	-	-	100,000	-	100,000
Encore Parkway Greenway Connection/Park	-	-	2,300,000	-	2,000,000	4,300,000	-	4,300,000
Wood Lightpole/LED Replacement Initiative (1 field)	200,000	-	-	-	-	200,000	-	200,000
Alpharetta Public Arts Initiative	45,000	-	-	-	-	45,000	-	45,000
Historic Preservation Initiative	35,000	-	-	-	-	35,000	-	35,000
Alpharetta Community Ctr Gym Floor Replacement/Moisture Barrier	175,000	-	-	-	-	175,000	-	175,000
Tree Removal in all Parks	150,000	-	-	-	-	150,000	-	150,000
Design Services	20,000	-	-	-	-	20,000	-	20,000
Subtotal	\$ 1,990,000	\$ -	\$ 2,300,000	\$ -	\$ 2,000,000	\$ 6,290,000	\$ -	\$ 6,290,000
TOTAL	\$ 11,449,310	\$ 4,200,000	\$ 4,300,000	\$ 330,000	\$ 2,018,690	\$ 22,298,000	\$ 600,000	\$ 22,898,000
NON-ALLOCATED (future capital/one-time)	\$ 2,645,490	\$ -	\$ -	\$ -	\$ -	\$ 2,645,490		\$ 2,645,490
Budgeted as part of FY 2023 Budget							Budgeted once received	

Operating and Capital Budget for Fiscal Year 2023

THE CITY OF
ALPHARETTA
GEORGIA

July 1, 2022 through

June 30, 2023



City of Alpharetta, GA

Prepared by:
Finance Department
2 Park Plaza
Alpharetta, GA 30009
Phone (678) 297-6094
Fax (678) 297-6063

Annual Operating & Capital Budget

for Fiscal Year 2023

(July 1, 2022 through June 30, 2023)



TABLE OF CONTENTS

Contents

Table of Contents	1
Mayor and City Council	5
Vision	6
Executive Management Team	7
Organizational Structure	8
Introduction and Overview	9
Transmittal Letter	9
Operating Initiative Requests	19
Executive Summary	19
Detail (Recommended Operating Initiatives)	20
Detail (Unfunded Operating Initiatives)	26
Capital Initiative Requests	29
Summary	29
Detail (Recommended Capital Investment)	30
Detail (Unfunded Capital Investment)	50
Citywide Budget Summaries	61
Overview	61
Summary by Fund Type	62
Summary by Fund	63
Summary by Revenue Source	64
Summary by Department Expenditures	65
Summary by Expenditure Category	66
Consolidated Summary (Revenues by Source/Expenditures by Department)	67
Consolidated Summary (Revenues by Source/Expenditures by Category)	69
Personnel Listing by Department	71
General Fund Summary	72
Overview	72
Summary by Revenue Source	73
Summary by Department Expenditures	73
Statement of Budgetary Comparisons	74

TABLE OF CONTENTS

Statement of Revenues, Expenditures, and changes in Fund Balance _____	75
Budget Narrative _____	76
General Fund Departmental Summaries _____	89
Overview _____	89
Mayor and City Council _____	90
City Administration _____	94
Finance _____	100
Information Technology _____	106
Human Resources _____	112
Municipal Court _____	118
Public Safety _____	123
Public Works _____	132
Recreation, Parks & Cultural Services _____	139
Community and Economic Development _____	150
Special Revenue Fund Summaries _____	156
Overview _____	156
Emergency 911 Fund Summary _____	157
Impact Fee Fund Summary _____	161
Hotel/Motel Fund Summary _____	164
_____	164
Debt Service Fund Summary _____	167
Overview _____	167
Debt Issuance Methodology _____	168
Debt Issuance Activity _____	168
Bond Ratings _____	170
Bond Smoothing _____	170
Millage Rates _____	171
General Obligation Bond Debt _____	172
Development Authority Revenue Bond Debt _____	173
Statement of Budgetary Comparisons _____	175

TABLE OF CONTENTS

Statement of Revenues, Expenditures, and changes in Fund Balance _____	176
Enterprise Fund Summary _____	177
Overview _____	177
Solid Waste Fund Summary _____	178
Internal Service Fund Summaries _____	182
Overview _____	182
Risk Management Fund Summary _____	183
Medical Insurance Fund Summary _____	186
Fiduciary Fund Summaries _____	189
Overview _____	189
Other Post Employment Benefit (OPEB) Health Benefit Fund Summary _____	190
Other Post Employment Benefit (OPEB) Health Reimbursement Fund Summary _____	193
Appendix _____	196
Alpharetta Convention & Visitors Bureau (ACVB) _____	196

MAYOR AND CITY COUNCIL

Mayor and City Council

DONALD MITCHELL
CITY COUNCIL (POST 1)



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BRIAN WILL
CITY COUNCIL (POST 2)



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DOUGLAS DERITO
CITY COUNCIL (POST 3)



DDerito@alpharetta.ga.us

JIM GILVIN
MAYOR



JGilvin@alpharetta.ga.us

Mission Statement

*TO MAKE A POSITIVE DIFFERENCE in the
community by efficiently managing public resources
and providing effective services and leadership that
exceed the expectations of our citizens.*

JOHN HIPES
CITY COUNCIL (POST 4)



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JASON BINDER
CITY COUNCIL (POST 5)



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DAN MERKEL
CITY COUNCIL (POST 6)



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VISION

Vision

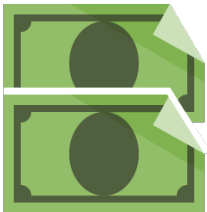
Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses.



Fostering strong sense of community including safety and security.



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

EXECUTIVE MANAGEMENT TEAM

Executive Management Team



BOB REGUS
CITY ADMINISTRATOR



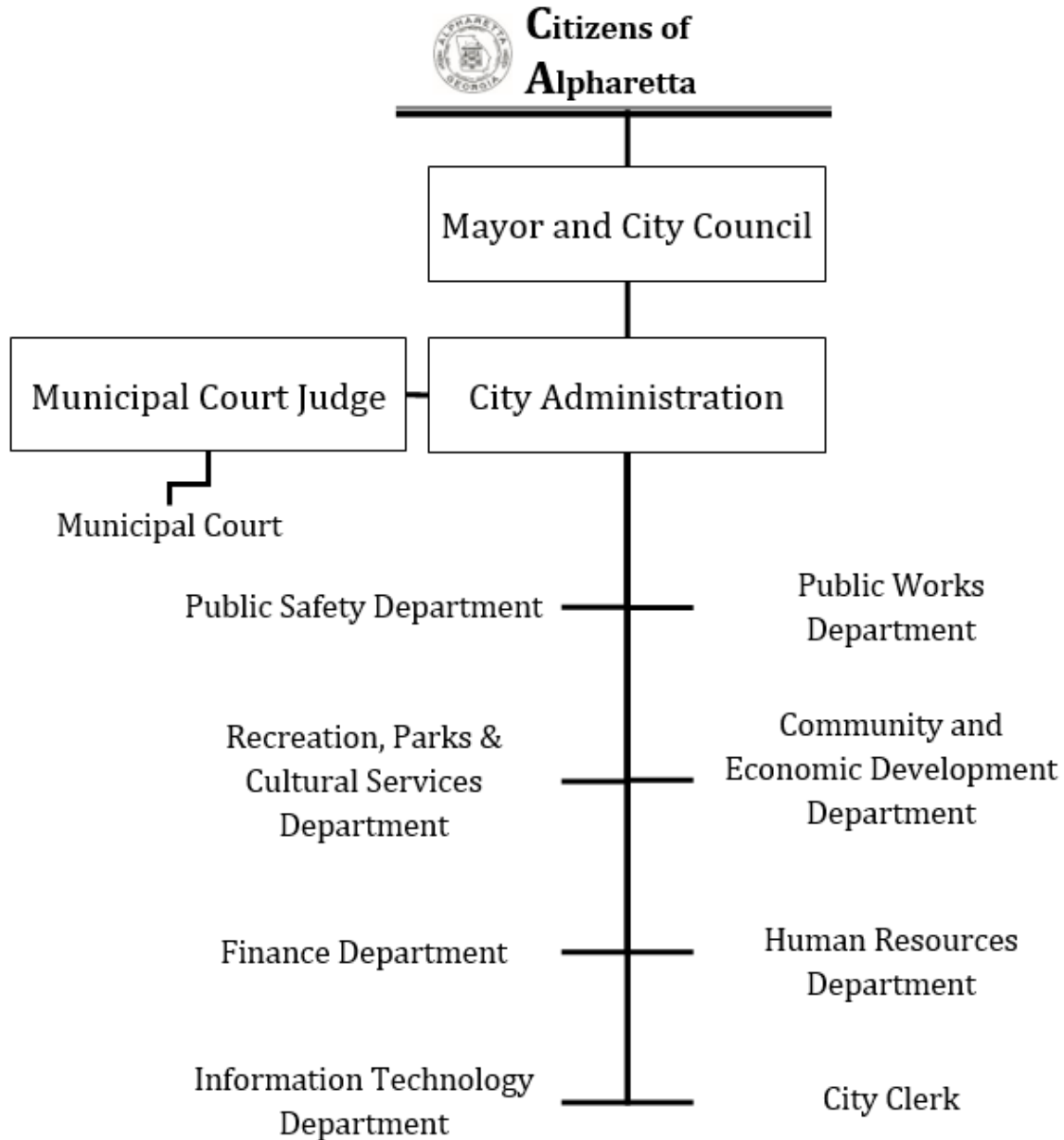
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EXECUTIVE STAFF

James Drinkard	JDrinkard@alpharetta.ga.us	Assistant City Administrator
Brooke Lappin	BLappin@alpharetta.ga.us	Director of Municipal Court Services
John Robison	JRobison@alpharetta.ga.us	Director of Public Safety
Pete Sewczwicz	PSewczwicz@alpharetta.ga.us	Director of Public Works
Morgan Rodgers	MRodgers@alpharetta.ga.us	Director of Recreation, Parks & Cultural Services
Kathi Cook	KCook@alpharetta.ga.us	Director of Community and Economic Development
Thomas G. Harris	THarris@alpharetta.ga.us	Director of Finance
Cris Randall	CRandall@alpharetta.ga.us	Director of Human Resources
Randy Bundy	RBundy@alpharetta.ga.us	Director of Information Technology
Lauren Shapiro	LShapiro@alpharetta.ga.us	City Clerk

ORGANIZATIONAL STRUCTURE

Organizational Structure





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

May 23, 2022

To the City Council and Citizens of Alpharetta:

We are pleased to present our Annual Operating and Capital Budget for Fiscal Year 2023 (the “Budget”) of the City of Alpharetta, Georgia. Our recommendations are based on direction provided at our City Council Retreat as well as a thorough review of our current financial status, revenue trends, economic data, and our standard of providing top level service while maintaining our focus on keeping Alpharetta an affordable option for our citizens and stakeholders.

As detailed herein through our discussion of expenditure trends, the city’s budget is in the midst of multiple disruptive economic pressures. As quickly as the COVID-19 pandemic and its associated social distancing measures drove a decline in economic activity, the current phase of post-lockdown economic activity coupled with Federal stimulus has resulted in a spike of economic growth. This strong economic growth can be witnessed in our revenue trends as well as our expenditure trends which seek to meet a spiking service demand from our customers while also covering unprecedented inflationary (e.g., labor costs) and market-based cost pressures (e.g., fuel, steel, concrete, wood, etc.).

Today, more than ever, governments need to be nimble to respond to market conditions.

Alpharetta’s 2023 budget is focused on responding to market conditions in a prudent manner including maintaining a competitive compensation package for it staff and keeping up with market prices from our private service providers.

In light of the current economic challenges, staff has compiled a budget in line with our guiding principles that accomplishes the following:

- Tax-burden reductions for our homeowners in excess of \$5.4 million annually (see section entitled *Taxpayer Savings* for more information).

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
JASON BINDER
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY ADMINISTRATOR
ROBERT J. REGUS

INTRODUCTION AND OVERVIEW

- Maintenance of the city's millage rate at 5.750 mills (flat with FY 2022) while covering debt service on the newly issued 2022 General Obligation Parks Bond¹.
- Focus on meeting spiking service demand (e.g., recreation programs) with the same high service levels our citizenry, business owners, and stakeholders expect from our city. This includes alignment of departmental operating budgets to ensure competitive compensation packages for staff and sufficient funding for private service providers.
- Capital investment focused on maintaining and improving city infrastructure and assets (\$22.9 million when including potential grant sources) while reserving sufficient funds to provide flexibility for future prioritized capital investment (\$2.6 million).

Budget Process and Overview

The Fiscal Year 2023 Budget process began with an update of the city's financial condition, which was presented to the Mayor and City Council during the January 2022 City Council retreat. During this update, a financial plan was established which prioritized the use of available fund balance to position the city most effectively for financial success in the future. This information was also shared with the city's department directors during budget kick-off meetings.

City departments responded to the direction provided by the Finance Department and submitted their 2023 budget requests to be in-line with current revenue estimates and forecasted service delivery needs.

The FY 2023 Budget is balanced for all funds and totals \$153 million with the breakdown by fund type as follows:

FUNDS BY TYPE	\$	
General Fund	\$ 91,414,593	
Special Revenue Funds	15,029,595	(1)
Debt Service Fund	6,598,458	
Capital Project Funds	22,594,800	(1)
Solid Waste Fund	6,052,861	
Risk Management Fund	1,678,300	
Medical Insurance Fund	9,000,000	
OPEB Funds	757,640	
Total	\$153,126,247	

(1) Amounts contained herein represent new appropriations for FY 2023. Unexpended FY 2022 appropriations for City Council approved projects are re-appropriated annually pursuant to city policy.

¹ Please refer to the *Debt Service Fund Summary* section of this document for more information on this bond issue.

INTRODUCTION AND OVERVIEW

Several of the major points of the FY 2023 Budget are as follows:

- Management of personnel and compensation program to align with current market environment which includes budgetary adjustments to cover significant inflation in labor costs which are necessary to retain and recruit our highly skilled workforce:
 - Staffing level at 462 full-time equivalents “FTE” with the funding breakdown as follows:
 - 460.5 full-time equivalents (funded). This includes the addition of eight new full-time equivalent positions in FY 2023 (Human Resources Specialist; Community Paramedic, Crime Scene Detective, four Police Officers; and a Recreation Coordinator). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of these new positions.
 - 1.5 full-time equivalents (unfunded; budgetary savings of \$167,000); positions to remain vacant pending an identified funding source and workload justification.
 - Staffing compensation adjustments aimed at maintaining competitiveness in an inflationary labor market include:
 - Recent compensation adjustments:
 - July 1, 2021: Continuation of the annual performance-based merit program (3% on average) in an estimated cost of \$1 million annually.
 - November 19, 2021: The following mid-year 2022 adjustments (combined) result in an estimated cost of \$1.9 million annually.
 - Across-the-board 3% salary adjustment for all employees.
 - Additional across-the-board 10% salary adjustment for 911 personnel and sworn Police Officers to maintain market competitiveness in recruitment and retention.
 - Proposed compensation adjustments:
 - July 1, 2022: Increase in the annual performance-based merit program (4% on average) in a total estimated cost of \$1.6 million. This figure is included within the departmental operating budgets.

INTRODUCTION AND OVERVIEW

- July 1, 2022 (Operating Initiative): Salary compression adjustments in an amount totaling \$825,000 annually (including taxes/benefits). Specifically, this initiative represents a continuation of the City's salary adjustment process and follows the recent adjustments related to maintaining competitiveness within the market. This phase is focused on adjusting internal compression issues within our pay structure to ensure we maintain a fair and equitable compensation plan for our employees. This figure is included within the departmental operating budgets.
- Increase (9% or \$1.5 million) in departmental maintenance and operations budgets (General Fund) that is experiencing unprecedented inflationary growth through our labor-intensive contracted services (e.g., landscaping services, janitorial services, etc.), material-intensive contracts (maintenance needs that utilize concrete, wood, technology items that utilize microchips, etc.), and basic commodities like fuel. This figure includes the operating initiative funding for FY 2023. After adjusting for the operating initiative funding, the base operational growth totals 6% or \$1.1 million. Specific cost drivers include:
 - Labor-Intensive Contracts: The city's landscape maintenance contract (right-of-way) expired during FY 2022 and was rebid to a 69% increase in costs due primarily to explosive growth in labor rates experience by that market sector. This contract alone resulted in cost growth of \$276,478 annually (last rebid 5-years ago). The city's landscape maintenance contract (parks) expired during FY 2022 and was rebid to a 47% increase in costs due primarily to explosive growth in labor rates experience by that market sector. This contract resulted in cost growth of \$225,000 annually (last rebid 5-years ago). The city's labor-intensive contract costs will most likely continue to result in high growth-pressures over the next several years as our private-sector partners adapt to inflationary labor cost spikes (e.g., janitorial services, etc.).
 - Commodity-Intensive Activities: Grounds-Maintenance and Facility-Maintenance accounts represent budget-to-budget cost growth of \$48,593 and \$84,488 respectively due to large increases in commodity costs (e.g., steel, wood, concrete, etc.) and labor-rates (e.g., HVAC repair, etc.).
 - Fuel costs are forecast to grow 38% in FY 2023 (+\$155,086) as economic growth continues and places upward pressure on demand relative to supply. Instability in Europe will further increase the volatility of fuel prices. This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.

INTRODUCTION AND OVERVIEW

- Travel/Training costs are forecast to grow 31% in FY 2023 (+\$98,134) and reflect an adjustment following post-COVID lockdowns (which included a freeze on travel) as staff is able to seek professional development opportunities in a safe and efficient manner. This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.
- IT Professional Service costs are forecast to grow 15% in FY 2023 (+\$308,748) and represent a combination of service alterations to reflect: a more mobile-responsive workforce (forecasted growth of \$80,000 in cloud storage usage); a more technologically secure infrastructure (forecasted growth of \$65,000 for security scanning software, password storage software, etc.); prior-year initiatives (forecasted cost growth of \$47,500 for eCourts [Municipal Court] and CityWorks Respond [Community Development]); and a reallocation of line-items previously paid from the Maintenance Contracts account that should be accounted for in the IT Professional Services account moving forward to ensure consistency and IT visibility (\$111,700 for existing software services such as NOVAtime, Bonfire, OpenGov, DocuSign, etc.).
- Maintenance and Operational funding for the recommended 2023 Operating Initiatives² in an amount totaling \$448,900 that has been programmed into multiple department accounts.
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, police tasers, etc.) coupled with minor maintenance capital needs.
- Funding from the General Fund which is available for immediate capital investment in 2023 includes the following:
 - \$12,639,800 Fund Balance for one-time capital;
 - 3,000,000 Recurring Capital Contribution from the General Fund
 - \$15,639,800

Please refer to the Fund and Departmental Summary sections of this document for (1) multi-year revenue/expense statements on both a citywide and individual fund basis (e.g., Special Revenue Funds, Enterprise Fund, etc.) as well as (2) a personnel listing by department.

² Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

INTRODUCTION AND OVERVIEW

Budget and Millage Rate Hearings

As set forth under Georgia law and the City of Alpharetta Code, citizen input is solicited during the process of adopting the budget through publicly advertised meetings as follows.

DATE	ACTION
April 14, 2022	Distribute 2023 Mayor's Recommended Budget
May 2, 2022	Council Meeting
May 16, 2022	Council Meeting
May 23, 2022	1 st Public Hearing and Council Meeting (Budget/Millage) <i>1st reading of Budget/Millage Ordinance</i>
June 6, 2022	2 nd Public Hearing (Budget/Millage)
June 6, 2022	3 rd Public Hearing and Council Meetings (Budget/Millage) <i>2nd reading of Budget/Millage Ordinance</i>

Budget Issues and Priorities

The FY 2023 Budget formalizes numerous key financial factors which have been themes for several years within the government.

- ✓ Bond ratings;
- ✓ Cost of government;
- ✓ Taxpayer savings;
- ✓ Debt service payments;
- ✓ Expansion of departmental service levels;
- ✓ Maintaining an effective capital improvement program;
- ✓ Proper use of fund balance; and
- ✓ Funding recurring capital from operating budget.

Bond Ratings

The city's AAA bond rating was reaffirmed by Moody's and Standard & Poor's ("S&P") during January 2022 in conjunction with the sale of \$27 million (par) of Series 2022 General Obligation Bonds to fund a variety of park enhancements and projects.

The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment, and debt management. Other positive factors include a relatively strong economic base and manageable debt/pension burdens. The FY 2023 Budget is mindful of these factors and the

INTRODUCTION AND OVERVIEW

importance of maintaining the highest rating, not only for our citizens but also our bondholders.

Cost of Government

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service.

The FY 2023 Budget is based on maintenance of the city's millage rate at 5.750 mills.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to increase 0.15 mills compared to FY 2022 to a total of 0.965 mills. This millage rate shift is necessary to cover debt service on the Series 2022 General Obligation Bonds for park improvements (\$1.6 million annually).
- The portion of the millage rate funding operations and recurring capital investment (General Fund) is estimated to decline -0.15 mills compared to FY 2022 to a total of 4.785 mills. This reduction was necessary due to escalating debt service requirements (see above).

Fiscal Year	Operating Millage Levy	Debt Service Millage Levy	Total Millage Levy	% Increase (Decrease)
2023	4.785	0.965	5.750	0.0%
2022	4.935	0.815	5.750	0.0%
2021	4.935	0.815	5.750	0.0%
2020	4.820	0.930	5.750	0.0%
2019	4.770	0.980	5.750	0.0%
2018	4.720	1.030	5.750	0.0%
2017	4.620	1.130	5.750	0.0%
2016	5.000	0.750	5.750	0.0%
2015	4.950	0.800	5.750	0.0%
2014	4.870	0.880	5.750	0.0%

Taxpayer Savings

The FY 2023 millage rate, coupled with the city's substantial Homestead Exemptions, goes great lengths in keeping Alpharetta an affordable place to live and strategically positions us relative to neighboring areas. The city's multiple homestead exemptions are estimated to save our homeowners over \$5.4 million annually and include:

- Floating Homestead exemption that caps the taxable value growth of homesteaded properties to the lesser of 3% or CPI;
- Basic Homestead exemption of \$45,000 off the assessed value of homesteaded properties which is among the highest in the State;

INTRODUCTION AND OVERVIEW

- Senior Basic Homestead exemption of \$25,000 off the assessed value of homesteaded properties for residents aged 65 and older;
- Senior full-value exemption available to residents aged 70 and older who meet certain income requirements.

Debt Service Payments

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g., general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large-scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. General obligation bonds are funded through a separate millage levy (discussed below).

The Alpharetta Development Authority, a component unit of the city that is focused on economic development within our borders, issued bonds in 2016 to fund construction of our state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

Principal and interest payments for fiscal year 2023 are budgeted at \$8.2 million with the following forecast: 2024 - 2041³: \$8.7 million (annual average); 2042⁴: \$3.6 million; 2043-2046⁵ totaling \$1.6 million (annual average). These figures include city and Development Authority obligations and span multiple Funds.

Expansion of Departmental Service Levels (Operating Initiatives)

Recommended Operating Initiatives total \$1.7 million (net) and has been programmed into the departmental operating budgets. There is an additional capital requirement of \$449,500 associated with these requests that is included within the Capital Initiative Requests for 2023.

Operating Initiatives not recommended for funding total \$1,028,000 and include capital investment requirements of \$297,000.

Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

³ Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.

⁴ Includes the final maturity of the Series 2016 Development Authority Revenue Bonds in FY 2016.

⁵ Represents the final maturity of the Series 2022 General Obligation Bonds issued in FY 2022.

INTRODUCTION AND OVERVIEW

Proper Use of Fund Balance

General Fund - Based on audited financial statements for the year ended June 30, 2021, the city's fund balance totaled \$35.7 million. Of this amount, approximately \$5.8 million was appropriated in the FY 2022 Budget for capital/one-time initiatives/reserve and \$17.2 million has been designated as an emergency account based on a conservative policy of 25% of total appropriations (i.e., roughly 3 months of operating expenditures). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures (generally capital investment). Available capital/one-time initiative funding for FY 2023 totals \$12.6 million.

Funding Recurring Capital/Operational Reserves from Operating Budget

The 2020 budget included \$4.8 million in appropriations within the General Fund budget to fund recurring capital initiatives (e.g., milling and resurfacing of city streets, traffic equipment replacement, fleet replacement, stormwater repair and maintenance, etc.). By programming the recurring capital program into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated.

However, due to the sudden impact of COVID-19 on forecasted revenues, operational funding from the General Fund for recurring capital was reduced to \$189,000 in FY 2021. The city is slowly growing the recurring capital funding in accordance with revenue growth and operational needs. The FY 2022 Budget included a recurring capital funding level of \$1.7 million.

Funding from the General Fund available for immediate capital investment in 2023 includes the following:

- | | |
|--------------------|--|
| ▪ \$12,639,800 | Fund Balance for one-time capital; |
| ▪ <u>3,000,000</u> | Recurring Capital Contribution from the General Fund |
| \$15,639,800 | |

INTRODUCTION AND OVERVIEW

Maintaining an Effective Capital Improvement Program (Capital Initiatives)

The FY 2023 Capital Plan includes funding of \$25.5 million for capital initiatives (including potential grant funding). Recommended capital investment totals \$22.9 million and is focused on maintaining and improving city infrastructure and assets. An additional \$2.6 million is being reserved to provide flexibility for future prioritized capital investment.

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	Impact Fee Fund	E911 Fund	Subtotal	Other Sources	Total
Sources:								
Available Fund Balance	\$ 2,500,000	\$ -	\$ 4,300,000	\$ 1,668,690	\$ 330,000	\$ 8,798,690	\$ -	\$ 8,798,690
General Fund								
Recurring Capital Program	-	3,000,000	-	-	-	3,000,000	-	3,000,000
Available Fund Balance	11,439,800	1,200,000	-	-	-	12,639,800	-	12,639,800
Other (Taxes, Interest, etc.)	155,000	-	-	350,000	-	505,000	-	505,000
Grants (LMIG)	-	-	-	-	-	-	600,000	600,000
	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	\$ 2,018,690	\$ 330,000	\$ 24,943,490	\$ 600,000	\$ 25,543,490
Uses:								
Capital								
City Administration	\$ 145,000	\$ -	\$ -	\$ -		\$ 145,000	\$ -	\$ 145,000
Community Development	100,000	-	-	-		100,000	-	100,000
Human Resources	72,500	-	-	-		72,500	-	72,500
Information Technology	500,000	-	-	-		500,000	-	500,000
Public Safety	4,568,810	-	-	18,690	330,000	4,917,500	-	4,917,500
Public Works	4,073,000	4,200,000	2,000,000	-	-	10,273,000	600,000	10,873,000
Recreation, Parks & Cultural Services	1,990,000	-	2,300,000	2,000,000		6,290,000	-	6,290,000
	\$ 11,449,310	\$ 4,200,000	\$ 4,300,000	\$ 2,018,690	\$ 330,000	\$ 22,298,000	\$ 600,000	\$ 22,898,000
Non-Allocated:								
Future Capital/One-Time	\$ 2,645,490	\$ -	\$ -	\$ -	\$ -	\$ 2,645,490	\$ -	\$ 2,645,490
	\$ 2,645,490	\$ -	\$ -	\$ -	\$ -	\$ 2,645,490	\$ -	\$ 2,645,490

Please refer to the *Capital Initiatives Request* section of this document for detail of the requests.

In closing, while this budget is conveyed on behalf of the Mayor, this document is due in large part to the diligent work of staff, as well as the constructive management provided by the City Council and the feedback provided by our citizenry. We would like to thank our elected officials for their effective leadership and commitment to continuing our Signature City status in the region, despite the many demands on their time and interests.

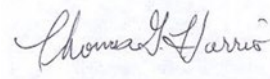
Respectfully Submitted,



Jim Gilvin
Mayor



Robert J. Regus
City Administrator



Thomas G. Harris
Finance Director

OPERATING INITIATIVE REQUESTS

Operating Initiative Requests

Executive Summary

	Revenue	Expense	Net Cost	Capital Component
Funding Available for Operating Initiatives:	\$ 270,000	\$ 1,995,900	\$ 1,725,900	
Recommended Initiatives:				
<u>Citywide</u>				
Salary Compression Adjustments	\$ -	\$ 825,000	\$ 825,000	\$ -
<u>Human Resources Department</u>				
HR Specialist Position (+1 FTE)	-	107,500	107,500	-
<u>Public Safety Department</u>				
Jail Operations	-	95,500	95,500	-
NEARMAP GIS	-	4,000	4,000	-
Fleetio Fleet Software	-	15,000	15,000	-
Community Paramedic (+1 FTE)	-	100,000	100,000	70,000
Crime Scene Detective (+1 FTE)	-	105,000	105,000	82,500
Police Officers (+4 FTE)	-	361,000	361,000	297,000
SWAT Training and Conferences	-	53,500	53,500	-
Tactical Outsider Instructor	-	10,000	10,000	-
Crisis Negotiator Instructor	-	10,000	10,000	-
<u>Recreation, Parks & Cultural Services</u>				
Event Barricades	-	32,400	32,400	-
Preston Ridge Community Ctr (+1 FTE)	100,000	124,000	24,000	-
MVP Zone Day Camp	100,000	85,000	(15,000)	-
Adventure Day Camp	70,000	68,000	(2,000)	-
	\$ 270,000	\$ 1,995,900	\$ 1,725,900	\$ 449,500

Remaining Funds Available for Operating Initiatives:

\$ -

Recommended Operating Initiatives represent a net impact of \$1.7 million (\$2 million in additional expenditure requirements which is offset through an additional \$270,000 of forecasted program revenue generation) and have been programmed into the departmental operating budgets. There is an additional capital requirement of \$449,500 associated with these requests that is included within the Capital Initiative Requests for 2023.

Operating Initiatives not recommended for funding total \$1,028,000 and include capital investment requirements of \$297,000.

OPERATING INITIATIVE REQUESTS

Detail (Recommended Operating Initiatives)

Citywide

Salary Compression Adjustments

\$825,000

This initiative represents a continuation of the City's salary adjustment process and follows the recent adjustments related to maintaining competitiveness within the market. Specifically, this phase is focused on adjusting internal compression issues within our pay structure to ensure we maintain a fair and equitable compensation plan for our employees. The forecasted cost reflects salary adjustments and those impacted benefit line items (e.g., FICA, pension, etc.).

General Fund

Human Resources

HR Specialist position (+1 FTE)

\$107,500

The proposed new position will be responsible for recruitment and the administration of our human resources information systems (HRIS) current modules (applicant tracking system, onboarding, eforms, personnel records management system), and any future additions (i.e., performance evaluation). The increase of use of technology requires recruiting an HR professional with a new mix of skills who combine technological expertise with good social interaction, understanding of human resources field, self-motivation, and strong project management skills to coordinate, implement, and train users in the new technological features. Demands and workload performed by current HR personnel exceeds staff capacity.

According to the SHRM 2015 Workforce Analytics, the HR-to-employee ratio is 1.22 fulltime HR professional staff per 100 employees, not including administrative support staff required to process day-to-day tasks. This ratio is at an all-time high, and in sharp contrast to the marked drops we have seen in recent years. The new ratio is primarily attributable to unprecedented workforce growth, recruitment challenges, and an increased need to support the added HR burden on businesses. Our current HR Department organizational chart is composed of two professional positions and one administrative support position supporting 420+ employees half of the year, and 520+ the remaining of the months due to work conducted towards recruitment, onboarding and offboarding temporary seasonal staff.

Additionally, the nationwide push for gender and racial equity, social justice, and inclusion, will continue to challenge organizations to constantly evaluate its practices and provide resources and training to the workforce to ensure a fair and equal treatment. Staff will be needed to deal with the influx of coaching, training, and potential internal investigations.

Personnel costs are estimated at \$100,000 annually and reflect salary and benefit costs only. Operational costs in year one includes equipment (phone, computer, etc.) and limited training costs totaling \$7,500. Starting in 2024, annual operational costs are estimated at \$5,000 and primarily consist of training/professional development.

OPERATING INITIATIVE REQUESTS

Public Safety

Jail Operations

\$95,500

This initiative covers estimated operational costs for the jail under an IGA structure with Fulton County (e.g., \$ per inmate per day).

NEARMAP GIS

\$4,000

Using new and emerging technology involving aerial photography, artificial intelligence (AI), combined with GIS functionality, NEARMAP provides a service which gathers and provides building footprint information along with other data not readily available. Building Height, Building square footage, number of stories are generated into GIS compatible data sets that can be combined with other GIS available data to create a more comprehensive emergency services operational picture. This operational data would be made available to both Fire and Police services during emergency response. The resulting value is increased safety of emergency employees.

Fleetio Fleet Software

\$15,000

Fleetio is a replacement product for Collective Fleet. Fleetio offers a cloud-based solution to manage and maintain our fleet, billed at a per vehicle rate. Fleetio offers user friendly reporting, easily readable dashboards with current metrics, and mobile phone apps which make vehicle inspections painless. Preventive maintenance reminders and vehicle assignments can be programmed into the system to hold users accountable. Fleetio offers a passthrough service for billing and workorders, so we pay Fleetio directly while fully capturing invoice details from our vendors, eliminating duplicate data entry, and ensuring accurate information for our vehicles. Pricing is for 200 vehicles added to system, plus Single Sign On integration to use Active Directory Credentials.

Community Paramedic (+1 FTE)

\$100,000

(\$100,000 operations/\$70,000 capital)

The proposed new position increases responsiveness to community needs by adding dedicated a full-time Community Paramedic position. Benefits of program include more efficient call volume/responses, improved patient follow-up and patient advocacy to those citizens who may not need 911 services but do require assistance. Our current Community Paramedic works in a part-time capacity, however the need for the program has grown to the point where we have a waiting list of citizens who may require our services. Unfortunately, due to increased call volume and the part-time attention that the program receives, we are unable to keep up with demand. The hope is that our current Community Paramedic become a full-time position, so we may better attend to the many needs of our citizens on a daily basis.

Personnel costs are estimated at \$91,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$9,000 and include professional development, uniforms, general supplies, and fuel. There is a companion one-time capital request for \$70,000 that includes funding for a vehicle purchase (and upfitting), mobile and portable radios, laptop, etc.

OPERATING INITIATIVE REQUESTS

Crime Scene Detective (+1 FTE)

\$105,000

(\$105,000 operations/\$82,500 capital)

The Criminal Investigations Division (CID) has been without a dedicated or primarily assigned person to effectively process crime scenes and evidence collected since midyear of 2020. Since that time, there have been several incidents where a crime scene technician could have been utilized to assist with that portion of the investigation, and reduce the risk created of evidence lost or missed during the processing of scenes and evidence.

The importance of thorough and proper processing of crime scenes and evidence cannot be understated. There are those cases where trace evidence provides the critical link to successful identification and prosecution. These things could be overlooked by detectives who are processing their own scene while at the same time concerned with victim and witness interviews, suspect interrogations, applications for warrants, etc. It would be a disservice to our community if justice could not be found for our victims due to a lack of a resource that a dedicated crime scene technician can provide.

The proposed position's primary function would be to respond and process scenes and evidence collected. While this would be their primary function, this position will also be required to work a light case load consisting of minor property crimes when not working on their primary functions.

Personnel costs are estimated at \$91,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$14,000 and include professional development, uniforms, general supplies, and fuel. There is a companion one-time capital request for \$82,500 that includes funding for a vehicle purchase (and upfitting), mobile and portable radios, laptop, body camera, crime scene equipment, etc.

Police Officers (+4 FTE) - Downtown

\$361,000

(\$361,000 operations/\$297,000 capital)

The Uniform Patrol Division and Special Operations Division have reached a critical point in terms of their ability to meet the various missions of the department. The addition of the downtown area and its expansion over the past couple of years has created a need for a continuous police presence to ensure a pleasant and safe experience for visitors. We currently take a patchwork approach to patrolling downtown using a combination of bicycle units, patrol officers, and overtime positions to meet the needs of the area. This allows us to maintain safety, but not the presence and police coverage throughout the city we all desire. The workload is at a level which requires dedicated staff to provide the level of customer service and police presence expected by the citizens and city leadership. Due to training, sickness/injury, and PTO, we regularly have days where only 5 or 6 officers are actively patrolling the city and responding to 911 calls.

We are requesting an additional four sworn police officers to be able increase our presence and response in the downtown area and throughout the city. It is critical that we keep a constant presence in downtown and Avalon so that visitors and citizens continue to feel safe and enjoy their time in Alpharetta. Without additional people, we

OPERATING INITIATIVE REQUESTS

fear the quality of work and customer service will suffer. Our plan for the four additional officers will allow us the opportunity to open the downtown zone and maintain an ongoing presence with four uniform and bike patrol units. These units handle all calls for service and provide a visible presence during the peak hours of the day and evening.

Personnel costs are estimated at \$300,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$61,000 and include professional development, uniforms, general supplies, and fuel. There is a companion one-time capital request for \$297,000 that includes funding for vehicle purchases (and upfitting), mobile and portable radios, laptops, body cameras, cell phones, etc.

SWAT Training and Conferences

\$53,500

- **SWAT Medic Training (\$10,000):** Two SWAT Medics need to attend a Tactical Medic Class. Though our Medics are highly trained they need more advanced training in trauma care specific to the type of specialized care needed to treat wounds and injuries that happen in SWAT operations and training. They will receive advanced training taught by medics that have been in combat which is the top-of-the-line newest techniques that will allow them to get the skills to save more lives in the most serious of situations.
- **SWAT Sniper Training (\$7,250):** The two SWAT Long Rifleman need to attend an advanced Marksmanship Class. This training will give enhance their skill in making precision rifle shots in different environments, in various conditions, from different positions. When these operators take a shot, they are shooting at an area of about an inch and a half so their skill must be at the highest level, so these types of classes are crucial for the safety of officers and citizens.
- **SWAT Team Leader Training (\$8,250):** Two Team Leaders need to attend a SWAT Team Leader Class. This training teaches a SWAT Team leader the many aspects of being a team leader including but not limited to decision making, planning, risk assessment, risk mitigation and legal liability. This training is crucial in a Team Leader in running successful SWAT Operations resulting the safest resolution of incidents as possible.
- **SWAT GTOA Conference (\$14,000):** Four SWAT Operators will need to attend the GTOA Conference. This conference allows operators to attend advanced training that is taught by instructors that are from outside of our normal outside area of operations. They will be exposed to new and different tactics and techniques that will improve the way we conduct operations. This outside training is mandated by national standards. This conference is a portion of our 40 in-service which is also a national mandate.
- **SWAT Negotiator Conference (\$14,000):** Four Crisis Negotiators need to attend the Negotiator Conference. Though our Negotiators are highly trained they need more advanced training in Negotiations with different people in various situations. This will also allow Negotiators to gain other skills needed for successful negotiations.

OPERATING INITIATIVE REQUESTS

Tactical Outside Instructor

\$10,000

To comply with National Tactical Officers Association (NTOA), who are the recognized experts in Tactical Operations we need to bring in an instructor to teach a class. We will bring in an instructor to teach firearms and/or tactics classes that will prepare us to handle a variety of incidents that fall under our area of responsibility.

Crisis Negotiator Instructor

\$10,000

Crisis Negotiators are highly trained and need ongoing training to maintain their proficiency level. They have the need for more advanced training in Negotiations with different people in various situations. This will also allow Negotiators to gain other skills needed for successful negotiations. This training is not offered locally so the best way to get the training is to bring in an outside instructor to provide the training. It may be possible to recover some of the cost by charging other agencies to take the training. Bringing an instructor in saves money on travel.

Recreation, Parks & Cultural Services

Event Barricades

\$32,400

This initiative is being driven by Public Safety, with input from Public Works. The Community Services Division of Recreation, Parks & Cultural Services will be utilizing the safety barricade plan outlined by the Public Safety and Public Works Departments at the large special events. Specifically, this will be an annual expense for the Taste of Alpharetta (\$12,000), Brew Moon Summer (\$5,600), Brew Moon Fall (\$5,600) and Wire & Wood (\$9,200).

Preston Ridge Community Ctr (+1 FTE) \$124,000 (costs); \$100,000 (revenues)

Preston Ridge Community Center (PRCC) opened its doors June of 2021. The center was slated to open in 2020, but COVID changed those plans. The facility has been operating on a minimal budget and has no full-time staff to manage the daily programs and running of the building.

Currently, programming is around 35% of the capacity of the facility, with rentals continuing to increase. The building has been temporarily staffed with a Recreation Coordinator splitting his time between PRCC and Athletics; he has since been promoted to Supervisor at the Wills Park Recreation Center and can no longer oversee operations at PRCC. Part time staff are currently managing the front desk and part-time and full-time coordinators are filling in temporarily.

A Recreation Coordinator is needed full-time to continue programming and growing the offerings at PRCC. There may come a time where PRCC needs a Recreation Supervisor, but currently in its infancy, a Coordinator is appropriate for staffing.

Preston Ridge Community Center has great potential to be an active, collaborative, and exceptional Community Center with the right Coordinator in there to do the job and the funding for programming.

Personnel costs are estimated at \$75,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$49,000 and include professional services

OPERATING INITIATIVE REQUESTS

(instructor fees), general supplies, etc. Year 1 revenue generation under an expanded operational plan is estimated at \$100,000 and forecast to stabilize at \$125,000 annually by year 2.

MVP Zone Day Camp

\$85,000 (costs); \$100,000 (revenues)

In Spring of 2020, two program initiatives were submitted for approval for MVP Zone Sports Camp and Teen Adventure Camp. Registration numbers for all programs were at an all-time high and the addition of these two camps to the all-day choices for the parents of the City of Alpharetta were sure to fill up Summer 2020. Then COVID happened and all initiatives were pulled from the budget process.

Knowing that the youth in Alpharetta had their lives disrupted by COVID, staff felt a strong responsibility to offer Summer programming that would bring back a level of normalcy to our campers. Without full classes, the Recreation Services budget was left with a surplus that we were able to put towards MVP Zone Sports camp for summer of 2020. The camp served 368 campers for 8 weeks that summer, there were no field trips, and the specialty activities were brought to the park. Summer of 2021 funds were still able to be pulled from areas that had not yet recovered and the camp was funded, serving 371 campers for 7 weeks, again with no field trips. Summer of 2022 plans to offer 8 weeks of camp.

Teen adventure camp was cancelled Summer of 2020, but it was held Summer 2021 serving 72 campers for 2 weeks. This camp offered daily trips utilizing the AAAC busses. Funding was also pulled from areas not yet recovered. This summer the plan is to offer 6 weeks with a maximum of 45 campers per week.

The reason these two camps came about were two-fold. (1) Wills Park Day Camp had a consistent waitlist every year at least 30+ deep. Staff felt that if we could add an additional camp that had a sports theme to it, we could accommodate more campers; the last two summers show that this was an intelligent and successful decision. (2) The Department Master Plan and the Recreation Services Strategy both call for offerings that (a) serve teens and (b) provide programming during the summer months that keep children engaged in safe, educational, and fun activities, as well as providing an option for working parents.

Both camps have shown that they are utilized by the citizens of Alpharetta, City of Alpharetta employees and neighboring cities, especially the teen camp, and are an important part of Summer programming offered by the City of Alpharetta.

Recreation Services programming is currently back to 2019 levels, and in some areas, even higher. There will be no surplus to pull from this Summer to fund these camps; that is why it is so important that these initiatives are approved for FY 2023.

Personnel costs are estimated at \$40,000 annually and reflect seasonal salaries and benefits only. Operational costs are estimated at \$45,000 and include professional services (instructor fees), equipment rentals, general supplies, etc. Revenue generation is estimated at \$100,000 annually.

OPERATING INITIATIVE REQUESTS

Adventure Day Camp

\$68,000 (costs); \$70,000 (revenues)

It's becoming clearer that no matter where kids end up—in summer school, with grandparents or at home—it's essential to keep kid's minds active and engaged during the summer. Offering a teen adventure camp for ages 12-15 will provide an opportunity for teenagers to interact effectively with other people. Campers will be on field trips, in the community or participating in community service projects daily. Very little time will be spent in a facility. In the unplugged, noncompetitive camp culture, teens build up their "emotional intelligence" (EQ), their face-to-face communication and relationship skills. Coming out of the pandemic, which has highly affected the youth, Recreation Services feels even more compelled to offer outlets of recreation for all ages and for the working parents that need their children engaged in a safe and structured environment. Max 50 campers. Registration Fees: Resident \$225.00/ Non-Resident \$337.50.

Personnel costs are estimated at \$25,000 annually and reflect seasonal salaries and benefits only. Operational costs are estimated at \$43,000 and include professional services (instructor fees), equipment rentals, general supplies, etc. Revenue generation is estimated at \$70,000 annually.

Detail (Unfunded Operating Initiatives)

General Fund

Information Technology

Security Operations Center

\$200,000

This request is to address workload and efficiency issues for the existing City security staff and to provide 24/7 coverage, the City needs to account all security and authentication devices installed in the network including but not limited to firewalls, end-point security, etc. Costs represent annual licensing and maintenance fees. This initiative was highly recommended in the IT Review Project conducted by Layer3Com in 2021.

Enterprise Endpoint Management

\$150,000

This request is to provide for enterprise endpoint management with a focus on security and vulnerability testing. Costs represent annual licensing and maintenance fees.

Network Operations Center

\$120,000

This request is to address the workload and efficiency issues for the existing City network staff and to provide 24/7 coverage. Costs represent annual licensing and maintenance fees. This initiative was highly recommended in the IT Review Project conducted by Layer3Com in 2021.

Enterprise Password Management

\$50,000

This request is to provide for password management for all users. Costs represent annual licensing and maintenance fees.

OPERATING INITIATIVE REQUESTS

Vendor Access Management

\$20,000

This request is to provide managed remoted access for vendors; the price may decrease based on the number of licenses needed. Costs represent annual licensing and maintenance fees.

SharePoint Management

\$10,000

This request is to provide SharePoint system management enhancement. Costs represent annual licensing and maintenance fees.

Public Safety

Police Officers (+4 FTE)

\$361,000

(\$361,000 operations/\$297,000 capital)

The Uniform Patrol Division and Special Operations Division have reached a critical point in terms of their ability to meet the various missions of the department. The addition of the downtown area and its expansion over the past couple of years has created a need for a continuous police presence to ensure a pleasant and safe experience for visitors. We currently take a patchwork approach to patrolling downtown using a combination of bicycle units, patrol officers, and overtime positions to meet the needs of the area. This allows us to maintain safety, but not the presence and police coverage throughout the city we all desire. The workload is at a level which requires dedicated staff to provide the level of customer service and police presence expected by the citizens and city leadership. Due to training, sickness/injury, and PTO, we regularly have days where only 5 or 6 officers are actively patrolling the city and responding to 911 calls.

Four officers are recommended for funding in 2023 to augment Downtown policing activities. An additional four officers are being requested herein to be divided among the Uniform Patrol Squads for coverage in the busier zones. These additional officers would allow us more flexibility and ensure we never have fewer than 8-10 officers patrolling the city at any time. Adding these positions will eliminate the need to restrict time off and will provide better coverage and response to calls for service. These additional positions will also enable us to provide more growth opportunities for officers to keep them satisfied and engaged with their careers.

Personnel costs are estimated at \$300,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$61,000 and include professional development, uniforms, general supplies, and fuel. There is a companion one-time capital request for \$297,000 that includes funding for vehicle purchases (and upfitting), mobile and portable radios, laptops, body cameras, cell phones, etc.

Part-Time Administrative Position - Fire Training (+0.5 FTE)

\$34,000

With the increased demand on the Fire Training Division, it is necessary that we hire a part-time employee to assist in the administrative portion of keeping our personnel certified. Fire Training and EMS Training would utilize this position for class registrations, document preparations, and other clerical duties that would increase the overall efficiency of the units. These units have been understaffed for years. An uncertified

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

OPERATING INITIATIVE REQUESTS

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

part-time position will alleviate our certified personnel from having to do these clerical jobs so that they can focus on the training of our certified staff members in order to reach our departments mission goals.

Personnel costs are estimated at \$31,500 annually and reflect salary and benefit costs only. Operational costs are estimated at \$2,500 and include general supplies and miscellaneous operational costs.

Recreation, Parks & Cultural Services

Trash Management

\$40,000

For large events, all trash management/removal will be hired out to a landscape company. These events include Mayors Challenge, Taste of Alpharetta, Season of Celebration, Wire & Wood, Brew Moon Summer, Brew Moon Fall, Grilling & GridIron, Food Truck Alley, Pop Fest, and Wine Festival. Also included is the cleanup of all the straw bales and materials from the community-created scarecrows.

Wire & Wood Event Talent (additional funding)

\$25,000

To continue offering high quality musical talent at the City's Wire & Wood music festival, the talent budget needs to be increased by \$25,000 (from current funding level of \$50,000 to \$75,000).

Wire & Wood Marketing

\$8,000

To keep the residents informed of all the numerous elements related to the Wire & Wood event, the Community Services Division will need to hire a short-term marketing contractor to push out all the content for the weeks leading up to the event (Aug-Oct), including, but not limited to parking, lineup, stage locations, etc.

New Partnered Events

\$10,000

This funding is to add two new "Partnered Events" to the Special Event portfolio: Alpharetta Wine Festival and Alpharetta POP Fest. These events are "partnered events", and as such, the City will cover the cost of road closure, toilets, electrical, trash management, etc. For the Alpharetta Wine Festival this will cost \$6,500. For the Alpharetta POP Fest, this will cost \$3,500. The lower cost for the POP fest is due to the venue (Brooke Street Park) having restrooms available, so that none will need to be rented.

CAPITAL INITIATIVE REQUESTS

Capital Initiative Requests

Summary

Capital Funding Sources:

General Fund

Recurring Capital Program: \$ 3,000,000

Available Fund Balance: 12,639,800

E911 Fund⁶

Available Fund Balance: 330,000

Capital Project Fund

Available Fund Balance: 2,500,000

Other (interest earnings): 155,000

T-SPLOST 1 Capital Fund⁷

Available Fund Balance: 4,300,000

Impact Fee Fund⁸

Available Fund Balance: 1,668,690

Other (impact fees): 350,000

Grant⁹: 600,000

Total Sources: \$25,543,490

Recommended Capital Initiatives*:

Recurring Capital Initiatives: \$ 9,996,000

Stormwater/Drainage Initiatives: 4,200,000

General Capital Initiatives: 8,702,000

Total Uses: \$22,898,000

Non-Allocated (Future Capital/One-Time Investment)

Capital Project Fund: \$ 2,645,490

** Capital initiatives not recommended for funding total \$8,633,558.*

⁶ Represents funding for the Fire Station Alerting System.

⁷ Represents funding for the Encore Parkway Greenway Connection and Milling/Resurfacing initiatives.

⁸ Represents funding for the All-Terrain Vehicles initiative (public safety) and the Restroom replacement/expansion for North Park (Fields 1-4).

⁹ Represents potential LMIG grant funding for Milling/Resurfacing initiatives and would be appropriated upon execution of binding agreements and/or receipt of the funds.

CAPITAL INITIATIVE REQUESTS

Detail (Recommended Capital Investment)

Recurring Capital Initiatives

Public Works

Recurring Milling and Resurfacing

\$3,600,000 (multiple sources)

This request is for the on-going maintenance of milling and resurfacing and preservation of city streets. Resurfacing of city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair.

In FY 2019, the City contracted with Dynatest to complete a full evaluation of the city roadways. Each road receives a Pavement Condition Index score between 0 and 100. This standardized rating system is also used by the Georgia Department of Transportation. Lower scores indicate need for maintenance or reconstruction.

In FY 2023, the City will allocate funding in accordance with the Pavement Condition Index findings and identify preservation techniques that will best extend the life of our roads. This includes a combination of surface coating techniques, milling and resurfacing, soil cement, etc. The requested funding would provide an expected service life of the roadway surface of 15-20 yrs. for all currently city-maintained roadways.

Funding is comprised of Fund Balance (estimated at \$1 million), T-SPLOST 1 (estimated at \$2 million), and LMIG grant funds (estimated at \$600,000).

Operating Budget Impact: This program decreases roadway maintenance costs as the surface is less susceptible to potholes and road surface deterioration.

Recurring Traffic Striping and Signage

\$200,000

This request is for purchase of equipment and materials needed for the repair/replacement of traffic striping, raised pavement markers, and signage throughout the City. Repair/replacement of striping consists of refreshing the existing striping due to normal wear, replacement and/or installation of raised pavement markers and the restriping of roadways after milling and resurfacing. Repair/replacement of traffic signage consists of replacement of existing signage due to normal wear as well as damage. This request also includes equipment/materials needed for fabrication of signage.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Traffic Signal System Maintenance

\$100,000

This request is for the continual maintenance, repair, and upgrading of existing traffic signals throughout the City. This includes vehicular detection systems, pedestrian signals, signal heads, signal cabinets and components, and signal communication systems. This funding request also allows for the replacement of loops removed during the annual milling and resurfacing project.

Operating Budget Impact: Maintenance funding is included within this initiative.

CAPITAL INITIATIVE REQUESTS

Recurring Traffic Control Equipment

\$100,000

This request is for equipment necessary for traffic control throughout the City. This includes traffic signal communications, traffic monitoring, and temporary traffic control measures. Traffic signal communications enable the intersections to work together and smoothen traffic flow. Traffic signal monitoring includes equipment such as traffic cameras. Temporary traffic control equipment includes devices used to detour or delineate traffic flow, such as cones, delineators and barricades, and variable message boards.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Traffic Responsive System Maintenance

\$100,000

Since 2018, the Georgia Department of Transportation (GDOT) has upgraded over 100 signals throughout the City with new software (MaxTime) and has worked with City staff to develop new Traffic Responsive timing plans along major corridors. All at no cost to the City.

This request provides funds to maintain the upgraded traffic signal software and equipment provided and installed by GDOT. Additionally, the funds will be utilized to work with consultants to analyze data collected through these upgrades to continue modifying timing plans and expanding the system throughout the City with new signal timings. The funds will also be utilized for maintenance, replacements, upgrades, and necessary installation of network, security, and communication systems to-and-from signalized intersections/traffic cameras in the server room and out on the field. Furthermore, this request is for maintenance, replacement, upgrades, and installation of the emergency vehicle preemption system and connected vehicle technology.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Traffic Calming Improvements

\$100,000

This request is for the identification, design, and implementation of safety improvements primarily in neighborhoods and at high crash-rate intersections. Additionally, funds will enable staff to implement necessary traffic calming measures within the City. Projects may consist of roadway striping, signage such as radar signs, speed cushions, and channelization to mitigate existing safety deficiencies. The program will enhance public health and safety for users of the city's transportation system.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Bridge Maintenance

\$200,000

This request is for the continual performance of required repairs and maintenance measures identified by Georgia Department of Transportation (GDOT) inspectors during their biennial inspections of city-owned bridges. Tasks include: the removal of corrosion and repainting of bridge supports; remediation of erosion issues; installation/extension of concrete encasements around piles; cleaning and sealing deck joints; and replacement of failed wing walls. Failure to address these items can lead to further deterioration of bridge conditions.

CAPITAL INITIATIVE REQUESTS

Repair and maintenance of the following four bridges has been awarded to E&D Contracting Services, Inc in FY 2022: 1) Waters Road over Long Indian Creek; 2) Windward Pkwy westbound lanes over Big Creek; 3) Windward Pkwy eastbound lanes over Big Creek; and 4) Windward Pkwy eastbound lanes over Camp Creek.

FY 2023 funding request is targeted towards repair and maintenance of the following three locations as well as findings from future GDOT Inspections: 1) Windward Pkwy eastbound lanes over Big Creek; 2) Mansell Road westbound lanes over Foe Killer Creek; and 3) Windward Pkwy westbound lanes over Camp Creek.

Operating Budget Impact: This program decreases bridge maintenance costs as it is less susceptible to surface and structure deterioration.

Recurring Streetlight Maintenance

\$80,000

This request is for the maintenance of existing city-owned streetlights. The City owns and maintains approximately 600 lights within City Center, Rucker Road, Westside Parkway, Northwinds, and Kimball Bridge Road. This work will include maintenance of new and existing lighting either on existing poles or the installation of new poles with lighting. This will increase the safety of citizens who use our streets and sidewalks daily. Periodic inspections and troubleshooting will ensure longevity and minimal replacement of lighting components.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Traffic Control Center/Server Room Maintenance

\$50,000

This project is to make necessary improvements and keep the City traffic control center and server room equipment up to industry standards concerning network communication and security features. Some of the major tasks include: 1) Asset management and upgrade assessment of ITS equipment; 2) Server room reorganization and reconfiguration; 3) Configuring new and existing switches, routers, firewalls, and servers; 4) Implementing and configuring network management tools and software packages.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Tree Maintenance and Replacement

\$100,000

This request is for tree maintenance within the City not associated with the right of way maintenance contract. The City's aging tree canopy within right-of-way areas requires tree care, including pruning and sometimes removal to address issues such as pedestrian and vehicular safety, utility conflicts, streetlight clearance, signal head clearance, and intersection sightline clearance.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Parking Garage Maintenance

\$100,000

This request is for general maintenance of the two parking decks, 92 Milton Avenue and City Center. Milton Avenue parking deck work includes painting stairway handrails, washing windows, pressure washing inside surfaces of garage, inspection of structural

CAPITAL INITIATIVE REQUESTS

components and repair as needed. City Center's parking deck's work consists of epoxy injections for structural cracks on columns and wall surfaces, expansion joint repairs to verify proper flex under heavy loads and creating a watertight seal. Each garage will be pressure washed once a year.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Recurring HVAC Replacements

\$62,000

This request is for the replacement of HVAC units for all City-maintained facilities. Useful life expectancy for HVAC units is 15 years and a lot of the units serving facilities within the City are approaching or have exceeded the life expectancy. FY 2023 replacements include units at the Public Works (1998 models; 3 units ranging from 2.5 to 5-ton units) and North Park Fields 1-4 (age undeterminable; 4-ton unit), North Park Football Field 1 (2001 model; 4-ton unit).

Operating Budget Impact: This program decreases maintenance and utilities costs (increased energy efficiency).

Recurring Fire Station Renovations

\$75,000

This request is for the renovation of bathrooms, kitchens, flooring, lighting, appliances, ceiling fans, etc. at various Fire Stations within the City. The renovations will be accomplished over multiple years. FY 2023 requests are subject to available funding and include: (1) LED lighting in multiple fire stations; (2) kitchen remodel, including new cabinetry and appliances at Station 85; (3) new flooring at Station 82; (4) new appliances at Station 86; and, depending on funds availability, (5) new appliances and bathroom remodeling within multiple stations.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Recurring Recreation Facility Bathroom, Painting, Floor Repairs

\$30,000

This request is for the renovation and maintenance of recreation facilities. This request is for interior painting, repairs to concrete masonry unit walls, sani- glaze on existing floors, and exterior/interior paint and repairs at Rock Mill Park and Wills Park. These maintenance initiatives are aimed at improving the functionality and aesthetics of the facilities.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Recurring Recreation facilities Gym Restoration

\$35,000

This request is for repair and maintenance of interior ceilings, walls, beams, and duct work in various gym facilities. It will also include repairs to ceiling insulation and painting of the ceilings as well, improving the energy efficiency and longevity of the facility. For FY 2023, this request is for the interior painting of gym 1 at the Alpharetta Community Center (12,100 sq. ft.) and exterior painting of the Wills Park Recreation Center (4,500 sq. ft.).

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

CAPITAL INITIATIVE REQUESTS

Public Works Headquarters Renovation

\$50,000

This Request is for the renovation and maintenance of the Public Works Headquarters.

FY 2023 funding will be used to remodel public bathrooms, replace flooring, paint walls and trim, replace cove base, replace large foyer windows and tile at the front entrance.

Renovation of the break room and training room was funded in FY 2021 along with monies to begin the furniture replacement program. The 2023 monies will continue this project within other areas of PW headquarters.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Recurring Park Facilities Roof Repairs (Community Center)

\$700,000

For FY 2023, this request is for roof replacement of the EPDM (Ethylene Propylene Diene Monomer; basically, a synthetic rubber roofing membrane) roof segments at the Alpharetta Community Center. These roof segments represent the flat roof segments of this facility (not to be confused with the pitched metal roof segments which are scheduled for replacement in an upcoming fiscal year). The EPDM roof segments were installed in 1997 and total approximately 25,000 sq. ft. Said segments had a restoration coating installed in 2016 to prolong their life. That said, the roof segments have reached end of life and are experiencing active leaks. On a positive note, a moisture scan was done on the facility to determine the relative percentage of wet insulation (due to leaks) and the findings came back positive and pointed to very little wet insulation. As such, the insulation does not need to be removed and the new roofing can be applied over the existing EPDM material which saves hundreds of thousands of capital investment. Specifically, the proposed roof replacement is a 2-ply Modified Bitumen solution with a mineral surface that carries a 30-year warranty. This roofing solution is our preferred option as it is extremely durable and significantly less susceptible to damage/punctures as the current EPDM roof membrane. This funding level also includes two coats of an aluminizer which reflects the harmful UV rays that can degrade the roofing membrane over time and assists in making the facility more energy efficient.

Operating Budget Impact: This program decreases facility maintenance and utilities costs (increased energy efficiency).

Recurring PS Facility Roof Replacement (FS 84)

\$300,000

This request is for roof replacement of the metal roof segment at Fire Station 84. This roof was installed in 1993 and totals approximately 4,800 sq. ft. Although the field of the roof is in good shape, the transition at the ridge and eave are showing significant signs of age and are no longer providing adequate watertight protection. This facility is actively experiencing leaks. The metal roof segments at Stations 81, 82, and 83 were recently replaced and are approximately the same age as the roofing at Station 84.

Operating Budget Impact: This program decreases facility maintenance and utilities costs (increased energy efficiency).

CAPITAL INITIATIVE REQUESTS

Recurring Fleet Replacement (F-550 Crew Cab Dump Truck; Qty: 1) \$145,000

This request is for the replacement of a F-550 truck within the Public Works fleet. The F-550 replacement is based on age and/or maintenance/repair costs. FY 2023 replacements include Unit #350 (2003 model year F-550 standard cab bucket truck) with 73,265 miles. This bucket truck is currently out of service due to safety issues. Multiple hydraulic air hoses have dry rotted and need replacement. The versalift equipment that is currently on this bucket truck is difficult to maintain (limited parts availability and few qualified service technicians). Due to the age and wear and tear on the vehicle, this vehicle is scheduled for replacement.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

Recurring Fleet Replacement (pool vehicle) \$50,000

This request is for the recurring replacement of department pool vehicles within the Public Works fleet. These vehicles are not assigned to an individual but are used by a pool of people in the department; additionally, these vehicles are used as replacement vehicles when others are out of service. These replacements are based on age and/or maintenance/repair costs. These vehicles are expected to last in excess of 10 years.

FY 2023: This request is for the replacement of (1) 2002 Ford F250 4x4 Crew Cab (Unit 290) with 92,000 miles. This vehicle warrants replacement based on age (20 years) and the condition. The interior has damage due to weather exposure and everyday use. This will be replaced with a F-150 Supercab 4x4. It is more feasible and versatile for the department to have a F-150 as a pool vehicle rather than the larger F250. This pool vehicle was used previously for plowing when necessary; however, we are looking to place plows directly on the F-750 to eliminate the need for another vehicle and driver in emergency situations.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

Recurring City Trash Receptacle Service \$50,000

This initiative proposes that 80 trash receptacles owned by the City and located within City right-of-way be serviced two days per week by a private vendor. The work area will be split into two areas as follows: Area 1) all receptacles located within the Downtown Overlay District; and Area 2) all receptacles located outside of the Downtown Overlay District. Public use of City owned trash receptacles has increased dramatically over the last few years, particularly in the Downtown Overlay District. The increased public use has resulted in a corresponding increase of Public Works resources committed to servicing the receptacles. The effect of this increased commitment to trash receptacle service is a decline in roadside litter collection, vegetation management, and other general right-of-way maintenance activities by the department.

Operating Budget Impact: Maintenance funding is included within this initiative.

CAPITAL INITIATIVE REQUESTS

Recurring Variable Message Boards Replacement (Qty: 2) \$36,000

Public Works currently has nine Variable Message Boards that are used to assist the public during special events, such as the Taste of Alpharetta and Christmas tree lighting. The signs notify the public before the event of its time, location, and road closures. During the event, they are used for providing advance notice of detour routes and parking location. These sign boards also include modems to allow city personnel to update the sign boards during an event to reflect changing conditions, such as parking lots being full. The boards include two 2005 models, three 2008 models, and four 2015 models. This request is for the replacement of the two 2005 models (17 years old) that have reached the end of their useful life.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

Community Development

Fleet Replacement (Qty: 2) \$60,000

This request is for the forecasted annual replacement of Community and Economic Development vehicles. The replacement criteria are as follows: 1) when the department director determines it is no longer cost effective to retain the vehicle; 2) when either mileage or age reaches or exceeds 10-years of service or 125,000 miles; and 3) motorized equipment damaged in accidents shall be inspected by the Safety/Risk Administrator to determine feasibility of repairs as compared to replacement cost. FY 2023 includes replacement of (1) 2007 F-150 (Unit CD4300 with 42,173 miles) and (1) 2009 Ford Ranger (Unit CD6531 with 108,558 miles). Both are requested herein for replacement based on age with the Ranger nearing its mileage threshold as well.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

Information Technology

Recurring Technology Replacement (all city departments) \$250,000

This request is to provide for the annual replacement, procurement, and upgrading of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which may or may not equate to the actual need during the fiscal year). The city currently has 454 computers in operation (220 desktops - 234 laptops). The main component of the FY 2023 request includes funding for the replacement of approximately 128 PCs, 31 iPhones, 75 iPads.

The current city standards for technology replacement (based on funding availability) are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (4 years); iPad tablets (3 years); iPhones (3 years); large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access

CAPITAL INITIATIVE REQUESTS

Points [WAPs] (5 years); network routers/switched/firewalls (5 years); telephony gateways (5-6 years).

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs. Frees-up IT staff to focus on other priorities.

Telephony VOIP Network Switches Replacement

\$200,000

This request is for the replacement of existing CISCO VOIP Network switching equipment across the city campus. System-wide telephony devices that use our CISCO Network for VOIP (major devices listed): (3) UCS C210M2 servers at the Public Works (PW) data center; CISCO 2910 telephony servers with 32 or 64 channel capacity and 24 Port VOIP Components for PW, Public Safety, City Hall, Fire Stations, Recreation, Parks and Cultural Services facilities, Community and Economic Development, Courts, and Finance; and various other minor cost components. The current equipment is 9-years old and is scheduled to be replaced every 5 - 6 years (normal maintenance life). Specifically, this initiative is needed to not only refresh the equipment, but also to install the latest software for our entire system.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs. Frees-up IT staff to focus on other priorities.

Public Safety

Recurring Fleet Replacement (Qty: 25)

\$1,375,000

This request is for the forecasted annual replacement of Police and Fire SUVs, pickup trucks, and motorcycles. The replacement need is driven by the model year, mileage, engine hours and mechanical condition of the vehicles. Emergency response vehicles are expected to be in service for seven years or 100,000 miles. This request includes the complete upfitting and Public Safety marking costs for new vehicles and the removal of emergency equipment and marking costs for expired vehicles in preparation for public auction. Funding levels are anticipated to remain as illustrated above. The forecasted replacement plan identifies an annual replacement need in order to flat line the annual budget for public safety. Currently, we have 52 vehicles that are above 85,000 miles that will need to be replaced in 2023 & 2024. Based on the annual purchase of 25 vehicles, this will give the department an overall fleet replacement in 7.5 years. At the end of 6 years, the amount may decrease proportionally based on current replacement philosophies and needs.

Replacement vehicles to be purchased in FY 2023 include: (15) SUVs for Patrol; (2) SUVs for CID; (2) SUVs for the Admin team; (1) F150 for Police Training; (1) F150 for Fire Training; (3) SUVs for Fire Admin; and (1) F250 for Fire Special Operations totaling 25 vehicles.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs and an increase in fuel efficiency.

CAPITAL INITIATIVE REQUESTS

Recurring Public Safety Equipment (replacement) \$263,000

This request is for scheduled replacement of equipment that is essential for the safety of firefighters and police officers which has expired, failed inspection, is uneconomical to repair, or otherwise must be taken out of service.

FY 2023 request includes: funding for furniture/bedding (\$10,000); fire tools /equipment (\$15,000); replacement of exercise equipment (\$10,000); (12) AEDs (Patrol \$17,000); turnout gear and PPE for firefighters (\$60,000); (8) Stalker Lasers (\$20,000); police department tools/equipment (\$60,000); fire haz-mat equipment (\$10,000); (20) police department replacement fingerprint kits (\$1,000); Barrel replacements for 17 SWAT rifles (\$10,000); replacement thermal imaging cameras (est. 8 units; \$50K net of trade-ins). Total: \$263,000. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Security Systems: Cameras and Badge Access Systems \$220,000

Working in conjunction with the Department of Information Technology, this request is for an improved access control system as recommended by the city's contracted vendor. Interfacing with the recently upgraded video control system, Avigilon applications are being researched. In addition to having a city-wide impact, this project will include installation of additional hardware to secure information technology infrastructure. The current access control system is nearing its end of life. Replacement parts, such as relay control boards, are exceedingly hard to find and in some instances may be no longer available, making replacement of the existing system necessary. Specifically, the priority for FY 2023 is replacement of the badge reader system (software and hardware) across the entire organization.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recreation, Parks & Cultural Services

Recurring Synthetic Turf Field Replacements (WP Field 4) \$550,000

This request is for the replacement of Wills Park Field 4 turf baseball field. The turf was installed in 2009. Average life of a turf field is 8-10 years. Understanding that the overall wear and tear for this field would be less than our rectangular fields, we scheduled it to be replaced at 10 years. Extensive turf repairs have occurred over the past 5-years to extend the life of the infield. The infield reached its life capacity 2 years ago and must be replaced. The request includes updates to the fencing and netting.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs. Revenue generation improves due to longer seasonal playability.

Recurring Park Enhancements \$125,000

This funding is for amenities within the parks themselves such as fence replacement and repair, bleacher repair and replacement, new trash cans, new benches, netting replacement and signage not related to wayfinding (such as park rules, dogs on leash, no smoking, etc.) and maintenance shade structures. Each year we are repairing and/or

CAPITAL INITIATIVE REQUESTS

replacing the amenities, plus adding these same amenities to our new parks and downtown areas.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Playground Equipment Replacement **\$150,000**

One of our park systems favorite amenities is our playgrounds. This program will allow for the replacement of all our playgrounds in a timely manner. FY 2023 funding will be combined with residual funding from 2022 for replacement of the Webb Zone Playground. The Webb Zone Playground was originally built in 1999 with a minor renovation in 2017.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Park Repairs/Improvements **\$125,000**

This funding is for general park repairs and improvements on a smaller scale (non-capital size projects). This account allows us to repair trails throughout the system as they need to be repaired. As an example, FY 2021 funds were used to: (1) remove and replace parking lot curb at Windward Community Park; (2) remove and replace damaged sidewalk at Union Hill Skatepark; (3) design and install a modular block wall at Wills Park Recreation Center; (4) repair concrete walkways and pads at Wills Park; (5) repair and refinish Gym 1 floor at Community Center, etc. This account is crucial to the Department's ability to respond to the needs and repairs as they arise throughout the year.

For FY 2023, the current priorities are (1) trail repairs and maintenance at the Wills Park walking trail and (2) repair, maintenance, or replacement of existing shade structure as needed at Webb Bridge Park, Wills Park, and North Park. Priorities may be adjusted as necessary repairs are identified throughout the year. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Athletic Courts Resurfacing **\$40,000**

This request is for the repair/resurface/recoat of athletic courts with a fabric crack repair system. The FY 2023 request is for the resurfacing of two full basketball courts at Wills Park. These courts were last resurfaced in FY 2015. Department policy is to resurface athletic courts every five years. A five-year cycle for this work is recommended to maintain the courts in the best and safest condition for public use. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Greenway Improvements/Repairs **\$155,000**

This fund will be used to repair, improve and enhance the entire length of the Alharetta Greenway. This asset is extremely valuable to the City but is showing its age. Washouts, erosion, heavy use and constant maintenance has taken a toll on the Greenway. Major repairs are needed on the boardwalk portion of the Greenway. Many trees need to be maintained and/or removed to ensure the health of the Greenway and Big Creek. Operating

CAPITAL INITIATIVE REQUESTS

Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Fleet Replacement (Qty: 3)

\$120,000

This request is for the forecasted annual replacement of Recreation, Parks & Cultural Services vehicles. The replacement criteria are as follows: 1) when the department director determines it is no longer cost effective to retain the vehicle; 2) when either mileage or age reaches or exceeds 10-years of service or 125,000 miles; and 3) motorized equipment damaged in accidents shall be inspected by the Safety/Risk Administrator to determine feasibility of repairs as compared to replacement cost. FY 2023 includes replacement of (2) 2012 Ford F-150s (Unit RP5704 with 73,747 miles and Unit RP4289 with 58,355 miles) and (1) 2000 International Water Truck (Unit RP7031 with 166,230 miles). Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Recurring Park Equipment Replacement

\$100,000

This request is for the replacement of 2013 John Deere Turf Gators (qty: 2), 2013 John Deere Trail Gator (qty: 1), and 2013 John Deere Draggers (qty: 4). Replacement is requested due to age, hours of use, and estimated repair cost.

Replacement criteria is as follows: 1) When the department director determines it is no longer cost effective to retain the equipment: 2) when age and/or hours exceed recommended life.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

Stormwater/Drainage Initiatives

Public Works

Recurring Stormwater Pipes/Structure Repair

\$3,930,000

This request is for stormwater pipe and structure maintenance, repair, and replacement. This category includes unclogging pipes and structures filled with sediment and debris, repairing pipes by relining, contractual repairs to stormwater structures, and pipe replacement projects citywide in addition to targeted projects such as Meadow Brook Hills drainage improvement for 2023. The contractual pipe unclogging and structure repair will be throughout the city based on inspection results.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

Recurring Stormwater Drainage Maintenance

\$150,000

This request is for the continual maintenance and small drainage maintenance work within the City.

One component is pond and best management practices (BMP) maintenance, testing, sampling, work crew materials, education materials, and tree impediment maintenance.

CAPITAL INITIATIVE REQUESTS

Pond and BMP maintenance is required by the Georgia Environmental Protection Division MS4 permit and includes ponds, bioretention, green infrastructure, pervious pavers, etc. Water quality education, education materials, and testing on streams and runoff is also required by the Georgia Environmental Protection Division. Sampling and testing include laboratory and field materials, testing, analysis, etc.

Another component includes small drainage repair and maintenance designs, crew materials such as rip rap, pine straw, grout, sod, etc., street sweeping, and removal of trees and shrubs blocking storm flow from or to pipes and structures or otherwise impeding water flow.

The breakdown for this funding is 35% for detention pond and BMP maintenance and 65% for testing, sampling, sweeping, crew materials, etc.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

Recurring Stormwater Inspections

\$120,000

The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete several inspections to protect our stormwater system. These inspections include site visits to private industrial facilities, private carwash and auto body repair shops, city ponds and stormwater management facilities, private ponds and stormwater management facilities, and city-maintained storm structures and pipes. These inspections help us identify maintenance repair work, help us prioritize our crews and CIP lists, and help us recognize private violations of the stormwater ordinance. This project includes hiring a private consultant to complete the inspections so that city staff can focus their efforts toward planning, maintenance, and enforcement activities.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

General Capital Initiatives

Public Works

Pedestrian Safety Improvements

\$85,000

This request is for funding to evaluate, design, and implement pedestrian safety improvements throughout the City. Requests from citizens come to the Department through e-mail, phone calls, and See Click Fix to improve pedestrian safety along City streets. Prior to any improvement being installed, data is collected in the area to obtain traffic speeds and volume of vehicles along a corridor. Examples of improvements that might be implemented consist of installing radar detection devices, improving illumination at crosswalks, installing rectangular rapid flashing beacons at mid-block crosswalks, installing refuge islands in a median, etc.

Operating Budget Impact: Routine capital – maintenance is negligible and included within the base operating budget.

CAPITAL INITIATIVE REQUESTS

Pedestrian Safety Barrier at City Center

\$250,000

The growing success of Downton and the recent installation of artificial turf in the Town Green has increased the usage of the green space. Families are gathering and enjoying the open space. A component missing in this area is increased safety measures for the public. The project consists of installing 3 walls approximately 18"-30" in height to serve as a barrier along Main Street fronting the Town Green at City Center. The actual height of the wall will be dependent on the safety needs.

Operating Budget Impact: Highly dependent upon design (e.g., planted barrier vs no-plantings).

Design Services

\$75,000

This request is for various design services associated with minor projects unable to be completed by city staff. Such services include structural designs and/or evaluations, sub-surface geotechnical investigations, miscellaneous right-of-way/easement research. Utilizing experts in various fields enables city staff to make the appropriate decisions related to resolving construction issues. Additionally, the information gathered by the design professionals allows staff to properly design or address issues in the field.

Operating Budget Impact: N/A

City Administration

Website Upgrade

\$145,000

The City's current website will need to be rebuilt as its existing CMS (content management system) will reach end-of-life over the next several years.

The project consists of the design, development, hosting, and maintenance of a new City of Alpharetta website and suite of public communications tools including an integrated mobile application, mass notification system, and other features. The core platform will be based on a complete Headless Content Management System (HCMS) with an enhanced design that will organize, structure, and label content in a way that will help website users find information and complete tasks in an efficient, user-friendly way. The solution proposed should be based on the latest technologies to be implemented in a constantly growing organization with a need for scalability, security, and the capability necessary to seamlessly integrate with other systems used within the organization.

The mass notification system should include the ability to create geo-fencing and send alert notifications to all mobile devices within the designated geographic area without the need for recipients to be subscribed to the notification service.

All applications must comply with accepted accessibility standards in keeping with the WCAG 2.0 A&AA accessibility guidelines. CaaS, create once and share content between multiple sites and subsites (calendars, documents, pictures, FAQs, etc.) is essential.

The project should include hosting of the website and applications in a secure data center with 99.9% uptime and full business continuity capability and the provision of 24/7/365 technical support and services. It is estimated that the project would take approximately 28 weeks to plan, design, build, and launch.

CAPITAL INITIATIVE REQUESTS

Operating Budget Impact: Support and maintenance costs are estimated to be substantially similar to costs for the current system and are included within the base operating budget.

Community and Economic Development

Design Services

\$40,000

This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Comprehensive Plans, Small Area Plans, project designs such as plazas, landscape architecture, hosting a series of public input sessions, conceptual design standards, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of performance by City Staff that our citizens and business owners are accustomed to.

In FY 2023 the expectation is an increased demand for architectural review services; small area studies for campus office areas to connect and brand existing uses by creating trail connections and creative placemaking to help economic viability; and assistance with code and standards modifications to account for emerging uses and trends is also a need.

Operating Budget Impact: N/A

Human Resources

Personnel Records Digitization Initiative

\$72,500

This request is for funding to engage temporary contract services to digitalize all active employees' personnel files and upload into our HR information system (NEOGOV) records management module. There are approximately 500 personnel files to be digitalized (audit, scan, upload), averaging five (5) hours per file. Estimated cost per hour \$29. Once all personnel files are stored electronically, there will be a significant decrease in the time spent retrieving documents in response to requests for information made by employees, supervisors, in compliance with ORR or retrieval of documentation by HR/Finance (payroll/benefits regarding employment information). Additional benefits include preservation of files against catastrophic events and increase of data integrity and privacy by setting user roles controlling/tracking permission to view and/or edit information.

Operating Budget Impact: Reduces operational costs as boxes are no longer required to be retrieved from offsite storage.

Information Technology

IT Governance and Business Continuity Program and Analysis

\$50,000

The initiation of a formal program for Business Continuity and framework for standardization of security. This one-time capital project will provide for a consultant to help setup and institute practices and framework for an ongoing business continuity and governance system for the City that spans across all City Departments and functions.

This project was highly recommended in the IT Review Project conducted by Layer3Com in 2021. Operating Budget Impact: N/A

CAPITAL INITIATIVE REQUESTS

Public Safety

Records Management System

\$2,250,000

The Department of Public Safety currently uses records management software that was originally purchased in 2008. While the software is currently supported and functioning to meet the needs of the department, several parent company takeovers and corporate restructuring events have resulted in the current vendor making the decision to no longer offer the software for sale and to severely curtail research and development advances for the software.

The current software is used for: Computer Aided Dispatch; Police Department Records; Mobile Incident Reporting; Arrest; Accident reports and investigations; Criminal Investigations; Evidence and Property; and other areas.

Operating Budget Impact: Annual maintenance fees are roughly 15%-20% of the purchase price or roughly \$400,000. This figure will be reduced in future years by the current budgetary allocation of \$160,000 (current OSSI software). But that will not occur until the software is fully functional and implemented.

Fire Station Alerting System

\$330,000 (E911 Funds)

Working in cooperation between the Fire Division and 911 Operations, the Department of Public Safety requests funding to remove and replace the current fire station alerting hardware to be replaced by a state of the art, specifically engineered system for fire station response notification. Utilizing proven technology to reduce response times, human error and firefighter PTSD attributed to auditory startle response, the installation of Purvis Fire Station alerting systems in all 6 City of Alpharetta Fire Stations is requested.

PURVIS Fire Station Alerting System is an IP-based alerting solution designed to automate the notification process of fire and rescue personnel. Using a combination of visual and auditory alerts to notify response personnel of a pending emergency, information is received in a consistent voice and order of information that reduces initial confusion and inherently reduces apparatus en-route times.

The current alerting system in place at all fire stations has been in place since original construction. In the case of Fire Station 83 and 84, it is in excess of 30 years old. This existing system utilizes a system of amplifiers, PA speakers, and electromechanical relays to active lights and buzzers. The current speakers are significantly reduced in audio quality due to age and technology. Replacement amplifiers demand premium pricing due to availability and no reliable service is available due to the age of the technology.

Using computer-based technology, operating seamlessly with Computer Aided Dispatch technology, the process of initiating an emergency response is reduced to a single "mouse-click" and therefore removes as many as 10 sequenced steps to initiate a response.

Fire Personnel are provided clear and concise communications, incident type and stress-reducing alerts.

CAPITAL INITIATIVE REQUESTS

The PURVIS FSAS provides:

- Improved response times through streamlined dispatch communications and reliable alert delivery;
- Reduced stress on first responders through automated heart-friendly, zone-specific alerts;
- Accurate incident alerting through a variety of devices;
- High system reliability and availability through real-time monitoring and built-in redundancy; and
- An NFPA-compliant system to keep you within recommended guidelines.

As evidenced with the use in the Milton Fire Station since October 2020, there is a tremendous reduction in alarm processing time, dispatching, and a significant decrease in human errors.

911 Funds are being used for this acquisition and represents an allowable use under law.

Operating Budget Impact: Purvis Fire Station alerting was purchased and installed by the City of Milton Fire Department. A component of Milton's investment is useable by Alpharetta (network servers and switches, dispatch software interface, software licenses) and lowers our required investment (reflected in the funding request). Specifically, Alpharetta's investment is now limited to the hardware installed at each Fire Station as well as the radio/Motorola/Purvis interface.

All-Terrain Vehicles (Qty: 2)

\$30,000 (multiple sources)

This request is for the purchase of two All-Terrain Vehicles (ATVs), a trailer to transport the ATVs, and safety equipment for the officers. The ATVs will be used by police personnel for patrol and response to calls-for-service / emergencies along the greenway. The ATVs will also be deployed during City special events and other details as needed. The ATVs will provide police officers with quick response options to areas where traditional patrol vehicles are not accessible. The ATVs are \$10,000 per unit. The estimated useable lifespan of ATVs is 8-10 years. A trailer will be needed to transport the ATVs from their storage location for maintenance and redeployment operations. Trailer is \$5,000. Safety equipment for officers is estimated at \$5,000. Safety equipment is recommended for replacement every four years. Funding is provided through Fund Balance (\$11,310) and Impact Fees (\$18,690; allowable use).

Operating Budget Impact: Maintenance and fuel costs are estimated at \$800 annually and will be added to the operating budget.

Operating Initiative - Community Paramedic (+1 FTE) Equipment \$70,000 (\$100,000 operations/\$70,000 capital)

The proposed new position increases responsiveness to community needs by adding dedicated a full-time Community Paramedic position. Benefits of program include more efficient call volume/responses, improved patient follow-up and patient advocacy to those citizens who may not need 911 services but do require assistance. Our current Community Paramedic works in a part-time capacity, however the need for the program has grown to

CAPITAL INITIATIVE REQUESTS

the point where we have a waiting list of citizens who may require our services. Unfortunately, due to increased call volume and the part-time attention that the program receives, we are unable to keep up with demand. The hope is that our current Community Paramedic become a full-time position, so we may better attend to the many needs of our citizens on a daily basis.

Capital costs are estimated at \$70,000 and include funding for a vehicle purchase (and upfitting), mobile and portable radios, laptop, etc. There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$91,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$9,000 and include professional development, uniforms, general supplies, and fuel.

Operating Initiative - Crime Scene Detective (+1 FTE) Equipment \$82,500 (\$105,000 operations/\$82,500 capital)

The Criminal Investigations Division (CID) has been without a dedicated or primarily assigned person to effectively process crime scenes and evidence collected since midyear of 2020. Since that time, there have been several incidents where a crime scene technician could have been utilized to assist with that portion of the investigation, and reduce the risk created of evidence lost or missed during the processing of scenes and evidence.

The importance of thorough and proper processing of crime scenes and evidence cannot be understated. There are those cases where trace evidence provides the critical link to successful identification and prosecution. These things could be overlooked by detectives who are processing their own scene while at the same time concerned with victim and witness interviews, suspect interrogations, applications for warrants, etc. It would be a disservice to our community if justice could not be found for our victims due to a lack of a resource that a dedicated crime scene technician can provide.

The proposed position's primary function would be to respond and process scenes and evidence collected. While this would be their primary function, this position will also be required to work a light case load consisting of minor property crimes when not working on their primary functions.

Capital costs are estimated at \$82,500 and include funding for a vehicle purchase (and upfitting), mobile and portable radios, laptop, body camera, crime scene equipment, etc. There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$91,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$14,000 and include professional development, uniforms, general supplies, and fuel.

CAPITAL INITIATIVE REQUESTS

Operating Initiative - Police Officers (+4 FTE; Downtown) Equipment \$297,000 (\$361,000 operations/\$297,000 capital)

The Uniform Patrol Division and Special Operations Division have reached a critical point in terms of their ability to meet the various missions of the department. The addition of the downtown area and its expansion over the past couple of years has created a need for a continuous police presence to ensure a pleasant and safe experience for visitors. We currently take a patchwork approach to patrolling downtown using a combination of bicycle units, patrol officers, and overtime positions to meet the needs of the area. This allows us to maintain safety, but not the presence and police coverage throughout the city we all desire. The workload is at a level which requires dedicated staff to provide the level of customer service and police presence expected by the citizens and city leadership. Due to training, sickness/injury, and PTO, we regularly have days where only 5 or 6 officers are actively patrolling the city and responding to 911 calls.

We are requesting an additional four sworn police officers to be able increase our presence and response in the downtown area and throughout the city. It is critical that we keep a constant presence in downtown and Avalon so that visitors and citizens continue to feel safe and enjoy their time in Alpharetta. Without additional people, we fear the quality of work and customer service will suffer. Our plan for the four additional officers will allow us the opportunity to open the downtown zone and maintain an ongoing presence with four uniform and bike patrol units. These units handle all calls for service and provide a visible presence during the peak hours of the day and evening.

Capital costs are estimated at \$297,000 and include funding for vehicle purchases (and upfitting), mobile and portable radios, laptops, body cameras, cell phones, etc. There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$300,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$61,000 and include professional development, uniforms, general supplies, and fuel.

Recreation, Parks & Cultural Services

Encore Parkway Greenway Connection/Park \$4,300,000 (multiple sources)

Establishing a more direct connection to the Big Creek Greenway will help activate the North Point Parkway Corridor. Due to the topographic constraints as well as existing creeks, flood plain, wetlands, sanitary sewer lines, and walking trails/bridges, the 12' wide greenway trail will be elevated. The approximate length of the Greenway Connection from the intersection of Encore Parkway and North Point Parkway is approximately 1,400 linear feet. Also included in the project is developing focal features to bring attention to the Greenway connection. Design work has commenced, and the layout has been approved.

The construction estimate is approximately \$4.3M for the Greenway, entry feature, raised trail, and park. Funding is comprised of Impact Fees (estimated at \$2 million) to cover the park features and T-SPLIST 1 (estimated at \$2.3 million) to cover the transportation (walkway/trail) features.

CAPITAL INITIATIVE REQUESTS

Operating Budget Impact: improvements will impact operational maintenance costs (landscaping, trail maintenance, etc.) but are undeterminable until design progresses.

Wood Lightpole/LED Replacement Initiative (1 field) \$200,000

Currently all athletic lights are a form of metal halide lights. These lights are expensive to operate, expensive to maintain and create a lot of light pollution. New LED lights would improve the playability of the fields and cost much less to operate and maintain. Currently the City has wooden light poles on (29) athletic fields and (15) tennis/pickleball courts. Most of these poles are near or have exceeded their life expectancy. These wooden poles should be replaced with concrete poles and the fixtures replaced with LEDs.

FY 2023 includes funds for replacing the poles/fixtures with concrete poles/LED fixtures for 1 field (approximately 8 poles). The pole replacement improves safety and the LED fixtures provide a much lower operational cost (energy and maintenance) and more optimal lighting for our customers.

Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs coupled with energy savings through the conversion to LEDs.

Alpharetta Public Arts Initiative \$45,000

This request is for funding of public arts programs on an alternate year basis through Arts Alpharetta which is a nonprofit organization dedicated to bringing quality arts to Alpharetta.

Arts Alpharetta, along with City staff, have several public art projects in-process. These projects include: (1) Outdoor Sculpture Exhibit Contract, an on-loan, permanent, or lease-to-own installations in downtown Alpharetta/Art Walk Brochure; (2) Alpha Loop Permanent Public Art, permanent murals or sculpture installations along the Alpha Loop; (3) Alpha Loop On-Loan Public Art, an on-loan installations along the Alpha Loop; and (4) Public Art, an on-loan installations and/or permanent installations throughout Alpharetta.

Funding for FY 2023 will be prioritized through the projects identified above.

Art installations will be in place for an average of 1.5 – 2 years, subject to available funding.

Operating Budget Impact: New art installations will incur maintenance costs but will not be determinable until the art investment decision is made (e.g., mural vs. statue, etc.).

Historic Preservation Initiative \$35,000

This fund supports several initiatives to preserve the rich history of the City of Alpharetta:

- The Stories Project - This project entails video recording the stories and oral history of our citizens and their memories of the Alpharetta experience. This project will continue into the future and involve the recordings of a number of citizens each year as seniors are willing to express their emotions, memories and recollections of the Alpharetta they have known. As time progresses, the videos will be compiled so they can be used as an online story of our past and its respected citizens who have helped to shape our city. This documentation can also

CAPITAL INITIATIVE REQUESTS

be used within the History Center as an oral history of Alpharetta's development over time. We are hoping to record 50 citizens within the next year.

- Alpharetta Old Milton County Museum - This request is for upgrading the displays, artifacts, equipment, etc.

Operating Budget Impact: N/A

Alpharetta Community Ctr Gym Floor Replacement/Moisture Barrier \$175,000

The large gymnasium floor at the Alpharetta Community Center needs a major overhaul. The gym floor is 25+ years old. It has been sanded and restrained as many times as possible. We have had a re-occurring moisture issue in this gym for many years. The moisture builds up to the point where it begins pushing the floor up, causing a dangerous situation. We have eliminated all the possible avenues of the moisture except a cracked foundation. It is the opinion of experts in the field, that the floor needs to be demoed, the moisture problem fixed, and a new floor installed.

The following is the recommendations for the process and protocols for removing the gym floor at the Alpharetta Community Center. Once the demolition of the floor is complete, an epoxy moisture membrane would be installed, and then a new hardwood floor system would be installed.

The demolition is straightforward utilizing as much manual labor as possible, cutting the floor into manageable pieces to be thrown into dumpsters. Then Relative Humidity slab (RH) tests would be taken which will allow for the proper selection of the correct epoxy moisture mitigation system to be used. The slab is then "shot blasted", a process which opens the pores (capillaries), to allow the epoxy moisture system to sink into and seal those pores. This epoxy process seals and stops the moisture migration up from under the slab due to foundation and compromised below slab vapor barrier systems. Some commonly used epoxy systems include, Mapei, Koster, Aquafin, and Ardex.

After the epoxy is applied and allowed to cure, the floor installation can proceed. Based on the current slab recess of the existing floor a 2 1/2 inch floor should be used. This type of panel system is commonly used in the industry because of performance, playability, structural integrity, and dimensional stability. It is suggested that following be used: 25/32 x 2 1/4 2nd and better grade or third grade maple, 2 layers of 1/2 inch or 7/16ths subfloor, and a 3/4-inch pads. Once the wood flooring is installed the athletic contactor will start the sanding, sealing, game lines, logos, and finish. Cost estimates are based on \$18-\$19.00 per square foot for a turnkey demo, moisture mitigation, install, and sanding and finishing at approximately 8,900 square feet. It is anticipated, including epoxy, paint, and urethane dry times, the project will take 6-7 weeks. Operating Budget Impact: Routine replacement capital - operating costs to decrease due to decline in repairs.

CAPITAL INITIATIVE REQUESTS

Tree Removal in all Parks

\$150,000

This request is for removal of dead or dying trees throughout the park system. By removing the dead or dying trees, we are reducing safety hazards, avoiding pest infestations and spreading infections, and improving the appearance of the parks. Tree removal services have averaged \$180,000 per year for the past several years.

Operating Budget Impact: Reduces pressure on operating budget as an alternate source of funding is available to meet this need which is often a public safety priority that takes precedent over all other potential uses.

Design Services

\$20,000

This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, and improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to.

Operating Budget Impact: N/A

Detail (Unfunded Capital Investment)

Public Works

Recurring Pavement Resurfacing/Preservation for Parks

\$250,000

This request is for the on-going maintenance of pavement within the city's park facilities. Preservation of the roads, driveways, and parking lots increases their life expectancy. Without preservation, these pavements will deteriorate and be more costly to repair.

FY 2023 funding request is for (3) upper parking lots of Webb Bridge Park and can be bid in conjunction of the City's annual Milling and Resurfacing Contract.

Operating Budget Impact: This program decreases asphalt maintenance costs as the surface is less susceptible to potholes and road surface deterioration.

Recurring Traffic Signal Pole Painting and Maintenance

\$75,000

This request funds the continued paint maintenance of the city's traffic signal mast arms and pedestrian signals. Painting will coincide with the expected 7-10 year lifespan of the current signal pole painting plus miscellaneous general maintenance and touchups. The average total cost per intersection is currently \$18,000. FY 2023 includes funding for four intersections.

Operating Budget Impact: Maintenance funding is included within this initiative.

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Recurring Guardrail Maintenance

\$70,000

This request is for maintenance, such as painting, replacement, and upgrade, of existing guardrails throughout the City. Guardrails are crucial to keeping roadways safe by helping to prevent minor accidents from escalating to major accidents. One example of necessary guardrail maintenance is cleaning and repainting of multiple guardrail segments along Mansell Road between Haynes Bridge Road and Old Alabama Road Connector.

Operating Budget Impact: Maintenance funding is included within this initiative.

Recurring Sidewalk Maintenance and Repair

\$600,000

This request is for the continual maintenance and repair of the city's sidewalk inventory. Over the last 10 years, the city has expended in excess of \$5 million on sidewalk projects. During that same period, the city's sidewalk inventory has also been increased through larger roadway and streetscape projects, through private development, and through annexation. The \$600,000 will go towards repairs of sections in Poor and Very Poor condition. The goal is to perform 7,000 linear feet of repairs per year.

In FY 2019 the City contracted with Dynatest to complete a sidewalk inventory and evaluate sidewalk conditions. This list will standardize the evaluation process, provide a clear prioritized list of sidewalks needing repair, and tie sidewalk data into the city's GIS and asset management software. Types of repairs (cracking, trip hazard vertical displacements, and spalling) along with location (near schools and parks, along arterial roadways, in the downtown district, etc.) will help determine the repair priority. Dynatest's work was completed in spring of 2019. Due to the large number and complexity, the City contracts out some of these repairs. This budget item covers the cost of sidewalk repairs completed by outside contractors. The FY 2023 work will occur in various locations throughout the city pursuant to the Dynatest findings.

Operating Budget Impact: This program decreases sidewalk maintenance costs as it is less susceptible to surface and structure deterioration.

Recurring City Hall Maintenance

\$75,000

This request is for on-going interior maintenance, including but not limited to replacing cabinetry in multiple breakroom floors, pressure washing and sealing brick sidewalks, painting walls and trim, etc. In addition, repairs to the custom stained moldings throughout the main floor which will require procurement of a third-party vendor to perform the work.

Operating Budget Impact: This program decreases facility maintenance and utilities costs (increased energy efficiency).

Streetlight Expansion

\$150,000

This request is for recurring capital of the installation of new street/pedestrian lighting in neighborhoods and areas of the City where currently limited illumination is evident.

Older neighborhoods in the City do not meet today's illumination standards and require extra lighting for safety. Neighborhoods identified as needing more lighting are primarily

CAPITAL INITIATIVE REQUESTS

located on the west side of town. Subdivisions such as North Farm, North Towne at Andover, Burnett Way, etc. have all inquired about adding more streetlighting in their neighborhoods for safety. This recurring capital item would start addressing these areas on an as needed/requested basis. Funding would also allow phasing-in of lighting along Haynes Bridge Road from Academy Street to Old Milton Parkway.

Operating Budget Impact: Will result in additional maintenance (light replacement, etc.) and utility costs and are estimated at \$3,000 annually.

Roundabout Studies

\$100,000

This request is for funding to study the replacement of some signalized intersections throughout the City with roundabouts.

When designed and placed appropriately, roundabouts promote a continuous flow of traffic, allowing for more efficient travel and improve pedestrian safety. Additionally, the long-term maintenance costs are significantly less than those of a signalized intersection.

Studies will provide a conceptual layout, traffic analysis, conceptual cost estimate, and modeling of each intersection. Some of the intersections considered are: (1) Cumming Street at Henderson Parkway; (2) Milton Avenue at Canton Street/Roswell Street; (3) Upper Hembree Road at Harris Road; (4) Braeden Way at Northwinds Parkway; and (5) Mansell at Haynes Bridge Road.

Operating Budget Impact: N/A

Tree Planting and Landscape Improvements (Haynes Bridge Road)

\$450,000

This request includes landscape improvements along Haynes Bridge Road. Specifically, this initiative proposes to revitalize the existing declining and overgrown median landscape within the approximate one-mile segment from SR 400 to just south of Old Milton Parkway (Nottaway Lane).

The project will include selective removal and pruning of existing trees/plants followed by the addition of new trees, shrubs and groundcovers. The city's aging tree canopy within right-of-way areas requires pruning and removal as needed to address issues such as vehicle clearance, traffic safety, streetlight and signal head clearance, and maintaining the required intersection sightlines. Approximately 10% of the budget item will go towards pruning and removal, while the remaining 90% will go towards the installation and watering of new trees and plants. Funding for this capital initiative may be partially offset through the City's Tree Replacement Fund.

Operating Budget Impact: Maintenance funding is included within this initiative.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Henderson Parkway Traffic Calming

\$60,000

Traffic speeding is still a safety concern on Henderson Parkway, although the following three intersections have already been equipped with all-way stop signs and speed bumps: 1) Henderson Parkway at Henderson Place; 2) Henderson Parkway at Brookridge Terrance/Millstone Court; and 3) Henderson Parkway at Somerset Lane. 85% of the vehicles are traveling in excess of 10mph over the posted speed limit of 25mph.

To encourage lower driving speeds on Henderson Parkway and improve the roadway safety for pedestrians, bicyclists, and motorists, multiple scenarios could be studied, such as: 1) wider sidewalk and landscaped area along with narrower travel lane width; 2) mini roundabouts; 3) chicanes - curve in a road, added by design rather than dictated by geography.

This request is to fund a comprehensive study and develop concepts for improvements along Henderson Parkway to reduce vehicular speeds and improve pedestrian safety.

Operating Budget Impact: Maintenance funding is included within this initiative.

Providence Road Sidewalk Improvements

\$50,000

Citizens living along the east side of Providence Road have requested the installation of sidewalks to provide connectivity to both Downtown Alpharetta and Providence Park. This request is for funding to construct approximately 3,900 linear feet of sidewalk along the east side of Providence Road from the existing sidewalk at Weatherstone Way north to the City Limits.

Operating Budget Impact: Maintenance funding (e.g., landscape maintenance) is estimated at \$3,000 annually.

Recurring Stormwater Design/Studies

\$100,000

This request funds various drainage, flood, and watershed studies that are required by state and federal regulations. Watershed studies identify capital projects to improve water quality in impaired streams. Additional studies include dam breach analysis, bacterial source testing, emergency planning and estimating damage, GIS maintenance, inventory updates, stream delisting, etc. These studies also identify future capital improvement projects or provide specific information that can be used by the city to meet regulatory compliance or further our service to our citizenry. This project is not recommended for additional funding as the department can leverage existing funds in FY 2022 to meet the forecasted needs.

Operating Budget Impact: N/A

Stormwater Utility Rate Analysis

\$400,000

Within the Fiscal Year 2022 budget, funds were allocated for a Stormwater Assessment Study. This study determined the amount of funding required per year to maintain the City's stormwater infrastructure. The next step is to determine how much money the City could collect if a stormwater utility is implemented. The analysis will consist of determining the average square footage of impervious area per home as well as determine

CAPITAL INITIATIVE REQUESTS

the square foot of impervious area per non-residential parcel. Additionally, included in the scope of work is developing a public outreach program to explain the utility, creating a credit manual, and developing an ordinance for adoption of the utility.

Operating Budget Impact: N/A

Community and Economic Development

North Point Envelope Framework Plan

\$120,000

Building on the recommendations of the LCI and North Point Placemaking Plan, provide a framework of public streets, public space, trails and green infrastructure to guide high-value, sustainable redevelopment of auto-centric properties in the North Point area. To ensure that redevelopment within the North Point District aligns with community-based plans and vision for a walkable, mixed-use district, the North Point Development Framework Plan will provide actionable guidance that aligns public policy, regulatory tools, public capital investment, and private investment. The Development Framework will provide clarity around the arrangement of public streets, public spaces, and infrastructure on which the private market can plan their development and investment. Operating Budget Impact: N/A

Citywide Economic Development Analysis and Strategic Plan

\$75,000

The last Economic Development Strategy and strategic plan was done in 2020. The relevant life of such a study is 3-5 years and continually needs updating as the economy and environment is constantly changing. Given the amount of development we have had in the last 5 years, a new outside evaluation of the health of the Alpharetta economy, strategic vision and priority of development, and evaluation of current initiatives and business inventory is needed. The scope of the entire economic engine in Alpharetta is too large to be internally evaluated and is best evaluated periodically by an outside agency. The request is to hire an outside economic development consulting agency to perform an economic outlook, economic evaluation of business and industry health within Alpharetta and recommendations for strategic planning initiatives to forward the mission and objectives of the economic development department for the next 3-5 years.

Operating Budget Impact: N/A

Economic Development Toolbox

\$87,500

The City of Alpharetta provides local incentives through its economic development toolbox and facilitated by our team of experienced economic development professionals. New or growing businesses that demonstrate a serious economic impact through job creation and capital investment qualify for these programs. The programs funded in this request include the Local Jobs Creation Grant and the Alpharetta360 Video Marketing Fund to name a few.

The 360 Marketing Videos have been influential in marketing the city as a business destination and has been directly responsible for the location of new businesses to the city. To date we have had more than 10,000 unique views on our A360 website and have added in a marketing boosting strategy that has significantly increased our viewership.

Operating Budget Impact: N/A

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

Bus Shelter Construction Program (Qty: 2)

\$95,000

This request is for the installation of at least two (2) new bus shelters in Downtown Alpharetta, one on Haynes Bridge Road by the library and a second on Main Street near the former Hardees location. Designs will complement those installed by the North Fulton Community Improvement District.

Operating Budget Impact: Will result in maintenance costs (e.g., landscaping, equipment, etc.) including trash pickup services and is estimated at \$1,000 annually.

Public Safety

Operating Initiative - Police Officers (+4 FTE) Equipment (\$361,000 operations/\$297,000 capital)

\$297,000

The Uniform Patrol Division and Special Operations Division have reached a critical point in terms of their ability to meet the various missions of the department. The addition of the downtown area and its expansion over the past couple of years has created a need for a continuous police presence to ensure a pleasant and safe experience for visitors. We currently take a patchwork approach to patrolling downtown using a combination of bicycle units, patrol officers, and overtime positions to meet the needs of the area. This allows us to maintain safety, but not the presence and police coverage throughout the city we all desire. The workload is at a level which requires dedicated staff to provide the level of customer service and police presence expected by the citizens and city leadership. Due to training, sickness/injury, and PTO, we regularly have days where only 5 or 6 officers are actively patrolling the city and responding to 911 calls.

Four officers are recommended for funding in 2023 to augment Downtown policing activities. An additional four officers are being requested herein to be divided among the Uniform Patrol Squads for coverage in the busier zones. These additional officers would allow us more flexibility and ensure we never have fewer than 8-10 officers patrolling the city at any time. Adding these positions will eliminate the need to restrict time off and will provide better coverage and response to calls for service. These additional positions will also enable us to provide more growth opportunities for officers to keep them satisfied and engaged with their careers.

Capital costs are estimated at \$297,000 and include funding for vehicle purchases (and upfitting), mobile and portable radios, laptops, body cameras, cell phones, etc. There is a companion operating initiative request to fund the personnel/operational costs. Personnel costs are estimated at \$300,000 annually and reflect salary and benefit costs only. Operational costs are estimated at \$61,000 and include professional development, uniforms, general supplies, and fuel.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Generator for City's Designated Emergency Shelter

\$225,000

Working between multiple city departments, the Department of Public Safety is requesting funding to install a facility generator at the Roswell Street Recreation and Parks Facility.

Primarily, the request stems from the inability of the City to provide any type of emergency shelter that meets the American Red Cross facility requirements. The Roswell street location provides shelter capabilities in all areas except emergency power. Likewise, it would seem beneficial to the facility as there is a large number of visitors to the location and would enable operations to maintain some degree of normal during a power outage.

Having this capability would allow the City Administration to open shelter facilities during inclement weather to Alpharetta residents in need as well as the general public.

This project includes the purchase and installation of a new 400kw Natural Gas Generator.

Operating Budget Impact: Maintenance and energy costs are estimated at \$2,500 annually and will be added to the operating budget.

i4POD Camera System

\$18,500

The i4POD systems are power pole mounted camera pods that give us 3 pan/tilt/zoom cameras and 1 fixed camera per pod. They communicate through the city's cellphone provider, and they are accessible and controllable via a web interface. They can be mounted and placed anywhere, allowing them to be used for special events (Taste of Alpharetta, 4th of July), trouble areas, or high traffic areas (downtown during the summer). This order will be for 1 system and 5 mounting brackets, so the mounting brackets can be pre-positioned around the city at strategic locations and the pods can be mounted and unmounted in a matter of minutes as needed.

Operating Budget Impact: To be determined.

3D Laser Scanner

\$60,100

This request is for a Faro 3-D laser scanner and software with equipment which will replace the out-of-service and outdated Total Station equipment previously used during crash investigations by the Traffic Unit. The laser scanner captures a 3D representation of any scene, exactly how it was at the time. It can create 2D and 3D scene diagrams/animations, perform crash/crime scene analysis, and courtroom presentations. This system can be used for crime scene investigations, arson investigations, training, fire pre-planning, and wide array of other uses by several units within Public Safety. This request includes: Faro 3D scanner (\$30,000); set up (\$4,000); software (\$9,000); equipment (\$6,100); and 3-year maintenance and warranty on equipment and software (\$11,000). Additional costs every 4 years of \$16,000 to upgrade software and warranties.

Operating Budget Impact: Maintenance funding is included within this initiative.

CAPITAL INITIATIVE REQUESTS

PS SWAT Equipment (new)

\$59,658

This request includes multiple new equipment initiatives for the Public Safety Department including:

- **Operator Rifles (\$15,000):** This request is for three (3) rifles for our new SWAT Operators. These rifles are the LWRC M6 .223, piston operated rifle with 10.5-inch barrel and selector for semi-automatic and fully automatic modes. The following accessories will be included: Socom Suppressor, Aimpoint or Sig Optic, 6 Mag Pull 30 round magazines, 3-point tactical sling and carrying bag. These rifles are needed to ensure that we can handle incidents where suspects are wearing body armor or longer stand-off distances are required.
- **AR-10 Sniper Rifles (\$16,458):** This request is for two (2) AR-10 Sniper Rifle Systems, including the weapon, scope, suppressor, and bipod. The modern advances in weapon technology over the past ten (10) years have produced the current AR-10 platform that is as accurate and reliable as traditional bolt action rifles. With the accuracy and reliability equal, other advantages such as rate of fire, fire control familiarization, and modularity of operational use, have pushed the AR-10 past other platforms as the superior SWAT sniper weapon system.
- **SWAT Operator Truck Vaults (\$9,000):** This request is for three (3) SWAT vehicle truck vault vehicle containers. These containers are lockable, allowing SWAT Operators to safely and securely store their equipment, such as firearms, helmets, night vision equipment, etc., in their vehicles for quick access in an emergency situation.
- **SWAT Entry Vests (\$19,200):** Three new SWAT Operators need helmets and entry vests. The helmets are Level 4 helmets that offer protection from rifle fire. They are the Team Wendy Helmets which is what the team is currently wearing. The vest are Level 4 vests that offer protection from rifle fire. They are the EPIC Model manufactured by Tyr Tactical which is what the team is currently wearing. Pistol holster to attach to Brokos Belt that is part of the vest. Ammo Pouches that attach to the vest. These helmets and vests allow SWAT Operators to deal with the most dangerous situations with the highest level of protection possible.

Operating Budget Impact: To be determined.

Recreation, Parks & Cultural Services

Park Shade Structures Replacement

\$50,000

This request is for the replacement of shade structures and dugout covers throughout the park system. Shade structures/dugout covers reduce exposure to harmful ultraviolet rays, provide protection from the elements, keep the area cooler, protect the equipment, and increase the comfort level for participants and visitors. The shades will be replaced as they begin to fade or tear, improving the functionality and aesthetics.

Operating Budget Impact: Maintenance costs to decrease due to decline in repairs.

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Wills Park Recreation Center Interior Renovations

\$450,000

This request is for design and construction funds for the interior makeover of the Wills Park Recreation Center (lobby, hallways, restrooms, and common office space). These improvements will maintain the aesthetics and functionality of the facilities.

Operating Budget Impact: Facility maintenance costs to decrease due to decline in repairs.

Alpha Loop (park land)

\$3,000,000

The funds would be used to purchase additional parkland along the Alpha Loop as it is being developed. Much of the Alpha Loop is being built by developers. Small pocket-type parks add greatly to the Alpha Loop experience. These funds would be available as those parklands become available.

Operating Budget Impact: N/A

Pocket Park Development (design)

\$125,000

Design/development of pocket parks throughout downtown Alpharetta. These parks need to be planned for connectivity and curb appeal. Included in these areas are Ole Milton Park (where the fountain is located); areas at the corner of Old Roswell and Roswell Street; the corner of Old Canton and Canton; the parking area where Food Truck Alley is held; and other small city-owned areas in downtown.

FY 2023 includes funding for design of the improvements. Construction of the improvements would span multiple years and is currently estimated at \$300,000.

Operating Budget Impact: N/A

Park System Wayfinding Signage

\$100,000

This project is the implementation of the park system wayfinding and signage plan developed in FY 2017. The purpose of the signage plan is to bring uniformity to the numerous signs in our entire park system. The plan defines a specific sign style that will become our “brand” and help park patrons easily identify Alpharetta parks. The plan recommends locations for signs to help visitors locate various amenities in the parks, such as fields, playgrounds, tennis courts, restrooms, etc. Signs within parks will be evaluated and prioritized for replacement. Staff will systematically replace signs using the new guidelines outlined in the plan. Entrance upgrades were listed for all parks in the Master Plan and part of the upgrade includes signage. This is a multi-year initiative. The focus for FY22-23 will be to finalize and complete the Big Creek Greenway system wayfinding signage plan.

Operating Budget Impact: Maintenance/replacement costs to decrease due to decline in repairs as signage is newer.

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

North Park Master Plan/Development

\$100,000

This request is for the development of a comprehensive master plan for North Park. The master plan will create a long-range vision for the park, prioritize park improvements, fill in service gaps and reduce redundancy, etc. Current estimates to buildout the master plan objectives total \$1.5 million and can be spread out over multiple years. Operating Budget Impact: N/A

Restroom Replacement (North Park: Fields 1-4)

\$700,000

The existing restroom/concession stand at North Park (fields 1-4) serves four softball fields, batting cages, and a playground. The facility is old and much too small for the number of users. The new restroom/concession facility would have increased numbers of facilities for men and women. It would also have an enhanced concession operation.

Operating Budget Impact: Maintenance (including janitorial) and utility costs will increase along with the physical size of the restroom and is estimated at a minimum of \$1,250 annually and will be reflected in a future operating budget (once construction nears completion).

Wills Park Pool Heater

\$100,800

Currently, the Wills Park Pool is open from Memorial Day to Labor Day for public usage. We are recommending adding a heater to the competition pool. This would allow for usage of the competition pool for approximately 10-months out of the year for such programs as year-round swim teams, additional classes (such as scuba, kayaking, standing paddle boards), water aerobics, master swim training, senior and adaptive swim, and increased rentals. The cost for the heater purchase, cover, and installation (including gas lines) scope is \$100,800. Operating Budget Impact: Maintenance and energy costs are estimated at \$6,000 annually. Funding offsets can be provided through Impact Fees.

Cultural Services Plan

\$40,000

In 2018, Rec, Parks and Cultural Services Master Plan recommended that Cultural Services develop a public art program to integrate art into all parks and public spaces in Alpharetta; create the Arts Center as a cultural hub; and create in the Department-wide Program Plan. This Cultural Plan would be a yearlong planning effort, which includes in-depth research, engagement, analysis of City plans and collaboration with residents, artists, organizations, City Staff Departments and City Council / Leaders.

Operating Budget Impact: N/A

CAPITAL INITIATIVE REQUESTS

CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Haynes Bridge Road Park Restroom

\$300,000

Currently at the Haynes Bridge Road Park, visitors have access only to a Port-a-John. This is less than ideal for our customers as it is a highly visible park asset providing heavily used greenway access. This access park was opened in 1997. Funds were limited and plans were to construct a restroom at a later date.

The need for a permanent restroom at this facility is not specifically noted in the 2018 Alpharetta Recreation and Parks Master Plan, although additional restrooms at the access points is the most requested improvement made by Greenway users. A pre-cast type restroom (like the one at Windward Community Park) would be preferred. The amount of funding requested for this facility is due to current flood plain constraints that will entail more site work prep, design, and surveying. Approximately 100' of sewer line will need to be installed. A waterline will have to be bored under Haynes Bridge Road and a new meter installed for connection to existing waterlines.

Operating Budget Impact: Maintenance (including janitorial) and utility costs are estimated at a minimum of \$1,000 annually.

Marconi Drive Park Restroom

\$100,000

Currently at the Marconi Drive Park, visitors have access only to a Port-a-John. This is less than ideal for our customers as it is a highly visible park asset providing heavily used greenway access. This access park was opened in 2011. Funds were limited and plans were to construct a restroom at a later date.

The need for a permanent restroom at this facility is not specifically noted in the 2018 Alpharetta Recreation and Parks Master Plan, although additional restrooms at the access points is the most requested improvement made by Greenway users.

A pre-cast type restroom would be preferred, like the one at Windward Community Park. We anticipate the estimated cost is \$100,000, with this cost being based on the restroom solution procured for the Windward Community Park, which includes sewer and water connections.

Operating Budget Impact: Maintenance (including janitorial) and utility costs are estimated at a minimum of \$1,000 annually.

Big Creek Greenway Culvert Replacement

\$150,000

At the direction of the Director of Recreation, Parks and Cultural Services, this capital item is for construction projects repairing bank stabilization along the Big Creek Greenway. The projects listed here were identified in the FY 2018 Big Creek Erosion Study and were designed in FY 2019 and FY 2020. The FY 2023 funds are for the construction of a culvert replacement along the greenway trail south of Old Milton Parkway. This area has seen severe erosion and sediment deposition.

Operating Budget Impact: This program decreases maintenance costs as flooding and erosion will be reduced.

CITYWIDE BUDGET SUMMARIES

Citywide Budget Summaries

Overview

The *Citywide Budget Summaries* section is intended to provide readers with an overall understanding of the city's fiscal year 2023 budget. The following schedules provide readers with revenue and expenditure summaries from several different perspectives including:

- **Citywide Budget Summary by Fund**

This section provides a summary/narrative of FY 2023 budget data by fund type (e.g., General Fund, Special Revenue Funds, etc.).

- **Citywide Budget Summary by Revenue Source**

This section provides a summary/narrative of FY 2023 budget data by revenue source (i.e., Property Taxes, Other Taxes, Charges for Services, etc.). Please refer to the specific Fund Summaries section (e.g., General Fund Summary, Special Revenue Fund Summaries, etc.) of this document for more detailed information about the city's various revenue sources.

- **Citywide Budget Summary by Department Expenditures**

This section provides a summary/narrative of FY 2023 budget data by department expenditures (e.g., City Administration, Public Safety, etc.). Please refer to the *Departmental Summaries* section of this document for more detailed information about each department's expenditures.

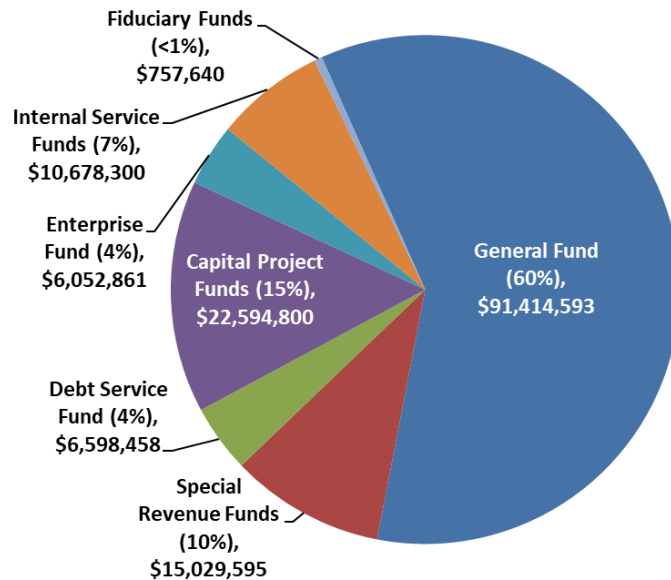
- **Citywide Budget Summary by Expenditure Category**

This section provides a summary/narrative of FY 2023 budget data by expenditure category (e.g., Personnel Services, Maintenance & Operations, etc.).

CITYWIDE BUDGET SUMMARIES

Summary by Fund Type

**FY 2023 Citywide Budget
totals \$153 Million**



The Fiscal Year 2023 budget for all funds totals \$153 million. The city budget includes appropriations for the following fund types:

General Fund: The city's General Fund is its largest fund and includes governmental activities such as police, fire, recreation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, and charges for services, such as recreation program fees.

Special Revenue Funds: These Funds are established to account for revenues that are restricted by statute, ordinance, or resolution for a specific purpose. Appropriated Funds include E-911 Fund; Impact Fee Fund; and the Hotel/Motel Fund.

Debt Service Fund: This Fund is utilized to account for debt service requirements of the city's general government debt obligations.

Capital Project Funds: These Funds are used for various citywide capital projects. Projected funding for FY 2023 is from interest earnings, fund balance, and transfers from other funds.

The adopting budget ordinance will authorize unspent appropriations from fiscal year 2022 to be re-appropriated to continue previously approved projects. As such, these appropriations are not reflected herein.

Enterprise Fund: This Fund is a self-supporting entity that derives its revenue primarily from charges levied on the users of its services, much like private enterprises. The city utilizes an enterprise fund to account for operations of its solid waste system.

Internal Service Fund: These Funds are used to accumulate and allocate costs internally among the city's various functions. The city utilizes a Risk Management Fund (administering general liability, automotive liability, workers' compensation, etc.) and Medical Insurance Fund (account for activity under the Minimum Premium Plan in accordance with GAAP).

Fiduciary Funds: These Funds are used to account for resources held for the benefit of parties outside the government and include the OPEB Funds.

CITYWIDE BUDGET SUMMARIES

Summary by Fund

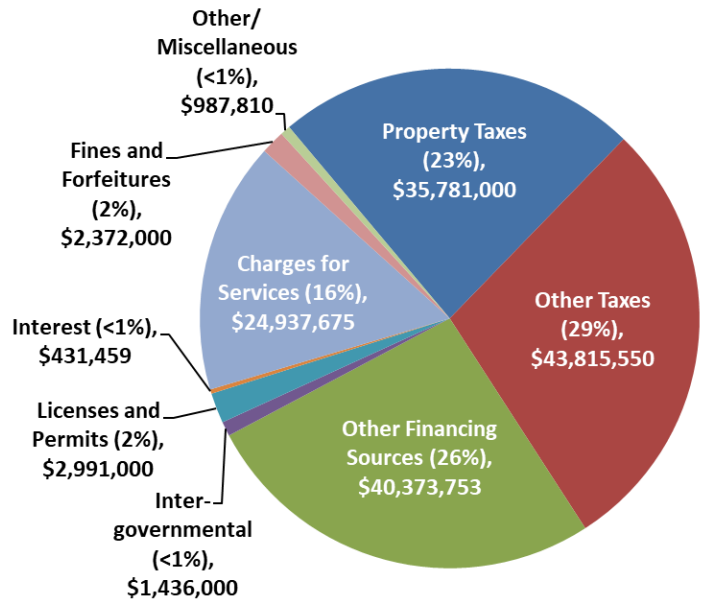
FY 2023 Budget

	Revenues	Expenditures	Balanced Budget
General Fund	\$ 91,414,593	\$ 91,414,593	√
Special Revenue Funds:			
E-911 Fund	\$ 5,510,905	\$ 5,510,905	√
Impact Fee Fund	2,018,690	2,018,690	√
Hotel/Motel Fund	7,500,000	7,500,000	√
	\$ 15,029,595	\$ 15,029,595	√
Debt Service Fund	\$ 6,598,458	\$ 6,598,458	√
Capital/Grant Funds:			
Capital Projects Fund	\$ 14,094,800	\$ 14,094,800	√
Stormwater Capital Fund	4,200,000	4,200,000	√
TSPLOST 1 Fund	4,300,000	4,300,000	√
	\$ 22,594,800	\$ 22,594,800	√
Enterprise Fund:			
Solid Waste Fund	\$ 6,052,861	\$ 6,052,861	√
Internal Service Funds:			
Risk Management Fund	\$ 1,678,300	\$ 1,678,300	√
Medical Insurance Fund	9,000,000	9,000,000	√
	\$ 10,678,300	\$ 10,678,300	√
Fiduciary Funds:			
OPEB Health Benefit Fund	\$ 23,508	\$ 23,508	√
OPEB Reimbursement Benefit Fund	734,132	734,132	√
	\$ 757,640	\$ 757,640	√
Total	\$ 153,126,247	\$ 153,126,247	√

CITYWIDE BUDGET SUMMARIES

Summary by Revenue Source

**FY 2023 Citywide Budget
totals \$153 Million**



The chart above segments the FY 2023 budget by revenue source and includes the following:

Property Taxes: Ad Valorem tax on real/personal property owned within the city. The recommended millage rate for FY 2023 is flat with the prior year at 5.750 mills and is composed of the following: Operating Millage Rate of 4.785 mills (used to fund general city operations and the recurring capital program); and a Debt Service Millage Rate of 0.965 mills (used to fund debt service on voter approved general obligation bonds).

Other Taxes: Includes local option sales taxes (i.e., LOST), franchise fees (fees charged to utility companies operating within the city that allow for the use of public right-of-way), hotel/motel taxes, business and occupational taxes, etc.

Licenses and Permits: Includes building permit fees, occupancy permit fees, alcohol beverage permit fees, development permits and related fees, etc.

Intergovernmental: Includes federal, state, and local grant funding as well as revenue sharing associated with intergovernmental agreements.

Charges for Services: Includes recreation user fees, planning and development fees, fire plan review fees, special event fees, impact fees, solid waste fees, employer/employee premium fees; etc.

Fines and Forfeitures: Includes municipal court fines, code enforcement board fines, school zone speed citations, etc.

Interest: Includes investment earnings on city funds.

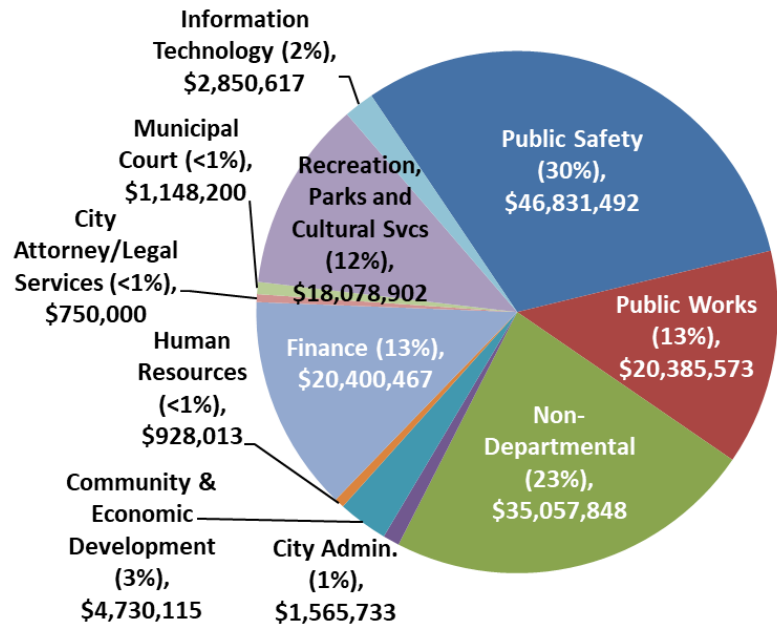
Other/Miscellaneous: Includes the sale of surplus assets, donations, and other miscellaneous revenues.

Other Financing Sources: Includes inter-fund transfers and budgeted fund balance.

CITYWIDE BUDGET SUMMARIES

Summary by Department Expenditures

**FY 2023 Citywide Budget
totals \$153 Million**



The chart above segments the FY 2023 budget by department/functional unit and includes the following:

Mayor and City Council

City Administration

Community and Economic Development

Public Works

Finance (includes general operations and activities associated with the Solid Waste Fund, Risk Management Fund, and Medical Insurance Fund)

Human Resources

Information Technology

Legal Services (City Attorney)

Municipal Court

Public Safety (includes general operations and activities associated with the E-911 Fund)

Recreation, Parks and Cultural Services

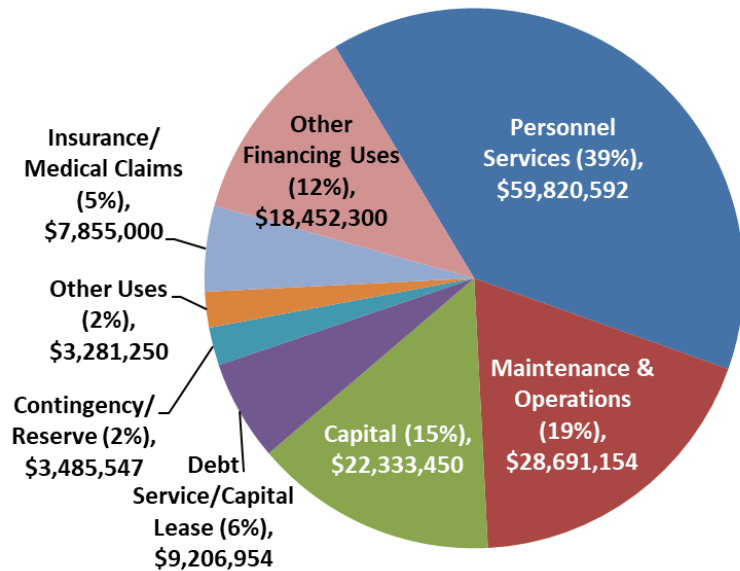
Non-Departmental (interfund transfers, contingency/reserves, Hotel/Motel Fund distributions, debt service, activities within the OPEB Funds, etc.)

Please refer to the *Departmental Summaries* section of this document for specific information on each department including mission, goals and objectives, financial summary, and performance measures.

CITYWIDE BUDGET SUMMARIES

Summary by Expenditure Category

**FY 2023 Citywide Budget
totals \$153 Million**



The chart above segments the FY 2023 budget by expenditure category and includes the following:

Personnel Services: Includes expenses for salaries, wages, and related employee benefits provided for all persons employed by the city whether on a full-time, part-time, temporary, or seasonal basis. Employee benefits include employer contribution for health insurance, pension, social security, workers compensation, other post-employment benefits, etc.

Maintenance and Operations: Includes expenses for goods and services associated with city's provision of services. Examples include professional fees, repair & maintenance, utilities, travel and training, etc.

Capital: Includes expenses for the acquisition of capital assets (e.g., building improvements, machinery and equipment, vehicle replacement/acquisition, etc.).

Debt Service: Includes expenses related to the repayment of the city's voter approved

debt obligations (e.g., principal and interest payments, debt service fees, etc.).

Insurance/Medical Claims: Includes an actuarially determined estimate for risk-management insurance claims and estimated medical claims under the city's Minimum Premium Plan. There is a grossing-up effect with the Medical Insurance Fund as the employer premium expenses are also reflected in the Operating Funds (e.g., General Fund, E911 Fund, etc.).

Other Uses: Includes Hotel/Motel Tax disbursements to the Alpharetta Convention & Visitors Bureau.

Contingency/Reserves: Includes General Fund contingency appropriations and reserve appropriations across multiple funds (E911 Fund, Capital Project Fund, etc.).

Other Financing Uses: Includes interfund transfers for items such as grant matches, capital improvements, etc.

CITYWIDE BUDGET SUMMARIES

Consolidated Summary (Revenues by Source/Expenditures by Department)

	General Fund	Special Revenue Funds			Capital Project Funds			
		E-911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Projects Fund	Stormwater Capital Fund	TSPLOST 1 Capital Fund	
REVENUES:								
Property Taxes	\$ 29,502,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Option Sales Taxes/TSPLOST	18,925,000	-	-	-	-	-	-	
Other Taxes	17,390,150	400	-	7,500,000	-	-	-	
Licenses and Permits	2,991,000	-	-	-	-	-	-	
Intergovernmental Revenue	186,000	1,250,000	-	-	-	-	-	
Charges for Services	4,107,800	3,750,000	350,000	-	-	-	-	
Fines and Forfeitures	2,372,000	-	-	-	-	-	-	
Interest Earnings	200,000	15,000	-	-	155,000	-	-	
Other/Miscellaneous	288,343	-	-	-	-	-	-	
subtotal	\$ 75,962,293	\$ 5,015,400	\$ 350,000	\$ 7,500,000	\$ 155,000	\$ -	\$ -	
Other Financing Sources								
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ 11,439,800	\$ 4,200,000	\$ -	
Interfund Transfer from Hotel/Motel Fund	2,812,500	-	-	-	-	-	-	
Budgeted Fund Balance	12,639,800	495,505	1,668,690	-	2,500,000	-	4,300,000	
subtotal	\$ 15,452,300	\$ 495,505	\$ 1,668,690	\$ -	\$ 13,939,800	\$ 4,200,000	\$ 4,300,000	
Total Revenues	\$ 91,414,593	\$ 5,510,905	\$ 2,018,690	\$ 7,500,000	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	
EXPENDITURES:								
Mayor and City Council	\$ 399,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
City Administration	1,420,733	-	-	-	145,000	-	-	
Finance	3,698,826	-	-	-	-	-	-	
Legal Services	750,000	-	-	-	-	-	-	
Information Technology	2,350,617	-	-	-	500,000	-	-	
Human Resources	855,513	-	-	-	72,500	-	-	
Municipal Court	1,148,200	-	-	-	-	-	-	
Public Safety	36,733,087	5,510,905	18,690	-	4,568,810	-	-	
Public Works	10,112,573	-	-	-	4,073,000	4,200,000	2,000,000	
Recreation, Parks and Cultural Services	11,788,902	-	2,000,000	-	1,990,000	-	2,300,000	
Community and Economic Development	4,630,115	-	-	-	100,000	-	-	
Non-Departmental	-	-	-	5,500	-	-	-	
Insurance Premiums (Risk Fund)	823,300	-	-	-	-	-	-	
Alpharetta Convention and Visitors Bureau	-	-	-	3,281,250	-	-	-	
Debt Service (Principal and Interest)*	288,640	-	-	1,365,213	-	-	-	
Contingency	775,000	-	-	35,537	-	-	-	
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	2,645,490	-	-	
subtotal	\$ 75,774,793	\$ 5,510,905	\$ 2,018,690	\$ 4,687,500	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	
Other Financing Uses								
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ 2,812,500	\$ -	\$ -	\$ -	
Interfund Transfer to Capital Funds	15,639,800	-	-	-	-	-	-	
subtotal	\$ 15,639,800	\$ -	\$ -	\$ 2,812,500	\$ -	\$ -	\$ -	
Total Expenditures	\$ 91,414,593	\$ 5,510,905	\$ 2,018,690	\$ 7,500,000	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000	

* Not including Capital Leases which are programmed into the appropriate Departmental budget above.

CITYWIDE BUDGET SUMMARIES

	Enterprise Fund		Internal Service Funds		Fiduciary Funds		
	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Health Benefit Fund	OPEB Reimb. Fund	TOTAL
REVENUES:							
Property Taxes	\$ 6,279,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,781,000
Local Option Sales Taxes/TSPLOST	-	-	-	-	-	-	18,925,000
Other Taxes	-	-	-	-	-	-	24,890,550
Licenses and Permits	-	-	-	-	-	-	2,991,000
Intergovernmental Revenue	-	-	-	-	-	-	1,436,000
Charges for Services	-	6,051,575	1,678,300	9,000,000	-	-	24,937,675
Fines and Forfeitures	-	-	-	-	-	-	2,372,000
Interest Earnings	2,000	1,286	-	-	10,500	47,673	431,459
Other/Miscellaneous	-	-	-	-	13,008	686,459	987,810
<i>subtotal</i>	\$ 6,281,000	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 112,752,494
Other Financing Sources							
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,639,800
Interfund Transfer from Hotel/Motel Fund	-	-	-	-	-	-	2,812,500
Budgeted Fund Balance	317,458	-	-	-	-	-	21,921,453
<i>subtotal</i>	\$ 317,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,373,753
Total Revenues	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 153,126,247
EXPENDITURES:							
Mayor and City Council	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 399,287
City Administration	-	-	-	-	-	-	1,565,733
Finance	-	6,023,341	1,678,300	9,000,000	-	-	20,400,467
Legal Services	-	-	-	-	-	-	750,000
Information Technology	-	-	-	-	-	-	2,850,617
Human Resources	-	-	-	-	-	-	928,013
Municipal Court	-	-	-	-	-	-	1,148,200
Public Safety	-	-	-	-	-	-	46,831,492
Public Works	-	-	-	-	-	-	20,385,573
Recreation, Parks and Cultural Services	-	-	-	-	-	-	18,078,902
Community and Economic Development	-	-	-	-	-	-	4,730,115
Non-Departmental	8,000	-	-	-	23,508	734,132	771,140
Insurance Premiums (Risk Fund)	-	-	-	-	-	-	823,300
Alpharetta Convention and Visitors Bureau	-	-	-	-	-	-	3,281,250
Debt Service (Principal and Interest)*	6,590,458	-	-	-	-	-	8,244,311
Contingency	-	29,520	-	-	-	-	840,057
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	-	-	2,645,490
<i>subtotal</i>	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 134,673,947
Other Financing Uses							
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,812,500
Interfund Transfer to Capital Funds	-	-	-	-	-	-	15,639,800
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,452,300
Total Expenditures	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 153,126,247

* Not including Capital Leases which are programmed into the appropriate Departmental budget above.

CITYWIDE BUDGET SUMMARIES

Consolidated Summary (Revenues by Source/Expenditures by Category)

		Special Revenue Funds			Capital Project Funds		
	General Fund	E-911 Fund	Impact Fee Fund	Hotel/Motel Fund	Capital Project Fund	Stormw ater Capital Fund	TSPLOST 1 Capital Fund
REVENUES:							
Property Taxes	\$ 29,502,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Option Sales Taxes/TSPLOST	18,925,000	-	-	-	-	-	-
Other Taxes	17,390,150	400	-	7,500,000	-	-	-
Licenses and Permits	2,991,000	-	-	-	-	-	-
Intergovernmental Revenue	186,000	1,250,000	-	-	-	-	-
Charges for Services	4,107,800	3,750,000	350,000	-	-	-	-
Fines and Forfeitures	2,372,000	-	-	-	-	-	-
Interest Earnings	200,000	15,000	-	-	155,000	-	-
Other/Miscellaneous	288,343	-	-	-	-	-	-
subtotal	\$ 75,962,293	\$ 5,015,400	\$ 350,000	\$ 7,500,000	\$ 155,000	\$ -	\$ -
Other Financing Sources							
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ 11,439,800	\$ 4,200,000	\$ -
Interfund Transfer from Hotel/Motel Fund	2,812,500	-	-	-	-	-	-
Budgeted Fund Balance	12,639,800	495,505	1,668,690	-	2,500,000	-	4,300,000
subtotal	\$ 15,452,300	\$ 495,505	\$ 1,668,690	\$ -	\$ 13,939,800	\$ 4,200,000	\$ 4,300,000
Total Revenues	\$ 91,414,593	\$ 5,510,905	\$ 2,018,690	\$ 7,500,000	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000
EXPENDITURES:							
Personnel Services	\$ 55,484,008	\$ 3,512,065	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance and Operations	18,531,837	1,366,055	-	5,500	-	-	-
Capital	35,450	330,000	2,018,690	-	11,449,310	4,200,000	4,300,000
Debt Service	948,498	302,785	-	1,365,213	-	-	-
Other							
Insurance/Medical Claims	-	-	-	-	-	-	-
Alpharetta Convention and Visitors Bureau	-	-	-	3,281,250	-	-	-
Contingency	775,000	-	-	35,537	-	-	-
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	2,645,490	-	-
subtotal	\$ 75,774,793	\$ 5,510,905	\$ 2,018,690	\$ 4,687,500	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000
Other Financing Uses							
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ 2,812,500	\$ -	\$ -	\$ -
Interfund Transfer to Capital Funds	15,639,800	-	-	-	-	-	-
subtotal	\$ 15,639,800	\$ -	\$ -	\$ 2,812,500	\$ -	\$ -	\$ -
Total Expenditures	\$ 91,414,593	\$ 5,510,905	\$ 2,018,690	\$ 7,500,000	\$ 14,094,800	\$ 4,200,000	\$ 4,300,000

CITYWIDE BUDGET SUMMARIES

	Enterprise Fund		Internal Service Funds		Fiduciary Fund		
	Debt Service Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	OPEB Health Benefit Fund	OPEB Reimb. Fund	TOTAL
REVENUES:							
Property Taxes	\$ 6,279,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,781,000
Local Option Sales Taxes/TSPLOST	-	-	-	-	-	-	18,925,000
Other Taxes	-	-	-	-	-	-	24,890,550
Licenses and Permits	-	-	-	-	-	-	2,991,000
Intergovernmental Revenue	-	-	-	-	-	-	1,436,000
Charges for Services	-	6,051,575	1,678,300	9,000,000	-	-	24,937,675
Fines and Forfeitures	-	-	-	-	-	-	2,372,000
Interest Earnings	2,000	1,286	-	-	10,500	47,673	431,459
Other/Miscellaneous	-	-	-	-	13,008	686,459	987,810
<i>subtotal</i>	\$ 6,281,000	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 112,752,494
Other Financing Sources							
Interfund Transfer from General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,639,800
Interfund Transfer from Hotel/Motel Fund	-	-	-	-	-	-	2,812,500
Budgeted Fund Balance	317,458	-	-	-	-	-	21,921,453
<i>subtotal</i>	\$ 317,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,373,753
Total Revenues	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 153,126,247
EXPENDITURES:							
Personnel Services	\$ -	\$ 96,879	\$ -	\$ -	\$ 13,008	\$ 714,632	\$ 59,820,592
Maintenance and Operations	8,000	5,926,462	923,300	1,900,000	10,500	19,500	28,691,154
Capital	-	-	-	-	-	-	22,333,450
Debt Service	6,590,458	-	-	-	-	-	9,206,954
Other							
Insurance/Medical Claims	-	-	755,000	7,100,000	-	-	7,855,000
Alpharetta Convention and Visitors Bureau	-	-	-	-	-	-	3,281,250
Contingency	-	29,520	-	-	-	-	840,057
Non-Allocated (Reserve); One-Time Usage	-	-	-	-	-	-	2,645,490
<i>subtotal</i>	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 134,673,947
Other Financing Uses							
Interfund Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,812,500
Interfund Transfer to Capital Funds	-	-	-	-	-	-	15,639,800
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,452,300
Total Expenditures	\$ 6,598,458	\$ 6,052,861	\$ 1,678,300	\$ 9,000,000	\$ 23,508	\$ 734,132	\$ 153,126,247

CITYWIDE BUDGET SUMMARIES

Personnel Listing by Department

	Actual FY 2019	Actual FY 2020	Actual FY 2021	Actual FY 2022	Recommended FY 2023*	Variance
Detail by Department:						
General Fund						
Mayor & City Council	7.0	7.0	7.0	7.0	7.0	-
City Administration	8.0	7.0	6.0	6.0	6.0	-
Community and Economic Development	28.0	30.0	32.0	32.0	32.0	-
Public Works	52.0	52.0	52.0	51.0	51.0	-
Finance	21.5	21.5	21.5	21.5	21.5	-
** Public Safety	221.0	223.5	226.5	232.5	238.5	6.0
** Human Resources	3.0	3.0	3.0	3.0	4.0	1.0
Municipal Court	8.0	8.0	8.0	7.0	6.0	(1.0)
Recreation, Parks & Cultural						
** Services	51.0	51.0	51.0	48.0	49.0	1.0
Information Technology	11.0	12.0	12.0	13.0	13.0	-
subtotal	410.5	415.0	419.0	421.0	428.0	7.0
E-911 Fund (Special Revenue Fund)						
Public Safety	29.0	33.0	32.0	32.0	32.0	-
Information Technology	1.0	-	1.0	1.0	1.0	-
subtotal	30.0	33.0	33.0	33.0	33.0	-
DEA Fund (Special Revenue Fund)						
Public Safety	3.0	3.0	-	-	-	-
Solid Waste Fund (Enterprise Fund)						
Finance	1.0	1.0	1.0	1.0	1.0	-
Full-Time Equivalent (FTE) Positions						
	444.5	452.0	453.0	455.0	462.0	7.0

Notes:

- * Includes 1.5 full-time equivalent positions that are not funded but are part of the City's authorized work force. These positions will remain vacant pending a (1) justifiable needs assessment by City Administration and (2) identification of a sustainable funding source.

Frozen positions include:

<u>General Fund</u>	<u>Department</u>	<u>Full-Time Equivalent</u>
Treasury Services Manager	Finance	1.0
Parking Enforcement Officer	Public Safety	0.5
		<u>1.5</u>

- ** FY 2023 includes the addition of eight new full-time equivalent positions (Human Resources Specialist; Community Paramedic, Crime Scene Detective, and four Police Officers; and a Recreation Coordinator). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of these new positions.

GENERAL FUND SUMMARY

General Fund Summary

Overview

The *General Fund Summary* section is intended to provide readers with an overall understanding of the city's fiscal year 2023 General Fund budget. The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **General Fund Summary**

This section provides a brief description of the General Fund as well as charts segmenting revenues by source (e.g., Property Taxes, Licenses & Permits, etc.) and expenditures by department (e.g., City Administration, Public Safety, etc.).

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures for fiscal years 2022 and 2023. Revenues are presented by source and expenditures are presented by category (i.e., Personnel Services, Maintenance & Operations, Capital, etc.).

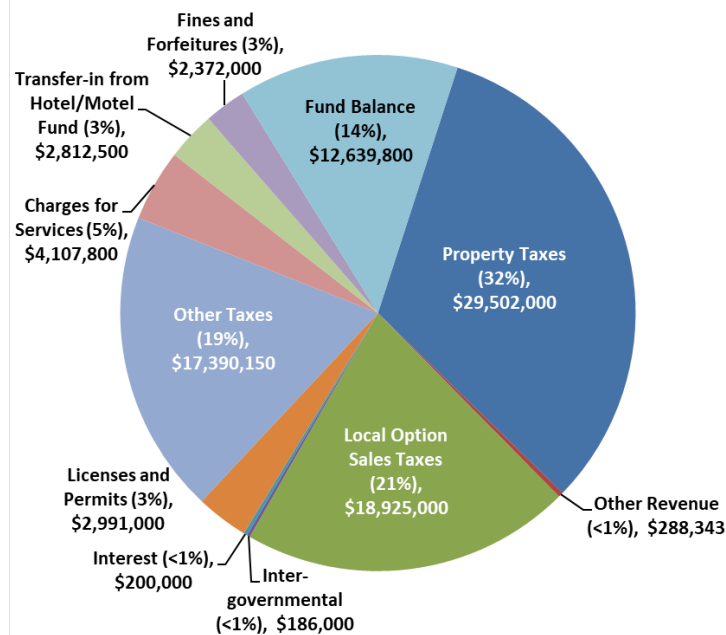
- **Budget Narrative**

This section provides a narrative of General Fund revenue and expenditure trends including historical information.

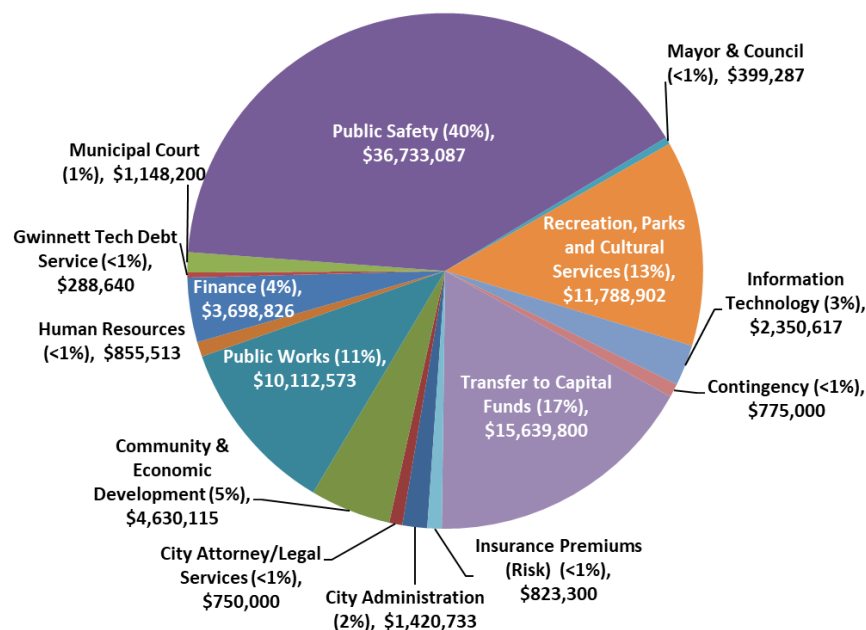
GENERAL FUND SUMMARY

The General Fund is the city's largest fund and includes governmental activities such as police, fire, recreation, and other general governmental functions that are primarily funded with property taxes, utility taxes, franchise fees, state shared revenues, and charges for services, such as recreation program fees.

Summary by Revenue Source



Summary by Department Expenditures



FY 2023 General Fund Budget

totals \$91 Million

GENERAL FUND SUMMARY

Statement of Budgetary Comparisons

	FY 2022 AMENDED BUDGET	FY 2023 RECOMMENDED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 25,649,642	\$ 26,300,000	\$ 650,358	2.5%
Motor Vehicle Title Tax Fee	1,800,000	3,000,000	1,200,000	66.7%
Prior Year/Delinquent	297,000	202,000	(95,000)	-32.0%
Local Option Sales Tax	16,249,473	18,925,000	2,675,527	16.5%
Other Taxes	15,837,152	17,390,150	1,552,998	9.8%
Licenses & Permits	2,729,100	2,991,000	261,900	9.6%
Intergovernmental	396,190	186,000	(210,190)	-53.1%
Charges for Services	3,903,700	4,107,800	204,100	5.2%
Fines & Forfeitures	2,056,000	2,372,000	316,000	15.4%
Interest	190,000	200,000	10,000	5.3%
Other Revenues	256,487	288,343	31,856	12.4%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,062,500	2,812,500	750,000	36.4%
Total Operating Revenues	\$ 71,427,244	\$ 78,774,793	\$ 7,347,549	10.3%
Fund Balance Carryforward	5,836,799	12,639,800		
Total Revenues	\$ 77,264,043	\$ 91,414,593		
Expenditures (by Category):				
Personnel Services:				
Salaries	\$ 32,314,685	\$ 35,391,075	\$ 3,076,390	9.5%
Group Insurance	9,563,947	10,083,080	519,133	5.4%
Pension (Defined Benefit)	2,818,660	2,869,712	51,052	1.8%
Pension (401A)	2,552,305	2,899,010	346,705	13.6%
Miscellaneous Benefits	3,817,039	4,241,131	424,092	11.1%
subtotal	\$ 51,066,636	\$ 55,484,008	\$ 4,417,372	8.7%
Maintenance and Operations:				
Professional Services	\$ 2,955,181	\$ 2,813,842	\$ (141,339)	-4.8%
Repair/Maintenance	1,664,289	1,831,840	167,551	10.1%
Maintenance Contracts	3,174,868	3,705,288	530,420	16.7%
Professional Services (IT)	2,124,660	2,433,408	308,748	14.5%
General Supplies	893,320	974,697	81,377	9.1%
Utilities	2,939,555	2,917,825	(21,730)	-0.7%
Fuel	407,414	582,560	175,146	43.0%
Travel/Training	315,504	516,138	200,634	63.6%
Insurance Premiums (Risk Fund)	779,750	823,300	43,550	5.6%
Miscellaneous	1,770,557	1,932,939	162,382	9.2%
subtotal	\$ 17,025,098	\$ 18,531,837	\$ 1,506,739	8.9%
Capital/Lease:	\$ 695,870	\$ 695,308	\$ (562)	-0.1%
Other Uses:				
Contingency	\$ 700,000	\$ 775,000	\$ 75,000	10.7%
Gwinnett Tech Contribution (Debt Svc)	289,640	288,640	(1,000)	-0.3%
subtotal	\$ 989,640	\$ 1,063,640	\$ 74,000	7.5%
Total Operating Expenditures	\$ 69,777,244	\$ 75,774,793	\$ 5,997,549	8.6%
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	5,836,799	12,639,800		
Recurring Capital Program	1,650,000	3,000,000		
Total Expenditures	\$ 77,264,043	\$ 91,414,593		

Personnel (full-time-equivalent)*	421.0	428.0
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* FY 2023 includes 1.5 full-time equivalent positions that are not funded but are part of the City's authorized workforce. These positions will remain vacant pending a (1) justifiable needs assessment by City Administration and (2) identification of a sustainable funding source.

GENERAL FUND SUMMARY

Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 24,637,083	\$ 27,826,270	\$ 26,626,051	\$ 35,676,603	\$ 29,839,804
Revenues:					
Property Taxes	\$ 25,930,361	\$ 27,301,937	\$ 29,314,431	\$ 27,746,642	\$ 29,502,000
Local Option Sales Taxes	16,849,321	15,991,131	16,984,903	16,249,473	18,925,000
Other Taxes	15,664,320	16,064,467	16,958,303	15,837,152	17,390,150
Licenses and Permits	4,198,814	3,269,383	3,080,442	2,729,100	2,991,000
Intergovernmental	599,521	447,357	338,694	396,190	186,000
Charges for Services	4,327,190	3,622,070	3,374,786	3,903,700	4,107,800
Fines and Forfeitures	1,841,143	1,723,631	2,531,031	2,056,000	2,372,000
Interest	745,578	706,149	104,382	190,000	200,000
Other Revenue	206,291	190,607	214,698	149,487	175,343
	<u>\$ 70,362,538</u>	<u>\$ 69,316,732</u>	<u>\$ 72,901,670</u>	<u>\$ 69,257,744</u>	<u>\$ 75,849,293</u>
Expenditures:					
Mayor and City Council	\$ 351,543	\$ 366,417	\$ 368,717	\$ 386,092	\$ 399,287
City Administration	1,714,638	1,661,974	1,267,117	1,556,360	1,420,733
Legal Services	842,459	882,013	762,682	750,000	750,000
Community & Economic Development	3,080,445	3,377,666	3,868,757	4,439,117	4,630,115
Public Works	8,415,314	8,352,910	8,536,228	9,377,556	10,112,573
Finance	3,247,984	3,394,381	3,363,629	3,518,190	3,698,826
Public Safety	27,622,038	28,854,870	29,352,576	33,387,927	36,733,087
Human Resources	450,955	554,384	521,820	696,560	855,513
Municipal Court	973,898	889,434	905,796	1,123,639	1,148,200
Recreation, Parks & Cultural Services	9,628,772	9,419,744	8,866,601	10,562,114	11,788,902
Information Technology	1,701,499	1,994,728	2,029,606	2,210,299	2,350,617
Non-Departmental:					
Contingency	114,858	31,388	37,426	700,000	775,000
(1) Insurance Premiums (Risk Fund)	689,500	667,500	720,250	779,750	823,300
Gwinnett Tech Debt Service	286,590	291,190	290,490	289,640	288,640
Non-Allocated/Reserve	-	32,500	-	-	-
Donations/Contributions	-	-	-	-	-
	<u>\$ 59,120,492</u>	<u>\$ 60,771,099</u>	<u>\$ 60,891,695</u>	<u>\$ 69,777,244</u>	<u>\$ 75,774,793</u>
Other Financing Sources (Uses):					
Proceeds from the sale of Capital Assets	\$ 132,939	\$ 68,380	\$ 123,658	\$ 107,000	\$ 113,000
Interfund Transfer:					
Hotel/Motel Fund	3,394,250	2,502,036	1,458,781	2,062,500	2,812,500
Operating Grant Fund	(30,000)	-	-	-	-
Capital Project Fund	(9,675,047)	(9,766,268)	(3,156,862)	(5,966,799)	(11,439,800)
Stormwater Capital Fund	(1,875,000)	(2,550,000)	(1,385,000)	(1,520,000)	(4,200,000)
	<u>\$ (8,052,859)</u>	<u>\$ (9,745,852)</u>	<u>\$ (2,959,423)</u>	<u>\$ (5,317,299)</u>	<u>\$ (12,714,300)</u>
Ending Fund Balance: (2)	<u>\$ 27,826,270</u>	<u>\$ 26,626,051</u>	<u>\$ 35,676,603</u>	<u>\$ 29,839,804</u>	<u>\$ 17,200,004</u>
<i>Changes in Fund Balance (actual/est.)</i>	\$ 3,189,187	\$ (1,200,219)	\$ 9,050,552	\$ (5,836,799)	\$ (12,639,800)
<i>Personnel (full-time-equivalent)</i>	410.5	415.0	419.0	421.0	428.0

Notes:

(1) Represents funding to the Risk Management Fund.

(2) Pursuant to the City's financial management policies, fund balance in excess of the City's current 25% Fund Balance Reserve can be used for one-time capital initiatives. Additionally, the budgetary presentation for fiscal years 2022 and 2023 assumes all appropriations will be spent; historically, a portion of the appropriations will go unspent which will augment the fund balance (i.e. the actual reduction in fund balance will be lower than what is presented above).

* FY 2023 includes 1.5 full-time equivalent positions that are not funded but are part of the city's authorized workforce. These positions are detailed within the *Personnel Listing by Department* section of this document and will remain vacant pending a (1) justifiable needs assessment by City Administration and (2) identification of a sustainable funding source.

GENERAL FUND SUMMARY

Budget Narrative

Revenues

As detailed later in this section through the discussion of expenditure trends, the city's budget is in the midst of multiple disruptive economic pressures. As quickly as the COVID-19 pandemic and its associated social distancing measures drove a decline in economic activity, the current phase of post-lockdown economic activity coupled with Federal stimulus has resulted in a spike of economic growth. This strong economic growth can be witnessed in our revenue trends as well as our expenditure trends which seek to meet a spiking service demand from our customers while also covering unprecedented inflationary (e.g., labor costs) and market-based cost pressures (e.g., fuel, steel, concrete, wood, etc.).

FY 2023 General Fund operating revenues are forecasted to grow by 10%, or \$7.3 million (including \$270,000 in new revenue generation from the recommended operating initiatives including recreation camp programs), compared to Amended FY 2022. However, operating revenue estimates based on trend data suggest actual collections for FY 2022 in excess of \$76 million which results in a growth rate approximating around 3% (budget to est. actual). The following table compares major revenue categories within the General Fund:

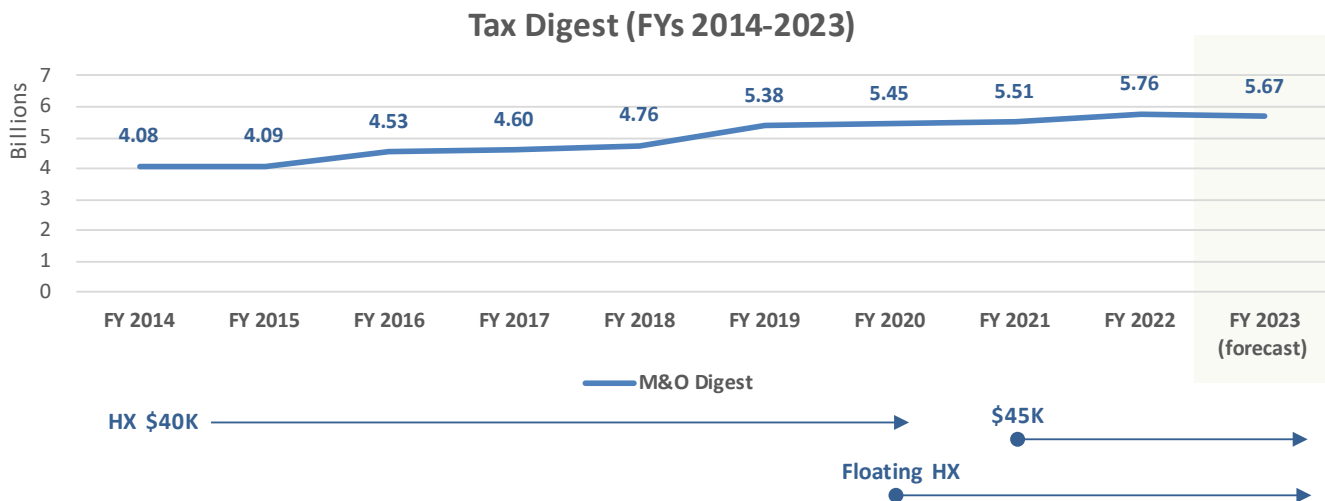
	FY 2022 AMENDED BUDGET	FY 2023 FORECASTED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 25,649,642	\$ 26,300,000	\$ 650,358	2.5%
Motor Vehicle	60,000	55,000	(5,000)	-8.3%
Motor Vehicle Title Tax Fee	1,800,000	3,000,000	1,200,000	66.7%
Prior Year/Delinquent	237,000	147,000	(90,000)	-38.0%
Local Option Sales Tax	16,249,473	18,925,000	2,675,527	16.5%
Other Taxes:				
Franchise Fees	6,620,000	7,100,000	480,000	7.3%
Insurance Premium Tax	4,759,402	4,825,000	65,598	1.4%
Alcohol Beverage Excise Tax	2,025,000	2,575,000	550,000	27.2%
Other Taxes	2,432,750	2,890,150	457,400	18.8%
Licenses & Permits	2,729,100	2,991,000	261,900	9.6%
Intergovernmental	396,190	186,000	(210,190)	-53.1%
Charges for Services	3,903,700	4,107,800	204,100	5.2%
Fines & Forfeitures	2,056,000	2,372,000	316,000	15.4%
Interest	190,000	200,000	10,000	5.3%
Other Revenues	256,487	288,343	31,856	12.4%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,062,500	2,812,500	750,000	36.4%
Total Operating Revenues	\$ 71,427,244	\$ 78,774,793	\$ 7,347,549	10.3%
Fund Balance Carryforward	5,836,799	12,639,800		
Total Revenues	\$ 77,264,043	\$ 91,414,593		

GENERAL FUND SUMMARY

Property and Motor Vehicle Taxes

Property taxes are calculated based on an assessed millage rate on real and personal property owned within the city. Real property consists of land, buildings, structures, and improvements affixed to land. Personal property includes machinery, equipment, inventory supplies, furniture, motor vehicles, boats, etc. The Fulton County Board of Assessors (the “BOA”) determines the fair market value of property (i.e., tax digest) utilizing numerous analytical methods including comparative sales data. As of the date of this budget submission, the BOA has not provided the updated tax digest. As such, FY 2023 is based on a forecasted tax digest.

The chart below illustrates the tax digest growth within the city for the last 9 years as provided by the BOA and a staff forecast for FY 2023. These figures are net of all exemptions (e.g., basic homestead and floating homestead exemptions).



As previously mentioned, FY’s 2014-2022 represent tax digest valuations provided by the BOA. Property valuation growth has been tempered from a digest perspective over the last several years due to a combination of the following:

- FY 2020: Implementation of the floating homestead exemption;
- FY 2021: \$5,000 increase to the basic homestead exemption (\$40,000 to \$45,000);
- FY 2021: Removal of income restrictions for residents aged 65 and older to qualify for the \$10,000 senior homestead exemption; and
- General tax digest appeal valuation adjustments.

The tax digest is subject to tax appeal adjustments which reduce overall valuations. As such, staff forecasts a 2022 tax digest that adjusts for actual/estimated valuation reductions (e.g.,

GENERAL FUND SUMMARY

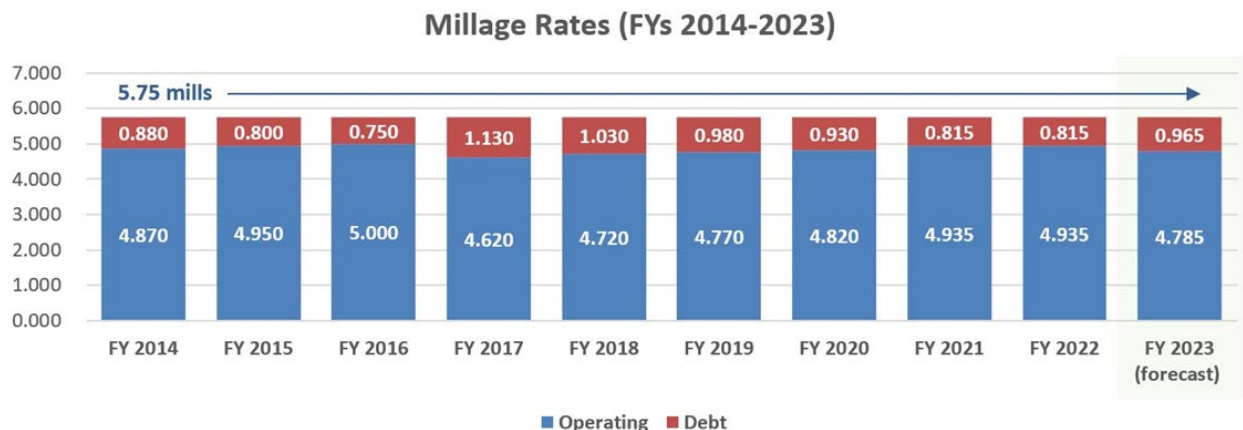
tax appeals) which results in a revised valuation approximating \$5.5 billion. The forecast for FY 2023 builds upon the 2022 estimate with the following growth factors:

- 3% valuation growth trend for the Residential portion of the digest (market segment is experiencing strong growth but valuations growth is tempered through the floating homestead exemption which limits growth to the lesser of 3% or CPI).
- 1% valuation growth trend for the Commercial portion of the digest which highlights the uncertainty facing our commercial office developments resulting from the COVID-19 pandemic and its impact on occupancy rates.
- \$68 million in new construction taxable-value-added.

The net result is a forecasted growth in the 2023 tax digest of 3% over 2022 estimates.

In conjunction with the annual budget process, the city adopts a millage rate to be applied to the tax digest in order to determine the taxroll value and, consequently, the property tax billings.

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The chart below illustrates the annual millage rates levied by the city for the last 9 years including the request for FY 2023.



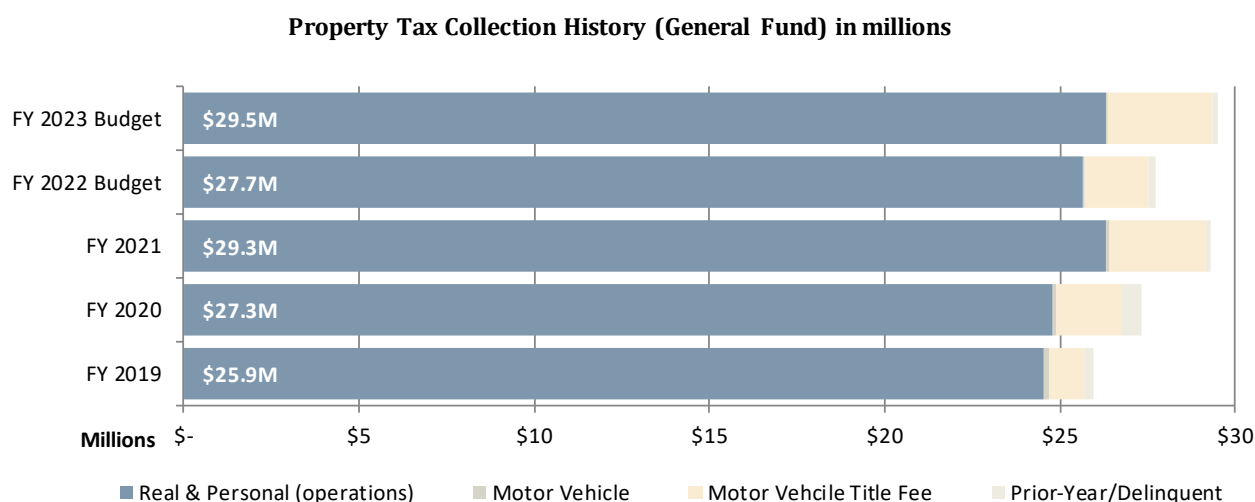
The FY 2023 Budget is based on maintenance of the city's millage rate at 5.750 mills.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to increase 0.15 mills compared to FY 2022 to a total of 0.965 mills. This millage rate shift is necessary to cover debt service on the 2022 General Obligation Parks Bonds (\$1.6 million annually).
- The portion of the millage rate funding operations and recurring capital investment (General Fund) is estimated to decline -0.15 mills compared to FY 2022 to a total of 4.785 mills. This reduction was necessary due to escalating debt service requirements (see above).

GENERAL FUND SUMMARY

The property tax revenue estimates are net of the city's homestead exemptions which is estimated to save our homeowners over \$5.4 million annually. The main homestead components include the floating homestead exemption that caps the valuation growth of homesteaded properties at the lesser of 3% or CPI and the basic homestead exemption that lowers the taxable value of a homesteaded property by \$45,000. The city's homestead exemptions go great lengths in keeping Alpharetta an affordable place to live and retire.

General Fund property taxes are budgeted at \$29.5 million in FY 2023 and represent approximately 32% of General Fund revenues. The chart below depicts a 5-year history of General Fund property tax collections by type.



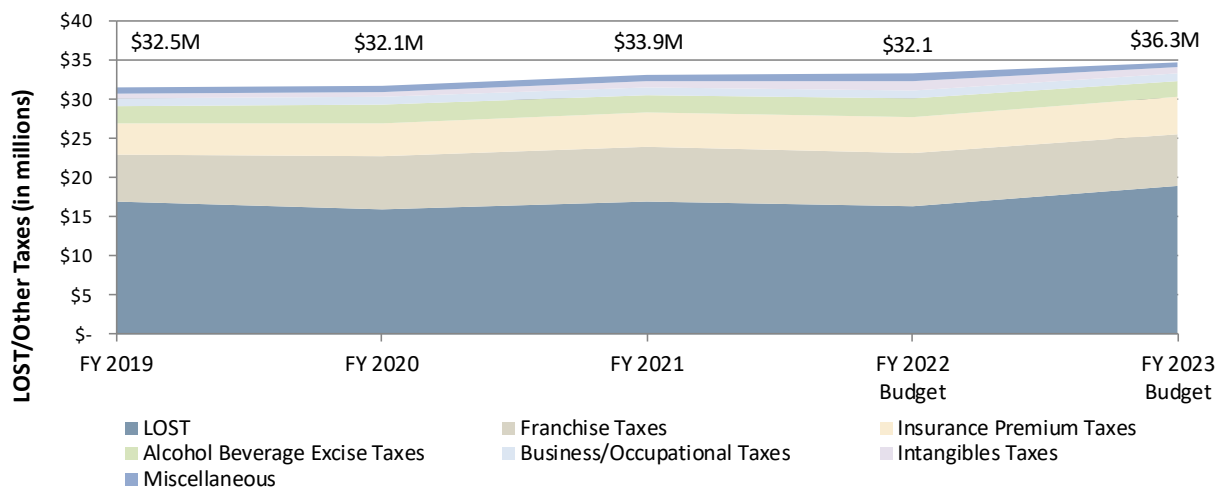
Motor vehicle taxes are experiencing declines due to House Bill 386 which phased out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city is still receiving motor vehicle taxes on vehicles titled before March 1, 2013, until the vehicle is sold/transferred. Accordingly, the city is forecasting motor vehicle revenues to decline moving forward.

HB 386 created a Motor Vehicle Title Fee to partially offset the reduction in motor vehicle taxes. The Title Fee is 6.6% and is shared between the State and local governments (county, city, and school boards; local share approaches 65% of collections). An increase of 67% is forecasted in FY 2023 for motor vehicle title fees from a budget-to-budget standpoint. However, the reduction programmed into the FY 2022 budget due to anticipated COVID-19 impacts has not been realized and 2022 actuals are conservatively trending towards \$2.8 million resulting in a revised growth trend of 7%. This trend, while high, is reflective of year-to-date collection patterns. That said, limited vehicle availability may suppress growth in the short-term.

GENERAL FUND SUMMARY

Other Taxes (including LOST)

Other taxes account for 40%, or \$36 million, of total General Fund revenue for FY 2023. Specifically, revenue sources within the Other Taxes category include Local Option Sales Taxes (“LOST”), Franchise Taxes, Insurance Premium Taxes, Alcohol Beverage Excise Taxes, etc. The chart below provides a 5-year history of Other Tax collections by type.



- **Local Option Sales Taxes (“LOST”):** This revenue source represents the city’s portion of the 7% sales and use tax collected in Fulton County (not counting T-SPLOST levy) and totals \$18.9 million for FY 2023.

Sales and use tax is collected by the retailer making sales of tangible personal property in Fulton County. LOST is reported and remitted to the Georgia Department of revenue each month for the previous month’s sales. The DOR calculates the distribution and remits the revenue to the city monthly.

The LOST is distributed to municipalities within Fulton County based on population. The rate of distribution is negotiated every 10-years after the decennial U.S. Census. Due to relative population growth (including annexations), the city received an increase in its proportionate distribution in 2013 to 5.84% of the amount shared by local governments (roughly 1% of the 7% sales and use tax levy). The city will be engaging in the next round of LOST distribution negotiations within the next 12-months.

An increase of 17% is forecasted for FY 2023 from a budget-to-budget standpoint. However, actual collections are conservatively estimated at \$17.8 million in FY 2022 which equates to a revised growth rate of 7%. Due to Federal stimulus and overall strong consumer spending emerging after the post-pandemic shutdowns, LOST collections are likely to exceed budgetary figures for 2023.

GENERAL FUND SUMMARY

- **Franchise Taxes:** Several of the larger franchise agreements include the following: Georgia Power (electric/4% of taxable gross sales); Comcast (cable and communications/5% of gross receipts); BellSouth (communications/3% of gross receipts); etc.

An increase of 7% is forecasted for FY 2023 from a budget-to-budget standpoint. However, actual collections are estimated at \$6.8 million in FY 2022 which equates to a revised growth rate of 5%.

Collections from GA Power and Sawnee EMC, the largest contributors of this revenue source (70% of total franchise fees), totaled \$4.5 million in FY 2022 and represents a \$137,841 increase over the prior year (\$4.3 million was collected in FY 2021). The budget forecast for FY 2023 totals \$4.5 million and represents minor growth compared to 2022 collections.

Collections from cable franchise agreements represent the next largest source and are estimated to total \$825,000 in FY 2022. The budget forecast for FY 2023 totals \$850,000 and reflects growth approximating 3%. The city raised the Cable Franchise Fee from 3% to 5% effective January 1, 2019.

- **Insurance Premium Taxes:** This revenue source represents a percentage of insurers' gross direct premiums on life, accident, and sickness insurance policies written within the State and totals \$4.8 million in FY 2023. Minimal growth is forecasted for FY 2023 from a budget-to-budget standpoint (1%) based on collection trends.

Insurance premium tax is due on the first day of the calendar year and is collected directly by the city.

- **Alcohol Beverage Excise Taxes:** This revenue source represents taxes levied on dealers and wholesalers of alcoholic beverages within the city and totals \$2.6 million in FY 2023. Growth of 27% is forecasted for FY 2023 from a budget-to-budget standpoint and reflects the strong consumer spend trends occurring in the local market.

Licenses & Permits

Licenses & permits account for 3%, or \$3 million, of total General Fund revenue for FY 2023. Licenses and permit revenues include alcoholic beverage permit fees, development permit and related fees, building permit fees, occupancy permit fees, sign permit fees, etc.

Growth of 10% is forecasted for FY 2023 based on 2022 collection patterns but lags pre-pandemic collection levels (\$4.2 million in 2019).

The largest revenue source is Building Permit Fees (\$1.9 million forecasted for FY 2023; \$1.7 million estimated for FY 2022).

GENERAL FUND SUMMARY

Intergovernmental

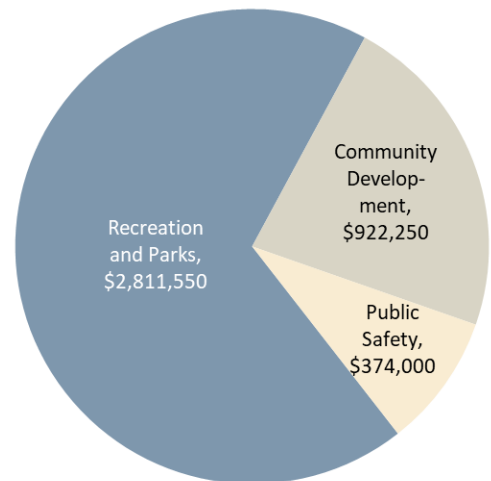
Intergovernmental sources account for <1%, or \$186,000, of total General Fund revenue for FY 2023. This revenue is primarily generated from Intergovernmental Agreements with the City of Milton related to the sharing of court management capabilities as well as overtime reimbursement through the Federal/State HIDTA (High Intensity Drug Trafficking Area) program.

Charges for Services

Charges for services include user fees for community development (plan review, planning and development fees, etc.), public safety (plan review, police reports and services, etc.), recreation and parks (program and activity fees, etc.), and special events.

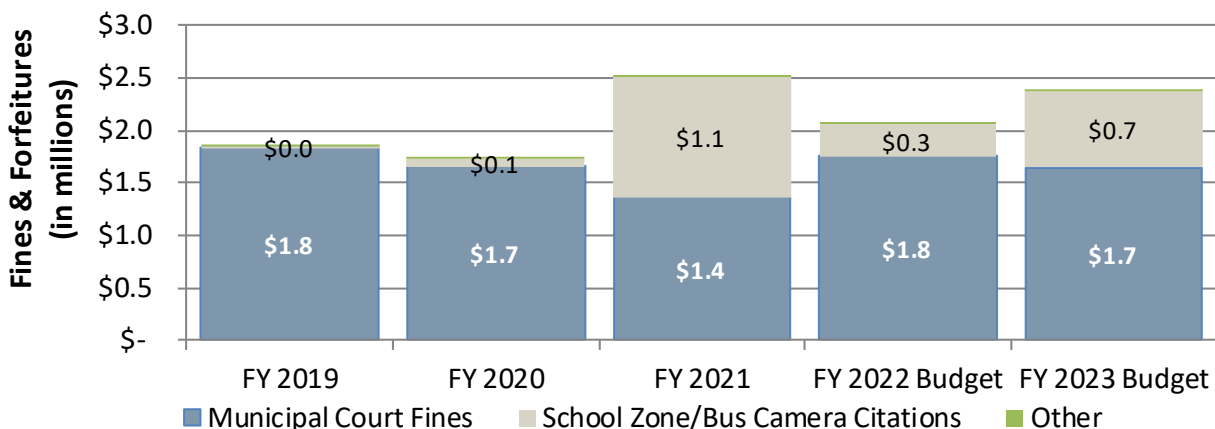
Charges for services account for 5%, or \$4.1 million, of total General Fund revenue. The forecast for 2023 does assume growth in recreational program attendance above the recent few years which have been severely impact by the COVID-19 pandemic as well as \$270,000 in new revenue generation from the recommended operating initiatives (recreation camp programs, Preston Ridge Community Center programs, etc.).

Charges for Services: \$4.1M



Fines & Forfeitures

Fines & Forfeitures include municipal court fines, code enforcement, school zone citations, etc. Fines & forfeitures account for 3%, or \$2.4 million, of total General Fund revenue for FY 2023. An increase of 15% is forecasted for FY 2023 from a budget-to-budget standpoint. Primary variance is a budget-to-budget growth in school zone citation trends (FY 2022 budget of \$300,000 vs est. collections of \$1.2 million).



GENERAL FUND SUMMARY

Interest

Interest earnings account for <1%, or \$200,000, of total General Fund revenue for FY 2023. Reductions are forecasted to more accurately reflect the earnings the city is currently receiving on its investments in the market.

Transfer-In from Hotel/Motel Fund (Other Financing Sources)

Other Financing Sources account for 3%, or \$2.8 million, of total General Fund revenue for FY 2023 and consists of the city's share (40%) of the Hotel/Motel Tax. This revenue source is discussed in more detail within the *Special Revenue Fund Summaries* (Hotel/Motel Fund) section of this document.

Fund Balance

Carryforward fund balance accounts for 14%, or \$12.6 million, of total General Fund appropriations for FY 2023. Carryforward Fund Balance represents available cash in excess of the city's 25% emergency reserve.

It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time expenditures.

GENERAL FUND SUMMARY

Expenditures

As previously discussed earlier under the revenue section, the city's budget is in the midst of multiple disruptive economic pressures. As quickly as the COVID-19 pandemic and its associated social distancing measures drove a decline in economic activity, the current phase of post-lockdown economic activity coupled with Federal stimulus has resulted in a spike of economic growth. This strong economic growth can be witnessed in our revenue trends as well as our expenditure trends which seek to meet a spiking service demand from our customers while also covering unprecedented inflationary (e.g., labor costs) and market-based cost pressures (e.g., fuel, steel, concrete, wood, asphalt, etc.).

Operating expenditures of the General Fund are forecasted to grow by 9% over FY 2022. This figure includes the operating initiative funding for FY 2023¹⁰. After adjusting for the operating initiative funding, the base operational growth totals 6%.

The following table compares departmental appropriations within the General Fund:

Expenditures (by Department):	FY 2022 AMENDED BUDGET	FY 2023 FORECASTED BUDGET	\$ Variance	% Variance
Mayor and Council	\$ 386,092	\$ 399,287	\$ 13,195	3.4%
City Administration	1,556,360	1,420,733	(135,627)	-8.7%
Finance	3,518,190	3,698,826	180,636	5.1%
Legal Services	750,000	750,000	-	0.0%
Information Technology	2,210,299	2,350,617	140,318	6.3%
Human Resources	696,560	855,513	158,953	22.8%
Municipal Court	1,123,639	1,148,200	24,561	2.2%
Public Safety	33,387,927	36,733,087	3,345,160	10.0%
Public Works	9,377,556	10,112,573	735,017	7.8%
Recreation, Parks & Cultural Services	10,562,114	11,788,902	1,226,788	11.6%
Community and Economic Development	4,439,117	4,630,115	190,998	4.3%
Non-Departmental:				
Contingency	700,000	775,000	75,000	10.7%
Insurance Premiums (Risk Fund)	779,750	823,300	43,550	5.6%
Gwinnett Tech Contribution (Debt Svc)	289,640	288,640	(1,000)	-0.3%
Total Operating Expenditures	\$ 69,777,244	\$ 75,774,793	\$ 5,997,549	8.6%
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	5,836,799	12,639,800		
Recurring Capital Program	1,650,000	3,000,000		
Total Expenditures	\$ 77,264,043	\$ 91,414,593		

¹⁰ Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

GENERAL FUND SUMMARY

The following table compares expenditure category appropriations within the General Fund:

	FY 2022 AMENDED BUDGET	FY 2023 FORECASTED BUDGET	\$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:				
Salaries/Overtime	\$ 32,314,685	\$ 35,391,075	\$ 3,076,390	9.5%
Group Insurance	9,563,947	10,083,080	519,133	5.4%
Pension (Defined Benefit)	2,818,660	2,869,712	51,052	1.8%
Pension (401A)	2,552,305	2,899,010	346,705	13.6%
OPEB/Post Employment Healthcare	566,084	657,980	91,896	16.2%
Miscellaneous Benefits	3,250,955	3,583,151	332,196	10.2%
<i>sub total</i>	\$ 51,066,636	\$ 55,484,008	\$ 4,417,372	8.7%
Maintenance and Operations:				
Professional Services	\$ 2,955,181	\$ 2,813,842	\$ (141,339)	-4.8%
Repair/Maintenance	1,664,289	1,831,840	167,551	10.1%
Maintenance Contracts	3,174,868	3,705,288	530,420	16.7%
Professional Services (IT)	2,124,660	2,433,408	308,748	14.5%
General Supplies	893,320	974,697	81,377	9.1%
Utilities	2,939,555	2,917,825	(21,730)	-0.7%
Fuel	407,414	582,560	175,146	43.0%
Travel/Training	315,504	516,138	200,634	63.6%
Insurance Premiums (Risk Fund)	779,750	823,300	43,550	5.6%
Miscellaneous	1,770,557	1,932,939	162,382	9.2%
<i>sub total</i>	\$ 17,025,098	\$ 18,531,837	\$ 1,506,739	8.9%
Capital/Lease:	\$ 695,870	\$ 695,308	\$ (562)	-0.1%
Other Uses:				
Contingency	\$ 700,000	\$ 775,000	\$ 75,000	10.7%
Gwinnett Tech Contribution (Debt Svc)	289,640	288,640	(1,000)	-0.3%
<i>sub total</i>	\$ 989,640	\$ 1,063,640	\$ 74,000	7.5%
Total Operating Expenditures	\$ 69,777,244	\$ 75,774,793	\$ 5,997,549	8.6%
Interfund Transfer (Capital/Grant Funds):				
Fund Balance	5,836,799	12,639,800		
Recurring Capital Program	1,650,000	3,000,000		
Total Expenditures	\$ 77,264,043	\$ 91,414,593		

GENERAL FUND SUMMARY

Meeting the Internal Needs of Operating Departments

Several of the major points of the FY 2023 Budget are as follows:

- Management of personnel and compensation program to align with current market environment which includes budgetary adjustments to cover significant inflation in labor costs which are necessary to retain and recruit our highly skilled workforce:
 - Staffing level at 462 full-time equivalents “FTE” with the funding breakdown as follows:
 - 460.5 full-time equivalents (funded). This includes the addition of eight new full-time equivalent positions in FY 2023 (Human Resources Specialist; Community Paramedic, Crime Scene Detective, and four Police Officers; and a Recreation Coordinator). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of these new positions.
 - 1.5 full-time equivalents (unfunded; budgetary savings of \$167,000); positions to remain vacant pending an identified funding source and workload justification.
 - Staffing compensation adjustments aimed at maintaining competitiveness in an inflationary labor market include:
 - Recent compensation adjustments:
 - July 1, 2021: Continuation of the annual performance-based merit program (3% on average) in an estimated cost of \$1 million annually.
 - November 19, 2021: The following mid-year 2022 adjustments (combined) result in an estimated cost of \$1.9 million annually.
 - Across-the-board 3% salary adjustment for all employees.
 - Additional across-the-board 10% salary adjustment for 911 personnel and sworn Police Officers to maintain market competitiveness in recruitment and retention.
 - Proposed compensation adjustments:
 - July 1, 2022: Increase in the annual performance-based merit program (4% on average) in a total estimated cost of \$1.6 million. This figure is included within the departmental operating budgets.

GENERAL FUND SUMMARY

- July 1, 2022 (Operating Initiative): Salary compression adjustments in an amount totaling \$825,000 annually (including taxes/benefits). Specifically, this initiative represents a continuation of the City's salary adjustment process and follows the recent adjustments related to maintaining competitiveness within the market. This phase is focused on adjusting internal compression issues within our pay structure to ensure we maintain a fair and equitable compensation plan for our employees. This figure is included within the departmental operating budgets.
- Increase (9% or \$1.5 million) in departmental maintenance and operations budgets (General Fund) that is experiencing unprecedented inflationary growth through our labor-intensive contracted services (e.g., landscaping services, janitorial services, etc.), material-intensive contracts (maintenance needs that utilize concrete, wood, technology items that utilize microchips, etc.), and basic commodities like fuel. This figure includes the operating initiative funding for FY 2023. After adjusting for the operating initiative funding, the base operational growth totals 6% or \$1.1 million. Specific cost drivers include:
 - Labor-Intensive Contracts: The city's landscape maintenance contract (right-of-way) expired during FY 2022 and was rebid to a 69% increase in costs due primarily to explosive growth in labor rates experience by that market sector. This contract alone resulted in cost growth of \$276,478 annually (last rebid 5-years ago). The city's landscape maintenance contract (parks) expired during FY 2022 and was rebid to a 47% increase in costs due primarily to explosive growth in labor rates experience by that market sector. This contract resulted in cost growth of \$225,000 annually (last rebid 5-years ago). The city's labor-intensive contract costs will most likely continue to result in high growth-pressures over the next several years as our private-sector partners adapt to inflationary labor cost spikes (e.g., janitorial services, etc.).
 - Commodity-Intensive Activities: Grounds-Maintenance and Facility-Maintenance accounts represent budget-to-budget cost growth of \$48,593 and \$84,488 respectively due to large increases in commodity costs (e.g., steel, wood, concrete, etc.) and labor-rates (e.g., HVAC repair, etc.).
 - Fuel costs are forecast to grow 38% in FY 2023 (+\$155,086) as economic growth continues and places upward pressure on demand relative to supply. Instability in Europe will further increase the volatility of fuel prices. This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.

GENERAL FUND SUMMARY

- Travel/Training costs are forecast to grow 31% in FY 2023 (+\$98,134) and reflect an adjustment following post-COVID lockdowns (which included a freeze on travel) as staff is able to seek professional development opportunities in a safe and efficient manner. This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.
- IT Professional Service costs are forecast to grow 15% in FY 2023 (+\$308,748) and represent a combination of service alterations to reflect: a more mobile-responsive workforce (forecasted growth of \$80,000 in cloud storage usage); a more technologically secure infrastructure (forecasted growth of \$65,000 for security scanning software, password storage software, etc.); prior-year initiatives (forecasted cost growth of \$47,500 for eCourts [Municipal Court] and CityWorks Respond [Community Development]); and a reallocation of line-items previously paid from the Maintenance Contracts account that should be accounted for in the IT Professional Services account moving forward to ensure consistency and IT visibility (\$111,700 for existing software services such as NOVAtime, Bonfire, OpenGov, DocuSign, etc.).
- Maintenance and Operational funding for the recommended 2023 Operating Initiatives¹¹ in an amount totaling \$448,900 that has been programmed into multiple department accounts.
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, police tasers, etc.) coupled with minor maintenance capital needs.
- Funding from the General Fund which is available for immediate capital investment in 2023 includes the following:
 - \$12,639,800 Fund Balance for one-time capital;
 - 3,000,000 Recurring Capital Contribution from the General Fund
 - \$15,639,800

¹¹ Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

GENERAL FUND DEPARTMENTAL SUMMARIES

General Fund Departmental Summaries

Overview

The *Department Summaries* section is intended to provide detailed financial and non-financial information of the departmental operations funded within the General Fund.

This section segments departmental budgets into the following components:

- *Mission Statement* – the statement must identify the particular purpose for the department and how it relates to the city’s overall mission.
- *Goals & Objectives* – a listing of the fundamental goals and objectives which aid the department in achieving its mission. Goals stretch and challenge the department, but they must also be SMART (Specific, Measurable, Achievable, Relevant, and Timed).

Direct linkages are identified between the city’s vision/strategic priorities and departmental goals & objectives.

- *Revenue/Expenditure Summary* – the budget for the department summarized by expenditure category:
 - Personal Services: salaries, overtime, and other compensation related expenditures.
 - Maintenance & Operations: professional fees, repair & maintenance, general supplies, communications, and other operational related expenditures.
 - Capital: departmental machinery & equipment expenses.
- *Statement of Service and Performance Measures* – multi-year summary of departmental performance measurements.

GENERAL FUND DEPARTMENTAL SUMMARIES

Mayor and City Council

DONALD MITCHELL
CITY COUNCIL (POST 1)



DMitchell@alpharetta.ga.us

BRIAN WILL
CITY COUNCIL (POST 2)



BWill@alpharetta.ga.us

DOUGLAS DERITO
CITY COUNCIL (POST 3)



DDerito@alpharetta.ga.us

JIM GILVIN
MAYOR



JGilvin@alpharetta.ga.us

Mission Statement

TO MAKE A POSITIVE DIFFERENCE in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

JOHN HIPES
CITY COUNCIL (POST 4)



JHipes@alpharetta.ga.us

JASON BINDER
CITY COUNCIL (POST 5)



JBinder@alpharetta.ga.us

DAN MERKEL
CITY COUNCIL (POST 6)



DMerkel@alpharetta.ga.us

GENERAL FUND DEPARTMENTAL SUMMARIES

Mayor and City Council

Mission Statement

To make a positive difference in the community by efficiently managing public resources and providing effective services and leadership that exceed the expectations of our citizens.

Core Values

Excellence: We believe that expectations are the starting point; not the destination. Every member of the City of Alpharetta Team shall be dedicated to the pursuit of continuous improvement in our results and how they are achieved.

Stewardship: The citizens of Alpharetta have entrusted to us public resources and empowered us to protect, invest, and leverage them for the good and betterment of the community. We shall do so in a manner that reflects the highest ethics, exacting standards, and unwavering principles.

Integrity: The trust of the public is the foundation of our ability to conduct the business of local government and realize the City's mission. Every member of the City of Alpharetta Team shall maintain her or his reputation for honesty, straightforwardness, fair dealing, and a sincere desire to serve in the best interest of the community and citizens of Alpharetta.

Service: The City of Alpharetta is committed to efficient, effective, and responsive service delivery that makes a positive difference in the community and the lives of those we serve. We shall proactively address issues and pursue opportunities, act with humility, and deliver more than what is expected.

Loyalty: Through our every word and action we shall serve, protect, and promote the community and citizens of Alpharetta; advance the City's mission; and support and work in unity with those with whom we serve.

Community Vision

Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security;



Providing a business climate that attracts the top echelon companies.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Mayor and City Council General Fund

	FY 2019 Actual	FY 2020 Actual	FY2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
N/A	\$ -	\$ -			\$ -
TOTAL	\$ -	\$ -			\$ -
EXPENDITURES					
Personnel Services:					
Salaries	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000
Group Insurance	165,061	171,786	183,279	188,913	188,331
FICA	7,036	7,036	6,763	9,448	9,455
Pension (401A Cont./Match)	15,563	18,000	16,390	18,000	18,000
Workers Compensation	3,307	3,626	3,384	3,363	3,153
OPEB Contribution	2,718	2,808	2,856	2,459	2,520
Miscellaneous	3,600	3,600	3,755	3,763	3,834
<i>subtotal</i>	\$ 317,284	\$ 326,856	\$ 336,426	\$ 345,946	\$ 345,293
Maintenance & Operations:					
* Mayor	\$ 8,467	\$ 9,000	\$ 7,200	\$ 5,200	\$ 7,200
* City Council Post 1	6,154	4,692	4,000	4,000	4,000
* City Council Post 2	4,975	5,000	3,977	6,000	4,000
* City Council Post 3	1,979	4,593	4,000	4,000	4,000
* City Council Post 4	1,513	4,472	1,567	4,000	4,000
* City Council Post 5	3,367	4,999	4,000	4,000	4,000
* City Council Post 6	958	3,527	2,106	4,000	4,000
Miscellaneous	6,845	3,278	5,440	8,946	22,794
<i>subtotal</i>	\$ 34,258	\$ 39,561	\$ 32,290	\$ 40,146	\$ 53,994
Capital	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 351,543	\$ 366,417	\$ 368,717	\$ 386,092	\$ 399,287
PERSONNEL					
Mayor	1.0	1.0	1.0	1.0	1.0
City Council	6.0	6.0	6.0	6.0	6.0
TOTAL	7.0	7.0	7.0	7.0	7.0

* Financial activity is tied to the Post and not the necessarily the current incumbent.

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The Fiscal Year 2023 Budget for Mayor and City Council totals \$399,287 and represents an increase of 3%, or \$13,195, compared to the FY 2022 budget. This variance is solely related to a change in the allocation of IT Professional Services (Maintenance & Operations category) to reflect the impact of seven positions accessing the city's networks and various software/hardware platforms. Whereas in prior years, the allocation was based solely on one position (Mayor).

Authorized personnel totals 7.0 full-time-equivalents ("FTE") and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Mayor	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 1	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 2	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 3	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 4	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 5	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 6	1.0	1.0	1.0	1.0	1.0	-
	7.0	7.0	7.0	7.0	7.0	-



The City of Alpharetta is one of the first communities in the region to qualify for the Green Community Certification by the Atlanta Regional Commission. Certification is earned by implementing environmental sustainability practices and policies in 10 categories, ranging from energy efficiency and green building to transportation and water efficiency.

The City Council adopted the Alpharetta Green City Program in early 2009 as a comprehensive document for all the city's sustainable policies and practices. A variety of measures are incorporated in the Green City Program, including LEED or EnergyStar certification for all new local government buildings, a green fleet policy, "green" purchasing policies and more. The city received points for its water conservation requirement for new construction, which mandates that any project within the city limits demonstrate how the project will reduce water consumption by at least 10 percent to receive a permit. Other measures implemented by the City of Alpharetta are community incentives for green building and WaterSense homes, a commercial recycling requirement, installation of LED bulbs in all traffic signals and a no-idling policy for government.

GENERAL FUND DEPARTMENTAL SUMMARIES

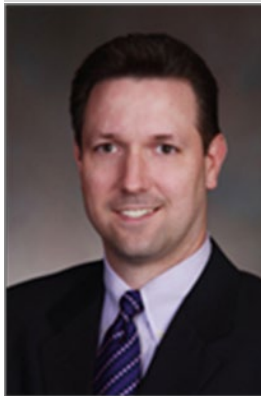
City Administration

BOB REGUS
CITY ADMINISTRATOR

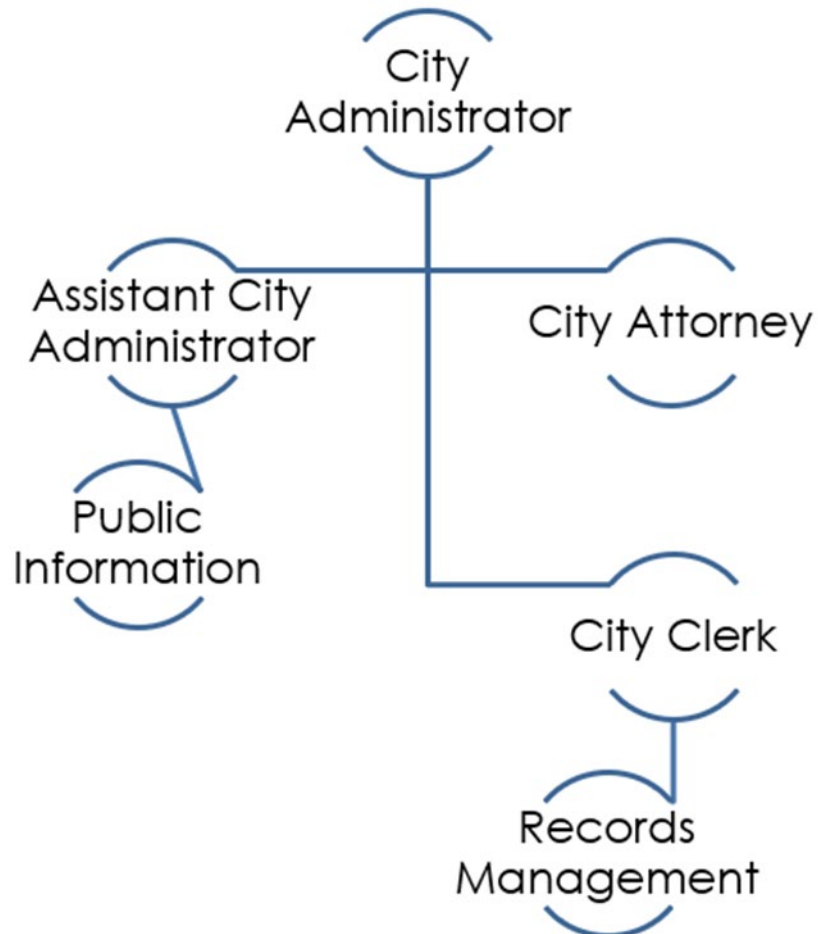


BRegus@alpharetta.ga.us

JAMES DRINKARD
ASSISTANT CITY
ADMINISTRATOR



JDrinkard@alpharetta.ga.us



Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

GENERAL FUND DEPARTMENTAL SUMMARIES

City Administration

Administration, City Attorney, City Clerk, and Public Information

Mission Statement

The mission of the City Administrator's Office is to carry out the policies and implement the goals established by the City Council in providing services to the citizens in the most effective and economical manner while promoting awareness and understanding of services, policies, information, programs, and priorities that results in an informed and participative community.

Goals and Objectives

-    ✓ To improve quality of service to citizens of the City of Alpharetta;
-  ✓ To improve morale and promote teamwork among all employees;
-  ✓ To improve coordination and administration of interdepartmental activities;
-    ✓ To promote better communication between all levels of government and the citizens;
-    ✓ To use technology to improve processes for citizen input into facets of governance;
-   ✓ To increase the public/government interaction through the City's website; and



City Administrator

GENERAL FUND DEPARTMENTAL SUMMARIES

Key Issues

- ✓ Continue the development of a “customer-driven” organizational culture among the staff;
- ✓ Strengthen the relationship between the City Council and staff - building bridges in communication to facilitate the relationship;
- ✓ Continue the informative, cooperative endeavor of providing the best available information for the City Council to remain effective and successful in their offices;
- ✓ Meet the service provision and service level demand of the citizens while ensuring the most cost-effective delivery of those services;
- ✓ Continue efforts toward more effective communication strategies with citizens through enhanced public awareness and public education programs;
- ✓ Seek to work with the local legislative delegation on the introduction or support of legislation that benefits the City of Alpharetta and its citizens;
- ✓ Anticipate the future population and area growth of the City as a result of continued development and annexations, ensuring staff meets the expectations of existing and new residents; and
- ✓ Continue efforts toward enhancing the compensation and benefits package to attract and retain the very best employees.



The City of Alpharetta has been awarded the *Certified City of Ethics* designation from the Georgia Municipal Association (“GMA”). This program was created to recognize cities that have adopted principles and procedures that offer guidance on ethical issues, along with a mechanism to resolve complaints at the local level.

The city has also been awarded the *City of Excellence* designation from the GMA in conjunction with Georgia Trend Magazine. This program was created to recognize Georgia’s best managed and most livable cities.



GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

City Administration General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Licenses and Permits:					
Alcohol Beverage Permits	\$ 11,200	\$ 2,300	\$ 1,700	\$ -	\$ -
Charges for Services:					
Taste of Alpharetta	-	-	-	-	-
Other (Events)	775	588	274	450	250
Other Revenue:					
Property Leases	-	-	-	-	-
Other	17,156	16,621	2,178	-	-
TOTAL	\$ 29,131	\$ 19,509	\$ 4,152	\$ 450	\$ 250
EXPENDITURES					
Personnel Services:					
Salaries	\$ 897,873	\$ 761,456	\$ 713,685	\$ 749,512	\$ 782,178
Overtime	-	-	36	-	-
Group Insurance	147,597	122,879	125,388	128,227	124,788
FICA	60,169	48,935	44,954	46,460	60,370
Pension (Defined Benefit)	99,253	80,260	102,738	112,581	99,998
Pension (401A Cont./Match)	59,559	50,836	38,893	44,679	55,253
Workers Compensation	27,015	22,417	18,347	18,817	18,610
OPEB Contribution	22,789	18,216	15,483	13,682	16,089
Miscellaneous	7,743	7,200	12,134	7,772	7,510
<i>subtotal</i>	\$ 1,321,998	\$ 1,112,199	\$ 1,071,658	\$ 1,121,730	\$ 1,164,796
Maintenance & Operations:					
Professional Services	\$ 113,594	\$ 243,064	\$ 80,677	\$ 245,000	\$ 80,000
Advertising	115,804	162,385	10,298	25,250	14,300
Printing	-	3,308	-	-	-
Employee Training	9,102	6,305	4,904	8,500	11,700
Employee Travel	6,507	5,592	328	5,000	8,500
General Supplies	57,721	32,428	27,659	38,792	31,900
Maint. Contracts/IT Services	88,943	79,379	71,593	108,088	105,037
Utilities	56	222	-	-	-
Miscellaneous	914	17,092	-	4,000	4,500
<i>subtotal</i>	\$ 392,640	\$ 549,774	\$ 195,459	\$ 434,630	\$ 255,937
Capital	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,714,638	\$ 1,661,974	\$ 1,267,117	\$ 1,556,360	\$ 1,420,733
Authorized Personnel	8.0	7.0	6.0	6.0	6.0

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for City Administration totals \$1.4 million and represents a decrease of -9%, or \$135,627, compared to FY 2022.

The Personnel Services category increased 4%, or \$43,066, due primarily to the 4% performance-based merit program scheduled for July 1, 2022, citywide salary compression adjustments (2023 Operating Initiative), growth in group insurance costs, which is partially offset through departmental turnover (e.g., salary/benefit variances).

Authorized personnel total 6 full-time-equivalents ("FTE") and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Assistant City Administrator	1.0	1.0	1.0	1.0	1.0	-
Assistant City Clerk	1.0	1.0	1.0	1.0	1.0	-
City Administrator	1.0	1.0	1.0	1.0	1.0	-
City Clerk	1.0	1.0	1.0	1.0	1.0	-
Economic Development Director	1.0	-	-	-	-	-
Economic Development Manager	1.0	1.0	-	-	-	-
Executive Office Coordinator	1.0	1.0	1.0	1.0	1.0	-
Web Administrator	1.0	1.0	1.0	1.0	1.0	-
	8.0	7.0	6.0	6.0	6.0	-

The Maintenance and Operations category decreased -41%, or -\$178,693, due primarily to the following activity:

- Decrease in professional services and advertising of -\$155,000 due to a reduction in election related expenditures (FY 2022 was an election year while FY 2023 is not).
- Decrease in general supplies of -\$6,892 to reflect historical expenditure trend levels.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Legal Services General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
N/A	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES					
Maintenance & Operations:					
Professional Fees	\$ 842,459	\$ 882,013	\$ 762,682	\$ 750,000	\$ 750,000
TOTAL	\$ 842,459	\$ 882,013	\$ 762,682	\$ 750,000	\$ 750,000
PERSONNEL*	-	-	-	-	-

* City Attorney services are provided through a contractual arrangement with a private law firm.

Performance Measurement

The following section provides detailed information on City Administration programs including performance measures and personnel.

- City Administration**

Statement of Service: Serves as the administrative head of the municipal government, coordinating municipal functions in order to provide effective, efficient, and responsive services. This office also ensures that ordinances, resolutions and regulations of the City Council and laws of the State of Georgia are enforced and is responsible for public relations activities.

City Administration Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
City Administration Department annual turnover percentage	14.3%	0.0%	16.7%	16.7%	0.0%
Number of website hits	585,556	614,396	588,658	600,000	600,000
Website Unique Visitors	361,548	497,660	N/A ⁽¹⁾	N/A ⁽¹⁾	N/A ⁽¹⁾
Website Page Views	1,285,007	1,296,371	1,186,045	1,200,000	1,200,000
Website Unique Page Views	N/A ⁽²⁾	N/A ⁽²⁾	970,836	975,000	975,000
Bounce Rate	N/A ⁽²⁾	N/A ⁽²⁾	61.87%	60.00%	60.00%
% of Website New Visits	60%	81%	N/A ⁽¹⁾	N/A ⁽¹⁾	N/A ⁽¹⁾
Facebook Followers	11,117	13,589	15,061	16,578	17,500
Twitter Followers	9,337	10,556	10,808	12,000	12,200

⁽¹⁾ This metric is no longer tracked by the system analytics

⁽²⁾ This is a new metric for FY 2021.

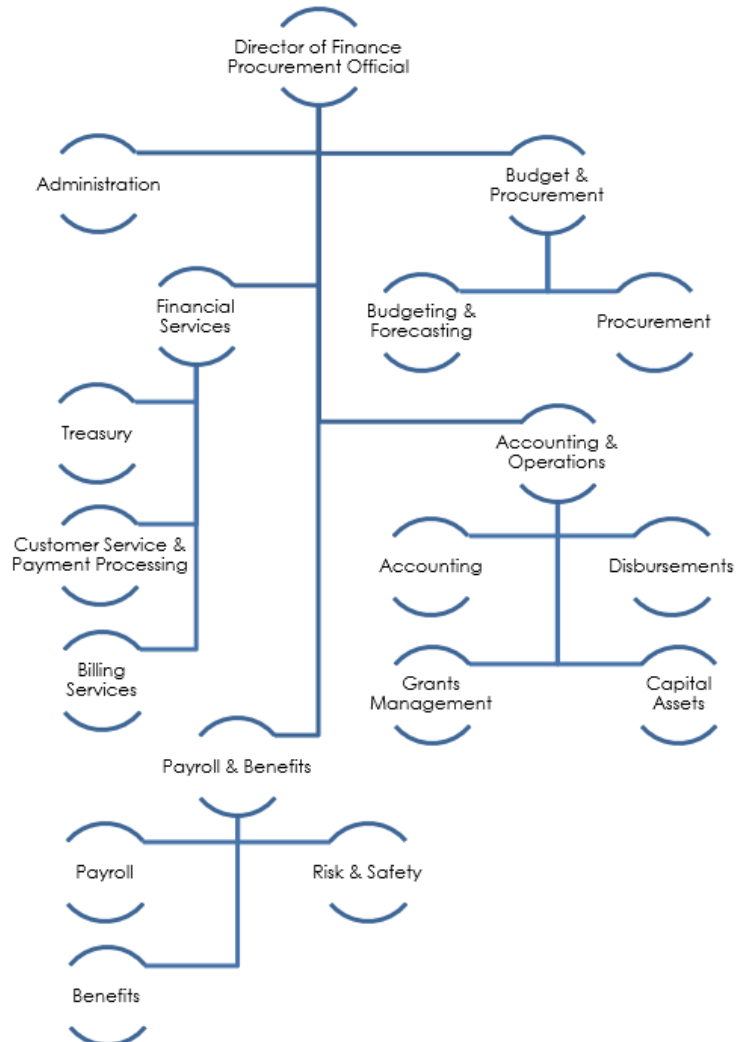
GENERAL FUND DEPARTMENTAL SUMMARIES

Finance

THOMAS G. HARRIS
DIRECTOR



THarris@alpharetta.ga.us



Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

GENERAL FUND DEPARTMENTAL SUMMARIES

Finance

Administration, Accounting, Budgeting, Employee Benefits and Compensation, Procurement, Grants Management, Risk Management, Treasury, Internal and External Service

Mission Statement

The mission of the Finance Department is to plan, receive, monitor, safeguard, invest, account, and expend the financial resources of the City of Alpharetta in the highest legal, ethical, and professional standard practical, and to respond to the service needs of our internal and external customers in a timely, courteous and accurate manner.

Goals and Objectives



- ✓ Implementation of a finance/human resources system that utilizes current technology and provides heightened data analysis functionality and increases overall staff efficiencies;



- ✓ Process and procedure documentation program – conduct a comprehensive review of team processes, procedures, and practices;



- ✓ Expansion of the financial planning process – continue the development of a comprehensive long-term capital improvement program and multi-year budgeting, forecasting, and planning in order to more accurately predict our financial position in future years, and the impact current year decisions have on the city's long-range financial position;



- ✓ Update to Financial Management Program (e.g., policy revisions); and



- ✓ Design and administer innovative and cost-effective benefit programs (e.g., Health Savings Accounts and enhanced Wellness Program) that meet the needs of today's diverse workforce and enhance the city's ability to attract, retain and reward employees.



GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Finance General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
N/A	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES					
Personnel Services:					
Salaries	\$ 1,586,992	\$ 1,568,576	\$ 1,568,519	\$ 1,681,623	\$ 1,790,771
Overtime	2,760	1,149	495	3,000	-
Group Insurance	402,106	422,092	422,875	465,150	462,825
FICA	113,798	110,447	110,056	123,141	136,889
Pension (Defined Benefit)	203,743	217,163	199,706	186,526	197,829
Pension (401A Cont./Match)	96,325	108,615	104,995	134,120	147,479
Workers Compensation	44,107	50,234	46,539	47,149	48,145
OPEB Contribution	34,943	37,647	39,279	34,273	38,438
Miscellaneous	930	1,006	542	571	1,474
<i>subtotal</i>	\$ 2,485,702	\$ 2,516,929	\$ 2,493,005	\$ 2,675,553	\$ 2,823,850
Maintenance & Operations:					
Professional Services	\$ 296,764	\$ 317,926	\$ 336,007	\$ 298,551	\$ 333,314
Printing	26,332	23,964	23,125	27,350	25,000
Employee Travel	6,582	1,777	593	3,750	4,750
Employee Training	9,112	10,201	9,290	6,565	8,250
Maint. Contracts/IT Services	200,182	340,372	328,845	335,562	325,702
General Supplies	38,496	54,224	37,873	40,548	40,460
Wellness Programs	160,768	122,071	113,032	124,482	125,000
Miscellaneous	16,966	(364)	21,859	5,829	12,500
<i>subtotal</i>	\$ 755,201	\$ 870,172	\$ 870,624	\$ 842,637	\$ 874,976
Capital/Lease/Other:					
Capital	\$ -	\$ -		\$ -	\$ -
Enterprise Software Lease	-	-		-	-
Int. on Property Tax Refunds	7,080	7,280		-	-
<i>subtotal</i>	\$ 7,080	\$ 7,280	\$ -	\$ -	\$ -
TOTAL	\$ 3,247,984	\$ 3,394,381	\$ 3,363,629	\$ 3,518,190	\$ 3,698,826
Authorized Personnel	21.5	21.5	21.5	21.5	21.5

FY 2023 includes 1 full-time equivalent position (Treasury Services Manager) that is not funded but part of the City's authorized workforce. This position will remain vacant pending a (1) justifiable needs assessment and (2) identification of a sustainable funding source.

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for Finance totals \$3.7 million and represents an increase of 5%, or \$180,636, compared to FY 2022.

The Personnel Services category increased 6%, or \$148,297, due primarily to the residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment), 4% performance-based merit program scheduled for July 1, 2022, citywide salary compression adjustments (2023 Operating Initiative), growth in group insurance costs, offset partially through turnover (e.g., one-time paid-time-off payouts in 2022).

Authorized personnel total 21.5 full-time-equivalents ("FTE") and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Accountant (2FT; 1PT)	3.5	3.5	2.5	2.5	3.5	1.0
Accounting & Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Accounting Coordinator	-	-	-	1.0	1.0	-
Accounts Payable Technician	1.0	1.0	1.0	1.0	-	(1.0)
Benefits Analyst	-	-	1.0	-	-	-
Benefits Manager	1.0	1.0	-	-	-	-
Benefits Coordinator	1.0	1.0	-	-	-	-
Benefits Specialist	-	-	1.0	1.0	1.0	-
Billing Coordinator	1.0	1.0	1.0	1.0	1.0	-
Billing/Collections Rep.	1.0	1.0	1.0	1.0	1.0	-
Budget & Procurement Coordinator	-	-	-	3.0	3.0	-
Budget & Procurement Manager	1.0	1.0	1.0	1.0	1.0	-
Cash Management Coordinator	1.0	1.0	1.0	1.0	1.0	-
Chief Accountant	1.0	1.0	1.0	-	-	-
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Payroll Coordinator	1.0	1.0	1.0	-	-	-
Payroll & Benefits Coordinator	-	-	-	1.0	1.0	-
Payroll & Benefits Manager	-	-	-	1.0	1.0	-
Payroll Specialist	-	-	1.0	1.0	1.0	-
Safety/Risk Administrator	1.0	1.0	1.0	1.0	1.0	-
Senior Budget & Procurement Analyst	3.0	3.0	3.0	-	-	-
Treasury Services Manager	1.0	1.0	1.0	1.0	1.0	-
	21.5	21.5	21.5	21.5	21.5	-

* FY 2023 includes 1 full-time equivalent position (Treasury Services Manager) that is not funded but part of the City's authorized workforce. This position will remain vacant pending a (1) justifiable needs assessment and (2) identification of a sustainable funding source.

The Maintenance and Operations category increased 4%, or \$32,339, primarily due to an increase in banking fees (e.g., credit card processing fees) that have, in the past, been partially offset through interest earnings but is not feasible in the short-term due to the low interest rate environment.

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Finance programs including performance measures and personnel.

- Administration

Statement of Service: The purpose of the administrative arm of the Department of Finance is to facilitate the success of the operating divisions of the department through the provision of oversight, staff support, and internal and public advocacy. Finance administration provides fiduciary oversight and support to the various departments of the city and communicates the financial health of the city to the Mayor, City Council, and stakeholders. Administration is also responsible for cash and debt management.

Finance Admin Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of New GAAP/GASB financial requirements implemented	3	3	3	7	3
Bond rating maintained or upgraded	Maintain Aaa - AAA	Maintain Aaa - AAA	Maintain Aaa - AAA	Maintain Aaa - AAA	Maintain Aaa - AAA
Cash management program maximizing interest returns (all funds)	\$2,717,547	\$2,184,465	\$1,488,738	\$750,000	\$403,286

- External Services

Statement of Service: The purpose of the external services team is to provide accurate and efficient services to City of Alpharetta residents, businesses, and stakeholders through timely and accurate billing and collections processes and outstanding customer service.

Financial Services Performance Measurements	Actual FY 2019	Actual FY 2020	Actual* FY 2021	Target* FY 2022	Target* FY 2023
% of bills generated on time	99%	99%	99%	99%	99%
% of bills collected on time	95%	95%	92%	92%	92%
# of Real estate tax bills generated	20,674	20,989	21,197	21,617	21,817
# of Personal property tax bills	3,055	3,128	3,096	3,147	3,180
# of Liens processed	127	135	164	195	220
# of Sanitation customers	16,382	16,550	17,593	17,883	18,183
% of Delinquent sanitation Accts	<10%	<10%	<10%	<10%	<10%

GENERAL FUND DEPARTMENTAL SUMMARIES

• Internal Services

Statement of Service: The internal services arm of the Department of Finance includes Accounting & Operations along with Budgeting & Procurement Services, each further defined as:

- *Budget & Procurement:* The purpose of the budget/procurement division is to facilitate the financial planning process. This is accomplished through the budgeting and expenditure monitoring process in order to effectively distribute available resources consistent with city objectives and priorities. Responsibilities also include supporting all city departments with financial information, activities, transactions, and administration of their annual financial plan.
- *Accounting & Operations:* Accounting services records the city's financial transactions. Responsibilities include financial reporting and disbursement activities. The accounting function also provides financial data for the purpose of compiling management and public reports which reflect the financial condition of the city in accordance with Generally Accepted Accounting Principles.

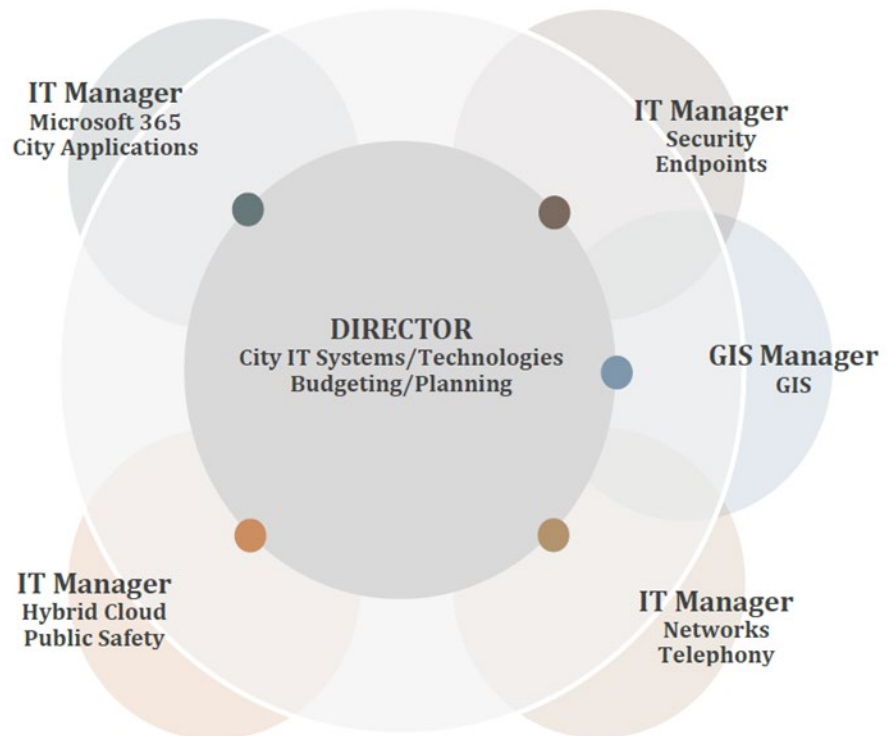
Accounting, Budget, Procurement Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Audited CAFR to be published within 180 days of fiscal year end	12/5/2019	12/30/2020**	12/27/2021	11/30/2022	11/30/2022
GFOA Certificate of Achievement for Excellence in Financial Reporting	Yes	Yes	Yes	Yes	Yes
GFOA Outstanding Achievement in Popular Annual Financial Reporting	Yes	Yes	Yes	Yes	Yes
GFOA Distinguished Budget Award	Yes	Yes	Yes	Yes	Yes
Percentage of General Fund departments within appropriated budget*	91%	91%	91%	100%	100%
% of Budgeted employees participating in direct deposit	99%	99%	99%	99%	99%
Average # of vendor responses to Bids/Requests for Proposals	5	5	5	4	4

* Legal Services is the only department that has gone over its appropriations. Legal services represents professional services expenses to a private legal firm.

** COVID-19 Pandemic slowed auditor response times.

GENERAL FUND DEPARTMENTAL SUMMARIES

Information Technology



Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

GENERAL FUND DEPARTMENTAL SUMMARIES

Information Technology

Administration, Network, and Systems

Mission Statement

Information Technology's mission is to provide high quality technology products, services and human resources to City departments that enable them to accomplish their goals and objectives. The Information Technology Department strives to continuously improve the delivery of services and minimize costs while accommodating future City growth.

Goals and Objectives

As we accomplish our mission, the City of Alpharetta Information Technology Department will be known to provide high quality services by:



- ✓ Being recognized by City departments as having a high level of skill and knowledge;



- ✓ Providing excellent service to all City departments as measured by the City's performance standards;



- ✓ Acquiring and supporting proven, sustainable technology solutions that are continually maintained and updated; and



- ✓ Helping City departments to improve and extend the functionality of major systems by offering systems integration and software development services.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Information Technology General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
N/A	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES					
Personnel Services:					
Salaries	\$ 1,030,097	\$ 1,141,452	\$ 1,123,438	\$ 1,256,069	\$ 1,372,174
Group Insurance	223,431	261,312	255,783	331,127	342,292
FICA	74,945	83,668	82,160	94,301	104,950
Pension (Defined Benefit)	100,618	106,663	121,870	131,986	116,670
Pension (401A Cont./Match)	80,672	90,553	83,283	107,874	129,797
Workers Compensation	28,195	31,967	33,441	33,810	33,173
OPEB Contribution	22,734	24,384	28,223	24,579	26,369
Miscellaneous	544	542	-	980	155
<i>subtotal</i>	\$ 1,561,237	\$ 1,740,540	\$ 1,728,197	\$ 1,980,726	\$ 2,125,580
Maintenance & Operations:					
Professional Services	\$ 20,044	\$ 22,446	\$ 8,580	\$ -	\$ 2,500
Employee Travel	19,638	14,016	-	2,500	22,000
Employee Training	16,874	15,994	12,195	15,000	22,500
Maint. Contracts/IT Svcs.	68,654	175,375	276,554	198,323	154,037
General Supplies	8,584	18,334	3,362	9,332	8,500
Utilities	-	-	-	-	-
Small Equipment	4,118	7,491	342	4,168	15,000
Miscellaneous	2,351	532	375	250	500
<i>subtotal</i>	\$ 140,262	\$ 254,188	\$ 301,409	\$ 229,573	\$ 225,037
Capital/Other	\$ -	\$ -		\$ -	\$ -
TOTAL	\$ 1,701,499	\$ 1,994,728	\$ 2,029,606	\$ 2,210,299	\$ 2,350,617
Authorized Personnel	11.0	12.0	12.0	13.0	13.0

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for Information Technology totals \$2.4 million and represents an increase of 6%, or \$140,318, compared to FY 2022.

The Personnel Services category increased 7%, or \$144,854, due to multiple factors including: residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment) and funding of the IT Tech Analyst position (previously frozen); 4% performance-based merit program scheduled for July 1, 2022; citywide salary compression adjustments (2023 Operating Initiative); growth in group insurance costs; etc.

Authorized personnel total 13 full-time-equivalents (“FTE”) and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022*	FY 2023	Variance
IT Manager (Security)	-	1.0	1.0	1.0	1.0	-
CityWorks IT Administrator	-	1.0	1.0	1.0	1.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
GIS Manager	1.0	1.0	1.0	1.0	1.0	-
IT Administrator	-	4.0	4.0	4.0	4.0	-
IT Analyst	-	1.0	1.0	1.0	1.0	-
IT Manager	4.0	3.0	3.0	3.0	3.0	-
IT Technician	-	-	-	1.0	1.0	-
Network Administrator	2.0	-	-	-	-	-
Network Analyst II	1.0	-	-	-	-	-
Systems Analyst II	2.0	-	-	-	-	-
	11.0	12.0	12.0	13.0	13.0	-

* FY 2022 includes 1 full-time equivalent position (IT Technician) added during the FY 2022 Mid-Year Budget.

The Maintenance & Operations category decreased -2%, or -\$4,536, due primarily a change in allocation methodologies (-\$44,286) within the IT Professional services account (e.g., prior year included cloud storage service costs primarily within IT because relative usage between departments was not discernable; a year of operations has given staff a basis to allocate costs to departments in 2023) and offset through growth in professional development (+\$27,000 in travel/training to ensure staff maintains industry knowledge) and small equipment costs (+\$10,000 to replace aged printers citywide that have reached end of life).

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Information Technology programs including performance measures and personnel.

- **Information Technology**

Statement of Service: Information Technology provides hardware, software, and support services to all departments in technology related areas.

Performance Measures for Calendar Year 2021 (Zen Desk Calendar Year Stats)

	2021	Department Target	Results	%
Service Desk				
Number total calls	5,458		5,458	
Number resolved w/in 4 hours	2,094		2,094	
% resolved w/in 4 hours	38%	30%	A+	128%
Number resolved w/in 8 hours	2,673		2,673	
% resolved w/in 8 hours	49%	50%	A+	98%
Number resolved in a day	3,407		3,407	
% resolved in a day	62%	70%	B+	89%
Number resolved in a week	4,773		4,773	
% resolved in a week	87%	90%	A	97%
Applications				
Repairs				
Number	482		482	
Number resolved in a day	257		257	
% resolved w/in in a day	53%	50%	A+	107%
Number resolved in a week	393		393	
% resolved in a week	82%	90%	B	91%
Service Requests				
Number	295		295	
Number resolved in a day	112		112	
% resolved w/in in a day	38%	50%	C	76%
Number resolved in a week	220		220	
% resolved in a week	75%	90%	B	83%
Desktop				
Repairs				
Number	217		217	
Number resolved in a day	81		81	
% resolved w/in in a day	37%	50%	C	75%
Number resolved in a week	167		167	
% resolved in a week	77%	90%		86%
Service Requests				
Number	97		97	
Number resolved in a day	33		33	
% resolved w/in in a day	34%	33%	A+	103%
Number resolved in a week	69		69	
% resolved in a week	71%	90%	C+	79%
GIS				
Number total cases	95		95	
Number resolved in a day	35		35	
% resolved w/in in a day	37%	33%	A+	112%
Number resolved in a week	65		65	
% resolved in a week	68%	75%	A-	91%

GENERAL FUND DEPARTMENTAL SUMMARIES

(Zen Desk Calendar Year Stats)

	2021	Department Target	Results	%
Network				
Repairs				
Number	70		70	
Number resolved in a day	29		29	
% resolved w/in in a day	41%	50%	B	83%
Number resolved in a week	58		58	
% resolved in a week	83%	100%	B	83%
Service Requests				
Number	10		10	
Number resolved in a day	3		3	
% resolved w/in in a day	30%	33%	A-	91%
Number resolved in a week	7		7	
% resolved in a week	70%	90%	C+	78% *

**Low % Due to Delay in Hardware Availability*

Security

Repairs				
Number	348		348	
Number resolved in a day	181		181	
% resolved w/in in a day	52%	50%	A+	104%
Number resolved in a week	286		286	
% resolved in a week	82%	90%	A-	91%
Service Requests				
Number	201		201	
Number resolved in a day	35		35	
% resolved w/in in a day	17%	25%	C-	70%
Number resolved in a week	76		76	
% resolved in a week	38%	50%	C	76%

Telephone / Mobile Phones

Repairs				
Number	98		98	
Number resolved in a day	29		29	
% resolved w/in in a day	30%	33%	A-	90%
Number resolved in a week	65		65	
% resolved w/in in a week	66%	90%	C	74%
Service Requests				
Number	40		40	
Number resolved in a day	10		10	
% resolved w/in in a day	25%	33%	C	76%
Number resolved in a week	18		18	
% resolved in a week	45%	90%	F	50% *

**Low % Due to Delay in Hardware Availability*

Other Requests

Number	51		51	
Number resolved in a day	23		23	
% resolved w/in in a day	45%	50%	A-	90%
Number resolved in a week	41		41	
% resolved in a week	80%	90%	B+	89%

OTHER MEASURES

Emails

Number of Inbound	2,559,034	N/A	2,559,034
Number of Outbound	662,300	N/A	662,300
Number of Internal	2,720,286	N/A	2,720,286
Spam and Viruses blocked	869,594	N/A	869,594
% Spam and Viruses blocked	34%	N/A	34%

Servers

Avg. number	121		121
% availability (including maint.)	99.88%	99.90%	A+

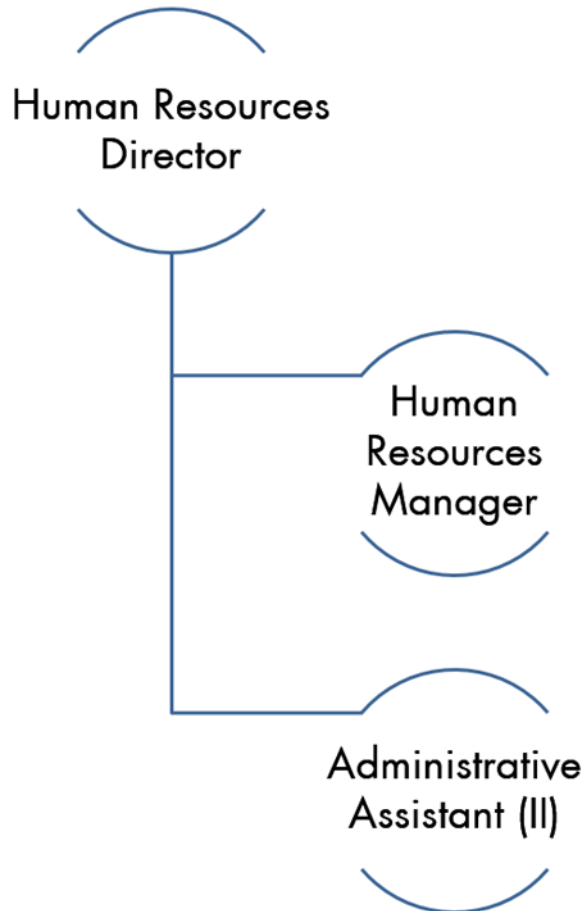
GENERAL FUND DEPARTMENTAL SUMMARIES

Human Resources

CRIS RANDALL
HUMAN RESOURCES
DIRECTOR



CRandall@alpharetta.ga.us



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GENERAL FUND DEPARTMENTAL SUMMARIES

Human Resources

Administration, Talent and Compensation Management, Employee Relations, Development, Recruitment and Retention

Mission Statement

HR is committed to achieve the highest standards of public administration through sound HR practices, and to EMPOWER and ENCOURAGE employees by providing the support, training and development needed to fulfill their CAREER GOALS and the duties and responsibilities of their positions as a public servant.

Synopsis



Human Resources Team

To successfully carryout our core mission, the Human Resources Team shall:

- ✓ Ensure that employees are provided the same concern, respect, and caring attitude within the organization that they are expected to share with every customer, both external and internal;
- ✓ Be committed to achieve the highest standards of public administration through sound HR practices, to ensure compliance with federal and local employment laws;
- ✓ Act as a catalyst in providing employees with the support, training and development needed to fulfill the duties and responsibilities of their position as a public servant and contribute at optimum levels towards the success of the community and the City of Alpharetta;
- ✓ Establish, administer, and effectively communicate sound policies, rules, and practices that treat employees with dignity, respect and equality while maintaining compliance with employment and labor laws, organizational directives, and the mission, vision and core values of the City of Alpharetta;
- ✓ Act as strategic partner and trusted advisor to senior management and supervisory staff on talent management, workforce planning and staffing, organizational effectiveness, training and development, engagement and corrective actions, compliance, and related matters; and
- ✓ Collaborate with Finance Department to develop and provide a competitive salary and benefit package that supports our employees and meets the needs and goals of the City of Alpharetta.

GENERAL FUND DEPARTMENTAL SUMMARIES

Goals and Objectives

-  ✓ Develop and maintain appropriate personnel policies and procedures that provide flexibility in the management of personnel while maintaining compliance with current employment law and practice so as to effectively protect the City;
-   ✓ Improve operational efficiency, effectiveness and reduce costs by elevating the overall health and wellbeing of our employees;
-   ✓ Develop, implement, evaluate, enforce and communicate job classification and compensation policies and programs. This is a critical HR role as a well-designed classification and compensation system will help attract, motivate and retain employees as well as work within fiscal constraints;
-  ✓ Develop and deliver effective training programs to employees so as to constantly improve customer service delivery, efficiency of operations, and the overall effectiveness and professionalism of the organization;
-   ✓ Identify and develop internal talent and future leaders to build succession pipelines to meet current and future talent needs in critical roles;
-   ✓ Develop and maintain a Strategic Human Resources Plan to ensure continuity of operations, effective succession planning in key positions, appropriate staffing to meet City goals and customer service expectations, and anticipate fiscal needs and impacts;
-  ✓ Serves as advisor and resource for employees and supervisors regarding employee relations cases. Assist and educate employees about operating within the bounds of personnel policies. Assist supervisors address difficult and complex employee situations, help in resolving labor disputes, and respond with the appropriate level of corrective action while working to prevent retaliation;
-  ✓ Elevate and maintain employee engagement by enhancing communication channels and fostering an information rich environment; and
-   ✓ Leverage technology to enhance the effectiveness and efficiencies of certain labor intense HR functions and automate routine and administrative tasks in order to be able to focus on strategic tasks.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Human Resources General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Public Records Requests	\$ -	\$ -		\$ -	\$ -
TOTAL	\$ -	\$ -		\$ -	\$ -
EXPENDITURES					
Personnel Services:					
Salaries	\$ 179,337	\$ 262,440	\$ 274,267	\$ 288,645	\$ 373,179
Overtime	57	116	-	200	-
Group Insurance	15,100	25,896	26,318	39,529	70,869
FICA	16,381	22,849	23,594	21,822	28,475
Pension (Defined Benefit)	21,426	22,793	26,117	28,666	29,529
Pension (401A Cont./Match)	11,717	19,905	22,457	26,914	35,360
Workers Compensation	3,962	8,149	7,633	7,857	7,897
OPEB Contribution	3,197	6,199	6,438	5,701	7,982
Tuition Reimbursement	36,734	34,025	15,389	52,659	55,000
Miscellaneous	-	-	-	408	233
<i>subtotal</i>	\$ 287,910	\$ 402,372	\$ 402,212	\$ 472,401	\$ 608,524
Maintenance & Operations:					
Professional Services	\$ 67,402	\$ 41,824	\$ 38,938	\$ 63,000	\$ 65,000
Employee Travel	2,272	1,109	-	1,000	2,500
Employee Training	3,283	6,188	6,022	3,500	9,500
Maint. Contracts/IT Svcs.	6,971	39,643	32,964	76,593	87,764
General Supplies	9,771	4,853	1,546	11,066	8,725
Employee Recognition	66,479	57,181	37,968	65,000	65,000
Miscellaneous	6,867	1,214	2,169	4,000	8,500
<i>subtotal</i>	\$ 163,045	\$ 152,012	\$ 119,608	\$ 224,159	\$ 246,989
Capital	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 450,955	\$ 554,384	\$ 521,820	\$ 696,560	\$ 855,513
Authorized Personnel	3.0	3.0	3.0	3.0	4.0

Budget Narrative

The FY 2023 Budget for Human Resources totals \$855,513 and represents an increase of 23%, or \$158,953, compared to FY 2022.

The Personnel Services category increased 29%, or \$136,123, due primarily to the residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment), 4% performance-based merit program scheduled for July 1, 2022, citywide salary compression adjustments (2023 Operating Initiative), addition of one Human Resources Specialist position (2023 Operating Initiative), growth in group insurance costs, etc.

GENERAL FUND DEPARTMENTAL SUMMARIES

Authorized personnel total 4 full-time-equivalents ("FTE"), including the new position added during FY 2023, and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Human Resources Manager	1.0	1.0	1.0	1.0	1.0	-
Human Resources Specialist*	-	-	-	-	1.0	1.0
Director	1.0	1.0	1.0	1.0	1.0	-
	3.0	3.0	3.0	3.0	4.0	1.0

* FY 2023 includes the addition of one new full-time equivalent position (HR Specialist). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of this new position.

The Maintenance & Operations category increased 10%, or \$22,830, due primarily to IT Professional Services allocable costs (NeoGov software enhancements aimed at automating the performance review process; +\$9,671 in net cost growth), a renewed focus on professional development (+\$4,500 in travel/training to ensure staff maintains industry knowledge), and operational funding (+\$7,500) for the new Human Resources Specialist position (2023 Operating Initiative).

Performance Measurement

The following section provides detailed information on Human Resources programs including performance measures and personnel.

- **Administration**

Statement of Service: The administrative function monitors legal compliance and employee relations in order to effectively administer sound policies, and practices that will treat all employees equally while maintaining compliance with employment and labor laws.

Human Resources Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Human Resources Dept. annual turnover percentage	0%	0%	0%	0%	0%
City-wide turnover percentage	11.80%	8.18%	10.85%	9.95%	15%
Total # full-time equivalents (full-time, part-time, seasonal, and elected)	573	565	583	606	619
HR staff to total full-time equivalent employee ratio*	0.524	0.531	0.515	0.495	0.485

*HR-staff-to-employee-ratio represents the number of professional HR staff per 100 employees supported by HR in the organization. SHRM's most recent Human Capital Benchmarking Study shows the average HR-to-employee ratio in 2020 was 2.57 (not including administrative support staff) or 1.22 when not supporting benefits functions.

GENERAL FUND DEPARTMENTAL SUMMARIES

- Recruitment and Retention**

Statement of Service: The recruitment and retention function facilitate programs to continually increase the quality of the workforce through placing, training, and retaining highly qualified individuals who have the educational background, knowledge, and competencies to perform at above average levels.

Human Resources Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Employment & Retention					
Average cost per hire - Regular positions	\$7,500	\$7,500	\$6,000	\$6,000	\$6,500
Average cost per hire - Seasonal positions	\$1,200	\$1,200	\$750	\$750	\$850
# of Online job postings hits	6142*	36,459	106,673	115,500	150,235
# of Job interest cards received	634*	1,347	1,239	1,585	1,856
# of Applications reviewed	767	342	1084	2538	2,874
# of Qualified applications processed	153	193	652	782	873
# of New hires - Regular positions	54	40	34	50	55
# of New hires - Seasonal positions	70	70	87	90	95
# of Internal promotions	24	22	19	40	30
# of Separations (not including retirement)	106	103	124	123	130
# of Retirements	15	12	9	10	15
# New hire orientation sessions	31	21	24	20	12^
Workforce Management					
% of Employees rated "Exceeds" on performance review	27.3%	37.4%	37.2%	39.0%	41.0%
% of Employees rated "Meets" on performance review	72.7%	62.6%	62.8%	61.0%	59.0%
% of Employees underperforming on annual review	0.0%	0.0%	0.0%	0.0%	0.0%
% of Employees on "Performance Improvement Plan"	0.0%	1.3%	1.4%	1.0%	0.0%
# Employee Relation Cases	28	31	38	45	50
Education Incentive - Professional Development					
# enrollments by program***					
Doctorate Degree	2	1	0	1	1
Master's Degree	5	4	1	3	2
Bachelor's Degree	9	10	7	10	8
Associate's Degree	1	1	1	2	2
Certificate Programs	0	2	2	1	1
Total # of employees receiving education incentive	17	18	11	17	14
Other Metrics					
# Payroll action forms processed	****	****	1412	1853	2082

^NEO completed once a month starting FY23

*New Applicant Tracking System (NEOGOV) implemented on Sept., 2019.

**Operating under hiring freeze for certain non-Public Safety positions.

*** FY21 and FY22 - program partially unfunded due to budget constraints

**** started collecting data in 2021

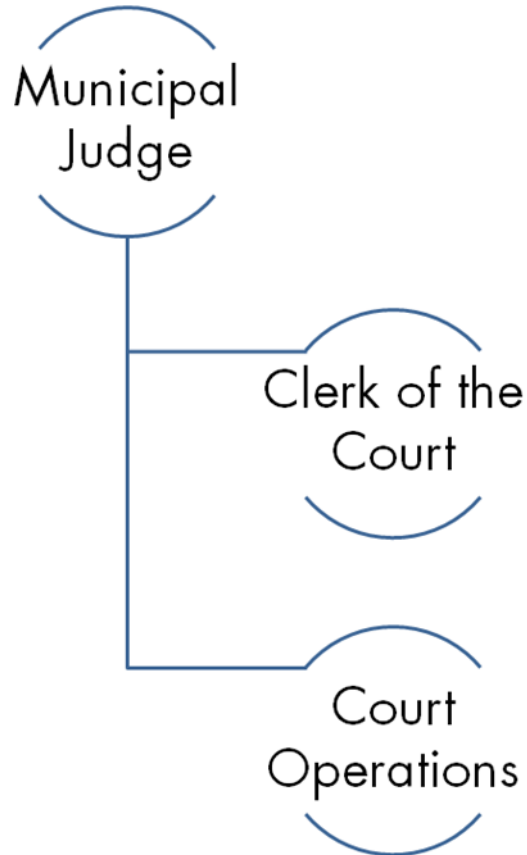
GENERAL FUND DEPARTMENTAL SUMMARIES

Municipal Court

BROOKE LAPPIN
DIRECTOR



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GENERAL FUND DEPARTMENTAL SUMMARIES

Municipal Court

Administration, Court Services

Mission Statement

To grow and maintain sufficient staffing, infrastructure, and general court services for the City of Alpharetta; to educate and inform persons who attend court; to ensure the citizens' rights are observed and protected; to achieve justice and fundamental fairness in all matters including cases that go to trial and those that are settled pre-trial; and to efficiently and responsibly serve all citizens living in the community.

Goals and Objectives

-   ✓ Provide professional, quality service;
-   ✓ Monitor court sessions and continue to improve efficiency;
-   ✓ Develop operations guide to use internally;
-   ✓ Implement the new eCourts software system;
-   ✓ Enhance reporting to state and city departments;
-   ✓ Review and enhance current reports/forms;
-   ✓ Enhance the current data that is shared between Court/Police;
-   ✓ Review, improve, and update day to day operations;
-   ✓ Provide proper training to ensure compliance with all State laws and regulations; and
-   ✓ Continue to cross-train employees.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Municipal Court General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Intergovernmental	\$ -	\$ -	\$ 37,665	\$ 80,678	\$ 141,000
TOTAL	\$ -	\$ -	\$ 37,665	\$ 80,678	\$ 141,000
EXPENDITURES					
Personnel Services:					
Salaries	\$ 355,800	\$ 329,975	\$ 371,878	\$ 346,652	\$ 449,083
Overtime	707	129	4,678	79,400	90,000
Group Insurance	92,507	70,243	70,526	96,261	133,320
FICA	25,531	24,251	27,896	26,228	41,246
Pension (Defined Benefit)	46,617	33,429	31,311	18,145	19,584
Pension (401A Cont./Match)	24,933	27,319	30,613	44,088	52,117
Workers Compensation	11,854	13,904	10,778	11,655	8,655
OPEB Contribution	9,576	10,590	9,105	8,470	6,891
Miscellaneous	77	-	542	-	78
<i>subtotal</i>	\$ 567,603	\$ 509,841	\$ 557,326	\$ 630,899	\$ 800,974
Maintenance & Operations:					
Professional Services	\$ 265,152	\$ 252,699	\$ 227,434	\$ 239,955	\$ 156,300
Land/Building Rental	-	-	-	82,000	82,000
Printing	8,314	8,336	10,269	6,000	8,000
Maint. Contracts/IT Svcs.	60,620	68,427	67,103	120,335	78,676
General Supplies	13,865	16,013	13,108	10,100	12,250
Utilities	19,586	21,544	21,250	13,055	-
Miscellaneous	38,758	12,574	9,306	21,295	10,000
<i>subtotal</i>	\$ 406,295	\$ 379,594	\$ 348,470	\$ 492,740	\$ 347,226
Capital	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 973,898	\$ 889,434	\$ 905,796	\$ 1,123,639	\$ 1,148,200
Authorized Personnel	8.0	8.0	8.0	7.0	6.0

Budget Narrative

The FY 2023 Budget for Municipal Court totals \$1.1 million and represents an increase of 2%, or \$24,561, compared to FY 2022.

The Personnel Services category increased 27%, or \$170,075, due to multiple factors including: residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment) and funding of the Court Solicitor position (previously paid through professional services); 4% performance-based merit program scheduled for July 1, 2022;

GENERAL FUND DEPARTMENTAL SUMMARIES

citywide salary compression adjustments (2023 Operating Initiative); growth in group insurance costs; etc.

Authorized personnel total 6 full-time-equivalents (“FTE”) and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Administrative Assistant I	-	-	1.0	-	-	-
Director	1.0	1.0	1.0	1.0	1.0	-
Chief Court Clerk	-	-	-	-	1.0	1.0
Deputy Court Clerk	-	-	-	-	2.0	2.0
GCIC Coordinator	-	-	-	-	1.0	1.0
Deputy Clerk I	1.0	1.0	-	-	-	-
Deputy Clerk II	4.0	4.0	4.0	4.0	-	(4.0)
Deputy Clerk III	1.0	1.0	1.0	1.0	-	(1.0)
Court Solicitor	-	-	-	1.0	1.0	-
Judge	1.0	1.0	1.0	-	-	-
	8.0	8.0	8.0	7.0	6.0	(1.0)

Starting with FY 2022, the Judge position was converted to a contracted position and the Solicitor position was converted from a contracted position to a full-time equivalent position. Additionally, one Deputy Court Clerk III position was eliminated in FY 2022 (unfunded position - no financial impact).

The Maintenance and Operations category decreased -30%, or -\$145,514, due primarily to the following activity:

- Decrease in professional fees of -\$83,655 due primarily to the net impact of an operational reorganization that included reclassifying the Judge from a full-time position to a 1099 contractor while also reclassifying the Court Solicitor from a 1099 contractor to a full-time position. The City of Milton will be paying their contractually determined 40% of all Court Solicitor personnel costs through the existing IGA and can be seen through the additional Intergovernmental revenue estimates for 2023.
- Decrease in maintenance contracts of -\$15,350 due primarily to an elimination of janitorial services upon the partnership and move to the Milton courts facility (said cleaning costs are now covered through the land/building rental account).
- Decrease in IT professional services of -\$26,309 due primarily to reduced allocations resulting from a decline in users (e.g., personnel which drives much of the usage allocations) coupled with one-time costs for the eCourts software implementation during FY 2022 that will not continue into FY 2023.
- Decrease in non-recurring costs of -\$11,120 due to one-time costs in FY 2022 associated with moving court operations to the Milton courts facility (e.g., furniture, equipment, etc.) that will not be incurred in FY 2023.

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Municipal Court programs including performance measures and personnel.

- **Violations Bureau**

Statement of Service: The purpose of the Municipal Court is to process all alleged violations of city Ordinances and certain state laws in a fair, impartial, expeditious, accurate, and fiscally responsible manner. The Violations Bureau holds traffic and state court, monitors and handles all cash bonds and manages all Court records.

Municipal Court Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021*	Target FY 2022*	Target FY 2023*
# of Citations received to process	14,268	9,503	8,765	10,000	13,000
Total # of cases disposed	13,019	11,198	7,745	12,000	13,000
# of Court sessions	242	238	216	216	216
Annual deposits (Court Fines)	\$1,834,716	\$1,657,373	\$1,361,323	\$1,700,000	\$1,800,000

GENERAL FUND DEPARTMENTAL SUMMARIES

Public Safety

JOHN ROBISON
DIRECTOR



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GENERAL FUND DEPARTMENTAL SUMMARIES

Public Safety

Administration, Police, Fire, and Emergency
911

Mission Statement

Public Safety: It is the **Mission** of the **Alpharetta Department of Public Safety** to **Enhance** the **Quality of Life** of those that **Live, Work, and Play** in the **City of Alpharetta**.

Police Services strives to ensure the highest quality of life for its citizens through developing and maintaining partnerships with the community. We take pride in the fact that all contacts with the public are professional and at all times personify the highest levels of honor, integrity, ethics and justice, entrusted to us by those we are sworn to serve.

Fire and Emergency Services is a proactive, customer-oriented emergency services provider. Our objective is to provide the best possible fire and emergency medical services. Our goal is to maximize the saving of lives, minimize the loss of property and avoid loss whenever possible through prevention and education.

Goals and Objectives

Police Services



- ✓ Crime Prevention – Partner with the community through the Alpharetta Community of Excellence (ACE) program, Crime-Free Multifamily Housing, and building partnerships and mitigating problems through education and enforcement;



- ✓ Uniform Patrol - Increase visible presence in the community with an emphasis on residential neighborhoods;



- ✓ Criminal Investigation - Maintain a case clearance rate above national averages through strong local investigative efforts and appropriate partnerships with other federal, state and local law enforcement agencies; and



- ✓ Traffic Safety - Identify and address traffic and pedestrian concerns through engineering, education, and enforcement. Build an effective strategy utilizing a collaborative effort between city departments.



GENERAL FUND DEPARTMENTAL SUMMARIES

Fire Services

- ✓ Maintain a minimum on-duty staffing level of not less than 23 Firefighter/EMT or Paramedics at all times;
- ✓ Assure all firefighters are certified at the National Professional Qualifications Firefighter II Level;
- ✓ Maintain a minimum of 240 hours of annual training and career development for each career firefighter;
- ✓ Place the first fire apparatus on the scene of an emergency within five minutes of dispatch at least 90% of the time;
- ✓ Place a minimum of 14 firefighters on the scene of a structure fire within seven minutes of dispatch at least 90% of the time;
- ✓ Place an advance life support paramedic on the scene of a medical emergency within five minutes of dispatch at least 90% of the time;
- ✓ Present programs of fire safety education to 80% of all preschool children and 95% of all first and fourth grade students who reside within the City; and
- ✓ Conduct a fire safety inspection and/or design a pre-fire plan for every non-residential occupancy annually.



Public Safety Department

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Public Safety General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Licenses and Permits					
Alcohol Beverage	\$ 676,671	\$ 26,925	\$ (1,241)	\$ -	\$ -
Other	46,243	23,635	200	-	500
Intergovernmental:					
City of Milton	55,000	65,000	15,968	-	-
Fulton County/COVID-19 Testing Site	-	-	234,735	37,912	-
1st Responders Grant	-	-	-	224,600	-
Charges for Services:					
Reports	25,942	22,641	20,627	25,000	20,000
Services	227,731	173,410	150,310	210,000	160,000
False Alarms	44,911	45,852	35,191	46,000	40,000
Plan Review	188,685	206,443	138,229	193,000	150,000
Other	19,335	11,280	150	8,000	4,000
Fines & Forfeitures:					
Municipal Court Fines	1,834,716	1,657,373	1,367,813	1,750,000	1,650,000
School Zone/Bus Camera Citations	4,020	63,009	1,139,043	304,000	720,000
Other	-	-	-	-	-
Other Revenue	15,254	944	10,405	100	-
TOTAL	\$ 3,138,508	\$ 2,296,512	\$ 3,111,429	\$ 2,798,612	\$ 2,744,500
EXPENDITURES					
Personnel Services:					
Salaries	\$ 13,484,795	\$ 14,197,773	\$ 14,638,844	\$ 16,976,205	\$ 18,520,928
Overtime	1,846,569	1,789,103	1,736,876	1,704,042	1,931,950
Group Insurance	4,174,201	4,602,770	4,877,695	5,490,238	5,776,119
FICA	1,109,675	1,161,545	1,188,219	1,382,668	1,561,827
Pension (Defined Benefit)	1,511,217	1,535,869	1,529,222	1,631,525	1,725,035
Pension (401A Cont./Match)	1,062,077	1,188,108	1,135,079	1,404,828	1,567,708
Miscellaneous	717,979	766,689	730,361	747,102	831,312
<i>subtotal</i>	<i>\$ 23,906,513</i>	<i>\$ 25,241,856</i>	<i>\$ 25,836,297</i>	<i>\$ 29,336,608</i>	<i>\$ 31,914,879</i>
Maintenance & Operations:					
Professional Services	\$ 212,426	\$ 176,701	\$ 86,065	\$ 173,947	\$ 268,700
Fuel/Repair & Maint. (Vehicles)	746,078	704,730	659,673	672,371	842,560
Employee Travel	120,059	85,902	32,565	85,122	103,620
Employee Training	99,716	76,567	83,766	104,327	202,218
Maint. Contracts/IT Services	1,032,103	1,115,253	1,295,782	1,623,405	1,925,687
General Supplies	244,860	285,121	219,962	256,037	303,650
Miscellaneous	629,878	537,461	552,601	459,240	511,915
<i>subtotal</i>	<i>\$ 3,085,120</i>	<i>\$ 2,981,734</i>	<i>\$ 2,930,414</i>	<i>\$ 3,374,449</i>	<i>\$ 4,158,350</i>
Capital/Leases:					
Capital/Other	\$ -	\$ -	\$ 2,902	\$ -	\$ -
Software/Fire Truck Lease(s)	630,405	631,280	582,963	676,870	659,858
<i>subtotal</i>	<i>\$ 630,405</i>	<i>\$ 631,280</i>	<i>\$ 585,866</i>	<i>\$ 676,870</i>	<i>\$ 659,858</i>
TOTAL	\$ 27,622,038	\$ 28,854,870	\$ 29,352,576	\$ 33,387,927	\$ 36,733,087
Authorized Personnel	221.0	223.5	226.5	232.5	238.5

FY 2023 includes 1 part-time position (Parking Enforcement Officer) position that is not funded but part of the City's authorized workforce. This position will remain vacant pending a (1) justifiable needs assessment and (2) identification of a sustainable funding source.

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for Public Safety totals \$36.7 million and represents an increase of 10%, or \$3.3 million, compared to FY 2022.

The Personnel Services category increased 9%, or \$2.6 million, due to multiple factors including:

- Residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment);
- Residual impact of the mid-year 2022 wage adjustments (additional 10% across-the-board adjustment for sworn police and E911 personnel);
- Residual impact of the mid-year 2022 funding of two full-time Police Officers positions (previously frozen);
- Wage increases associated with the 3% performance-based merit program scheduled for July 1, 2022;
- Citywide salary compression adjustments (2023 Operating Initiative);
- Addition of six full-time positions (Community Paramedic, Crime Scene Detective, and four Police Officers; 2023 Operating Initiative);
- Increases in overtime, group insurance premiums, pension contributions, etc.; and
- Some of which is partially offset through a reduction in personnel costs related to the one-time pass-thru expenses in FY 2022 for the Georgia Public Safety Officials 1st Responders Supplemental Grant that will not occur in FY 2023.

Authorized personnel total 238.5 full-time-equivalents ("FTE"), including the six new positions added during FY 2023, and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023*	Variance
Sworn Police Officers						
Director of Public Safety	1.0	1.0	1.0	1.0	1.0	-
Captain	4.0	4.0	4.0	4.0	4.0	-
Lieutenant	15.0	8.0	7.0	7.0	7.0	-
Division Chief	1.0	-	-	-	-	-
Field Training Officer	9.0	6.0	4.0	5.0	5.0	-
Officer*	67.0	70.0	73.0	72.0	76.0	4.0
Sergeants	6.0	13.0	16.0	16.0	16.0	-
Police Operations Major	1.0	1.0	1.0	1.0	1.0	-
Police Support Operations Major	1.0	1.0	1.0	1.0	1.0	-
Crime Scene Detective*	-	-	-	-	1.0	1.0
Public Information Officer	-	-	-	-	-	-
Training Coordinator/Police	-	1.0	1.0	1.0	1.0	-
	105.0	105.0	108.0	108.0	113.0	5.0

GENERAL FUND DEPARTMENTAL SUMMARIES

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023*	Variance
Certified Firefighters						
Deputy Director of Public Safety	1.0	1.0	-	-	-	-
Battalion Chief	3.0	4.0	4.0	4.0	4.0	-
Division Chief	-	-	-	-	-	-
Captain	22.0	18.0	18.0	17.0	18.0	1.0
EMS Chief	-	-	1.0	1.0	1.0	-
Lieutenant	-	3.0	3.0	7.0	6.0	(1.0)
Public Affairs Coordinator	1.0	1.0	1.0	-	-	-
Special Projects and Data Analyst	-	-	-	1.0	1.0	-
Accreditation/Emer. Mgmt. Coord. (Captain)	1.0	1.0	1.0	-	-	-
Training/Emergency Medical Svcs Coord.	1.0	1.0	-	-	-	-
EMS Training Officer	-	-	1.0	1.0	1.0	-
Fire Apparatus Engineer	24.0	24.0	24.0	27.0	27.0	-
Firefighter/Paramedic	20.0	20.0	20.0	20.0	20.0	-
Firefighter II	19.0	19.0	19.0	19.0	19.0	-
Community Paramedic*	-	-	-	-	1.0	1.0
Public Safety Logistics/Emer. Mgmt Coord.	1.0	1.0	1.0	1.0	1.0	-
Fire Marshal (Battalion Chief)	1.0	1.0	1.0	1.0	1.0	-
Fire Operations Chief	1.0	1.0	1.0	1.0	1.0	-
Deputy Fire Marshal	1.0	1.0	1.0	1.0	1.0	-
Assistant Fire Marshal	3.5	5.0	5.0	5.0	5.0	-
	99.5	101.0	101.0	106.0	107.0	1.0
Civilian Positions						
Administrative Assistant II	2.0	2.0	2.0	2.0	1.0	(1.0)
Administrative Generalist	-	-	-	-	1.0	1.0
Accreditation Manager	-	-	-	1.0	1.0	-
Criminal Intelligence Analyst	1.0	1.0	1.0	1.0	1.0	-
Evidence Custodian	1.0	1.0	1.0	1.0	1.0	-
Evidence Technician	-	1.0	1.0	1.0	1.0	-
Fingerprint Technician	1.0	1.0	0.5	0.5	0.5	-
Parking Enforcement Officer (2PT)**	1.0	1.0	1.0	1.0	1.0	-
Budget/Finance Coordinator	1.0	1.0	1.0	1.0	1.0	-
Records Clerk	4.5	4.5	5.0	5.0	5.0	-
Records Manager	-	-	-	1.0	1.0	-
Records Supervisor	1.0	1.0	1.0	-	-	-
School Crossing Guard (8PT)	4.0	4.0	4.0	4.0	4.0	-
	16.5	17.5	17.5	18.5	18.5	-
	221.0	223.5	226.5	232.5	238.5	6.0

* FY 2023 includes the addition of six new full-time equivalent positions (Community Paramedic, Crime Scene Detective, and four Police Officers). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of these new positions.

** FY 2023 includes 1 part-time position (Parking Enforcement Officer) that is not funded but part of the City's authorized workforce. This position will remain vacant pending a (1) justifiable needs assessment and (2) identification of a sustainable funding source.

GENERAL FUND DEPARTMENTAL SUMMARIES

The Maintenance & Operations category increased 23%, or \$783,901, due primarily to the following:

- Change in allocation methodologies (+\$174,017) within the IT Professional services account (e.g., prior year included cloud storage service costs primarily within the IT Department because relative usage between departments was not discernable; a year of operations has given staff a basis to allocate costs to departments in 2023 and Public Safety is the largest user of these services).
- Growth in fuel pricing (+\$128,186). This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.
- New operational funding for the Crabapple Training Facility (\$25,000).
- Reallocation of \$68,400 from Public Works (electricity account) to Public Safety (maintenance contracts account) to fund additional flock cameras. Specifically, the city has been funding 11 vigilant cameras through GA Power bills within the Public Works Department and will shift the funding to the Flock camera system which is considerably more cost effective (can double the number of cameras for the same annual investment).
- Maintenance and Operational funding for the recommended 2023 Operating Initiatives¹² in an amount totaling \$272,000 that has been programmed into multiple departmental accounts (e.g., fuel, travel, training, professional services, uniforms, etc.).

The Capital/Lease category includes funding for fire truck leases, heart monitors, and tasers, and declined -3% compared to FY 2022 due to final payment of the Air & Light Truck during FY 2022. This apparatus was always forecast to outlive its financing which maxed-out at 10-years (2012 lease).

¹² Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Public Safety programs including performance measures and personnel.

- **Police Services**

Statement of Service: Alpharetta's Police Services include criminal investigations, uniform patrol, traffic patrol, and training activities.

National Incident Based Reporting System

Patrol Division

Offenses	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022 YTD
Group A Offenses	2,769.00	2,631.00	1,850.00	1,564.00	1,125.00
Group B Offenses	818.00	728.00	663.00	297.00	244.00
Total	3,587.00	3,359.00	2,513.00	1,861.00	1,369.00
Per 1000 Population	54.14	50.70	36.35	N/A	N/A

Arrest

Group A Offenses	343.00	436.00	372.00	330.00	414.00
Group B Offenses	477.00	422.00	248.00	280.00	259.00
Non-Criminal Offenses	684.00	695.00	563.00	401.00	263.00
Total	1,504.00	1,553.00	1,183.00	1,011.00	936.00
Per 1000 Population	22.70	23.44	17.11	N/A	N/A

Criminal Investigations Division

Assigned for Investigation	842.00	889.00	944.00	1,374.00	575.00
Closed by Arrest	59.00	60.00	87.00	91.00	41.00
Closed by Exception	50.00	27.00	38.00	29.00	14.00
Unfounded	101.00	78.00	112.00	166.00	42.00
Active Cases	632.00	724.00	707.00	1,088.00	478.00

Traffic Division

Accidents	2,969.00	3,059.00	2,538.00	1,800.00	1,402.00
Fatalities	4.00	4.00	1.00	3.00	0.00

911 Communications

Calls For Service	39,174.00	38,069.00	33,997.00	35,866.00	1,402.00
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GENERAL FUND DEPARTMENTAL SUMMARIES

- Fire Services**

Statement of Service: Alpharetta's Fire Services include fire prevention, fire inspection, and fire suppression.

	2017 Total Incidents	2018 Total Incidents	2019 Total Incidents	2020 Total Incidents	2021 Total Incidents
FIRES					
Structure Fires	60	32	45	41	61
Vehicle Fires	28	22	27	25	22
Other Fires	43	46	80	30	35
Total Fires	131	100	152	96	118
Pressure Ruptures, Explosion, Overheat	5	2	0	0	4
RESCUE CALLS					
Emergency Medical Treatment	3373	3011	3103	3442	3510
All Others	84	63	61	54	145
Total Rescue Calls	3457	3074	3164	3496	3655
Hazardous Condition Calls	160	121	107	147	124
Service Calls	946	726	806	598	574
Good Intent Calls	1753	2424	2368	1123	1466
Severe Weather or Natural Disaster	15	1	1	2	0
Special Incident Calls	19	3	9	2	0
Unknown Incident Type	0	0	0	0	0
FALSE CALLS					
Malicious Calls	21	16	18	19	13
Other False Calls	771	749	776	768	847
Total False Calls	792	765	794	787	860
TOTAL CALLS	7278	7216	7401	6251	6801

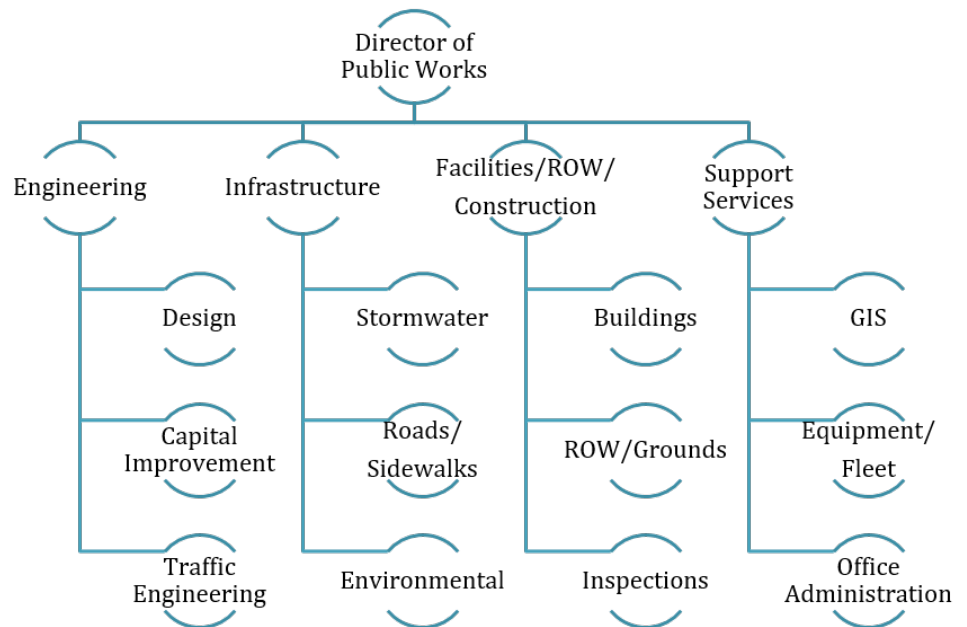
GENERAL FUND DEPARTMENTAL SUMMARIES

Public Works

PETE SEWCZWICZ
DIRECTOR



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Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

GENERAL FUND DEPARTMENTAL SUMMARIES

Public Works

Administration, Public Works, and Conservation

Mission Statement

The Department of Public Works is committed to providing cost effective engineering, maintenance and design solutions through the highest possible professionalism which protects, preserves and improves the City of Alpharetta's infrastructure. Our focus shall include facilities, traffic, streets, stormwater, and environmental conservation.

Goals and Objectives



- ✓ Improve and maintain the City of Alpharetta infrastructure at the highest possible level and to enhance and promote the quality of life;



- ✓ Provide engineering professionalism to ensure growth and progress for the City of Alpharetta;



- ✓ Provide consistent Public Works functions and operations that afford future excellence in growth and expansion for the City of Alpharetta;



- ✓ Improve intergovernmental relations;



- ✓ Provide more efficient support and response for the citizens of Alpharetta;



- ✓ Develop strategic, long-range plans for the future; and



- ✓ Ensure timely completion of repairs on work projects so the disruption of service to the customer is minimal.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Public Works General Fund					
	FY 2019 Actual	FY 2020 Actual	FY2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Other Revenue:					
CID (GA400 Interchange Maint.)	\$ 73,262	\$ 88,944	\$ 106,679	\$ 87,749	\$ 92,500
Miscellaneous	-	2,500	24,300	1,500	1,000
TOTAL	\$ 73,262	\$ 91,444	\$ 130,979	\$ 89,249	\$ 93,500
EXPENDITURES					
Personnel Services:					
Salaries	\$ 2,952,337	\$ 2,864,499	\$ 2,924,482	\$ 3,280,026	\$ 3,609,612
Overtime	39,419	33,356	20,406	40,000	40,000
Group Insurance	864,686	892,231	895,540	1,076,650	1,184,342
FICA	216,406	209,851	216,601	248,149	278,726
Pension (Defined Benefit)	310,830	354,974	306,128	323,670	296,195
Pension (401A Cont./Match)	194,753	216,423	203,358	272,832	335,619
Workers Compensation	83,195	94,888	88,360	91,966	91,661
OPEB Contribution	67,848	72,374	74,549	66,877	73,455
Miscellaneous	1,008	2,554	1,161	3,448	1,864
<i>subtotal</i>	\$ 4,730,481	\$ 4,741,150	\$ 4,730,585	\$ 5,403,618	\$ 5,911,474
Maintenance & Operations:					
Professional Services	\$ 39,652	\$ 10,933	\$ 5,383	\$ 17,500	\$ 6,000
Fuel/Repair & Maint. (Vehicles)	140,666	103,856	117,014	110,000	130,000
Repair & Maint. (Facilities)	437,871	414,037	366,097	347,000	400,000
Maint. Contracts/IT Services	957,455	1,038,912	1,138,897	1,285,088	1,488,349
General Supplies	159,758	142,199	103,166	108,250	104,000
Utilities	1,779,627	1,814,759	1,976,712	2,015,600	1,971,750
Miscellaneous	92,861	87,064	98,374	90,500	101,000
<i>subtotal</i>	\$ 3,607,891	\$ 3,611,761	\$ 3,805,644	\$ 3,973,938	\$ 4,201,099
Capital/Lease/Other					
Enterprise Software Lease	\$ 76,942	\$ -	\$ -	\$ -	\$ -
<i>subtotal</i>	\$ 76,942	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 8,415,314	\$ 8,352,910	\$ 8,536,228	\$ 9,377,556	\$ 10,112,573
Authorized Personnel	52.0	52.0	52.0	51.0	51.0

Budget Narrative

The FY 2023 Budget for Public Works totals \$10.1 million and represents an increase of 8%, or \$735,017, compared to FY 2022.

GENERAL FUND DEPARTMENTAL SUMMARIES

The Personnel Services category increased 9%, or \$507,856, due to multiple factors including:

- Residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment);
- Residual impact of the mid-year 2022 funding of two full-time Public Works Crew Leader positions and one full-time Public Works Tech I position (all previously frozen);
- Wage increases associated with the 3% performance-based merit program scheduled for July 1, 2022; and
- Citywide salary compression adjustments (2023 Operating Initiative); and
- Increases in group insurance premiums, pension contributions, etc.

Authorized personnel total 51 full-time-equivalents ("FTE") and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Administrative Assistant II	1.0	1.0	-	-	-	-
Administrative Office Coordinator	-	-	-	-	-	-
Assistant Construction Manager	1.0	1.0	1.0	1.0	1.0	-
Civil Engineer	2.0	2.0	2.0	1.0	1.0	-
Construction Manager	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Public Works	1.0	1.0	-	-	-	-
Director	1.0	1.0	1.0	1.0	1.0	-
Engineering Technician	6.0	5.0	5.0	4.0	6.0	2.0
Environmental Program Coordinator	1.0	1.0	1.0	1.0	1.0	-
Fleet/Equipment Logistics Tech.	-	-	1.0	1.0	1.0	-
Fleet Coordinator	1.0	1.0	-	-	-	-
GIS Specialist/Planner	-	-	-	1.0	-	(1.0)
GIS Specialist/Special Projects Planner	-	-	-	-	1.0	1.0
Infrastructure Operations Manager	-	-	-	-	1.0	1.0
Office Manager	-	-	1.0	1.0	1.0	-
Project Administrator	1.0	1.0	1.0	1.0	1.0	-
Public Works Crew Leader	8.0	8.0	8.0	8.0	7.0	(1.0)
Public Works Supervisor	4.0	4.0	4.0	4.0	3.0	(1.0)
Public Works Technician I	6.0	6.0	6.0	6.0	6.0	-
Public Works Technician II	10.0	10.0	10.0	10.0	9.0	(1.0)
Right of Way Coordinator	-	1.0	1.0	1.0	1.0	-
Senior Engineer	2.0	2.0	2.0	2.0	2.0	-
Senior Inspector	1.0	1.0	1.0	1.0	1.0	-
Senior Operations Manager	-	-	1.0	1.0	1.0	-
Senior Water Resources Analyst	1.0	1.0	1.0	1.0	1.0	-
Support Services Manager	1.0	1.0	1.0	1.0	1.0	-
Traffic Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Traffic Signal Engineer	1.0	1.0	-	-	-	-
Transportation Engineering Manager	-	-	1.0	1.0	1.0	-
Urban Forestry Program Manager	1.0	1.0	1.0	1.0	1.0	-
	52.0	52.0	52.0	51.0	51.0	-

GENERAL FUND DEPARTMENTAL SUMMARIES

The Maintenance and Operations category increased 6%, or \$227,161, due primarily to the following activity:

- Increase in repair/maintenance costs of +\$53,000 due primarily to inflationary cost growth of labor/supplies for many of the included services such as plumbing, HVAC, etc. in addition to the recapture of appropriations that were reduced during the height of the COVID pandemic but are now needed as the city approaches full operational capacity levels.
- Increase in maintenance contract costs of +\$150,037 due primarily to significant inflationary cost increases in many of the city's labor-intensive contracts such as landscaping (annualized impact of recent right-of-way maintenance contract), janitorial, etc.
- Increase in IT professional service costs of +\$53,224 due primarily to a change in allocation methodologies (e.g., prior year included cloud storage service costs primarily within the IT Department because relative usage between departments was not discernable; a year of operations has given staff a basis to allocate costs to departments in 2023 and Public Works is a large user of these services).
- Increase in fuel costs due to general inflationary growth (+\$20,000).
- Decrease in electricity utility costs of -\$43,400 due to a combination of forecasted growth in energy costs (+\$25,000) and reduced through a reallocation of \$68,400 from Public Works (electricity account) to Public Safety (maintenance contracts account) to fund additional flock cameras. Specifically, the city has been funding 11 vigilant cameras through GA Power bills within the Public Works Department and will shift the funding to the Flock camera system which is considerably more cost effective (can double the number of cameras for the same annual investment).

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Engineering and Public Works programs including performance measures and personnel.

- **Conservation**

Statement of Service: Conservation provides education and community activism strategies to address environmental and aesthetic issues in the City of Alpharetta, through clean-up campaigns, seminars, literature, and other beautification efforts.

Public Works Conservation					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Events coordinated	26	17	24	24	24
# of Students reached	419	404	18	18	18
# of Volunteers	626	307	244	244	250

- **Engineering**

Statement of Service: Engineering administration provides for the administration and technical review of public and private improvements in the City of Alpharetta by managing all projects skillfully, efficiently, and professionally.

Public Works Engineering					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021*	Target FY 2022*	Target FY 2023*
# of Water quality samples analyzed	400	421	448	448	448
* Capital contracts include traffic, stormwater, sidewalks, infrastructure, community development, and facilities projects.					

GENERAL FUND DEPARTMENTAL SUMMARIES

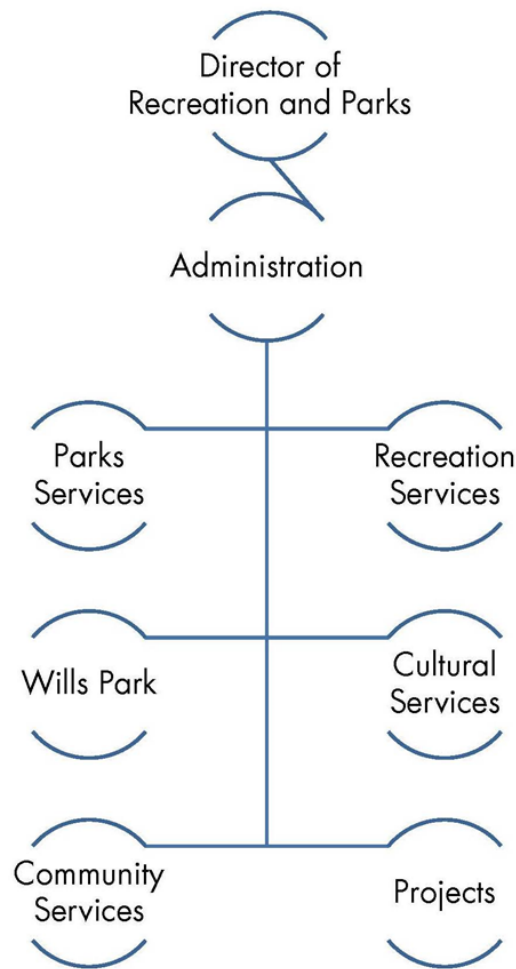
- **Public Works**

Statement of Service: Public works coordinates and performs maintenance on streets, sidewalks, traffic signals, traffic signs, and city facilities. Public Works also provides construction services in support of the engineering division and other city departments.

Public Works					
Public Works Operations					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021*	Target FY 2022*	Target FY 2023*
Average # of days to complete sidewalk work order	6.6	12.5	12.2	10.0	10.0
Average # of days to complete pothole work order	1.0	1.0	1.0	1.0	1.0
Average # of days to complete curb and gutter work order	4.1	2.7	2.0	2.5	2.5
Average # of days to complete ROW., mowing, limb work order	1.3	1.2	1.0	1.0	1.0
Average # of days to complete sink hole work order	1.4	2.2	3.4	3.0	3.0
Average # of days to complete sign replacement/upgrade work order	2.0	1.7	1.7	1.5	1.5
Average # of days to complete signal light maintenance work order	2.2	3.4	3.6	3.0	3.0
Average # of days to complete striping work order	2.2	5.9	3.7	3.5	3.5
Average # of days to complete catch basin work order	4.1	4.9	2.5	3.5	3.5
Average # of days to complete storm drain work order	7.3	5.2	10.3	7.5	7.5
Average # of days to complete facilities work order	3.4	4.8	4.0	4.0	4.0

GENERAL FUND DEPARTMENTAL SUMMARIES

Recreation, Parks & Cultural Services



Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals, and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

GENERAL FUND DEPARTMENTAL SUMMARIES

Recreation, Parks & Cultural Services

Administration, Parks Services, Recreation Services, Wills Park, Cultural Services, Community Services, Projects

Mission Statement

The Recreation, Parks & Cultural Services Department strives to promote the highest quality recreation programs and park facilities to our citizens consistent with our core values of Excellence, Stewardship, Integrity, Service and Loyalty.

Goals and Objectives



- ✓ Implement the nine (9) Park improvement/Development projects prioritized by the 2021 Parks Bond Referendum;



- ✓ Implement new programs where there is a need to serve residents;



- ✓ Increase revenues through increased participation and sponsorships;



- ✓ Improve access and usability of all parks and facilities by improved signage, beautification, and facility enhancement; and



- ✓ Continue to seek out additional partnerships with adjoining cities, The Fulton County Board of Education and other community organizations.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel

Recreation, Parks and Cultural Services General Fund

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Intergovernmental	\$ 452,098	\$ 318,295	\$ 2,486	\$ 3,000	\$ 3,000
Charges for Services:					
Aquatics Activity Fees	216,328	127,559	114,299	225,000	200,000
Athletics Activity Fees	446,387	418,111	342,519	400,000	415,000
Arts Services	83,569	53,688	96,622	103,500	132,500
Community Center Activity Fees	599,823	451,273	567,756	632,250	655,000
Preston Ridge Community Center Activity Fees	-	-	725	40,000	104,000
Senior Center Activity Fees	98,071	102,675	30,376	82,000	87,000
Equestrian Center Activity Fees	362,103	222,383	318,494	315,000	400,000
Wills Park Rec. Ctr Activity Fees	264,324	211,913	198,119	250,000	450,000
Non-Resident Fees	247,467	199,162	209,891	300,000	300,000
Taste of Alpharetta	214,577	900	-	-	-
Other	76,024	219,178	153,992	92,000	68,050
Other Revenue	34,982	17,526	13,508	14,200	-
TOTAL	\$ 3,095,753	\$ 2,342,661	\$ 2,048,787	\$ 2,456,950	\$ 2,814,550
EXPENDITURES					
Personnel Services:					
Salaries	\$ 2,474,200	\$ 2,578,921	\$ 2,504,452	\$ 2,746,153	\$ 2,980,271
Seasonal	566,635	562,833	532,875	580,289	738,000
Overtime	156,640	128,413	74,527	129,557	130,000
Group Insurance	791,664	843,908	811,101	964,209	999,411
FICA	234,926	242,111	229,058	260,861	295,810
Pension (Defined Benefit)	182,937	186,096	210,321	223,610	206,704
Pension (401A Cont./Match)	219,505	234,332	215,485	262,783	310,565
Miscellaneous	141,745	137,315	155,799	131,450	137,106
<i>subtotal</i>	\$ 4,768,252	\$ 4,913,928	\$ 4,733,618	\$ 5,298,912	\$ 5,797,867
Maintenance & Operations:					
Professional Services	\$ 1,692,651	\$ 1,433,673	\$ 1,088,980	\$ 1,693,425	\$ 1,767,328
Fuel/Repair & Maint. (Vehicles)	59,212	53,574	65,678	60,600	77,500
Repair & Maintenance (Grounds)	514,541	525,515	570,351	673,597	722,190
Repair & Maintenance (Facilities)	33,498	19,749	41,557	23,450	59,000
Equipment Rental	148,993	129,803	57,714	94,455	159,793
Maintenance Contracts/IT Svcs.	967,872	1,016,315	1,096,678	1,322,358	1,724,456
General Supplies	388,613	395,035	358,631	379,264	425,212
Uniforms	25,822	23,220	15,934	23,905	25,000
Utilities	636,100	637,639	654,217	726,000	727,000
Miscellaneous	340,624	255,412	170,649	247,148	275,606
<i>subtotal</i>	\$ 4,807,927	\$ 4,489,937	\$ 4,120,389	\$ 5,244,202	\$ 5,963,085
Capital/Other	\$ 52,593	\$ 15,880	\$ 12,594	\$ 19,000	\$ 27,950
TOTAL	\$ 9,628,772	\$ 9,419,744	\$ 8,866,601	\$ 10,562,114	\$ 11,788,902
Authorized Personnel	51.0	51.0	51.0	48.0	49.0

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for Recreation, Parks & Cultural Services totals \$11.8 million and represents an increase of 12%, or \$1,226,788, compared to FY 2022.

The Personnel Services category increased 9%, or \$498,955, due primarily to the residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment), 4% performance-based merit program scheduled for July 1, 2022, growth in seasonal salaries (recreation programs approaching pre-pandemic levels), citywide salary compression adjustments (2023 Operating Initiative), addition of one Recreation Coordinator position (2023 Operating Initiative), addition of seasonal salaries to staff various recreation programs/camps (2023 Operating Initiative), growth in group insurance costs, etc.

Authorized personnel total 49 full-time-equivalents ("FTE"), including the new position added during FY 2023, and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Administrative Assistant I	4.0	4.0	4.0	3.0	3.0	-
Administrative Assistant II	1.0	2.0	2.0	1.0	1.0	-
Administrative Office Coordinator	-	1.0	1.0	1.0	1.0	-
Community Agricultural Coordinator	-	-	0.5	0.5	0.5	-
Community Services Manager	1.0	1.0	1.0	1.0	1.0	-
Cultural Services Coordinator	-	1.0	1.0	1.0	1.0	-
Cultural Arts Supervisor	1.0	1.0	1.0	-	-	-
Cultural Services Supervisor	-	-	-	2.0	2.0	-
Cultural Services Manager	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Recreation/Parks	-	-	-	-	-	-
Director	1.0	1.0	1.0	1.0	1.0	-
Equestrian Center Manager	-	-	-	-	-	-
Facility Technician	4.0	4.0	4.0	2.0	2.0	-
Marketing/Accreditation Coordinator	1.0	-	-	-	-	-
Marketing Coordinator	-	0.5	0.5	0.5	0.5	-
Office Manager	1.0	-	-	-	-	-
Park Services Manager	1.0	1.0	1.0	1.0	1.0	-
Parks Maintenance Crew Leader	-	1.0	1.0	1.0	1.0	-
Parks Maintenance Technician I	12.0	12.0	12.0	12.0	12.0	-
Parks Maintenance Technician II	5.0	4.0	4.0	4.0	4.0	-
Parks Supervisor II	3.0	3.0	3.0	3.0	3.0	-
Projects Manager	1.0	1.0	1.0	1.0	1.0	-
Recreation Coordinator*	6.0	4.0	4.0	4.0	5.0	1.0
Recreation Services Manager	1.0	1.0	1.0	1.0	1.0	-
Recreation Supervisor II	3.0	4.0	4.0	4.0	4.0	-
Special Events Coordinator	3.0	2.5	2.0	2.0	2.0	-
Special Events Manager	-	-	-	-	-	-
Wills Park Manager	1.0	1.0	1.0	1.0	1.0	-
	51.0	51.0	51.0	48.0	49.0	1.0

* FY 2023 includes the addition of one new full-time equivalent position (Recreation Coordinator). Please refer to the *Operating Initiative Requests* section of this document for detailed information on the duties and responsibilities of this new position.

GENERAL FUND DEPARTMENTAL SUMMARIES

The Maintenance and Operations category increased 14%, or \$718,883, due primarily to the following activity:

- Increase in repair/maintenance costs of +\$100,030 due primarily to inflationary cost growth of labor/supplies for many of the included services such as mulch, stone, sod, plumbing, HVAC, etc. in addition to the recapture of appropriations that were reduced during the height of the COVID pandemic but are now needed as the city approaches full operational capacity levels (including new park land is constructed and falling under the maintenance phase).
- Increase in maintenance contract costs of +\$364,950 due primarily to significant inflationary cost increases in many of the city's labor-intensive contracts such as landscaping (parks), janitorial, etc. Specifically, the city's landscape maintenance contract (parks) expired during FY 2022 and was rebid to a 47% increase in costs due primarily to explosive growth in labor rates experience by that market sector. This contract resulted in cost growth of \$225,000 annually (last rebid 5-years ago). An additional \$120,000 has been added to fund estimated increases in janitorial service costs (contract to be rebid in Spring 2022) resulting from inflationary cost growth coupled with the addition of facilities to the contract (previously cleaned by facility technician staff positions which, as they become vacant, have been transitioned to private janitorial services).
- Increase in IT professional service costs of +\$37,148 due primarily to a change in allocation methodologies (e.g., prior year included cloud storage service costs primarily within the IT Department because relative usage between departments was not discernable; a year of operations has given staff a basis to allocate costs to departments in 2023 and Recreation, Parks & Cultural Services is a large user of these services).
- Increase in general supplies of +\$14,948 due primarily to program needs as the city approaches full operational capacity levels. This figure does not include the impact of the recommended 2023 Operating Initiatives which are listed separate herein for transparency.
- Increase in utilities/fuel costs due to general inflationary growth (+\$5,900).
- Maintenance and Operational funding for the recommended 2023 Operating Initiatives¹³ in an amount totaling \$169,400 that has been programmed into multiple departmental accounts (e.g., general supplies, professional services, etc.).

The Capital/Other category includes funding for general repair/replacement capital and equipment needs.

¹³ Please refer to the *Operating Initiatives Request* section of this document for detail of the requests.

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Recreation and Parks programs including performance measures and personnel.

- **Administration**

Statement of Service: The administrative arm of the Recreation & Parks Department provides short/long-term capital projects planning, oversees the effective distribution of the department's resources, and provides professional guidance to each division.

Recreation, Parks & Cultural Services - Rec Admin					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022*	Target FY 2023*
Recreation & Parks turnover percentage	16%	10%	17%	10%	10%
Annual Activity Enrollments as in RecWare and ActiveNet	20,242	15,811	16,944	18,500	20,000
# of Part-time hours used	56,399	45,046	41,267	60,000	60,000

- **Adult Activity Center**

Statement of Service: To meet the needs of Alpharetta's adult and senior citizens through facilitating convenient, affordable, and accessible recreation activities and services.

Recreation, Parks & Cultural Services - Adult Activity					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Total # of Participants per year* (Res / Non-Res)	32,321 17707/14614	22,425 9299/13126	6,033 1870/4163	25,000 10,000/15,000	30,000 17,000/13,000
Total # of Building rentals	19	18	8	10	12
Total # of Day trips taken	95	100	0	40	65
Total # of Overnight trips taken using City buses	5	8	0	5	8

GENERAL FUND DEPARTMENTAL SUMMARIES

- Aquatics**

Statement of Service: Aquatics provides accessible and safe recreation opportunities through water-related training, events, and facilities.

Recreation, Parks & Cultural Services - Aquatics					
Performance Measurements	Actual** FY 2019	Actual** FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
% of Days pool facilities were open during pool season (93 days)	100%	100%	90%	100%	100%
Average daily attendance at City pool	415	400	150	400	400
Hours of lifeguard training per person	40	40	40	40	40
# of Swim lessons held	128	133	0	N/A	N/A*
# of Swim lessons participants	421	598	0	N/A	N/A*
(resident / non-resident)	288/133	439/159	0	N/A	N/A*
Swim teams participants	249	196	121	200	250
(resident / non-resident)	157/92	117/79	76/45	150/50	175/75
C.O.A.S.T. participants	39	19	0	50	55
(resident / non-resident)	20/19	9 res/10 nr	0	30/20	35/20
# of Pool passes sold	558	601	0	600	650
(resident / non-resident)	430/128	314/287	0	400/200	450/200

* Swim lessons contracted to YMCA Summer 2022

- Health and Wellness**

Statement of Service: Health & Wellness provides programs, services and information to allow all residents to live a healthier lifestyle.

Recreation, Parks & Cultural Services - Health & Wellness					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Participants in aerobics	1416**	1459	1049	N/A rental	N/A *
(resident / non-resident)	1062/354	1092/367	-----		N/A *
# of Participants in Yoga (Adults & (resident / non-resident)	116	81	132	N/A rental	N/A *
	64/52	44/37	59/73		N/A*
# of Participants in tennis	540	286	285	350	400
(resident / non-resident)	320/220	238/46	227/58	300/50	325/75
# of Participants in Couch to 5K	18	60	5	25	30
(resident / non-resident)	13/5	40/20	5/0	15/10	20/10
# Participants in Babysitter Bootcamp Classes and Camps	119	72	60	100	110
(resident / non-resident)	48/71	27/45	27/33	50/50	50/60
# of Participants in Cooking Classes(remove "and Camps")	28	40	0	40	50
(resident / non-resident)	19/9	11/29	0	20/20	25/25
# of HW Pop-Up Participants	872	1542	3200	2000	2000
# of Participants in Pickleball			333	500	600
(resident / non-resident)			107/226	200/300	250/350

*Aerobics is no longer a contracted service- has moved into a Health & Wellness Partner offering free classes- Spring 2022

GENERAL FUND DEPARTMENTAL SUMMARIES

- Athletics**

Statement of Service: Athletics provides accessible and safe recreation opportunities through athletic-related training and events.

Recreation, Parks & Cultural Services - Athletics					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Participants - Adult Basketball					
2 Seasons-25 teams	451/48	111/11 teams	0	557/61	600/65
(resident / non-resident)	166/285	31/80	0	325/232	400/200
# of Participants - Adult Softball					
3 Seasons-170 teams	1567/124	598/46 teams	1182/171 teams	1200/175 teams	1200/175
(resident / non-resident)	596/971	232/366	640/542	700/500	700/500
# of Participants - Teen Basketball					
2 Season-12 teams	301/32	67/8 teams	56/7 teams	200/20	225/22
(resident / non-resident)	94/207	20/47	44/12 Summer only	150/50	175/50
# of Participants - Youth Basketball					
75 Teams	582	491	0	329	400
(resident / non-resident)	343/239	353/138	0	251/78	300/100
# of Participants - Youth Soccer					
70 Teams	1946	2071	1395	N/A	N/A
(resident / non-resident)	1093/853	1292/779	868/527	N/A	N/A
# of Participants - Youth Travel Soccer					
40 Teams (2 seasons)	1062	545	N/A	N/A	N/A
(resident / non-resident)	538/524	284/261		M	N/A

* Ambush Soccer Club is no longer a contracted program- they are now a Youth Athletic Association- Fall 2021

- Community Center**

Statement of Service: The Alpharetta Community Center provides a convenient and safe environment for diverse recreational opportunities and services to meet the needs of all populations.

Recreation, Parks & Cultural Services - Community Center					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Participants in summer camp	1316	1369	1427	1700	1750
(resident / non-resident)	612/704	770/599	878/549	950/750	1000/750
# of Participants in dance, including camps					
	618	533	30	500	600
(resident / non-resident)	354/264	232/301	186/115	350/150	400/200
# of Participants in gymnastics, including camps					
	2564	2261	2602	2700	2900
(resident / non-resident)	1383/1181	1315/946	1538/1064	1700/1000	2000/900
# of Participants in Specialty Recreation	50	850	54	100	120

GENERAL FUND DEPARTMENTAL SUMMARIES

Recreation, Parks & Cultural Services - Preston Ridge					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Total # of Active Adult Participants per year*	N/A	N/A	125*	5000	6000
(resident / non-resident)	N/A	N/A	59/66	2000/3000	2500/3500
Total # of Building Rentals	N/A	N/A	8	40	60
Total # of Youth Participants	N/A	N/A	0	300	500
Total # Camps	N/A	N/A	0	4	8

* CENTER OPENED JUNE 2021

- Cultural Arts**

Statement of Service: Cultural Arts facilitates programs that educate and expose citizens and visitors to a rich and diverse range of cultural expressions, through both education and special events.

Recreation, Parks & Cultural Services - Cultural Arts					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022*	Target FY 2023*
# of Participants in youth art classes	397	365	196	250	320
(resident/Milton/non-resident)	196/111/90	222/53/90	96 res /100 non-res	150 / 100	190/130
# of Participants in adult art classes	477	343	265	300	340
(resident/Milton/non-resident)	257/122/98	178/65/100	res 199 / 66 non-res	200 /100	225/115
# of Participants in summer camp	277	119	193	225	260
(resident/Milton/non-resident)	158/61/58	84/21/14	res 130 / 63 non-res	150 / 75	175/185

- Equestrian Center**

Statement of Service: The equestrian center provides an accessible and safe venue for hosting local and national equestrian events as well as other outdoor events.

Recreation, Parks & Cultural Services - Equestrian Center					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Total # of Equestrian event dates	92	86	92	86	95
Total # dog show events	17	6	14	11	11
Total # other event dates hosted at equestrian center	43	3	13	13	15
Total attendance at events	135,000	100,000	100,000	120,000	135,000
# of Arenas/rings maintained	5	5	5	7	7
# of Part-time hours used	261	9	0	0	832

GENERAL FUND DEPARTMENTAL SUMMARIES

- Community Services**

Statement of Service: To enhance the quality of life and reputation of the city by providing special event opportunities for citizens and visitors of Alpharetta.

Recreation, Parks & Cultural Services - Community Services Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Total Approved Events:					
Exclusive City Events	48	24	2	3	5
City Partnered Events	36	32	32	50	48
Outside Event Applications Processed	37	17	19	30	30
Approved / Denied	37 / 0			30/0	
Film Permit Requests Processed	6	3	0	6	6
Approved / Denied	5 / 1	3/0	0	6/0	
Estimated Attendance for:					
Taste of Alpharetta	45,000	0	0	50,000	50,000
Mayor's Challenge	2,400	2,400	0	1,000	1,300
Old Soldier's Day Parade	4,000	3,000	0 - cancelled	0 - cancelled	0 - cancelled
Season of Celebration	1,500	7,000	0	7,000	7,000
Alpharetta Arts StreetFest	15,000	0	0	10,000	10,000
Scarecrow Harvest	5,000	5,000	0 - cancelled	0 - cancelled	0 - cancelled
Wire & Wood	15,000	20,000	0	20,000	20,000
Food Trucks	20,000	13,000	0	5,000	7,000
Restless In Resthaven	200	0	0 - cancelled	0 - cancelled	0 - cancelled
Grilling & Gridiron	750	1,000	0	1,000	1,000
Volunteer Recruitment:					
Taste of Alpharetta (Non-City Staff)	18	0	0	0	0
Season of Celebration	84	64	0	25	25
Scarecrow Harvest	51	40	0	0	0
Wire & Wood	25	6	0	0	0
Community Agriculture	225	65	668 (CY2021)	675	675
TOTAL	403	175			
Sponsorship Revenue Raised:					
SPONSORSHIPS ARE BASED ON CY NOT FY					
Taste of Alpharetta	63,210	0	0	0	0
Food Truck Alley	28,550	0	0	0	0
Season of Celebration	3,000	0	0	0	0
Scarecrow Harvest	3,400	0	0	0	0
Wire & Wood	78,000	0	0	0	0
Brooke Street Park Concert Series	20,000	0	0	0	0
TOTAL (minus 20% commission)	N/A		0	0	0

GENERAL FUND DEPARTMENTAL SUMMARIES

- **Parks Maintenance**

Statement of Service: Parks maintenance provides for the development and maintenance of the city's parks, greenway space, recreation facility grounds, athletic fields, and other city owned property in order to aesthetically reflect community identity, enrich the quality of life, and provide accessible and safe open space for leisure time activities.

Recreation, Parks & Cultural Services - Parks Maintenance					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Athletic fields maintained*	33	32	35	35	35
# of Park acres maintained	322	350	355	355	360
# of Greenway acres maintained	252	252	254	254	254
# of Playground inspections	96	102	108	108	108
# of Park/playground injuries	4	2	2	0	0
# of Athletic field preparations	6,864	5,304	4,200	4,360	4,630
# of Park mowings	40	40	40	40	40
# of Athletic field mowings	80	80	80	80	80
# of Buildings maintained	36	36	37	38	38
# of Restrooms maintained	54	56	56	57	57
# of Pavilions maintained	15	15	17	17	17
# of Hours utilized for trash	10,950	10,000	10,950	10,950	10,950
# of Part-time hours used	6,927	6,848	4,211	7,000	7,000
# of Vehicles maintained	17	18	22	22	22
# of Vehicle-related accidents	1	2	1	0	0

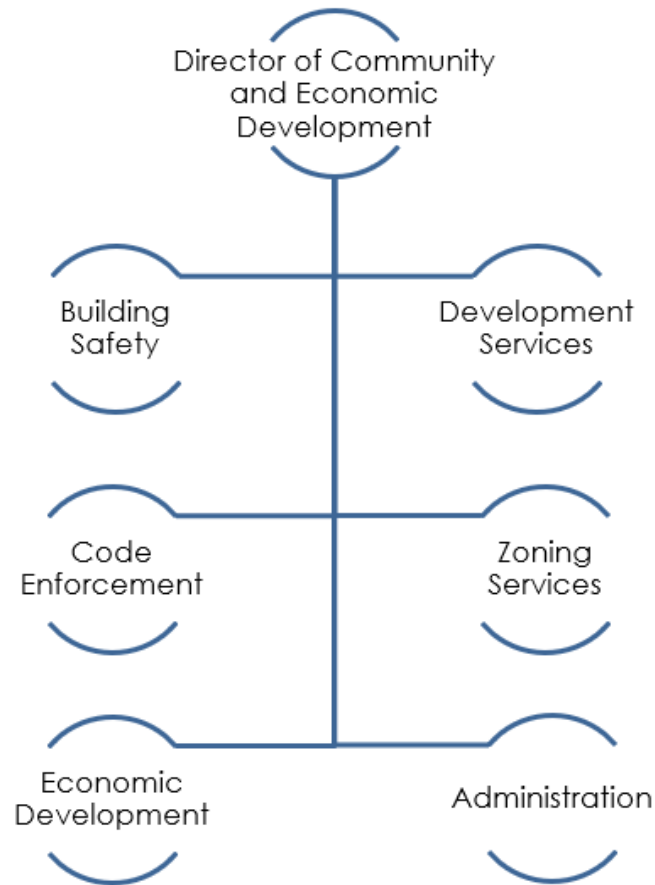
GENERAL FUND DEPARTMENTAL SUMMARIES

Community and Economic Development

KATHI COOK
DIRECTOR



KCook@alpharetta.ga.us



Our Community Vision is to advance Alpharetta as a signature City by:



Offering the highest quality of environment for our residents and businesses;



Fostering strong sense of community including safety and security; and



Providing a business climate that attracts the top echelon companies.

Our Community Vision serves as the guiding principles for the planning and operation of our city government and each department structures its mission, goals and objectives to facilitate achievement of our mission. The icons set forth above are used throughout the Budget Narrative to identify the link between the city's Community Vision and the goals and objectives of our various departmental divisions/projects.

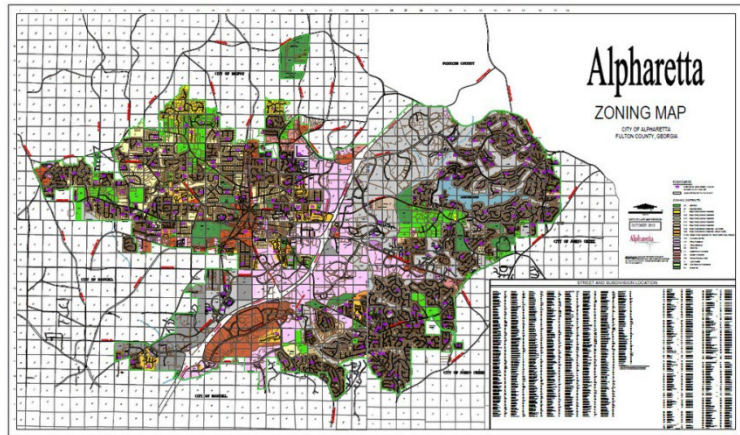
GENERAL FUND DEPARTMENTAL SUMMARIES

Community and Economic Development

Administration, Building Safety, Development Services, Zoning, Code Enforcement, and Economic Development

Mission Statement

To protect and enhance the lives of Alpharetta citizens by guiding the city's growth and safeguarding the built environment.



Goals and Objectives



- ✓ Enforce the standard building code and zoning code;



- ✓ Provide building inspections within 48 hours of request;



- ✓ Provide efficient plans processing and permitting;



- ✓ Provide quality support to boards and commissions staffed by Community Development;



- ✓ Provide the highest quality of customer service;



- ✓ Maintain and update demographic, statistical and other data, maps and materials;



- ✓ Process all public hearings in the most efficient manner possible;



- ✓ Maintain and process business licenses for the City;



- ✓ Collaborate with the Community to provide planning documents for the future; and



- ✓ Focus on Economic Development to fulfill the vision of the City of Alpharetta as the preeminent place to live, work, learn and play.

GENERAL FUND DEPARTMENTAL SUMMARIES

Statement of Revenues, Expenditures, and changes in Personnel **Community and Economic Development** **General Fund**

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Business Taxes:					
Occupational License Fees	\$ 1,184,418	\$ 1,162,099	\$ 1,171,692	\$ 957,500	\$ 1,015,000
Licenses & Permits:					
Development Permits/Fees	244,921	178,480	137,046	160,000	185,000
Building Permit Fees	2,887,710	2,130,275	1,971,207	1,700,000	1,850,000
Occupancy Permit Fees	249,586	187,262	168,602	160,000	170,000
Tree Removal Permit	12,626	4,736	3,236	7,500	3,500
Soil Erosion Permit	38,638	22,034	13,354	35,000	20,000
Alcoholic Beverage Permit	-	656,303	692,255	639,000	715,000
Other	31,218	36,433	69,783	27,500	46,000
Charges for Services:					
Planning and Development Fees	104,767	95,959	93,590	85,000	120,000
Plan Review Fees	1,059,850	1,003,981	837,651	875,000	750,000
Other	37,342	48,481	65,982	21,500	52,000
Fines & Forfeitures					
	2,406	1,250	18,175	2,000	2,000
TOTAL	\$ 5,853,483	\$ 5,527,293	\$ 5,242,572	\$ 4,670,000	\$ 4,928,500
EXPENDITURES					
Personnel Services:					
Salaries	\$ 1,703,432	\$ 1,887,959	\$ 2,040,849	\$ 2,330,333	\$ 2,462,929
Overtime	3,486	588	132	2,979	-
Group Insurance	554,638	646,350	709,983	783,643	800,783
FICA	124,889	137,068	147,651	174,373	188,230
Pension (Defined Benefit)	123,294	138,285	144,877	161,951	178,168
Pension (401A Contribution/Matc	150,008	170,800	171,879	236,187	247,112
Miscellaneous	84,951	94,476	106,757	110,777	113,549
<i>subtotal</i>	\$ 2,744,699	\$ 3,075,526	\$ 3,322,128	\$ 3,800,243	\$ 3,990,771
Maintenance & Operations:					
Professional Services	\$ 77,771	\$ 49,445	\$ 176,702	\$ 223,803	\$ 134,700
Board Member Fees	10,675	9,375	9,050	11,000	11,000
Fuel/Repair & Maintenance	19,277	12,702	13,098	13,000	15,000
Advertising	19,873	14,692	130,859	66,197	147,500
Employee Training	12,847	10,767	8,799	17,700	19,250
Employee Travel	14,810	7,355	3,039	20,000	27,500
Printing	4,938	6,900	10,778	10,000	10,000
Maintenance Contracts/IT Svcs.	131,424	141,345	162,434	224,830	230,194
General Supplies	31,105	26,226	27,905	35,931	36,000
Miscellaneous	13,026	10,363	3,964	16,413	8,200
<i>subtotal</i>	\$ 335,747	\$ 289,170	\$ 546,629	\$ 638,874	\$ 639,344
Capital/Other					
	\$ -	\$ 12,971	\$ -		\$ -
TOTAL	\$ 3,080,445	\$ 3,377,667	\$ 3,868,757	\$ 4,439,117	\$ 4,630,115
Authorized Personnel					
	28.0	30.0	32.0	32.0	32.0

GENERAL FUND DEPARTMENTAL SUMMARIES

Budget Narrative

The FY 2023 Budget for Community and Economic Development totals \$4.6 million and represents an increase of 4%, or \$190,998, compared to FY 2022.

The Personnel Services category increased 5%, or \$190,528, due primarily to the residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment), 4% performance-based merit program scheduled for July 1, 2022, citywide salary compression adjustments (2023 Operating Initiative), growth in group insurance costs, etc.

Authorized personnel total 32 full-time-equivalents ("FTE") and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Administrative Office Coordinator	-	-	-	-	1.0	1.0
Arborist	1.0	1.0	1.0	1.0	1.0	-
Building Inspector	4.0	4.0	4.0	4.0	4.0	-
Building Inspector Manager	1.0	1.0	1.0	1.0	1.0	-
Building Official	1.0	1.0	1.0	1.0	1.0	-
Building Plans Examiner	2.0	2.0	2.0	2.0	2.0	-
Code Enforcement Manager	1.0	1.0	1.0	1.0	1.0	-
Code Enforcement Officer	3.0	5.0	5.0	5.0	5.0	-
Director	1.0	1.0	1.0	1.0	1.0	-
Development Services Engineer (Stormwater)	1.0	1.0	1.0	1.0	1.0	-
Economic Development Director	-	-	1.0	-	-	-
Economic Development Manager	-	-	1.0	1.0	1.0	-
Marketing & Communications Coordinator*	-	-	-	1.0	1.0	-
GIS Specialist/Planner	1.0	1.0	1.0	1.0	1.0	-
Inspectors	3.0	3.0	3.0	3.0	-	(3.0)
Land Development Inspectors	-	-	-	-	3.0	3.0
Office Manager	1.0	1.0	1.0	1.0	-	(1.0)
Planning and Zoning Coordinator	1.0	1.0	1.0	1.0	1.0	-
Planning and Development Services Manager	-	-	-	-	1.0	1.0
Permit Technician	2.0	2.0	2.0	2.0	2.0	-
Project Administrator	1.0	1.0	1.0	1.0	1.0	-
Senior Building Inspector	-	-	-	-	-	-
Senior Transportation Engineer/Planner	1.0	1.0	1.0	1.0	1.0	-
Senior Planner	1.0	1.0	1.0	1.0	-	(1.0)
Zoning Administrator	1.0	1.0	1.0	1.0	1.0	-
	28.0	30.0	32.0	32.0	32.0	-

The Maintenance and Operations remained flat with FY 2022 as their primary operational needs are somewhat insulated from the inflationary stresses present in other departments (i.e., does not include any labor-intensive contract allocations). Specifically, this budget represents a renewed focus on professional development (+\$9,050 in travel/training to ensure staff maintains industry knowledge) and coverage of inflationary fuel increases (+\$2,000) while recognizing a reduction in non-recurring costs associated with the buildout/equipping of office space for the Economic Development team (costs will not continue into 2023).

GENERAL FUND DEPARTMENTAL SUMMARIES

Performance Measurement

The following section provides detailed information on Community Development programs including performance measures and personnel.

- **Administration**

Statement of Service: The purpose of Community Development Administration is to provide effective, efficient and responsive services to account for the resources allocated to the Planning & Zoning and Code Enforcement division of the department.

Community Development - Administration					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Special projects managed	16	19	20	16	16

- **Zoning/Development/Building Safety Services**

Statement of Service: These Divisions are tasked with guiding the growth and development of the city in a manner that enhances the quality of life and recognizes the city's historic and natural features.

Community Development - Zoning					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of New public hearings filed	112	106	120	121	115
Total # of public hearings processed	85	91	91	121	115
# of parcels annexed	0	0	0	0	0

Community Development - Development Services					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
Private development plans reviewed	144	136	121	125	125
Tree permits issued	1024	991	1177	1000	1000

Community Development - Building Safety					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of New building permits issued	5,717	4,756	5,024	5,100	5,200
# of Building inspections completed	31,500	24,161	23,213	24,000	25,000

GENERAL FUND DEPARTMENTAL SUMMARIES

- **Code Enforcement Services**

Statement of Service: To protect the public health, safety, and welfare by ensuring compliance with city building and land-use codes and ordinances.

Community Development - Code Enforcement					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Code enforcement inspections completed	677	679	1,284	1,000	1,000

Community Development - Economic Development					
Performance Measurements	Actual FY 2019	Actual FY 2020	Actual FY 2021	Target FY 2022	Target FY 2023
# of Existing business contacts	400	418	418	418	418
# of New projects	15	19	16	16	16
# of Major business prospects recruited	2	2	2	2	2

SPECIAL REVENUE FUND SUMMARIES

Special Revenue Fund Summaries

Overview

The *Special Revenue Fund Summaries* section is intended to provide readers with an overall understanding of the respective fiscal year 2023 budgets for the city's Special Revenue Funds.

Special Revenue Funds are used to account for revenues that are legally restricted to expenditures for specific uses. All special revenue funds utilize the modified accrual basis of budgeting and accounting.

The following schedules are set forth by Fund and provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source and expenditures are presented by use.

- **Statement of Revenues, Expenditures, and changes in Fund Balances**

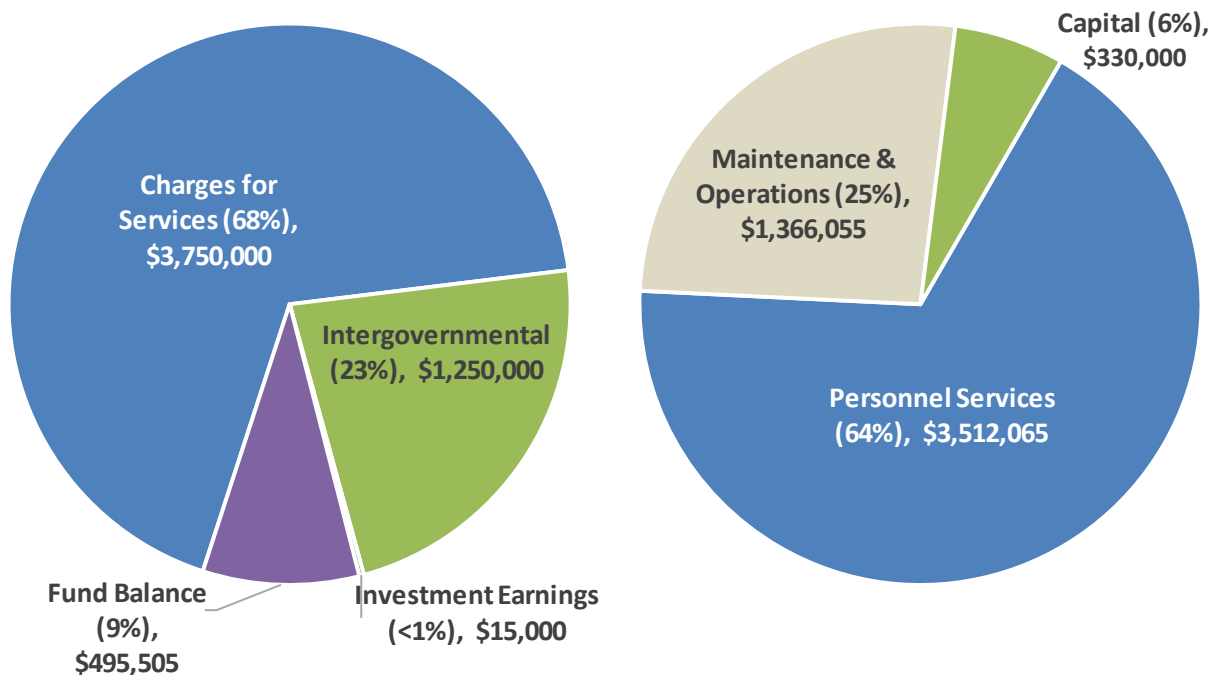
This statement provides a historical comparison of revenues and expenditures for fiscal years 2019-2023. Also included are changes in fund balance.

The financial forecast utilizes revenue collection patterns (historical and current patterns; as adjusted for seasonal fluctuations) adjusted to reflect expenditure mandates as provided by the City Council.

SPECIAL REVENUE FUND SUMMARIES

Emergency 911 Fund Summary

FY 2023 Budget: \$5,510,905



Revenues by Source

Expenditures by Use

The E-911 Fund accounts for fees received from users, or potential users, of the city's Emergency 911 System. The fee equals \$1.50 monthly and is paid by wired and wireless telecommunication providers (including prepaid cards) as well as Voice over Internet Protocol ("VOIP") providers, with expenditures occurring to maintain and run the system within the government. The Public Safety Department manages the E-911 Program.

Trends

The FY 2023 Budget for the E-911 Fund totals \$5.5 million and represents a decrease of -29%, or -\$2.2 million, compared to FY 2022. The main drivers of this variance include (1) the non-allocated reserve (i.e., available fund balance) budgeted in FY 2022¹⁴ and (2) the capital lease transaction during FY 2022 for replacement of mobile radios. After adjusting for these items, the true operational budget request is roughly 7% (including capital initiative request for the Fire Station Alerting System).

¹⁴ Annually after the year-end accrual period (i.e., September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2023 will occur subsequent to adoption of the budget.

SPECIAL REVENUE FUND SUMMARIES

The Personnel Services category increased 8%, or \$263,153, due to multiple factors including:

- Residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment);
- Residual impact of the mid-year 2022 wage adjustments (additional 10% across-the-board adjustment for sworn police and E911 personnel);
- Wage increases associated with the 3% performance-based merit program scheduled for July 1, 2022;
- Increases in group insurance premiums, pension contributions, etc.; and
- Some of which is partially offset through a reduction in personnel costs related to the one-time pass-thru expenses in FY 2022 for the Georgia Public Safety Officials 1st Responders Supplemental Grant that will not occur in FY 2023.

Authorized personnel total 33.0 FTEs.

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Communications Officer	17.0	20.0	20.0	20.0	20.0	-
Communications Shift Supervisor	4.0	4.0	4.0	4.0	4.0	-
Communications Quality Assurance Officer	1.0	1.0	1.0	1.0	-	(1.0)
911 Quality Assurance/Training Coordinator	-	-	-	-	1.0	1.0
Division Chief	1.0	1.0	1.0	1.0	1.0	-
Section Chief - Communications Training	1.0	1.0	1.0	1.0	1.0	-
Sr. Communications Officer	4.0	4.0	4.0	4.0	4.0	-
911 Operations Manager	1.0	1.0	1.0	1.0	1.0	-
IT Analyst	-	1.0	1.0	1.0	1.0	-
Network Analyst II	1.0	-	-	-	-	-
	30.0	33.0	33.0	33.0	33.0	-

The Maintenance and Operations category increased 2%, or \$20,849, due primarily to growth in communications costs (e.g., AT&T), North Fulton Regional Radio System Authority costs, IT professional services, etc.

The Capital/Leases category includes appropriations for the existing mobile and portable radio leases as well as funding requested through the 2023 Capital Initiative Requests (Fire Station Alerting System). Please refer to the *Capital Initiatives Requests* section of this document for a detailed description.

SPECIAL REVENUE FUND SUMMARIES

Statement of Budgetary Comparisons

Emergency 911 Fund Public Safety Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Charges for Services:					
E-911 Service Fees	\$ 2,696,943	\$ 2,774,476	\$ 2,956,734	\$ 3,130,000	\$ 3,450,000
E-911 Prepaid Service Fees	319,871	258,419	283,184	280,000	300,000
Other Taxes:					
Excise Tax	-	-	-	-	400
Intergovernmental:	1,238,943	1,260,758	1,157,905	1,277,000	1,250,000
Investment Earnings	24,444	23,154	342	18,482	15,000
Other					
Miscellaneous	-	403	8,520	564	-
Mobile Radio Lease Financing	-	-	-	1,565,705	-
Fund Balance	-	-	-	1,441,399	495,505
TOTAL	\$ 4,280,200	\$ 4,317,210	\$ 4,406,685	\$ 7,713,150	\$ 5,510,905
EXPENDITURES					
Personnel Services:					
Salaries	\$ 1,448,818	\$ 1,495,738	\$ 1,558,457	\$ 1,891,272	\$ 1,984,736
Overtime	265,227	218,017	232,851	199,821	275,000
Group Insurance	371,923	415,603	420,166	582,315	623,268
FICA	125,816	126,374	132,230	170,337	172,749
Pension (Defined Benefit)	100,062	99,468	103,689	115,365	130,289
Pension (401A Cont./Match)	138,775	151,194	143,586	202,508	227,998
Miscellaneous	79,469	82,367	92,575	87,294	98,025
<i>subtotal</i>	<i>\$ 2,530,089</i>	<i>\$ 2,588,761</i>	<i>\$ 2,683,553</i>	<i>\$ 3,248,912</i>	<i>\$ 3,512,065</i>
Maintenance & Operations:					
Communications	\$ 358,194	\$ 298,143	\$ 346,952	\$ 359,900	\$ 372,000
Maintenance Contracts	356,558	401,632	414,756	455,862	470,025
IT Professional Services	261,894	281,260	266,601	325,558	325,558
Miscellaneous	158,268	155,845	190,966	203,886	198,472
<i>subtotal</i>	<i>\$ 1,134,914</i>	<i>\$ 1,136,880</i>	<i>\$ 1,219,274</i>	<i>\$ 1,345,206</i>	<i>\$ 1,366,055</i>
Capital/Leases:					
Capital	\$ 70,437	\$ 22,932	\$ -	\$ -	\$ -
PS/911 HQ Improvements	438,310	-	-	50,000	-
North Fulton Regional Radio Syster	72,660	-	-	-	-
Radio Replacements	360	58,000	-	1,565,705	-
Mobile Radio Lease	76,777	76,777	-	-	-
E911 Telephone Hardware	-	-	-	193,000	-
Portable Radio Lease	-	-	76,777	326,778	302,785
<i>subtotal</i>	<i>\$ 658,544</i>	<i>\$ 157,709</i>	<i>\$ 76,777</i>	<i>\$ 2,135,483</i>	<i>\$ 302,785</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ 39,934	\$ 1,009,390	\$ 330,000
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 39,934</i>	<i>\$ 1,009,390</i>	<i>\$ 330,000</i>
TOTAL	\$ 4,323,547	\$ 3,883,350	\$ 4,019,538	\$ 7,738,991	\$ 5,510,905
Authorized Personnel	30.0	33.0	33.0	33.0	33.0

SPECIAL REVENUE FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

Emergency 911 Fund Public Safety Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance	\$ 1,851,911	\$ 1,808,567	\$ 2,242,426	\$ 2,629,573	\$ 2,171,723
REVENUES BY CATEGORY					
Charges for Services	\$ 3,016,813	\$ 3,032,895	\$ 3,239,918	\$ 3,410,000	\$ 3,750,000
Other Taxes	-	-	-	-	400
Intergovernmental	1,238,943	1,260,758	1,157,905	1,277,000	1,250,000
Investment Earnings	24,444	23,154	342	18,482	15,000
Other	-	403	8,520	1,566,269	-
TOTAL	\$ 4,280,200	\$ 4,317,210	\$ 4,406,685	\$ 6,271,751	\$ 5,015,400
EXPENDITURES BY FUNCTION					
Public Safety	\$ 4,323,547	\$ 3,883,350	\$ 4,019,538	\$ 6,729,601	\$ 5,180,905
TOTAL	\$ 4,323,547	\$ 3,883,350	\$ 4,019,538	\$ 6,729,601	\$ 5,180,905
ACFR Rounding Adjustments	\$ 3	\$ (1)	\$ -	\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ 1,808,567	\$ 2,242,426	\$ 2,629,573	\$ 2,171,723	\$ 2,006,218
Changes in Fund Balance (actual/est.)	\$ (43,344)	\$ 433,859	\$ 387,148	\$ (457,850)	\$ (165,505)

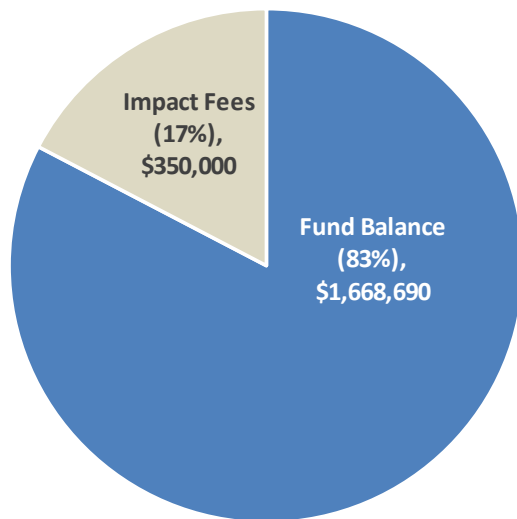
Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/ Reserve accounts.
- (2) Fund balance usage is for multiple one-time capital initiatives (e.g. Fire Station Alerting System, 911 911 Facility renovations, 911 phone system replacement, etc.).

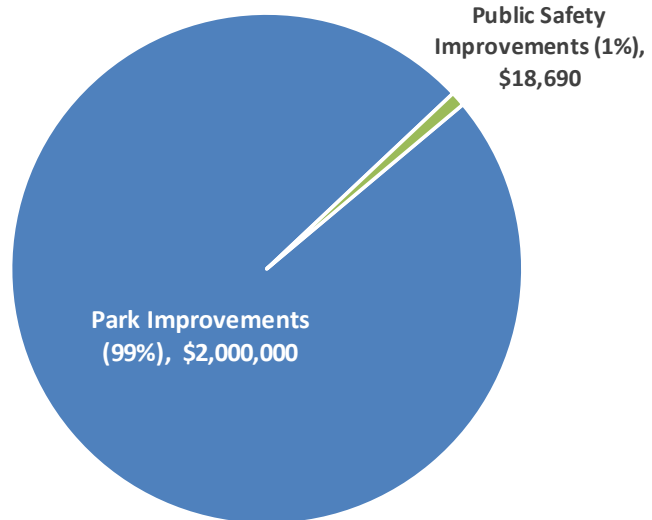
SPECIAL REVENUE FUND SUMMARIES

Impact Fee Fund Summary

FY 2023 Budget: \$2,018,690



Revenues by Source



Expenditures by Use

The Impact Fee Fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance. The Community Development Department manages the Impact Fee Program.

Trends

The FY 2023 Budget totals \$2 million. This fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance.

Impact Fee revenues are variable and dependent upon multiple factors such as the local and national economy. Due to the variability, the annual budget typically appropriates fund balance as the primary funding tool. That is to say, appropriations are made with funds already collected (i.e., fund balance) as opposed to a forecast of collections that may not materialize due to their inherent variability. As such, only 17% of the revenue budget is comprised of estimated impact fee collections.

Impact Fees are being allocated to the following capital initiatives which are discussed in depth within the *Capital Initiatives Requests* section of this document.

- Encore Parkway Greenway Connection/Park; and
- All-Terrain Vehicles (Qty: 2).

SPECIAL REVENUE FUND SUMMARIES

Statement of Budgetary Comparisons

Impact Fee Fund Multiple Departments

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated Budget	FY 2023 Recommended Budget
REVENUES					
Charges for Services:					
Impact Fees (Roads)	\$ 246,362	\$ 182,291	\$ 533,645	\$ 347,356	\$ -
Impact Fees (Parks)	564,632	592,472	1,489,506	1,143,965	350,000
Impact Fees (Public Safety)	149,437	91,329	75,595	48,098	-
Investment Earnings	83,063	74,870	2,496	-	-
Other					
Fund Balance	-	-	-	3,809,715	1,668,690
TOTAL	\$ 1,043,495	\$ 940,963	\$ 2,101,242	\$ 5,349,134	\$ 2,018,690
EXPENDITURES					
Capital/Leases:					
Impact Fee Study Update	\$ -	\$ -	\$ -	\$ 69,500	\$ -
Roads					
Rucker Rd Corridor Imp.	23,700	556,968	218,014	277,695	-
Wills Rd Widening	14,460	-	-	-	-
Teasley St Imp.	-	38,125	-	18,800	-
Park Plaza Signal	-	45,935	-	-	-
Hopewell/Vaughan Roundabout	-	16,553	-	11,652	-
AlphaLoop	-	-	-	500,000	-
North Point Corridor (grant match)	-	-	-	1,250,000	-
Parks					
Alpharetta Arts Center	13,606	-	-	-	-
Wills Park Pool Expansion	-	-	-	-	-
City Center Sidewalks	300,000	-	-	-	-
Greenway Ext. to Forsyth	-	-	1,130,190	121,213	-
Equestrian Center Improvements	-	-	-	463,679	-
Town Green Artificial Turf	-	-	33,177	-	-
Park Development	-	420,993	12,700	-	-
Encore Parkway Greenway	-	-	-	-	-
Connection/Park	-	-	-	-	2,000,000
Public Safety					
Headquarters Expansion	40,000	-	-	-	-
HAZMAT Truck & Trailer	-	-	155,750	-	-
Fire Rescue-Rapid Resp. Truck	-	-	-	124,600	-
All-Terrain Vehicles (Qty: 2)	-	-	-	-	18,690
<i>subtotal</i>	\$ 391,766	\$ 1,078,574	\$ 1,549,831	\$ 2,837,139	\$ 2,018,690
Non-Allocated					
Roads	\$ -	\$ -	\$ -	\$ 694,006	\$ -
Parks	-	-	-	1,700,532	-
Public Safety	-	-	-	117,457	-
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ 2,511,995	\$ -
TOTAL	\$ 391,766	\$ 1,078,574	\$ 1,549,831	\$ 5,349,134	\$ 2,018,690
Authorized Personnel	-	-	-	-	-

SPECIAL REVENUE FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

Impact Fee Fund Multiple Departments

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 2,744,188	\$ 3,395,917	\$ 3,258,305	\$ 3,809,716	\$ 2,511,996
REVENUES BY CATEGORY					
Charges for Services	\$ 960,432	\$ 866,093	\$ 2,098,746	\$ 1,539,419	\$ 350,000
Investment Earnings	83,063	74,870	2,496	-	-
Other	-	-	-	-	-
TOTAL	\$ 1,043,495	\$ 940,963	\$ 2,101,242	\$ 1,539,419	\$ 350,000
EXPENDITURES BY FUNCTION					
Capital (Roads)	\$ 38,160	\$ 657,581	\$ 218,014	\$ 2,110,039	\$ -
Capital (Parks)	313,606	420,993	1,176,067	595,112	2,000,000
Capital (Public Safety)	40,000	-	155,750	131,988	18,690
TOTAL	\$ 391,766	\$ 1,078,574	\$ 1,549,831	\$ 2,837,139	\$ 2,018,690
ACFR Rounding Adjustments	\$ -	\$ (1)	\$ -	\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ 3,395,917	\$ 3,258,305	\$ 3,809,716	\$ 2,511,996	\$ 843,306
Changes in Fund Balance (actual/est.)	\$ 651,729	\$ (137,612)	\$ 551,411	\$ (1,297,720)	\$ (1,668,690)

Notes:

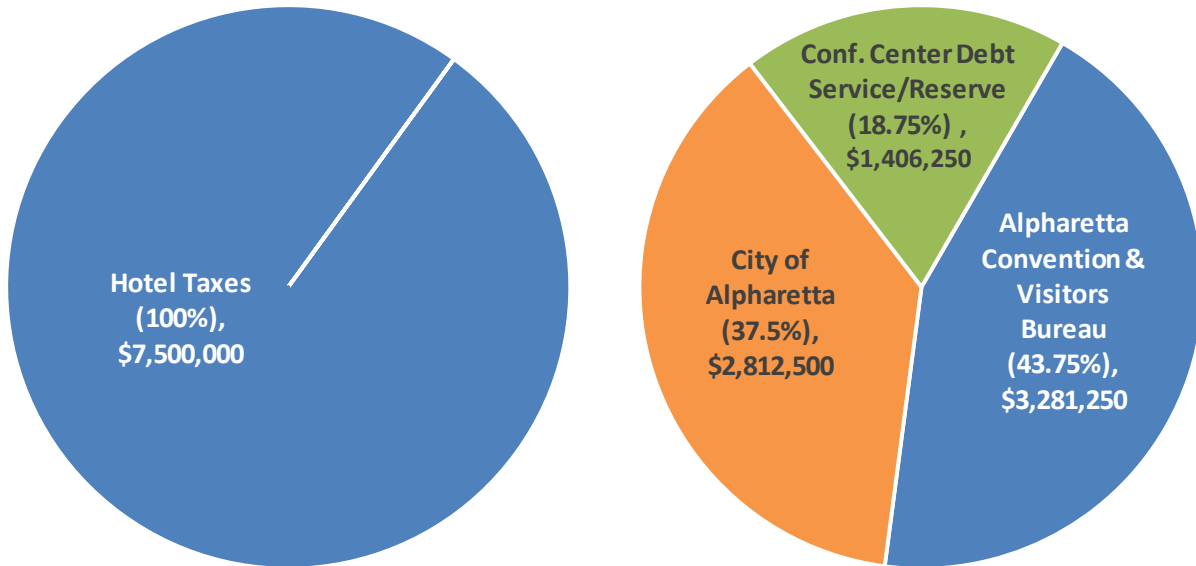
In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve (1) accounts. Please note, the city does not materially base Impact Fee investment on forecasted revenues. Instead, opting to utilize actual collections. FY 2022 impact fee collections will increase available fund balance as collection activity approaches the FY 2019-2020 trends.

(2) Impact Fee fund balance usage is targeted towards eligible capital projects that offset the costs associated with growth (e.g. population, business, etc.).

SPECIAL REVENUE FUND SUMMARIES

Hotel/Motel Fund Summary

FY 2023 Budget: \$7,500,000



Revenues by Source

Expenditures by Use

The Hotel/Motel Fund accounts for occupancy tax collections from area hotels and motels for the purpose of promoting conventions, tourism, and trade shows, while providing funds to facilitate economic vitality in downtown areas. The city levies a hotel/motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: City of Alpharetta (37.5%); Alpharetta Convention & Visitor's Bureau (43.75%); and Facilities (Conference Center/Tourism Product Development; 18.75%).

Trends

The FY 2023 Budget totals \$7.5 million. This fund accounts for occupancy tax collections from area hotels and motels for the purpose of promoting conventions, tourism, and trade shows, while providing funds to facilitate economic vitality in downtown areas. The city levies a hotel/motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: City of Alpharetta (37.5% or \$2.8 million); Alpharetta Convention & Visitor's Bureau (43.75% or \$3.2 million); and Tourism Product Development (18.75% or \$1.4 million).

The Tourism Product Development portion of the revenue is dedicated to funding debt service on the Conference Center bonds (\$1.4 million) as well as a Reserve. Specifically, the Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax is anticipated to grow by a minimum of \$35,537 during FY 2023 (forecasted balance

SPECIAL REVENUE FUND SUMMARIES

based on budgeted FY 2022 revenue totals \$163,115 [\$127,578 + \$35,537] but will be higher as actual collections are outpacing budget for 2022). 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 is being replenished as revenues continue to strengthen.

Hotel/Motel tax collection estimates for FY 2023 total \$7.5 million and represent growth of 30% compared to the FY 2022 budget but still lower than pre-pandemic levels (\$9 million in 2019). That said, recent trends have been encouraging. Hotel tax collections is currently trending 133% higher than FY 2021. Collection estimates for FY 2022 conservatively total \$6.8 million which is \$1.3 million greater than budget. Expectations are that collections for FY 2023 will eclipse the budget forecast as the hospitality industry continues its trek to pre-pandemic utilization levels.

Statement of Budgetary Comparisons

Hotel/Motel Fund Multiple Departments

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Other Taxes					
Hotel/Motel Taxes	\$ 9,049,266	\$ 6,668,386	\$ 3,875,217	\$ 5,500,000	\$ 7,500,000
Interest/Penalties	2,066	3,711	14,876	-	-
Investment Earnings	-	-	1,582	10,000	-
Other					
Transfer-In from Conf. Ctr. Fund	380,308	-	-	-	-
Fund Balance	-	-	-	1,311,313	-
TOTAL	\$ 9,431,640	\$ 6,672,097	\$ 3,891,676	\$ 6,821,313	\$ 7,500,000
EXPENDITURES					
ACVB/City					
Alpharetta Convention & Visitors Bureau	\$ 3,959,958	\$ 2,919,042	\$ 1,701,911	\$ 2,406,250	\$ 3,281,250
City of Alpharetta (transfer-out)	3,394,250	2,502,036	1,458,781	2,062,500	2,812,500
<i>subtotal</i>	<i>\$ 7,354,207</i>	<i>\$ 5,421,079</i>	<i>\$ 3,160,691</i>	<i>\$ 4,468,750</i>	<i>\$ 6,093,750</i>
Facility					
Professional Svcs (Bond Admin)	\$ 6,440	\$ 5,500	\$ 4,125	\$ 6,000	\$ 5,500
Series 2016 Bonds (debt service)	979,963	975,963	1,311,963	1,339,963	1,365,213
Debt Service Reserve	-	-	-	127,578	35,537
Downtown Land Purchase	-	795,398	-	-	-
Alpharetta Arts Center	164,391	-	-	-	-
Wayfinding Signage	-	53,917	-	-	-
Equestrian Center Improvements	-	3,185	34,625	930	-
Wills Park Master Plan Imp.	-	147,577	35,592	878,092	-
<i>subtotal</i>	<i>\$ 1,150,794</i>	<i>\$ 1,981,540</i>	<i>\$ 1,386,305</i>	<i>\$ 2,352,563</i>	<i>\$ 1,406,250</i>
TOTAL	\$ 8,505,001	\$ 7,402,619	\$ 4,546,996	\$ 6,821,313	\$ 7,500,000
Authorized Personnel	-	-	-	-	-

SPECIAL REVENUE FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

Hotel/Motel Fund Multiple Departments

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 1,770,515	\$ 2,697,154	\$ 1,966,633	\$ 1,311,312	\$ 1,311,312
REVENUES BY CATEGORY					
Hotel Taxes	\$ 9,051,332	\$ 6,672,097	\$ 3,890,094	\$ 5,500,000	\$ 7,500,000
Investment Earnings	-	-	1,582	10,000	-
Other	380,308	-	-	1,311,313	-
TOTAL	\$ 9,431,640	\$ 6,672,097	\$ 3,891,676	\$ 6,821,313	\$ 7,500,000
EXPENDITURES BY FUNCTION					
Alpharetta Convention & Visitors Bureau	\$ 3,959,958	\$ 2,919,042	\$ 1,701,911	\$ 2,406,250	\$ 3,281,250
City of Alpharetta (transfer-out)	3,394,250	2,502,036	1,458,781	2,062,500	2,812,500
Tourism Product Development portion of the Hotel Tax:					
Debt Service	986,403	981,463	1,316,088	1,473,541	1,370,713
Eligible System Improvements	164,391	1,000,077	70,217	879,022	-
TOTAL	\$ 8,505,001	\$ 7,402,619	\$ 4,546,996	\$ 6,821,313	\$ 7,464,463
ACFR Rounding Adjustments	\$ -	\$ 1	\$ (1)	\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ 2,697,154	\$ 1,966,633	\$ 1,311,312	\$ 1,311,312	\$ 1,346,849
Changes in Fund Balance (actual/est.)	\$ 926,639	\$ (730,521)	\$ (655,321)	\$ -	\$ 35,537

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve Revenue is to be distributed to the participating entities based on their relative share. Funding for Tourism Product Development is used
- (2) for debt service on the Series 2016 Conference Center Bonds or reserved for debt service/future eligible initiatives (fund balance within the Hotel/Motel Fund).

Fund balance target totaling \$1.5 million will be retained as a debt service reserve. Forecasts indicate this balance being eroded over the short-term due to COVID-19 and associated social distancing policies and their impact on the travel industry. This reserve target will be replenished before further eligible system improvements are funded.

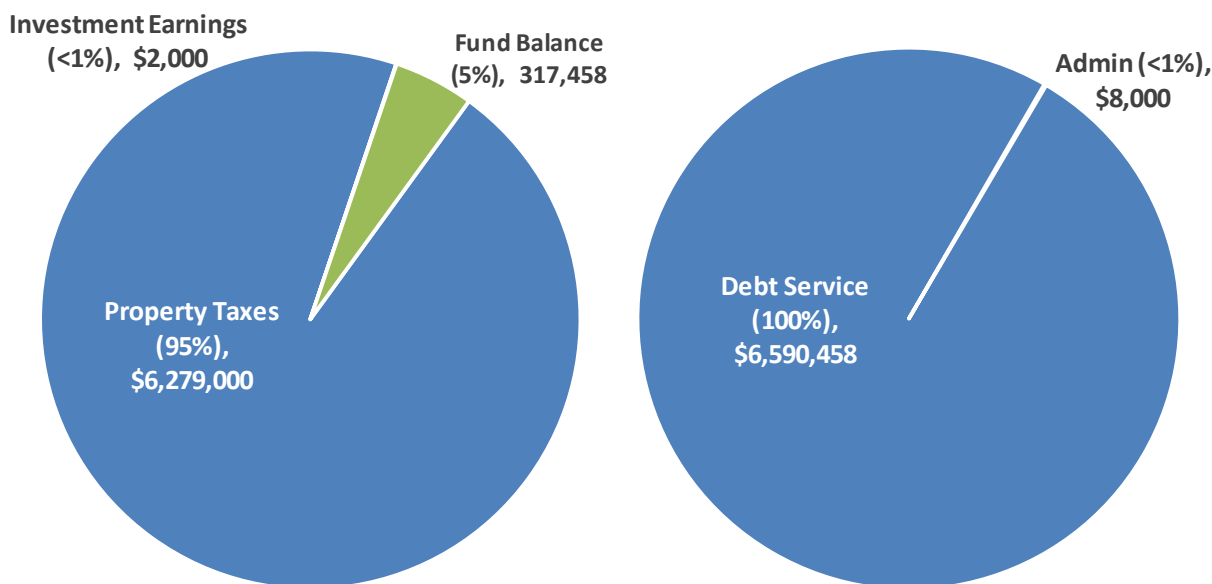
DEBT SERVICE FUND SUMMARY

Debt Service Fund Summary

Overview

Pursuant to the Governmental Accounting Standards Board's Codification, Section 1300.107, debt service funds are used to account for the accumulation of resources for the payment of principal and interest on general long-term debt.

FY 2023 Budget: \$6,598,458



Revenues by Source

Expenditures by Use

The city has one debt service fund that accounts for debt service on the following obligations (except where noted) along with the principal amounts outstanding as of the start of FY 2023.

GENERAL OBLIGATION (GO) BONDS		\$
GO Refunding Bonds, Series 2014		\$ 7,185,000
GO Bonds, Series 2016		48,270,000
GO Refunding Bonds, Series 2020		17,335,000
GO Bonds, Series 2022		27,335,000
Total GO Debt		\$ 100,125,000
DEVELOPMENT AUTHORITY		\$
Revenue Bonds, Series 2013 ¹⁵		\$ 2,625,000
Revenue Bonds, Series 2016 ¹⁸		23,185,000
Total Development Authority Debt		\$ 25,810,000

¹⁵ This obligation is funded out of the General Fund (Series 2013) and Hotel/Motel Fund (Series 2016) and shown herein for the purposes of providing a comprehensive overview of all bond debt obligations.

DEBT SERVICE FUND SUMMARY

Debt Issuance Methodology

The city's preferred method for funding the acquisition and construction of major items, such as buildings, infrastructure, parks, streets, and other major capital facilities shall be through current revenue when available (i.e., pay-as-you-go) or from outside funding sources such as grant funding and related aid.

General obligation bonds have been issued to fund numerous large-scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. The city issues general obligation bonds to provide capital improvement funding when the project(s) are of sufficiently large scale, and it is appropriate to achieve a fair allocation of costs between current and future beneficiaries.

Debt Issuance Activity

GO Bonds, Series 2022: In November 2021, the voters of the City of Alpharetta approved the issuance of General Obligation Bonds (the "2022 Alpharetta Parks Bonds") to fund \$29.5 million in improvements aimed at constructing a variety of park enhancements and projects including:

- Wills Park Equestrian renovation build out (50% match), \$5 million;
- Turf for Webb Bridge Park large soccer field, \$1 million;
- Wills Park Master Plan projects, \$6 million;
- Union Hill Park redevelopment/trailhead, \$3.25 million;
- Mid Broadwell Park build out, \$500,000;
- Old Rucker Park design and build out, \$3 million;
- Farmhouse Park design and build out, \$2 million;
- Waters Road Park design & build out \$1.25 million; and
- Alpha Loop, \$7.5 million.

The 2022 Alpharetta Parks Bonds were issued in February 2022 in a par amount of \$27 million (not including a \$2.5 million premium which assisted in funding the \$29.5 million in project improvements) with a 25-year term and a true-interest cost of 2.38%.

GO Refunding Bonds, Series 2020: In April 2020, the city issued \$18 million (par) of City of Alpharetta General Obligation Bonds Refunding Bonds, Series 2020, for refunding of the outstanding Series 2012 General Obligation Bonds (saving over \$300,000 annually).

The Series 2012 General Obligation Bonds funded the redevelopment of 22-acres in the heart of Downtown Alpharetta (the "City Center" project) to include a vibrant environment of parks and civic spaces that serve as a gathering place for citizens and attract business and investment to this important area of our community.

DEBT SERVICE FUND SUMMARY

The Public portion of City Center includes: new Fulton County Library (funded separately through Fulton County); 5-acre Public Park; Town Square; new Alpharetta City Hall; and 450+/- space Public Parking Garage. These components create a place and an atmosphere where people naturally want to be.



City Center

While there, many also patronize the unique shops and restaurants that call Downtown Alpharetta home.

The environment created through these civic elements attracted private investment that drove the second phase of the development (mixed-use residential, retail, and office).

GO Bonds, Series 2016: In May 2016, the voters of the City of Alpharetta approved the issuance of General Obligation Bonds (the “2016 Alpharetta Parks and Transportation Bonds”) to fund \$52 million in improvements aimed at alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, extending the Big Creek Greenway north to connect with Forsyth County’s Greenway, and securing parkland for future passive and active park systems.

The 2016 Alpharetta Parks and Transportation Bonds were issued in July 2016 in a par amount of \$52 million (including premium) with a 25-year term and a true-interest cost of 2.83%.

Development Authority Revenue Bonds, Series 2016: The purpose of this bond issue was to fund the new state-of-the-art 44,000 square foot Conference Center through a public-private partnership with North American Properties (developer of Avalon). Along with the Conference Center, North American Properties constructed a 330-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Conference Center that includes the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost \$23.5 million in visitor spending, generating 545 jobs with more than \$15.7 million in earnings and over \$51.3 million in total economic output annually. The FY 2022 budget includes funding within the Hotel/Motel Fund to cover debt service associated with bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

DEBT SERVICE FUND SUMMARY

The Series 2016 Development Authority Revenue Bonds were issued in May 2016 in a par amount of \$25.9 million (including premium) with a 25-year term and a true-interest cost of 2.88%.



Bond Ratings

The city's AAA bond rating was reaffirmed by Moody's and Standard & Poor's ("S&P") during January 2022 in conjunction with the sale of \$27 million (par) of Series 2022 General Obligation Bonds to fund a variety of park enhancements and projects. The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment, and debt management. Other positive factors include a relatively strong economic base and manageable debt/pension burdens. The FY 2023 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders.

Bond Smoothing

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g., general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large-scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. General obligation bonds are funded through a separate millage levy (discussed below).

The Alpharetta Development Authority, a component unit of the city that is focused on economic development within our borders, issued bonds in 2016 to fund construction of our state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

Principal and interest payments for fiscal year 2023 are budgeted at \$8.2 million with the following forecast: 2024 - 2041¹⁶: \$8.7 million (annual average); 2042¹⁷: \$3.6 million; 2043-2046¹⁸ totaling \$1.6 million (annual average). These figures include city and Development Authority obligations and span multiple Funds.

¹⁶ Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.

¹⁷ Includes the final maturity of the Series 2016 Development Authority Revenue Bonds in FY 2016.

¹⁸ Represents the final maturity of the Series 2022 General Obligation Bonds issued in FY 2022.

DEBT SERVICE FUND SUMMARY

Millage Rates

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service.

The FY 2023 Budget is based on maintenance of the city's millage rate at 5.750 mills.

- The portion of the millage rate funding debt service (Debt Service Fund) is estimated to increase 0.15 mills compared to FY 2022 to a total of 0.965 mills. This millage rate shift is necessary to cover debt service on the Series 2022 General Obligation Bonds for park improvements (\$1.6 million annually).
- The portion of the millage rate funding operations and recurring capital investment (General Fund) is estimated to decline -0.15 mills compared to FY 2022 to a total of 4.785 mills. This reduction was necessary due to escalating debt service requirements (see above).

Fiscal Year	Operating Millage Levy	Debt Service Millage Levy	Total Millage Levy	% Increase (Decrease)
2023	4.785	0.965	5.750	0.0%
2022	4.935	0.815	5.750	0.0%
2021	4.935	0.815	5.750	0.0%
2020	4.820	0.930	5.750	0.0%
2019	4.770	0.980	5.750	0.0%
2018	4.720	1.030	5.750	0.0%
2017	4.620	1.130	5.750	0.0%
2016	5.000	0.750	5.750	0.0%
2015	4.950	0.800	5.750	0.0%
2014	4.870	0.880	5.750	0.0%
2013	4.820	0.930	5.750	0.0%
2012	4.215	1.535	5.750	0.0%
2011	4.215	1.535	5.750	0.0%
2010	4.215	1.535	5.750	0.0%
2009	4.215	1.535	5.750	-8.0%
2008	4.508	1.740	6.248	-5.3%
2007	4.150	2.450	6.600	-5.7%
2006	4.550	2.450	7.000	0.0%
2005	4.700	2.300	7.000	0.0%
2004	4.750	2.250	7.000	-3.2%

DEBT SERVICE FUND SUMMARY

General Obligation Bond Debt

General Obligation (“GO”) bonds are direct obligations and pledge the full faith and credit of the city. Original issue GO bonds are generally issued as 20/25-year serial bonds. Refunding GO bonds are issued in a maturity not exceeding the maturity of the refunded bonds. The following schedule provides a detailed listing of total debt service requirements of the city’s GO bonds through maturity.

	Principal		Interest		Total Debt Service	
FY 2023	\$	3,015,000.00	\$	3,575,456.75	\$	6,590,456.75
FY 2024		3,295,000.00		3,300,401.00	\$	6,595,401.00
FY 2025		3,420,000.00		3,188,099.00	\$	6,608,099.00
FY 2026		3,540,000.00		3,070,545.00	\$	6,610,545.00
FY 2027		3,745,000.00		2,948,255.00	\$	6,693,255.00
FY 2028		3,940,000.00		2,778,105.00	\$	6,718,105.00
FY 2029		4,170,000.00		2,598,655.00	\$	6,768,655.00
FY 2030		4,400,000.00		2,408,755.00	\$	6,808,755.00
FY 2031		4,615,000.00		2,207,442.50	\$	6,822,442.50
FY 2032		4,850,000.00		1,995,117.50	\$	6,845,117.50
FY 2033		5,465,000.00		1,782,667.50	\$	7,247,667.50
FY 2034		5,625,000.00		1,618,717.50	\$	7,243,717.50
FY 2035		5,790,000.00		1,449,967.50	\$	7,239,967.50
FY 2036		5,960,000.00		1,286,382.50	\$	7,246,382.50
FY 2037		6,115,000.00		1,117,342.50	\$	7,232,342.50
FY 2038		6,295,000.00		942,607.50	\$	7,237,607.50
FY 2039		5,985,000.00		753,757.50	\$	6,738,757.50
FY 2040		6,120,000.00		574,207.50	\$	6,694,207.50
FY 2041		6,295,000.00		398,707.50	\$	6,693,707.50
FY 2042		1,415,000.00		217,475.00	\$	1,632,475.00
FY 2043		1,450,000.00		182,100.00	\$	1,632,100.00
FY 2044		1,495,000.00		138,600.00	\$	1,633,600.00
FY 2045		1,540,000.00		93,750.00	\$	1,633,750.00
FY 2046		1,585,000.00		47,550.00	\$	1,632,550.00
FY 2047		-		-	\$	-
		\$ 100,125,000.00		\$ 38,674,664.25		\$ 138,799,664.25

DEBT SERVICE FUND SUMMARY

Development Authority Revenue Bond Debt

Development Authority Revenue Bonds, Series 2013: The purpose of this bond issue was to fund a portion of the development, equipping, and construction of Gwinnett Technical College's Alpharetta campus. The Series 2013 Development Authority Revenue Bonds were issued in June 2013 in a par amount of \$4.1 million with a 20-year term and a true-interest cost of 3.13%. The City is obligated to pay 100% of the total principal and interest payments on the bonds. This obligation is funded from the General Fund through non-advalorem revenue.

Development Authority Revenue Bonds, Series 2016: The purpose of this bond issue was to fund the new state-of-the-art 44,000 square foot Conference Center through a public-private partnership with North American Properties (developer of Avalon). Along with the Conference Center, North American Properties constructed a 330-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Conference Center that includes the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost \$23.5 million in visitor spending, generating 545 jobs with more than \$15.7 million in earnings and over \$51.3 million in total economic output annually. The FY 2023 budget includes funding within the Hotel/Motel Fund to cover debt service associated with bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

DEBT SERVICE FUND SUMMARY

Development Authority Revenue Bonds (City Portion)

	Principal	Interest	Total Debt Service
FY 2023	855,000.00	798,852.50	\$ 1,653,852.50
FY 2024	920,000.00	760,202.50	\$ 1,680,202.50
FY 2025	985,000.00	719,190.00	\$ 1,704,190.00
FY 2026	1,065,000.00	674,777.50	\$ 1,739,777.50
FY 2027	1,140,000.00	626,027.50	\$ 1,766,027.50
FY 2028	1,195,000.00	600,640.00	\$ 1,795,640.00
FY 2029	1,255,000.00	573,802.50	\$ 1,828,802.50
FY 2030	1,310,000.00	544,377.50	\$ 1,854,377.50
FY 2031	1,375,000.00	510,765.00	\$ 1,885,765.00
FY 2032	1,445,000.00	474,050.00	\$ 1,919,050.00
FY 2033	1,525,000.00	429,350.00	\$ 1,954,350.00
FY 2034	1,315,000.00	382,200.00	\$ 1,697,200.00
FY 2035	1,390,000.00	342,750.00	\$ 1,732,750.00
FY 2036	1,465,000.00	301,050.00	\$ 1,766,050.00
FY 2037	1,545,000.00	257,100.00	\$ 1,802,100.00
FY 2038	1,625,000.00	210,750.00	\$ 1,835,750.00
FY 2039	1,710,000.00	162,000.00	\$ 1,872,000.00
FY 2040	1,800,000.00	110,700.00	\$ 1,910,700.00
FY 2041	1,890,000.00	56,700.00	\$ 1,946,700.00
FY 2042	1,890,000.00	56,700.00	\$ 1,946,700.00
FY 2043	-	-	\$ -
FY 2044	-	-	\$ -
FY 2045	-	-	\$ -
FY 2046	-	-	\$ -
FY 2047	-	-	\$ -
	\$ 25,810,000.00	\$ 8,535,285.00	\$ 34,345,285.00

DEBT SERVICE FUND SUMMARY

Statement of Budgetary Comparisons

Debt Service Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Property Taxes					
Current Year	\$ 5,514,354	\$ 5,564,390	\$ 5,100,366	\$ 4,720,000	\$ 6,250,000
Delinquent	34,313	95,378	20,319	17,000	17,000
Penalties/Interest	6,286	5,479	10,134	3,000	3,000
Motor Vehicle	28,952	20,145	15,634	12,000	9,000
Investment Earnings	79,535	81,590	582	13,000	2,000
Other					
Miscellaneous	452	457	15	-	-
Refunding Bond Proceeds	-	17,775,000	-	-	-
Premium on Bond Proceeds	-	5,501,675	-	-	-
Fund Balance	-	-	-	851,509	317,458
TOTAL	\$ 5,663,892	\$ 29,044,114	\$ 5,147,049	\$ 5,616,509	\$ 6,598,458
EXPENDITURES					
Maintenance & Operations:					
Professional Services	\$ 3,927	\$ 5,225	\$ 6,600	\$ 16,000	\$ 8,000
<i>subtotal</i>	<i>\$ 3,927</i>	<i>\$ 5,225</i>	<i>\$ 6,600</i>	<i>\$ 16,000</i>	<i>\$ 8,000</i>
Debt Service					
General Obligation Bonds					
Series 2012	\$ 1,478,498	\$ 1,485,350	\$ -	\$ -	\$ -
Series 2014 (refunding)	1,933,622	1,930,948	1,927,455	1,918,143	1,913,129
Series 2016	1,930,788	1,929,788	1,927,188	1,923,988	1,925,188
Series 2020 (debt issuance costs)	-	381,757	-	-	-
Series 2020 (refunding)	-	23,886,801	1,082,497	1,100,750	1,116,750
Series 2022	-	-	-	-	1,635,391
Development Authority					
Series 2009 (refunding)	125,153	-	-	-	-
<i>subtotal</i>	<i>\$ 5,468,060</i>	<i>\$ 29,614,644</i>	<i>\$ 4,937,139</i>	<i>\$ 4,942,881</i>	<i>\$ 6,590,458</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ 657,628	\$ -
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 657,628</i>	<i>\$ -</i>
TOTAL	\$ 5,471,987	\$ 29,619,869	\$ 4,943,739	\$ 5,616,509	\$ 6,598,458
Authorized Personnel	-	-	-	-	-

DEBT SERVICE FUND SUMMARY

Statement of Revenues, Expenditures, and changes in Fund Balance

Debt Service Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 1,032,049	\$ 1,223,954	\$ 648,200	\$ 851,509	\$ 657,628
REVENUES BY CATEGORY					
Property Taxes (incl. Motor Vehicles)	\$ 5,583,905	\$ 5,685,392	\$ 5,146,453	\$ 4,752,000	\$ 6,279,000
Investment Earnings	79,535	81,590	582	13,000	2,000
Other	452	457	15	-	-
Refunding Bond Proceeds	-	23,276,675	-	-	-
TOTAL	\$ 5,663,892	\$ 29,044,114	\$ 5,147,049	\$ 4,765,000	\$ 6,281,000
EXPENDITURES BY FUNCTION					
Professional Services	\$ 3,927	\$ 5,225	\$ 6,600	\$ 16,000	\$ 8,000
Debt Service/Refunding	5,468,060	29,614,644	4,937,139	4,942,881	6,590,458
TOTAL	\$ 5,471,987	\$ 29,619,869	\$ 4,943,739	\$ 4,958,881	\$ 6,598,458
ACFR Rounding Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	\$ 1,223,954	\$ 648,200	\$ 851,509	\$ 657,628	\$ 340,170
Changes in Fund Balance (actual/est.)	\$ 191,905	\$ (575,754)	\$ 203,310	\$ (193,881)	\$ (317,458)

Notes:

(1) Fund Balance is utilized to (a) offset debt service requirements and (b) program into bond refundings to lower debt service requirements.

ENTERPRISE FUND SUMMARY

Enterprise Fund Summary

Overview

The *Enterprise Fund Summary* section is intended to provide readers with an overall understanding of the fiscal year 2023 budget for the city's Solid Waste Fund.

Enterprise Funds are used to account for business-type activities whose operations are primarily funded by customer fees. The enterprise fund utilizes the accrual basis of budgeting and accounting.

The following schedules are set forth by Fund and provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source and expenditures are presented by use.

- **Statement of Revenues, Expenditures, and changes in Fund Balances**

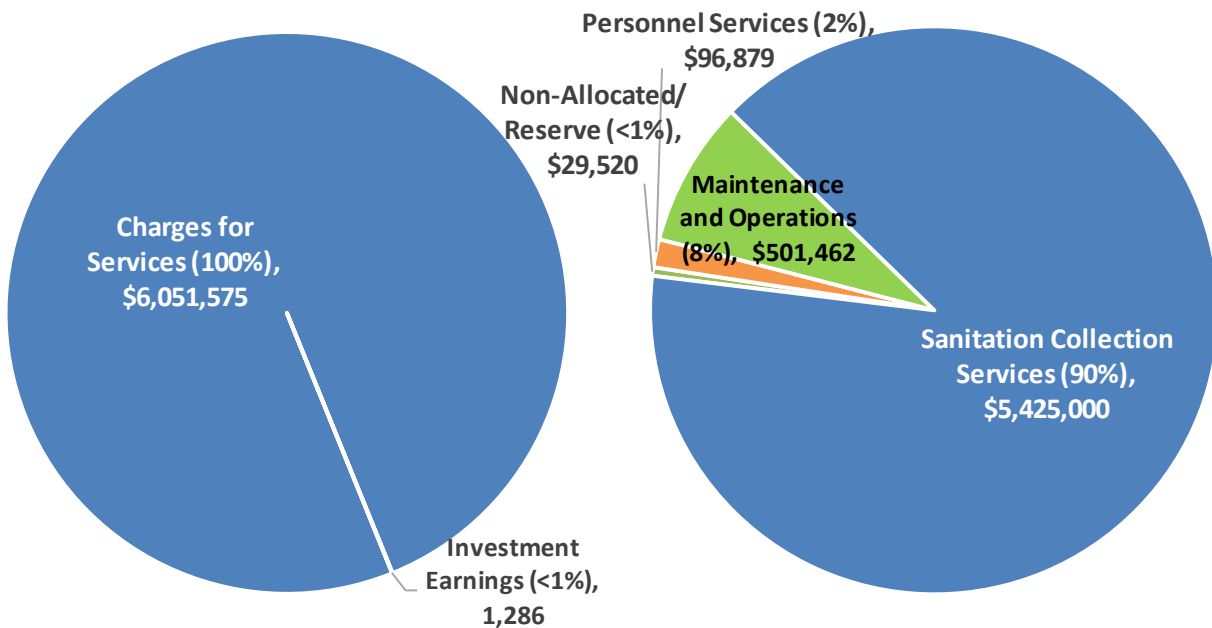
This statement provides a historical comparison of revenues and expenditures for fiscal years 2019-2023. Also included are changes in fund balance.

The financial forecast utilizes revenue collection patterns (historical and current patterns; as adjusted for seasonal fluctuations) adjusted to reflect expenditure mandates as provided by the City Council.

ENTERPRISE FUND SUMMARY

Solid Waste Fund Summary

FY 2023 Budget: \$6,052,861



Revenues by Source

Expenditures by Use

The Solid Waste Fund accounts for fees received from users of the city's residential solid waste program (i.e., garbage, yard waste, and recycling collection including glass). Services are provided on a user charge basis and managed through a contract with a private operator. The Finance Department manages the Solid Waste Program including billing, collection, and customer service functions. Commercial solid waste customers are authorized to contract for commercial solid waste collection and disposal services from any contractor that has obtained a solid waste collection permit from the city.

Trends

The FY 2023 Budget for the Solid Waste Fund totals \$6.1 million and represents an increase of 8%, or \$456,683, compared to FY 2022. This growth is driven through rate increases by our private sanitation hauler due to a combination of market forces including the impact of the COVID-19 pandemic on trash volume. Accordingly, the city's private waste hauler increased rates by 25% effective April 1, 2021. To offset this increase, the city utilized reserves within the Solid Waste Fund to cover most of the rate growth with the balance coming through an increase in sanitation fees to our customers (only 10% of the increase was passed to customers).

ENTERPRISE FUND SUMMARY

The City issued an RFP in 2021 for sanitation services to ensure optimal value for customers. Republic Services (our current provider) was the highest-ranking vendor and the most cost effective (\$1 million lower on an annual basis than other proposers). Republic Services was awarded the contract with an annual 4% inflation adjustment.

This budget is built upon the approved contract terms with Republic Services that assume a continuation of existing service levels and a corresponding adjustment in customer rates.

The Personnel Services category increased 27%, or \$20,377, due primarily to the residual impact of the mid-year 2022 wage adjustments (3% across-the-board adjustment), 4% performance-based merit program scheduled for July 1, 2022, growth in seasonal salaries (recreation programs approaching pre-pandemic levels), growth in group insurance costs, coupled with a change in assigned personnel (incumbent).

Authorized personnel total 1.0 FTE and represent the following:

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Variance
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
	1.0	1.0	1.0	1.0	1.0	-

The Maintenance and Operations category increased 7%, or \$406,786, due primarily to the private sanitation hauler rate adjustments previously discussed.

ENTERPRISE FUND SUMMARY

Statement of Budgetary Comparisons

Solid Waste Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Licenses and Permits					
Penalties and Interest	\$ -	\$ 69	\$ -	\$ -	\$ -
Charges for Services:					
Collection Fees	4,122,679	4,152,563	4,356,517	4,777,562	6,006,500
Commercial Hauler Fees	32,465	21,592	24,804	25,000	25,000
Penalties and Interest	31,757	31,267	21,718	30,000	20,000
Other	1,213	2,312	100	75	75
Investment Earnings	59,238	52,629	1,623	13,541	1,286
Other					
Miscellaneous	4	-	-	-	-
Fund Balance	-	-	-	750,000	-
TOTAL	\$ 4,247,356	\$ 4,260,432	\$ 4,404,761	\$ 5,596,178	\$ 6,052,861
EXPENDITURES					
Personnel Services:					
Salaries	\$ 32,152	\$ 39,645	\$ 39,203	\$ 44,442	\$ 51,400
Overtime	2,472	156	135	390	250
Group Insurance	21,680	19,648	20,738	20,858	31,359
FICA	2,352	2,981	2,970	3,396	3,868
Pension (401A Cont./Match)	3,369	4,659	3,770	5,314	7,626
Miscellaneous	1,954	2,149	2,170	2,102	2,376
<i>subtotal</i>	\$ 63,979	\$ 69,238	\$ 68,986	\$ 76,502	\$ 96,879
Maintenance & Operations:					
Professional Services (Haulers)	\$ 4,102,010	\$ 4,192,244	\$ 4,599,341	\$ 5,461,793	\$ 5,861,500
Miscellaneous	60,966	58,020	81,992	57,883	64,962
<i>subtotal</i>	\$ 4,162,976	\$ 4,250,264	\$ 4,681,332	\$ 5,519,676	\$ 5,926,462
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ -	\$ 29,520
<i>subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ 29,520
TOTAL	\$ 4,226,955	\$ 4,319,502	\$ 4,750,318	\$ 5,596,178	\$ 6,052,861
Authorized Personnel					
	1.0	1.0	1.0	1.0	1.0

ENTERPRISE FUND SUMMARY

Statement of Revenues, Expenditures, and changes in Fund Balance

Solid Waste Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 1,186,192	\$ 1,206,592	\$ 1,147,524	\$ 802,291	\$ 52,291
REVENUES BY CATEGORY					
Licenses and Permits	\$ -	\$ 69	\$ -	\$ -	\$ -
Charges for Services	4,188,114	4,207,734	4,403,138	4,832,637	6,051,575
Investment Earnings	59,238	52,629	1,623	13,541	1,286
Other	4	-	-	-	-
TOTAL	\$ 4,247,356	\$ 4,260,432	\$ 4,404,761	\$ 4,846,178	\$ 6,052,861
EXPENDITURES BY FUNCTION					
Solid Waste Operations	\$ 4,226,955	\$ 4,319,502	\$ 4,750,318	\$ 5,596,178	\$ 6,023,341
TOTAL	\$ 4,226,955	\$ 4,319,502	\$ 4,750,318	\$ 5,596,178	\$ 6,023,341
ACFR Rounding Adjustments	\$ (1)	\$ 2	\$ 324	\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ 1,206,592	\$ 1,147,524	\$ 802,291	\$ 52,291	\$ 81,811
Changes in Fund Balance (actual/est.)	\$ 20,400	\$ (59,068)	\$ (345,233)	\$ (750,000)	\$ 29,520

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Fund balance utilization was proposed in FY 2020-2023 to subsidize operations.

INTERNAL SERVICE FUND SUMMARIES

Internal Service Fund Summaries

Overview

The *Internal Service Fund Summaries* section is intended to provide readers with an overall understanding of the respective fiscal year 2023 budgets for the city's Internal Service Funds.

Internal Service Funds are used to accumulate and allocate costs internally among the city's various functions and utilizes the accrual basis of budgeting and accounting.

The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source and expenditures are presented by use.

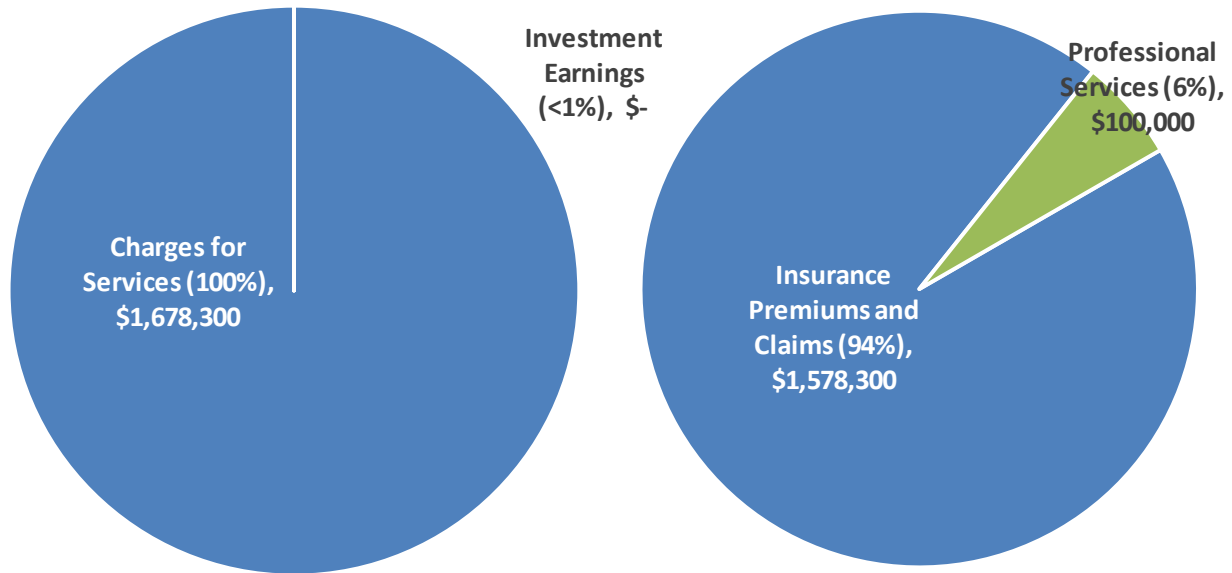
- **Statement of Revenues, Expenditures, and changes in Fund Balances**

This statement provides a historical comparison of revenues and expenditures for fiscal years 2019-2023. Also included are changes in fund balance.

INTERNAL SERVICE FUND SUMMARIES

Risk Management Fund Summary

FY 2023 Budget: \$1,678,300



Revenues by Source

Expenditures by Use

The Risk Management Fund accounts for expenses related to providing and administering the general liability, automotive liability, workers' compensation and property insurance coverage for the city. Funding is provided through an (approximate) 2% charge per employee (based on salary) for workers compensation coupled with funding from the General Fund for insurance premiums. The Finance Department manages the Risk Management Program including all workers compensation, general liability, and other insurance claims.

Trends

The FY 2023 Budget for the Risk Management Fund totals \$1.6 million and represents a decrease of -40%, or -\$1.1 million, compared to FY 2022. The main driver of this variance is the non-allocated reserve (i.e., available fund balance) budgeted in FY 2022¹⁹. After adjusting for the non-allocated reserve, the true operational budget growth is 4% compared with 2022 which is in-line with the proposed merit plan for FY 2023.

¹⁹ Annually after the year-end accrual period (i.e., September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2023 will occur subsequent to adoption of the budget.

INTERNAL SERVICE FUND SUMMARIES

Statement of Budgetary Comparisons

Risk Management Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Charges for Services:					
Risk Management Allocations	\$ 1,446,500	\$ 1,499,800	\$ 793,361	\$ 830,149	\$ 855,000
Insurance Premium Funding	-	-	720,250	779,750	823,300
Investment Earnings	28,736	31,873	1,200	273	-
Other					
Insurance Proceeds	14,573	52,528	33,611	-	-
Fund Balance	-	-	-	1,171,906	-
TOTAL	\$ 1,489,809	\$ 1,584,201	\$ 1,548,421	\$ 2,782,078	\$ 1,678,300
EXPENDITURES					
Maintenance & Operations:					
Professional Services	\$ 108,241	\$ 106,003	\$ 82,015	\$ 96,288	\$ 100,000
Insurance Premiums					
Vehicle	163,093	165,625	180,432	238,293	250,000
Property/Equipment	87,694	105,652	120,976	107,000	110,000
Condo	-	-	-	21,712	-
Fine Art	2,500	3,201	3,201	3,201	3,300
General Liability	57,952	55,354	65,324	54,719	60,000
Law Enforcement Liability	86,283	86,313	86,256	77,438	85,000
Public Entity Liability	62,733	73,360	73,360	56,736	59,000
Workers Comp Excess	105,684	100,398	110,462	129,467	135,000
Criminal Liability	3,386	3,386	3,386	4,748	5,000
Cyber Liability	6,805	30,202	32,822	46,373	48,000
Umbrella Liability	53,745	54,246	65,677	56,849	63,000
Medical Services (PS Custody)	2,475	319	3,437	5,322	5,000
Claims/Judgments	200,354	426,332	693,981	712,026	755,000
<i>subtotal</i>	<i>\$ 940,944</i>	<i>\$ 1,210,390</i>	<i>\$ 1,521,328</i>	<i>\$ 1,610,172</i>	<i>\$ 1,678,300</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ 1,171,906	\$ -
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 1,171,906</i>	<i>\$ -</i>
TOTAL	\$ 940,944	\$ 1,210,390	\$ 1,521,328	\$ 2,782,078	\$ 1,678,300
Authorized Personnel	-	-	-	-	-

INTERNAL SERVICE FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

Risk Management Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 222,137	\$ 771,002	\$ 1,144,813	\$ 1,171,906	\$ 1,171,906
REVENUES BY CATEGORY					
Charges for Services	\$ 1,446,500	\$ 1,499,800	\$ 1,513,611	\$ 1,609,899	\$ 1,678,300
Investment Earnings	28,736	31,873	1,200	273	-
Other	14,573	52,528	33,611	-	-
TOTAL	\$ 1,489,809	\$ 1,584,201	\$ 1,548,421	\$ 1,610,172	\$ 1,678,300
EXPENDITURES BY USE					
Insurance Premiums/Claims	\$ 832,703	\$ 1,104,387	\$ 1,439,313	\$ 1,513,884	\$ 1,578,300
Professional Services	108,241	106,003	82,015	96,288	100,000
TOTAL	\$ 940,944	\$ 1,210,390	\$ 1,521,328	\$ 1,610,172	\$ 1,678,300
ACFR Rounding Adjustments	\$ (1)	\$ 1		\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ 771,002	\$ 1,144,813	\$ 1,171,906	\$ 1,171,906	\$ 1,171,906
Changes in Fund Balance (actual/est.)	\$ 548,864	\$ 373,812	\$ 27,093	\$ -	\$ -

Notes:

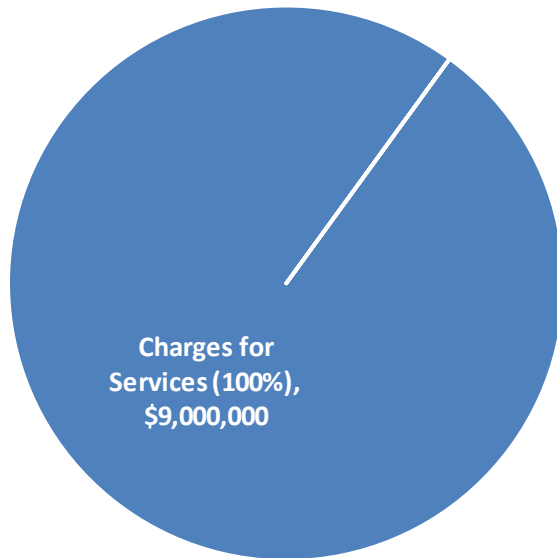
In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Available Fund Balance was used in FY's 2018 and 2021 to supplement the reserve for claims/judgements.

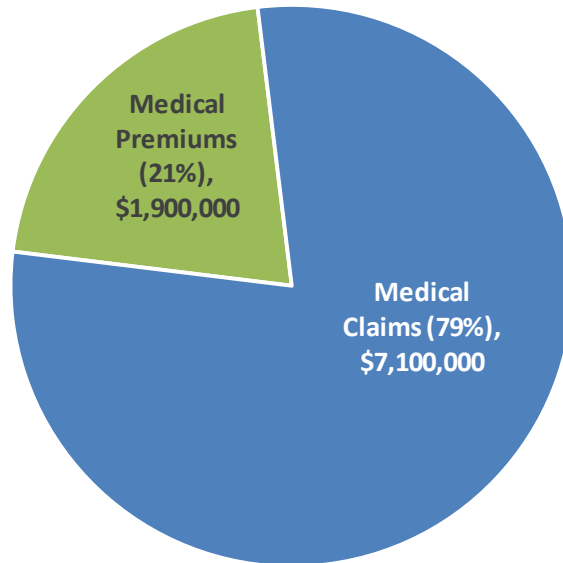
INTERNAL SERVICE FUND SUMMARIES

Medical Insurance Fund Summary

FY 2023 Budget: \$9,000,000



Revenues by Source



Expenditures by Use

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g., employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City can reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

Trends

The FY 2023 Budget totals \$9 million and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g., General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the city's costs.

INTERNAL SERVICE FUND SUMMARIES

Statement of Budgetary Comparisons

Medical Insurance Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Charges for Services:					
Medical Insurance Premiums					
Employer Contribution	\$ 6,365,425	\$ 7,024,367	\$ 7,341,303	\$ 7,930,000	\$ 8,170,000
Employee Contribution	760,710	616,248	567,033	810,000	830,000
Investment Earnings	151	1,048	806	-	-
Other					
Fund Balance	-	-	-	(39,374)	-
TOTAL	\$ 7,126,286	\$ 7,641,662	\$ 7,909,143	\$ 8,700,626	\$ 9,000,000
EXPENDITURES					
Maintenance & Operations:					
Medical Premiums	\$ 1,631,686	\$ 1,742,464	\$ 1,825,087	\$ 1,855,000	\$ 1,900,000
Medical Claims	5,458,174	5,633,235	6,125,879	6,885,000	7,100,000
<i>subtotal</i>	<i>\$ 7,089,860</i>	<i>\$ 7,375,700</i>	<i>\$ 7,950,966</i>	<i>\$ 8,740,000</i>	<i>\$ 9,000,000</i>
Other					
Transfer to OPEB Fund	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
<i>subtotal</i>	<i>\$ 1,500,000</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ (39,374)	\$ -
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ (39,374)</i>	<i>\$ -</i>
TOTAL	\$ 8,589,860	\$ 7,375,700	\$ 7,950,966	\$ 8,700,626	\$ 9,000,000
Authorized Personnel	-	-	-	-	-

INTERNAL SERVICE FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

Medical Insurance Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 1,200,061	\$ (263,513)	\$ 2,449	\$ (39,374)	\$ (39,374)
REVENUES BY CATEGORY					
Charges for Services	\$ 7,126,135	\$ 7,640,614	\$ 7,908,337	\$ 8,740,000	\$ 9,000,000
Investment Earnings	151	1,048	806	-	-
Other	-	-	-	-	-
TOTAL	\$ 7,126,286	\$ 7,641,662	\$ 7,909,143	\$ 8,740,000	\$ 9,000,000
EXPENDITURES BY USE					
Medical Premiums/Claims	\$ 7,089,860	\$ 7,375,700	\$ 7,950,966	\$ 8,740,000	\$ 9,000,000
Transfer to OPEB Fund	1,500,000	-	-	-	-
TOTAL	\$ 8,589,860	\$ 7,375,700	\$ 7,950,966	\$ 8,740,000	\$ 9,000,000
ACFR Rounding Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1),(2)	\$ (263,513)	\$ 2,449	\$ (39,374)	\$ (39,374)	\$ (39,374)
Changes in Fund Balance (actual/est.)	\$ (1,463,574)	\$ 265,962	\$ (41,823)	\$ -	\$ -

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

FIDUCIARY FUND SUMMARIES

Fiduciary Fund Summaries

Overview

The *Fiduciary Fund Summaries* section is intended to provide readers with an overall understanding of the respective fiscal year 2022 budgets for the Other Post Employment Benefit (OPEB) Funds.

Fiduciary Funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds utilize the accrual basis of accounting.

The following schedules provide readers with revenue and expenditure summaries/narratives from several different perspectives including:

- **Fund Summary**

This section provides a brief description of the Fund.

- **Statement of Budgetary Comparisons**

This statement provides a detailed comparison of revenues and expenditures across multiple fiscal years. Revenues are presented by source and expenditures are presented by use.

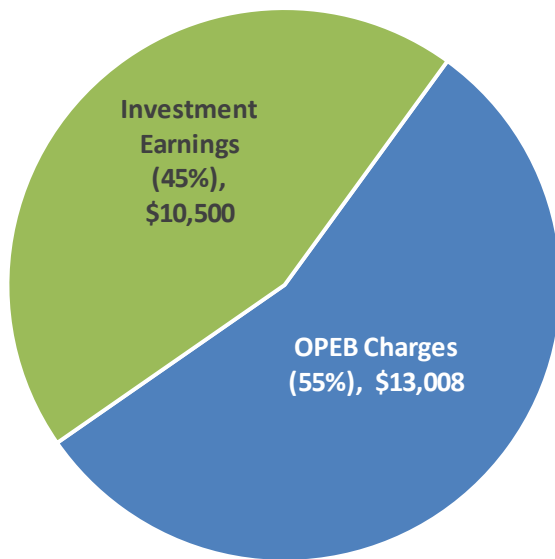
- **Statement of Revenues, Expenditures, and changes in Fund Balances**

This statement provides a historical comparison of revenues and expenditures for fiscal years 2018-2022 as well as a forecast for fiscal years 2023-2024. Also included are changes in fund balance.

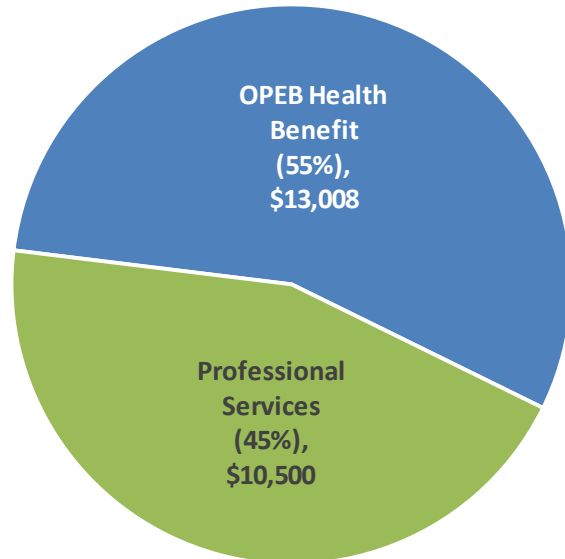
FIDUCIARY FUND SUMMARIES

Other Post Employment Benefit (OPEB) Health Benefit Fund Summary

FY 2023 Budget: \$23,508



Revenues by Source



Expenditures by Use

The OPEB Health Fund represents activity associated the other post-employment benefit plan (OPEB). Eligible retirees are offered the same health and prescription drug coverage as active employees. Each fiscal year, the city determines the Plan benefits and premium rate for participants (active and retirees). However, unlike active employees, retirees pay 100% of the blended premium afforded to the city. Therefore, as the retiree makes the full premium payment, the city's only exposure is the accounting treatment of this implicit rate subsidy caused by the difference in the blended rate offered to the retiree and his/her actual age adjusted premium. Coverage expires at age 65. OPEB related funding for FY 2023 totals \$23,508.

FIDUCIARY FUND SUMMARIES

Statement of Budgetary Comparisons

OPEB Health Benefit Fund

Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Investment Earnings	\$ 39,750	\$ 29,985	\$ 436,743	\$ 9,874	\$ 10,500
Other					
OPEB Health Benefit Funding					
Employer Contribution	85,000	68,015	76,589	12,600	13,008
Fund Balance	-	-	-	469,787	-
TOTAL	\$ 124,750	\$ 98,000	\$ 513,332	\$ 492,261	\$ 23,508
EXPENDITURES					
Maintenance & Operations:					
OPEB Health Benefit	\$ 9,094	\$ 21,875	\$ 34,792	\$ 12,474	\$ 13,008
Miscellaneous	5,737	8,076	8,753	10,000	10,500
<i>subtotal</i>	<i>\$ 14,831</i>	<i>\$ 29,951</i>	<i>\$ 43,545</i>	<i>\$ 22,474</i>	<i>\$ 23,508</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ 469,787	\$ -
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 469,787</i>	<i>\$ -</i>
TOTAL	\$ 14,831	\$ 29,951	\$ 43,545	\$ 492,261	\$ 23,508
Authorized Personnel	-	-	-	-	-

FIDUCIARY FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

OPEB Health Benefit Fund

Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ 1,224,157	\$ 1,334,076	\$ 1,402,125	\$ 1,871,912	\$ 1,871,912
REVENUES BY CATEGORY					
OPEB Health Benefit Funding	\$ 85,000	\$ 68,015	\$ 76,589	\$ 12,600	\$ 13,008
Investment Earnings	39,750	29,985	436,743	9,874	10,500
TOTAL	\$ 124,750	\$ 98,000	\$ 513,332	\$ 22,474	\$ 23,508
EXPENDITURES BY USE					
OPEB Health Benefit	\$ 9,094	\$ 21,875	\$ 34,792	\$ 12,474	\$ 13,008
Miscellaneous (Professional Services)	5,737	8,076	8,753	10,000	10,500
TOTAL	\$ 14,831	\$ 29,951	\$ 43,545	\$ 22,474	\$ 23,508
ACFR Rounding Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	\$ 1,334,076	\$ 1,402,125	\$ 1,871,912	\$ 1,871,912	\$ 1,871,912
Changes in Fund Balance (actual/est.)	\$ 109,919	\$ 68,049	\$ 469,787	\$ -	\$ -

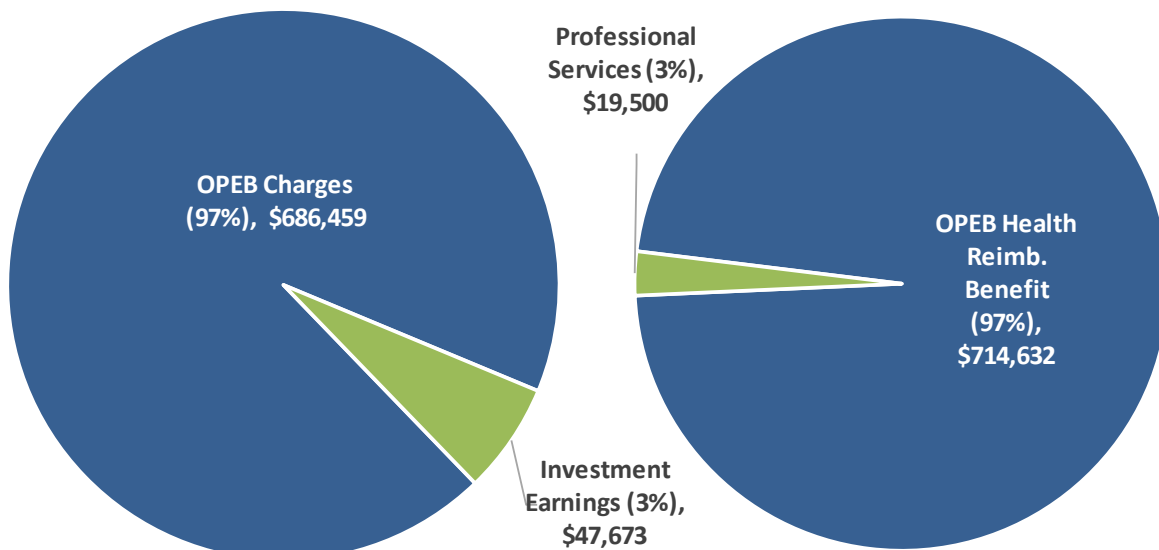
Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

FIDUCIARY FUND SUMMARIES

Other Post Employment Benefit (OPEB) Health Reimbursement Fund Summary

FY 2023 Budget: \$734,132



Revenues by Source

Expenditures by Use

Starting with Fiscal Year 2019, the city implemented a new post-employment healthcare benefit to assist our employees in funding one of their primary cost drivers during retirement, healthcare.

Costs for this benefit approximate 2% of payroll (\$714,632 citywide for FY 2023). This benefit will require a minimum 15-year vesting (maximum benefit achieved at 25-years²⁰) which will further assist in not only recruitment, but also retention of our most valuable assets, our employee.

²⁰ Credited years-of-service for current employees will count towards vesting (subject to a maximum of 15-years).

FIDUCIARY FUND SUMMARIES

Statement of Budgetary Comparisons

OPEB Health Reimbursement Fund Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
REVENUES					
Investment Earnings	\$ 48,386	\$ 53,648	\$ 890,436	\$ 19,025	\$ 47,673
Other					
OPEB Health Reimbursement Funding					
Employer Contribution	550,000	575,000	574,502	590,928	686,459
Transfer-In					
Medical Insurance Fund	1,500,000	-	-	-	-
Fund Balance	-	-	-	1,389,183	-
TOTAL	\$ 2,098,386	\$ 628,648	\$ 1,464,938	\$ 1,999,136	\$ 734,132
EXPENDITURES					
Maintenance & Operations:					
OPEB Reimbursement Benefit	\$ -	\$ -	\$ 56,852	\$ 590,953	\$ 714,632
Miscellaneous	8,538	14,964	18,903	19,000	19,500
<i>subtotal</i>	<i>\$ 8,538</i>	<i>\$ 14,964</i>	<i>\$ 75,755</i>	<i>\$ 609,953</i>	<i>\$ 734,132</i>
Non-Allocated					
Reserve	\$ -	\$ -	\$ -	\$ 1,389,183	\$ -
<i>subtotal</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 1,389,183</i>	<i>\$ -</i>
TOTAL	\$ 8,538	\$ 14,964	\$ 75,755	\$ 1,999,136	\$ 734,132
Authorized Personnel	-	-			-

FIDUCIARY FUND SUMMARIES

Statement of Revenues, Expenditures, and changes in Fund Balance

OPEB Health Reimbursement Fund

Finance Department

	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Amended Budget	FY 2023 Recommended Budget
Beginning Fund Balance:	\$ -	\$ 2,089,848		\$ 1,389,183	\$ 1,389,183
REVENUES BY CATEGORY					
OPEB Health Reimb. Benefit Funding	\$ 550,000	\$ 575,000	\$ 574,502	\$ 590,928	\$ 686,459
Investment Earnings	48,386	53,648	890,436	19,025	47,673
Transfer-In from Medical Ins. Fund	1,500,000	-	-	-	-
TOTAL	\$ 2,098,386	\$ 628,648	\$ 1,464,938	\$ 609,953	\$ 734,132
EXPENDITURES BY USE					
OPEB Health Reimb. Benefit	\$ -	\$ -	\$ 56,852	\$ 590,953	\$ 714,632
Miscellaneous (Professional Services)	8,538	14,964	18,903	19,000	19,500
TOTAL	\$ 8,538	\$ 14,964	\$ 75,755	\$ 609,953	\$ 734,132
ACFR Rounding Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance: (1)	\$ 2,089,848	\$ 2,703,532	\$ 1,389,183	\$ 1,389,183	\$ 1,389,183
Changes in Fund Balance (actual/est.)	\$ 2,089,848	\$ 613,684	\$ 1,389,183	\$ -	\$ -

Notes:

- (1) In order to accurately measure anticipated fund balance usage, this schedule omits Carryforward Fund Balance and Non-Allocated/Reserve accounts.

APPENDIX

Appendix

Alpharetta Convention & Visitors Bureau (ACVB)

The ACVB, while a separate legal entity from the city, is funded through a portion of the city's hotel/motel tax (as detailed within the Hotel/Motel Fund budget). As a component of our operational relationship, the city reports on certain economic activities of the ACVB such as the annual adopted budget. This section is provided for informational purposes only.

- **Vision Statement**

To positively impact the economic life of Alpharetta.

- **ACVB Mission Statement**

To position the city of Alpharetta as a regionally, nationally and globally recognized premier tourism destination by developing quality programs and facilities to attract overnight visitors.

- **How We Are Funded**

Alpharetta's 30 hotels collect an 8 percent hotel occupancy tax from their visitors and pay it to the city on a monthly basis. The city keeps 37.5% of the tax to spend on enhancements for its citizens, 18.75% is given to the conference center (facility portion of the tax) and 43.75% is distributed to the ACVB to market and promote the city of Alpharetta.

- **What We Do**

The ACVB uses innovative and targeted marketing strategies, along with aggressive sales efforts, to attract overnight visitors to the city. We do this in three key areas:

- Increasing the awareness and identity of Alpharetta as a destination for the leisure and individual traveler and raising awareness of the economic importance of the visitor industry to Alpharetta by placing advertisements, writing press releases, utilizing social media and maintaining a technologically advanced website;
- Employing a variety of sales strategies to increase the number of group room nights booked in Alpharetta's 30 hotels through attendance at tradeshow, association meetings and conferences as well as sales calls and site visits with event organizers; and
- Providing leadership for the visitor industry, coordinating activities, encouraging marketing activities and partnerships, and projecting an appealing image on behalf of the city of Alpharetta.

APPENDIX

Alpharetta Convention & Visitors Bureau Fiscal Year 2023 Adopted Budget

Occupancy Tax Revenues	\$ 3,281,250
Interest Income	1,600
Accumulated Surplus	500,000
TOTAL REVENUE	\$ 3,782,850
Salary & Benefits	\$ 1,394,120
Accounting & Legal Fees	16,000
Advertising	
<i>Georgia/Metro Atlanta Ads</i>	226,000
<i>National/Regional Ads</i>	418,500
Business License	500
Computer Equipment	12,700
Business Development	
Ameris Bank Amphitheatre	138,000
Conference Center	500,000
Computer Software/Maintenance	71,500
Research	10,000
Contingency Fund	170,729
Insurance	5,000
Meeting Expenses	44,800
Membership Dues	41,651
Subscriptions	650
Office Equipment/Leases	10,000
Office Rent (utilities, cleaning, security)	102,300
Office Supplies/Furniture	16,500
Postage/Shipping	12,000
Premiums/Gifts	30,000
Printing/Production	86,250
Taxes/Leased Equipment	1,200
Public Relations	101,200
Sponsorships/Bid Fees	249,100
Telephone/ISP	25,800
Tradeshows/Conference/Professional Development	97,150
Staff Development	1,200
TOTAL EXPENSES	\$ 3,782,850



AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, TO FIX THE AD VALOREM TAX RATE OF THE CITY OF ALPHARETTA, GEORGIA FOR THE FISCAL YEAR COMMENCING JULY 1, 2022, AND ENDING JUNE 30, 2023; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and City Council of the City of Alpharetta, Georgia as follows:

SECTION I: The ad valorem tax rate for the City of Alpharetta, Georgia for the 2022 calendar year, on property subject to ad valorem taxation by the City is hereby fixed at \$5.750 on forty percent (40%) of each \$1,000.00 of property subject to ad valorem tax by the City.

SECTION II: Said rate of \$5.750 on forty percent (40%) of each \$1,000.00 of taxable property is hereby levied as follows:

(a) For General Government purposes \$4.785 on forty percent (40%) of each \$1,000.00 of taxable property.

(b) For the purpose of retiring outstanding General Obligation bonds, \$0.965 on forty percent (40%) of each \$1,000.00 of taxable property.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED this ____ day of _____, 2022.

CITY OF ALPHARETTA, GEORGIA

By: _____
Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

(SEAL)

Attest:

City Clerk



STAFF REPORT

Submitting Department: Public Safety

Submitted By: Stephanie Cochran

Sponsored By:

Meeting Date: May 23, 2022

I. AGENDA ITEM TITLE: A RESOLUTION APPROVING THE FY2022 BULLETPROOF VEST PARTNERSHIP GRANT APPLICATION

II. RECOMMENDATION:

Approve the Resolution for the submission of a grant application to the U.S. Department of Justice for the purchase of ballistic vests.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

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>
2022 Bulletproof Vest Grant Purchases (22031150-542100-TBD)	\$54,816
Non-Allocated Grant matching Funds (22090200-579000)	-\$27,408

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
2022 Bulletproof Vest Grant (22031150-331110-TBD)	\$27,408
N/A	\$0.00

IV. REPORT IN BRIEF:

The Department of Public Safety is requesting approval to submit a grant application for the Bureau of Justice Assistance (BJA) 2022 Bullet Proof Vest Grant. There is a 50% match requirement from the City totaling \$27,408. If awarded, total funding for this initiative (grant and match components) will be \$54,816. The Bulletproof Vest Partnership (BVP) program is an initiative of the U.S. Department of Justice to help law enforcement agencies purchase body armor for its officers through a matching fund, reimbursement grant. Through the Bureau of Justice Assistance, the Department of Justice reimburses agencies for up to half the purchase price of new, approved ballistic vests. Applications are accepted annually and awards must be used within two years. Alpharetta has applied for this grant every year for more than ten years, generally receiving 60% to 100% of the amount requested.

The deadline for submission of this grant application to the Department of Justice by 6:00 PM EST, Monday, June 27, 2022.

The Department estimates needing 55 new vests through calendar year 2022 based on the expiration dates of current vests (which carry the maximum-permitted five-year warranty) and forecasted new hiring. New ballistic armor currently costs approximately \$750 - \$1,107 per set, depending on the level of protection. The total cost for 55 vests, assuming a normal mix of alternatives, is approximately \$54,816.

The 2022 grant limits the number of vests requested to the maximum dollar amount of \$55,370.70.

The Department will have under \$11,623.50 remaining from the 2021 grant, including the City's match, which will be applied to the need. The Bureau of Justice Assistance maintains a history of awards and payments and may reduce any award by this amount.

As noted in the Fiscal section, the City's match of \$23,247 will come from the Grant Fund.

V. ALTERNATIVES:

VI. ATTACHMENTS:

2022 BVP Resolution



RESOLUTION NO.

**A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY COUNCIL TO
APPROVE THE SUBMISSION OF THE 2022 BULLETPROOF VEST PARTNERSHIP
GRANT TO THE US DEPARTMENT OF JUSTICE**

WHEREAS, the US Department of Justice, Office of Justice Programs, and Bureau of Justice Assistance made available funding under the Bulletproof Vest Partnership Grant Act of 2000; and

WHEREAS, such funds may be used to help purchase approved bulletproof vests for eligible law enforcement officers; and

WHEREAS, this application round is to fund bulletproof vests purchased on or after June 8th, 2020; and

WHEREAS, the City of Alpharetta has applied for funding through this program; and

WHEREAS, the funding, if awarded, shall be utilized to help purchase new vests for Alpharetta's police officers; and

WHEREAS, evidence authorizing the acceptance of said application must be provided.

NOW, THEREFORE BE IT SO RESOLVED, this 23rd day of May 2022, by the Mayor and Council of the City of Alpharetta that the submission of the 2022 Bulletproof Vest Partnership Grant application is hereby approved; and if awarded the Mayor is hereby authorized to execute award package with directives under the Bulletproof Vest Partnership Grant Program.

Adopted this _____ day of _____ 2022.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

Mayor Pro Tem Merkel

Council Member Donald F. Mitchel

Council Member Brian Will

Council Member Douglas J. DeRito

Council Member John Hipes

Council Member Jason Binder

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney



STAFF REPORT

Submitting Department: Legal

Submitted By:

Sponsored By:

Meeting Date: May 23, 2022

I. AGENDA ITEM TITLE: JOINT DEFENSE AGREEMENT AND CONFLICT WAIVER BETWEEN MILTON, ALPHARETTA, AND JARRARD & DAVIS, LLP

II. RECOMMENDATION:

Approve the Joint Defense Agreement and Conflict Waiver between the City of Milton, the City of Alpharetta, and Jarrard & Davis, LLP and authorize the Mayor to execute all necessary documents.

III. REPORT IN BRIEF:

Jarrard & Davis, LLP is representing both Alpharetta and Milton in connection with claims asserted against both cities by Fran Shoenthal McQueen arising out of Ms. McQueen being separated from and subsequently not being chosen to fill the position of Solicitor of Alpharetta and Milton. As no conflict currently exists related to Jarrard & Davis, LLP's proposed representation of both Alpharetta and Milton, and in an abundance of caution, a joint litigation and common interest agreement and conflict waiver are recommended.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Joint Litigation Defense Common Interest Agreement + Waiver of Conflict

JOINT LITIGATION AND COMMON INTEREST AGREEMENT

THIS JOINT LITIGATION AND COMMON INTEREST AGREEMENT (the “Agreement”) is entered into by and among the undersigned, effective as of May _____, 2022, acting for and on behalf of the following respective parties: City of Alpharetta, Georgia (“Alpharetta”) and City of Milton, Georgia (“Milton”) (Alpharetta and Milton are collectively referred to herein as the “Parties” and individually as a “Party”).

WHEREAS, there is a dispute between Fran Shoenthal McQueen (“Claimant”) and the Parties arising out of Claimant being separated from and subsequently not being chosen to fill the position of Solicitor for the Parties, including potential claims referenced in a May 5, 2022 letter from Claimant’s attorney to the Parties (the “Claims”); and

WHEREAS the undersigned agree that the Parties share an interest in defending against the Claims;

WHEREAS the undersigned wish to continue to pursue their separate but common interests and to avoid any suggestion of waiver of the confidentiality of privileged communications, documents, or other work product;

WHEREAS, in an abundance of caution, the Parties wish to publicly acknowledge the proposal that Jarrard & Davis, LLP (hereinafter, “J&D”) represent the Parties in relation to the Claims and waive any apparent, actual, or potential conflict of interest arising from or attributable to J&D’s simultaneous representation of Alpharetta and Milton in relation to the Claims;

NOW THEREFORE the Parties hereby agree as follows:

1. Litigation Materials – The Parties have concluded that it is in each of their individual and mutual best interests in the defense of the Claims to share certain information related to the Claims with some or all of J&D and/or the Parties in writing and/or orally. These communications may include but are not limited to written communications, the disclosure of documents, factual and legal analyses, summaries, and memoranda, opinions, legal strategies, interview reports and reports of experts, consultants, or other investigators, joint meetings between J&D, the Parties, their representatives and employees, discussions between or among J&D and any Party, and any meetings with prospective witnesses or consulting experts or litigation support service providers in connection with the Claims in person, by telephone, or in any other form, and records or reports of such communications, all of which are included within the term “Litigation Materials” used herein. However, nothing in this Agreement shall be construed to affect the separate and independent representation of each client by J&D.

2. Common Interest – The Parties and J&D agree that all sharing and pooling of information pursuant to this Agreement will be done within the context and in furtherance of the Parties' common goal and effort in defending the Claims.
3. Privileged Communications – Some or all of the Litigation Materials may be protected from disclosure to adverse or other parties as a result of the attorney-client privilege, the work-product doctrine, or other applicable privileges, protections, or immunities. It is the desire, intention, and mutual understanding of the Parties hereto (a) that the sharing of Litigation Materials among one another is not intended to, and shall not, waive or diminish in any way the confidentiality of such materials or their continued protection under the attorney-client privilege, the work-product doctrine, or other applicable privileges, protections, or immunities; and (b) that all Litigation Materials provided by a Party pursuant to this Agreement that are entitled to protection under the attorney-client privilege, the work-product doctrine, or other applicable privileges, protections, or immunities shall remain entitled to such protection under the common interest doctrine, and may not be disclosed to persons other than those described in Paragraph 4 without the consent of the providing party. The Parties also intend and understand that any disclosure of Litigation Materials pursuant to this Agreement will not constitute a waiver of any available privilege, protection, or immunity.
4. Disclosure of Litigation Materials – Each of the undersigned has further agreed that he or she will not disclose any exchanged Litigation Materials received by him or her from another Party to this Agreement or Counsel for another Party to this Agreement to anyone except (a) employees or officers of each Party who are responsible for the defense of the Claims on behalf of their employer; (b) J&D or any other assisting outside counsel of record for any Party to this Agreement; and (c) paralegals, support staff, or experts who are directly employed by or retained by and assisting J&D or any other assisting outside counsel in the defense of the Claims. All persons permitted access to Litigation Materials (collectively, "Authorized Persons") shall be specifically advised that the Litigation Materials are privileged and subject to the terms of this Agreement.
5. Limited Use of Litigation Materials – Any shared Litigation Materials, and the information contained therein, are to be used by each person or Party receiving them solely in connection with the defense of the Claims. Neither the Litigation Materials nor the information contained therein may be used by any person or Party receiving them for any other purpose whatsoever.
6. Previously Exchanged Litigation Materials – All Litigation Materials exchanged between and among J&D or any other assisting outside counsel for any Party pursuant to prior oral agreements or any previous joint defense agreement in connection with the Claims are now subject to this Agreement. This Agreement specifically preserves the protections afforded to those materials shared between the Parties from the time that the commonality of interest came in to being until execution of this Agreement under the same terms as contained in this Agreement.
7. Privilege Not Waived – The privileges and protections for the Litigation Materials to which this Agreement is applicable may not be waived by any Party to this Agreement without the prior

written consent of the Party that provided the Litigation Materials. Any inadvertent or purposeful disclosure of Litigation Materials exchanged pursuant to this Agreement that is made by a Party contrary to the terms of this Agreement shall not constitute a waiver of any privilege or protection. If any Party is required by court order or rule of law to produce or reveal any confidential information, documents, or privileged materials which are part of the Parties' efforts pursuant to this Agreement, reasonable notice shall be given to each Party who has executed this Agreement before responding to, or complying with, such requests so that any Party may, at its own cost, have the opportunity to resist the production of such information by timely and appropriate process. In the event the Party from whom disclosure is sought has no objection to the disclosure, such Party shall nevertheless invoke this Agreement during the pendency of any action taken by the objecting Party and shall otherwise make reasonable efforts to prevent disclosure until the final resolution of the objection of the objecting Party.

8. Withdrawal – In the event that a Party determines that he or she no longer has a commonality of interest in the defense of the Claims, such Party shall withdraw from this Agreement. Each of the undersigned has a duty to withdraw from the Agreement when, in good faith, he or she reasonably believes that a commonality of interest no longer exists and to give prompt written notice of such withdrawal to each of the undersigned. Notwithstanding a Party's withdrawal, this Agreement shall remain operative as to: (a) All other remaining Parties to this Agreement; and (b) all previously furnished Litigation Materials. Any Party may withdraw from this Agreement on written notice to all of the undersigned. Any such withdrawal will be solely on a prospective basis and any Litigation Materials provided pursuant to this Agreement prior to such withdrawal shall continue to be governed by the terms of this Agreement.

9. Settlement or Dismissal – A Party who is dismissed or settles all pending Claims of that Party will be deemed to have withdrawn from this Agreement in accordance with the terms of paragraph 8 as of the date of the dismissal or settlement.

10. Modification – The provisions of this Agreement may be modified only by written agreement of all affected Parties, and it shall be binding upon all successors and assigns of the Parties.

11. Additional parties – The Parties recognize that other counsel and their clients may be permitted to join this Agreement at a future time by signing a copy of this Agreement. Any such additions shall be made only with the permission of all then-current signatories to this Agreement.

12. No endorsement or authorization – While the undersigned J&D representative believes that both Parties are well-served by the sharing of information under this Agreement, they also understand that participation in this Agreement represents neither an endorsement of nor an authorization to control the litigation strategy or decisions of the other Party.

13. Protective Order or Confidentiality Agreement obligations – Nothing in this Agreement shall relieve the Parties, J&D or any other assisting outside counsel of any obligation pursuant to

the terms of any protective order, confidentiality agreement, or similar order entered by any court regarding the disclosure or dissemination of information pertaining to the Claims.

14. Independent work product – Nothing in this Agreement shall limit the right of any Party to use or disclose any documents or information or work product that have been independently obtained or generated by such Party (i.e., they were not obtained or generated as part of the common defense efforts made pursuant to this Agreement), regardless of whether such documents, information, or work product have been provided to any other Party pursuant to this Agreement.

15. Effect on other agreements – Nothing in this Agreement shall prevent the Parties from entering into common-interest agreements with other parties or among themselves, and this Agreement shall not be deemed to supersede or nullify, in whole or in part, any common-interest agreement any Party has entered into prior to the date of the Party's execution of this Agreement.

16. Scope of protection – This Agreement shall be interpreted so as to afford the broadest and greatest protection possible of Litigation Materials from disclosure to third parties.

17. No attorney-client relationship – Unless otherwise agreed to through a Party's execution of the Waiver of Conflict attached hereto as Exhibit "A" and incorporated herein by reference, nothing in this Agreement is intended to create any attorney-client relationship for the purposes of conflicts or otherwise. Each undersigned J&D representative understands that it is his or her sole responsibility to represent his or her or their respective client and that none of the other signatories to this Agreement have in any way assumed any such responsibility. Moreover, the participation in, execution, or receipt of any information pursuant to this Agreement shall not disqualify any representative of a signatory (including a law firm) from accepting any other future engagement.

18. No admission of liability – Nothing in this Agreement is intended as nor shall be construed or deemed to be an admission of liability by any Party, or of the existence of facts upon which liability could be based.

19. Retroactive and continuing obligation – This Agreement shall retroactively cover the exchange of all Litigation Materials (including communications between and among counsel and Parties) and shall continue in full force and effect notwithstanding any conclusion or resolution as to any Party of the Claims.

20. Confidentiality of terms – The contents of this Agreement are confidential and shall not be released to any person or entity not a Party to this Agreement or as necessary to enforce the terms of this Agreement.

21. Counterparts – This Agreement may be signed in counterparts. All executed counterparts shall comprise the entire Agreement. This Agreement may be executed by the City Administrator or City Manager for the Parties. Each City Administrator or City Manager signing this Agreement

represents that he or she has been authorized by the Party to execute this Agreement on behalf of the Party.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates indicated below.

CITY OF ALPHARETTA, GEORGIA

By: Robert J. Regus
City Administrator

Date: _____

JARRARD & DAVIS, LLP

By: Molly N. Esswein, Esq.
Attorney for City of Alpharetta, Georgia

Date: _____

[Additional Signatures appear on the following page]

CITY OF MILTON, GEORGIA

By: Steve Krokoff
City Manager

Date: _____

JARRARD & DAVIS, LLP

By: Ken E. Jarrard, Esq.
Attorney for City of Milton, Georgia

Date: _____

EXHIBIT “A”

WAIVER OF CONFLICT

WHEREAS, City of Alpharetta, Georgia (“Alpharetta”) is a Georgia municipal corporation; and

WHEREAS, City of Milton, Georgia (“Milton”) is a Georgia municipal corporation; and

WHEREAS, Alpharetta is now being represented by the law firm of Jarrard & Davis, LLP on general matters and on certain discrete issues, including current representation of Alpharetta in relation to the following discrete issue: the dispute between Fran Shoenthal McQueen (“Claimant”), Alpharetta, and Milton arising out of Claimant being separated from and subsequently not being chosen to fill the position of Solicitor for Alpharetta and Milton, including potential claims referenced in a May 5, 2022 letter from Claimant’s attorney to Alpharetta and Milton (the “Claims”); and

WHEREAS, Milton is now, and has been, represented by the law firm of Jarrard & Davis, LLP on general matters and on certain discrete issues, including current representation of Milton in relation to the Claims;

WHEREAS, Milton wishes to retain the firm of Jarrard & Davis, LLP to represent Milton in relation to the Claims; and

WHEREAS, Alpharetta likewise wishes to retain Jarrard & Davis, LLP to represent Alpharetta in relation to the Claims – wherein such issues are similar to those affecting Milton;

WHEREAS, the interests of the Alpharetta and Milton appear aligned in relation to the Claims;

WHEREAS, Alpharetta and Jarrard & Davis, LLP are not aware of and do not believe that a conflict currently exists related to Jarrard & Davis, LLP's proposed representation of Alpharetta in relation to the Claims; and

WHEREAS, in an abundance of caution, Alpharetta wishes to publicly acknowledge the proposal that Jarrard & Davis, LLP represent Alpharetta and waive any apparent, actual, or potential conflict of interest arising from or attributable to Jarrard & Davis, LLP's simultaneous representation of Milton in relation to the Claims; and

WHEREAS, the governing body of Alpharetta has considered and consulted with its counsel, Molly N. Esswein, regarding the issue, been informed of the potential for conflicts or competing interests between Milton and Alpharetta and risks associated with same, and considered the alternative of obtaining independent representation in matters related to the Claims; and

WHEREAS, the law firm of Jarrard & Davis, LLP will continue to represent Milton for matters related to the Claims and will represent Alpharetta for matters related to the Claims.

NOW THEREFORE, in light of the above, the governing body of Alpharetta does hereby waive any apparent, actual, or potential conflict of interest arising from or attributable to JARRARD & DAVIS, LLP'S simultaneous representation of Milton, for matters related to the Claims.

This _____ day of May 2022.

**CITY OF ALPHARETTA,
GEORGIA**

By: Jim Gilvin, Mayor
City of Alpharetta

**CITY OF ALPHARETTA,
GEORGIA**

By: Robert J. Regus
City Administrator

ATTEST:

City Clerk
City of Alpharetta

APPROVED AS TO FORM:

Molly N. Esswein, City Attorney



STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services

Submitted By: Kim Zane, Morgan Rodgers

Sponsored By:

Meeting Date: May 23, 2022

I. AGENDA ITEM TITLE: "A" SCULPTURE - GIFT REQUEST FROM TEASLEY PLACE CONDOMINIUM ASSOCIATION INC. & TEASLEY PLACE BUILDING DEVELOPER

II. RECOMMENDATION:

Accept the "A" Sculpture as a Gift to the City of Alpharetta.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$16,500.00

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Operating Fund: Public Arts Program \$7k Capital: Community Support Art Programs \$7k	\$14,000

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
ACVB	\$2,500

IV. REPORT IN BRIEF:

- "A" Sculpture was installed in 2017, which was prior to the city having a Public Art Process & Application that now requires a maintenance plan.
- Since the "A" Sculpture was not maintained, the structure has deteriorated.
- Staff requested inspection of the "A" Sculpture by Inspections Officer and an outside vendor. Both reported that "for now" the structure was safe but recommended new wood in some decayed areas.
- If city accepts the "A" Sculpture as a Gift, the Cultural Arts Commission, Arts Alpharetta Public Art Review Committee and Staff will work together to rebuild, strip, and repaint the sculpture.
- Arts Alpharetta will use existing funds from the City Contract for the Bi-Yearly Outdoor Sculpture Exhibit Program that will begin in July 2022.
- Staff will contract the outside vendor to rebuild and to prepare the surface of the "A" Sculpture for an artist to create a new painting on the sculpture.
- Arts Alpharetta will curate the painting of the New "A" Sculpture.
- Staff will take the New "A" Sculpture through the Public Art Process creating a future maintenance plan.
- Arts Alpharetta will present to the Cultural Arts Commission with the approval for the New 2022 Outdoor Sculpture Program.
- New "A" Sculpture would be owned by the city and scheduled for maintenance approximately every 6 years, depending on weathering through this time frame. The sculpture would be repainted with new art and curated by Arts Alpharetta and launched as a New Sculpture in 2028 Outdoor Sculpture Exhibit Program.
- Alpharetta Convention & Visitors Bureau will promote the newly painted "A" Sculpture as a representation of "A" for "Alpharetta" in the 2022 Outdoor Sculpture Exhibit Brochure for tourism. The current sculpture has already been locally labeled in conversation and social media as downtown destination... "Meet Me at the A."

V. ALTERNATIVES:

Accept the Gift of the "A" Sculpture, then remove the sculpture and replace with brick and a bench.

VI. ATTACHMENTS:

George Jackson Signed_Gift Agreement_May 6 2022 at 1.06 PM, Signed Teasley HOA Gift Agreement_4_29_2022, A Sculpture Pictures, O-2020-09-28-812 Ordinance for the Creation of the COA Cultural Arts Commission, CAC Meeting Minutes 4.26.2022

Gift & Quit Claim Agreement

Whereas the "A" Sculpture ("Sculpture") is located near the Teasley Place Condominium and Retail Stores building; and is located on property of the City of Alpharetta, Georgia, near Teasley Place (at the intersection corner of Canton Road & Milton Avenue; and

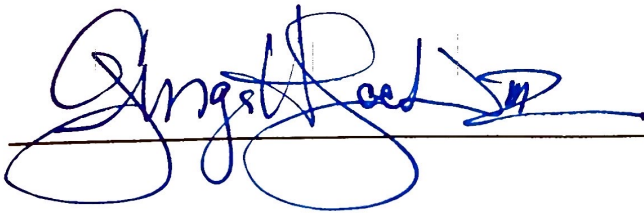
Whereas the Teasley Place Building Developer, West Canton, LLC does not own the Sculpture;

Now therefore, in order to make it clear that West Canton, LLC has no interest in the Sculpture, and does hereby remise and convey and quit claim to the City of Alpharetta, GA whatever right, title, and interest it may have (or had in the past) in the Sculpture. West Canton, LLC makes no warranty, representation, or guarantee whatsoever with regard to title, ownership or the condition of the Sculpture; it is as is where is.

This 06th day of May, 2022.

West Canton, LLC.

By: _____



Name: George H. Jackson III

Title: Principal/Manager

Gift Agreement

Whereas the A Sculpture ("Sculpture") is located near Teasley is located on property of the City of Alpharetta, Georgia, near Teasley Place; and

Whereas the Teasley Place Condominium Association Inc. (the "HOA") does not own the Sculpture;

Now therefore, in order to make it clear that the HOA has no interest in the Sculpture, the HOA does hereby remise and convey and quit claim to the City whatever right, title, and interest it may have in the Sculpture. The HOA makes no warranty, representation, or guarantee whatsoever with regard to title, ownership or the condition of the Sculpture; it is as is where is.

This 29th day of April, 2022.

TEASLEY PLACE CONDOMINIUM ASSOCIATION, INC.

By: Stephen F. By





AN ORDINANCE TO PROVIDE FOR THE CREATION OF THE CITY OF ALPHARETTA CULTURAL ARTS COMMISSION; TO EXPRESS THE INTENT OF THE MAYOR AND COUNCIL; TO PROVIDE FOR DEFINITIONS; TO PROVIDE FOR THE ORGANIZATION OF THE CULTURAL ARTS COMMISSION; TO PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

The Mayor and Council of the City of Alpharetta hereby ordain:

Section 1. Short Title; Authority.

This Ordinance shall be known and may be cited as the "City of Alpharetta Cultural Arts Commission Ordinance". This Ordinance is adopted pursuant to the City of Alpharetta's home rule powers, as set forth in § 36-34-1, et seq. of the Official Code of Georgia.

Section 2. Intent.

It is the intent of this Ordinance to promote, protect and support the growth of cultural arts in the City of Alpharetta. In addition to the duties set forth in Section 5, the Cultural Arts Commission shall advise the Council on art acquisition, promote strategic arts planning, and support Local Art Leader Groups in the City of Alpharetta.

Section 3. Definitions.

As used in this Ordinance, the term:

"City" means the City of Alpharetta;

"Cultural Arts Commission" means the City of Alpharetta Cultural Arts Commission; and

"Mayor and Council" means the Mayor and Council of the City of Alpharetta.

Section 4. Organization of the Cultural Arts Commission.

(a) The Cultural Arts Commission shall consist of seven members, with each of the Mayor and Council having one appointment. The Mayor and Council may also appoint up to two

alternate members for the Cultural Arts Commission to serve on the Commission in the absence of Commission members.

(b) Members of the Cultural Arts Commission shall be residents of the City of Alpharetta. In making appointments to the Cultural Arts Commission, the Mayor and Council shall make good faith efforts to appoint volunteer individuals who have experience, expertise and/or interest relevant to the arts and/or cultural activities.

(c) (1) Members of the Cultural Arts Commission shall serve at the pleasure of the appointing official.

(2) Upon the expiration of an elected official's term or other reason for vacancy, the appointed Commission member's term shall expire, but such member shall remain in office until the newly elected or appointed official makes an appointment to the Commission.

(3) An appointment to fill any vacancy on the Cultural Arts Commission shall be for the remainder of the unexpired term of the office. If any member fails to attend three successive meetings without cause and without prior approval of the chair-person, the Cultural Arts Commission shall declare the member's office vacant, and the Mayor or Councilmember who appointed such member shall promptly fill such vacancy.

(4) The members shall serve in accordance with the policies and procedures of the City and may be suspended and/or removed for cause by the Mayor and Council.

(d) The members of the Cultural Arts Commission shall adopt bylaws consistent with the bylaws of other City boards and commissions. The Cultural Arts Commission shall elect a chair-person, who shall be a voting member, from among the members of the Commission. The presence of a majority of the seven members shall constitute a quorum, and the vote of a majority of the members present constituting the quorum shall constitute the actions of the Commission.

Section 5. Duties.

The Alpharetta Cultural Arts Commission shall have the duty to:

- Review and recommend the acquisition of all works of art by the City, either purchase, gift or otherwise;
- Review and make recommendations as needed for pieces to be acquired and their proposed locations;
- Review and encourage programs for the cultural enrichment of the City;
- Review and recommend guidelines for art and culture contract programs that support community art, culture programming projects and make annual funding recommendations to the City Council;
- Propose methods to encourage private initiative in arts and culture;
- Advise City Council regarding the participation in or sponsoring by the City of artistic performances, programs or other cultural endeavors;
- Advise City Council on the preservation and care of all cultural landmarks owned by the City and on the design and location of City-owned or other statuary and works of art;
- Support and strengthen existing local organizations in the arts and culture fields;
- Increase public understanding, appreciation and enjoyment of cultural activities and all forms of art and culture; and
- Advise and assist with the development of an Art & Culture Master Plan for the City.

Section 6. Effective Date.

This Ordinance shall become effective immediately upon its adoption.

Section 7. Repeal.

All ordinances and parts of ordinances in conflict with this Ordinance are repealed.

Section 8. Code of Alpharetta.

This Ordinance shall be codified and be part of the Code of the City of Alpharetta, Georgia.

ADOPTED this 28th day of September, 2020.

CITY OF ALPHARETTA, GEORGIA

By: [Signature]
Jim Gilvin, Mayor

COUNCILMEMBERS

[Signature]
Jason Binder

[Signature]
Ben Burnett

John Hipes

[Signature]
Dan Merkel

[Signature]
Donald Mitchell

[Signature]
Karen Richard

Approved as to form and
legal sufficiency:

[Signature]
C. Sam Thomas, City Attorney



Attest:

[Signature]
City Clerk

First Reading: 09/21/20

Second Reading: 09/28/20

Adopted: 09/28/20



CULTURAL ARTS COMMISSION MEETING

UNOFFICIAL MINUTES

APRIL 26 2022

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 6:00 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 the Cultural Arts Commission, but not quoted or paraphrased. This document includes limited presentation by the Cultural Arts Commission and invited speakers in summary form.

I. CALL TO ORDER

- Vice Chairman Andrews called the meeting to order at 6:00 p.m.

II. ROLL CALL

- **Cultural Arts Commissioners**
 - Gene Andrews, Vice-Chair
 - Shital Foster
 - Melody Cookson
 - Sabine Genet
 - Alicia Burr, *Alternate Commissioner*
- **Cultural Arts Commission Members Absent**
 - Dianna Smeal, Chair
 - Sumita Patel
 - Michael Barsky
- **Staff**
 - Morgan Rodgers, Director of Recreation, Parks, & Cultural Services
 - Lauren Shapiro, City Clerk
 - Kim Zane, Cultural Services Manager
 - Amber O'Dwyer, Executive Office Coordinator

III. ITEMS FROM STAFF

- There were no items from staff.

IV. APPROVAL OF MEETING MINUTES

A. Approval of Minutes (3-22 -2022)

- ❖ Commissioner Cookson offered a motion to approve the meeting minutes from March 22, 2022.

- Commissioner Genet seconded the motion.
- The motion was approved unanimously (5-0).

V. PUBLIC COMMENT

- There were no public comments.

VI. UNFINISHED BUSINESS

- There was no unfinished business.

VII. NEW BUSINESS

A. Act 1 Presentation

- Act 1 Managing Director, Randy Bampffield, came forward to speak on behalf of this item.
- Act 1 is a non-equity theatre company originating from Alpharetta Presbyterian Church.
- Performers come from all over the metro-Atlanta area (Gainesville and Midtown Atlanta).
- Act 1 would like to increase its impact and will be looking for outside stakeholders so that the company can operate as a 501(c)(3) non-profit organization. Secondly, Act 1 is looking to coordinate with the symphony, ballet, and city band to acquire a dedicated performance arts space that would serve all of their shared performance needs.
- In five years, Act 1 would like to have a space that would help draw in corporate sponsorships and drive fundraising efforts.
- Act 1 has been partnered with Alpharetta Cultural Services for the past few years and has performed shows at Wills Park and the Alpharetta Black Box theater.
- Cultural Services Manager, Kim Zane, gave thanks to Act 1 and shared that the City does have an MOU with Act 1 and that they have been a wonderful partnership.

Cultural Arts Commission Discussion:

- Commissioner Genet shared that this organization is a hidden treasure in the community, and also, she would be happy to spread the word in her community about Act 1's intentions to gather sponsors and financial support.

B. Park Bond Overview

- Director Rodgers came forward to present this item.
- The Parks Bond Overview Presentation is attached hereto as "Exhibit A."

C. "A" Sculpture Recommendation

- Manager Zane came forward to present this item.
- Teasley HOA would like to gift the "A" sculpture to the City, and staff is bringing this item before the Commission to get your opinion.
- The City Attorney drafted the gift agreement for the Teasley HOA and also advised for the developer of Teasley to sign a separate gift agreement because it is not clear who actually owns the "A" sculpture.
- This sculpture was recently featured in the North Georgia Living Magazine.
- If the City accepts this gift, then the City can decide what to do with the "A."

Cultural Arts Commission Discussion:

- Commissioner Cookson asked about the cost of repairing or recreating the “A” and its long-term maintenance.
 - Manager Zane shared that the quote for repairing/repainting was about \$7,000 but we would need to get a new quote. Additionally, it does not seem as though the original artist used outdoor grade paints. If the correct type of paint is used, then the “A” should last about 5-8 years.
 - Commissioner Foster asked if this was a wooden structure and whether the community likes/dislikes the “A.” She also shared that it may be possible to move the sculpture indoors.
 - Manager Zane shared that this sculpture needs to be re-evaluated. At the time that this piece of art was constructed, we did not have a public arts process in place, so this one sculpture is somewhat of an exception to the process that we now have in place. Now, we have ownership and maintenance agreements as part of the public arts process. Staff has received several inquiries from the public in terms of either not liking the “A” or the structure needing to be repainted.
 - Commissioner Andrews shared that he believed the sculpture is in a weird place.
 - Commissioner Burr shared that this piece of art needs to have value for the City to receive it and for the City to spend time and money maintaining it.
 - Commissioner Genet shared that it would be a neat idea to create a way that the “A” could have theme every year and have some sort of art contest to repaint the “A.” Further, she likes that the “A” has become part of our identity and believes that there is a lot of potential for the “A.”
 - Manager Zane shared that Arts Alpharetta would be willing to help with curating the “A” and would be open to this idea.
 - Director Rodgers shared that it is staff’s recommendation to accept the “A,” treat it as a piece of artwork, and to make it look like it belongs in the City.
- ❖ Commissioner Genet offered a motion to approve accepting the gift of the “A” sculpture for the City of Alpharetta.
- Commissioner Burr seconded the motion.
 - The motion was approved unanimously (5-0).

D. Cultural Services Report – April 26, 2022

- Manager Zane came forward to present this item.
- Upcoming Cultural Happenings:
<https://www.alpharetta.ga.us/government/departments/recreation-parks/cultural-services>
- Alpharetta Music City Live Music Calendar:
<https://www.awesomealpharetta.com/calendar/category/alpharetta-music-city-live-music/>

- **The Art of Speculation Gallery Exhibit** / Alpharetta Arts Center Gallery / Alpha Arts Guild presents..."Art can make you think, reflect, and speculate about the world around you"
- **Creative Hang-Ups Gallery Exhibit** presented by Village Park Milton / Alpharetta Arts Center Studio Gallery / Thru May 1
- **Peter & the Wolf Sensory Friendly Children's Concert & Workshop with Alpharetta Symphony Orchestra** / St. James United Methodist Church / May 7 / 1-2pm Concert and 2-3pm Workshops
- **Dancing Petals of Spring with Metropolitan Ballet Theatre** / Alpharetta Arts Center Terrance & Lawn / May 7 / 2pm / Free
- **Alpharetta Music Club Monthly Performance**— Experience LeSean Lewis Baritone/ Sunday, May 8 / 3-5pm / Arts Center Black Box / \$30 Ticket at <https://alpharettamusicclub.com/> (includes classical music show, wine and hors d'oeuvres)
- **The Sound of Music** / City Center Players Production Youth Edition / Alpharetta Arts Center / May 13 & 14 at 5:30pm and May 14 at 12pm / Free
- **Paint the Town ~ Alpharetta Plein Air** —For more information: <https://www.artsalpharetta.org/paint-the-town-2022.html>
 - **Reception** / Alpharetta Arts Center Gallery / May 21 / 5-7pm
 - **Exhibit** / Alpharetta Arts Center Gallery / May 21 – June 5
 - **Wet Paint Sale** / Downtown Location – TBD / May 20 / 4-7pm
 - **Quick Draw Quick Paint Competition** / Formal Gardens at City Hall / May 21 / 10am-12pm with 1pm Awards Ceremony
- **Alpharetta Symphony Orchestra Presents the Roaring 20's** / Brooke Street Park / May 30 / 7:30pm / Free
- **ACT1 Presents Little Shop of Horrors** / Alpharetta Presbyterian Church / June 3-19 / Fridays & Saturdays at 8pm / Sundays at 2pm / Tickets: <https://act1theater.org/>
- **Juneteenth: What Freedom Means to Me** / Alpharetta Arts Center Gallery / Presented by City of Alpharetta, Arts Alpharetta, and Alpharetta Black History & Celebrations Committee
 - **Gallery Exhibit** / June 7-July 29
 - **Reception** / June 11 / 5pm

VIII. ITEMS FROM COMMISSION MEMBERS

- Director Rodgers shared that he will be workshopping the Street Performer Process with City Council on Monday, May 2nd. If you feel so lead, reach out to the Council Member who appointed you and see if they have any questions before Monday night's meeting.

IX. ADJOURNMENT

- ❖ **Commissioner Genet offered a motion to adjourn.**
 - **Vice Chairman Andrews seconded the motion.**

- The motion was approved unanimously (5-0).
- With there being no further business to hear or discuss, Chairman Andrews adjourned the meeting at 7:10 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk

EXHIBIT A

2021 Park Bond Update

Council Workshop

May 2, 2022

2021 Approved Bond Referendum Projects

1. Mid-Broadwell Park

Bond Investment: \$500,000

2. Webb Bridge Park Soccer Field

Bond Investment: \$1 Million

3. Waters Road Park

Bond Investment: \$1.25 Million

4. Farmhouse Park

Investment: \$2 Million

5. Old Rucker Park

Bond Investment: \$3 Million

6. Union Hill Park

Bond Investment: \$3.25 Million

7. Wills Park Equestrian Center

Bond Investment: \$5 Million plus \$5 Million Equestrian Foundation match

8. Wills Park Improvements

Bond Investment: \$6 Million

9. Alphaloop

Bond Investment: \$7.5 Million

MID-BROADWELL PARK

PROJECT SCOPE

The project involves constructing the final elements of Mid Broadwell Park including development of a playground area, trails throughout the property, a limited parking area, and other amenities. The park's development is based on a plan that was developed through a community-driven process in 2019. Bond funds will be used to construct restrooms, trails/sidewalks, and parking and outfit the park with basic amenities such as trashcans and benches.

MID-BROADWELL PARK

Project Specifics:	
Project Phase	Design
Status	On schedule.
Target Completion of Phase	6/24/22
Current Activity	Pond & Company is working on preparing the 90% submittal plans. Plans are anticipated to be delivered to the City on April 8, 2022.
Recent Milestone	Submittal of 90% plans on April 8, 2022.
Next Milestone	Submittal of 100% plans on May 13, 2022
Outstanding Item(s)	None
Designer	Pond & Company

MID BROADWELL PARK

CITY OF ALPHARETTA

- 1 PARKING LOT - PERMEABLE PAVERS
- 2 ADA CONCRETE SIDEWALK
- 3 EVERGREEN SCREEN
- 4 EXISTING RESTROOM
- 5 NATURE-THEMED PLAYGROUND
- 6 WATER PLAY ELEMENT
- 7 PICNIC TABLE UNDER SHADE STRUCTURE
- 8 SWING BENCH
- 9 BENCH
- 10 SLATESCAPE TRAIL
- 11 SLATESCAPE NATURE PLAY TRAIL - ADA ROUTE
- 12 OPEN PLAY LAWN



WEBB BRIDGE PARK SOCCER FIELD

PROJECT SCOPE

This project will resurface the upper soccer field at Webb Bridge Park, replacing the existing natural grass with artificial turf. During the last soccer season 60% of the practices and games that were scheduled on this field were cancelled due to wet conditions while only 10% of scheduled events on the lower soccer field, which has artificial turf, had to be cancelled. Converting the upper field to artificial turf would greatly improve the playability, usage, and athletic experience for the Alpharetta soccer program.

WEBB BRIDGE PARK SOCCER FIELD

Project Specifics:	
Project Phase	Design
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	City staff is preparing an RFP for design services.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	An RFP for design services is anticipated to be released after final Geotech Study review.
Outstanding Item(s)	Final Geotechnical Study Results
Designer	To be determined.

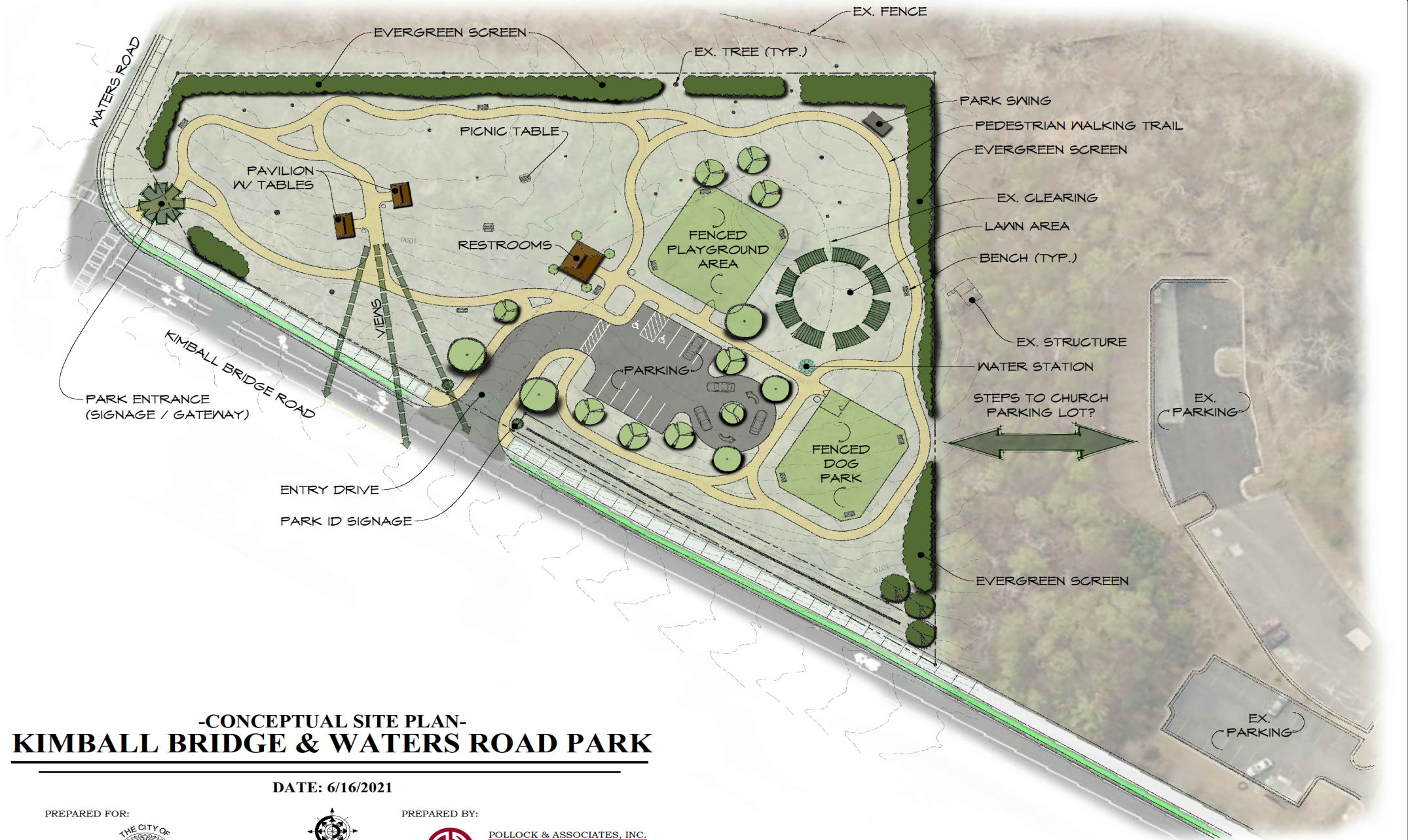
WATERS ROAD PARK

PROJECT SCOPE

Waters Road Park will be located on a 1.6-acre parcel of land located near the intersection of Waters Road and Kimball Bridge Road. The project as proposed includes the creation, with public input, of a design plan and development of the land for use as a passive park space. Such passive park areas are commonly developed to include parking, designed play areas, restrooms, trails, pavilions, and park amenities such as benches and trash receptacles as appropriate to the size of the property and character of the area in which the site is located.

WATERS ROAD PARK

Project Specifics:	
Project Phase	Design
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	Staff is investigating the possibility of utilizing Sourcewell for the design & construction of this project.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	Provide project narrative provide through Sourcewell
Outstanding Item(s)	None
Designer	To be determined.



WATERS ROAD PARK PUBLIC INPUT

What activities do you see you and your family doing in this future park space? (up to 3)

 Mentimeter

FARMHOUSE PARK

PROJECT SCOPE

The 5.36-acre Farmhouse Property is the site of the original settlement that became present day Alpharetta and has been acquired by the City and slated for a “heritage park.” Currently, the property has not been master planned to determine the best way to make the historic site available for public use. The completion of necessary surveys and engineering assessments will determine what features can be developed.

FARMHOUSE PARK

Project Specifics:	
Project Phase	Survey
Status	On Schedule
Target Completion of Phase	To be determined
Current Activity	Surveyor was released on March 30, 2022 to begin work. Survey is anticipated to be complete by May 13, 2022.
Recent Milestone	None
Next Milestone	Completion of survey May 13
Outstanding Item(s)	None
Designer	To be determined

OLD RUCKER ROAD PARK

PROJECT SCOPE

The proposed project involves the design of the remaining 7.5 acres and the construction and installation of the trails, restrooms, and amenities necessary for the property to be a functional passive park space.

OLD RUCKER ROAD PARK

Project Specifics:	
Project Phase	Design Procurement
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	City staff is preparing an RFP for design services.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	An RFP for design services was released on April 14, 2022.
Outstanding Item(s)	None
Designer	To be determined.

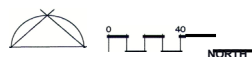


Old Rucker Park

700 Old Rucker Road, Alpharetta, GA

Draft Master Plan

March 2021



SCALE: 1" = 40'

UNION HILL PARK

PROJECT SCOPE

This project will recreate Union Hill Park as a recreational and gathering space that better meets the needs of current and future Alpharetta residents. The process began with an intensive public engagement and visioning program to determine what elements the new Union Hill Park should include and how to tie those elements together into a cohesive park space. From that concept, engineering and construction plans would be created and the site redeveloped.

UNION HILL PARK

Project Specifics:	
Project Phase	Design Procurement
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	City staff is preparing an RFP for design services.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	An RFP for design services released on April 14, 2022.
Outstanding Item(s)	None
Designer	To be determined.

KEY:

- A: GREENWAY TRAIL CONNECTION OPTIONS
- B: RENOVATED EVENT SPACE
- C: CISTERN / STORMWATER MANAGEMENT
- D: ROUND-ABOUT PARKING
- E: ACTIVITY AREA
- F: NATURE TRAIL
- G: TRAIL HEAD
- H: RAIN GARDEN / STORMWATER MANAGEMENT



UNION HILL PARK

Public Input

What activities do you see you and your family doing at this park once it is complete?

 Mentimeter

WILLS PARK EQUESTRAIN CENTER

PROJECT SCOPE

This project will begin implementation of the Equestrian Center Master Plan by replacing all the existing barns on site with new horse barns for a total of 380; renovating the three existing arenas to include improved drainage and erosion control, new footings, new fencing and new lighting; improving drainage and stormwater management; and improving access to the barns and to the arenas.

WILLS PARK EQUESTRAIN CENTER

Project Specifics:	
Project Phase	Design Procurement
Status	On schedule
Target Completion of Phase	To be determined.
Current Activity	RFP for design services.
Recent Milestone	A design scoping meeting was held on March 21, 2022.
Next Milestone	A RFP for design services advertised on April 7, 2022.
Outstanding Item(s)	None
Designer	To be determined.

WILLS RD



- ① NEW EVENT PAVILLION AND SHOW OFFICE
- ② NEW BARNs AND WASHRACKS
- ③ NEW OUTDOOR ARENA AND SCHOOLING AREA
- ④ RENOVATED EXISTING COVERED ARENA
- ⑤ RENOVATED EXISTING SCHOOLING ARENA
- ⑥ RENOVATED EXISTING ARENA
- ⑦ NEW GUEST PAVILLIONS
- ⑧ NEW OUTDOOR STADIUM SEATING
- ⑨ NEW PARKING AREA
- ⑩ NEW ROUND PEN LOCATION
- ⑪ TRAILER PARKING
- ⑫ NEW MAINTENANCE BUILDING



WILLS PARKS IMPROVEMENTS

PROJECT SCOPE

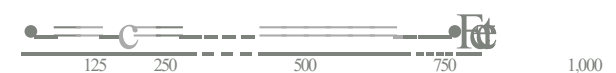
In 2019 the City adopted the Wills Park Master Plan, an effort to bring all the park elements together and make it a more cohesive place that feels special and unique. The goals of the plan are to unite the various park facilities, identify key facility improvements, and strengthen connections to nearby neighborhoods.

Bond Project List:

1. The Gateways at Roswell Street, Wills Road, Equestrian
2. The Pedestrian Spine
3. Wacky World Playground Replacement
4. Wacky World Restroom Construction
5. Waggy World Renovations

WILLS PARKS IMPROVEMENTS

Project Specifics:	
Project Phase	Design Procurement
Status	On Schedule
Target Completion of Phase	To be determined.
Current Activity	Due to a lack of response, the first RFP for design services was canceled. Staff developed a revised qualifications-based RFQ procurement. TSW is working on the architectural design of the Wacky World restroom. TerraMark is working on a boundary and partial topographic survey of the park.
Recent Milestone	City Council approved TerraMark's proposal for a boundary and partial topographic survey of Wills Park on March 21, 2022.
Next Milestone	An RFQ for design services advertised on April 7, 2022. Completion of architectural plans for Wacky World restroom on April 29, 2022. Completion of Survey by June 17, 2022.
Outstanding Item(s)	None
Designer	TSW (Architectural, Wacky World Restroom)



Wacky World Restrooms



Wills Park Restroom

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for: City of Alpharetta
by: TSW

