



CITY COUNCIL MEETING & PUBLIC HEARING AUGUST 22, 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. PRESENTATIONS & PROCLAMATIONS

A. Alpharetta High School - Georgia High School Association Directors Award

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 08/15/2022)

B. Alcoholic Beverage License Applications

1. PH-22-AB-22 Majestic Sky, LLC d/b/a Sorella Vicina
35 Milton Avenue, Alpharetta, GA 30009

Restaurant
Consumption on Premises
Liquor, Beer, Wine, & Sunday Sales
Owner: Majestic Sky, LLC
Registered Agent: Richard Decker

C. Financial Management Report: Month Ending June 30, 2022

VI. PUBLIC HEARING

A. PH-22-09 / Chipotle Redevelopment

Consideration of a change to previous conditions of zoning to allow a former restaurant building with drive-through to be re-used for a Chipotle restaurant with drive-through. The property is located at 3900 Brookside Parkway and is legally described as being located in Land Lots 50 & 83, 1st District, 1st Section, Fulton County, Georgia.

VII. OLD BUSINESS

A. PH-22-08 / UDC (Unified Development Code) Text Amendment - Residential Overlay District - *Second Reading*

Consideration of adding a Building Height definition within Unified Development Code Section 1.4 Definitions. An overlay for residential development located within the Meadowbrook Hills, Milton Estates and Stone Gate Manor subdivisions will also be considered as an addition to the Unified Development Code that includes regulations regarding replanting, streetscape requirements, and front façade requirements. These properties are legally described as being located in Land Lots 1178, 1179, 1180, 1197, 1198, 1199, 1250, 1251 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

VIII. NEW BUSINESS

A. Design Services: Old Rucker Park, RFQ 22-121

B. Design Services: Union Hill Park, RFQ 22-122

C. FY 2023 Local Maintenance and Improvement Grant

D. FY 2023 Milling And Resurfacing, ITB 23-001

E. Traffic Signal Preemption Maintenance

F. Resolution: Adoption Of 2022 Fulton County Multi-Jurisdictional Hazard Mitigation Plan

G. Authorization and approval of the Consent Final Order and Judgment regarding Children's Healthcare of Atlanta, Inc. v. Fulton County and the City of Alpharetta

H. Resolution: Joint Defense Agreement for the Purposes of L.O.S.T.

A Resolution granting Special Counsel authority to enter into a Joint Defense Agreement with the City of Atlanta and the City of Sandy Springs; to file legal actions on the City's behalf as necessary to accomplish the purpose of securing distribution of L.O.S.T.; and for other purposes.

I. Resolution: Authorizing the Use of Eminent Domain - Project Parcel 53 located at Timberline Place

A Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at Timberline Place, Alpharetta, Georgia (Tax Parcel 11 035101580663) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

J. Resolution: Authorizing the Use of Eminent Domain - Project Parcel 57 located at 4050 Breckenridge Court

A Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 4050 Breckenridge Court, Alpharetta, Georgia (Tax Parcel 11 035001580540) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

K. Resolution: Authorizing the Use of Eminent Domain - Project Parcel 61 located at 11632 Parkside Avenue

A Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 11632 Parkside Avenue, Alpharetta, Georgia (Tax Parcel 11 044001631014) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

L. Resolution: Authorizing the Use of Eminent Domain - Project Parcel 62 located at 11633 Parkside Avenue

A Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 11633 Parkside Avenue, Alpharetta, Georgia (Tax Parcel 11 044001631683) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

IX. WORKSHOP ITEMS

A. North Point Streetscape Project

X. PUBLIC COMMENT

XI. REPORTS

XII. IF NEEDED, RECESS TO EXECUTIVE SESSION AND AFTER, RECONVENE CITY COUNCIL MEETING

XIII. ADJOURNMENT



STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: ALPHARETTA HIGH SCHOOL - GEORGIA HIGH SCHOOL ASSOCIATION DIRECTORS AWARD

II. RECOMMENDATION:

III. REPORT IN BRIEF:

Alpharetta High School earned the prestigious Directors' Cup Award for the 2021-22 Region 5AAAAAAA by the Georgia High School Association. The purpose of the Director's Cup is to recognize those athletic departments in all GHSA classifications who have excelled and shown superior performance.

This award is presented annually to the high school that finishes the year with the most accrued points based on the season finish in all sports. The Director's Cup competition awards points to each school based on its performances in the playoffs and state meets for the GHSA's 26 championship sports. Each school's eight highest-scoring sports for each gender are counted in the standings. This award highlights the accomplishments of the entire athletic program and not just one or two sports.

Congratulations to Athletic Director Chandler Yount for his leadership to all AHS athletics, the entire Alpharetta High School and the Alpharetta Community.

IV. ALTERNATIVES:

V. ATTACHMENTS:



STAFF REPORT

Submitting Department: City Clerk

Submitted By:

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 08/15/2022)

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

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

V. ALTERNATIVES:

VI. ATTACHMENTS:

CC Meeting Minutes 8.15.2022



City Council Meeting & Public Hearing

AUGUST 15, 2022

Office of the City Clerk

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

This action 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. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

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
- Douglas J. DeRito
- Brian Will
- John Hipes
- Jason Binder

• Staff

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney with Jarrard & Davis
- James Drinkard, Asst. City Administrator
- Lauren Shapiro, City Clerk
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community and Economic Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Randy Bundy, Director of Information Technology
- Tom Harris, Director of Finance
- Michael Woodman, Planning & Development Services Manager

- Eric Graves, Senior Transportation Engineer / Planner
- Kim Zane Manning, Cultural Services Manager

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 8/1/2022)

- Council Member Binder asked for The "A" Sculpture: Approval to Repair and Repaint to be removed from the Consent Agenda.
- ❖ Council Member Will offered a motion to approve the Consent Agenda, consisting only of the Council Meeting Minutes from August 1, 2022.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

B. The "A" Sculpture: Approval to Repair and Repaint

- ❖ Council Member Binder offered a motion to take up the item of The "A" Sculpture: Approval to Repair and Repaint.
 - Council Member Mitchell seconded the motion.
 - The motion was approved (7-0).
- Cultural Services Manager, Kim Zane Manning, came forward to present this item.
- If the "A" sculpture were to be repaired and repainted, it would last for about 5-7 years, and if it were part of the rotating outdoor exhibit, the "A" sculpture would be repainted every 6 years.
- Arts Alpharetta would curate the repainting, and then the proposed design would be placed on a City Council Consent Agenda.

Council Member Discussion:

- Council Member Mitchell asked if the "A" sculpture could be recreated with more permanent materials.
 - Manager Manning shared that the vendor who inspected the "A" sculpture recommended to either repair the "A" or tear it down because the costs to put a more durable material on top of the current "A" would be more or about the same price for a new sculpture.
- Council Member Will asked about the costs for repainting the "A" sculpture.
- Council Member Binder shared concerns about whether or not the materials of the "A" sculpture meet the expectations of our residents.
 - Director of Recreation, Parks, & Cultural Services, Morgan Rodgers, shared that after the last City Council meeting on this item, the Cultural Arts Commission decided that they wanted to keep the "A" sculpture. Tonight, we are asking for the approval to move forward to keep the "A". Arts Alpharetta will curate a design for the what the "A" will look like, and then we will come back before City Council at a later date for approval of the design.

- Manager Manning shared that if City Council decides not to keep the “A” and look for other sculptures, then we should go ahead and remove the “A” and not wait to remove it until we find a new sculpture.
- Council Member DeRito shared that he preferred that we build a sculpture the right way with the right materials (long term without constant maintenance), whether it is an A or another type of sculpture.
- Mayor Pro Tem Merkel shared that he believes that we can do something better, whether an A or something else.
- ❖ Council Member Binder offered a motion to deny the repair and repaint of the “A” Sculpture and to approve the removal of the “A” Sculpture.
 - Council Member Will seconded the motion.
 - The motion was approved (6-1 ; with Council Member Hipes in opposition).

V. PARTNERTSHIP UPDATES

A. Food Well Alliance – City Agriculture Plan Grant Update

- Bonnie Lapwood (Senior Planner with the Atlanta Regional Commission) and Sarah Brown (Policy and Planning Manager with the Food Well Alliance) came forward to provide an update on the City’s Agriculture Plan Grant.

VI. PUBLIC HEARING

A. MP-22-03 / Z-22-05 / CU-22-02 / V-22-07 / North Point Redevelopment

REMOVED: This item has been removed from the agenda. This item will not be heard, discussed, or considered during the August 15, 2022 City Council meeting.

Consideration of a master plan amendment, rezoning, conditional use and variances to allow for the demolition of approximately 464,000 square feet of the existing mall including 2 anchor boxes and redevelopment with 315,700 square feet of new retail, restaurants and creative office, 120,000 square feet of office, 150-room hotel, 900 ‘For-Rent’ units, 36 ‘For-Sale’ townhomes, and approximately 19 acres of open space on 83.67 acres. A master plan amendment is requested to the North Point Mall Master Plan to modify development regulations. A rezoning is requested from PSC (Planned Shopping Center) to MU (Mixed Use) and a conditional use is requested to allow Dwelling, ‘For-Rent’, Dwelling, ‘For-Sale’ Attached, and to increase the allowable density. Variances are requested to increase building height and encroach into the Georgia 400 buffer for the MARTA BRT and multi-use trail. The property is located at 1000 North Point Parkway, 4500 North Point Place, 0 & 5000 North Point Drive, 2000 & 6000 North Point Circle, and 0 Rock Mill Road and is legally described as being located in Land Lots 688, 689, 700, 701, 702, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.

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

Consideration of a variance to eliminate the ten-foot (10') landscape strip along North Main Street. 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.

- Planning & Development Services Manager, Michael Woodman, came forward to present this item.

- Staff is recommending that Mayor and Council deny V-21-33 Citgo/174 North Main Street Variance request to eliminate the 10' landscape strip.
- The applicant, General Convenience Store, LLC, is requesting a variance to eliminate the required ten-foot (10') landscape strip on a commercial property located in the Downtown Overlay. The applicant proposes a six-foot (6') planting area in the GDOT right-of-way behind the proposed sidewalk and planted with a mix of shrubs and grasses (no trees). 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.
- 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 the decision 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.
- 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.
- Staff reviewed the applicant's proposal against the established review criteria for a variance. The applicant's proposal lacks financial data or a 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 impact 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. 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.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The CZIM was held on January 12, 2022. There were no public comments.
- Joshua Scoggins (attorney with Miles, Hanford, & Tallant) and Ritesh Shah came forward to speak on behalf of this application.

City Council Discussion:

- Council Member Hipes asked about the amount of traffic on the property and the amount of buffer that pedestrians will have on the sidewalk.
- Council Member Will asked about the relocation of the handicapped parking.
 - Manager Woodman shared that the handicapped parking would be relocated to the side and rear parking areas.
- Council Member Mitchell asked about the applicant's lawsuit and GDOT compensation.
- Council Member Will asked the applicant about the amount of the GDOT settlement.
 - The applicant declined to share the settlement term or amounts.

Public Comments:

- John Carr (3150 Maple Lane, Alpharetta, GA 30009) came forward to speak in favor of this application.
- ❖ Mayor Pro Tem Merkel offered a motion deny V-21-33 Citgo/174 North Main Street Variance request to eliminate the 10' landscape strip.
 - Council Member Binder seconded the motion.
 - The motion was approved unanimously (7-0).

C. PH-21-06 Kairos / Thompson Street Flats Change to Condition of Zoning

Consideration of a request to change previous conditions of zoning to allow for a change from 12 'For-Sale' condominium units to 10 'For-Sale' single-family detached homes. The property is located at 51 and 61 Thompson Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

- Planning & Development Services Manager, Michael Woodman, came forward and shared that the applicant was present and would come forward to request a deferral.
- Kathy Zickert (Attorney with Smith, Gambrell & Russell, LLP) came forward on behalf of the applicant and requested a thirty (30) day deferral.
- ❖ Mayor Pro Tem Merkel offered a motion to defer PH-21-06 Kairos / Thompson Street Flats Change to Condition of Zoning to the September 26, 2022 City Council meeting.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

VII. NEW BUSINESS

A. Westside Parkway Improvements: Utility Easement and Agreement between the City of Alpharetta and Sawnee Electric Membership Corporation

REMOVED: This item has been removed from the agenda. This item will not be heard, discussed, or considered during the August 15, 2022 City Council meeting.

B. FY 23 Jail Generator Replacement

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award the FY 23 jail generator replacement to Power and Energy Services Inc. in an amount not to exceed \$97,078.02 and authorize the Mayor to execute all necessary documents.
- The typical life span for generators is 20 years. The generator located at the Alpharetta Detention Facility is approximately 20 yrs. old and still utilizing diesel as its source of fuel. Part of the initiative to replace aging generators is to convert them to natural gas.
- Generators running on natural gas are less expensive to maintain and will not need to be re-fueled in the event of an extended power outage/failure.
- The City has a maintenance contract for all generators with Power and Energy Services Inc. The maintenance in this contract includes, but is not limited to; monthly inspections, maintaining maintenance logs, generator cleaning, and a yearly load bank and tune up or manufacturer recommended maintenance for each generator. The contract is a 5-year contract terminating on June 30, 2026.

Public Comments:

- There were no public comments.
- ❖ **Council Member Will offered a motion to approve the award the FY 23 jail generator replacement to Power and Energy Services Inc. in an amount not to exceed \$97,078.02 and authorize the Mayor to execute all necessary documents.**
 - **Council Member DeRito seconded the motion.**
 - **The motion was approved unanimously (7-0).**

C. PH-22-07 / City of Alpharetta Capital Improvement Element

- Senior Transportation Engineer / Planner, Eric Graves, came forward to present this item.
- Staff is recommending that Mayor and Council approve a Resolution adopting the 2021-2022 Capital Improvement Element and Annual Report.
- The CIE is designed to provide insight into key infrastructure and public improvement projects being undertaken and completed by local jurisdictions. The Annual Report details on an annualized basis the collection and use of funds derived from impact fees. Together, these documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.
- The City of Alpharetta is required to transmit its annual update of the Capital Improvement Element to the Atlanta Regional Commission for review prior to Council Adoption.

- On July 27, 2022, the Atlanta Regional Commission issued its finding of fact that the Capital Improvement Element, as submitted, adequately addresses the Local Planning Requirements as required by law. As such, the City may now consider a resolution formally adopting the 2022 Capital Improvement Element.
- City Attorney, Molly Esswein, read the resolution title aloud.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve a resolution adopting the 2021-2022 Capital Improvement Element and Annual Report
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

D. Fire Station Alerting

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of a contract for replacement/upgrade of the Fire Station Alerting System (all Fire Stations) to Purvis Systems (under the competitively procured Sourcewell contract #042021-PUR in an amount not to exceed \$250,871.95, radio network interface components including control room firewall components to Motorola in an amount not to exceed \$22,000, for a total combined not to exceed amount of \$272,871.95, and authorize the Mayor to execute all necessary documents.
- The 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 enroute times.
- 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.
- 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 more than 30 years old.
- 911 Funds are being used for this acquisition and represent an allowable use under law. Sourcewell is one of the largest cooperative purchasing alliances and, at its core, is a local unit of government that assists local and state government agencies in reducing the cost of purchased goods/services through pooling the purchasing power of public agencies nationwide.
- The fiscal year 2023 budget includes \$330,000 funded through the 911 Fund for this project. Base costs total \$272,871.95 (Purvis = \$250,871.95 and Motorola = \$22,000).

Public Comments:

- There were no public comments.

- ❖ Council Member Will offered a motion to approve the award of a contract for replacement/upgrade of the Fire Station Alerting System (all Fire Stations) to Purvis Systems (under the competitively procured Sourcewell contract #042021-PUR in an amount not to exceed \$250,871.95, radio network interface components including control room firewall components to Motorola in an amount not to exceed \$22,000, for a total combined not to exceed amount of \$272,871.95, and authorize the Mayor to execute all necessary documents.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

E. Duo Security Renewal

- Director of Information Technology, Randy Bundy, came forward to present this item.
- Staff is recommending that Mayor and Council approve an award to Veristor Systems, LLC to provide for one year of maintenance and support of the Duo Access Edition software for the City of Alpharetta in an amount not to exceed \$52,952.00 and authorize the Mayor to execute all necessary documents.
- This provides for the annual renewal of the Duo Access Edition security software for maintenance and support for a period of one year. The Duo Access Edition system provides for two-factor authentication as an identity management tool to protect the organization. This is an essential first level of security deployment for any data network.

Public Comments:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve an award to Veristor Systems, LLC to provide for one year of maintenance and support of the Duo Access Edition software for the City of Alpharetta in an amount not to exceed \$52,952.00 and authorize the Mayor to execute all necessary documents.
 - The motion was approved unanimously (7-0).

VIII. REPORTS

- Mayor Gilvin introduced City of Alpharetta's new City Administrator, Chris Lagerbloom.
- Mayor Gilvin provided a summary of the negotiations with Fulton County regarding the L.O.S.T. distribution.

IX. RECESS TO EXECUTIVE SESSION

A. Executive Session

- ❖ Council Member Hipes offered a motion to recess to executive session.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin recessed the meeting at 8:16 p.m.

X. RECONVENE CITY COUNCIL MEETING

- ❖ Council Member DeRito offered a motion to reconvene the meeting.

- Council Member Will seconded the motion.
 - The motion was approved unanimously (7-0).
- Mayor Gilvin reconvened the meeting at 9:17 p.m.

XI. ADJOURNMENT

- ❖ Council Member Hipes offered a motion to adjourn the meeting.
 - Mayor Pro Tem Merkel 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 9:18 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk



STAFF REPORT

Submitting Department: City Clerk

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

1. PH-22-AB-22 MAJESTIC SKY, LLC D/B/A SORELLA VICINA
35 MILTON AVENUE, ALPHARETTA, GA 30009

RESTAURANT
CONSUMPTION ON PREMISES
LIQUOR, BEER, WINE, & SUNDAY SALES
OWNER: MAJESTIC SKY, LLC
REGISTERED AGENT: RICHARD DECKER

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: NA

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 License Application was heard and considered during a virtual Alcohol License Public Hearing on Thursday, August 11, 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:

ALPH Minutes 8-11-2022



ALCOHOL LICENSE PUBLIC HEARING AUGUST 11, 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 meeting 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: 889 8967 7045

II. CALL TO ORDER

- City Clerk Lauren Shapiro called the meeting to order at 2:07 p.m.

III. ROLL CALL

- Lauren Shapiro, City Clerk
- Kiersten VanHorn, Assistant City Clerk
- Phillip Cooper, Applicant and Co-owner for Majestic Sky, LLC

IV. PUBLIC HEARING

A. PH-22-AB-22 Majestic Sky, LLC
d/b/a Sorella Vicina
35 Milton Avenue
Alpharetta, GA 30009

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

Owner: Majestic Sky, LLC
Registered Agent: Richard Decker

- Mr. Phillip Cooper, co-owner and applicant for Sorella Vicina residing at 157 Ardsley Run, Canton, GA 30115 was on the call.
- Mr. Cooper has another restaurant in Alpharetta called Citizen Soul.
- Mr. Cooper described the business as a high-end Mediterranean/Italian full-service restaurant with an extensive wine list.
- Mr. Cooper mentioned there will be a "market" as well that will offer retail wine and grab n go items. This space will also be used for wine tastings and private parties. The space is listed as Suite A (main restaurant) and Suite B (market). Ms. Shapiro asked about Suite B having its

own alcohol license to which Mr. Cooper replied not at this time. They don't anticipate the market alcohol sales to be more than 10% of their total sales at this time.

- Mr. Cooper hopes to open the restaurant in September 2022. Ms. Shapiro reminded the applicant that businesses must be open within 6 months of obtaining a local alcohol license.
- Ms. Shapiro mentioned that Chapter 4 of the City's alcohol ordinance outlines all procedures and policies for businesses serving and selling alcohol. This is available on the City's website for applicant's review.
- Mr. Cooper stated there will be approximately 15 employees at opening who will be serving alcohol. He uses TIPS training for employees. Mr. Cooper also acknowledged employees will need to obtain a pouring permit from Alpharetta's Public Safety Department. All employees, including managers, who are serving alcohol will need to obtain a pouring permit.
- Ms. Shapiro reminded the applicant they will need to obtain a State alcohol license after obtaining a local license.
- Ms. Shapiro addressed the applicant's question(s) regarding prorated fee rates and renewal deadlines.
- Ms. Shapiro recommended the application be approved. She advised the applicant that a representative will need to appear at the City Council meeting on Monday, August 22, 2022 at 6:30 pm.

V. PUBLIC COMMENT

- There were no public comments

VI. ADJOURNMENT

- City Clerk Lauren Shapiro adjourned the hearing at 2:19 p.m.

Respectfully submitted,

Kiersten VanHorn

Kiersten VanHorn, Assistant City Clerk



STAFF REPORT

Submitting Department: Finance

Submitted By: Shawn Mitchell

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING JUNE 30, 2022

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending June 30, 2022 (period 12 of Fiscal Year 2022).

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

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

In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater; and
3. Purchase orders with an estimated cost between \$5,000 and \$50,000.

V. ALTERNATIVES:

VI. ATTACHMENTS:

FY 2022 FMR (12-June)

Financial Management Reports



**for the month ending
June 30, 2022
(period 12 of 12 – unaudited)**

Please visit the Financial Transparency Portal for additional information including audited financial statements, adopted budgets, and automated tools aimed at simplifying access to the City's financial data.

<https://www.alpharetta.ga.us/government/departments/finance/transparency-portal>

Financial Management Reports

Fiscal Year 2022

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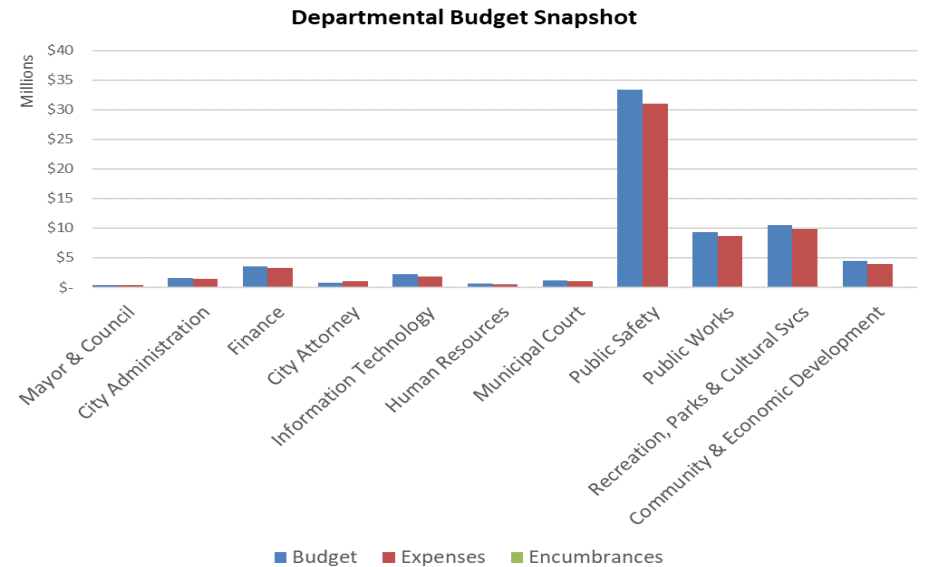
CITY OF ALPHARETTA

Financial Management Reports
Performance Dashboard
For the month ended June 30, 2022

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property Taxes (incl. Motor Vehicle taxes)	↑	\$2,280,007
Local Option Sales Tax	↑	\$4,250,527
Franchise Tax	↑	\$240,905
Insurance Premium Tax	↔	\$0
Alcohol Beverage Excise Tax	↑	\$675,000
Building Permit Fees	↑	\$287,196
Business and Occupational Tax	↑	\$101,720
Court/Traffic Fines	↑	\$775,421
Recreation/Special Event Fees	↑	\$115,747
Hotel/Motel Tax (City portion)	↑	\$900,000
Other Revenues	↑	\$185,512
Revenue Gain: \$9.8M (14%)	Expenditure Gain: \$2.5M (3.6%)	
Projected Fund Balance for Capital:	\$12.3M	
Recurring Annual Capital Needs:	\$15M	
Budgeted Capital Contribution:	\$3M (Goal \$7.5M)	



FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (1)	↑	↑	\$637,158
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	\$47,153
Confiscated Assets Fund (State)	↔	↔	\$0
Emergency 911 Fund (1)	↔	↔	\$1,022,564
Impact Fee Fund	↑	↑	\$1,046,762
Hotel/Motel Fund (1)	↑	↑	\$405,760
Debt Service Fund	↑	↑	\$657,628
Proprietary Funds			
Solid Waste Fund (2)	↔	↔	\$0
Risk Management Fund	↔	↔	\$1,171,906
Medical Insurance Fund	↔	↔	(\$39,374)

	Non-Allocated
Grant Funds	
Operating Grant Fund (3)	\$27,650
Capital Grant Fund (3)	\$3,749
Capital Project Funds	
Capital Project Fund (3)	\$2,977,013
Stormwater Capital Fund	\$95,130
Series 2016 Bond Fund (PW/Parks)	\$146,982
Series 2022 Bond Fund (Parks)	\$5,856
TSPLOST Capital Fund	\$2,732,906
TSPLOST 2 Capital Fund	\$0
American Rescue Plan Act Capital Fund	\$0
Development Authority Fund	\$123,346

BOND RATING

AAA

strongest rating available

EMERGENCY RESERVE

General Fund

\$17.2M (25%)

Emergency 911 Fund

\$1.2M (25%)

Sanitation Fund

\$52K (1%) est.

rate adj. improving reserve

Please Note: Current year revenue in excess of budgeted amounts may be available to augment Non-Allocated balances upon City Council approval (e.g. Impact Fee Fund collections).

(1) General Fund value represents Contingency balance. Hotel/Motel Fund value represents Debt Service Reserve (target is \$1.5 million). Other Funds represents amounts in excess of the 25% fund balance target.

(2) Solid Waste Fund operational trends will remain neutral despite the recent rate adjustment as it will take multiple years to replenish the fund balance target.

(3) Does not include amounts currently set aside for matches on active grant applications.



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

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

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

DATE: AUGUST 22, 2022

RE: FINANCIAL MANAGEMENT REPORTS AS OF JUNE 30, 2022

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending June 30, 2022.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2022 (FY 2022). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2022 revenues are budgeted at \$71.4 million (net of Carryforward Fund Balance totaling \$6 million). As of June 30, 2022, actual revenue collections total over 100% or \$78 million and represent a net gain over budget of \$9.8 million with the material detail as follows:

• Property Taxes (incl. Motor Vehicles):	\$ 2,280,007
• LOST:	4,250,527
• Alcohol Beverage Excise Tax:	675,000
• Building Permit Fees:	287,196
• Court/Traffic Fines:	775,421
• Hotel Taxes:	900,000
• Other:	<u>643,884</u>
Estimated Gain:	\$ 9,812,036 (rounded)

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

Motor Vehicle Title Tax collections (included within the Property taxes line item above) has trended 15% higher than FY 2021 (\$2.7 million). Collection estimates for FY 2022 total \$3.1 million which is \$1.3 million greater than budget.

Local Option Sales Tax collections has trended 22% higher than FY 2021 (\$17 million). Collection estimates for FY 2022 total \$20.5 million which is \$4.3 million greater than budget.

Alcohol Beverage Excise Tax collections has trended 19% higher than FY 2021 (\$2.3 million). Collection estimates for FY 2022 total \$2.7 million which is \$675,000 greater than budget.

Building Permit Fee collections has trended 1% higher than FY 2021 (\$2 million) with collections of \$2 million which is \$287,196 greater than budget.

Collections for Municipal Court Fines is trending 11% higher than FY 2021 (\$1.4 million). Current estimates for FY 2022 total \$1.5 million which is -\$232,887 less than budget. These declines will be offset through other fine category collections (e.g., school zone safety camera fines which is estimated at \$1.2 million in collections this year against budget of \$300,000).

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

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of June 30, 2022, city departments (not including General Government¹) have encumbered and expensed 93%, or \$63.2 million, of their FY 2022 budget appropriations. As it stands now, the City Attorney (contract services) is the only department that is forecast to exceed its budgetary allocation for FY 2022.

As part of the year-end close process, the Finance Department will accrue expenditures back to the period in which they were incurred. As such, expenditures for FY 2022 will increase during the closing process but are estimated to remain within budgetary appropriations (with the exception noted above).

Contingency: The General Fund contingency balance totals \$637,158.

Other Funds

The following section references information included within the attached Performance Dashboard, Grant and Capital Funds Detail Reports, GAAP Financial Statements, etc.

Operating Grant Fund (Fund 220): Unspent/unencumbered project appropriations total \$119,745. Remaining appropriations are set aside for grant matches (\$27,408) and a non-allocated reserve (\$27,650).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total \$2.6 million. Remaining appropriations are set aside for a non-allocated reserve (\$3,749).

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total \$4.4 million. Remaining appropriations are set aside for a non-allocated reserve (\$3 million).

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total \$684,949. Remaining appropriations are set aside for a non-allocated reserve (\$95,130).

American Rescue Act Capital Fund (Fund 303): Unspent/unencumbered project appropriations total \$2.7 million.

Series 2016 Parks and Transportation Bond Fund (Fund 317): Unspent/unencumbered project appropriations total \$55,730. Remaining appropriations are set aside for a non-allocated reserve (\$146,982).

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

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total \$28.9 million.

TSPLOST 1 Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017 and expired on March 31, 2022. Unspent/unencumbered project appropriations total \$29.8 million. Remaining appropriations are set aside for a non-allocated reserve (\$2.7 million).

TSPLOST 2 Capital Project Fund (Fund 336): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2022. Appropriated funding totals \$52 million and represents Tier-1 project funding. Tier-1 projects are funded at 85% of forecasted revenue collections over the life of the 5-year tax. For comparison purposes, TSPLOST 1 collections have trended at over 90% of forecasted revenue collections.

Hotel/Motel Fund: FY 2022 revenues are budgeted at \$7 million (net of carryforward fund balance totaling \$1.3 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$3.1 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; \$1.3 million for debt service on the Series 2016 Convention Center Bonds; \$879,022 for eligible initiatives such as Equestrian Center and Wills Park Master Plan Improvements; with residual funding for bond/debt service reserve); and the city (37.5% or \$2.6 million).

Specifically, Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$405,760. 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 within the Fund continue strengthening. Hotel tax collections is trending 114% higher than FY 2021. Collection estimates for FY 2022 total \$7.9 million which is \$861,620 greater than budget.

Solid Waste Fund: FY 2022 revenues are currently budgeted at \$4.8 million (net of carryforward fund balance totaling \$750,000 used to balance operations pending inclusion of the new rate structure). As of June 30, 2022, the city has collected \$6.8 million representing the 1st -4th quarter billings, associated investment earnings, and the 1st quarter advanced billing for FY 2023. During the year-end close process, the 1st quarter advanced billing will be accrued to FY 2023.

Other Items

Council Member Stipend Activity Listing: The FY 2022 budget includes appropriations of \$7,200 for the Mayor and \$4,000 for each City Council Post. However, Mr. Gilvin (Mayor), Mr. Hipes (Post #4), and Mr. Merkel (Post #6) contributed portions of their stipend allocation to Mr. Will (Post #2) to cover activity for the remainder of the fiscal year as there were no residual funds within the Post #2 stipend account to draw upon. The available balances are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	\$ 4,900	\$ 4,860	\$ 40
Post #1: Donald Mitchell	\$ 4,000	\$ 4,000	\$ 0
Post #2: Brian Will	\$ 5,080	\$ 4,669	\$ 411
Post #3: Doug DeRito	\$ 3,230	\$ 457	\$ 2,773
Post #4: John Hipes	\$ 2,220	\$ 1,154	\$ 1,066
Post #5: Jason Binder	\$ 4,000	\$ 3,328	\$ 672
Post #6: Dan Merkel	\$ 3,000	\$ 1,367	\$ 1,633

**Expenditure activity for previous City Council Members include Ben Burnett (\$4,112; Post #2) and Karen Richard (\$769; Post #3).*

Development Authority² (Component Reporting Unit)

As of June 30, 2022, the Development Authority has \$63,799³ in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

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

³ This figure is net of the \$60,000 approved by the Development Authority for the Alpharetta Chamber of Commerce MOU.



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 As of June 30, 2022

	Current Fiscal Year					Prior Fiscal Year		
	2022 Budget	2022 YTD	% Collected	2022 Estimated	Variance	2021 Actual	2021 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 25,649,642	\$ 26,738,657	104.2%	\$ 26,738,657	\$ 1,089,015	\$ 26,299,010	\$ 26,299,010	100.0%
Delinquent	237,000	112,993	47.7%	112,993	(124,007)	180,267	132,379	73.4%
Motor Vehicle Tax	60,000	72,772	121.3%	75,000	15,000	86,911	80,118	92.2%
Motor Vehicle Title Fee	1,800,000	2,861,031	158.9%	3,100,000	1,300,000	2,748,243	2,486,803	90.5%
Local Option Sales Tax	16,249,473	18,740,105	115.3%	20,500,000	4,250,527	16,984,903	15,326,225	90.2%
Franchise Tax	6,620,000	6,344,475	95.8%	6,860,905	240,905	6,858,414	6,157,773	89.8%
Insurance Premium Tax	4,759,402	4,759,402	100.0%	4,759,402	0	4,608,513	4,608,513	100.0%
Alcohol Beverage Excise Tax	2,025,000	2,493,880	123.2%	2,700,000	675,000	2,339,660	2,093,301	89.5%
Building Permit Fees	1,700,000	1,987,196	116.9%	1,987,196	287,196	1,971,207	1,971,207	100.0%
Business and Occupational Tax	950,000	1,051,720	110.7%	1,051,720	101,720	1,138,811	1,129,781	99.2%
Court/Traffic Fines	2,054,000	3,022,612	147.2%	2,829,421	775,421	2,506,856	2,366,641	94.4%
Recreation/Special Event Fees	2,442,750	2,563,198	104.9%	2,558,497	115,747	2,035,279	1,894,099	93.1%
Hotel/Motel Tax (City portion)	2,062,500	2,644,129	128.2%	2,962,500	900,000	1,458,781	1,237,440	84.8%
subtotal	\$ 66,609,767	\$ 73,392,171	110.2%	\$ 76,236,291	\$ 9,626,524	\$ 69,216,855	\$ 65,783,292	95.0%
Other Revenues	4,826,503	4,818,009	99.8%	5,012,015	185,512	5,267,254	5,027,559	95.4%
Total Revenues	\$ 71,436,270	\$ 78,210,180	109.5%	\$ 81,248,306	\$ 9,812,036	\$ 74,484,109	\$ 70,810,851	95.1%
Carryforward Fund Balance	5,836,799							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 As of June 30, 2022

	Current Fiscal Year						Prior Fiscal Year		
	2022 Budget	2022 Encumbrances	2022 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2021 Exp. (Total)	2021 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 386,092	\$ 103	\$ 346,747	\$ 39,242	89.8%	89.8%	\$ 368,717	\$ 366,640	99.4%
City Administration	1,556,360	2,081	1,402,570	151,709	90.3%	90.1%	1,267,117	1,234,691	97.4%
Finance	3,518,190	1,649	3,334,256	182,285	94.8%	94.8%	3,363,629	3,277,695	97.4%
City Attorney	750,000	-	1,043,599	(293,599)	139.1%	139.1%	762,682	446,279	58.5%
Information Technology	2,210,299	5,873	1,821,119	383,307	82.7%	82.4%	2,029,606	1,978,956	97.5%
Human Resources	696,560	455	585,580	110,525	84.1%	84.1%	521,820	509,244	97.6%
Municipal Court	1,125,287	502	1,045,920	78,865	93.0%	92.9%	905,796	883,925	97.6%
Public Safety	33,395,305	81,422	30,995,867	2,318,016	93.1%	92.8%	29,352,576	28,595,171	97.4%
Public Works	9,377,556	53,021	8,616,644	707,891	92.5%	91.9%	8,536,228	8,328,871	97.6%
Recreation, Parks & Cultural Svcs	10,562,114	27,129	9,905,416	629,569	94.0%	93.8%	8,866,601	8,615,898	97.2%
Community & Economic Development	4,439,117	5,438	3,942,660	491,019	88.9%	88.8%	3,868,757	3,775,907	97.6%
subtotal	\$ 68,016,880	\$ 177,673	\$ 63,040,378	\$ 4,798,828	92.9%	92.7%	\$ 59,843,529	\$ 58,013,277	96.9%
General Government:									
Insurance Premiums (Risk)	\$ 779,750	\$ -	\$ 779,750	\$ -	100.0%	100.0%	\$ 720,250	\$ 720,250	100.0%
Gwinnett Tech Bond P&I	289,640	-	289,640	-	100.0%	100.0%	290,490	290,490	100.0%
Transfer(s) to other Funds	7,486,799	-	7,486,799	-	100.0%	100.0%	4,541,862	4,541,862	100.0%
Contingency	700,000	2,675	60,167	637,158	9.0%	8.6%	37,426	37,426	100.0%
subtotal	\$ 9,256,189	\$ 2,675	\$ 8,616,356	\$ 637,158	93.1%	93.1%	\$ 5,590,028	\$ 5,590,028	100.0%
Total Expenditures	\$ 77,273,069	\$ 180,348	\$ 71,656,735	\$ 5,435,986	93.0%	92.7%	\$ 65,433,557	\$ 63,603,305	97.2%



CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
As of June 30, 2022

Current Fiscal Year									Prior Fiscal Year		
	2022 Budget	2022 Encumbrances	2022 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.			2021 Exp. (Total)	2021 Exp. (YTD)	% Exp.
Expenditures by Category:											
Salaries & Benefits:											
(1) Regular Salaries	\$ 30,300,751	\$ -	\$ 27,159,820	\$ 3,140,931	89.6%	89.6%			\$ 26,813,288	\$ 25,683,867	95.8%
Overtime	1,949,399	-	2,280,257	(330,858)	117.0%	117.0%			1,837,149	1,748,704	95.2%
Group Insurance	9,563,947	-	8,057,044	1,506,903	84.2%	84.2%			8,378,486	8,259,998	98.6%
FICA and Social Security	2,387,401	-	2,138,112	249,289	89.6%	89.6%			2,076,951	1,986,571	95.6%
Defined Benefit Pension	2,818,660	-	2,818,660	-	100.0%	100.0%			2,672,290	2,677,438	100.2%
401(A) Retirement/Match	2,552,305	-	2,444,626	107,679	95.8%	95.8%			2,022,431	2,022,431	100.0%
(2) Other	1,430,104	-	1,401,175	28,929	98.0%	98.0%			1,410,855	1,410,855	100.0%
subtotal	\$ 51,002,567	\$ -	\$ 46,299,695	\$ 4,702,872	90.8%	90.8%			\$ 45,211,452	\$ 43,789,865	96.9%
Maintenance & Operations:											
Professional Services	\$ 2,932,032	\$ 6,415	\$ 2,830,400	\$ 95,217	96.8%	96.5%			\$ 2,048,767	\$ 2,042,089	99.7%
Legal Services	750,000	-	1,043,599	(293,599)	139.1%	139.1%			762,682	446,279	58.5%
Vehicle Fuel/Maintenance	885,721	-	1,224,831	(339,110)	138.3%	138.3%			855,463	855,463	100.0%
Maintenance Contracts	3,129,271	57,676	2,947,737	123,858	96.0%	94.2%			2,606,672	2,580,729	99.0%
IT Professional Services	2,126,760	54,530	1,924,754	147,476	93.1%	90.5%			1,868,562	1,868,562	100.0%
General Supplies	948,163	1,469	893,551	53,143	94.4%	94.2%			794,271	784,216	98.7%
Utilities	2,928,089	-	2,747,327	180,762	93.8%	93.8%			2,829,894	2,787,604	98.5%
Insurance Premiums (Risk)	779,750	-	779,750	-	100.0%	100.0%			720,250	720,250	100.0%
Other	2,635,907	57,583	2,450,920	127,403	95.2%	93.0%			2,258,396	2,251,099	99.7%
subtotal	\$ 17,115,693	\$ 177,673	\$ 16,842,869	\$ 95,150	99.4%	98.4%			\$ 14,744,956	\$ 14,336,292	97.2%
Capital:											
OSSI/Fire Truck Leases	\$ 676,870	\$ -	\$ 675,893	\$ 977	99.9%	99.9%			\$ 582,963	\$ 582,963	100.0%
Other	1,500	-	1,671	(171)	111.4%	111.4%			24,407	24,407	100.0%
subtotal	\$ 678,370	\$ -	\$ 677,563	\$ 807	99.9%	99.9%			\$ 607,370	\$ 607,370	100.0%
General Government:											
Gwinnett Tech Bond P&I	\$ 289,640	\$ -	\$ 289,640	\$ -	100.0%	100.0%			\$ 290,490	\$ 290,490	100.0%
Transfer(s) to other Funds	7,486,799	-	7,486,799	-	100.0%	100.0%			4,541,862	4,541,862	100.0%
Contingency	700,000	2,675	60,167	637,158	9.0%	8.6%			37,426	37,426	100.0%
subtotal	\$ 8,476,439	\$ 2,675	\$ 7,836,606	\$ 637,158	92.5%	92.5%			\$ 4,869,778	\$ 4,869,778	100.0%
Total Expenditures	\$ 77,273,069	\$ 180,348	\$ 71,656,735	\$ 5,435,986	93.0%	92.7%			\$ 65,433,557	\$ 63,603,305	97.2%

Notes:

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



GRANT AND CAPITAL FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

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

As of June 30, 2022

			Project Snapshot: FY2013 - FY2021		FY 2022					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenues										
City Administration										
22013230-371000	C2100	MURAL ART PROJECT	15,915	12,370	\$ -	\$ 3,545	\$ 3,545	\$ 3,545		\$ 0
		subtotal			\$ -	\$ 3,545	\$ 3,545	\$ 3,545		\$ 0
Public Safety										
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	13,179	12,462	\$ -	\$ 717	\$ 717	\$ -		\$ 717
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)	15,375	7,314	-	8,061	8,061	-		8,061
22031150-331110	C2018	2019 BULLETPROOF VEST (DOJ)	19,187	1,514	-	17,673	17,673	1,839		15,835
22031150-371000	C2045	2019 HOMELAND SECURITY GRANT	22,043	-	-	22,043	22,043	22,042		1
22031150-331110	C2059	2020 BULLETPROOF VEST (DOJ)	17,159	-	-	17,159	17,159	-		17,159
22031150-331110	C2115	2021 BULLETPROOF VEST (DOJ)	11,624	-	-	11,624	11,624	-		11,624
		subtotal			\$ -	\$ 77,277	\$ 77,277	\$ 23,881		\$ 53,396
Recreation, Parks & Cultural Services										
22061150-371000	C1930	GRPA CONTRIBUTION	1,000	1,000	\$ -	\$ -	\$ -	\$ -		\$ -
22061150-336000	C2013	2019 CAMP HAPPY HEARTS	11,250	11,250	-	-	-	-		-
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	102,000	52,000	-	50,000	50,000	50,000		-
22061150-371000	C2212	PARKING PERMIT - FILM	4,000	-	-	4,000	4,000	4,000		-
22061150-336000	C2213	2021 CAMP HAPPY HEARTS	5,000	-	-	5,000	5,000	5,000		-
22061150-336000	C2215	FC ARTS & CULTURE	7,800	-	-	7,800	7,800	7,800		-
22061150-336001	C2234	ARTS CENTER (CERAMICS)	2,248	-	-	2,248	2,248	2,248		0
22061150-347509	C2239	NORTH PARK SOFTBALL TOURNEY	2,397	-	-	2,397	2,397	2,397		-
22061150-347509	C2240	TOWN GREEN CONCERTS	5,000	-	-	5,000	5,000	5,000		-
		subtotal			\$ -	\$ 76,445	\$ 76,445	\$ 76,445		\$ 0
General Government										
22090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 606		\$ (606)
220902200-362000		REALIZED GAIN/LOSS ON INVS			-	-	-	19		(19)
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	(2,404)		2,404
22090200-395000		CARRYFORWARD FUND BALANCE			-	101,107	101,107	-		101,107
		subtotal			\$ -	\$ 101,107	\$ 101,107	\$ (1,780)		\$ 102,887
		Total			\$ -	\$ 254,829	\$ 258,374	\$ 102,091		\$ 156,283



CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

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

As of June 30, 2022

			Project Snapshot: FY2013 - FY2021		FY 2022						
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project										
Expenditures											
City Administration											
22013230-521200	C2100	MURAL ART PROJECT	17,215	1,300	\$ -	\$ 15,915	\$ 15,915	\$ 1,500	\$ -	\$ 14,415	
		subtotal			\$ -	\$ 15,915	\$ 15,915	\$ 1,500	\$ -	\$ 14,415	
Public Safety											
22031150-542100	C1730	2017 BULLETPROOF VEST (DOJ)	26,357	24,925	\$ -	\$ 1,432	\$ 1,432	\$ -	\$ -	\$ 1,432	
22031150-542100	C1831	2018 BULLETPROOF VEST (DOJ)	30,751	16,675	-	14,076	14,076	-	-	14,076	
22031150-542100	C2018	2019 BULLETPROOF VEST (DOJ)	38,374	9,468	-	28,906	28,906	11,171	-	17,735	
22031150-531600	C2045	2019 HOMELAND SECURITY GRANT	22,107	22,107	-	-	-	-	-	-	
22031150-531100	C2047	FIRE SPRINKLER COALITION	494	494	-	-	-	-	-	-	
22031150-542100	C2059	2020 BULLETPROOF VEST (DOJ)	34,318	-	-	34,318	34,318	-	-	34,318	
22031150-542100	C2115	2021 BULLETPROOF VEST (DOJ)	23,248	-	-	23,248	23,248	-	-	23,248	
		subtotal			\$ -	\$ 101,980	\$ 101,980	\$ 11,171	\$ -	\$ 90,809	
Recreation, Parks & Cultural Services											
22061150-521200	C1930	PROFESSIONAL SERVICES (GRPA)	950.76	802.76	\$ -	\$ 148	\$ 148	\$ 142	\$ -	\$ 6	
22061150-523400	C1930	PRINTING & BINDING (GRPA)	50	-	-	50	50	50	-	-	
22061150-531000	C2013	2019 CAMP HAPPY HEARTS	11,250	7,120	-	4,130	4,130	4,130	-	-	
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	50,000	-	-	50,000	50,000	50,000	-	-	
22061150-531100	C2101	SPECIAL NEEDS EXPO / EVENT	1,018	-	-	1,018	1,018	-	-	1,018	
22061150-531100	C2102	FULTON GOLDEN GAMES	3,630	-	-	3,630	3,630	-	-	3,630	
22061150-531100	C2212	PARKING PERMIT - FILM	4,000	-	-	4,000	4,000	3,750	-	250	
22061150-531100	C2213	2020 CAMP HAPPY HEARTS	5,000	-	-	5,000	5,000	2,671	-	2,329	
22061150-531100	C2215	FC ARTS & CULTURE	7,800	-	-	7,800	7,800	6,056	-	1,744	
22061150-531100	C2234	ARTS CENTER (CERAMICS)	2,248	-	-	2,248	2,248	1,604	-	644	
22061150-523300	C2239	NORTH PARK SOFTBALL TOURNEY	2,397	-	-	2,397	2,397	-	-	2,397	
22061150-523300	C2240	TOWN GREEN CONCERTS	5,000	-	-	5,000	5,000	-	-	5,000	
22061150-523300	C2241	WP PROMO (AMERIS BANK AMP)	-	-	-	-	-	2,498	-	(2,498)	
		subtotal			\$ -	\$ 85,421	\$ 85,421	\$ 70,900	\$ -	\$ 14,521	
Non-Allocated											
22090200-579000		CONTINGENCY			\$ -	\$ 27,650	\$ 27,650	\$ -	\$ -	\$ 27,650	
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	27,408	27,408	-	-	27,408	
		subtotal			\$ -	\$ 55,058	\$ 55,058	\$ -	\$ -	\$ 55,058	
		Total			\$ -	\$ 258,374	\$ 258,374	\$ 83,571	\$ -	\$ 174,803	



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of June 30, 2022

			Project Snapshot: FY2013 - FY2021		FY 2022					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Public Safety										
34031150-331350	C2235	CRABAPPLE TRAINING FACILITY	46,130	-	\$ -	\$ 46,130	\$ 46,130	\$ -		\$ 46,130
34034450-331150	C2244	2020 HOMELAND SECURITY GRANT	45,900	-	-	45,900	45,900	-		45,900
34031150-331150	C2246	2021 HOMELAND SECURITY GRANT	22,500	-	-	22,500	22,500	-		22,500
		subtotal			\$ -	\$ 114,530	\$ 114,530	\$ -		\$ 114,530
Public Works										
34041100-334310	C1219	MILLING AND RESURFACING (LMIG)	5,234,146	4,601,780	\$ -	\$ 632,366	\$ 632,366	\$ 632,365		\$ 1
34041100-331350	C1712	ALPHALOOP (LANDWATER)	-	-	-	-	-	-		-
34041100-331350	C1927	WINDWARD TRIPLE LEFTS (GDOT-FED)	2,069,958	1,723,786	-	346,172	346,172	346,172		0
34041100-334350	C1927	WINDWARD TRIPLE LEFTS (GTIB-NFCID)	1,696,364	1,621,824	-	74,540	74,540	74,540		0
34041100-331150	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	1,000,000	-	-	1,000,000	1,000,000	-		1,000,000
34041100-331350	GRANT	ALPHALOOP (LANDWATER)	500,000	-	-	500,000	500,000	-		500,000
		subtotal			\$ -	\$ 2,553,078	\$ 2,553,078	\$ 1,053,077		\$ 1,500,001
Community Development										
34074150-331350	C2107	NORTH POINT PKWY IMP	1,667,000	67,000	\$ -	\$ 1,600,000	\$ 1,600,000	\$ 442,141		\$ 1,157,859
34074150-331150	C2114	S MAIN ST ARC STUDY	160,000	-	-	160,000	160,000	17,160		142,840
		subtotal			\$ -	\$ 1,760,000	\$ 1,760,000	\$ 459,301		\$ 1,300,699
General Government										
34090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 3,217		\$ (3,217)
34090200-362000		REALIZED GAIN/LOSS ON INVS			-	-	-	122		(122)
34090200-363000		UNREALIZED GAIN/LOSS			-	-	-	(16,266)		16,266
34090200-395000		CARRYFORWARD FUND BALANCE			-	168,362	168,362	-		168,362
		subtotal			\$ -	\$ 168,362	\$ 168,362	\$ (12,927)		\$ 181,289
		Total			\$ -	\$ 4,595,970	\$ 4,595,970	\$ 1,499,450		\$ 3,096,520



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of June 30, 2022

			Project Snapshot: FY2013 - FY2021		FY 2022					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Expenditures										
Public Safety										
34031150-521200	C2043	ASSIST FIREFIGHTERS GRANT	1,500	1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34031150-542100	C2235	CRABAPPLE TRAINING FACILITY	46,130	-	-	46,130	46,130	46,130	-	-
34031150-542100	C2244	HOMELAND SECURITY GRANT	45,900	-	-	45,900	45,900	-	33,000	12,900
34031150-542100	C2246	HOMELAND SECURITY GRANT	22,500	-	-	22,500	22,500	-	-	22,500
					\$ -	\$ 114,530	\$ 114,530	\$ 46,130	\$ 33,000	\$ 35,400
Public Works										
34041100-541410	C1215	STRIPING & SIGNAGE	185,325	-	\$ -	185,325	\$ 185,325	\$ 80,325	\$ 105,000	\$ -
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	5,234,147	4,601,781	-	632,366	632,366	548,387	83,978	1
34041100-541420	C1712	ALPHALOOP (LANDWATER)	500,000	-	-	500,000	500,000	-	-	500,000
34041100-541410	C1927	WINDWARD TRIPLE LEFTS	3,766,321	3,766,321	-	-	-	-	-	-
34041100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	1,000,000	-	-	1,000,000	1,000,000	-	-	1,000,000
		subtotal			\$ -	\$ 2,317,691	\$ 2,317,691	\$ 628,712	\$ 188,978	\$ 1,500,001
Community Development										
34074150-541410	C2107	NORTH POINT PKWY IMP	2,083,749	83,749	\$ -	2,000,000	\$ 2,000,000	\$ 639,409	\$ 312,490	\$ 1,048,101
34074150-521200	C2114	S MAIN ST ARC STUDY	160,000	-	-	160,000	160,000	-	160,000	-
		subtotal			\$ -	\$ 2,160,000	\$ 2,160,000	\$ 639,409	\$ 472,490	\$ 1,048,101
Non-Allocated										
34090200-579000		CONTINGENCY			\$ -	3,749	\$ 3,749	\$ -	\$ -	\$ 3,749
		subtotal			\$ -	\$ 3,749	\$ 3,749	\$ -	\$ -	\$ 3,749
		Total			\$ -	\$ 4,595,970	\$ 4,595,970	\$ 1,314,252	\$ 694,468	\$ 2,587,251



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2022

Account #			Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue										
30113230-371000	C1618	CONVENTION CENTER (DESIGN)	1,372	-	\$ -	\$ 1,372.00	\$ 1,372.00	\$ 2,406.26		\$ (1,034.26)
30113230-392200	C2109	LAND SALE	-	-	-	-	-	16,245		(16,245)
30131150-393500	C1315	CARDIAC MONITOR LEASE	572,485	-	-	572,485	572,485	572,485		-
30131150-393500	C2231	ESTRACTION EQUIPMENT	154,160	-	-	154,160	154,160	154,160		0
30141100-336000	C1410	RUCKER RD WATERLINE	1,562,604	1,459,845	-	102,759	102,759	-		102,759
30141100-336000	C1702	KIMBALL BR RD IMPROVEMENTS	6,146,784	5,488,690	-	658,094	658,094	19,844		638,250
30141100-336000	C1927	WINDWARD TRIPLE LEFTS (FC WATER)	436,565	436,565	-	-	-	-		-
30141100-371001	C1927	WINDWARD TRIPLE LEFTS (NFCID)	-	-	-	-	-	-		-
30141100-371002	C1927	WINDWARD TRIPLE LEFTS (NFCID-FC)	313,256	300,977	-	12,279	12,279	12,278		1
30141100-336000	C1928	RUCKER ROAD - ROSWELL CONTRIBUTION	2,405,037	2,252,815	-	152,222	152,222	152,222		0
30141100-371000	C2113	ENCORE GREENWAY GATEWAY	430,000	-	-	430,000	430,000	-		430,000
30141100-336000	C2238	DAVIS DR. WATER (COUNTY)	364,488	-	-	364,488	364,488	-		364,488
30161150-371000	C1911	EQUESTRIAN CENTER (FOUNDATION)	464,608	-	-	464,608	464,608	464,607		1
30161150-371000	C1926	NORTHSIDE MOU (PARKS)	135,000	120,000	-	15,000	15,000	15,000		-
30161150-392100	C1926	SALE OF CAPITAL ASSET	11,302	-	-	11,302	11,302	11,302		1
30161150-371000	C1929	COMM AG PROGRAM	50,136	24,021	-	26,115	26,115	26,114		1
30161150-371000	C2010	MEMORIAL-PARK ENHANCEMENTS	11,100	-	-	11,100	11,100	11,100		-
30174150-371000	C0019	DOWNTOWN PARKING FUND	138,500	138,500	-	-	-	-		-
30174150-337000	C0910	TREE REPLACEMENT FUND (CONTRIBUTION)	467,450	199,850	-	267,600	267,600	267,600		-
30113230-336000	C0924	ECONOMIC DEVELOPMENT PLAN	37,500	-	-	37,500	37,500	-		37,500
30176100-371000	C1712	ALPHALOOP (ABC)	689,187	439,981	-	249,206	249,206	-		249,206
subtotal					\$ -	\$ 3,530,290	\$ 3,530,290	\$ 1,725,362		\$ 1,804,928



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 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2022

Account #		Project	Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Non-Departmental										
30190200-395000		CARRYFORWARD FUND BALANCE			\$ 2,000,000	\$ 7,534,427	\$ 9,534,427	\$ -		\$ 9,534,427
30190200-362000		REALIZED GAIN/LOSS ON INVS			-	-	-	1,321		(1,321)
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND			5,966,799	-	5,966,799	5,966,799		-
30190200-363000		UNREALIZED GAIN/LOSS INV			-	-	-	(162,223)		162,223
30190200-389000		MISCELLANEOUS REVENUE			-	-	-	123,577		(123,577)
30190200-361000		INTEREST EARNINGS			100,000	-	100,000	43,465		56,535
		subtotal			\$ 8,066,799	\$ 7,534,427	\$ 15,601,226	\$ 5,972,939		\$ 9,628,287
		Total			\$ 8,066,799	\$ 11,064,717	\$ 19,131,516	\$ 7,698,301		\$ 11,433,215
Expenditures										
Administration										
30113230-521200	C1618	CONFERENCE CENTER HOTEL RECAPTURE	118,956	-	\$ -	\$ 118,956	\$ 118,956	\$ 118,956	\$ -	\$ 0
30113230-544100	C2105	BUSINESS RECOVERY PROGRAM	150,000	50,000	-	100,000	100,000	-	-	100,000
		subtotal			\$ -	\$ 218,956	\$ 218,956	\$ 118,956	\$ -	\$ 100,000
Finance										
30115150-542400	C1141	TYLER ERP SYSTEM	363,043	339,242	\$ -	\$ 23,801	\$ 23,801	\$ 15,060	\$ 5,362	\$ 3,379
		subtotal			\$ -	\$ 23,801	\$ 23,801	\$ 15,060	\$ 5,362	\$ 3,379
Information Technology										
30117400-542400	C0900	CISCO DATA NETWORK	300,001	169,666	\$ -	\$ 130,335	\$ 130,335	\$ 19,472	\$ 1,600	\$ 109,264
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	36,562	-	13,439	13,439	11,723	878	839
30117400-542400	C1103	NETWORK AND VOIP	517,678	132,053	350,000	35,625	385,625	22,157	-	363,468
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,002	483,768	-	26,234	26,234	5,178	-	21,056
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	2,862,369	2,191,370	300,000	370,999	670,999	391,234	23,752	256,013
30117400-542400	C1400	PW DATA CTR SERVER REPLACEMENT	417,504	406,908	-	10,596	10,596	10,596	-	-
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	103,749	-	296,396	296,396	12,500	12,500	271,396
30117400-544200	C2112	IT ASSESSMENT	48,995	-	-	48,995	48,995	48,995	-	-
30117400-542400	C2201	CITY COUNCIL A/V REPLACEMENT	300,000	-	300,000	-	300,000	30,185	161,792	108,024
		subtotal			\$ 950,000	\$ 932,619	\$ 1,882,619	\$ 552,039	\$ 200,521	\$ 1,130,059



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2022

Account #Project			Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget		
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances			
Municipal Court			39,600	15,960								
30126550-542400	C1222	RECORDS MANAGEMENT			\$ -	\$ 23,640	\$ 23,640	\$ 16,940	\$ 6,700	\$ -		
subtotal					\$ -	\$ 23,640	\$ 23,640	\$ 16,940	\$ 6,700	\$ -		
Public Safety			6,541,893	5,846,109								
30131150-542200	C1202	FLEET REPLACEMENT			\$ 305,000	\$ 390,784	\$ 695,784	\$ 296,548	\$ 262,206	\$ 137,031		
30131150-541300	C1229	PS ROOF REPAIR			-	503,754	503,754	478,754	-	25,000		
30131150-542100	C1315	CARDIAC MONITOR REPLACEMENT			-	572,485	572,485	572,412	-	73		
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT			211,000	(11,278)	199,722	89,379	50,340	60,003		
30131150-541300	C1706	RAPSTC IMPROVEMENTS			-	318,836	318,836	-	102,143	216,693		
30131150-542400	C2052	SECURITY SYSTEM REFRESH			-	22,792	22,792	19,767	-	3,025		
30131150-542100	C2055	LICENSE PLATE READER PROGRAM			-	20,000	20,000	-	-	20,000		
30131150-542200	C2206	RAPID RESCUE TRUCK			75,400	-	75,400	75,400	-	-		
30131150-542100	C2207	LUCAS DEVICES			176,000	-	176,000	169,942	-	6,058		
30131150-542100	C2231	EXTRICATION EQUIPMENT			154,160	-	-	154,160	154,160	-	0	
30131150-581200	C2231	EXTRICATION EQUIPMENT (LEASE PRINCIPAL)			31,034	-	-	31,034	31,034	-	0	
30131150-582200	C2231	EXTRACTION EQUIPMENT (LEASE INTEREST)			764	-	-	764	764	-	0	
30131150-542100	C2235	CRABAPPLE TRAINING FACILITY					-	43,870	43,870	35,513	2,039	6,318
subtotal							\$ 767,400	\$ 2,047,201	\$ 2,814,601	\$ 1,923,672	\$ 416,728	\$ 474,201



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2022

Account #Project			Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Public Works										
30141100-541410	C0041	TRAFFIC SIGNAL INTERCONNECT	279,780	264,467	\$ -	\$ 15,313	\$ 15,313	\$ 10,577	\$ 3,810	\$ 926
30141100-541200	C0910	TREE REPLACEMENT FUND	1,626,301	946,999	-	679,302	679,302	457,068	218,811	3,423
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	474,399	184,957	-	289,442	289,442	22,229	11,991	255,222
30141100-541410	C1207	BRIDGE MAINTENANCE	465,212	45,604	150,000	269,608	419,608	331,726	-	87,882
30141100-541410	C1215	STRIPING & SIGNAGE	1,798,588	1,522,854	200,000	75,734	275,734	269,230	4,855	1,649
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	453,584	328,482	75,000	50,102	125,102	104,333	20,649	121
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	704,267	557,528	100,000	46,739	146,739	102,503	38,756	5,480
30141100-541410	C1219	MILLING AND RESURFACING	22,174,573	20,403,711	1,224,000	546,862	1,770,862	139,532	1,168,365	462,964
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	887,491	767,537	100,000	19,954	119,954	119,541	-	413
30141100-541410	C1221	DESIGN SERVICES	868,299	745,935	75,000	47,364	122,364	48,524	1,479	72,361
30141100-542200	C1223	FLEET REPLACEMENT	1,274,452	1,069,452	205,000	-	205,000	22,016	182,789	195
30141100-541300	C1229	FACILITY ROOF REPLACEMENT			250,000	(250,000)	-	-	-	-
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	1,122,770	796,961	265,000	60,809	325,809	20,258	254,025	51,525
30141100-541410	C1410	RUCKER RD CORRIDOR IMPROVEMENTS	2,359,256	2,359,256	-	-	-	-	-	-
30141100-541420	C1512	SIDEWALK IMPROVEMENTS	741,587	716,116	-	25,471	25,471	25,471	-	0
30141100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	6,146,784	6,110,799	-	35,985	35,985	35,984	-	1
30141100-541420	C1712	ALPHALOOP	1,097,910	981,032	-	116,878	116,878	116,877	-	1
30141100-541420	C1801	SIDEWALK MAINTENANCE/REPAIR	600,001	565,946	-	34,055	34,055	34,055	-	-
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT	181,373	63,907	85,000	32,466	117,466	109,539	-	7,927
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT	350,000	57,538	150,000	142,462	292,462	233,798	54,758	3,907
30141100-541300	C1902	FIRE STATION RENOVATIONS	435,002	332,327	60,000	42,675	102,675	87,191	4,461	11,022
30141100-541300	C1904	PW HQ RENOVATIONS	128,037	117,030	-	11,007	11,007	4,952	-	6,055
30141100-541410	C1918	PEDESTRIAN SAFETY STUDY	296,115	271,545	-	24,570	24,570	24,570	-	-
30141100-541410	C1927	WINDWARD TRIPLE LEFT	765,534	765,534	-	-	-	-	-	-
30141100-541410	C1928	RUCKER RD - ROSWELL CONTRIBUTION	2,405,036	2,405,036	-	-	-	-	-	-
30141100-541410	C1934	WINDWARD PKWY EAST IMPROVEMENTS	11,884	-	-	11,884	11,884	11,884	-	-
30141100-541410	C1935	WINDWARD PKWY WEST IMPROVEMENTS	305,752	-	-	305,752	305,752	203,977	101,775	-
30141100-541300	C2003	HVAC REPLACEMENTS	230,001	69,925	60,000	100,076	160,076	157,872	-	2,204
30141100-541300	C2004	GENERATOR REPLACEMENTS	295,075	187,197	100,000	7,878	107,878	-	4,752	103,126



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2022

Account #	Project	Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
30141100-542400	C2026 TCC HARDWARE/SOFTWARE	120,000	52,175	60,000	7,825	67,825	10,673	19,726	37,426
30141100-541410	C2048 STREETLIGHT MAINTENANCE	189,078	49,890	80,000	59,188	139,188	53,640	43,005	42,543
30141100-542400	C2049 TRAFFIC CONTROL CTR MAINTENANCE	60,001	39,030	-	20,971	20,971	20,970	-	1
30141100-541500	C2050 REC FACILITY MAINTENANCE	90,000	19,395	30,000	40,605	70,605	27,250	-	43,355
30141100-541300	C2053 PARKING GARAGE MAINTENANCE	45,350	20,350	25,000	-	25,000	16,232	-	8,768
30141100-541410	C2113 ENCORE GREENWAY GATEWAY	430,000	-	-	430,000	430,000	18,101	411,899	-
30141100-544200	C2200 CITY TRASH RECEPTACLE SERVICE	50,000	-	50,000	-	50,000	39,159	2,500	8,342
30141100-541410	C2209 SCRAMBLE INTERSECTION	103,160	-	-	103,160	103,160	103,160	-	-
30141100-541410	C2238 DAVIS DR WATER (COUNTY)				364,488	364,488	-	364,488	-
30141100-521200	C2242 NORTHPOINT ALPHALINK (ARC/LCI)	250,000	-	-	250,000	250,000	-	-	250,000
30141100-541420	C2305 ALPHALOOP (OMP - NORTHWINDS)	247,403	-	-	247,403	247,403	-	-	247,403
	subtotal			\$ 3,344,000	\$ 4,266,028	\$ 7,610,028	\$ 2,982,892	\$ 2,912,894	\$ 1,714,242
Recreation, Parks & Cultural Services									
30161150-541500	C0922 SYNTHETIC TURF REPLACEMENT	464,966	-	\$ 500,000	\$ (35,034)	\$ 464,966	\$ 464,966	\$ -	\$ -
30161150-541500	C1221 DESIGN SERVICES	194,223	169,735	20,000	4,488	24,488	16,737	-	7,751
30161150-542200	C1232 FLEET			275,000	(42,422)	232,578	72,130	160,448	0
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	698,778	519,199	122,000	57,579	179,579	164,918	15,102	(441)
30161150-541500	C1424 WILL PARK POOL EXPANSION	59,000	-	-	59,000	59,000	51,200	-	7,800
30161150-541500	C1520 WILLS PARK TENNIS CT RESURFACE	48,983	-	-	48,983	48,983	44,453	4,530	-
30113230-544200	C1527 VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	-	-	29,861
30161150-541500	C1614 THE STORIES PROJECT	50,000	28,249	12,500	9,251	21,751	2,816	-	18,935
30161150-541510	C1636 GREENWAY REPAIR AND MAINTENANCE	752,169	352,969	250,000	149,200	399,200	17,625	26,280	355,295
30161150-541300	C1708 GREENWAY EXT TO FORSYTH COUNTY	245,907	234,037	-	11,870	11,870	11,869	-	1
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	530,876	393,638	125,000	12,238	137,238	127,521	-	9,717
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	340,720	150,570	100,000	90,150	190,150	126,667	-	63,483
30161150-544100	C1807 PUBLIC ARTS PROGRAM	191,000	144,500	-	46,500	46,500	30,500	-	16,000
30161150-541500	C1911 EQUESTRIAN CENTER (FOUNDATION)	464,608	-	-	464,608	464,608	282,575	182,032	1
30161150-541500	C1920 PARK DEVELOPMENT	565,208	532,701	-	32,507	32,507	32,507	-	0
30161150-541500	C1926 NORTHSIDE MOU (PARKS)	146,302	110,721	-	35,581	35,581	6,935	-	28,646
30161150-541500	C1929 COMMUNITY AGRICULTURE PROGRAM	50,139	15,693	-	34,446	34,446	19,477	-	14,969
30161150-541500	C2010 PARK ENHANCEMENTS	473,179	287,299	120,000	65,880	185,880	178,138	1,149	6,593
30161150-541500	C2011 WILLS PARK MASTER PLAN	-	-	-	-	-	-	-	-



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2022

Account #	Project	Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
30161150-541500	C2031 INNOVATION ACADEMY IGA	250,000	138,940	-	111,060	111,060	110,698	332	30
30161150-541500	C2051 FOUNTAIN MAINTENANCE	36,306	23,559	-	12,747	12,747	3,750	-	8,997
30161150-541500	C2202 ATHELETIC COURTS RESURFACING	58,433	-	60,000	(1,567)	58,433	58,433	-	-
30161150-541500	C2245 WILL PARK MAINTENANCE FACILITY	116,000	-	-	116,000	116,000	766	49,927	65,307
	subtotal			\$ 1,584,500	\$ 1,312,926	\$ 2,897,426	\$ 1,824,682	\$ 439,799	\$ 632,945
Community Development									
30174150-544100	C0019 DOWNTOWN PARKING FUND	576,749	297,748	\$ -	\$ 279,001	\$ 279,001	\$ -	\$ -	\$ 279,001
30174150-544100	C0924 ECONOMIC DEVELOPMENT PLAN	107,640	37,500	-	70,140	70,140	-	70,140	-
30174150-544200	C1129 COMPREHENSIVE PLAN UPDATE	20,921	19,940	-	981	981	981	-	0
30174150-544200	C1300 CITY ECON DEVELOPMENT TOOLKIT	263,260	202,010	-	61,250	61,250	-	-	61,250
30174150-541410	C1603 DESIGN SERVICES	436,003	295,325	60,000	80,678	140,678	70,494	38,201	31,982
30174150-541410	C2107 NORTH POINT PARKWAY IMPROVEMENTS	78,500	24,375	-	54,125	54,125	20,498	33,627	0
30174150-542400	C2111 COMMUNITY DEVELOPMENT EQUIPMENT	21,000	1,978	-	19,022	19,022	6,015	-	13,007
30174150-521200	C2114 S MAIN ST ARC STUDY	40,000	-	-	40,000	40,000	4,290	35,710	-
	subtotal			\$ 60,000	\$ 605,197	\$ 665,197	\$ 102,278	\$ 177,678	\$ 385,241
Alpharetta Business Community Sidewalk Projects									
30176100-541420	C1712 ALPHALOOP	689,188	681,000	\$ -	\$ 8,188	\$ 8,188	\$ 8,188	\$ -	\$ -
	subtotal			\$ -	\$ 8,188	\$ 8,188	\$ 8,188	\$ -	\$ -
Non-Departmental									
30190200-579000	NON-ALLOCATED			\$ 1,360,899	\$ 1,616,114	\$ 2,977,013	\$ -	\$ -	\$ 2,977,013
30190200-579011	GRANTS UNDER REVIEW			-	-	-	-	-	-
30190200-521200	PROFESSIONAL SERVICES			-	10,047	10,047	10,046	-	1
	subtotal			\$ 1,360,899	\$ 1,626,161	\$ 2,987,060	\$ 10,046	\$ -	\$ 2,977,014
	Total			\$ 8,066,799	\$ 11,064,717	\$ 19,131,516	\$ 7,554,753	\$ 4,159,683	\$ 7,417,081



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
 As of June 30, 2022

		Project Snapshot: FY2017 - FY2021		FY 2022					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS			\$ -	\$ -	\$ -	7,959		\$ (7,959)
30290200-362000	REALIZED GAIN/LOSS ON INVS			-	-	-	223		(223)
30290200-363000	UNREALIZED GAIN/LOSS INV			-	-	-	(30,448)		30,448
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			1,520,000	-	1,520,000	1,520,000		-
30290200-395000	CARRYFORWARD FUND BALANCE			-	1,470,037	1,470,037			1,470,037
	Total			\$ 1,520,000	\$ 1,470,037	\$ 2,990,037	\$ 1,497,735		\$ 1,492,302
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	851,906	468,953	\$ 200,000	\$ 182,953	\$ 382,953	\$ 160,851	\$ 3,433	\$ 218,669
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	7,499,214	5,683,005	750,000	1,066,209	1,816,209	755,335	790,707	270,168
30241100-541430 C1503	STORMWATER STUDIES	500,001	219,387	200,000	80,614	280,614	104,193	-	176,421
30241100-541430 C1604	STORMWATER INSPECTIONS	544,055	378,924	120,000	45,131	165,131	79,795	83,645	1,691
30241100-541430 C2208	MEADOW BROOK HILLS DRAINAGE	250,000	-	250,000	-	250,000	150,800	81,200	18,000
30261150-541430 C1919	WILLS PARK STREAM RESTORATION	7,214	7,214	-	-	-	-	-	-
	subtotal			\$ 1,520,000	\$ 1,374,907	\$ 2,894,907	\$ 1,250,974	\$ 958,984	\$ 684,949
Non-Departmental									
30290200-579000	NON-ALLOCATED			\$ -	\$ 95,130	\$ 95,130	\$ -	\$ -	\$ 95,130
	subtotal			\$ -	\$ 95,130	\$ 95,130	\$ -	\$ -	\$ 95,130
	Total			\$ 1,520,000	\$ 1,470,037	\$ 2,990,037	\$ 1,250,974	\$ 958,984	\$ 780,079



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
American Rescue Act Fund Detail (Fund 303; life-to-date for all projects)
 As of June 30, 2022

		Project Snapshot: FY2017 - FY2021		FY 2022					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Revenue									
General Government									
30390200-331350	FEDERAL GRANT	-	-	\$ 6,644,511	\$ -	\$ 6,644,511	\$ 6,644,511		\$ -
	Total			\$ 6,644,511	\$ -	\$ 6,644,511	\$ 6,644,511		\$ -
Expenditures									
Public Works									
30341100-541410 C1219	MILLING & RESURFACING	1,176,000	-	\$ 1,176,000	\$ -	\$ 1,176,000	\$ 649,216	\$ 526,784	\$ -
30341100-541430 C1308	PIPE/STORM STRUCTURE REPLACEMENT	2,144,511	-	2,144,511	-	2,144,511	939,002	1,196,926	8,583
30341100-541420 C1801	SIDEWALK MAINTENANCE/REPAIR	1,324,000	-	1,324,000	-	1,324,000	269,139	244,423	810,439
	subtotal			\$ 4,644,511	\$ -	\$ 4,644,511	\$ 1,857,357	\$ 1,968,132	\$ 819,022
Recreation, Parks & Cultural Services									
30361150-541500 C1636	GREENWAY REPAIR/MAINTENANCE	2,000,000	-	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 61,415	\$ 24,996	\$ 1,913,589
	subtotal			\$ 2,000,000	\$ -	\$ 2,000,000	\$ 61,415	\$ 24,996	\$ 1,913,589
	Total			\$ 6,644,511	\$ -	\$ 6,644,511	\$ 1,918,772	\$ 1,993,128	\$ 2,732,611



CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

2016 Parks and Transportation Bond Fund Detail (Fund 317; life-to-date for all projects)

As of June 30, 2022

			Project Snapshot: FY2017 - FY2021		FY 2022					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Non-Departmental										
31790200-395000	CARRYFORWARD FUND BALANCE				\$ -	\$ 5,125,103	\$ 5,125,103	\$ -		\$ 5,125,103
31790200-389000	MISCELLANEOUS REVENUE				-	108,000	108,000	-		108,000
31790200-361000	INTEREST EARNINGS				-	-	-	4,949		(4,949)
	subtotal				\$ -	\$ 5,233,103	\$ 5,233,103	\$ 4,949		\$ 5,228,154
	Total				\$ -	\$ 5,233,103	\$ 5,233,103	\$ 4,949		\$ 5,228,154
Expenditures										
31741100-541410	C1410	RUCKER RD CORRIDOR	14,651,644	14,651,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31741100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	3,773,587	2,086,791	-	1,686,796	1,686,796	1,686,796	-	-
31741100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	9,872,927	7,282,602	-	2,590,325	2,590,325	2,071,836	518,489	1
31741100-541420	C1712	ALPHALOOP	449,253	302,812	-	146,441	146,441	56,231	90,210	-
31741100-541420	C1715	BETHANY/MAYFIELD ROUNDABOUT	299,137	299,137	-	-	-	-	-	-
31741100-541420	C1826	SPRUELL CIRCLE SIDEWALK	308,628	232,819	-	75,809	75,809	-	75,808	1
31741100-541420	C1829	PROVIDENCE AREA SIDEWALKS	920,442	738,045	-	182,397	182,397	182,397	-	0
31741100-541420	C1925	MORRISON PARKWAY SIDEWALKS	921,719	715,705	-	206,014	206,014	206,013	-	1
31741100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	50,749	-	-	50,749	50,749	-	-	50,749
31761150-541300	C1708	GREENWAY EXT TO FORSYTH	9,842,188	9,785,098	-	57,090	57,090	52,112	-	4,978
31761150-541300	C1709	EASTSIDE COMMUNITY CTR	2,519,187	2,428,687	-	90,500	90,500	-	90,500	0
31741100-579000	PW RESERVE		-	-	-	-	-	-	-	-
31761150-579000	PARKS RESERVE		146,982	-	-	146,982	146,982	-	-	146,982
	Total				\$ -	\$ 5,233,103	\$ 5,233,103	\$ 4,255,384	\$ 775,006	\$ 202,712



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)
 As of June 30, 2022

			Project Snapshot: FY2017 - FY2021		FY 2022					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Non-Departmental										
31890200-361000	INTEREST EARNINGS				\$ -	\$ -	\$ -	\$ 56,202		\$ (56,202)
3180200-393310	BOND PROCEEDS				-	27,335,000	27,335,000	27,335,000		-
31890200-393400	BOND PREMIUM				-	2,539,406	2,539,406	2,539,405		1
	subtotal				\$ -	\$ 29,874,406	\$ 29,874,406	\$ 29,930,607		\$ (56,201)
	Total				\$ -	\$ 29,874,406	\$ 29,874,406	\$ 29,930,607		\$ (56,201)
Expenditures										
31841100-541420	C1712	ALPHALOOP	7,500,000	-	\$ -	\$ 7,500,000	\$ 7,500,000	\$ -	\$ -	\$ 7,500,000
31861150-541500	C0922	SYNTHETIC TURF	1,000,000	-	-	1,000,000	1,000,000	23,990	-	976,010
31861150-541500	C1911	EQUESTRIAN CENTER (CITY)	5,000,000	-	-	5,000,000	5,000,000	11,664	8,236	4,980,100
31861150-541500	C2011	WILLS PARK MASTER PLAN IMP	5,671,366	-	-	5,671,366	5,671,366	125,098	27,215	5,519,054
31861150-541500	C2216	UNION HILL PARK	3,250,000	-	-	3,250,000	3,250,000	25,753	-	3,224,247
31861150-541500	C2217	MID-BROADWELL PARK	500,000	-	-	500,000	500,000	47,538	2,475	449,988
31861150-541500	C2218	OLD RUCKER PARK	3,000,000	-	-	3,000,000	3,000,000	20,170	-	2,979,830
31861150-541500	C2219	FARMHOUSE PARK	2,000,000	-	-	2,000,000	2,000,000	16,720	-	1,983,280
31861150-541500	C2220	WATERS ROAD PARK	1,250,000	-	-	1,250,000	1,250,000	15,126	779	1,234,095
31861150-541500	C2245	WILLS PARK MAINTENANCE FACIL	328,634	-	-	328,634	328,634	-	328,634	-
31890200-579000	PARKS RESERVE		5,856	-	-	5,856	5,856	-	-	5,856
31890200-584000	DEBT ISSUANCE COSTS		368,550	-	-	368,550	368,550	368,549	-	1
	Total				\$ -	\$ 29,874,406	\$ 29,874,406	\$ 654,607	\$ 367,339	\$ 28,852,460



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
 As of June 30, 2022

		Project Snapshot: FY2017 - FY2021		FY 2022					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ 17,160,000	\$ 17,198,330	\$ 34,358,330	\$ -		\$ 34,358,330
33590200-313400	TSPLOST			7,615,000	-	7,615,000	10,176,155		(2,561,155)
33541100-361000	INTEREST EARNINGS			225,000	-	225,000	94,385		130,615
	Total			\$ 25,000,000	\$ 17,198,330	\$ 42,198,330	\$ 10,270,540		\$ 31,927,790
Expenditures									
33541100-541410	ROADWAY IMPROVEMENTS	121,934	96,301	\$ -	\$ 25,633	\$ 25,633	\$ 25,632	\$ -	\$ 1
33541100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	5,026,413	69,300	-	4,957,113	4,957,113	115,156	-	4,841,957
33541100-541410	C1713 KIMBALL BR RD OP IMPROVEMENTS	1,359,742	1,066,827	-	292,915	292,915	13,755	272,169	6,991
33541100-541410	C1714 BETHANY RD @ MID BROADWELL RD	1,174,001	1,174,001	-	-	-	-	-	-
33541100-541410	C1715 BETHANY RD @ MAYFIELD RD	1,648,759	1,648,759	-	-	-	-	-	-
33541100-541410	C1717 OLD MILTON PKWY CAPACITY IMP	5,579,474	1,297,996	2,000,000	2,281,478	4,281,478	195,347	2,086,130	2,000,001
33541100-541410	C1800 HAYNES BRIDGE RD IMP	197,826	187,598	-	10,228	10,228	-	10,228	0
33541100-541410	C1932 ACADEMY ST IMPROVEMENTS	275,490	275,490	-	-	-	-	-	-
33541100-541410	C1933 WEBB BRIDGE RD (DESIGN-PROJ. MGMT., ETC.)	876,389	714,183	23,000,000	(22,837,794)	162,206	146,803	15,403	1
33541100-541410	C1934 WINDWARD PKWY EAST IMPROVEMENTS	1,614,836	930,761	-	684,075	684,075	332,931	351,143	1
33541100-541410	C1935 WINDWARD PKWY WEST IMPROVEMENTS	985,509	800,330	-	185,179	185,179	185,178	-	1
33541100-541410	C2054 GA 400 BRIDGES (WEBB; KIMBALL)	4,886,001	737,429	-	4,148,572	4,148,572	-	4,148,571	1
33541100-541410	C2104 WEBB BR RD PHASE 4 (NPP TO GREENWAY)	692,508	192,845	-	499,663	499,663	376,796	122,867	0
33541100-541410	C2113 ENCORE GREENWAY GATEWAY	273,001	130,002	-	142,999	142,999	99,998	43,000	1
33541100-541410	C2211 WEBB BRIDGE RD PHASE 1 (WESTWIND TO GREENWAY)	874,800	-	-	874,800	874,800	496,937	377,863	-
33541100-541410	C2229 WEBB BRIDGE RD PHASE 2 (ROUNDAABOUT-PARK)	6,000,000	-	-	6,000,000	6,000,000	54,157	3,982	5,941,861
33541100-541410	C2232 WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDAABOUT)	17,000,000	-	-	17,000,000	17,000,000	33,550	-	16,966,450
33561150-541300	C1708 GREENWAY EXTENSION TO FORSYTH	1,000,000	799,437	-	200,563	200,563	200,563	-	0
33590200-579000	CONTINGENCY			-	2,732,906	2,732,906	-	-	2,732,906
	Total			\$ 25,000,000	\$ 17,198,330	\$ 42,198,330	\$ 2,276,804	\$ 7,431,355	\$ 32,490,171



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST 2 Fund Detail (Fund 336; life-to-date for all projects)
 As of June 30, 2022

			Project Snapshot: FY2017 - FY2021		FY 2022					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Non-Departmental										
33690200-313400	TSPLOST 2				\$ -	\$ 52,052,526	\$ 52,052,526	\$ 2,465,991		\$ 49,586,535
	Total				\$ -	\$ 52,052,526	\$ 52,052,526	\$ 2,465,991		\$ 49,586,535
Expenditures										
33641100-541410	C2040	TRADEWINDS PARKWAY	6,500,000	-	\$ -	\$ 6,500,000	\$ 6,500,000	\$ 2,400	\$ -	\$ 6,497,600
33641100-541410	C2104	WEBB BRIDGE ROAD (NPP-GREENWAY)	13,000,000	-	-	13,000,000	13,000,000	13,873	23,450	12,962,677
33641100-541410	C2107	NORTH POINT PARKWAY IMP	10,000,000	-	-	10,000,000	10,000,000	-	-	10,000,000
33641100-541410	C2221	CROSSWALK (ALPHARETTA ELEM)	113,037	-	-	113,037	113,037	18,537	94,500	0
33641100-541410	C2222	CROSSWALK (MANNING OAKS ELEM)	74,262	-	-	74,262	74,262	18,537	-	55,725
33641100-541410	C2223	CROSSING (92 MILTON GARAGE)	212,300	-	-	212,300	212,300	-	212,300	-
33641100-541410	C2224	RAISED INTSECTION (MARIETTA ST)	350,000	-	-	350,000	350,000	1,525	14,675	333,800
33641100-541410	C2225	CROSSINGS (CITY CTR/CHURCHES)	750,000	-	-	750,000	750,000	1,161	15,039	733,800
33641100-541410	C2226	PEDESTRIAN BRIDGES (WW PKWY)	4,000,000	-	-	4,000,000	4,000,000	12,349	23,201	3,964,450
33641100-541410	C2227	CROSSWALK (COGBURN PARK)	149,401	-	-	149,401	149,401	-	149,401	0
33641100-541410	C2228	CROSWALK (CHARLOTTE DR)	146,000	-	-	146,000	146,000	-	146,000	-
33641100-541410	C2230	CUMMING ST CORRIDOR	4,757,526	-	-	4,757,526	4,757,526	-	-	4,757,526
33641100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	12,000,000	-	-	12,000,000	12,000,000	411	-	11,999,589
	Total				\$ -	\$ 52,052,526	\$ 52,052,526	\$ 68,793	\$ 678,566	\$ 51,305,167



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of June 30, 2022

			Project Snapshot: FY2013 - FY2021		FY 2022					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
27074110-341321	IMPACT FEES STREETS & HIGHWAYS				\$ -	\$ -	\$ -	\$ 447,378		\$ (447,378)
27074110-341323	IMPACT FEES RECREATION & PARKS				-	328,634	328,634	1,421,993		(1,093,359)
27074110-341324	IMPACT FEES PUBLIC SAFETY				-	-	-	69,816		(69,816)
27074110-395000	CARRYFORWARD FUND BALANCE				1,443,100	2,366,615	3,809,715	-		3,809,715
27074110-362000	REALIZED GAIN/LOSS ON INVS				-	-	-	631		(631)
27074110-363000	UNREALIZED GAIN/LOSS				-	-	-	(86,849)		86,849
27074110-361000	INTEREST EARNINGS				-	-	-	21,973		(21,973)
	Total				\$ 1,443,100	\$ 2,695,249	\$ 4,138,349	\$ 1,874,942		\$ 2,263,407
Expenditures										
Public Safety										
27031150-544200	C2206	RAPID RESCUE TRUCK	\$ 124,600	\$ -	\$ 124,600	\$ -	\$ 124,600	\$ 124,100	\$ -	\$ 500
		subtotal			\$ 124,600	\$ -	\$ 124,600	\$ 124,100	\$ -	\$ 500
Public Works										
27041100-541410	C1410	RUCKER RD CORRIDOR	\$ 1,002,553	\$ 798,682	\$ -	\$ 203,871	203,871	\$ 58,321	\$ 145,550	\$ 0
27041100-541420	C1712	ALPHALOOP	-	-	-	-	-	-	19,000	(19,000)
27041100-541410	C1723	TEASLEY ST IMPROVEMENTS	56,925	38,125	-	18,800	18,800	-	-	18,800
27041100-541410	C2012	HOPEWELL/VAUGHAN ROUNDABOUT	28,176	16,553	-	11,623	11,623	11,623	-	0
27041100-541410	C2107	NORTH POINT PARKWAY IMPROVEMENTS	1,250,000	-	1,250,000	-	1,250,000	-	-	1,250,000
27041100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	500,000	-	-	500,000	500,000	-	-	500,000
		subtotal			\$ 1,250,000	\$ 734,294	\$ 1,984,294	\$ 69,943	\$ 164,550	\$ 1,749,801
Recreation, Parks & Cultural Services										
27061150-541200	C1708	GREENWAY EXT TO FORSYTH	1,251,070	1,130,190	\$ -	\$ 120,880	\$ 120,880	\$ 120,880	\$ -	\$ 0
27061150-541500	C1911	EQUESTRIAN CENTER (CITY)	463,679	-	-	463,679	463,679	281,645	182,032	1
27061150-541500	C2011	WILLS PARK MASTER PLAN	328,634	-	-	328,634	328,634	-	-	328,634
		subtotal			\$ -	\$ 913,193	\$ 913,193	\$ 402,525	\$ 182,032	\$ 328,635



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of June 30, 2022

Account #	Project	Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			\$ 68,500	\$ 1,000	\$ 69,500	\$ 2,780	\$ 66,720	\$ -
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	420,503	420,503	-	-	420,503
27074110-579002	NON-ALLOCATED RECREATION & PARKS			-	556,900	556,900	-	-	556,900
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			-	69,359	69,359	-	-	69,359
27041100-579011	MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
	subtotal			\$ 68,500	\$ 1,047,762	\$ 1,116,262	\$ 2,780	\$ 66,720	\$ 1,046,762
	Total			\$ 1,443,100	\$ 2,695,249	\$ 4,138,349	\$ 599,349	\$ 413,302	\$ 3,125,698



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of June 30, 2022

Account # Project		Project Snapshot: FY2013 - FY2021		FY 2022					Available Budget
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	
Revenue									
27590150-314100	HOTEL/MOTEL TAXES			\$ 5,500,000	\$ 1,538,380	\$ 7,038,380	\$ 7,038,379		\$ 1
27590150-319201	PENALTY/INTEREST HOTEL/MOTEL TAXES			-	-	-	13,260		(13,260)
27590150-362000	REALIZED GAIN/LOSS ON INVS			-	-	-	244		(244)
27590150-363000	UNREALIZED GAIN/LOSS			-	-	-	(33,225)		33,225
27590150-361000	INTEREST EARNINGS			10,000	-	10,000	7,284		2,716
	subtotal			\$ 5,510,000	\$ 1,538,380	\$ 7,048,380	\$ 7,025,942		\$ 22,438
Non-Departmental									
27590150-395000	CARRYFORWARD FUND BALANCE		-	\$ 304,713	\$ 1,006,600	\$ 1,311,313	\$ -		\$ 1,311,313
	subtotal			\$ 304,713	\$ 1,006,600	\$ 1,311,313	\$ -		\$ 1,311,313
	Total			\$ 5,814,713	\$ 2,544,980	\$ 8,359,693	\$ 7,025,942		\$ 1,333,751
Expenditures									
Alpharetta Convention & Visitors Bureau									
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION	26,274,019	23,189,201	\$ 2,406,250	\$ 678,568	\$ 3,084,818	\$ 3,084,817	\$ -	\$ 1
	subtotal			\$ 2,406,250	\$ 678,568	\$ 3,084,818	\$ 3,084,817	\$ -	\$ 1
City/Other									
27590150-521200	PROFESSIONAL SERVICES	29,115	23,115	\$ 6,000	\$ -	\$ 6,000	\$ 7,040	\$ -	\$ (1,040)
27590150-579006	DEBT SERVICE RESERVE	405,760	-	-	405,760	405,760	-	-	405,760
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION	22,919,299	20,275,169	2,062,500	581,630	2,644,130	2,644,129	-	1
	subtotal			\$ 2,068,500	\$ 987,390	\$ 3,055,890	\$ 2,651,169	\$ -	\$ 404,721
Tourism Product Development									
27590150-541500	C1911 EQUESTRIAN CENTER	38,740	37,810	\$ -	\$ 930	\$ 930	\$ 929	\$ -	\$ 1
27590450-541500	C2011 WILLS PARK MASTER PLAN	751,891	183,169	-	568,722	568,722	110,905	450,548	7,269
27590150-541500	C2245 WILLS PRK MAINTENANCE FACILITY	309,370	-	-	309,370	309,370	-	309,369	1
27590151-581100	D1600 PRINCIPAL (2016 CONF CTR BOND)	1,535,000	940,000	595,000	-	595,000	595,000	-	-
27590151-582100	D1600 INTEREST PAYMENT (2016 CONF CTR BOND)	4,628,442	3,883,479	744,963	-	744,963	744,963	-	1
	subtotal			\$ 1,339,963	\$ 879,022	\$ 2,218,985	\$ 1,451,796	\$ 759,917	\$ 7,271
	Total			\$ 5,814,713	\$ 2,544,980	\$ 8,359,693	\$ 7,187,783	\$ 759,917	\$ 411,993



OTHER REPORTS



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2022

Vendor	Description	Department	\$ Amount
4COLORLASER	PRINTERS, LASER	Public Safety	\$ 8,799.00
8A TRANSLATIONS	TRANSLATION SERVICES	Municipal Court	\$ 5,022.13
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 12,511.12
ACOMFORT BY DESIGN	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	\$ 5,211.47
AEBL INC	INSTRUCTORS, CLASSES	Rec., Parks & Cultural Services	\$ 6,498.75
AECOM TECHNICAL SERV	HOPEWELL/VAUGHAN ROUNDABOUT	Public Works	\$ 11,622.51
AFLAC	VOL INSURANCE	General Government	\$ 10,938.05
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Finance	\$ 6,166.58
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Finance	\$ 476,832.64
ALLIED WASTE SERVICE	WASTER SERVICES	Various Departments	\$ 9,315.28
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	\$ 484,915.15
ALPHARETTA	HOTEL/MOTEL OCCUPANCY TAX FOR MAY FY22 OCCUPANCY	General Government	\$ 394,538.66
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Various Departments	\$ 28,832.02
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Rec., Parks & Cultural Services	\$ 18,395.00
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Various Departments	\$ 10,437.02
ARTS ALPHARETTA	PUBLIC ARTS PROGRAM	Rec., Parks & Cultural Services	\$ 25,500.00
AT&T/BELLSOUTH @ 85	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 5,110.25
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE	Public Safety	\$ 10,105.21
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE	Public Safety	\$ 17,425.74
AT&T/BELLSOUTH @ 85	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 5,110.25
ATKINS NORTH AMERICA	PROJECT MANAGEMENT SERVICES	Public Works	\$ 5,096.21
ATKINS NORTH AMERICA	PROJECT MANAGEMENT SERVICES	Various Departments	\$ 22,932.06
ATKINS NORTH AMERICA	PROGRAM/PROJECT MANAGEMENT	Public Works	\$ 8,580.17
AVALON OFFICE PHASE	CURRENT YEAR PROPERTY TAXES	General Government	\$ 142,791.70
BARTOW PAVING COMPAN	PAVING/RESURFACING, STREET	Public Works	\$ 733,194.27
BOUND TREE MEDICAL	EMERGENCY MEDICAL SERVICES	Public Safety	\$ 5,652.25
BOVIS KYLE & BURCH L	SERVICES THROUGH 05/20/22	Legal Services	\$ 52,431.52
BOVIS KYLE & BURCH L	ATTORNEY SERVICES THROUGH JUNE 20TH	Legal Services	\$ 10,204.50
BUSBY NEGIN	COA V. LAMAR ADVERTISING AND NORTH FULTON OUTDOOR	Legal Services	\$ 15,163.00
CALLOWAY TITLE	WBR PH4 (NPP-GREENWAY)	Public Works	\$ 6,465.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2022

Vendor	Description	Department	\$ Amount
CARL BLACK BUICK GMC	VEHICLE REPAIR & MAINTENANCE	Public Safety	\$ 8,008.31
CARR RAHN & ASSOC	RIGHT OF WAY SERVICES (INCLUDING TITLE, APPRAISAL,	Public Works	\$ 10,040.00
CARR RAHN & ASSOC	WEBB BRIDGE RD BIKE/PED IMPROVEMENTS	Public Works	\$ 13,150.00
CARR RAHN & ASSOC	APPRAISAL REPORTS	Public Works	\$ 37,200.00
CITY OF MILTON	LEASE-COURTROOM IGA-JUNE 2022	Municipal Court	\$ 6,775.00
COBB COUNTY TRACTOR	EQUIPMENT REPAIR & MAINTENANCE, RENTAL	Rec., Parks & Cultural Services	\$ 5,712.38
COLUMBIA ENGINEERING	NORTH POINT PKWY IMP	Community Development	\$ 106,332.59
COLUMBUS STATE	EMPLOYEE TRAINING	Public Safety	\$ 6,651.00
CONCENTRA MEDICAL	RAPID MCUP AND PHYSICALS	Human Resources	\$ 6,379.00
CONTOUR ENGINEERING,	GEOTECHNICAL ENGINEERING (SYNTHIC TURF)	Rec., Parks & Cultural Services	\$ 8,350.00
CRABAPPLE TURF	LANDSCAPE MAINT	Rec., Parks & Cultural Services	\$ 18,468.75
CRABAPPLE TURF	LANDSCAPE MAINT	Rec., Parks & Cultural Services	\$ 17,623.75
DANA SAFETY SUPPLY I	AUTOMOBILES, POLICE AND SECURITY	Public Safety	\$ 23,970.59
DATA MEDIA ASSOCIATE	GENERAL SUPPLIES AND MATERIALS	Finance	\$ 11,119.98
DC POOL SERVICE LLC.	SWIMMING POOL MANAGEMENT	Rec., Parks & Cultural Services	\$ 12,855.00
DC POOL SERVICE LLC.	SWIMMING POOL MANAGEMENT	Rec., Parks & Cultural Services	\$ 10,945.00
DEEP SOUTH INDUSTRIA	CONCRETE RAISING AND UNDERSEALING SERVICES	Public Works	\$ 42,900.00
DELL MARKETING LP	MICROCOMPUTERS	Information Technology	\$ 5,200.00
E&D CONTRACTING	MAINTENANCE AND REPAIR, BRIDGE	Public Works	\$ 21,336.30
ECHOLS	CONSTRUCTION, SIDEWALK AND DRIVEWAY	Public Works	\$ 37,995.00
ED'S PUBLIC SAFETY	AMMUNITION	Public Safety	\$ 13,000.00
ESIS INC	CLAIMS (WORKERS COMP)	Risk Management	\$ 20,235.82
ESIS INC	MONTHLY INVOICE WC	Risk Management	\$ 18,128.58
EXCELLERE CONSTRUCTI	CONSTRUCTION, SIDEWALK AND DRIVEWAY	Public Works	\$ 51,329.52
EXCELLERE CONSTRUCTI	MORRISON PARKWAY SIDEWALK	Public Works	\$ 45,407.10
EXCELLERE CONSTRUCTI	SIDEWALK MAINT/REPAIR	Public Works	\$ 118,271.54
EXCELLERE CONSTRUCTI	CONSTRUCTION, SIDEWALK AND DRIVEWAY	Public Works	\$ 83,976.20
FIVE OAKS FENCE COMP	FENCING, CHAIN LINK	Rec., Parks & Cultural Services	\$ 49,010.00
FLOCK GROUP INC	SURVEILLANCE CAMERAS AND COUNTER-SURVEILLANCE EQUI	Public Safety	\$ 137,500.00
FULTON COUNTY BOARD	STATE REPORTS-LVAP FUND DISBURSEMENTS	Public Safety	\$ 7,600.25



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2022

Vendor	Description	Department	\$ Amount
FULTON COUNTY BOARD	MAY FUEL INVOICE	General Government	\$ 66,678.36
FULTON COUNTY BOARD	LVAP FUND DISBURSEMENT	Public Safety	\$ 9,329.32
FULTON COUNTY-DEPT O	WATER AND SEWER UTILITIES	Various Departments	\$ 9,191.83
FULTON COUNTY-DEPT O	WATER AND SEWER UTILITIES	Rec., Parks & Cultural Services	\$ 8,686.55
FULTON COUNTY-DEPT O	WATER AND SEWER UTILITIES	Various Departments	\$ 5,815.57
GALLS INC	UNIFORMS, BLENDED FABRIC	Public Safety	\$ 8,599.93
GEORGIA FIRE &	FIRE PROTECTION EQUIPMENT AND SUPPLIES	Public Safety	\$ 160,427.49
GEORGIA GREEN	GROUPS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 15,065.83
GEORGIA GREEN	GROUPS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 15,065.83
GEORGIA INTERLOCAL	FIREFIGHTER LONG TERM DISABILITY & LUMP SUM BENEFIT	Public Safety	\$ 7,770.94
GEORGIA POWER CO	ELECTRICITY UTILITIES	Various Departments	\$ 166,587.86
GEORGIA POWER CO	ELECTRICITY UTILITIES	Various Departments	\$ 175,168.00
GEORGIA SUPERIOR COURT	MUNICIPAL COURT FINES	Public Safety	\$ 33,736.40
GEORGIA SUPERIOR COURT	STATE REPORTS	Public Safety	\$ 41,843.17
GESSNER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 7,651.13
GLOBAL KNOWLEDGE	TRAINING, COMPUTER BASED (SOFTWARE SUPPORTED)	Information Technology	\$ 11,996.00
GREENTREE SHAVINGS	BEDDING (ALL TYPES)	Rec., Parks & Cultural Services	\$ 5,430.60
GREENTREE SHAVINGS	BEDDING (ALL TYPES)	Rec., Parks & Cultural Services	\$ 5,430.60
GREG MALCOLM & ASSOC	RIGHT OF WAY SERVICES (INCLUDING TITLE, APPRAISAL,	Public Works	\$ 7,800.00
GTG TRAFFIC SIGNALS	TRAFFIC SIGN INSTALLATION	Public Works	\$ 150,000.00
GULF STATES	GENERAL SUPPLIES AND MATERIALS	Public Safety	\$ 12,725.00
J.G. LEONE ENTERPRIS	EQUESTRIAN CENTER (CITY)	Rec., Parks & Cultural Services	\$ 138,905.00
JARRARD & DAVIS	LEGAL SERVICES THRU 05/31/22	Legal Services	\$ 143,939.35
JARRARD & DAVIS	LEGAL SERVICES THRU 6/30/2022	Legal Services	\$ 109,886.05
KIMLEY-HORN & ASSOCI	DESIGN SERVICES	Community Development	\$ 9,715.00
KIMLEY-HORN & ASSOCI	S-MAIN ST ARC STUDY	Community Development	\$ 21,450.00
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 6,508.65
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 15,363.15
LD GYMNASTICS INC	CAMP	Rec., Parks & Cultural Services	\$ 5,148.00
LILY'S PHARMACY, LLC	GENERAL SUPPLIES AND MATERIALS	Public Safety	\$ 5,733.47



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2022

Vendor	Description	Department	\$ Amount
MCCI	SOFTWARE UPDATING SERVICES	Various Departments	\$ 8,573.40
MEER ELECTRIC	ELECTRICIAN SERVICES	Various Departments	\$ 11,777.89
MEER ELECTRIC	ELECTRICIAN SERVICES	Various Departments	\$ 7,674.75
MERIDIAN RAPID DEFEN	TRAFFIC CONES, LANE MARKERS, AND BARRICADES (PORTA	Rec., Parks & Cultural Services	\$ 5,400.00
METRO CHAMBER OF COMMERCE	2022 Chamber Membership	Community Development	\$ 11,636.00
MOTOROLA SOLUTIONS	CONTRACT 670-0025106-000 LEASE PAYMENT	Public Safety	\$ 226,006.16
NETPLANNER SYSTEMS	APPLICATIONS SOFTWARE (FOR MAIN FRAME SYSTEMS)	Public Works	\$ 13,072.88
NGAUA	SPORTS PROFESSIONALS SERVICES	Rec., Parks & Cultural Services	\$ 5,147.50
PEACE OFFICERS ANNUI	STATE REPORTS	Public Safety	\$ 7,485.50
PEACE OFFICERS ANNUI	POABF payback of fees STATE REPORTS	Public Safety	\$ 159,849.28
POND & COMPANY	DESIGNING SERVICES	Various Departments	\$ 96,751.00
POND & COMPANY	DESIGNING SERVICES	Rec., Parks & Cultural Services	\$ 13,800.00
POND & COMPANY	MID-BROADWELL PARK	Rec., Parks & Cultural Services	\$ 9,285.00
POND & COMPANY	ALPHALOOP DESIGNING SERVICES	Public Works	\$ 5,394.00
POWER & ENERGY	GENERATORS, PORTABLE AND STATI	Public Works	\$ 5,528.00
PRACTICAL DESIGN PAR	TRAFFIC CONTROL SERVICES (TO INCLUDE PLACEMENT AND	Public Works	\$ 9,360.00
RCS PRODUCTIONS	AMUSEMENT AND ENTERTAINMENT SERVICES (INCL. PERFOR	Rec., Parks & Cultural Services	\$ 50,000.00
RHYTHM N SHOES LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 5,865.75
RUPPERT LANDSCAPE	LANDSCAPING	Public Works	\$ 7,081.08
RUPPERT LANDSCAPE	GROUNDS MAINTENANCE	Public Works	\$ 63,349.74
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE	Public Works	\$ 70,559.13
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE	Public Works	\$ 56,268.66
RUSSELL LANDSCAPE	LANDSCAPING (INCLUDING DESIGN, FERTILIZING, PLANTI	Public Works	\$ 14,114.73
SAWNEE ELECTRIC MEMB	ELECTRICITY UTILITIES	Various Departments	\$ 32,813.37
SAWNEE ELECTRIC MEMB	ELECTRICITY UTILITIES	Various Departments	\$ 22,242.40
SCREENSMITH	GENERAL SUPPLIES AND MATERIALS	Rec., Parks & Cultural Services	\$ 6,510.25
SHARPSHOOTERS USA	TACTICAL RANGE USE	Public Safety	\$ 7,735.00
SHI INTERNATIONAL CO	MICROSOFT AZURE CLOUD SERVICES	Various Departments	\$ 40,896.38
SHI INTERNATIONAL CO	MICROSOFT AZURE CLOUD SERVICES	Various Departments	\$ 21,528.23
SHI INTERNATIONAL CO	MICROSOFT AZURE CLOUD SERVICES	Various Departments	\$ 21,944.05



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended June 30, 2022

Vendor	Description	Department	\$ Amount
SOIL EROSION AND EDU	LANDSCAPING RUCKER RD CORRIDOR	Public Works	\$ 5,908.00
SOUTHERN COMPUTER WA	MICROCOMPUTERS, HANDHELD, LAPTOP, AND NOTEBOOK	Information Technology	\$ 9,328.04
SOUTHERN HYDRO VAC I	PIPELINE EQUIPMENT MAINTENANCE	Public Works	\$ 5,799.00
SOUTHEST LIFE SCIENCE	SPONSORSHIPS (ALL TYPES)	Community Development	\$ 5,000.00
STARR WHITEHOUSE	LAND DEVELOPMENT AND PLANNING/ENGINEERING ALPHALOOP	Community Development	\$ 13,604.00
STRYKER SALES LLC	BATTERIES AND HARDWARE FOR ELECTRONIC EQUIPMENT (I	Public Safety	\$ 7,631.66
STRYKER SALES LLC	CARDIAC MONITOR REPL	Public Safety	\$ 9,453.35
SUSTAINABLE WATER PL	IRRIGATION; DRAINAGE; FLOOD CONTROL/ENGINEERING	Public Works	\$ 39,230.00
T&T UNIFORMS, INC.	UNIFORMS	Public Safety	\$ 7,699.00
TECH ALPHARETTA	TILE, FLOOR AND WALL, CERAMIC, GLAZED	Community Development	\$ 5,052.76
TEMPLE INC	TRAFFIC SIGNALS AND EQUIPMENT,	Public Works	\$ 50,806.16
TEMPLE INC	TRAFFIC SIGNAL MAINTENANCE	Public Works	\$ 5,418.33
TEN 8 FIRE & SAFETY	VEHICLE REPAIR & MAINTENANCE	Public Safety	\$ 23,932.12
TERRAMARK LAND	SURVEYOR SERVICES, LAND	Rec., Parks & Cultural Services	\$ 48,104.63
TERRAMARK LAND	WBR PH2 (ROUNDAABOUT-PARK)	Public Works	\$ 6,500.00
TERRAMARK LAND	SURVEYOR SERVICES, LAND	Various Departments	\$ 11,622.50
TETRA TECH INC	MEADOW BROOK HILLS DRAINAGE DESIGNING SERVICES	Public Works	\$ 90,480.00
THE DUMPSTER CO	CLEANING OF ROADSIDE PARK	Rec., Parks & Cultural Services	\$ 27,519.53
THE DUMPSTER CO	CLEANING OF ROADSIDE PARK (RES	Rec., Parks & Cultural Services	\$ 27,860.36
THE F. A. BARTLETT T	TREE AND SHRUB REMOVAL SERVICE	Public Works	\$ 8,785.00
TIDWELL TRAFFIC SOLU	STRIPING STREETS, PARKING FACILITIES, LANE DIVISIO	Public Works	\$ 10,177.20
TIDWELL TRAFFIC SOLU	STRIPING STREETS, PARKING FACILITIES, LANE DIVISIO	Public Works	\$ 14,725.20
TRANSAMERICA	RETIREMENT RECORD KEEPING FEES	Finance	\$ 10,395.01
TRI SCAPES INC	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERV	Rec., Parks & Cultural Services	\$ 41,658.42
TRI SCAPES INC	GROUNDS REPAIR & MAINTENANCE	Rec., Parks & Cultural Services	\$ 5,312.50
TRI SCAPES INC	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERV	Rec., Parks & Cultural Services	\$ 44,523.22
TRUIST BANK	PCARD 6/2/22	General Government	\$ 156,914.10
TRUIST BANK	PCARD JULY 2022(FY22)	General Government	\$ 127,474.48
TRUIST BANK	JUN 22 EPAYABLES	General Government	\$ 14,836.44
TUNNELL-SPANGLER	BUILDINGS - ARCHITECTURAL DESIGN	Rec., Parks & Cultural Services	\$ 10,241.25



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended June 30, 2022

Vendor	Description	Department	\$ Amount
TUNNELL-SPANGLER	WILLS PARK MASTER PLAN IMP	Rec., Parks & Cultural Services	\$ 7,430.00
UTILICOM SUPPLY ASSO	TRAFFIC SIGNALS AND EQUIPMENT, ELECTRIC SYSTEMS	Public Works	\$ 37,073.50
UTILICOM SUPPLY ASSO	TRAFFIC SIGNALS AND EQUIPMENT, ELECTRIC SYSTEMS	Public Works	\$ 17,860.65
UTILITY ASSET MANAGE	PIPE AND PIPE FITTINGS MAINTENANCE AND REPAIR	Public Works	\$ 33,280.00
VERIZON WIRELESS SER	TELEPHONE SERVICES, CELLULAR	Various Departments	\$ 15,215.48
ZIMMERMAN	LEGAL SERVICES, ATTORNEYS	Legal Services	\$ 5,700.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended June 30, 2022

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
22000734	Gabriel Roeder Smith & Company	Finance	\$ 28,000.00	Actuarial services and retirement planning
22000735	Meridian Rapid Defense Group LLC	Rec, Parks & Cultural Services	\$ 5,400.00	Portable traffic barricades for Brew Moon - Summer
22000742	Netplanner Systems Inc	Public Works	\$ 13,072.88	(50) Avigilon ACC 7 Enterprise licenses for camera operation for Traffic Control Center
22000746	Global Knowledge Training Inc	Information Technology	\$ 11,996.00	Training courses for (4) employees
22000747	Butch Thompson Enterprises Inc	Public Works	\$ 18,927.05	Storm structure maintenance and drainage repairs
22000749	Butch Thompson Enterprises Inc	Public Works	\$ 22,452.00	Storm drain construction at 11870 Little Creek Crossing
22000750	Butch Thompson Enterprises Inc	Public Works	\$ 22,246.70	Wills Park storm drain repair
22000752	LD Gymnastics Inc	Rec, Parks & Cultural Services	\$ 31,757.18	Gymnastics instructor
22000760	RCS Productions.com Inc	Rec, Parks & Cultural Services	\$ 50,000.00	Calendar Year 2022 Wire and Wood headliner talent buying
22000763	Georgia Fire & Rescue Supply LLC	Public Safety	\$ 6,267.85	Installation of Holmatro Extrication Equipment
22000764	J&J Computer Connection Inc	Public Safety	\$ 8,799.00	New printer for 911 Center
22000768	Tidwell Traffic Solutions Inc	Public Works	\$ 14,725.20	Installation of double yellow lines on Kimball Bridge Rd from Waters Rd to Cit Limits
22000772	CDW LLC	Information Technology	\$ 17,499.80	(20) Apple 11" iPad Pro and (20) keyboard and folio cases
22000775	Southern Computer Warehouse	Information Technology	\$ 9,281.79	(9) Apple 12.9" iPad Pro
22000776	Tech Alpharetta Inc	Community Development	\$ 5,052.76	Bathroom floor and wall renovation material reimbursement
22000777	Interworld Highway LLC	Public Works	\$ 9,737.00	(2) 860Q 4K LED multi-touch displays
22000780	Transcend Robotics Inc	Public Safety	\$ 33,000.00	(1) Vantage Robot
22000783	CBK Mechanical Inc	Public Works	\$ 8,100.00	Traffic loop detectors at NP Pkwy @ NP Dr and Windward Pkwy @ GA400
22000785	Howmedica Osteonics Corporation	Public Safety	\$ 7,631.66	Lucas defibrillator supplies

City of Alpharetta
Balance Sheet
Governmental Funds
June 30, 2022

	Major Governmental Funds							Non-Major	Total
	General	Capital	Capital	2016	2022	T-SPLOST	T-SPLOST II	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Bond Fund	Bond Fund	Capital Fund	Capital Fund	Funds	Funds
ASSETS									
Cash / Cash Equivalents / Investments	\$ 43,146,552	\$ 9,660,828	\$ 95,929	\$ 1,005,299	\$ 29,309,656	\$ 43,314,263	\$ 2,409,310	\$ 16,410,875	\$ 145,352,712
Receivables (net of allowance for uncollectibles)									
Taxes Receivable									
Property Taxes	568,287	-	-	-	-	-	-	95,574	663,861
Other Taxes	358,722	-	-	-	-	-	-	-	358,722
Interest	-	-	-	-	-	-	-	-	-
Accounts	-	-	-	-	-	-	-	628	628
Due from Other Funds	979,373	-	-	-	-	-	-	-	979,373
Intergovernmental Receivable	15,143	276,664	191,693	-	-	843	-	6,229	490,572
Cash - Restricted	153,492	302,558	-	-	-	-	-	-	456,050
Total Assets	45,221,569	10,240,049	287,622	1,005,299	29,309,656	43,315,106	2,409,310	16,513,306	148,301,917
LIABILITIES AND FUND BALANCES									
Liabilities									
Current									
Accounts Payable	1,306,776	97,948	-	6,586	33,656	38,940	12,113	90,210	1,586,230
Retainage Payable	-	187,121	54,839	50,547	-	100,028	-	53,124	445,658
Intergovernmental Payable	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-	-
Payroll Payable	2,071,827	-	-	-	-	-	-	132,739	2,204,566
Due to Other Funds	-	-	-	73,498	-	823,228	-	689	897,416
Deferred Revenue	928,708	276,664	191,693	-	-	843	-	101,803	1,499,710
Unearned Revenue	730,018	-	-	-	-	-	-	273	730,291
Non-Current									
Unclaimed Property	132,445	-	-	-	-	-	-	-	132,445
Claims Payable	54,966	-	-	-	-	-	-	-	54,966
Total Liabilities	5,224,739	561,733	246,531	130,631	33,656	963,039	12,113	378,839	7,551,282
Fund Balances:									
Restricted for:									
Capital Projects	-	2,541,621	(344,657)	(47,321)	28,902,805	32,187,805	1,718,632	7,706,913	72,665,799
Law Enforcement	-	-	-	-	-	-	-	138,470	138,470
Emergency Telephone Activities	-	-	-	-	-	-	-	801,979	801,979
Grant Projects	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	427,798	427,798
Promotion of Tourism	-	-	-	-	-	-	-	(16,205)	(16,205)
Assigned for:									
Grant Projects	-	-	-	-	-	-	-	91,977	91,977
Capital Projects	-	-	-	-	-	-	-	-	-
Emergency Reserve	18,500,000	-	-	-	-	-	-	-	18,500,000
2023 Fiscal Year Capital	12,639,800	-	-	-	-	-	-	-	12,639,800
Encumbrances	198,727	4,159,683	381,998	775,006	367,339	7,431,355	678,566	3,680,888	17,673,562
Remaining 2022 Net Spend	(1,341,698)	-	-	-	-	-	-	-	(1,341,698)
Projected Net Surplus/2024 Capital	10,000,000	-	-	-	-	-	-	-	10,000,000
Unallocated	-	2,977,013	3,749	146,982	5,856	2,732,906	-	3,302,647	9,169,153
Total Fund Balances	39,996,830	9,678,317	41,091	874,668	29,275,999	42,352,066	2,397,198	16,134,467	140,750,636
Total Liabilities and Fund Balances	\$ 45,221,569	\$ 10,240,049	\$ 287,622	\$ 1,005,299	\$ 29,309,656	\$ 43,315,106	\$ 2,409,310	\$ 16,513,306	\$ 148,301,917

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended June 30, 2022

	Major Governmental Funds						Non-Major Governmental Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Capital Grant Fund	S2016 Const Bond Fund	S2022 Const Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	
REVENUES								
Taxes:								
Property Tax	\$ 29,780,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,051,639
Local Option Sales Tax	18,740,105	-	-	-	-	-	-	5,245,806
Transportation SPLOST	-	-	-	-	-	10,176,155	2,465,991	-
Other Taxes	16,420,407	-	-	-	-	-	-	3,956,507
Licenses and permits	3,253,437	-	-	-	-	-	-	1,939,187
Intergovernmental	414,884	439,665	1,512,377	-	-	-	-	112,168
Charges for services	4,020,292	-	-	-	-	-	-	6,681,192
Impact Fees	-	-	-	-	-	-	-	9,793
Fines/Forfeitures	2,812,694	-	-	-	-	-	-	(200,742)
Investment earnings (Loss)	(604,350)	(117,437)	(12,927)	4,949	56,202	94,385	-	808
Contributions and Donations	102,115	531,846	-	-	-	-	-	-
Misc Revenue	249,817	123,577	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Total revenues	75,189,917	977,651	1,499,450	4,949	56,202	10,270,540	2,465,991	24,796,357
								115,261,058
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	-	3,084,817
General government	10,597,300	702,995	-	-	-	-	-	17,040
Public safety	32,066,368	1,923,672	46,130	-	-	-	-	6,265,291
Public works	8,800,400	2,982,892	817,690	4,203,273	-	2,076,241	68,793	3,178,275
Economic and community development	4,066,666	102,278	762,902	-	-	-	-	2,780
Alpharetta Business Community	-	8,188	-	-	-	-	-	-
Culture and recreation	10,249,688	1,824,682	-	52,112	286,059	200,563	-	646,675
Contingency	-	-	-	-	-	-	-	-
Professional Services	60,167	10,046	-	-	-	-	-	-
Debt service:								
Principal	200,000	-	-	-	-	-	-	3,000,000
Interest	89,640	-	-	-	-	-	-	3,282,843
Other Costs	-	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	368,549	-	-	-
Total expenditures	66,130,229	7,554,753	1,626,722	4,255,384	654,608	2,276,804	68,793	19,477,721
Excess (deficiency) of revenues over (under) expenditures	9,059,688	(6,577,101)	(127,272)	(4,250,436)	(598,406)	7,993,736	2,397,198	5,318,636
								13,216,044
OTHER FINANCING SOURCES (USES)								
Transfers in	2,644,129	5,966,799	-	-	-	-	-	-
Transfers out	(7,486,799)	-	-	-	-	-	-	(1,124,129)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	726,645	-	-	-	-	-	1,565,705
Sale of capital assets	83,769	11,302	-	-	-	-	-	-
Sale of non-capital assets	19,441	-	-	-	-	-	-	-
Land Sale	-	16,245	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	29,874,405	-	-	-
Total other financing sources and (uses)	(4,739,459)	6,720,990	-	-	29,874,405	-	-	441,576
Net change in fund balances	4,320,229	143,889	(127,272)	(4,250,436)	29,275,999	7,993,736	2,397,198	5,760,212
								45,513,556
Fund balances - beginning	35,676,601	9,534,428	168,362	5,125,103	-	34,358,330	-	10,374,256
								95,237,080
Fund balances - ending	\$ 39,996,830	\$ 9,678,317	\$ 41,091	\$ 874,668	\$ 29,275,999	\$ 42,352,066	\$ 2,397,198	\$ 16,134,467
								\$ 140,750,636

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2022

	Special Revenue						Total Non-major			
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	American Rescue ACT	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	\$ 1,148,845	\$ 5,113,533	\$ 149,054	\$ 38,067	\$ 121,267	\$ 2,213,202	\$ 4,814,549	\$ 1,085,699	\$ 1,726,660	\$ 16,410,875
Taxes Receivable	-	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	628	-	-	-	-	-	-	-	-	628
Property Taxes	-	-	-	-	-	-	-	95,574	-	95,574
Intergovernmental Receivable	-	-	-	-	6,229	-	-	-	-	6,229
Due From Other Funds										
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	1,149,472	5,113,533	149,054	38,067	127,496	2,213,202	4,814,549	1,181,273	1,726,660	16,513,306
LIABILITIES										
Accounts Payable	-	-	-	-	1,640	14,798	63,910	-	9,862	90,210
Retainage Payable	-	28,224	-	-	-	-	24,900	-	-	53,124
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	809	-	-	131,930	-	-	-	132,739
Due to Other Fund	-	-	689	-	-	-	-	-	-	689
Deferred Revenue	-	-	-	-	6,229	-	-	95,574	-	101,803
Unearned Revenue	-	-	-	-	-	-	-	273	-	273
Total Liabilities	-	28,224	1,498	-	7,869	146,728	88,810	95,847	9,862	378,839
FUND BALANCES										
Restricted:										
Capital Projects	-	3,625,245	-	-	-	-	2,732,611	-	1,349,058	7,706,913
Law Enforcement	-	-	100,403	38,067	-	-	-	-	-	138,470
Promotion of Tourism	(16,205)	-	-	-	-	-	-	-	-	(16,205)
Emergency Telephone Activities	-	-	-	-	-	801,979	-	-	-	801,979
Debt Service	-	-	-	-	-	-	-	427,798	-	427,798
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	91,977	-	-	-	-	91,977
Encumbrances	759,917	413,302	-	-	-	241,931	1,993,128	-	272,610	3,680,888
Unallocated	405,760	1,046,762	47,153	-	27,650	1,022,564	-	657,628	95,130	3,302,647
Total Fund Balances	1,149,472	5,085,309	147,556	38,067	119,627	2,066,473	4,725,739	1,085,426	1,716,798	16,134,467
Total Liabilities and Fund Balances	\$ 1,149,472	\$ 5,113,533	\$ 149,054	\$ 38,067	\$ 127,496	\$ 2,213,202	\$ 4,814,549	\$ 1,181,273	\$ 1,726,660	\$ 16,513,306

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended June 30, 2022

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	State Confiscated Assets	Grant Operating	E911 Fund	American Rescue Act	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	\$ 7,051,639	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ 7,051,639
Property tax	-	-	-	-	-	-	-	5,245,806	-	5,245,806
Charges for Service	-	-	-	-	57,397	3,899,110	-	-	-	3,956,507
Impact Fees	-	1,939,187	-	-	-	-	-	-	-	1,939,187
Forfeiture Income	-	-	81,231	30,937	-	-	-	-	-	112,168
Intergovernmental	-	-	-	-	36,681	-	6,644,511	-	-	6,681,192
Contributions & Donations	-	-	-	-	9,793	-	-	-	-	9,793
Investment Earnings (Loss)	(25,697)	(64,245)	1	-	(1,780)	(26,247)	-	(60,509)	(22,265)	(200,742)
Other	-	-	-	-	-	808	-	-	-	808
Total revenues	7,025,942	1,874,942	81,233	30,937	102,091	3,873,671	6,644,511	5,185,297	(22,265)	24,796,357
EXPENDITURES:										
Tourism	3,084,817	-	-	-	-	-	-	-	-	3,084,817
Community Development	-	2,780	-	-	-	-	-	-	-	2,780
Culture/Recreation	111,834	402,525	-	-	70,900	-	61,415	-	-	646,675
Public Safety	-	124,100	7,708	119,838	11,171	6,002,476	-	-	-	6,265,291
Public Works	-	69,943	-	-	-	-	1,857,357	-	1,250,975	3,178,275
General Government	7,040	-	-	-	1,500	-	-	8,500	-	17,040
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	595,000	-	-	-	-	-	-	2,405,000	-	3,000,000
Interest	744,963	-	-	-	-	-	-	2,537,881	-	3,282,843
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	4,543,654	599,349	7,708	119,838	83,571	6,002,476	1,918,772	4,951,381	1,250,975	19,477,721
Excess (deficiency) of revenues over expenditures	2,482,288	1,275,593	73,525	(88,901)	18,520	(2,128,805)	4,725,739	233,917	(1,273,240)	5,318,636
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(2,644,129)	-	-	-	-	-	-	-	1,520,000	(1,124,129)
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	1,565,705	-	-	-	1,565,705
Total other financing sources	(2,644,129)	-	-	-	-	1,565,705	-	-	1,520,000	441,576
Net change in fund balances	(161,841)	1,275,593	73,525	(88,901)	18,520	(563,100)	4,725,739	233,917	246,760	5,760,212
Fund balances - beginning	1,311,314	3,809,716	74,031	126,968	101,107	2,629,573	-	851,509	1,470,037	10,374,256
Fund balances - ending	\$ 1,149,472	\$ 5,085,309	\$ 147,556	\$ 38,067	\$ 119,627	\$ 2,066,473	\$ 4,725,739	\$ 1,085,426	\$ 1,716,798	\$ 16,134,467

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
June 30, 2022

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,978,132
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	306,349
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,284,480</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,284,480</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	476,775
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	-
Payroll Liabilities	2,866
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>479,641</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>479,641</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,804,840
Total Net Assets	<u>1,804,840</u>
Total Liabilities & Net Assets	<u>\$ 2,284,480</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended June 30, 2022

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 6,779,900
Misc Revenue	-
Total operating revenues	<u>6,779,900</u>
Operating expenses:	
Administration	5,789,902
Non-departmental	-
Total operating expenses	<u>5,789,902</u>
Operating Gain (loss)	989,998
Non-operating revenues (expenses):	
Investment earnings (Loss)	(27,994)
Total non-operating revenue (expenses)	<u>(27,994)</u>
Income (loss) before transfers	962,003
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	962,003
Total net assets-beginning	<u>802,291</u>
Total net assets-ending (net of encumbrances)	<u>1,764,294</u>
Adjustments to GAAP basis:	
Encumbrances	40,545
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 1,804,840</u>

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of June 30, 2022 (unaudited)

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ 500		\$ (500)
99575100-361000	Investment Earnings	-	4		(4)
99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000		-
(2) 99575100-381000-C1535	Innovation Center Operations (ATC)	18,800	14,212		4,588
	subtotal	\$ 113,800	\$ 109,716		\$ 4,084
(1) 99575100-395000	Carryforward Fund Balance	\$ 263,120	\$ -		\$ 263,120
	subtotal	\$ 263,120	\$ -		\$ 263,120
	Total	\$ 376,920	\$ 109,716		\$ 267,204
Expenditures					
99575100-571000-C1403	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	95,000	95,000	-	-
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C0924	Economic Development Strategic Plan (split with COA)	37,500	-	-	37,500
99575100-544100-C2210	Downtown Economic Development Initiative	40,000	40,000	-	-
99575100-531100	General Supplies & Materials	1,773	1,772	-	1
	subtotal	\$ 227,721	\$ 136,772	\$ -	\$ 90,949
(2) 99575100-522250-C1535	Innovation Center Operations (Facility Repair & Maint.)	\$ 8,510	\$ 8,509	\$ -	\$ 1
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	4,893	2,745	-	2,148
(2) 99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,100	1,046	-	54
(2) 99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	600	478	-	122
(2) 99575100-531220-C1535	Innovation Center Operations (Natural Gas)	5,250	4,625	-	625
(2) 99575100-531230-C1535	Innovation Center Operations (Electricity)	5,500	3,913	-	1,587
	subtotal	\$ 25,853	\$ 21,316	\$ -	\$ 4,537
99575100-579000	Reserve	\$ 123,346	\$ -	\$ -	\$ 123,346
	Total	\$ 376,920	\$ 158,088	\$ -	\$ 218,832

(1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.

(2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of June 30, 2022 (unaudited)



Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 263,121		
Revenues collected to date			109,716		
Expenditures incurred to date			(158,088)		
Fund Balance (current)			\$ 214,749		
Allocation of Forecasted Fund Balance:					
Non-Spendable (unspent/remaining project allocations)			\$ 90,950		
Non-Spendable (Alpharetta Chamber of Commerce MOU)			60,000		
Spendable (available for investment by the Board)			63,799		
			\$ 214,749		

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
June 30, 2022

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 216,318
Investments	-
Receivables	-
Restricted Cash for Bond Issuance Costs	-

Total Assets 216,318

LIABILITIES

Current Liabilities:

Accounts Payable	478
Deferred Revenue	-
Due to Other Funds	1,091
Total Current Liabilities	<u>1,569</u>

Current Liabilities Payable from Restricted Assets:

-

Total Current Liabilities Payable from Restricted Assets

-

Noncurrent Liabilities:

-

Total Noncurrent Liabilities

-

Total Liabilities

1,569

Fund Balance

Restricted	150,950
Unallocated	63,799
Total Fund Balance	<u>214,749</u>

Total Liabilities & Fund Balance \$ 216,318

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended June 30, 2022

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 14,212
State Grant	-
Fees	500
Contributions & Donations	95,000
Miscellaneous Income-Interest	4
Miscellaneous Revenue	<u>-</u>
Total Revenues	<u>109,716</u>
Expenditures	
Economic Development	135,000
Maintenance Contracts	11,254
Donation to private source	-
Utilities - Miscellaneous	11,834
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u>158,088</u>
Excess (deficiency) of revenues over (under) expenditures	(48,372)
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	(48,372)
Fund Balance, Beginning of Year	<u>263,121</u>
Encumbrances	-
Fund Balance, End of Year	<u>214,749</u>

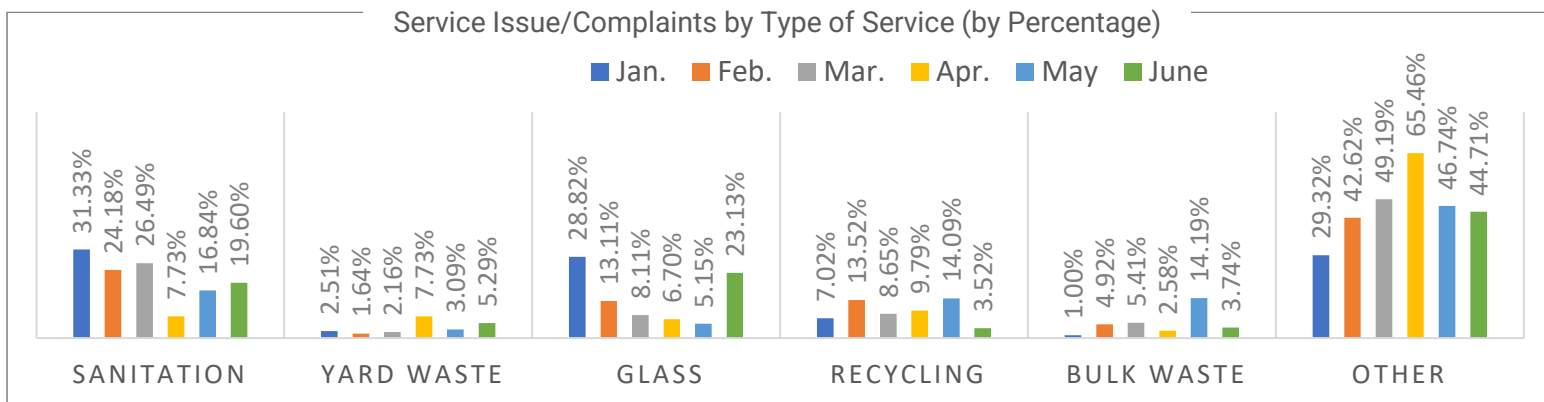
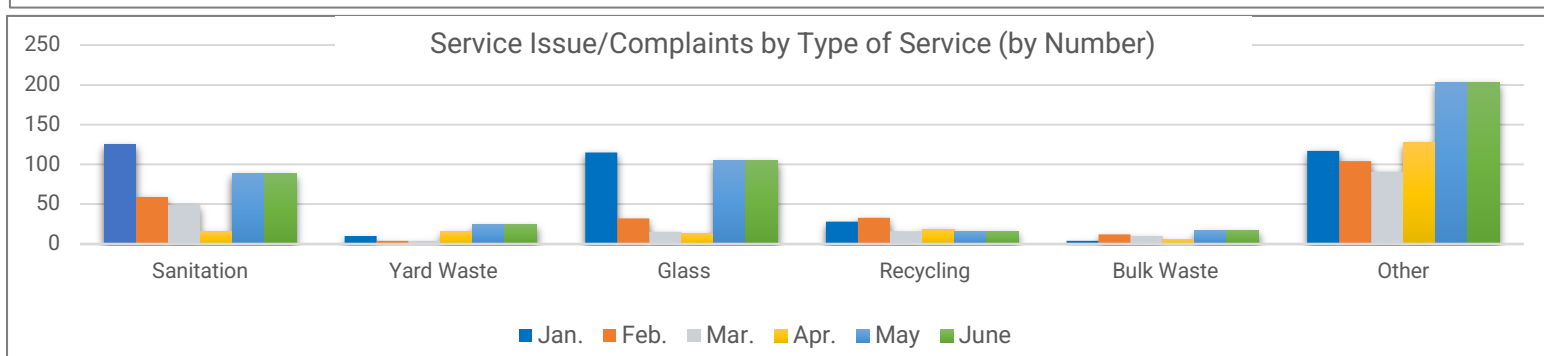
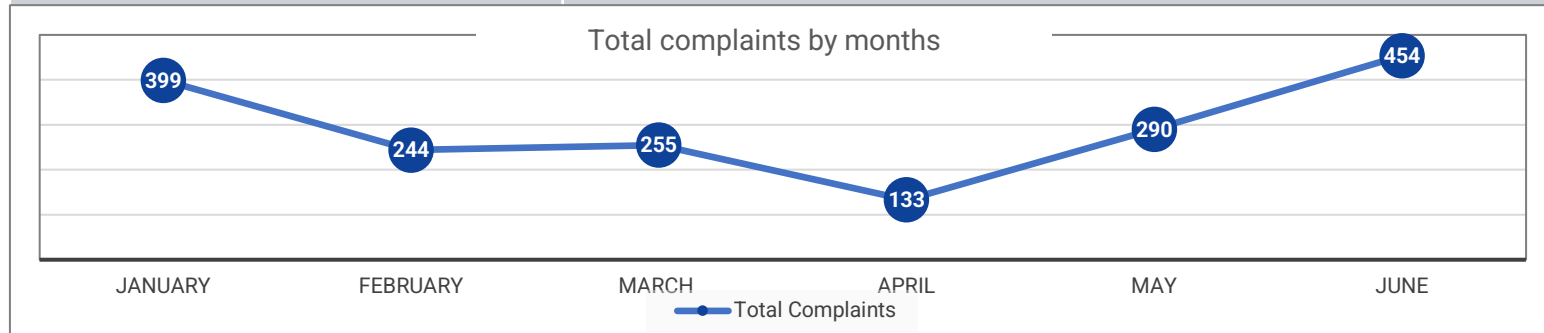


Accountability & Performance Dashboards

Republic Services –

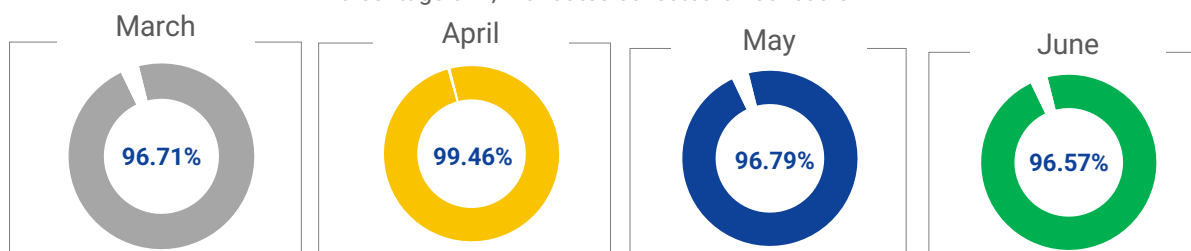
Accountability and Performance Dashboard – June 2022

Performance Measure	Purpose
Services Issue or Complaint Submission Form	Designed to allow customers to make service-related requests or raise issues such as unresolved non-operational difficulties, missed pickups, spills, etc. so that the appropriate resolution can be provided and the City/contractor can gauge service delays



Performance Measure	Purpose
Republic – Daily Route Status Updates/ routes on schedule	Status reports are provided twice a day, once in the morning and once after routes are completed for the day. Allows the City to proactively communicate information to customers if there are any incomplete/disruption in services.

Percentage of 1,120 routes collected on schedule



Taken into consideration the multiple residential services performed by Republic Services, Alpharetta residents receive roughly 360,000 touches per month (90,000 per week). Latest detail log for routes collected on scheduled on reverse side.

This report is based on the twice daily route status emails from Republic Services. Republic Services operates thirteen to fourteen routes on most days, with Friday being a lighter day.

Route Status Report

Route Status Report – June 2022

Type of Service	Week 1:	Week 2:	Week 3:	Week 4:	Week 5:	Percentage OS by Type of Service
On Schedule (OS) – All Services						
Service Delay - Sanitation/Household Garbage	OS	OS	OS	¼ (Fri)*	¼ (Tues)*	98%
Service Delay – Glass	¼ (Thurs.) *	1 ½ (Mon, Thurs, Fri) *	1 ½ (Thurs, Fri)*	1 (Mon)*	OS	88%
Service Delay – Recycling	OS	¼ (Mon)*	OS	OS	OS	99%
Service Delay – Yard Waste	OS	OS	½ (Mon, Thurs)*	OS	½ (Mon)*	96%
Service Delay – Bulk Waste	OS	OS	OS	OS	OS	100%
Service Delay – Backdoor	OS	OS	OS	OS	OS	100%
Service Delay – Pup Truck	OS	OS	OS	OS	OS	100%
TOTALS (Percentage OS by week)	99.29%	95%	94.29%	96.43%	97.86%	96.57%

Detail Description of Delays *

Week 1:

- June 2 - Not able to complete half of a glass route

Week 2:

- June 6– Two routes were not completed as scheduled. A glass route has an hour left to service, while a recycle route is 3/4 complete due to vehicle malfunction.
- June 9– All routes competed on schedule except for the glass route
- June 10 - Both glass routes for Friday will not run today. Working on 2 trucks to service over the weekend. All other routes are on schedule including yesterday's glass route.

Week 3:

- June 13 - Yard waste route could not finish due to break down about an hour remaining
- June 16 - All routes complete aside from 2 subdivisions on yard waste and 4 subdivisions on glass, drivers have been instructed to service these areas first thing in the morning.
- June 17 - Republic Services has advised that they are unable to provide glass collection service to customers normally scheduled to receive that service today, June 17. This interruption impacts only glass recycling scheduled for today. UPDATED: This evening, Republic Services has advised that they do not have drivers available to complete the service on Saturday, so Friday customers will not receive glass recycling collection this week. The City will be addressing this issue with Republic's management.

Week 4:

- June 20 - Republic Services advises that glass recycling service collection will be operating on a one-day delay for the week of June 20. All other routes running on schedule.
- June 24 - Residents living on Bellflower Drive and May Apple Drive will not receive trash/recycling service today. Paving work being performed on those streets is blocking the ability of Republic Services' vehicles to access the residences.

Week 5:

- June 27 - Due to a worker injury that occurred today, Republic Services was unable to complete yard waste collection services today.
- June 28 - Neighborhoods are located off Lake Windward Drive not serviced. New driver in the area and his truck went down.
- June 29 – Residents off Old Rucker Road not serviced in weeks due to power lines hanging too low. They measure 13ft. 6in. Required clearance is 15ft.





CITY COUNCIL MEETING

STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-22-09 CHIPOTLE REDEVELOPMENT/BROOKSIDE MASTER PLAN POD D

CITY COUNCIL:

AUGUST 22, 2022

II. RECOMMENDATION:

Approve PH-22-09 Chipotle Redevelopment/Brookside Master Plan Pod D, subject to the following conditions:

- ~~1. Property shall be developed substantially in accordance with submitted plan prepared by CESO, dated 7/16/2020, except for modifications required to comply with the conditions below. Removed.~~
- ~~2. Add 'Clinic' as a permitted use in Pod D of the Brookside Master Plan at 3900 Brookside Parkway. Removed.~~
- ~~3. 'Clinic' use shall be limited to an urgent care clinic only. Removed.~~
4. Exterior building modifications shall require final approval by the DRB. Existing brick shall remain and shall not be painted, primary colors shall not be visible on the exterior of the building and glass shall not extend to the ground.
5. Prior to a Certificate of Occupancy, developer shall address drainage issues resulting from a clogged inlet at the southwest corner of the property, as approval by Staff.
6. Pedestrian access shall be provided from the building to an adjacent public sidewalk, including striping through the parking lot, as approved by Staff.
7. If necessary, additional right-of-way shall be provided along Old Milton Parkway and Brookside Parkway for future sidewalk enhancements and roadway improvements. Additional right-of-way shall not impact existing parking and landscaping on the property.
- ~~8. Drive-through facilities shall be completely removed, including drive-through window and impervious areas associated with the drive-through lane. Former drive-through area shall be landscaped with trees, shrubs and ground cover, as approved by DRB. Removed.~~
9. Developer shall assess and replace dead, dying or missing landscape material, including missing trees in the landscape strip along Old Milton Parkway and at the corner of Old Milton Parkway and Brookside Parkway. Corner of Brookside Parkway and Old Milton Parkway shall be heavily landscaped with ornamental plantings.
10. Developer shall provide the required bicycle racks.
11. Building, site and landscape plans shall be subject to review and approval by the DRB.

III. REPORT IN BRIEF:

The applicant, GPD Group, is requesting a change to previous conditions of zoning to allow Chipotle Mexican Grill to re-use a former Arby's restaurant with drive-through. A master plan amendment was approved on the property in 2020 to add 'Clinic' as a permitted use in Brookside Master Plan Pod D for Advanced Care Medical. Previous conditions of zoning required that the drive-through facilities to be removed for the 'Clinic' use; however, the urgent care clinic is no longer proposed at the subject property. The subject property is located at 3900 Brookside Parkway at the southwest corner of Old Milton Parkway and Brookside Parkway.

DISCUSSION

The submitted request, if approved, would allow for a former Arby's restaurant with drive-through to be re-used for a Chipotle Mexican Grill with pick-up window. A master plan amendment was approved on the property in 2020 to add 'Clinic' as a permitted use in Brookside Master Plan Pod D for Advanced Care Medical. Previous conditions of zoning required that the drive-through facilities to be removed for the 'Clinic' use; however, the urgent care clinic is no longer proposed at the subject property. According to the applicant, Chipotle's pickup window does not operate as a traditional drive-through. The window is to serve customers who have previously ordered (online, app, etc.) and are picking up their order. No ordering will be allowed through the pickup window. The subject property is located at 3900 Brookside Parkway at the southwest corner of Old Milton Parkway and Brookside Parkway.

The property is zoned C-2 (General Commercial) and subject to the Brookside Master Plan, Pod D. Surrounding properties are zoned C-2 to the west, south and east. The property to the north (across Old Milton Parkway) is Pennebroke Subdivision, which is zoned R-10 (Dwelling, 'For-Sale', Residential, Min. 10,000 SF Lots). Tires Plus and Bruster's Ice Cream are located to the west, Zyka restaurant is located to the south and Chevron is located to the east. The Comprehensive Land Use Plan designation of the property is 'Commercial', which allows the proposed use.

The Brookside Master Plan was approved in 1997 for a 132-acre planned development, including office and retail uses. Pod D has a land use designation of 'Commercial', which allows a variety of commercial and office uses. Approval history of the Brookside Master Plan and amendments is provided in the table below.

Brookside Master Plan History

File #	Project Name	Pod	Requested Change	Outcome	Date
MP-12-03 / V-12-07	Tassa Caribbean Express	C	Add Restaurant as a permitted use	Approved	4/23/12
MP-99-08	The Source Fitness	D	Add Athletic Facility as a permitted use	Approved	11/22/99
MP-97-06	Brookside Master Plan		Original Master Plan	Approved	6/23/97

SITE PLAN

The applicant's site plan depicts re-use of a former Arby's fast food restaurant with drive-through with a Chipotle Mexican Grill with pickup window. The existing one (1) story building is approximately 2,621 square feet with a single lane drive-through facility and 66 surface parking spaces. No additions are proposed to the building and the drive-through facilities will remain in their current configuration. Access to the site will continue from Brookside Parkway.

The landscape strip along Brookside Parkway appears to comply with the Unified Development Code (UDC) planting requirements. However, the landscape strip along Old Milton Parkway and at the corner of Old Milton Parkway and Brookside Parkway lacks the required trees and should be replanted. There is a clogged inlet at the southwest corner of the property, which should be addressed by the applicant.

CONCURRENCES

Staff has reviewed the proposal and finds that it can generally support the request for changes to previous conditions of zoning. The condition requiring removal of the drive-through facilities was placed on the property due to the 'Clinic' not using the drive-through facilities. The subject property was previously approved and used as a restaurant with drive-through. Under the Chipotle Mexican Grill business model, the drive-through will serve customers that have completed an online order.

CITIZEN PARTICIPATION PLAN

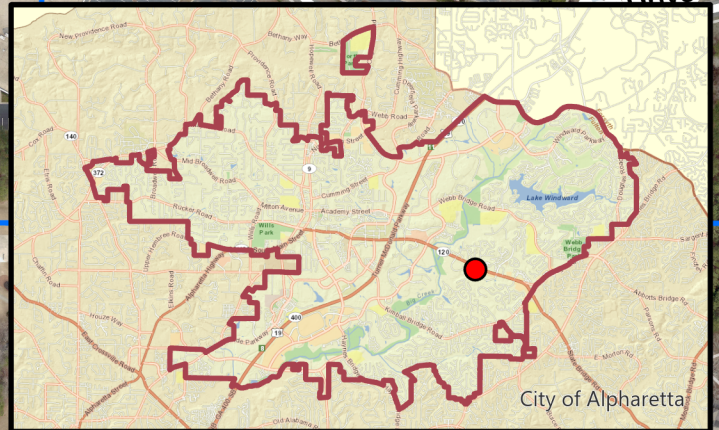
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on July 13, 2022. There were no public comments.

IV. ATTACHMENTS:

- Site Plan

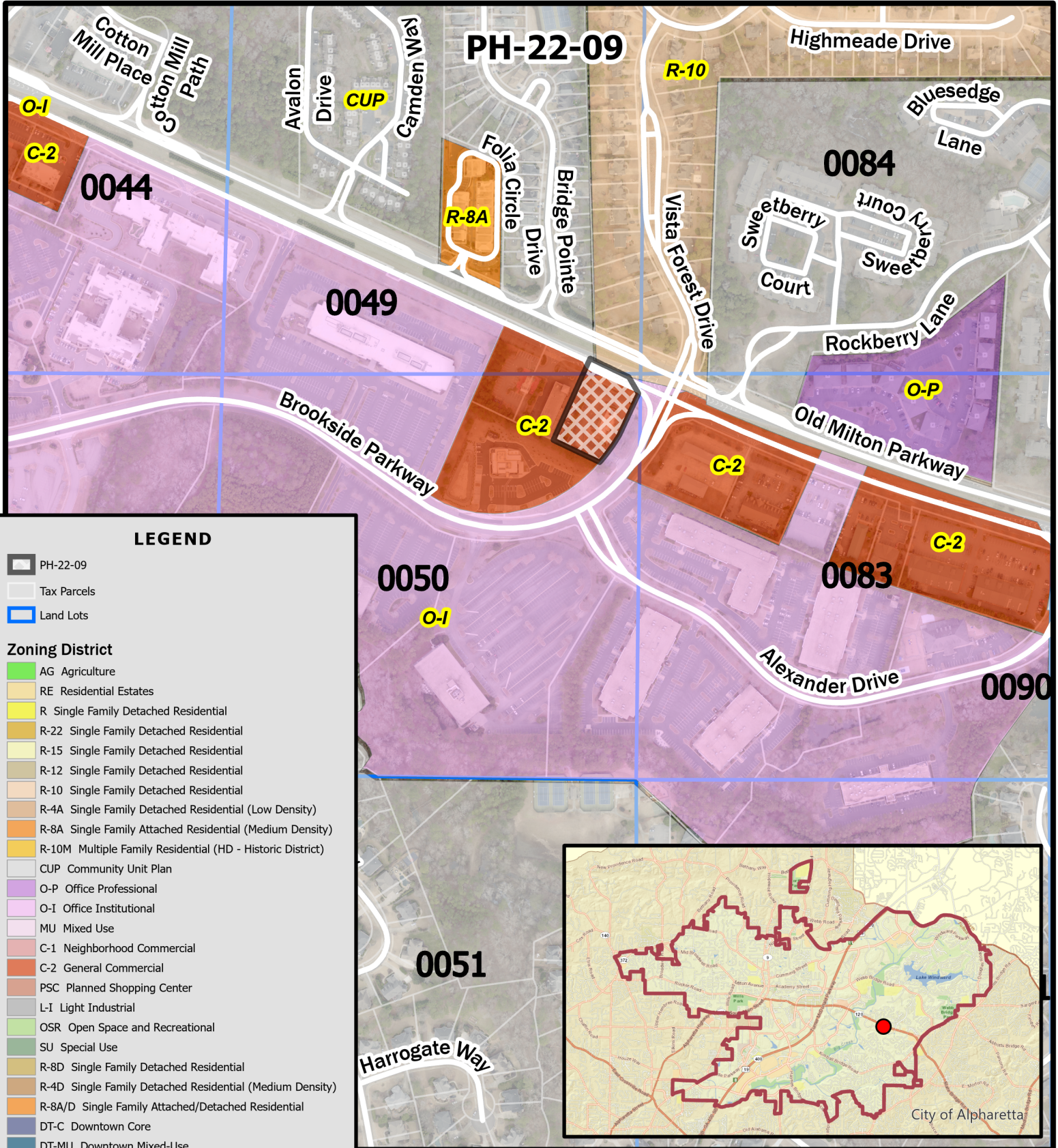


PH-22-09
D/LL: 1/1/049, 050
CC: 8/22/22



Aerial Map **Chipotle Redevelopment** **3900 Brookside Parkway**

Location Map Provided by:
Community Development - GIS



LEGEND

PH-22-09

Tax Parcels

Land Lots

Zoning District

AG Agriculture

RE Residential Estates

R Single Family Detached Residential

R-22 Single Family Detached Residential

R-15 Single Family Detached Residential

R-12 Single Family Detached Residential

R-10 Single Family Detached Residential

R-4A Single Family Detached Residential (Low Density)

R-8A Single Family Attached Residential (Medium Density)

R-10M Multiple Family Residential (HD - Historic District)

CUP Community Unit Plan

O-P Office Professional

O-I Office Institutional

MU Mixed Use

C-1 Neighborhood Commercial

C-2 General Commercial

PSC Planned Shopping Center

L-I Light Industrial

OSR Open Space and Recreational

SU Special Use

R-8D Single Family Detached Residential

R-4D Single Family Detached Residential (Medium Density)

R-8A/D Single Family Attached/Detached Residential

DT-C Downtown Core

DT-MU Downtown Mixed-Use

DT-LW Downtown Live-Work

DT-R Downtown Residential

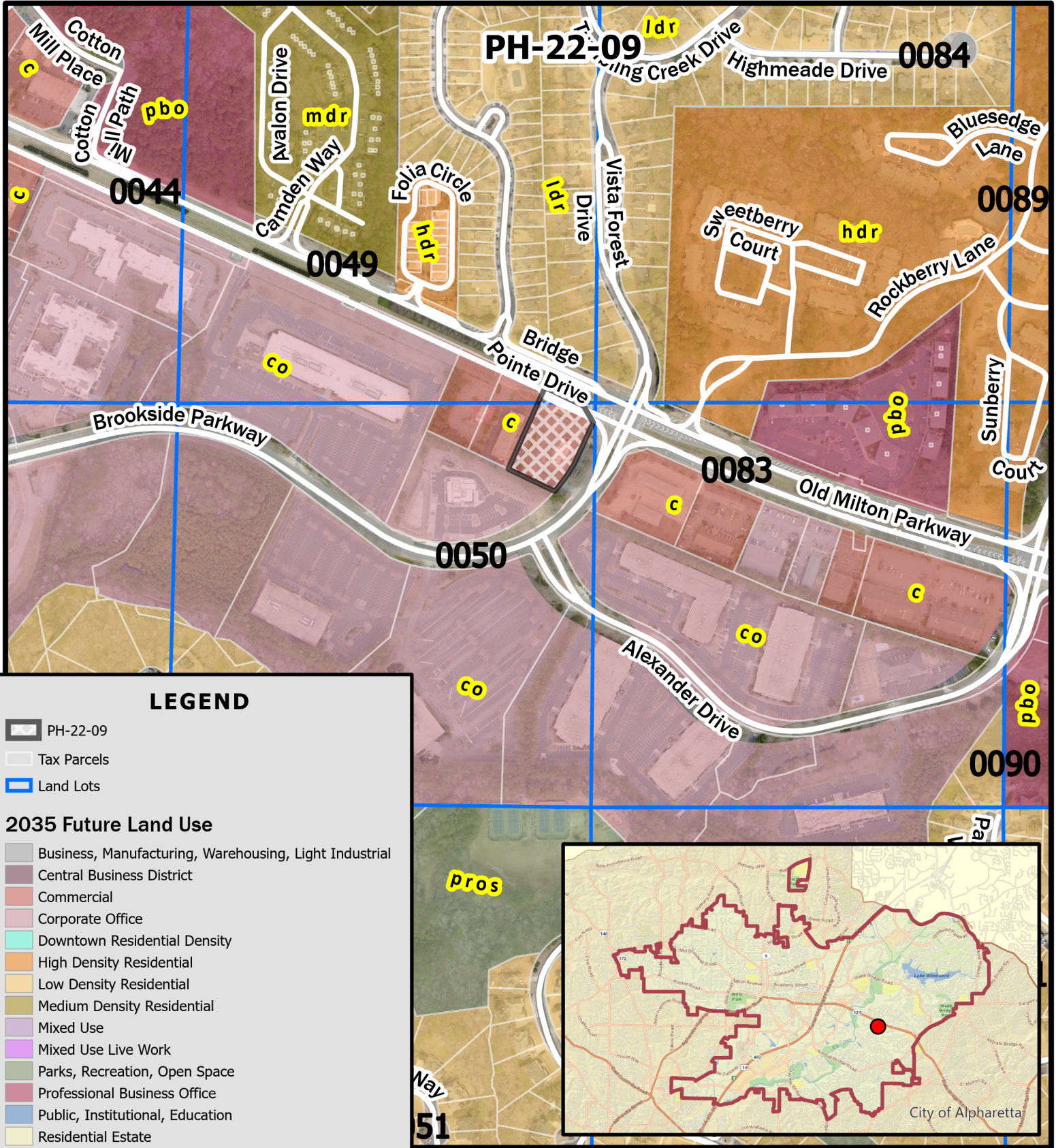
Zoning Map Chipotle Redevelopment 3900 Brookside Parkway

PH-22-09

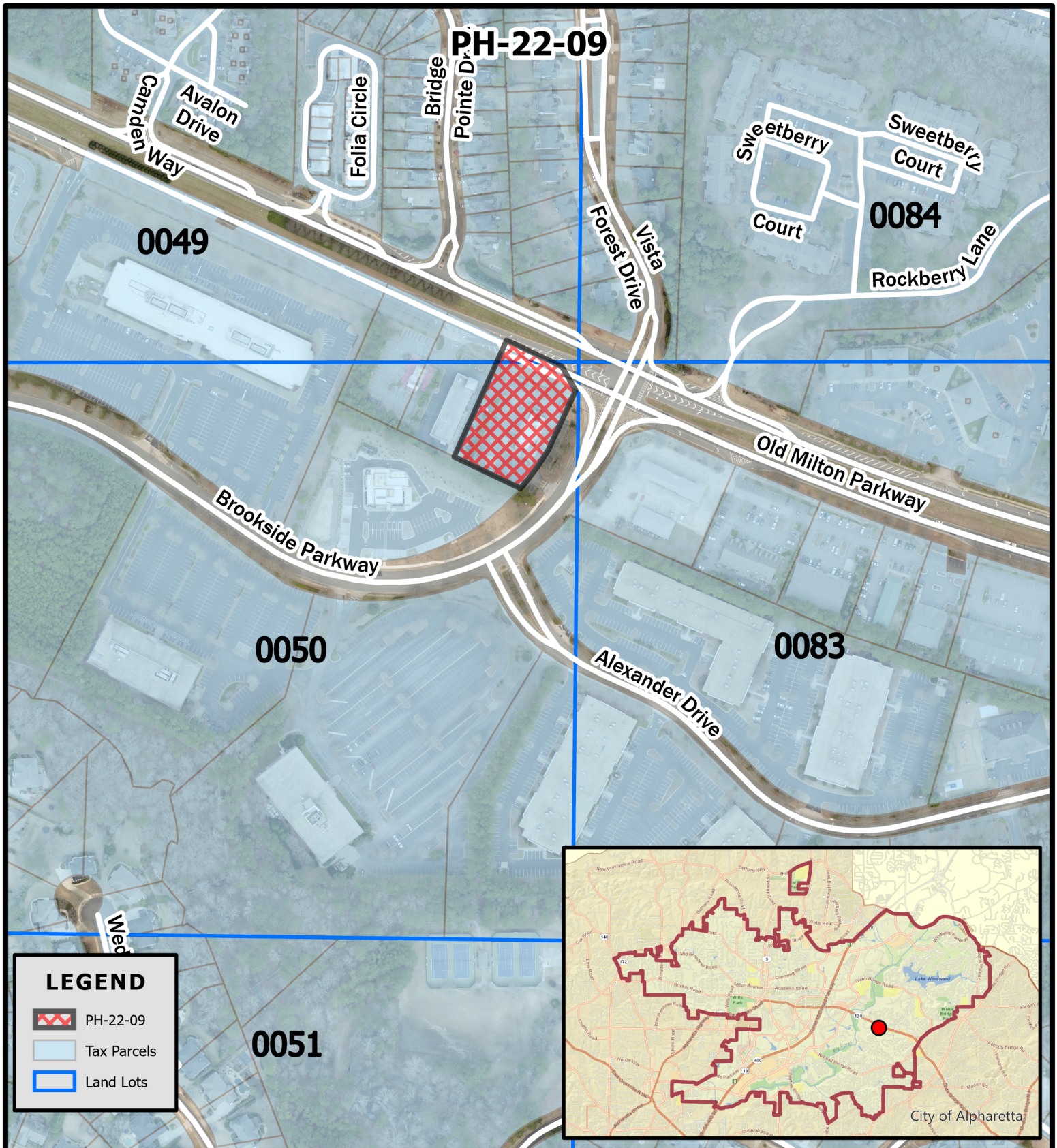
D/LL: 1/1/049, 050

CC: 8/22/22

Location Map Provided by:
Community Development - GIS



Future Land Use Map **Chipotle Redevelopment** **3900 Brookside Parkway**



Location Map **Chipotle Redevelopment** **3900 Brookside Parkway**

PH-22-09
D/LL: 1/1/049, 050
CC: 8/22/22

Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: **PH-22-09 / Chipotle Redevelopment**

Contact Name: **William Latta**

Telephone: **678-781-5092**

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 have provided comments regarding 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)* _____

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: **7/25/22**

Print Form



Community Zoning Information Meeting
July 13 + July 20, 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. Kathi Cook, Director of Community Development
- c. Alexandra Callum, Planning + Zoning Coordinator
- d. Nikisha Mistry, GIS Specialist

II. Items:

1. Chipotle – 3900 Brookside Parkway – presented by William Latta

- a. We are redeveloping the existing Arby's into a Chipotle with a drive thru. There were no public comments for this item.

2. Mid Broadwell Residential – presented by Don Rolader, Jake Meek, and Cassie Fitzgerald

- a. The property abuts the apartments and Hunter Oaks.
- b. Request to rezone to R-8A.
- c. The plan has 53 townhomes and 20 single family homes.
- d. Townhomes will be approximately 2,700 sq feet, and the detached homes will be 3,100 sq feet.
- e. There will be a small pool amenity.

Public Comment:

- Did you say that lot is already zoned for apartments? *A portion is zoned for apartments. Another portion is zoned for commercial and another for office.*
- It's hard to get out of our neighborhood. Why are we considering high density in a heavily populated area? *We see it as a transitional zoning. If you were to develop for commercial and office purposes, it would create a*

lot more traffic. We are ordering a full traffic study. We won't be taking any property from any neighboring properties to widen the road.

- I hope the traffic study will be done during the school year.
- Why can't the single-family homes front Mid Broadwell? *They are townhomes and are sold individually.*
- Has there been an environmental study done about the effects of the watershed? We are concerned about the water runoff to Foe Killer Creek and potential flooding. *We had that discussion with the homeowners of Hunter Oaks. Their water problem flows from their section and is an existing problem. We have begun hydrology studies to see if we can help remediate an existing problem. We cannot release any more water than what is already being released, and that is strictly enforced by the City.*
- Are all of these for sale units, including the townhomes? *Yes.*
- How many detached and attached homes would there be if the two variances were not approved? *I don't think very many, but we can work with Staff on an exact answer.*
- The traffic study in the summer is much different than traffic study during the school year.
- Who will pay for the road changes? The developer? *Any requirements are up to the developers.*
- Will there be any more lights or crosswalk? This will add so much traffic during the school year to Alpharetta area schools.
- Why can we not have just single-family homes and no townhouses? Surely Alpharetta has enough townhomes already. They are everywhere.
- When the traffic study is done, please make sure it is done Monday-Friday during school season. There are a lot of teenage drivers going up and down Mid-Broadwell during school season and a lot of buses and bus stops. And post-covid as people start returning to the office.
- What exactly do you mean by "traffic stability"? *We don't do anything to exasperate traffic.*
- Why is the city allowing higher density homes in the section towards the front of the Mid Broadwell road section? *The city has not yet approved anything on this application.*
- I object to the townhouses. I like the other homes. I agree totally that we should avoid the townhomes on this property.
- Belvoir Manor agrees with the comments from the community. This development should maintain the same density as the rest of the Mid Broadwell corridor. The city should not allow this pocket of higher density.

- I live where the water problem is and the water does come into my yard from this property
- Has this project been brought before the Alpharetta Natural Resources Commission in relation to the Tree Removal and how the project effects the natural resources of this portion of Alpharetta? *We are following the process outlined by the city, which is Planning Commission and City Council.*
- I am still concerned that higher density condos are towards the front and right side of the lot. I don't understand why detached single family homes are not in this entire site plan. I feel this is too high of density on this site.
- This level of density is too high for the area, and it diminishes the quality of life for the residents.
- I am disappointed to hear this is even a possibility, and I don't think the property needs to be developed at all.
- It feels a little misleading to look at. *The colored rendering you're seeing – the scaling may be off a little bit.*
- Is this to scale? Where are the tree save areas? *Tree saves will be in the triangular area to the left (west) and the middle (darker green area) and a couple specimen trees in the triangle area (north) and along the frontage at the south eastern end of the property.*
- What is the offset requirement for homes in the Hunters Oaks subdivision? *I believe the only requirement is a 5' landscape strip.*
- What is the easement/offset proposed by the developer to the Hunters Oaks homes?
- What is the width and depth of the homes? *Two story homes – width is 40 ft wide on 50' lot. Range between 45-55 feet.*
- Will a study be published and available to the public before approval? *If it's submitted to the city, it's public record.*
- *These will be rear loaded townhomes – the garage will be in the back, which will make it more visually appealing from the street. We will provide a perspective water coloring of what Mid Broadwell will look like with landscaping.*
- With the engineering study if you show a slower release rate than current that is good for those downstream but possible negative impact to all upstream.
- Please clarify the entrance location and the impact on the Wills Road Mid Broadwell intersection. I am also extremely concerned about the increased traffic and my ability to exit Hunters Oaks.

- It appears on this rendering that multiple detached homes will back onto a single home on Hunter's Oaks homes. Therefore, the people backing on to this property will have several backyard patios, etc. will be backing on to these homes.
- Will the city require any modification to Mid-Broadwell i.e turn lanes? Specifically, will a/the traffic study consider the impact of a left hand turn from Mid-Broadwell so close to the light at the corner of Wills and Mid-Broadwell?
- How will emergency vehicles get through the intersection during peak hours?
- Due to the current tree buffer, Hunters Oaks residents have little road noise from Mid Broadwell. Will there be a noise study to find out how this will affect Hunters Oaks residents?
- I also question the proposed density for the development; the detached houses are not in accordance with the density of the adjacent houses' developments. We are not in the Alpharetta downtown area for this high-density development that doesn't follow the city master plan.
- Our traffic and road issues in this small area should be enough to change this entire project. Our roads are too small for ANY more housing here.
- Why isn't Alpharetta maintaining the 1:1 ratio of one home backing up to another one home? Hunters Oaks homes need only one home built touching their backyard? Not 2 or 3.
- Has the developer owner of the property ever completed a project of this size?
- How are you going to achieve a tree save area at the point of the triangle if you are also handling the current water issues.
- In addition to the homeowners on Wills currently having issues getting out of their driveways, so are all the homeowners who live on Burnett Way. This development will only make a bad situation much worse. I am very concerned about the accuracy of the traffic study.
- If you extrapolate this proposed development's homes per acre and population to the entire Alpharetta area, what would Alpharetta's population be? Millions?
- Will the 10-foot landscape strip be owned by the new residents? If so, what will prevent them from removing the landscaping to create a larger useable yard?

- Developer will need to pay for traffic circles at each neighborhood to allow neighbors to enter and exiting.
- But why do we continue to need traffic circles if you would just not over build?
- What provisions for parking for visitors is being made for the Townhome area of the property, so that they don't block streets and emergency services access?
- Where you show the storm water coming off Hunters Oaks, you are showing homes being built. How are you picking up water at the Hunters Oaks property line & mitigating it towards the detention pond you show? Water currently backs up into Hunters oaks back yards during rain events.
- Will the traffic study take in account site distance heading east bound on Mid Broadwell? Currently the site distance is limited heading east bound on Mid Broadwell.
- Seems like Wills Rd is going to be the issue. The proposed entrance on Mid Broadwell will cause an already bad spot much worse ... there have been several terrible accidents. What will be done to address this?
- An eyeball view of the plan appears to either pave over or place buildings on over 50% of natural area.
- Can you confirm if the hydrology study is done prior to the application being approved or after? *I anticipate it will be conducted during the permitting process, not the zoning.*
- The water runoff is significantly impacted not only for the area but all downstream areas. What is being done beyond the simple retention pound to keep water on site and limit down stream impacts and impacts to Hunter Oaks neighbors bordering property?
- This land needs to be developed for property with R-15 (1500 square ft property like Habitat for Humanity, Broadwell Oaks, Hunters Oaks, Jennifer Oaks, etc) with 1:1 ratio of home-to-home backyards touching. "Transition density" sounds like a propaganda to trick City of Alpharetta into believing high-density is viable of this property.
- When will Hunters Oaks homeowners with shared property line see an arborist report identifying trees that will be impacted on their property?
- Does the town also do a traffic study? No offense, but the developer is certainly motivated to show that traffic won't be impacted. Those that live here know differently. Were previous traffic studies done for other developments? If you live here, you know what traffic is here.
- What are the next steps to oppose this development?

- There are a couple of dozen homeowners on Burnett Way that will also be impacted in addition to the homeowners who live on Wills and Hunters Oaks.
- Without doing a traffic study, will 70+ homes with approximately 150 additional cars add or subtract from an already congested intersection?
- Can you confirm that the entrance to the development is where there is currently the driveway/curb cut (from the home that was demolished a couple of years ago)?
- The high density may start to look like East Alpharetta except through horse country.
- Lex left turns are already backed up and already needs a turn lane.
- With this back-to-back high density of Lex Apartment and this new development of this "transitional zoning" on a 2-lane road without ability to make left hand turns will be like Cobb County in the 1980s and 1990s.
- Once the traffic study is completed. The decision to require or not require a turn lane making 2 back-to-back left turns will be tough.
- Has the city done a traffic study for any of the roads in the area? What I am hearing is that there will be no "directly identifiable impact" from this development and the taxpayers will pay for this. Density is the cause of traffic, and this should not be approved and if it does get approved, as a taxpayer, I fully expect an impact tax levied to pay for this variance.
- This project should not look like downtown. It should mirror surrounding neighborhoods.

3. Crabapple Hotel – 12685 Crabapple Road – presented by Rob Forrest

- a. The goal of the project is to get people out of their cars.
- b. The property is 1.365 acres.
- c. It abuts the city courthouse.

Public Comment:

- This makes zero sense. People want to come and stay so they can get a drink at a bar? Buy gas at Shell? The ostensible 'demand' seems highly suspect. There is nothing in the area that warrants an extended stay.
- How can 65 parking spaces be enough for 80 rooms, workers, and meeting rooms?
- Have you ever asked the residents who live next door to it their thoughts? The daycare ?
- What other properties do you currently own in Crabapple?

- Concerning the trees – show 189 trees. Many are specimen, but there are no plans to show what trees will be kept. In downtown, you don't plan a layout around trees; you build and design and then replant trees.
- Police reports, arrest photos for prostitution/trafficking and drugs are likely within a few years if this goes up. There is plenty of hotel space at Avalon, a much more developed commercial/retail area.
- What do you mean by flag? A major hotel group? What is the occupancy of the Hamilton Hotel in downtown Alpharetta? What is your projection for occupancy? Do you know how small the street is on that property? Or hard it is to turn left onto Crabapple?
- There are no pedestrian crosswalks or lights off Marstrow, Itaska or Dunbrody. We do not need this amount of traffic. There are no lights in that area. This is not like downtown Savannah or Alpharetta.
- The proposal indicates that there are no schools in the area. What about the school with well over 150 students per day that is located next door? The Goddard School is open during the day, and drinking/activity will happen at the hotel at night. There are also neighboring businesses open late.
- The Alpharetta residents were not allowed to oppose the Milton development. We were told the max height would be 2 stories. Then the developers came back with 3 and then 4 and now they want roof top bars. This is a bedroom community and not Buckhead
- There was no contact from the developer to the residents in this neighborhood .
- What is the intention to contribute to the detention pond you've highlighted?
- We live in Crabapple Station. We absolutely oppose this. You have our address but have never contacted us. We do not need a hotel in our neighborhood next to a daycare.
- What are the supposed reasons propounded by merchants to warrant an extended stay?
- Does anyone else realize the traffic impact this may have on Mid-Broadwell as well as other streets?
- Also there are city codes for how close you can have a bar next to a school? Have you looked at this?
- Who wanted the Hamilton? No one that lives on Mid-Broadwell? Please, city council, stop allowing this unrestricted development in our beautiful city. Enough already.
- How will you handle parking for the restaurant? The bar?

- I would say there is residential in downtown Alpharetta also. The two-condo building Tesley and the townhome going toward art center. On the back side, all the housing on Academy and Thompson.
- The cubic footage of the hotel would dwarf the building to which you refer. That's a disingenuous argument.
- "Develop by right"??? So, you are saying this discussion does not matter and you build it anyway?
- That townhouse is residents! Not transient hotel guests.
- I hope the Alpharetta City Council is hearing the residents tonight. We are all tired of high-density development.
- Regardless of the height of some residences, they won't have daily music and drunk people on the roof.
- Which residents and business owners have wanted this ? We are close enough to Avalon . Hamilton has caused so much traffic.
- Will the outdoor rooftop bar close at a specific hour to not disturb neighborhoods nearby with noise?
- Alcohol ordinances are set in place to protect children, regardless of whether it's considered an official school.
- Who currently owns this property?
- 200 staff will need to be hired, which will make our traffic more congested.
- This is an inappropriate use in this area. Please deny this zoning request. It is not appropriate.
- There are too many schools - Goddard and CCES - nearby to have this built. Please do not consider this!
- Alpharetta should learn from Buckhead's experiences over the years.
- Unchecked growth is rarely good for the community long term.
- Where's the traffic study for this hotel?
- The Green is for family events.
- What is the intention to contribute to the detention pond you've highlighted?
- This is so insulting to all of us who live in this neighborhood
- Can the developer guarantee that the hotel will be closed to customers during school hours?
- It is insulting to have a prospective businessperson assume a hostile stance with the people that live here.
- The developer keeps pointing to all the drinking and events already in place in Crabapple, he doesn't seem to understand that people don't like what is already there and don't want more.

- You want to build a rooftop 50-foot bar right on top of both Goddard and Lionheart who both serve all our children! Do you not remember the young man who just lost his life falling off the top of a local bar in Alpharetta? This plan is nothing, but greed based! Our community doesn't deserve this! We need crosswalks and sidewalks for our families, not hotels! Crabapple families didn't move into the neighborhood for this paying top dollar prices for their homes! Speak up Crabapple this is not okay!
- Alpharetta residents couldn't contribute to what City of Milton chose to build and disagree with the 3 story and 4 story, bars, high density, etc.
- There are concerns that guests would be able to see into the playground.
- How is the developer going to ensure that sex offenders and pedophiles do not reside in the hotel?
- And if the hotel is approved, it will no doubt be leveraged to further expand the crass commercialization of the area.
- I've visited thousands of Milton resident's houses this past year and exactly 1 said he wanted Crabapple downtown to mimic Alpharetta downtown. Every other resident did not want further development. In fact, even people that supported Crabapple development were happy that there were constraints put on its borders. I'd prefer no development here at all, but an 80-room hotel makes no sense.

III. **Meeting Ended at:**

7:57 p.m.

During the CZIM an interruption caused Staff to end the meeting. An in-person meeting has been scheduled for Wednesday, July 20, 2022 at 6:00 p.m. in Council Chambers at City Hall. This meeting is for the Crabapple Hotel applicant to present and answer questions from the residents.

CZIM Open House – July 20, 2022 at 6:00 p.m.

Council Chambers – City Hall

Public Comment:

- Why do we need a hotel in Crabapple?
- We want it kept as an office and/or retail services.
- Who wants this project?
- Transients cause restaurants to increase their prices.
- The property is in Alpharetta and doesn't fit with Alpharetta's vision – no tree saves or room for recompense, not enough parking, height is too high, alcohol licensing issue with surrounding uses, noise from the rooftop bar.
- Milton doesn't have a hotel, so why not put it somewhere else in Milton.
- There are public safety issues with the hotel next to a school.
- The traffic is difficult in the area.
- Marstrow Street has cut through traffic.
- What does the market say about the demand?
- Hotels bring transients and public safety issues.
- The hotel will benefit the community by providing synergy for existing businesses.
- Will you seek any tax incentives?
- The hotel will look down into the school.
- There are only 65 parking spaces.
- The events of the hotel will overflow into Milton.
- What are you going to do to address the safety issue? 24-hour security?
- Is there a plan for traffic, or will you rely on GDOT improvements?

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PH-22-09

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: GPD Group - William Latta

Telephone: 678-781-5092

Address: 1117 Perimeter Center West

Suite: W306

City: Atlanta

State: GA

Zip: 30338

Fax: na

Mobile Tel: 251.455.7064

Email: wlatta@gpdgroup.com

Subject Property Information:

Address: 3900 Brookside Parkway

Current Zoning: C-2

District: 1

Section: 1

Land Lot: 50

Parcel ID: 11 014000490952

Proposed Zoning: na

Current Use: Medical (formerly Restaurant, amended from Restaurant in 2020)

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

Change of condition

APPLICANT REQUEST AND INTENT

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

Restaurant with pick-up window.

Applicant's Request (Please itemize the proposal):

Applicant request to amend the Master Development Plan to the original established, allowing a restaurant with a pick-up window.

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

Existing restaurant to be converted to a Chipotle with pick-up window.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Amit Parkash Telephone: 404-429-0175
Address: 2350 Hopewell Plantation Dr. Suite: _____
City: Milton State: GA Zip: 30004 - _____

Authorization:

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

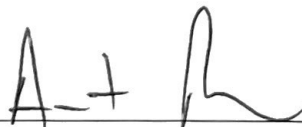
As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: William Latta Telephone: 678-781-5092
Address: 1117 Perimeter Center West Suite: W306
City: Atlanta State: GA Zip: 30338 - _____

So Sworn and Attested:

Owner Signature:  AMIT PARKASH Date: 06/01/22

Notary:

Notary Signature:  Date: 06/01/2022



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: Amit Parkash

Subject Public Hearing Case: Chipotle change of use

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: n/a

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

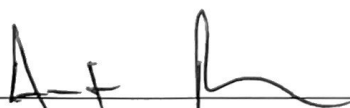
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 06-01-2022

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: Chipotle Change of Condition

Contact Name: GPD Group - William Latta Telephone: 678-781-5092

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 address list of property owner's to be notified

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> |

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.

Notified property owners will be given an email address and phone number for the contact name listed above.

PRH 3900 BROOKSIDE LLC
2350 HOPEWELL PLANTATION DR
ALPHARETTA GA 30004

WILSTATE L P
3245 PEACHTREE PKWY STE D-242
SUWANEE GA 30024

GEBRESILASIE FISSEHA B
11590 VISTA FOREST DR
ALPHARETTA GA 30005

LEE SHAYNE M
11600 VISTA FORREST DR
ALPHARETTA GA 30005

KHAN MOHAMMAD IRFAN
11560 VISTA FOREST DR
ALPHARETTA GA 30005

VAZIRNEZAMI ZOHREH
5460 BRIDGE POINTE DR
ALPHARETTA GA 30005

ARORA PARVINDER SINGH & ARORA VIJA
YA
11570 VISTA FOREST DR
ALPHARETTA GA 30005

ALBANY ROAD BROOKSIDE CONCOURSE LLC
155 FEDERAL ST STE 1202
BOSTON MA 02110

GAWEL JOSEPH & CROFF JENNIFER LYNN
5409 BRIDGE POINTE DR
ALPHARETTA GA 30005

SHABANIBAGHERABAD MORTEZA
5440 BRIDGE POINTE DR
ALPHARETTA GA 30005

ALBANY ROAD BROOKSIDE CONCOURSE LLC
155 FEDERAL ST STE 1202
BOSTON MA 02110

HASER JACOB T
5450 BRIDGE POINT DR
ALPHARETTA GA 30005

COX COURTNEY & DASTA THOMAS
5439 BRIDGE POINTE DR
ALPHARETTA GA 30005

ZAKERS KIRTHNEY & SHAWNN S
11510 FOLIA CIR
ALPHARETTA GA 30005

HILAIRE FORTUNA L
5470 BRIDGE POINT DR
ALPHARETTA GA 30005

VASILEVA PETYA
5459 BRIDGE POINTE DR
ALPHARETTA GA 30005

YIN CHIA CHANG & JACQUELINE
11520 FOLIA CIR UNIT 7
ALPHARETTA GA 30005

SUMNER CHRISTINA C & CHARLES T JR
5449 BRIDGE POINTE DR
ALPHARETTA GA 30005

PATEL KUNAL & PATEL JALPA
11610 VISTA FOREST DR
ALPHARETTA GA 30005

3905 BROOKSIDE PARTNERS LLC
5780 PEACHTREE DUNWOODY RD STE 300
ATLANTA GA 30342

DALTON MARK
5419 BRIDGE POINT DR
ALPHARETTA GA 30005

SMITHERS LYLE O & HATTIE C
87 GRANDWATER DR
SUWANEE GA 30024

MARFAM ENTERPRISES INC
115 VIEW HILL CT
ATLANTA GA 30350

EUSTICE MARY M
5429 BRIDGE POINTE DR
ALPHARETTA GA 30005-4471

KATIS JEFFREY RONALD & GOBEA ROSAR
IO D
11580 VISTA FOREST DR
ALPHARETTA GA 30005

ONE ZERO TWO ONE ZERO FOUR GREENWI
CH STREET MANHAT
535 MARRIOTT DR
NASHVILLE TN 37214

MILLER JEFFREY MARSHALL
5410 BRIDGE POINTE DR
ALPHARETTA GA 30005

LEWIS RICHARD
100 E PLUMSTEAD AVE
LANSDOWNE PA 19050

OMP PROPERTIES LLC
1677 SCOTT BLVD
DECATUR GA 30033

BAUMGARTNER DEBORAH
5430 BRIDGE POINTE DR
ALPHARETTA GA 30005

WANG TAO & ZHU JUFEN
11575 VISTA FOREST DR
ALPHARETTA GA 30005

PADMANABHAN SURESH KUMAR & SADASIV
AM ANUSHA
11565 VISTA FOREST DR
ALPHARETTA GA 30005

WILLIAMS JOELLE F WILLIAMS ANTHONY
ALPHONSO
11550 VISTA FOREST DR
ALPHARETTA GA 30005

BELMONT AT PARK BRIDGE PROPERTY LLC
615 PALISADES AVE
SANTA MONICA CA 90402

CHARTER PROPERTIES
3975 OLD MILTON PKY # S 1
ALPHARETTA GA 30005

194 OLD MILTON LLC
1575 NORTHSIDE DR NW BLDG 400
ATLANTA GA 30318

3925 BROOKSIDE PARKWAY LLC
800 SUPERIOR AVE FLOOR 21ST
CLEVELAND OH 44114

BROOKSIDE PARKWAY PARTNERS LLC
3440 PRESTAN RIDGE RD STE 675
ALPHARETTA GA 30005

3820 OLD MILTON LLC
11610 FOLIA CIR UNIT 11
ALPHARETTA GA 30005

Real Estate

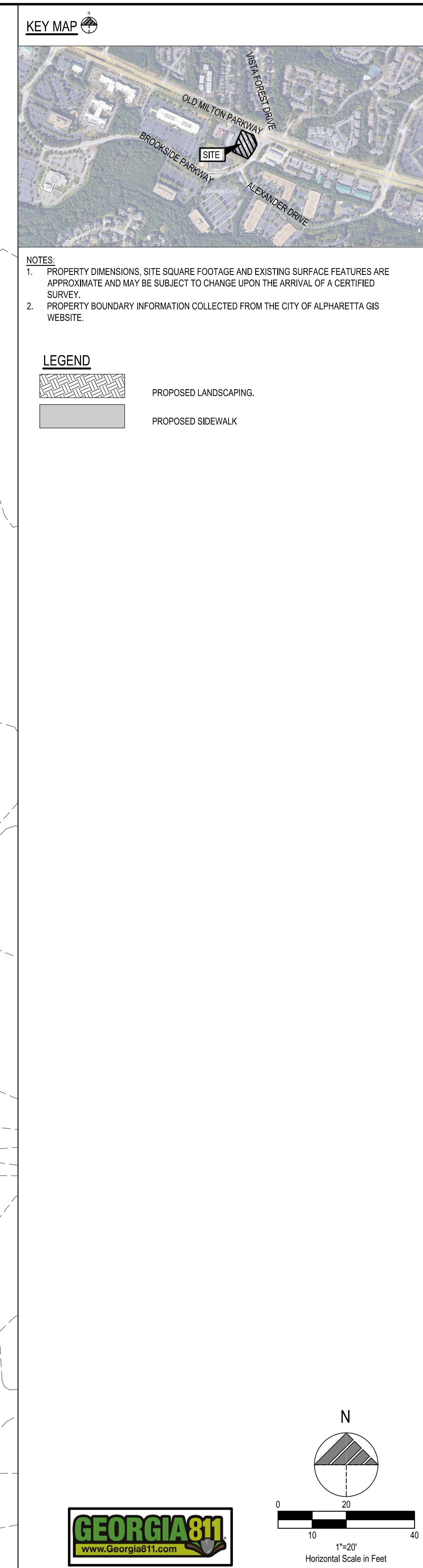
View Bill

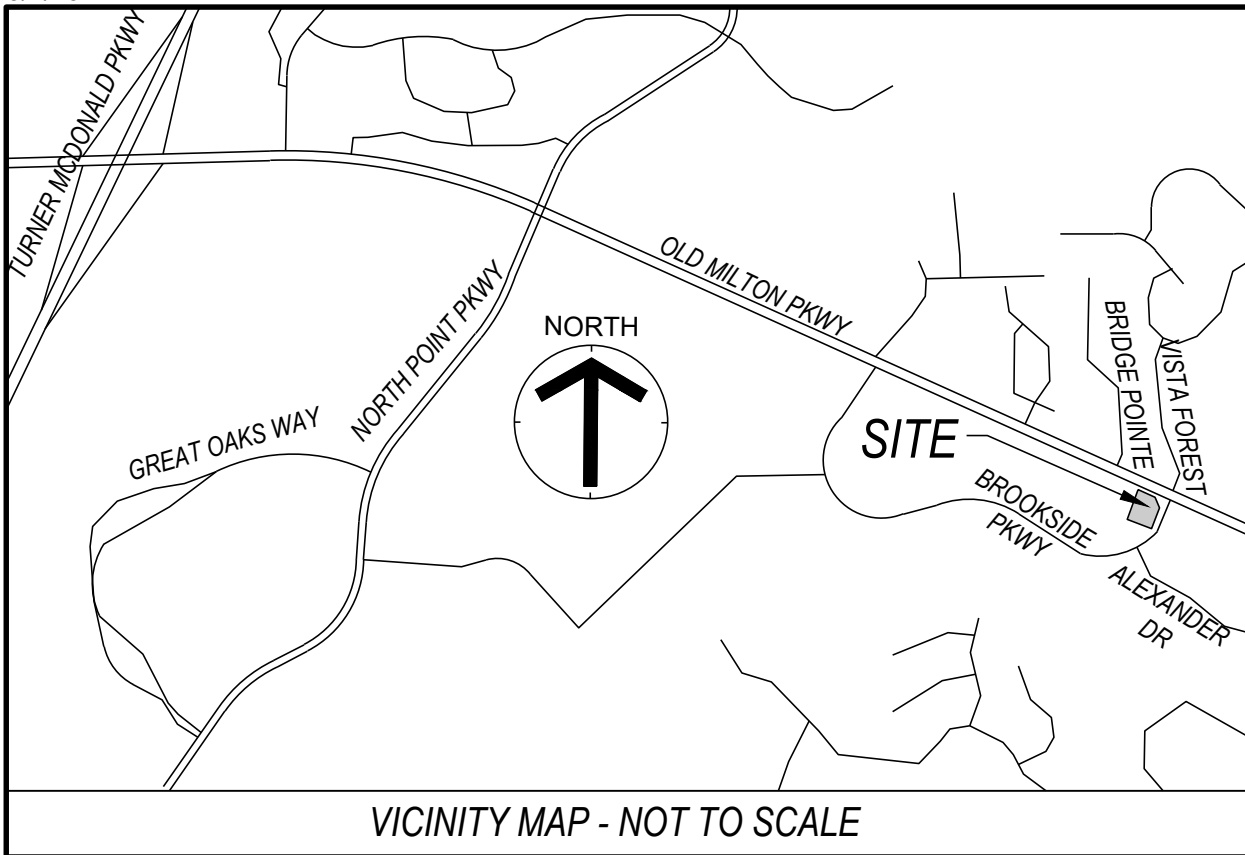
View bill image

As of	6/1/2022
Bill Year	2021
Bill	2101577
Owner	SFD 3900 BROOKSIDE PKWY LLC
Parcel ID	11 -0140-0049-095-1

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$3,225.98	\$3,225.98	\$0.00	\$0.00	\$0.00
Penalties		\$161.30	\$161.30	\$0.00	\$0.00	\$0.00
Interest			\$83.88			\$0.00
TOTAL		\$3,387.28	\$3,387.28	\$0.00	\$0.00	\$0.00





Stewart Title Guaranty Company
Schedule B, Section II - Exceptions
Commitment No: 20000090232
Commitment Date: June 9, 2020 at 5:00 PM
Revision Issued: June 18, 2020

Real property in the City of Alpharetta, County of Fulton, State of Georgia, described as follows:

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND IN AND BEING IN LAND LOT 50 OF THE 1ST DISTRICT, 1ST SECTION OF FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY (HAVING A VARIABLE RIGHT-OF-WAY), AND THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY (HAVING A VARIABLE RIGHT-OF-WAY), SAID POINT BEING THE NORTHERLY END OF A MITERED RIGHT-OF-WAY LINE, AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 36 DEGREES 26 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 65.65 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 24 DEGREES 19 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 101.88 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 386.00 FEET AND AN ARC LENGTH OF 120.24 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 33 DEGREES 14 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 119.76 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 65 DEGREES 29 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 168.46 FEET LEAVING THE WESTERLY RIGHT-OF-WAY OF BROOKSIDE PARKWAY TO A 1/2 INCH REBAR SET; THENCE NORTH 24 DEGREES 20 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 252.10 FEET TO A 1/2 INCH REBAR SET ON THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY; THENCE SOUTH 65 DEGREES 30 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 129.71 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINED 1.045 ACRES MORE OR LESS.

PARCEL 2:

EASEMENTS CONTAINED IN THAT CERTAIN MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE BY REALTICORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, DATED OCTOBER 17, 1997, FILED FOR RECORD OCTOBER 24, 1997, AND RECORDED IN DEED BOOK 2530, PAGE 128, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUITCLAIM DEED FROM REALTICORP 528, L.L.C. TO BROOKSIDE ASSOCIATION, INC., DATED MARCH 9, 20016, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 415, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN ESTOPPEL

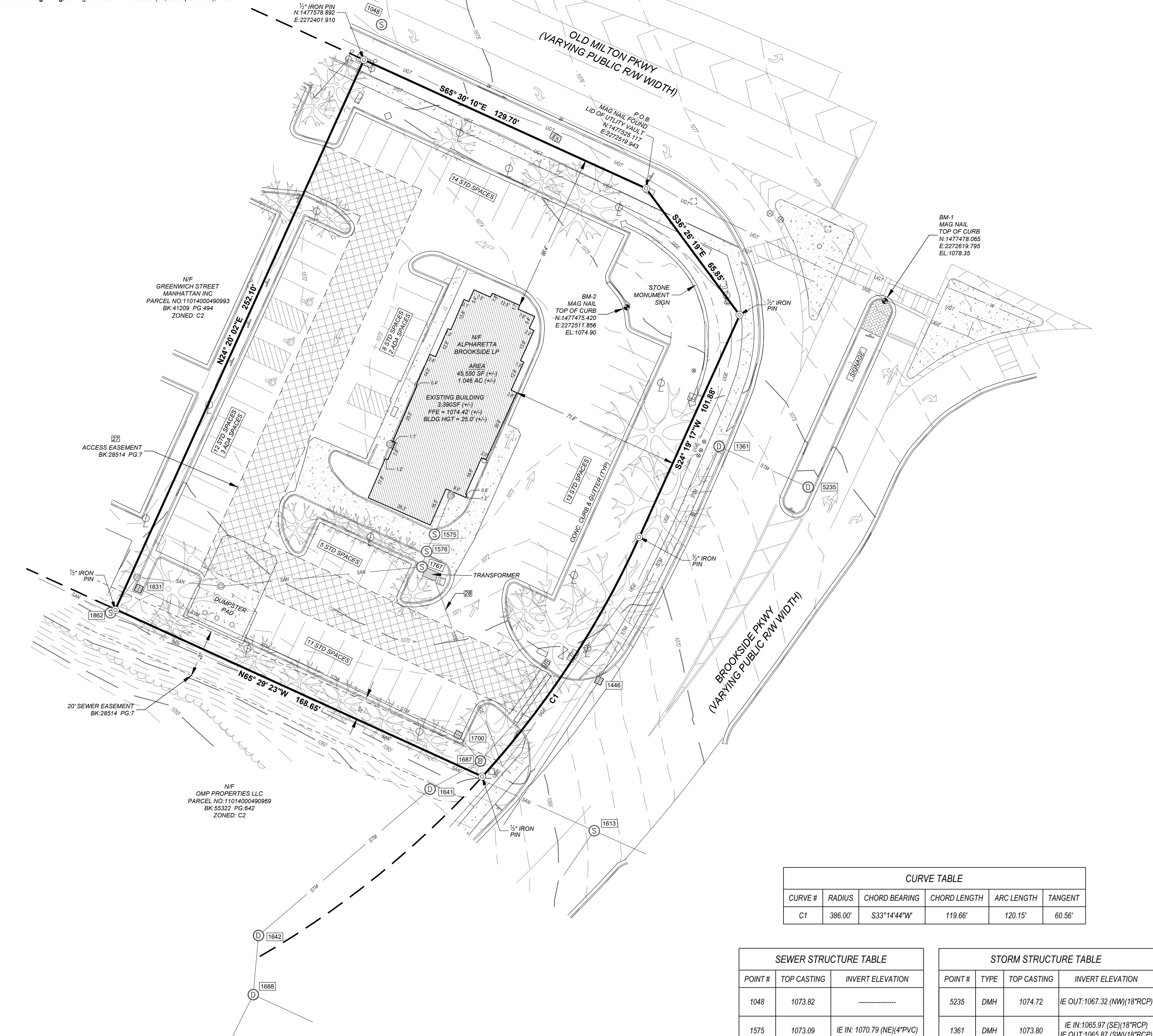
AND RATIFICATION AGREEMENT BY AND BETWEEN ALPHA CAPITAL EQUITY, LLC AND BROOKSIDE ASSOCIATION, INC., A GEORGIA CORPORATION, DATED MARCH 16, 2006, FILED FOR RECORD APRIL 4, 2006, AND RECORDED IN DEED BOOK 42269, PAGE 417, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE, DATED SEPTEMBER 29, 2014, FILED FOR RECORD OCTOBER 13, 2014, AND RECORDED IN DEED BOOK 54241, PAGE 296, AFORESAID RECORDS.

PARCEL 3:

EASEMENTS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN REALTICORP, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, OLD MILTON VENTURE II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED FEBRUARY 4, 2000, FILED FOR RECORD FEBRUARY 10, 2000, AND RECORDED IN DEED BOOK 28514, PAGE 7, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN REALTICORP 528, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, OLD MILTON VENTURE II, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED AUGUST 2, 2000, FILED FOR RECORD AUGUST 7, 2000, AND RECORDED IN DEED BOOK 29341, PAGE 112, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUITCLAIM DEED OF RELEASE BY AND AMONG REALTICORP 528, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, WALTER BEIL, A CALIFORNIA RESIDENT AND THE SUCCESSOR IN TITLE TO OLD MILTON VENTURE II, LLC, AND RTM GEORGIA, INC., A GEORGIA CORPORATION, DATED JULY 10, 2002, FILED FOR RECORD JULY 11, 2002, AND RECORDED IN DEED BOOK 32708, PAGE 522, AFORESAID RECORDS.

Legal Description per Survey Performed by CESO, Inc.

Beginning at mag nail found in an utility vault lid located in the southerly margin of Old Milton Parkway (Varying Public R/W Width); thence with said southerly margin of said Old Milton Parkway, South 36°26'19" East a distance of 65.85 feet to a 1/2" iron pin found in the westerly margin of Brookside Parkway (Varying Public R/W Width); thence with said westerly margin of said Brookside Parkway the following two (2) courses and distances: 1) South 24°19'17" West a distance of 101.88 feet to a 1/2" iron pin; thence 2) with a curve turning to the right having a radius of 386.00 feet, an arc length of 120.15 feet, a chord bearing of South 33°14'44" West and a chord length of 119.66 feet to a 1/2" iron pin, thence leaving said westerly margin of said Brookside Drive and with the line of OMP Properties, LLC (Book 55322 Page 642), North 65°29'23" West a distance of 168.65 feet to a 1/2" iron pin at the common corner of the subject property, said OMP Properties, LLC and Greenwich Street Manhattan, Inc (Book 41209 Page 494), thence with the line of said Greenwich Street Manhattan, Inc, North 24°20'02" East a distance of 252.10 feet to a 1/2" iron pin found in said southerly margin of said Old Milton Parkway; thence with said southerly margin of said Old Milton Parkway, South 65°30'10" East a distance of 129.70 feet to the Point of Beginning, having an area of 1.045 acres (45,550 square feet), more or less.



CURVE TABLE				
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	386.00'	S33°14'44"W	119.66'	120.15'

SEWER STRUCTURE TABLE			STORM STRUCTURE TABLE		
POINT #	TOP CASTING	INVERT ELEVATION	POINT #	TYPE	INVERT ELEVATION
1048	1073.82	-----	8235	DMH	1074.72
1575	1073.09	IE IN: 1070.79 (NE)(4"PVCI)	1361	DMH	1073.80
1576	1072.76	IE OUT:1070.41 (SW)(6"PVCI)	1446	CB	1067.24
1767	1073.50	IE IN: 1068.35 (NE)(6"PVCI) IE OUT:1068.30 (X)(6"PVCI)	1831	CB	1067.70
1862	1067.65	IE IN: 1060.25 (NE)(6"PVCI) IE IN:1060.20 (NW)(6"PVCI) IE IN:1062.22 (NW)(18"CMPI) IE IN:1058.83 (SE)(6"PVCI)	1700	CB	1067.77
1613	1066.23	IE IN:1058.69 (NE)(18"RCPI) IE OUT:1058.64 (SW)(18"RCPI)	1687	DMH	1066.22
			1641	DMH	1066.76
			1642	DMH	1057.09
			1688	DMH	1054.85

TABLE A - INFORMATION

Item 3: FEMA Map No: 13121C0086F Dated: September 18, 2013 Zone "X"

Item 4: Total Area: 45,550 SF (+/-) 1.045 AC (+/-)

Item 6: (a)(b) No Zoning Letter provided to Surveyor

Item 7: Shown on survey

Item 8: Shown on Survey

Item 9: 63 Standard Parking Spaces

5 ADA Parking Spaces

69 Total Parking Spaces

Item 11: Shown on Survey

Item 13: Shown on Survey

Item 14: Property is located at intersection of Old Milton Parkway and Brookside Parkway.

Item 16: No evidence of current earth moving work, building construction, or building additions.

Item 17: No evidence of recent street or sidewalk construction or repairs observed.

PROPERTY INFORMATION

Tax Parcel ID: 11 014000490951

Address: 3900 Brookside Parkway

Owner: Alpharetta Brookside LP

927 Hillgard Avenue

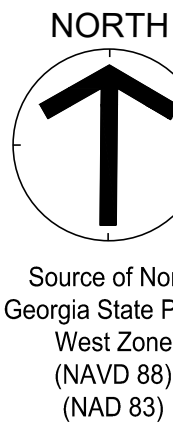
Los Angeles, CA 90024

Recorded Documents for Property:

BK: 52806 PG: 0670

Zoning: C2

BENCHMARKS	
BM- 1:	MAG NAIL - TOP OF CURB N: 1477478.065 E: 2272619.795 EL: 1078.35 SPC: (NAD 83) GA WEST ZONE, ELEV:(NAVD 88)
BM- 2:	MAG NAIL - SIDEWALK N: 1477475.420 E: 2272511.856 EL: 1074.90 SPC: (NAD 83) GA WEST ZONE, ELEV:(NAVD 88)



Source of North
Georgia State Plane
West Zone
(NAVD 88)
(NAD 83)

Stewart Title Guaranty Company
Schedule B, Section II - Exceptions
Commitment No: 20000090232
Commitment Date: June 9, 2020 at 5:00 PM
Revision Issued: June 18, 2020

- All real property taxes and assessments for the year 2020 and subsequent years, not yet due and payable, and any additional taxes which may be assessed for current or prior years due to revised appraisal, re-assessment of taxes or an appeal.
- NOT WITHIN THE PURVIEW OF SURVEYOR**
- All assessments, taxes, and special assessments which are now a lien or payable or which may become due and payable, including, but not limited to, water bills, sanitary bills, sewer bills and solid waste bills.
- NOT WITHIN THE PURVIEW OF SURVEYOR**
- NOTE:** This exception shall be removed upon receipt of copies of water bills, sanitary bills, sewer bills and solid waste bills for the last three billing cycles and copies of paid receipts for the most current bills.
- NOT WITHIN THE PURVIEW OF SURVEYOR**
- This Commitment of Title Insurance affords assurance as to the location of the boundary lines of subject property, but does not insure the engineering calculation and computing for the exact amount of acreage and/or square footage contained therein.
- CALCULATED AREA AS SHOWN AND NOTED ON SURVEY**
- Right of Way Deed from Mrs. T. Shirley, et al., to Fulton County, dated October 26, 1938, filed November 8, 1938 and recorded in Deed Book 1720, Page 34, records of the Superior Court of Fulton County, Georgia.
- Easements as contained in that certain Right-of-Way Deed from J. A. Webb, et al., to Fulton County, dated March 9, 1943, filed March 20, 1943 and recorded in Deed Book 1855, Page 443, aforesaid records.
- DOCUMENT DOES NOT PERTAIN TO SUBJECT PROPERTY**
- Right-of-Way Easement from H.D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated December 5, 1960, filed December 12, 1960 and recorded in Deed Book 3647, Page 432, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE**
- Right-of-Way Easement from Howard Vaughan to Suwanee Electric Membership Corporation, a corporation, dated October 2, 1963, filed November 4, 1963 and recorded in Deed Book 4145, Page 515, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE**
- Right-of-Way Easement from J.T. Spuell to Suwanee Electric Membership Corporation, a corporation, dated September 3, 1974, filed October 31, 1974 and recorded in Deed Book 6164, Page 168, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE**
- Right-of-Way Easement from Mrs. Edna D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated December 6, 1974, filed December 30, 1974 and recorded in Deed Book 6194, Page 295, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE**
- Right-of-Way Easement from Mrs. Edna D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated December 6, 1974, filed December 30, 1974 and recorded in Deed Book 6194, Page 295, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE**
- Right-of-Way Easement from James D. Vaughan to Suwanee Electric Membership Corporation, a corporation, dated December 6, 1974, filed December 30, 1974 and recorded in Deed Book 6194, Page 295, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE**
- Terms and provisions as set forth in that certain Declaration of Taking styled Department of Transportation vs. 10,622 acres of land, et al., Docket No. E-26638 in the Superior Court of Fulton County, Georgia, dated February 15, 1971, filed February 15, 1971, and recorded in Deed Book 17871, Page 203, aforesaid records.
- DOCUMENT DOES NOT PERTAIN TO SUBJECT PROPERTY**
- Easements as contained in that certain Right-of-Way Deed from Crow-Childress-Mobley #7A, a Texas limited partnership to Fulton County, dated November 8, 1988, filed February 23, 1989 and recorded in Deed Book 12296, Page 16, aforesaid records.
- DOCUMENT DOES NOT PERTAIN TO SUBJECT PROPERTY**
- Easements as contained in that certain Declaration of Taking styled Department of Transportation vs. 10,622 acres of land, et al., Docket No. E-26638 in the Superior Court of Fulton County, Georgia, dated February 15, 1971, filed February 15, 1971, and recorded in Deed Book 17871, Page 203, aforesaid records.
- EASEMENTS CONVEYED BY DOCUMENT LOCATED WITHIN THE PRESENT R/W OF OLD MILTON ROAD**
- Terms and provisions as set forth in that certain Agreement Regarding Access by and among 3 Plus Limited Partnership, a Georgia limited partnership, J. McDonald Williams, Harlan R. Crow, Joel C. Peterson, Trammell Crow Company Employees, Inc., a Texas corporation, Trammell Crow Partners, Ltd., a Texas limited partnership and Trammell Crow Foundation, Ltd., a Texas limited partnership, and Jim Cowart, Inc., a Georgia corporation, dated March 6, 1995, filed March 14, 1995 and recorded in Deed Book 15369, Page 41, aforesaid records.
- DOCUMENT DOES NOT PERTAIN TO SUBJECT PROPERTY**
- Easement Agreement by and between RealTiCorp 528, L.L.C., a South Carolina limited liability company and Weeks Realty, L.P., a Georgia limited partnership, dated October 17, 1997, filed October 24, 1997 and recorded in Deed Book 23303, Page 39, aforesaid records.
- DOCUMENT DOES PERTAIN TO AND APPEARS TO BENEFIT THE SUBJECT PROPERTY**
- Master Declaration of Protective Covenants for Brookside by RealTiCorp 528, L.L.C., a South Carolina limited liability company, dated October 17, 1997, filed October 24, 1997 and recorded in Deed Book 23303, Page 128, aforesaid records; as affected by Quit Claim Deed from RealTiCorp 528, LLC to Brookside Association, Inc., dated March 9, 2006, filed April 4, 2006 and recorded in Deed Book 42269, Page 415, aforesaid records; as further affected by Estoppel and Ratification Agreement by and between Alpha Capital Equity, LLC and Brookside Association, Inc., dated March 16, 2006, filed April 4, 2006 and recorded in Deed Book 42269, Page 417, aforesaid records; as amended by First Amendment to Master Declaration of Protective Covenants for Brookside, dated September 29, 2014, filed October 13, 2014 and recorded in Deed Book 54241, Page 296, aforesaid records; as may be further amended and/or supplemented.
- DOCUMENT DOES NOT PERTAIN TO SUBJECT PROPERTY**
- Right-of-Way Easement from RealTiCorp 528, LLC to Suwanee Electric Membership Corporation, dated as of September 14, 1998, filed October 5, 1998 and recorded in Deed Book 25473, Page 35, aforesaid records.
- EASEMENT DOCUMENT IS BLANKET AND THEREFORE NOT PLOTTABLE**
- Declaration of Restrictive Covenants by RealTiCorp 528, L.L.C., a South Carolina limited liability company, dated as of October 2, 1998, filed October 5, 1998 and recorded in Deed Book 25473, Page 80, aforesaid records; as may be further amended and/or supplemented.
- DOCUMENT DOES PERTAIN TO AND APPEARS TO BENEFIT THE SUBJECT PROPERTY**
- Terms and conditions as set forth in that certain Lease dated as of February 4, 2000, as evidenced by Memorandum of Lease between Old Milton Venture II, LLC, a Georgia limited liability company ("Landlord") to RTM Georgia, Inc., a Georgia corporation ("Tenant"), dated February 8, 2000, filed February 10, 2000 and recorded in Deed Book 28514, Page 1, aforesaid records; as amended by First Amendment to Memorandum of Lease between Old Milton Venture II, LLC, a Georgia limited liability company ("Landlord") and RTM Georgia, Inc., a Georgia corporation ("Tenant"), dated September 22, 2000, filed October 17, 2000 and recorded in Deed Book 25581, Page 169, aforesaid records; as assigned by Assignment of Lease by and between Lucinda Rae Marino, Surviving Co-Trustee of The Beil Family Trust Dated September 22, 1975, a California trust ("Assignor") and Lucinda Rae Marino, Surviving Co-Trustee of The Beil Family Trust Dated September 22, 1975-Survivor's Trust, a California trust ("Assignee"), effective as of January 15, 2013, filed June 27, 2013 and recorded in Deed Book 52008, Page 666, aforesaid records; as further assigned by Assignment of Lease between Lucinda Rae Marino, Surviving Co-Trustee of The Beil Family Trust Dated September 22, 1975-Survivor's Trust, a California trust ("Assignor") and Alpharetta Brookside, L.P., a Delaware limited partnership ("Assignee"), effective as of June 24, 2013, filed July 18, 2013 and recorded in Deed Book 52885, Page 389, aforesaid records.
- DOCUMENT DOES PERTAIN TO THE SUBJECT PROPERTY**
- Reciprocal Easement Agreement by and among RealTiCorp 528, L.L.C., a South Carolina limited liability company; Old Milton Venture II, LLC, a Georgia limited liability company; and RTM Georgia, Inc., a Georgia corporation, dated as of February 4, 2000, filed February 10, 2000 and recorded in Deed Book 28514, Page 7, aforesaid records; as amended by First Amendment to Reciprocal Easement Agreement by and between RealTiCorp 528, L.L.C., a South Carolina limited liability company; Old Milton Venture II, LLC, a Georgia limited liability company; and RTM Georgia, Inc., a Georgia corporation, dated as of August 2, 2000, filed August 7, 2000 and recorded in Deed Book 29341, Page 112, aforesaid records; as affected by Quitclaim Deed of Release by and among Walter Beil, a California resident and successor in title to Old Milton Venture II, LLC and RTM Georgia, Inc., a Georgia corporation (collectively "Grantor"), to RealTiCorp 528, LLC, a South Carolina limited liability company ("Grantee"), dated as of July 10, 2002, filed July 11, 2002 and recorded in Deed Book 32708, Page 522, aforesaid records.
- AS SHOWN AND NOTED ON SURVEY**
- Right-of-Way Easement by Old Milton Venture II, LLC to Suwanee Electric Membership Corporation, dated as of March 15, 2000, filed April 26, 2000 and recorded in Deed Book 28935, Page 213, aforesaid records.
- AS SHOWN AND NOTED ON SURVEY**

SURVEYOR'S GPS CERTIFICATION NOTE

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in Georgia, and meets or exceeds the requirements for a Class "A" survey as specified hereon.

For boundary and topographic aspects of this survey, RTK GPS positional data was observed on the date of June 17, 2020 utilizing a Trimble R8s dual frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 12B.

Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.05'

Combined Grid Factor: 0.99985371 centered on Fixed Station BM-1 as shown hereon.

To: SFD Outside, LLC, a Tennessee Limited Liability Company; Stewart Title Guaranty Company; and their successors and/or assigns as their respective interest may appear:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b)(c), 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The ratio of precision for this unadjusted survey is 1:10,000 as shown hereon.

The field work was completed in June, 2020

Date of Plat or Map: July 14, 2020

Surveyor of Record

William J. Huffman, GA No. L3803288

St. Survey Manager, CESO, INC.

216 Centerville Drive, Suite 150

Brentwood, Tennessee, 37027

Office: 615-228-6900

Mobile: 423-676-3977

Email: huffman@cesoinc.com



7/14/2020

LEGEND	
	BENCHMARK
	IRON PIN (FOUND)
	MONUMENT (FOUND)
	POWERLIGHT POLE
	LIGHT POLE
	POWER POLE
	GUY WIRE
	TELEPHONE BOX
	COMMUNICATION BOX
	ELECTRIC BOX
	SEWER MANHOLE
	SEWER CLEANOUT
	STORM MANHOLE
	CATCH BASIN
	GAS METER
	GAS VALVE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SIGN
	HVAC UNIT
	LANDSCAPE EASEMENT LINE
	PUBLIC UTILITY & DRAINAGE EASMT.
	MINIMUM BUILDING SETBACK LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EDGE LANDSCAPE LINE
	FENCE LINE
	WATER LINE
	STORM LINE
	SAN SEWER LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND COMM. LINE



UTILITY DISCLAIMER

The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarantee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located in the exact location indicated although he does certify that they are located as accurately as possible from information available.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

CITY COUNCIL SPONSOR: STAFF INITIATED

I. AGENDA ITEM TITLE: PH-22-08 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – RESIDENTIAL OVERLAY DISTRICT

CITY COUNCIL:

AUGUST 1, 2022

This item was considered at the 7/14/2022 Planning Commission meeting. There were 3 public comments with concerns over tree removal and ensuring that the City hears the resident's concerns. After discussion, Planning Commission recommended approval. Vote 5-0

II. REPORT IN BRIEF:

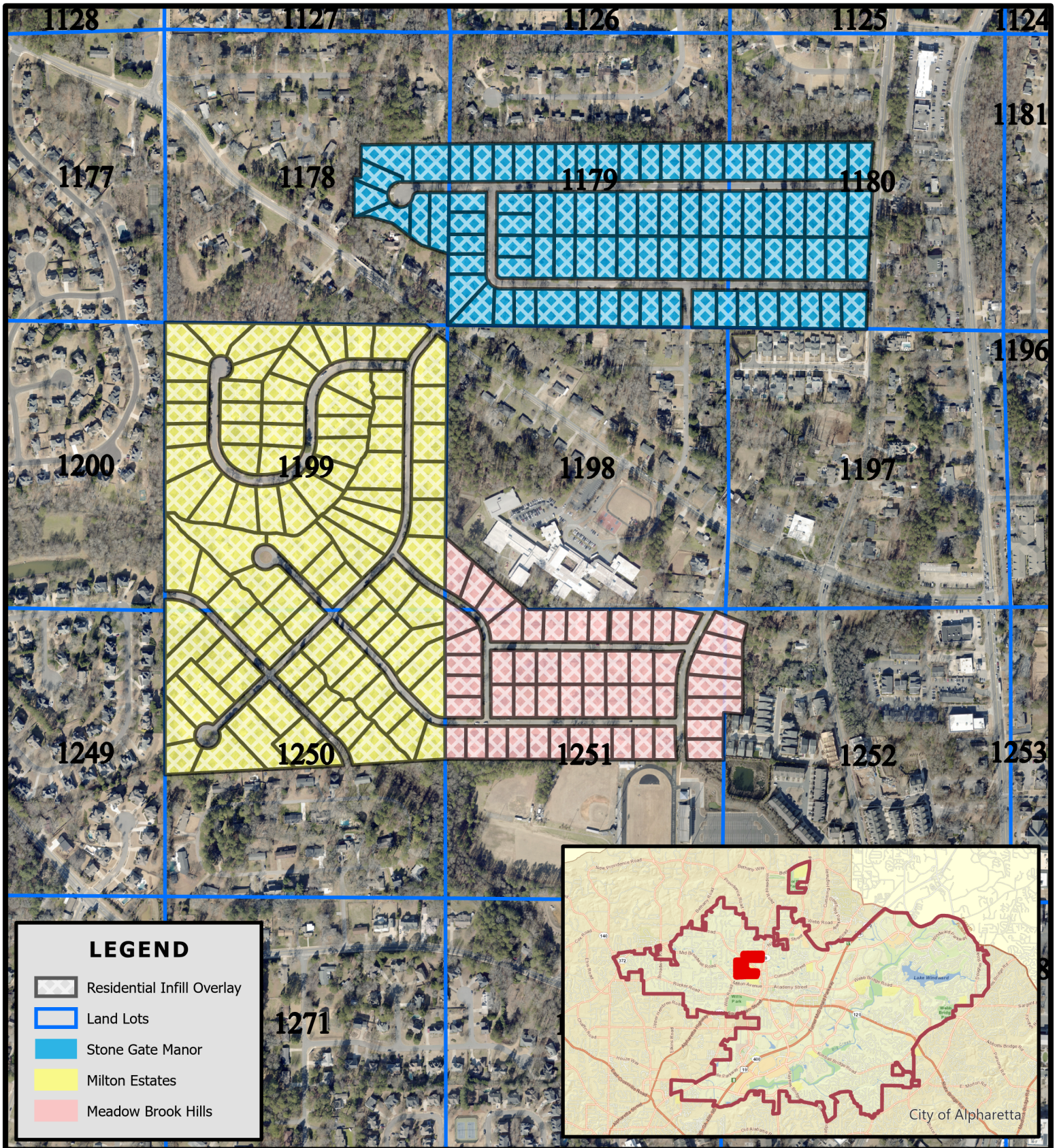
Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions to amend the definition of 'Building Height' and creating a new section Appendix B: Residential Overlay District to add regulations specific to the Meadow Brook Hills, Milton Estates and Stone Gate Manor subdivisions as it relates to lot and building standards and tree preservation.

DISCUSSION

City Staff was contacted in early 2022 by residents of the Meadow Brook Hills, Milton Estates and Stone Gate Manor neighborhoods regarding negative impacts from the redevelopment of homes in their neighborhoods. In response, Staff hosted two (2) meetings on January 26th and February 8th to listen to the resident's concerns which were primarily centered around stormwater, flooding, tree removal and incompatible development (building height, architecture, massing, etc.). Staff prepared regulations addressing these concerns and presented them at a meeting on May 17th. After the public comment period, the regulations were further revised. The resulting text amendments include a new definition for 'Building Height', as well as Residential Overlay District regulations addressing lot and building standards (design standards, stormwater design requirements, land disturbance) and tree preservation.

III. ATTACHMENTS:

- UDC Text Amendments



D/LL: 2/2/1178,
1179, 1180, 1197,
1198, 1199, 1250, 1251



Residential Infill Overlay Location Map

Location Map Provided by:
Community Development - GIS

Proposal:

UDC SECTION 1.4 DEFINITIONS:

Remove:

~~**Height:** The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.~~

Replace with:

Height: The vertical distance between the "ground" and the level of the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof. For the purpose of measuring building height, the "ground" level is the highest of the following three levels: curb level; established or mean street grade if no curb exists; or the average existing ground level adjoining the building if the building is setback more than 10 feet from the street line.

APPENDIX B. OVERLAY DISTRICT REGULATIONS FOR MEADOWBROOK HILLS,
MILTON ESTATES, STONE GATE MANOR

Purpose

The purpose of the Residential Overlay District is to establish criteria to regulate “*new development*” defined as construction on vacant, underutilized, or reused parcels of land generally served by utilities and surrounded by existing development, including single-family homes including additions as defined in this section under “new development”.

The intent of the Residential Overlay District is to:

1. Maintain streetscape character while accommodating new residential development.
2. Address and mitigate the impacts of new development on stormwater management and loss of tree canopy within established residential areas and provide tree save incentives.
3. Provide options for parking on lots under construction in order to limit roadway parking.

Applicability

The provisions of this article are intended to regulate development within single-family residential areas and shall apply to all parcels designated “Residential Overlay District” on the official zoning map currently restricted to Stonegate Manor, Meadowbrook and Milton Estates. All development, including construction of new homes and/or applicable additions to homes as defined by this overlay, shall be in

accordance with the provisions of the zoning ordinance and land development regulations, as well as this article. In the event of a conflict or inconsistency between the provisions of this article and any other provision of the Unified Development Code, this article shall govern the development of the property within the boundaries of the overlay.

The overlay applies to all New Development that includes one or more of the following:

1. Any development on vacant or unused lots
2. Redevelopment of more than one-third (1/3) of the existing or preexisting building footprint
3. An addition or accessory dwelling exceeding the lesser of 600 square feet or 20% of existing building footprint

Lot and Building Standards

A. *Design Standards for New Development, as defined on the previous page.*

1. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.
2. Architectural Variety. Proposed residences within an established neighborhood must incorporate architectural variety to their front facade, ensuring housing style diversity. Duplicative front facade elevations adjacent to each other are prohibited. Simple reverse configurations of the same facade elevation on adjacent lots are not sufficient to meet this requirement. In order to ensure architectural variety, three or more design elements per infill residence must be utilized:
 - a. Different window opening locations and designs;
 - b. Different roof line configurations;
 - c. Different entry/porch designs;
 - d. Different exterior materials and finishes;
 - e. Different garage location, configuration, and design.

B. Stormwater design requirements (Previously adopted March 2022)

1. Soils infiltration testing prior to issuing any development permit required to install an infiltration practice for all development that adds between 1,000 SF and 5,000 SF of new impervious area. The soils infiltration testing will include:
 - a. infiltration rates
 - b. depth to water table
 - c. depth to bedrock.
2. Certification that the green infrastructure measure was installed as designed at the end of construction shall be required as well as a maintenance covenant be recorded with the property records office for all future homeowners.
3. Development that adds or replaces 5,000 SF of more of impervious area shall complete:
 - a. a full stormwater management study
 - b. soil testing
 - c. measure certification
 - d. recording of a maintenance covenant.

C. Land Disturbance

1. Silt Fencing shall be permitted to be set back from the existing roadway by up to 20' from the edge of pavement for the purpose of creating a gravel area to assist with sub

parking as well as material drop off. This area shall be maintained to avoid tracking into the roadways.

Tree Preservation

To maintain and promote the public health, safety, and welfare, the city has established city-wide regulations governing the conservation, planting, and replacement of trees. Trees contribute to the community's quality of life, improve the visual quality of the city, assist with rainwater interception and infiltration, and increase property values. These overlay guidelines will apply above and beyond the City's Land Development Ordinance to address the specific challenges and conditions of tree preservation within the overlay's boundaries and provide additional incentives for saving existing trees.

A. Deviations from Unified Development Code.

1. ***Minimum Tree Density.*** Within the overlay district boundaries, all 'For-Sale' residential lots shall maintain a minimum tree density as described in section 3.2.7 of the Tree Ordinance by making reasonable efforts to incorporate existing trees on the property, especially within the streetscape. (Reasonable efforts shall include, but not be limited to, alternate building design, building and driveway location, stormwater BMP locations).
2. ***Rear Landscape Strip.*** Within the overlay district boundaries, all 'For-Sale' residential lots shall include a 10' undisturbed or replanted landscape strip along the rear property line.
 - a. If property includes stream buffers, floodplain, or other zoning buffers, this rear buffer location and width maybe shifted, removed or altered as approved by the city Arborist to accommodate alternate layouts.
3. ***Additional Tree Credits.*** The City Arborist may authorize additional tree credits for trees preserved with an approved alternate design.
 - a. Specimen trees may receive a density credit of three times the inches as long as the encroachment into the critical root zone is below 20%. Trees of Quality and Tree Groupings may reduce recompense plantings. The reduction shall be calculated considering two times the inches of the Trees of Quality or Tree Groupings that are preserved as long as the encroachment into the critical root zone is below 20%.
4. ***Tree Replanting.*** Replanted trees shall be native and ecologically compatible with the local environment and uptake or intercept stormwater.
 - a. It is desirable to plant at least 20% medium or large evergreens as specified in the tree list in the Guidance Document to enhance the interception of rainfall year-round.
 - b. Trees selected for minimum tree density plantings shall be water loving species, such as Red maple, Weeping willow, Black gum, River Birch, Bald Cypress, American Sycamore, Atlantic White Cedar, Alder, Sweetbay Magnolia or similar as approved by the City Arborist.,
 - c. Streetscape/Landscape strip trees shall be planted in the front yard along the road frontage within the 10' landscape strip. Alternative designs and locations may be considered where existing utilities conflict with these requirements.

- d. Spacing and number of trees shall be calculated based upon the average canopy spread of the species selected, as outlined in the Arborist Guidance document, in relation to the linear length of property road frontage.
- e. When tree spacing exceeds 30' OC, at least one ornamental tree shall be incorporated into the design and planted in the front yard.
- f. In order to create/maintain street character shade trees selected for the streetscape shall be overstory canopy trees of the Quercus (oak), Acer (maple), Ulmus (elm), and Platanus (sycamore) genus or as approved by the City Arborist.

DRAFT

AN ORDINANCE TO AMEND ARTICLE I AND ADD APPENDIX B: RESIDENTIAL OVERLAY DISTRICT – MEADOWBROOK HILLS, MILTON ESTATES, AND STONE GATE MANOR TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO AMEND THE DEFINITION OF ‘BUILDING HEIGHT’; TO ADD REGULATIONS PERTAINING TO THE MEADOWBROOK HILLS, MILTON ESTATES AND STONE GATE MANOR NEIGHBORHOODS AS IT RELATES TO LOT AND BUILDING STANDARDS AND TREE PRESERVATION; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

WHEREAS, the City Council desires to amend Article I and add Appendix B: Residential Overlay District – Meadowbrook Hills, Milton Estates, and Stone Gate Manor to the Unified Development Code for the foregoing purposes; and

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

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

Section 1: Article I, Subsection 1.4.2 titled “Defined terms” of the Unified Development Code is hereby amended by revising same as set forth in Exhibit “A” attached hereto as if fully set forth herein; and

Section 2: Appendix B: Residential Overlay District – Meadowbrook Hills, Milton Estates, and Stone Gate Manor is hereby added to the Unified Development Code as set forth in Exhibit “B” attached hereto as if fully set forth herein; and

Section 3: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall

not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

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

SO ORDAINED this the _____ day of _____, 2022.

Approved:

Jim Gilvin, Mayor

Attest:

COUNCILMEMBERS

Lauren Shapiro, City Clerk
(Seal)

Approved as to Form:

City Attorney

Exhibit “A”

1.4.2 Defined terms.

~~Building Height. The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.~~

~~Building Height. The vertical distance between the "ground" and the level of the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, For the purpose of measuring building height, the "ground" level is the highest of the following three levels: curb level; established or mean street grade if no curb exists; or the average existing ground level adjoining the building if the building is setback more than 10 feet from the street line.~~

Exhibit “B”

APPENDIX B. RESIDENTIAL OVERLAY DISTRICT – MEADOWBROOK HILLS, MILTON ESTATES, AND STONE GATE MANOR

Purpose

The purpose of the Residential Overlay District is to establish criteria to regulate “new development” defined as construction on vacant, underutilized, or reused parcels of land generally served by utilities and surrounded by existing development, including single-family homes including additions as defined in this section under “new development”.

The intent of the Residential Overlay District is to:

1. Maintain streetscape character while accommodating new residential development.
2. Address and mitigate the impacts of new development on stormwater management and loss of tree canopy within established residential areas and provide tree save incentives.
3. Provide options for parking on lots under construction in order to limit roadway parking.

Applicability

The provisions of this article are intended to regulate development within single-family residential areas and shall apply to all parcels designated “Residential Overlay District” on the official zoning map currently restricted to Stonegate Manor, Meadowbrook and Milton Estates. All development, including construction of new homes and/or applicable additions to homes as defined by this overlay, shall be in accordance with the provisions of the zoning ordinance and land development regulations, as well as this article. In the event of a conflict or inconsistency between the provisions of this article and any other provision of the Unified Development Code, this article shall govern the development of the property within the boundaries of the overlay.

The overlay applies to all New Development that includes one or more of the following:

1. Any development on vacant or unused lots
2. Redevelopment of more than one-third (1/3) of the existing or preexisting building footprint
3. An addition or accessory dwelling exceeding the lesser of 600 square feet or 20% of existing building footprint

Lot and Building Standards

- A. *Design Standards for New Development, as defined on the previous page.*
 1. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.
 2. Architectural Variety. Proposed residences within an established neighborhood must incorporate architectural variety to their front facade, ensuring housing style diversity.

Duplicative front facade elevations adjacent to each other are prohibited. Simple reverse configurations of the same facade elevation on adjacent lots are not sufficient to meet this requirement. In order to ensure architectural variety, three or more design elements per infill residence must be utilized:

- a. Different window opening locations and designs;
- b. Different roof line configurations;
- c. Different entry/porch designs;
- d. Different exterior materials and finishes;
- e. Different garage location, configuration, and design.

B. Stormwater design requirements (Previously adopted March 2022)

- 1. Soils infiltration testing prior to issuing any development permit required to install an infiltration practice for all development that adds between 1,000 SF and 5,000 SF of new impervious area. The soils infiltration testing will include:
 - a. infiltration rates
 - b. depth to water table
 - c. depth to bedrock.
- 2. Certification that the green infrastructure measure was installed as designed at the end of construction shall be required as well as a maintenance covenant be recorded with the property records office for all future homeowners.
- 3. Development that adds or replaces 5,000 SF of more of impervious area shall complete:
 - a. a full stormwater management study
 - b. soil testing
 - c. measure certification
 - d. recording of a maintenance covenant.

C. Land Disturbance

- 1. Silt Fencing shall be permitted to be set back from the existing roadway by up to 20' from the edge of pavement for the purpose of creating a gravel area to assist with sub parking as well as material drop off. This area shall be maintained to avoid tracking into the roadways.

-
Tree Preservation

To maintain and promote the public health, safety, and welfare, the city has established city-wide regulations governing the conservation, planting, and replacement of trees. Trees contribute to the community's quality of life, improve the visual quality of the city, assist with rainwater interception and infiltration, and increase property values. These overlay guidelines will apply above and beyond the City's Land Development Ordinance to address the specific challenges and conditions of tree preservation within the overlay's boundaries and provide additional incentives for saving existing trees.

A. Deviations from Unified Development Code.

- 1. Minimum Tree Density. Within the overlay district boundaries, all 'For-Sale' residential lots shall maintain a minimum tree density as described in section 3.2.7 of the Tree Ordinance by making reasonable efforts to incorporate existing trees on the property, especially within

-
- the streetscape. (Reasonable efforts shall include, but not be limited to, alternate building design, building and driveway location, stormwater BMP locations).
2. Rear Landscape Strip. Within the overlay district boundaries, all 'For-Sale' residential lots shall include a 10' undisturbed or replanted landscape strip along the rear property line.
 - a. If property includes stream buffers, floodplain, or other zoning buffers, this rear buffer location and width maybe shifted, removed or altered as approved by the city Arborist to accommodate alternate layouts.
 3. Additional Tree Credits. The City Arborist may authorize additional tree credits for trees preserved with an approved alternate design.
 - a. Specimen trees may receive a density credit of three times the inches as long as the encroachment into the critical root zone is below 20%. Trees of Quality and Tree Groupings may reduce recompense plantings. The reduction shall be calculated considering two times the inches of the Trees of Quality or Tree Groupings that are preserved as long as the encroachment into the critical root zone is below 20%.
 4. Tree Replanting. Replanted trees shall be native and ecologically compatible with the local environment and uptake or intercept stormwater.
 - a. It is desirable to plant at least 20% medium or large evergreens as specified in the tree list in the Guidance Document to enhance the interception of rainfall year-round.
 - b. Trees selected for minimum tree density plantings shall be water loving species, such as Red maple, Weeping willow, Black gum, River Birch, Bald Cypress, American Sycamore, Atlantic White Cedar, Alder, Sweetbay Magnolia or similar as approved by the City Arborist.,
 - c. Streetscape/Landscape strip trees shall be planted in the front yard along the road frontage within the 10' landscape strip. Alternative designs and locations may be considered where existing utilities conflict with these requirements.
 - d. Spacing and number of trees shall be calculated based upon the average canopy spread of the species selected, as outlined in the Arborist Guidance document, in relation to the linear length of property road frontage.
 - e. When tree spacing exceeds 30' OC, at least one ornamental tree shall be incorporated into the design and planted in the front yard.
 - f. In order to create/maintain street character shade trees selected for the streetscape shall be overstory canopy trees of the Quercus (oak), Acer (maple), Ulmus (elm), and Platanus (sycamore) genus or as approved by the City Arborist.

From: [Deborah Eves](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Alpharetta Overlay Proposal Response
Date: Tuesday, May 31, 2022 8:20:20 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,

Thank you all for your time and effort putting together the proposal. I add my complete support for the email from the Alpharetta Conservancy.

In addition, I'd like to add my perspective. As an active duty military spouse of 16 years, I have lived in many cities. The ones I chose to live in all had one thing in common. They had preserved the character of the cities with trees and historic buildings. These cities include Wilmington, NC, Charleston, SC, Annapolis, MD, Old Town Alexandria, VA, Portsmouth, VA.

I hope the city of Alpharetta can find a way forward to preserving the character and charm too.

Again, thank you for listening to us and your support.

Sincerely,

Deborah Eves

115 Pebble Trail

From: [Barbara Kebanli](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Alpharetta Overlay response
Date: Tuesday, May 31, 2022 7:12:14 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.

A quick note about my perspective and interest in this situation:

- I purchased my home on Shady Grove Lane in 2007.
- I have made approx \$200k in improvements to the existing home with no changes to footprint, height or trees, proving that it is very possible to invest in the growth and continued improvement of our city without the need for tear down, rebuild and site clearance. All while improving property value.

Please find my feedback to your suggestion proposed in the Overlay:

- Lot and Building Standards:
 - Agree: 1500sqft facade, with a 35ft height limit (NOT average height, this means a 35ft limit) with 40% impervious surface area limit
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
- Tree Preservation:
 - Suggestion: I see and hear many instances where the current City Arborist sides with the developer and established, healthy trees continue to be approved for removal despite their importance in the character, canopy, drainage situation, etc of our community. Understanding it is hearsay but for the means of example, a perfectly healthy tree was approved for removal b/c the arborist said "it will die in 15 yrs" - why are things like this happening? It needs to be addressed.
 - I recently received a permit to take down 5 oak trees in my yard and it took about 4 months to get approval. I decided NOT to take the trees down. However, All the lots around me are being completely razed by the builders. Will they have to "replace the trees" as I was told I would have to do for trees more than 24" in diameter??
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
 - Tree replanting enforcement does not exist, it would be great to see a way to enforce this or understand how the community can help the city to highlight non-compliance -- I was told by the city arborist that this IS enforced -- is that NOT the case?

Additional points:

- The 2030/2040 vision talks a lot about a desire to preserve the character of the city, but the reality is a tear down and rebuild the same style of homes that are currently fashionable. This seems quite contradictory
- The 2030/2040 vision talks about the desire for Alpharetta to become an authorized Tree City. I see no evidence of focusing on maintaining current tree canopy and prevention of removal. A small fine is not going to stop someone who's building a \$2M or profiting from building that home.
- The building/developer community largely views our neighborhood as a way to make money. Their time personally invested is that required to build and leave. They have no long term interest in the area, where in many cases the residents have invested in and created their homes here for years to come based on this being a green area
- Without the support of the city and our council, where else are residents able to get support to sustain our community. Your position to support your voting, tax paying residents is in no way an 'over-reach' and is much appreciated by 98% (residents) vs. 2% (developers).
- I am quite fearful while the city position is finalized of the variances to standard regulation that are being built/trees being removed. It would be good to know this discussion will not trigger a mass clearance of trees before any limitations are formalized.

Thank you for your support. Feel free to reach out with any questions.

Barbara Kebanli
280 Shady Grove Lane

From: [Derek Gant](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#); [Shawn Gant](#)
Subject: Feedback on Proposed Overlay 2030/2040
Date: Friday, June 3, 2022 2:33:01 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.

Subject: Feedback on Proposed Overlay

Hi all – I hope you will take our comments into consideration regarding the overlay proposal. I don't believe they are substantially different from those of my neighbors as we all want to keep this place we call home looking and feeling like home. I support the Alpharetta Conservancy Group in all its efforts.

First of all, thank you for serving the city and listening to all of our responses. The overlay is a good idea but we feel it may need to have more teeth.

My wife and I live at 100 Pebble Trail, in the Shady Grove neighborhood. My neighbors Ben and Leah Ashwell just went through an extensive home renovation without changing the street visible size or character of their home. It is a fantastic example of keeping the character of the neighborhood. All the trees were kept, there were substantial add ons but not some wholesale destruction, grading, and rebuild. They chose not to tear down and the end result fits beautifully while they got increased square footage and a home for the ages. This is a good example of preservation of the neighborhood. I recognize that sometimes the entire home needs to be demolished, but I really think the size needs to fit amongst the existing homes. My wife and I kept the existing home and only renovated the inside keeping the outside in line with the neighborhood. Clearly, I have a desire for the tradition of the neighborhood to be honored as much as possible.

The 1500sqft facade seems reasonable but optional variances should be exceedingly rare(almost non-existent) and the area should have a chance to comment if they are considered. The 20' setback not counting in the 1500 feels overly generous, instead of insisting on designing within the 1500sqft parameters. Regarding the height of homes, when dirt is added to the lot I think the 35' may be met in practice but not in the spirit of the regulation. That is not to say the homes that are being built are not beautiful, they are. They simply make the next door homes seem out of place, almost forcing them to change or sell out. Just drive up Hook Street to see what I mean. It looks like one of the homes there is going to swallow the smaller original home. When this is going to happen to 20% of the homes in the neighborhood it is not preservation.

When it comes to Tree Preservation I think there needs to be more concern with specimen and hardwood trees. No specimen or hardwood tree should be cut down unless there is certainty it will not live for another 5+ years. Let's face it, many of the trees the developers or new home builders have cut down would have lived for many, many years but are getting variances for reasons that won't kill the tree for a long time, if ever. Just look at the trees on Canton, or the recently cut trees at the corner of Pebble and Shady Grove. Beautiful, healthy enough, conspicuously missing trees. There are many other examples. Rarely, I know some of these trees need to be removed but this should be the rarest of exceptions, not the rule, and only if the tree interferes with the reasonably necessary footprint of the proposed new home. In other words, the first choice should always be to preserve trees and design around them rather than cut them down. The overlay document sure sounds like there is a lot of wiggle room for the contractors in particular. Finally, tree planting enforcement after the loss of these trees should be required and enforced before the home can be sold or moved into for any new construction.

The 2030/2040 vision to preserve the character of the city is good and necessary. I personally don't believe every home in this area needs to be a behemoth like in some of Alpharetta's other neighborhoods. If the developer or the prospective home owner doesn't appreciate fitting into a neighborhood look and feel, the overlay is the only protection for the neighborhood. There are plenty of neighborhoods like Windward and others where these home would match perfectly. They happen to be the neighborhoods some of us moved out of, coincidentally. Infilling, which is what we are talking about, needs to be better controlled and bigger is not always better.

Thank you.

Sincerely,

Derek and Shawn Gant
100 Pebble Trail



From: [Ben Ashwell](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Feedback on Proposed Overlay
Date: Tuesday, May 31, 2022 1:57:07 PM

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

Hi all –

Thank you again for the time you have put into listening to residential concerns around the building and tree clearing in our neighborhood.

A quick note about the circumstances for my family:

- A few weeks ago we completed a renovation of our house purchased in 2012. In respect of our neighbors and the character of our neighborhood, we invested more than needed in the renovation in order to preserve:
 - The front façade with no new additions
 - All trees were kept
 - The impervious structure with no new additions
- We were able to increase square footage, replace all plumbing, electric, HVAC to modern standards
- Proving that it is very possible to invest in the growth and continued improvement of our city without the need for tear down, rebuild and site clearance

Please find my feedback to your suggestion proposed in the Overlay:

- Lot and Building Standards:
 - Agree: 1500sqft facade, with a 35ft height limit (NOT average height, this means a 35ft limit) with 40% impervious surface area limit
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
- Tree Preservation:
 - Suggestion: where the lot meets to exceeds 30% coverage, an assessment of the total inches on the property is made and a maximum of 25% of this tree density can be removed. 130 inches is just 4 medium sized trees on a lot that could have 50 inches
 - Suggestion: specimen trees simply cannot be taken down unless dangerous
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
 - Tree replanting enforcement does not exist, it would be great to see a way to enforce this or understand how the community can help the city to highlight non-compliance

Additional points:

- The 2030/2040 vision talks a lot about a desire to preserve the character of the city, but the reality is a tear down and rebuild the same style of homes that are currently fashionable. This seems quite contradictory
- The building/developer community largely views our neighborhood as a way to make money. Their time personally invested is that required to build and leave. They have no long term interest in the area, where in many cases the residents have invested in and created their homes here for years to come based on this being a green area
- Without the support of the city and our council, where else are residents able to get support to sustain our community. Your position to support your voting, tax paying residents is in no way an 'over-reach' and is much appreciated by 98% (residents) vs. 2% (developers).
- I am quite fearful while the city position is finalized of the variances to standard regulation that are being built/trees being removed. It would be good to know this discussion will not trigger a mass clearance of trees before any limitations are formalized.
- I full support the position of the Alpharetta Conservancy Group

Thank you for your consideration

Ben Ashwell

110 Pebble Trail

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: FW: Brooke drive
Date: Tuesday, May 31, 2022 3:19:05 PM
Attachments: [image001.png](#)



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Kassie Smith [REDACTED]
Sent: Tuesday, May 31, 2022 10:27 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Brooke drive

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Good morning!

I live at 224 Brooke Dr and I just wanted to contribute my thoughts to the long, ongoing discussions.

I appreciate all the work that the city has been putting into investigating the problems in this neighborhood.

My biggest concern is water. I have meet and talked numerous times with Jill Bazinet, Zach Truelove, and Matt Malone regarding the issues at my property and in the whole neighborhood.

I have put a substantial amount of time, money, and labor into my yard to provide a path for a ridiculous amount of water to pass through my property and onto the road. I personally do not believe this should have been my responsibility in the first place. With any amount of rain, I got a pool of water in my backyard. I am happy to send additional images or videos to you, though I know the city has already seen them.

My biggest concern with the ongoing construction is still strictly water. I do not believe I would have had this problem if the neighbor behind/diagonal to me had constructed their pool property and put in correct drainage to maintain their water on their property instead of pushing it on to mine. That

brings me to the next development behind me. What kind of limitations or requirements are in place and how can we ensure that any changes in landscape will work with my existing water path?

New buildings have been approved where the new 'ground floor' are at the height of the roof of existing houses. This just continues to flood out neighbors and push water onto others.

My front yard (about the closest 6-8 ft) stays wet just about at all times.

I am looking forward to what the neighborhood study reveals, as I know it is an intricate problem.

I'd be happy to talk about it anytime.

[REDACTED]

Thanks,

Kassie

Sent from my iPhone

From: [jpass1](#)
To: [Callum, Alexandra](#)
Subject: Fw: Comments on Overlay
Date: Tuesday, May 31, 2022 10:43:18 AM

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----- Forwarded Message -----

From: jpass1 [REDACTED]
To: Kathi Cook <kcook@alpharetta.ga.us>
Sent: Monday, May 30, 2022, 04:27:08 PM EDT
Subject: Comments on Overlay

Kathi,

Thank you for putting out a good frame work for the overlay! I have a few suggestions that may help Milton Glen / Milton Estates develop with some level of continuity and character. If things keep going the way they are, there will simply be rows of large white houses like a sterile, planned community and not a mature downtown neighborhood that evolved over the course of many decades. These types of neighborhoods are a "dime a dozen" throughout metro Atlanta and (though the houses are impressive), there is really nothing warm or special about them.

Further, there is a stark contrast between existing homes and new homes that gives the neighborhood an unsettled look. Here are my proposed additions/amendments to the overlay:

1. Restrict the maximum roof height to 27' and keep the 1500 ft² restriction on the street projections of the houses. This would serve to moderate the next houses to go in and blend the large and small homes in the subdivision. It would also help some of the tree save and water run off issues.
2. I do not know if this is possible and I could not find anything similar on line from another community but, it would be good to require any new houses to have some level of contrast to the neighboring houses. Maybe something like a color Delta E standard of at least 15 units for new permits. I am not sure how easy this would be to regulate quite honestly, but it will be a shame if we let one of the oldest downtown neighborhoods look like a planned community.
3. Add a restriction to the removal of any trees 16" DBH + within 15' of the property lines. This would help the builders honor the footprint of the previous house.

Thank you for your time and consideration!

Paul Whitehead
280 Meadow

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: FW: Feedback on neighborhood overlay
Date: Wednesday, June 1, 2022 2:10:24 PM
Attachments: [image001.png](#)



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Stephanie Long [REDACTED]
Sent: Wednesday, June 01, 2022 8:58 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Feedback on neighborhood overlay

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.

Hello, I apologize for this email being 1 day late. I live at 214 Kenneth Drive. My house was shown in your Power Point presentation, and I am in one of the newer, larger houses in the neighborhood. I do appreciate how my builder designed the house to be an appropriate size with my lot. I couldn't attend the prior meeting but I did watch the video replay. I think having some limits on the size of the houses is a good idea. For example, there is a new house being built on the corner of Kenneth and Brook Dr. We walk by it every day when we take our nightly walk. The house is built very high to accommodate a basement. The house, in my opinion, doesn't look appealing. It is too high, and it doesn't fit the lot size. It also destroys any privacy for the house that is behind it. I think some kind of happy medium can be accomplished between the new, larger houses coming in, and the older, existing ranch homes. I would be in favor of some kind of limitation on sizing for the newer homes being built. I really am excited for all of the newer homes being built as I have seen our property values increase just in the short time we have lived in the neighborhood.

If you wish to contact me, please note the following:

Stephanie and David Long
214 Kenneth Drive, Alpharetta, 30009
[REDACTED]

From: [Cook, Kathi](#)
To: [Woodman, Michael](#); [Callum, Alexandra](#)
Subject: FW: Follow up Milton Glen et al meeting
Date: Tuesday, May 31, 2022 1:37:23 PM

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

From: Drinkard, James <jdrinkard@alpharetta.ga.us>
Sent: Tuesday, May 31, 2022 12:39 PM
To: [REDACTED]; Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: RE: Follow up Milton Glen et al meeting

Thank you for sharing your feedback and the thought that went into your comments. It will be helpful as our team works to refine the proposal that will ultimately be presented to City Council for consideration.

JAMES T. DRINKARD
ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014
CELL: 770.653.1738
FAX: 678.802.3293
EMAIL: jdrinkard@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

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

From: [REDACTED]
Sent: Tuesday, May 31, 2022 11:25 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Follow up Milton Glen et al meeting

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 morning- thank you all so much for the work you have put in to helping our communities. For the most part we believe the plan you are proposing is excellent. With so many people involved it will be difficult to make even a majority happy let alone everyone.

We recently moved to 154 Upshaw Drive only a stones throw away from our previous home at 225 Jasmine Garden Way in Canton Street Commons. We love downtown Alpharetta and this will be our last move.

We have walked and run in our new community for the last 3 years. We have watched it evolve from a 30 year old community to a mixture of new upscale homes, original homes remodeled, and original homes retaining their charm. While our home was rebuilt in 2017, it sits comfortably somewhere in the mix of old vs new.

We certainly understand that developers and some existing homeowners want to capitalize on the boom that

Alpharetta continues to enjoy. It is our belief that most everyone embraces the hope that our property values will continue to grow. However, the obvious question is what is the balance between developing the new and retaining the integrity of the existing. How do the two coexist as long as the existing homeowners desire to retain their existing properties without feeling like their properties and lives are being encroached upon.

We believe there are a couple of things you might consider as the final draft is drawn.

1) the proposal for a 1500 sf front facing buildout makes sense to us directionally. There are current homes being constructed that seem to greatly exceed that limit and are therefore dwarfing the lot they stand on and encroaching on the privacy of other homeowners. Our thought is that formula be developed that included the desire to limit the front of the structure while taking into consideration the dimensions of the lot. For example, if the lot were 150 ft wide x 150 feet deep, the square footage of the front of the home would be smaller than a property that is 200 feet wide x 200 feet deep. In all cases the height would be restricted as proposed based on the existing home foundation line. If you look at the new home on the left as you enter Upshaw Dr., my guess is it would exceed the 1500 sf limit. However, since the lot is quite wide for the neighborhood, the home fits quite well with no encouragement. 2) our other suggestion involves privacy. This one gets more complicated. However, to retain the current neighborhood character, there needs to be some effort to keep the height of the back of the home from towering above an adjacent neighbor so the existing property doesn't face a situation where their new neighbors have direct line of sight access to their entire back yard and back of the house.

Again, we appreciate all your hard work. We would be glad to elaborate or discuss our thoughts and hope they make sense. Please ask any questions as appropriate.

In addition to this we are looking forward to the discussions about drainage as we see that as a critical part of this overall plan.

Thank you

Nancy & Ron Rose



From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: infill overlay district
Date: Wednesday, June 1, 2022 1:11:37 PM

From: Steve Beecham [REDACTED]
Sent: Thursday, May 19, 2022 9:46 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Gilvin, Jim - [REDACTED] Dan Merkel [REDACTED]
John/Karen Hipes [REDACTED] Brian Will [REDACTED]
[REDACTED] Drinkard, James <jdrinkard@alpharetta.ga.us>; Mitchell, Donald - External [REDACTED]
[REDACTED]; Jason Binder [REDACTED] [REDACTED]
Doug DeRito [REDACTED] Shostak, David <dshostak@alpharetta.ga.us>; Graves, Eric <egraves@alpharetta.ga.us>; Borden, Brian <bborden@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: infill overlay district

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Went to the meeting and want you to know I do not agree with this overlay. I understand peoples frustration on the new houses but we are a growing hot community and the growth issue is far better than the opposite. I do not like the farm house design but I also don't like the 1950-60 design either. I think we will start to see people remodel the existing homes more because of the cost. I feel qualified to express my opinion since I live in a remodeled home surrounded by two mansions. I tell people you have to get a in-town mindset. It's louder, it's closer to your neighbor, it's different types of housing but the location is awesome!

Compatibility to existing structures.

When people sell at a high price you have to figure a way to justify that price. The average residential builder needs a multiple of at LEAST 4 to make the number work. If you pay 500-600k for a house you need to be in the \$2-2.5m range. You can not build a \$2m house and make it compatible to a 1960's ranch. You need more square footage. You need to add garages and out buildings and pools. The Farm houses are not my favorite but most people don't want to pay \$600k and then spend \$250 to remodel it and still have a ranch with low ceilings and a fairly flat roof. I'm sorry it hurts some peoples feelings about the progress but for the city of Alpharetta this is a wonderful thing. Everybody wants to be walkable and not everybody can. Not everybody can live walkable but the prices are sure helping the bikeable communities.

Face of house being 1500 Sq Ft.

Now we are getting to be a HOA. All of us want to build what we like on our property. I remember one of the things that got our town going was when we decided to take away all the parking restrictions downtown. By opening up for new stuff we actually improved the

product. The design I want to build is a historic antebellum type house with a front porch across the front. I'm worried I want be able to do that. I have already spent 40k on design and many others have done the same thing. I also want to put my home office in the back and would like to build a pool but this kind of stuff makes it hard to work it all in. The lots are small but we are city living now in these walkable communities and I think we need a new mind set that we are not a country town anymore. Reminds me of when people were upset with us redoing downtown(fenced in and under construction) and now most folks love it.

Trees

I think what we are doing now is fine. We cant let trees dictate people and property. Most of the trees were planted when these folks built their house and we are just redoing the same with new construction. There is not a tree shortage in Georgia or Alpharetta. I do think we should allow construction to take up more canopy space than we do now. Other towns have done it with great success and build closer to their trees. I think we are a little outdated on this subject.

The extra planting of trees is not warranted. This sounds like we are trying to do commercial stuff here. The other neighbor can do like I did and plant more trees if they don't like what is going on next door. That's what everyone else does.

Setbacks

This one really bugs me. When looking at house plans in Southern Living you will find that most houses are wide and not long and narrow. The change would force more shot gun looking houses. The side setbacks and tree planting in them will dramatically affect the type of housing built on these lots. Often we need the setbacks to Driveways and turn arounds. One thing we have not done is pushed houses closer to the street. We should allow for this. Makes neighbors more friendly and has been done in lots of preplanned and old downtown communities for years.

Towns typically have high density townhomes and condos next to downtowns. Then you get into the estate type properties. This is what is going on in our awesome town and I feel like this overlay will change that. We need the character of people building their dream homes close to downtown if they can afford it. When you ride thru old towns that is what you see. People were allowed to express their opinion on the type of house they wanted.

Stormwater

This has gotten out of hand. The underground retention systems we are currently requiring are over kill. All the engineers I have talked to have said so. I like the idea but the size and cost are to much. Reminds me of the detention ponds we have all around our town and how much overkill they are. We need to reduce the size and cost of these.

Impervious surface.

I think the current format is fine. Why do we want to tie up more variance applications and restrict this further especially since you have underground retention systems. Doesn't make sense.

So Kathi, Mayor and Council please do not enact this overlay district. Don't let a few bad apples spoil a whole bunch of good progress. I love this town and love what we have done and hope you will take this input as someone who owns 60's ranch homes, remodeled the ranch homes and is eager to tear one down and build a new home.

When your city brings more citizens downtown the other businesses want to be there. The private sector becomes interested. In Alpharetta they are considering more residential restrictions because it's tuff when your town starts to grow. It attracts the new but old citizens get scared with the progress. The key is to let the private sector do its thing because the price of the land and buildings dictates what you get. Change is uncomfortable but you HAVE to change positively or you will negatively. Positive is better long term. Alpharetta has up to now embraced growth and Roswell has denied it. Consequently more folks think Alpharetta is cooler. Canton has embraced it but Cumming did not. Every city needs to protect property rights of the land owners and not become like a HOA. One local Mayor told me he fills like he isw running a HOA. People want to complain about everything.

The new cities are great because we get more local input but like everything else government gets involved with the regulations crank up. Most builders will tell you the process takes far too long in Alpharetta. It is hard to let the city take it's natural path and to stay out of the way but that is what makes a place special.

Steve Beecham

NMLS #166799

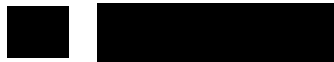
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From: [jpass1](#)
To: [Callum, Alexandra](#)
Subject: Fw: Overlay
Date: Tuesday, May 31, 2022 10:43:38 AM

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----- Forwarded Message -----

From: jpass1 [REDACTED]
To: Kathi Cook <kcook@alpharetta.ga.us>; James Drinkard <jdrinkard@alpharetta.ga.us>; City Council and Mayor <citycouncilandmayor@alpharetta.ga.us>
Sent: Tuesday, May 31, 2022, 10:38:05 AM EDT
Subject: Overlay

Good Morning,

Thank you so much for working so diligently on an overlay for our neighborhood. My husband wrote an email yesterday and I wanted to add a bit.

When we moved here nearly 20 years ago we always knew the neighborhood would change, it was just a matter of when. We never dreamed it would changed to what it is today. My biggest concern with the neighborhood is the lack of privacy we now have. My modest home sits at 280 Meadow and slightly down hill from a new build. When I sit on my deck I am now staring into the master bedroom window of 270 Meadow. This creates an awkward situation for both us and whomever purchases the home. I understand that our homes are not every ones idea of a dream space but can we at least agree that these enormous homes are out of scale? My hopes for an overlay are not a particular style. I believe its too late for that as one builder has built 5 houses that look basically the same but some would argue that our homes were all ranches before and had a similar vibe. I would like to request that new builds should be no taller than 27-28 feet. Having a medium sized house mixed in would perhaps blend what is here now which is either huge or short.

I believe trees should be saved whenever possible and builders should pay a steep fine when removing trees. There is no reason homes cannot be built more in scale with the lot and existing trees. We have a lot of drainage issues in this neighborhood so saving as many trees as possible is important and goes hand in hand with scale. I hope the neighborhood doesn't take on the look of a planned community. One thing that has always made our neighborhood special is the trees and feeling of coziness.

Thank you for your consideration.

Angela Whitehead

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: Fwd: Infill Overlay District
Date: Thursday, June 2, 2022 6:17:04 AM

Sent from my iPad

Begin forwarded message:

From: Michael Gordy [REDACTED]
Date: June 2, 2022 at 6:12:17 AM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Woodman, Michael" <mwoodman@alpharetta.ga.us>, "Borden, Brian" <bborden@alpharetta.ga.us>, "Graves, Eric" <egraves@alpharetta.ga.us>, "Shostak, David" <dshostak@alpharetta.ga.us>, "Drinkard, James" <jdrinkard@alpharetta.ga.us>, City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>, "Gilvin, Jim" <jgilvin@alpharetta.ga.us>, "Mitchell, Donald" <dmitchell@alpharetta.ga.us>, "Will, Brian" <BWill@alpharetta.ga.us>, "DeRito, Doug" <DDerito@alpharetta.ga.us>, "Hipes, John" <jhipes@alpharetta.ga.us>, "Binder, Jason" <jbinder@alpharetta.ga.us>, "Merkel, Dan" <dmerkel@alpharetta.ga.us>
Subject: Infill Overlay District

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Good morning,

I am writing to make my opposition known to the proposed Infill Overlay District. As a home owner and business owner in an area that will be affected by the proposal, I think this is the wrong way to go for the city and would be against private property rights for individuals. It would unnecessarily hurt property values and would be against the cities best interest as well as against the interest of it's residents. I have been speaking to my neighbors in Andover North, and everyone who I've spoken to is against this proposal. If we need to formulate a formal letter of opposition as an area that may be affected by this, we will.

I ask for this proposal to be tabled or voted down. The City has done an amazing job in creating one of the best places on earth to live. Let's not go backwards with a proposal such as the Infill Overlay District and undo some of the great that has been done.

I am happy to have conversations with anyone about this. My number is [REDACTED]
My address is 4024 Dover Ave Alpharetta GA 30009.

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Fwd: Milton Estates
Date: Tuesday, May 31, 2022 5:59:19 PM

Sent from my iPhone

Begin forwarded message:

From: Susan Shea <[REDACTED]>
Date: May 31, 2022 at 5:34:10 PM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Milton Estates

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Hello,

I am writing to let you know that we appreciate your help in keeping the charm in our neighborhood while still accommodating the new growth.

I have lived here 14 years. My home was built in 2000. We have enjoyed a close knit community until recently when so much dissection has come about over the larger homes.

I am interested in protecting the tree cover, definitely mitigating storm water runoff, & limiting the size of front facades.

I like the overlay plan very much.

Thank you for your time & consideration in this effort.

Susan Shea

--

Susan Shea

Everything got started in Him, & finds it's purpose in Him. Col.1:16

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#)
Subject: Fwd: Neighborhood meeting
Date: Wednesday, June 1, 2022 6:08:26 PM
Attachments: [image003.png](#)

Sent from my iPhone

Begin forwarded message:

From: Randall Schiltz <randy@toliveproperties.com>
Date: May 18, 2022 at 10:20:44 AM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: **Neighborhood meeting**

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Hi Kathi,

As you hopefully have seen, t-Olive works to follow the rules and are willing to provide input, as requested.

The meeting last night was a bit shocking to me in regards to size limits and new buffers, among other things. Taking away essentially 20' (10' each side for a green zone) is not a good idea. We need the opportunity for driveways to be able to run up the property line and taking that away is limiting the configuration of the house. I was told the 12 on Canton homes would not fit on their lots with this rule in place. A property line fence would now be rejected. This is not a good idea.

The 1500' façade debacle is completely encroaching on a persons freedoms. If somebody wants to build a big home (in the eyes of some) then so be it. It is hard enough to navigate the engineering and building department, but for somebody to have to measure the massing of a home seems like a complete waste of time and city

resources, adding yet more time to the permitting process. The city's lots are not large and having this 20' façade jog as acceptable won't work in many cases, as the required flow wells, protected trees and often requested pools will prevent this. If we must build to "what is around us" size wise, then many of my client's houses will be rejected, as neighbors are still in the originally built homes. Nothing is wrong with people staying in original homes, but why does this dictate what can be built next door?

The public has no idea about flow wells. They blame water/flooding on new homes, when it is just the opposite. Flow wells cost my clients \$60-\$80k and are designed by professional engineers to handle water. The fact that a professionally designed system will (in some cases) require a variance is ridiculous. Why does the city question an engineer's data? Again, a waste of time and resources. The flooding in many cases is a result of the existing homes not having systems in place (like the new homes do) of controlling water. Many don't even have gutter systems in place and have sat idle since 1970.

Trees are a sensitive topic. When many of these homes were built, the specimen trees we see today were half the size they are now. The public has no idea of the steps taken on each job to evaluate and often care for the trees on site. We have to do a tree survey, evaluate the trees effected by the new footprint, calculate the critical root zone that is impacted by a professional arborist, submit a tree care program, install tree save, calculate what will need to be replanted, and often times, pay a recompense fee for removed trees. Somebody said a builder "clear cut" a lot. David would shut that job down in 2 seconds if somebody was stupid enough to do that. I sent you and Brian B a report from my arborist yesterday stating that one of the trees at 283 Canton street needs to come down for safety reasons because it is dying. If I get this job, the public will immediately blame my company as a tree killer. They are not informed. I actually am thinking about putting signage up stating

that an arborist has deemed the tree as a hazard and should be removed before a massive limb, or the tree itself, falls on somebody's car. We were clearing a lot on Shady grove, with our arborist present, and people were filming the activity, as if we were committing a crime. Once our arborist explained who she was and that what we were doing was acceptable and thoughtfully planned out, they walked away.

I appreciate the city allowing the public to speak. That is what it is all about. I would encourage the city to be thoughtful on restrictions. I had several current and potential new clients in the room last night and they were not happy about what they heard, as many have paid thousands for plans that won't permit for several months. They may have wasted time and money on an plans that will be rejected. I have paid over \$50k for a plan for that according to the proposed restrictions, will be denied.

In summary, water control should remain a hot topic. New homes are handling it. Old ones are not. Do not change any of the strenuous rules currently in place regarding tree care and house massing.

Thanks for all you and the city of Alpharetta do to make it such a great place.

Randy Schiltz

t-Olive Properties





150 Pebble Trail
Alpharetta, Georgia 30009
(404) 732-6726
kkaplaw@icloud.com

Kenneth S. Kaplan
Managing Partner

*Admitted in Georgia, New York and the
District of Columbia

May 31, 2022

VIA ELECTRONIC MAIL

Ms. Kathi Cook,
Mr. Michael Woodman,
Mr. James Drinkard
Mr. Alexandra Callum

Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

Re: *The Alpharetta Conservancy*
Comments to Proposed Alpharetta Residential
Infill Overlay District

Kathi, Michael, James and Alexandra,

I am writing to you as a Constituent and Resident of Alpharetta and on behalf of the 50+ Members of ***The Alpharetta Conservancy*** (some of whom are Original owners who have lived in the Neighborhood for almost 50 Years), an association of Homeowners in several Alpharetta Neighborhoods including *Stonegate Manor*, *Meadow Brook Hills*, *Milton Estates*, and *Milton Glen*. We have also heard from Residents of other Alpharetta Neighborhoods with whom we will be discussing issues of common concern, which will be included in future communications. The purpose of this Letter is to provide Comments to the initial Draft of the proposed “**Alpharetta Residential Infill Overlay District**” that you collectively (the “Staff”) presented at a Public Hearing at Alpharetta City Hall on May 17, 2022 (the “Overlay Proposal”).

As you are aware, the Overlay Proposal was intended to address serious concerns expressed by Homeowners in Alpharetta, including Members of *The Alpharetta Conservancy*, about the significant damage that is being done to the unique character of our neighborhoods in recent months as the result of rampant demolition of homes, clear-cutting and destruction of old growth trees, regrading of lots in our beautiful Alpharetta neighborhoods. While we applaud the City Council Staff in this first attempt to address these issues, we respectfully present these Comments for your consideration and forward to an opportunity to sit down with you to discuss them before you present the final Overlay Proposal to the City Council.

Community Standards vs Property Rights

At the outset, I would like to dispel a misconception that we have heard that some in the Developer Community have been spreading. The members of *The Alpharetta Conservancy* are NOT Anti-Development or, for that matter, Anti-Anything. Everyone understands and accepts Alpharetta is changing and growing and that responsible growth is good for the Community. We also understand there is no such thing as a “development free” community but, at the same time, there is no such thing as “absolute property rights”. We are all subject to reasonable limitations on what we can and cannot do with our property to protect public health and safety and to comply with Community Standards reflected in laws and regulations enacted by the City Council (i.e., we can’t build a 10-story office building or hotel on our residential lots, or start manufacturing munitions in our homes, etc.). There are always limits on property rights. This is not Political. This is what democratic societies do to avoid anarchy and preserve the health and safety and the Community and reflect the Community Standards of its Residents.

We also understand that the City Council has the difficult job of Balancing the interests of different constituencies, often with very different interests, such as “anti-developers” on one side and radical “property rights” advocates on the other side. We represent neither extreme. We are advocating FOR the preservation of the beauty and unique character of Alpharetta, part of which the City Council has pointedly designated as the “**Garden District**” of Alpharetta in the **Horizon 2040 Comprehensive Plan** adopted by the City Council on October 25, 2021 (the “2040 Plan”). We look to the City Council, our elected Representatives, to Balance the preservation of the unique, and beautiful, Character of our Alpharetta Neighborhoods against the interests of those whose primary objective is to maximize the profit they can make tearing down homes, stripping lots of trees, significantly changing lot grading and, in many instances, impairing the views and sunlight of existing homes with excessively large new structures on relatively small lots. The central question for the Staff and, ultimately, for the City Council is: **What is the proper Balance to permit continued economic Growth in Alpharetta while, at the same time, preserving the beauty and unique character of our Neighborhoods?**

We present our thoughts and recommendations below.

The Situation in Our Neighborhoods

In the *Stonegate Manor* neighborhood, as an example, **18** of approximately 100 homes (almost **20%**) have recently been demolished or sit abandoned for months at a time, often with unkempt yards, waiting to be torn down. Many of those lots have been “clear-cut” of trees, many of which were large, old growth trees of 30-40 inches in diameter and converted to active construction sites, where grade levels are being significantly increased, causing excessive rainwater runoff, where building current City Building Code regulations are being openly ignored, and where trash and building materials are strewn about in plain view (SEE Photos Attached). While there are many examples of these acts of neighborhood blight, some of the most egregious are evident in the enormous new home being constructed on the corner of Canton Street and Shady Grove Lane (in the Stonegate Manor neighborhood), the huge old growth trees torn down across from that property on Canton Street, and the numerous lots on Shady Grove Lane and Pebble Trail that have recently been clear-cut.

It is clear from the above examples and many others, and from the photos attached below, that the current City Code Regulations are insufficient to meet the aspirations of the **2040 Plan**, particularly with

respect to “...maintain[ing] natural areas, protect[ing] established neighborhoods ... (Plan, Page 34), ...preserv[ing] the tree canopy....” (Plan, Page 36), and, most importantly, “...preserv[ing] the character of distinct residential areas...” of Alpharetta (Plan, Page 40). It is also clear that the City’s current enforcement regime falls far short of the unambiguous objective of the Plan to “...Preserve and protect the quality of existing neighborhoods **proactively** through code enforcement and land use decisions that protect neighborhood integrity...” (Plan, Page 47).

We applaud the Staff in recognizing these deficiencies and their attempt to address them by issuing the Overlay Proposal at the City Hall Meeting May 17, 2021. The balance of these Comments will address Questions we have regarding the Overlay Proposal and Recommendations for additional actions the City Council can take to help make the aspirations of the Plan a reality, and to protect the truly unique character and beauty of our Neighborhoods, and all of Alpharetta.

Specific Comments/Questions on Draft Overlay Proposal

1. Support for Infill Overlay District. *The Alpharetta Conservancy **unequivocally supports** the implementation of an “Infill Overlay District” for the affected Neighborhoods (once defined clearly) as a **first step** to preserving the Character of our Neighborhoods and a clear expression of the Community Standards of our Neighborhoods.*
2. Comments and Questions on the Overlay Proposal: We will be separately forwarding a redlined copy of the Overlay Proposal that contains our specific Comments and Questions, which we would like to discuss with the Staff at their earliest convenience. Once these issues are addressed, we believe we can come to a consensus with the Staff on a final Overlay Proposal to be submitted to the broader Alpharetta Community for Comment and, finally, to the City Council for consideration. Among the more salient issues that need clarification are the following:
 - A. New vs Existing Tree Regulations: Based on the Comparison Chart provided by Staff on 5/26/22 there seems to be NO substantive change in the current **130”/Acre** Tree coverage. Query: Where did the 130”/Acre Coverage # come from? Did Staff do any “benchmarking” against other Cities to see if this is sufficient or should be increased for mature Neighborhoods? In reality, 130” could mean just **FOUR** 35” Trees or **FIVE** 30” Trees on an entire one-acre lot which seems to avoid the objective of promoting a “Garden District” Community. Similarly, where did the **TWO** Tree per One Acre Residential Lot minimum come from and how does this protect current old growth trees from being destroyed? Additionally, whatever the final minimum tree mandate is, it should be made clear that in order to maintain the unique and mature “tree-scape” of the Overlay Neighborhoods, that the minimum cannot be met by merely leaving some trees at the back of the lot. Unless there is an overriding health and safety concern, there should be some minimum tree mandate for the street-facing side of every property so that there is no more clear-cutting along neighborhood streets.
 - B. Disparate Treatment of Existing Homeowners vs Developers: We have heard anecdotes that current Homeowners have faced aggressive enforcement of the current Tree Regulations while Developers seem to ignore the Regulations or suffer small fines that do not serve as a deterrence to such violations. How can we level the

playing field to ensure that Homeowners and Developers are treated equally, at the very least?

- C. **Priority of Different Tree Criteria:** The Overlay Proposal should clarify which, if any, of the alternative tree criteria have priority over others. At present, it seems like Developers can just “choose” whichever criteria cost them the least, without consideration of how that choice will affect the Character of the Neighborhood. This “least costly” criteria seems contrary to the aspirations of the 2024 Plan to “...**Preserve and protect the quality of existing neighborhoods...**”.
 - D. **Standards for “Exemptions” or “Variances”:** While some of the proposals in the Staff’s Draft Plan could, in theory, alleviate some of the neighborhood degradation outlined in these Comments, it appears that Developers have often applied for and have been granted Exemptions or Variances from current Building Code regulations. To better understand this process, can you please define the Standards that such Exemptions and Variances are currently granted and, if not currently public, we recommend that such standards be made public and that all Variances or Exemptions be made public, together with the Basis upon which it was granted, if such decisions are not already published for public scrutiny.
3. **Recommendations:** In addition to the Overlay Proposal, the Members of *The Alpharetta Conservancy* respectfully recommend the following additional Actions by the City Council to prevent further damage to the character of the affected Neighborhoods and fulfill the aspirations of the **Horizon 2040 Comprehensive Plan**:
- A. **Public Notice:** As is the case for new business permits in the City, before issuing Permits for demolition of homes and clear-cutting of residential lots, Public Notices should be Posted on the affected properties and a Hearing should be held for Public Comment.
 - B. **Sunlight Provisions:** Proposed Decisions by the City Staff approving clear-cutting of residential lots, removal of old growth Specimen Trees and/or exemptions from tree removal, grade change or building requirements of the Building Code should be **publicly available** for review by residents of Alpharetta, including the written **basis** upon which such decisions were made. A limited “hold” should be placed on issuing permits based on such Decisions and a reasonable “Appeals” process should be implemented for Residents of Alpharetta to express their comments and/or concerns before such permits are issued.
 - C. **Enhanced Deterrence:** The current penalties/fines for violation of the Building Code, including violation of the tree removal, grade change and building height provisions of the proposed Infill Overlay District should be **significantly increased** to serve as a meaningful deterrence of such violations. The reality is that the current fines are no deterrence for the developer of a \$2Million or \$3Million residence. In addition to increasing the fines, there should be harsh penalties for anyone who repeatedly violates these Code Provisions, including, but not limited to temporary prohibition of the offender from obtaining building permits in Alpharetta for some fixed period of time.

- D. Benchmarking Effective Development Regulations: The City Council should commission a Study of other Communities (in Georgia and Elsewhere), such as Serenbe and Savannah, GA, Charleston, SC, Annapolis, MD and Olde Towne, VA, that have successfully enacted Development and Preservation regulations to enhance and preserve the unique character and beauty of their Cities.

Conclusions

In conclusion, we are pleased that the Staff heard our concerns, and the concerns of other Alpharetta Neighborhoods, and has provided us with the Draft Overlay Proposal for review and Comment. We believe this is a great First Step to enact meaningful changes to the Alpharetta Code that is necessary to preserve and protect the unique and beautiful Character of our Neighborhoods, as intended by the **2040 Plan**. We also respectfully request that Staff seriously review our Comments and Recommendations which are intended to improve the Overlay Plan by creating more transparency on existing processes, ensuring that Residents of our Neighborhoods have a real voice in decisions that affect their daily lives, promote effective enforcement and adjusts penalties for Code Violations that will act as a true deterrent to acts that violate our Community Standards and threaten the unique Character and Beauty of our Alpharetta Neighborhoods.

We look forward to discussing these Comments and Recommendations with each of you at your earliest Convenience.

Best regards,

KAPLAN LAW GROUP, LLC

By: /Kenneth S. Kaplan/
Managing Partner

cc: Michael Buchanon
Deborah Eves
Ben Ashwell
Martha K. Kaplan

Photo Exhibits:

Pebble Trail
(A Garden District Exemplar)



Lot Clear-Cutting on Shady Grove



Destruction of Old Growth Trees





Developer Neglected Lots
(Downed Trees in Street For Weeks)



From: [Phay Peltier](#)
To: [Drinkard, James](#); [Cook, Kathi](#); mwoodman@alpharett.ga.us; [Callum, Alexandra](#)
Subject: May 17, 2022 Meeting - Meadowbrook Hills/Milton Glen/Milton Estates
Date: Tuesday, May 31, 2022 5:26:20 PM

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I completely support the City's plan to assist us little guy with the overlay, height restrictions of the new builds, and other requirements to help with the flooding issues we have had.

My main concern is who will be enforcing the new codes for when the developers/builders stray from the guidelines. What repercussions will the builders have? We already have one builder who submitted the specs for a house being built but didn't stay within his own specs and encroached on an existing long time resident's easement of their property line. No one from the City came to inspect what the builder was doing. Are you going to just fine the builders/developers and move on without ever thinking of the little guy? From personal experience, my lawn was run over by the construction vehicles of two mcmansions being built on Meadow Drive. Not only my own yard, but I personally saw two other neighbors' lawns getting run over by construction vehicles. Absolute utter disregard for people's properties by the builders' construction crews.

The quaintness of this neighborhood is no longer that - quaint. The facades of the newer homes all look the same because it's almost always the same developer building cookie cutter mcmansions.

I love being a resident of the City of Alpharetta but sometimes I feel the small guy is being pushed out in favor of those with steep pockets. We are the taxpayers of this neighborhood who elected you to represent us and need your voice.

From: [Shea Looft](#)
To: [Callum, Alexandra](#)
Subject: Meadow Brook Hills Overlay
Date: Wednesday, June 1, 2022 3:38:07 PM

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Hi Alexandra-

Thank you and the rest of the team there for working on this downtown neighborhood overlay for Meadow Brook Hills and the surrounding neighborhoods. We agree with the majority of the proposed overlay presented at the meeting on May 17th.

Our main points are to keep the side setbacks (at least 10 feet on either side) without variance allowance. I think it is important to have breathing room between our houses, for both aesthetic and privacy reasons. I believe if the side setbacks are enforced and the 35' maximum height (measured from original structure), along with the 40% maximum impervious surface, the houses should be in scale to their lot.

We would like it if a design team could review the architectural plans before granting a permit to begin construction in order to ensure that the same house design is not being approved over and over on the same road. Character and charm are our desires for this neighborhood. Instead of a builder constructing "spec" homes, it would be preferred to have unique homes that reflect the owners' individual style, or at least more creatively designed "custom" homes from builders.

Preserving as many of the beautiful trees in our city would be ideal. The suggestion to keep trees located within the setbacks is great, as well as incentives to keep healthy specimen trees.

Thank you again & we look forward to hearing more as the city council meeting approaches.

Shea & Jay Looft
162 Kenneth Drive

From: [David Luffel](#)
To: [Callum, Alexandra](#)
Subject: Meadowbrook Hills / Milton Estates / Milton Glen Infill Overlay District Plan
Date: Tuesday, May 31, 2022 5:04:09 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.

Dear City of Alpharetta,

Thank you for listening to the needs of residents in these neighborhoods and creating the infill overlay plan. My family and I have lived in the neighborhood for over 20 years. As long-time residents of this neighborhood, it is disturbing to see some of the negative impacts of uncontrolled development and redevelopment.

Our biggest concern is the flooding issues. We have seen Foe Killer Creek flood before, but the flooding has increased in frequency with the building boom of the last 5-10 years. It is very concerning to us when we see new homes being built above the current elevation and with increased concrete (impervious surface) footprints. This leaves current homes more susceptible to flooding from runoff water as well as the creek overflowing. In addition, there is less ground to absorb the water. About 15 years ago, the city proposed adding drainage ponds in the neighborhood, but nothing was ever done. We would like to see the city address these issues.

Another big concern with the new construction is the building heights. Some new homes tower over the adjacent homes, which raises privacy issues. In addition, one of the beauties of this neighborhood is our large tree canopy. Similar to the sign ordinances in the City of Alpharetta, we would like to keep the homes below the tree cover. Furthermore, we would like to see the neighborhood trees preserved as much as possible. When that is not possible, having trees replanted will help.

Architecturally, some of the new, modern homes look out of place in our neighborhood. We would prefer to see new homes built to blend into the neighborhood.

I appreciate your thoughtful consideration of our concerns. Please reach out if you need any additional information or have any questions.

Sincerely,

Bonnie Luffel
3125 Maple Lane
Alpharetta, GA


From: [Anna Henderson](#)
To: [Callum, Alexandra](#)
Subject: Meadowbrook Hills feedback
Date: Monday, May 30, 2022 12:11:20 PM

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

Hi there. I live at 375 Heritage Lane, and I have attended all of the meetings we have had this far regarding Meadowbrook Hills' flooding/drainage and architecture concerns.

I would like to express that I would like an overlay. When we had our last meeting earlier this month, we thought the city was going to bring forth more suggestions regarding style of homes, but in fact, the city did not want to restrict what houses in our neighborhood looked like. This is not what we have been talking about. The neighborhood will continue to look like a hot mess hodge lodge of homes if we do not set some guardrails around what the homes should look like- generally speaking. No one here wants an HOA, but this neighborhood's new homes are ranging from farmhouse to modern to a few that actually look really nice with the renovations done. There is no cohesive look. This neighborhood is too important to ignore because of its location and too close to downtown to not consider the ramifications of not placing an overlay. The gentleman with the Alpharetta Conservancy who spoke at the meeting posed an excellent question- what do we want downtown Alpharetta's Garden District to look like? I doubt it's an uncoordinated, mismatched neighborhood of prime real estate of homeowners who are taxpayers and patrons of the district's businesses. I don't think we can ignore the need for an overlay, and I think suggestions from the city should be brought forth at the next meeting.

Thank you.

Anna Henderson

Sent from my iPhone

From: [Deanna Francis](#)
To: [City Council and Mayor](#); [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Milton Glen
Date: Tuesday, May 31, 2022 3:11:19 PM

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Good afternoon,

I am a resident at 3003 Maple Ln. in the Milton Glen subdivision. I am one of many concerned neighbors about the water issues in our neighborhood. My home sits right next to the Foe killer creek and has been flooded three times in the last four years. My home has had extensive damage from these floods and it is only a matter of time before my home is hit by another flood. What is the city doing to prevent situations like this from happening again? It is imperative that our neighborhood be taken care of and our issues addressed by the city. We cannot have new builders come in and ruin this neighborhood and cause more water issues for the established homes. We all appreciate your help and open mindedness to help solve this problem. If you have any questions please don't hesitate to reach out to me.

Deanna Francis

From: [Trish Watkins](#)
To: [Callum, Alexandra](#)
Subject: Milton Glen/Milton Estates
Date: Tuesday, May 31, 2022 12:50:41 PM

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Hi, Ms Callum!

I would like to start off by saying how impressed I was with you and the city staff at the last meeting. It was my first one, and I was surprised how neighbors would talk to you, who is trying to do the right thing, and to their neighbors. I thought you all handled yourselves really well.

I am writing this email to express my support for the overlay you proposed. I like the option that the builders can talk to their neighbors and get certain things approved. To me, that is a much better solution than giving builders a blank check to do what they want. My neighbor wanted an additional garage a few years ago and he asked us to sign off on it as it would be within the 10feet of our property. We were happy to do that and happy that he chose to handle it that way. We felt like we still had some control.

So please take this email as a vote for the overlay you proposed.

Thanks again for all you do for our community!

Trish Watkins
3151 Maple Lane

Sent from my iPhone

From: [Judy Guven](#)
To: Citycouncilmayor@alpharetta.ga.us; [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Milton Glenn/ Milton Estates/Meadow Brook Hills
Date: Tuesday, May 31, 2022 2:51:02 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.

In reference to the meeting May 17, 2022, I totally support the overlay,height restrictions, set back and hardscape requirements proposed at our meeting. We have a major drainage issue that the city has known about for years and no regard was given to this problem when issuing permits to these builders. They have been allowed to clear cut and regrade these lots and build huge houses that over shadow the existing home in our neighborhood. This has caused increased drainage issues and flooding.I have watched builders repeatedly cut down beautiful huge specimen trees which also contributes to the fooding issues due to root loss. Smaller replacement trees don't provide the root systems required to soak up the excess water run off created by these excessively large homes and hardscapes. The existing homeowners and taxpayers who elected you should be shown your utmost consideration on these issues, you are our voice. Please protect our rights, we matter too. I feel like our neighborhood is being raped with no consideration from these builders for any of our rights. They block our streets, tear up our lawns and for some residents they are negatively impacting our property valves due to flooding and in some cases our health. For those of you fighting for us, Thank You. Judy Guven 300 Meadow Dr. [REDACTED]

From: [REDACTED]
To: [Callum, Alexandra](#)
Cc: [Cook, Kathi](#); [Woodman, Michael](#); [Drinkard, James](#)
Subject: Proposed overlay-Stonegate Manor
Date: Tuesday, May 31, 2022 9:40:13 PM
Attachments: [image001.png](#)

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Good evening all

First of all, I wanted to thank you for your time and the effort that has gone in to hearing the residents out.

We were the first to build a new, big house on Pebble Trail a few years ago so it would be hypocritical of me to try to prescribe to others what they may and may not build in our neighborhood. There are however a few things that we would like to see enforced:

- That at least 90% of the trees in the side and rear set back be preserved.
- That at least 33% of the tree in the front setback be preserved.
- Storm water retention/management be required.
- Sediment control be enforced which includes keeping our roads clean from debris, nails, screws and mud.
- The building site be kept clean from trash and a dumpster be on site at all times.
- If recompense is agreed upon for trees taken down that the issuance of the CO be contingent upon the recompense.

Thank you again.
Johan & Christelle van Rensburg
230 Pebble Trail

From: Callum, Alexandra <acallum@alpharetta.ga.us>
Sent: Friday, May 20, 2022 3:21:11 PM
To: Callum, Alexandra <acallum@alpharetta.ga.us>
Cc: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Follow Up To May 17, 2022 Meeting

Good afternoon.

Thank you to everyone who was able to join us this past Tuesday for the discussion of components of a possible infill development overlay. This was the third meeting that we have had with residents and property owners in Meadowbrook Hills, Milton Estates, and Milton Glen as we work to address concerns that many of you have shared with us about stormwater, the tree canopy, and preserving neighborhood character.

From: [Reynolds, Josh](#)
To: [Callum, Alexandra](#)
Cc: [Cook, Kathi](#); [Woodman, Michael](#); [Drinkard, James](#)
Subject: RE: Comparison Chart
Date: Thursday, May 26, 2022 1:40:34 PM
Attachments: [image001.png](#)

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

Thanks for taking the time to meet with us. I really appreciate the time the city staff and consultants have put into this. There definitely has been a lot of time and thought invested in the overlay.

Hopefully you're getting a lot of feedback and thoughts from residents of the affected neighborhoods and not just builders/realtors or other people just interested or upset about trying to build in our neighborhoods.

Trees

Is there a way to post that trees will be removed? No additional steps on approvals, but I think that some of the complaints around trees would go away if residents knew when trees were coming down before they came down. There's something upsetting about leaving in the morning and then coming home to see a whole property of trees removed in a day.

Also, posting something would let residents know that everything is permitted. A lot of the tree removal occurs on Saturdays and having confirmation it had all be approved would simplify things.

There still appears to not be very much teeth in the tree ordinance. There are some good ideas about the sideyards and the limits of disturbance, but could fees be adjusted for removal of the larger trees? Or somehow put those fees back more directly into the neighborhoods?

New Buildings

In addition to helping to define the average grade around the building, is there also a way more clearly define the height of the building? Per a recent e-mail shared with me, 35-feet isn't the maximum total building height. It's the average of the roof. That just seems like a method that builders could take advantage of with the design of the house. Per the markup you just shared, 35-foot is listed as the maximum building height.

Is there any evidence that any of these stormwater improvements are making a difference? I like the idea of limiting the overall impervious %, but the lots as a whole are just changing completely versus what was there before. Maybe there's not a one size fits all approach to stormwater that can be analyzed for each lot? Something definitely needs to be done for new buildings, but maybe it's not just pipes and more pipes.

Existing Ordinance

I think it is important to enforce the code in a consistent manor. I know per our zoning there is at 35-foot front setback. But it is being enforced as a 50-foot buffer to more closely match the existing homes. I like the 50-foot buffer as it provides consistency along the streets but the City needs to

If this area is as popular as everyone seems to say, seems like more cost could be put into plans to create more custom homes that fit into the neighborhood. Our neighborhoods are not the cookie cutter type where they should be able to just place their standard house on every lot. If they have one that fits, great, but otherwise, create something that fits into the area it's being built.

Thanks.

Kimley-Horn

Sent: Thursday, May 26, 2022 1:27 PM

[illegible]

From: [Leah Arnold](#)
To: [Callum, Alexandra](#)
Cc: [Cook, Kathi](#); [Woodman, Michael](#); [Drinkard, James](#); [Dudley Arnold](#)
Subject: Re: Comparison Chart
Date: Thursday, June 2, 2022 11:46:47 AM
Attachments: [image001.png](#)

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 afternoon,

I wanted to respond to the proposal as a home owner at 325 Heritage Lane. I have been attending the meetings to gather information and hear opinions on both sides even though they seem mainly loudest from those who oppose the new homes. We appreciate the change occurring in the neighborhood as it greatly increases the value for all in the neighborhood and has brought in more families. I understand the concern of the flooding / drainage but I am not fully convinced it is all due to home development in our neighborhood. I would like to continue to see the neighborhood thrive and allow development and change. This is a similar transition that happened in Buckhead years ago and those who do not want to change their home are not required to but should not be controlling what other home owners can do to their property especially since there is no HOA. While I can appreciate keeping trees there is also a need to remove as we are not even able to grow grass in our yard due to the large tree coverage and would have a more attractive yard if we could remove some. There is always a balance to everything and it seems would mostly be met with what the city is proposing. Overall, I believe the property owners should be able to make changes to their properties within the current confines the city has as there are many restrictions already in place. I appreciate the city's time being spent on this but would prefer to address drainage concerns more than how a specific house may or may not look and the number of trees it has in the yard.

Thank you,
Leah & Dudley Arnold

On Thursday, May 26, 2022, 01:27:04 PM EDT, Callum, Alexandra <acallum@alpharetta.ga.us> wrote:

Good afternoon,

Please see attached for the comparison chart that was discussed at the May 17, 2022 meeting. Please note that there is no additional new information, only what was requested. Our staff is currently still in the process of reviewing all comments. Thank you for your patience, and if you have any additional questions, feel free to email me.

Thank you,

From: [Drinkard, James](#)
To: [Elaine Morgan](#); [Cook, Kathi](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: RE: Feedback on Proposed Overlay
Date: Friday, May 27, 2022 11:43:08 AM

Elaine:

Thank you for sharing your thoughts and for your ongoing support of this effort.

James

JAMES T. DRINKARD
ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014
CELL: 770.653.1738
FAX: 678.802.3293
EMAIL: jdrinkard@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: Elaine Morgan [REDACTED]
Sent: Friday, May 27, 2022 9:44 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>; Callum, Alexandra <acallum@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Feedback on Proposed Overlay

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Hello,

First, I want to acknowledge the efforts put into this discussion. I very much appreciate the additional resources assigned to research and review this issue. I do feel that the team has listened to our concerns, and candidly I don't envy the challenge of Community Development or City Council in finding fair/equitable solutions. I recognize the complexity. I also recognize that this matter is highly time-sensitive with the rate of requested new builds, and the parallel path to define a plan to address stormwater/drainage issues.

My perspective is based on the following:

- I am a 4-year resident of Meadowbrook Hills, invested in a renovated ranch
- Meadowbrook Hills is a distinct neighborhood but connected to communities defined as Milton Glen and Milton Estates - development that occurs in Meadowbrook Hills has an impact on the adjoining neighborhoods
- Meadowbrook Hills has the current highest % of new large homes that have been built with no additional overlay/building restrictions within the "garden district" and **should be recognized as distinct**

- 19* of 51** (37%) existing homes have been replaced with new homes, many with pools that exceed 1) 50% impervious 2) height/width 3) elevated lot and/or 4) improper tree removal or replacement. 9* of 51** homes have been updated/renovated. These two numbers combined place us at 50% of the original 51 homes; we are at a tipping point of "preserving" any original character * This number reflects homes that are already built and/or in building stage under permit

** This is based on the original plat for Meadowbrook Hills - may vary slightly if the plat has been modified/expanded in recent years

- It has been established that our neighborhood and adjoining neighborhoods have a significant drainage and flooding issue, dating back to the mid-1980s, currently sitting with City Council and a highly-visible issue; what is not established is the full scope, the root cause, the solution, the timeline of a comprehensive and sustainable solution

- Until a full analysis is conducted to determine these factors, additional development must be **thoughtfully and proactively** managed so as not to further contribute to the flooding/drainage issues. If the new overlay is not approved, we will strongly advocate for a moratorium on additional permits until the drainage/flooding analysis is complete.

- While builders, developers and realtors hold a short-term interest in our community, the homeowners hold the long-term perspective on value and interest in preserving the character of the neighborhood

Feedback:

Lot and Building Standards - AGREE with maximum 1500 sq ft facade; height of homes should not exceed 30 feet from existing lot; however, additional design review required to ensure this fits scale of the lot, the home and neighborhood. Need limits on multiple consecutive maximum height homes to prevent "cookie-cutter" neighborhood.

Stormwater Mitigation: STRONGLY AGREE Must be limited to 40% impervious surface at least until full study of drainage/flooding in this neighborhood. Any request for variance must be posted publicly in neighborhood prior to presentation at city hall

Tree Preservation: AGREE Additional consideration to be given to existing water oaks and specimen trees. All trees are not equal (as quoted by Councilman Hipes) indicating that Water Oaks absorb 10x the water as other trees. Removal of these trees must be seen as impacting stormwater mitigation. Post notice of request for tree removal

Design / Architectural: STRONGLY SUPPORT ADDING a design review board to be established for this neighborhood (following City of Alpharetta model) to mitigate risk of designs that 1) do not blend with current and 2) are not in line with the scale, design and 3) preserve the character of this distinct area. This can be done via prohibiting certain styles (ultra-modern, castles, temples), colors (purple, pink, yellow) or by guiding principles following the required housing designs for downtown Alpharetta. **This is the only way to support the policy defined in the 2040 Community Housing Vision.**

Background/rationale:

Community Housing Vision from 2040 Comprehensive Plan:

Promote and encourage residential densities and designs that ensure varied living areas and housing types

- **Preserve the character of distinct residential areas**
- **Design quality and long-term value into residential development to maintain appearance and property value**
- Defined/Approved Policy: **Preserve the character of distinct residential areas:**
 - **Preserve Garden District of Alpharetta**
 - Explore regulations that limit height, massing and lot coverage in order to protect existing neighborhoods from incompatible infill development
 - **Manage scale of homes to lot size**
 - Manage density
 - **Preserve** history in the city
 - **Preserve tree canopy**

2030 Comprehensive Plan:




The proposed overlay is simply the extension of these already-agreed-upon strategies and the only way to preserve any remaining character of these neighborhoods. I strongly support the proposed overlay with the addition of a design review that has a holistic view of the long-term vision of the city and can ensure that the defined strategies are followed.

Elaine Morgan
245 Meadow Drive

From: [Cook, Kathi](#)
To: [Garrett Wiley](#)
Cc: [Woodman, Michael](#); [Callum, Alexandra](#); [Drinkard, James](#)
Subject: RE: Greater Atlanta Home Builders Association - Overlay District Changes
Date: Friday, May 27, 2022 4:20:14 PM
Attachments: [image002.png](#)
[image003.png](#)

Garrett,

Thanks for reaching out and we most certainly are seeking comments, I would like to see your specific concerns. You reference an upcoming meeting on June 21 regarding stormwater which is a meeting that Community Development staff will not be attending and the overlay will not be discussed. The June 21 meeting is regarding existing stormwater concerns and possible solutions and will not address possible new construction requirements.

Michael and I can meet with you June 15 or 16 between 9 am and 11 am, let me know if either day/time works for you.
Have a great weekend!



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Garrett Wiley [REDACTED] >
Sent: Friday, May 27, 2022 4:10 PM
To: Cook, Kathi <kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>; Callum, Alexandra <acallum@alpharetta.ga.us>
Subject: Greater Atlanta Home Builders Association - Overlay District Changes

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Good Afternoon,

Happy Memorial Day weekend!

Earlier this week, several of our builders reached out regarding the proposed changes to the overlay district. We had the opportunity to watch the most recent community meeting regarding these changes and determined that you all might appreciate the feedback from the residential

construction community as well.

Please see the attached letter and let me know a convenient time for all of us to get together for a discussion.

We look forward to a constructive conversation regarding the proposal, and hope that we can work together with City staff and residents on a positive outcome.

Thank you,

Garrett Wiley

Greater Atlanta Home Builders Association

Government Affairs Director

[REDACTED]

[REDACTED]

[REDACTED]

www.atlantahomebuilders.com



From: [Joe Gillis](#)
To: [Drinkard, James](#); [Cook, Kathi](#); [Callum, Alexandra](#)
Subject: RE: Meadow Brook Hills / Milton Estates / Milton Glen Drainage and Development
Date: Tuesday, May 31, 2022 5:58:45 PM

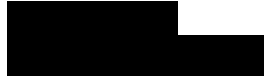
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Good afternoon,

I understand you are looking for feedback on the meeting May 17th - I looked at the comparison chart and was very pleased - it looks to be some steps in the right direction. I was unable to attend the last meeting but I appreciate the effort the City is making on this issue.

Sincerely,
Joe Gillis

Joe K. Gillis



Linkedin: joegillis
Twitter: @Gilltrans

On 05/20/2022 11:43 AM Drinkard, James <jdrinkard@alpharetta.ga.us> wrote:

Brandi:

We will be sending the link along with the presentation slides and handout from Tuesday's meeting to everyone this afternoon.

James

JAMES T. DRINKARD

ASSISTANT CITY ADMINISTRATOR

CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014

Subject: Re: Meadow Brook Hills / Milton Estates / Milton Glen Drainage and Development

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Hi James,

Where can i find the recording of the meeting on Tuesday?

On Sun, May 15, 2022 at 12:04 PM Drinkard, James <jdrinkard@alpharetta.ga.us> wrote:

Brandi:

The meeting is set to start at 5:30 PM. A reminder email with details will be sent to everyone tomorrow from our Community Development Department.

James

JAMES T. DRINKARD

ASSISTANT CITY ADMINISTRATOR

CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014

CELL: 770.653.1738

FAX: 678.802.3293

EMAIL: jdrinkard@alpharetta.ga.us

[2 Park Plaza](#)

Alpharetta, GA 30009

Phone: 678.297.6000

From: [Binder, Jason](#)
To: [Brandi Reynolds](#)
Cc: [City Council and Mayor](#); [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Re: Meadow Brook Hills/ Milton Estates/ Milton Glen OVERLAY
Date: Tuesday, May 31, 2022 9:51:47 AM

Good morning Ms. Reynolds,

Thank you for reaching out. I know that our staff is working diligently to propose a common sense solution that will help provide an overlay that will balance any new development within the existing neighborhood.

It's great to hear from existing residents who have already invested in our community for years. I'm especially sensitive in making sure we understand any and all impacts to your property. I'm a firm believer that people can exercise their rights to rebuild their property as long as it doesn't infringe on their neighbors. Keeping the character of the neighborhood, a healthy tree canopy and stormwater water concerns are valid and should be addressed by any new investors within the overlay. Staff is doing a good job to understand where that line should be between existing character and redevelopment before they propose a solution to City Council.

Thanks again for your email. It is always good to hear from our homeowners. Feel free to contact me if you need anything else.

Best,

Jason Binder

Sent from my iPhone

On May 31, 2022, at 9:12 AM, Brandi Reynolds [REDACTED] wrote:

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Good morning,

Thanks so much for taking your time and working with the neighborhood. Hopefully the residents are reaching out with their input and not just builders and realtors that don't live here. They definitely have an incentive to not change the status quo. With how popular our neighborhoods are, seems like a little extra attention could be made to keep our area special.

I agree with the recommendations made within the overlay. There are

definitely some high level things that should be considered.

- Keep the character of the neighborhood. Making sure that the new homes and the existing homes have a cohesive feel. Without new homes towering over the existing homes. Not only does this look off with the current homes, it is also creating privacy issues. I think there was a missed opportunity here. There are many quaint neighborhoods in Atlanta that are charming and full of homes that have been remodeled or rebuilt but kept the cohesiveness and character of the neighborhood. Many of those homes are without garages or pools in the back, yet people are still willing to pay a high price to live there.
- Ensure that the improvements aren't negatively impacting downstream drainage. Even with these new drainage requirements, how are we ensuring that the downstream homes aren't hurting? With elevating these new homes, how does this affect the homes next door? It's sad to see there wasn't much thought put into our neighborhood, especially since the area has a known drainage issue. That should have been taken into consideration before these larger footprint homes were built and are continuing to be built. This just seems careless to me.
- Trees are an important part of our neighborhoods and it would be great to keep as many of the large trees that are in good condition. I like that there are additional requirements proposed to keep as many as possible. I think this is necessary otherwise all the lots will keep getting clear cut to allow as big of homes as possible.
- Consistency with the zoning code. Mostly regarding the front setbacks and the building heights. It seems like answers from the city vary based on the lot.
- Is there anything that can be done to ease the impact of construction on the neighbors? The builders come in and block the streets, reduce privacy of the neighbors, and then get out. While the neighbors are experiencing a complete shift in their lifestyle. There are many of these construction sites that have dumpsters yet for some reason there is trash all over the ground. I cannot tell you the gross things my toddler has picked up or the dogs that are finding chicken bones while out on their walk.
- Seems like there is a push from the builders and realtors about individual property rights but seems like it should also be about the rights of the existing property owners as well. Why should a new house

be able to negatively impact the existing owners?

Thank you again for hearing us. I appreciate all the work that has gone into this. It was really discouraging for us to hear that a realtor who lives in our neighborhood had emailed the builder and realtor community to attend the last meeting and to pushback on any restrictions. So, I hope you are listening to the actual residents who live in our neighborhoods.

Thank you,

Brandi Reynolds
230 Meadow Dr.

--

Brandi Reynold



From: [Cook, Kathi](#)
To: [Cara Becker](#)
Cc: [Shostak, David](#); [Callum, Alexandra](#)
Subject: RE: Meadowbrook Hills overlay draft
Date: Friday, May 27, 2022 2:08:30 PM
Attachments: [image001.png](#)

Cara,

It may be a good idea if we include in the overlay that staff can provide up to a 20% variance for setbacks in order to save existing trees.



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Cara Becker [REDACTED]
Sent: Thursday, May 26, 2022 10:35 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Meadowbrook Hills overlay draft

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

Hi Kathi,

Thank you for the time and thought put into the overlay draft. I found it to be a considered and balanced approach to managing the growing pains that the neighborhood is currently experiencing. I believe defining a 1500 sq foot frontage (with 20-ft set-backs that don't count toward that 1500 sq ft) will result in more custom homes, which would be designed with consideration for their lots and surroundings.

I support this, even though it may complicate our own building plans due to the size/shape of our lot (.4 acre wedge) and my desire to save a specimen water oak in the backyard. As you can see from the survey, building "back" is very limited. Will there be any consideration in frontage and/or set backs for those who are legitimately limited by lot dimensions and trees?

During the meeting last week, some attendees expressed concerns about "government overreach". I've always thought the role of government was to represent the desires of its citizens- and to balance those desires when conflict arises. I believe this overlay draft does so.

From: [Valerie McIntyre](#)
To: [City Council and Mayor](#); [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Response to City Meeting
Date: Tuesday, May 31, 2022 3:56:24 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.

First of all, I want to thank you all for the attention that has been and is being given to the issues surrounding construction, flooding issues, etc. as relates to the Milton Glen Estates and Meadowbrook subdivisions. My concerns are as follows:

1. First of all, flooding. My husband and I have been here since 1993 and have seen many instances of major flooding which is a multifaceted issue but as relates to recent construction, seems to be made worse by the increase in impervious surfaces promoted by the larger square footage of much of the more recent construction in conjunction with removal of larger, water-loving trees with no requirement to replant on the same property where these trees were originally removed from. (I have wondered how long Alpharetta may be able to retain its Tree City status unless more care is taken in this area).
2. To me, a secondary issue is one of creating a cohesive, unified look to the subdivision. (For example the white-washing of older residences to give more of an updated look and to help blend older and newer construction.) I think to foster a spirit of unity, **a little give-and-take seems to be in order**. For instance, the privacy issues that can develop when you have a house that towers over the one next door with windows which face the shorter home. Everyone needs to feel like they have a little privacy in their own homes.
3. I get out daily to walk our dog and literally cannot have a leisurely walk because of the sheer volume of construction vehicles on our roads. Don't really know what can be done about this. Hopefully this issue is temporary and will be self-correcting.

Thank you!
Valerie McIntyre
218 Mayfield Circle
Alpharetta

5/18/22

ROSEN CUSTOM HOMES
11960 Williams Club PL
ROSWELL, GA 30075
ROSENCUSTOMHOMES.COM
ROSENCUSTOMHOMES@YAHOO.COM
678-233-7813

When I built my first house many years ago, I went to the building department, filled out an application, paid a small fee, and walked out of the office with the permit in hand, all under an hour of time. Construction started the next day. Now it takes me approximately of 6 months to get a permit, and tens of thousands of dollars in engineering reports to meet the stringent requirements in place. This adds costs to the home and makes housing less affordable. It also restricts supply because I used to build 2 houses in the same amount of time it takes me now to build one.

When I hear about more regulations and restrictions being talked about, it frustrates me. It's natural for people to want shelter, almost a necessity of survival. When one does not have shelter, they like construction, and seek out areas where there are available homes. Yet, once they have a roof over their head, they want all construction in their neighborhood to stop, immediately. It is a selfish mindset that inflicts a small, very vocal group of individuals. Once they have theirs, who cares about anyone else.

This philosophy has taken ahold in California particularly , and as a result they have a housing crisis. Not only are their homes the most expensive in the nation, they also have the highest percentage of homeless people. This is a result of failed housing policies. They restricted what and how could be built so much, that it created a catastrophe.

For some reason, there are jurisdictions in areas I currently build in the state of Georgia that are trying to emulate the California housing policies. I truly believe its because the vocal minority are getting their way, and no one wants to stand up against them. Fear to stand up for what is right is causing housing supply to decrease in respect to population growth. This restricted supply of course causes prices to rise disproportionately.

As of now, the city of Alpharetta has the most stringent requirements and restrictions of any jurisdiction I build in. I think to myself at least it could not get any worse. Then I hear about proposed changes that would make it almost impossible to build new homes. I will have no part of it. It will force me to build in other areas that want housing.

As far as Meadow Brook Hills subdivision, it's the selfish trying to rule everyone else. Here are the facts; when their house was built, there was no silt fence or tree saved used to control erosion and protect trees. There was no water quality management required. Some did not follow setback rules either. Their houses still dump water onto other people's homes and they do nothing to mitigate it. Their houses are not energy efficient like a new home, and most of them contain asbestos, which is an environmental hazard.

Why are they not regulated to clean up their mess at their own expense. I would argue those houses are more detrimental to the Meadow Brook Hills community than the new, energy efficient , environmentally friendly new homes being built. The new homes have to control the silt, protect the trees, and contain their water.

If we let the small mob control housing policy, we will suffer with reduced supply and increased prices. I never mentioned the word FREEDOM yet, as that is the ultimate price people pay when the selfish take control. Let's not reward the narrow minded, selfish, hateful group trying to ruin this city.

Sincerely

A handwritten signature in cursive script, appearing to read "Jason Rosen".

Jason Rosen

From: [Jennifer Sheppard](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Stonegate Manor - Response to Overlay
Date: Tuesday, May 31, 2022 7:02:04 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.

Hello –

Thank you again for the time you have put into listening to residential concerns around the building and tree clearing in our neighborhood.

A quick note about my perspective and interest in this situation:

- I purchased my home on Pebble Trail in 2017.
- I have made approx \$130k in improvements to the existing home with no changes to footprint, height or trees. Proving that it is very possible to invest in the growth and continued improvement of our city without the need for tear down, rebuild and site clearance. All while improving property value.

Please find my feedback to your suggestion proposed in the Overlay:

- Lot and Building Standards:
 - Agree: 1500sqft facade, with a 35ft height limit (NOT average height, this means a 35ft limit) with 40% impervious surface area limit
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
- Tree Preservation:
 - Suggestion: I see and hear many instances where the current City Arborist sides with the developer and established, healthy trees continue to be approved for removal despite their importance in the character, canopy, drainage situation, etc of our community. Understanding it is hearsay but for the means of example, a perfectly healthy tree was approved for removal b/c the arborist said “it will die in 15 yrs” - why are things like this happening? It needs to be addressed.
 - Suggestion: where the lot meets to exceeds 30% coverage, an assessment of the total inches on the property is made and a maximum of 25% of this tree density can be removed. 130 inches is just 4 medium sized trees on a lot that could have 50 inches
 - Suggestion: specimen trees simply cannot be taken down unless dangerous
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
 - Tree replanting enforcement does not exist, it would be great to see a way to enforce this or understand how the community can help the city to highlight non-compliance

Additional points:

- The 2030/2040 vision talks a lot about a desire to preserve the character of the city, but the reality is a tear down and rebuild the same style of homes that are currently fashionable. This seems quite contradictory
- The 2030/2040 vision talks about the desire for Alpharetta to become an authorized Tree City. I see no evidence of focusing on maintaining current tree canopy and prevention of removal. A small fine is not going to stop someone who's building a \$2M or profiting from building that home.
- The building/developer community largely views our neighborhood as a way to make money. Their time personally invested is that required to build and leave. They have no long term interest in the area, where in many cases the residents have invested in and created their homes here for years to come based on this being a green area
- Without the support of the city and our council, where else are residents able to get support to sustain our community. Your position to support your voting, tax paying residents is in no way an 'over-reach' and is much appreciated by 98% (residents) vs. 2% (developers).
- I am quite fearful while the city position is finalized of the variances to standard regulation that are being built/trees being removed. It would be good to know this discussion will not trigger a mass clearance of trees before any limitations are formalized.
- I fully support the position of the Alpharetta Conservancy Group

Thank you for your support. Feel free to reach out with any questions.

Best,

Jennifer Sheppard
265 Pebble Trail



From: [Chris K](#)
To: [Bazinet, Jill](#)
Subject: 3110 Maple In Flooding
Date: Tuesday, February 8, 2022 9:23:23 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.

This should show progression of the water for a few years.

<https://drive.google.com/drive/folders/17OcNo80JSSOcidGWO0JuMlr5GhtBuZNb>

Flooding concerns in Milton Estates: 3120 Maple Ln, Alpharetta

Emily Narchus [REDACTED]

Fri 3/18/2022 5:21 PM

To: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>

Cc: David Silver [REDACTED]

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 afternoon-

I'm writing in regards to the flooding issues in the Milton Estates neighborhood. Apologies for the delay, I have been meaning to send this sooner.

We purchased our home in June 2020, unaware of the severity of the flooding issues. Had we known then what we know now, we would have probably made a different decision. Aug 2020 was our first experience with a flood. Looking out our windows in disbelief, we had over 3ft of water running through our backyard, inches away from rushing through the back door into our home. Thankfully, the rain cleared up and the water drained before making an entrance. It would have only taken another 20-30 minutes of rainfall and this water would have been in our home. Fast forward to Sept 2021, same situation. (photos and videos from both floods in WeTransfer Link here: <https://we.tl/t-Ui2wkRbRFm>). In between flooding, we deal with a murky yard, destroyed landscaping, and a lot of constant clean-up, even with average rainfall. Aside from these issues, we have learned that the flood water contains bacteria, parasites, and feces. This is incredibly unsafe for everyone, and a liability to the city and homeowners. How this hasn't been addressed before now is shocking and disappointing, to say the least.

We love our neighborhood and have spent a significant amount of money fixing up a house that was neglected for many years. We have invested our time, money, and hearts here and hope it wasn't all for nothing. On behalf of our neighborhood, we are begging for your help.

While I will not pose as an expert in this arena, it is obvious there are a few high-level items that would help mitigate the flooding issues:

- The water has nowhere to go. We need retention ponds. Have you considered buying properties where the water floods the worst and turning these into water-retention areas? There are two homes that I'm aware of that are barely livable due to the flooding issues (along the creek on Meadow Dr and Maple Ln). I would think these would be two good areas for the city to consider purchasing.
- It is obvious Foe Killer Creek has not been maintained over the years. It is eroded and full of debris. Are there any plans to refurbish the creek?
- The city needs to reevaluate permitting and closely monitor what is being done to the terrain. In the last meeting, the City Team told us that permits are not granted to expand the footprint on existing homes in this area. That is completely untrue, as we have a home on our street that has begun adding on to the existing footprint, roughly double. They brought in truckloads of dirt for construction; it will be interesting to see how this affects flooding of neighboring homes with the next heavy rain.
- Have you considered offering trees from your tree reserve to residents? A lot of very established, water-loving trees are being cut down for new development. This is certainly impacting the flooding issues. I would be happy to plant some trees on my property to help drink the water, I know other residents feel the same.

We have faith our concerns and requests aren't falling on deaf ears. The meetings and feedback are all reassuring. But, we hope actions take place. If the neighbors could fix this problem on their own, it would have already been done. We need the city to help us.

If there is anything we can do, please let us know. Looking forward to the upcoming meeting on March 24.
We appreciate your time and consideration. Let's keep Alpharetta the crown jewel of suburbia Atlanta.

<https://we.tl/t-Ui2wkRbRFm>

Thank you,
Emily Narchus
3120 Maple Ln, Alpharetta

From: [Anna Henderson](#)
To: [Bazinet, Jill](#)
Subject: Re: Foe Killer Creek- Milton Glen Milton Estates
Date: Thursday, February 10, 2022 7:36:49 AM

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

Hi Jill.

I was at the Community Meeting on Tuesday night along with about 80 residents of our neighborhood with increasing issues related to drainage and flooding, even with moderate rains. You'll notice from the email thread from almost 4 years ago, I was concerned about the 12 foot concrete slab eroding into the creek. Fast forward to now and it is sitting in the creek. It is on my back neighbor's side of the creek but impacts all of us downstream and impacts the overall health of the creek. How is this not the responsibility of the city to take care of this? My neighbor can't afford to remove it. She has had to repair her fence multiple times due to erosion and flooding that she has endured because of the creek overflowing. She can't sell her house because of what has been happening with the floods.

The question was asked about when the creek was last assessed and frankly none of us were satisfied with that response. Just behind me are drainage pipes, wooden fences and general debris like papers, cups, hoses, just a mush mash of stuff.

Please come take a look again. I live at 375 Heritage Lane. With advance notice, I can make myself available to personally show you. Last time, you or someone simply showed up. It makes a difference to be face and face and explain the situation in person.

Thank you.

Anna Henderson









Sent from my iPhone

On Mar 19, 2018, at 11:25 AM, Anna Henderson [REDACTED] wrote:

Ok. Thank you for your quick response.
Anna Henderson

Sent from my iPhone

On Mar 19, 2018, at 10:38 AM, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

Anna-

I was able to make it out to the property on Friday. You were not home, but your across the stream neighbor was there and showed us the concrete. It appears that at some time in the past an owner poured concrete along the bank of stream in this location to try to protect it from erosion. While this is not a preferred technique anymore, it was likely done hoping for a similar

result as the rock that is found along the other banks in the area. We can see where the concrete slab has slipped down the bank, but we do not think it is going to cause an issue in the stream. If it does continue to move or shifts to a point where water flow is blocked, it would be the responsibility of the property owner to hire someone to remove it.

Please let me know if you have additional questions.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
City of Alpharetta
Public Works Department
Phone: 678-297-6200
Fax: 678-297-6201
Cell: 678-410-4644
www.alpharetta.ga.us

From: Anna Henderson [REDACTED]

[REDACTED]
[REDACTED] Jill <jbazinet@alpharetta.ga.us>

Subject: Foe Killer Creek- Milton Glen Milton Estates

Hi Jill.

Per our conversation Friday, I appreciate you working to send someone out to my house this week to assess the concrete slab that is in Foe Killer Creek behind my house- 375 Heritage Lane.

My phone number is [REDACTED] Below is a picture of the concrete slab.

Thank you.
Anna Henderson

<image001.jpg>

Sent from my iPhone

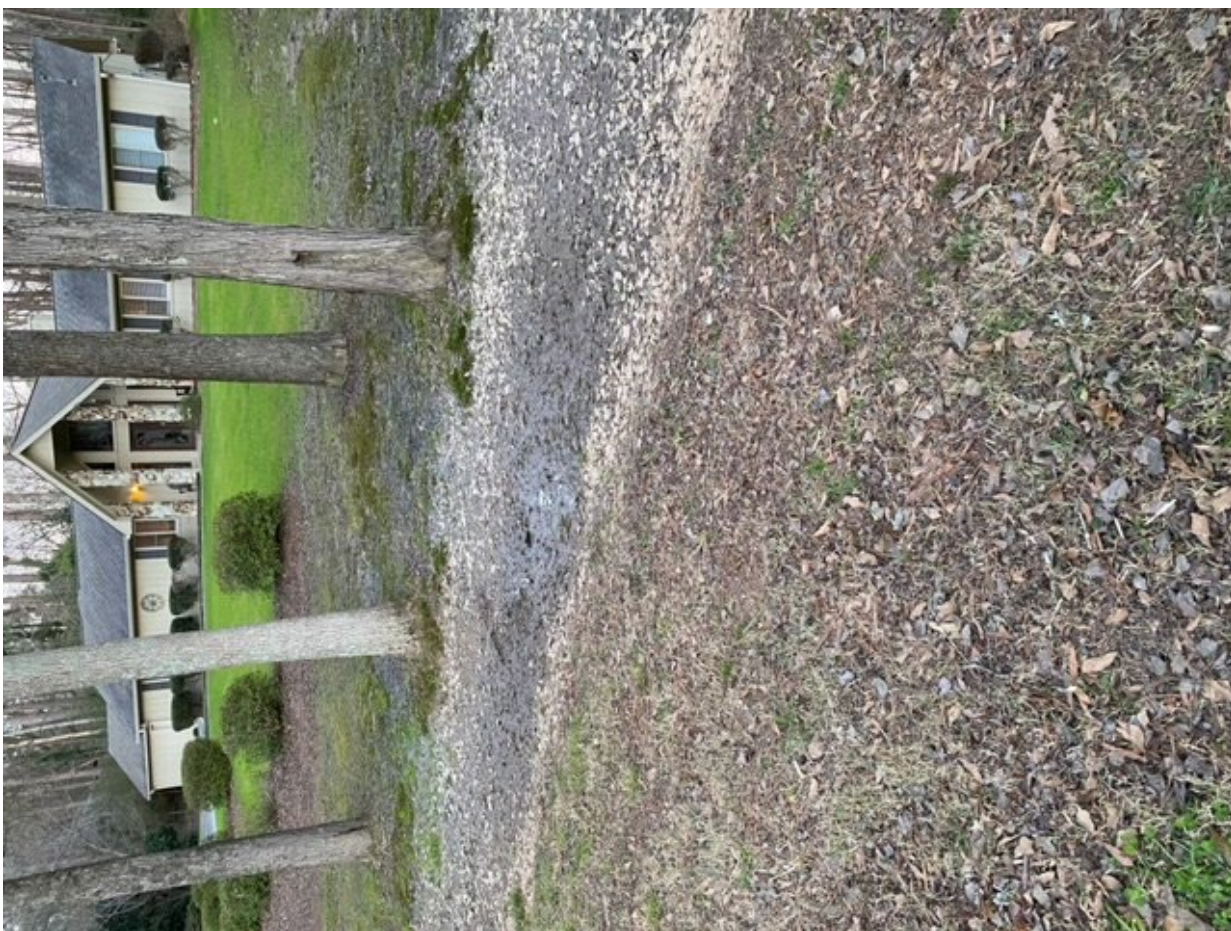
From: [Anna Henderson](#)
To: [Bazinet, Jill](#)
Subject: Standing water on Mayfield Circle
Date: Friday, February 11, 2022 6:25:35 AM

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

Hi Jill,

At the Community meeting on Tuesday, I mentioned there is an area on Mayfield Circle that retains water for days. Below are pictures of standing water that has been there since last Thursday's rain. This is what remains of it 8 days later (we have not had rain since last Friday/Saturday). The warm weather dried up most of it by the time I captured these photos yesterday but it is unacceptable that there is still an area that cannot absorb the rain. An area like this becomes a really big deal in the summer with mosquitoes. This is 215 Mayfield Circle. - Anna Henderson





Anna Henderson

Sent from my iPhone

From: [Leah Arnold](#)
To: [Bazinet, Jill](#)
Subject: Creek Flooding
Date: Thursday, February 17, 2022 9:27:18 AM

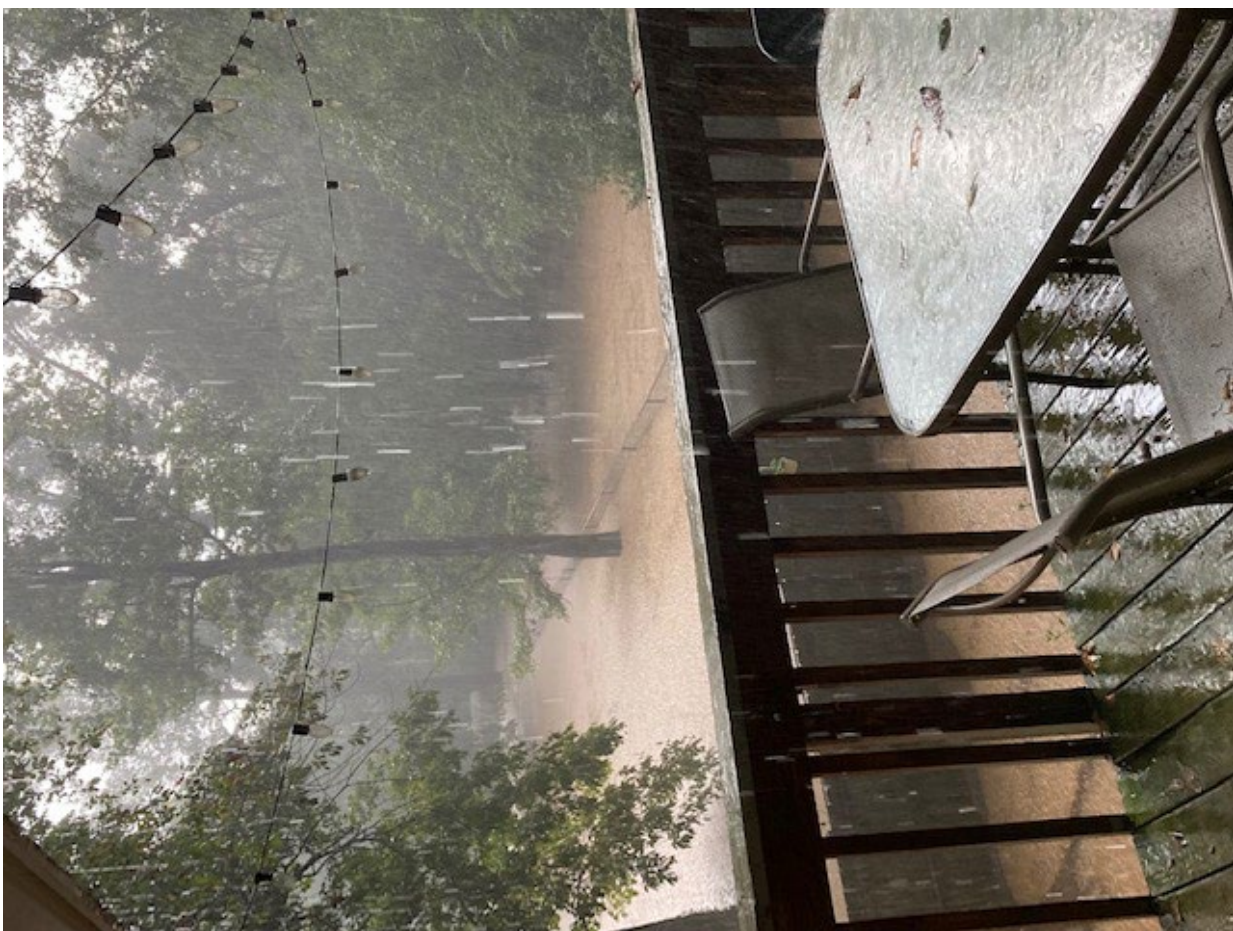
CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a follow up to our neighborhood meeting, I am providing pictures of the creek flooding behind 345 & 325 Heritage Lane. We have had this property since 2007 and this has never occurred before. It seemed the creek was blocked as it flowed through quickly after these photos as if something had been cleared even though the rain continued. However the damage to yards was already done based on this and water got into our neighbor's home. This also was flooding the street at Mayfield Circle where the city had replaced the drain under that road but it still seems too small to support the runoff from the high school and downtown we are now receiving from all of that development.

Thank you,
Leah Arnold





Sent from my iPhone

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Meadow Brook Hills subdivision
Date: Monday, February 21, 2022 4:25:14 PM

Please add him to the email list. Thank you!

From: [REDACTED]
Sent: Friday, February 18, 2022 7:00 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: Meadow Brook Hills subdivision

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 Michael - if you could provide me a copy of the notes from Meadow Brook subdivision meeting it would be greatly appreciated. Hope the meeting went well.

Thank you.

Ron Rose
[REDACTED]

> On Feb 1, 2022, at 4:38 PM, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:
>
> Good afternoon, Ron.
>
> The meeting on 2/8 will be in-person and will not be recorded. We do have a consultant that will be moderating the meeting and will be taking notes. I can provide a meeting summary with notes after the meeting, if that will help. Please feel free to follow up with me for the meeting notes.
>
> Best regards,
>
> Michael A. Woodman, AICP
> Planning and Development Services Manager
>
> City of Alpharetta
> Community Development Department
> 2 Park Plaza
> Alpharetta, Georgia 30009
> (678) 297-6072
> www.alpharetta.ga.us
>
>
>

>

>

> -----Original Message-----

> From:

> Sent: Tuesday, February 01, 2022 3:42 PM

> To: Woodman, Michael <mwoodman@alpharetta.ga.us>

> Subject: Meadow Brook Hills subdivision

>

> 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 after Michael - we are in the process of buying a home in Meadow Brook Hills subdivision and understand there is a meeting scheduled for 5:30 pm on February 8th, to discuss concerns that have been expressed by some of the owners. We are out of town that day and wondered if there is a chance to listen to the conversations remotely.

>

> Thank you and hope the meeting is productive.

>

> Ron Rose

>

>

From: [Cook, Kathi](#)
To: [Woodman, Michael](#); "eric.bosman@kimley-horn.com"
Cc: [Callum, Alexandra](#); [Graves, Eric](#)
Subject: FW: Meadowbrook Hills / Milton Estates / Milton Glen architecture
Date: Friday, March 25, 2022 11:12:40 AM

FYI, the meeting last night was focused on stormwater but several brought up the fact that they do not want architectural standards, more focus on measuring height as well as tree canopy, grade change.

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

From: Suzanne [REDACTED]
Sent: Friday, March 25, 2022 9:12 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Meadowbrook Hills / Milton Estates / Milton Glen architecture

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.

Kathi,

I found last night's meeting very informative and appreciate all the time and effort being put in to help address some issues in our neighborhood. Your statement about increasing tree canopy in front yards is much appreciated. This enhances the neighborhood appearance, provides shade for our many walkers, and supports birds and pollinators. (We recently planted some front yard trees including a willow oak which should soak up some water!)

Last night was the first I had heard about restricting widths of house facades. I already had concerns about height restrictions and limits on architectural style, and I'm now concerned about property rights in general. I count over 140 homes in our combined neighborhood but have only heard a handful of people complain about the size, appearance or scale of new homes. I personally like the mix of styles and sizes.

I attended an early meeting in our neighborhood of almost twenty people. At the end, the host asked each of us to state our biggest concern. Overwhelmingly the top concerns were stormwater and tree canopy.

My suggestion is that the architectural aspects be, for now, limited to those which serve the purpose of improving stormwater management and preserving tree canopy. Height restrictions are actually at odds with these goals - for example, some lots have front yards that slope upward from the street and the proposed 35' from-street height restrictions may prevent those owners from building a two-story house. This either causes a larger footprint ranch to be built (more impervious surface, fewer trees) or negatively impacts the value of their property.

I look forward to seeing the recommendations for the proposed overlay. My husband Hal and I will review them from these perspectives:

1. Does this help enhance stormwater management?
2. Does this help preserve tree canopy and stream buffers?
3. Does this preserve or limit future improvements to our home that we are considering?

Thank you for listening!

Suzanne McCaskey
180 Meadow Drive

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Meadowbrook neighborhood meeting
Date: Monday, February 21, 2022 4:26:29 PM

Please add him to the email list. Thank you!

From: Ric Anderson [REDACTED]
Sent: Saturday, February 05, 2022 4:54 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Meadowbrook neighborhood meeting

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

Mr. Woodman,

I've just found your letter in my mailbox, thanks for including Maple Lane for the meeting. I am very concerned with the problems I see being caused by the overdevelopment in the area behind the elementary school. My home backs up to Foe Killer Creek and my backyard flooded easily before all the construction started. Has gotten worse with each new McMansion covering up all the land that once had a chance of soaking up some of the rainwater. I wish, as this building will continue as long as there are any available lots to re-do, that some requirements would be put on the developers/contractors to address the stormwater infrastructure as part of their securing a building permits. I know the city can't stop the redevelopment, and I get why the city wants it to happen, but it only seems fair that these folks start paying their freight.

I really wish I could attend Tuesday's session, but my shift goes until 6:00, in south Canton, so making a 5:30 meeting isn't happening.

I appreciate your time.

Cheers,

Ric Anderson

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Milton Glen Aug 2020 rain water from school
Date: Tuesday, February 15, 2022 8:47:13 AM
Attachments: [IMG_7267.mov](#)

For the file

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Sunday, February 13, 2022 5:52 PM
To: Graves, Eric <egraves@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; Shostak, David <dshostak@alpharetta.ga.us>; Borden, Brian <bborden@alpharetta.ga.us>
Subject: Fwd: Milton Glen Aug 2020 rain water from school

FYI.

Sent from my iPhone

Begin forwarded message:

From: Bonnie Majher <[REDACTED]>
Date: February 13, 2022 at 1:59:02 PM EST
To: "Bazinet, Jill" <jbazinet@alpharetta.ga.us>, "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Milton Glen Aug 2020 rain water from school

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.

Jill and Kathi

I'm forwarding some video clips for 170 meadow and 133 upshaw in a few emails due to size.

I'd like to reiterate what I said at the town meeting this past week. This neighborhood has had water issues for many many years (pre-progress) It's a known fact it's low lying and has underground springs everywhere.

I believe education is imperative in calming the group.

New construction homes have to meet a much higher standard than existing homes for rain water runoff. A new 2,000 sq ft footprint (4000 sq ft total stacked home) has less runoff than a 1,000 sq ft existing ranch home based on the stringent requirements.

Alpharetta has the most restrictive storm water building requirements in the state.

The average new Infill build is spending 50,000 in water mitigation per lot.

Unprecedented rain events like the Sept 2021 event flooded all parts of Alpharetta, not just Milton Glen.

Floodplain FEMA maps have been increased numerous times in the past 20 years for the entire country due to global warming. Buying in a floodplain has always been a risk for 100's of years.

Construction traffic is a nuisance just like other gatherings in the neighborhood for private parties, the answer is not taking another 10% of land from each homeowner to widen the streets. The school bus couldn't get through because of a neighbors Open House traffic NOT because of construction parking. In fact deliveries couldn't get in either.

The egregious behavior of 1 builder is not the norm for all builds and the rules/ordinances shouldn't be changed. That isolated situation has been handled accordingly.

The vigilantly approach by some residents to try and shut down Job-sites is not only straining City resources but false claims need to be handled accordingly (they tried to shut down 240 meadow 3 times before the town meeting because they needed another example to use and ignorantly believed Rosen built over the building box like Royal oak) but it was discovered that it was 230 meadows fence that is over the property line of 240 meadow by 6 inches creating the visual that Rosen violated the rules by "6 inches" on his foundation. Jason was called to the site "immediately" 3 different times and threatened to shut the job down (costing a builder 1,000's of dollars) if "He" didn't resolve it. He didn't demand that the fence be removed because their chickens would be impacted in doing so. Again EDUCATION and clear minds need to be governing the rules and work. Squeaky wheels are not what should be governing.

Taxes: New builds do NOT create higher taxes. The real estate Market has gone up all over the country by 25% or more. That's what's raising taxes. Higher taxes help resolve the "issues" the owners are upset about. The new home taxes are around 30,000 (per 3 million build) compared to the 3,000 tax bill of an existing ranch home. That's 10 times per lot of more taxes for good use to add more parks, green space, police, and services available to ALL residents.

Newly imposed Overlay restrictions would apply to ALL permitting including renovations.

The old drainage system AND the creeks (clean out) do need attention. The School

land does drain into Meadow Brook/milton Glen. The videos I'm attaching are from BOTH the big event and another heavier rain day in 2020. These are helpful to understand where the water comes from not only in a big event but on any rain day (Zoom in to see the water coming down the steps, hillsides etc). The retention pond by Georgian manor runs into this storm water area along side 133 upshaw.

Last but not least, a moratorium is NOT the answer. I have internal emails that are flying around acting in a mob mentality that needs educated immediately. These residents have decided to shout from the rooftops to anyone that will listen including the Mayor and Media. I believe we can all live and work together and that once educated and enlightened on how well the City is ran and how the water issues can be improved or resolved will take away the big developer/builder Vs little people mindset. Alpharetta has done an incredible job with its Growth. It's what makes it the #1 City in the area.

Thank you for your time and efforts.

Bonnie Majher

Associate Broker

Atlanta Fine Homes/ Sotheby's International Realty

[1125 Sanctuary Parkway, Suite 400](#)

[Alpharetta, GA 30009](#)

[REDACTED]
[REDACTED]

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From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Tuesday Meeting?
Date: Monday, February 21, 2022 4:27:05 PM

Please add him to the email list - Milton Estates, etc.

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

From: Richard Knox - TechNet <rknox@tnri.net>
Sent: Monday, February 07, 2022 9:51 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Tuesday Meeting?

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.

Michael,

Unfortunately my wife and I are out of town, but would like to participate in the meeting tomorrow evening, regarding the redevelopment of homes and the greatly increased subsequent flooding downstream. We own a home that has witnessed the extreme increase in flooding, as a result of the redevelopment and lack of water retention requirements by the city.

Will this meeting be on Zoom, so we can participate? If so, please send the Zoom link.

Thanks,
Richard Knox



From: [CHARLES MCINTYRE](#)
To: [Bazinet, Jill](#)
Subject: Hi Jill Here is the Video you Requested Related to Last Night's Meeting
Date: Wednesday, February 9, 2022 6:53:04 PM

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

Hi Jill, here is the link to the video you requested last night related to the flooding at Milton Glen Milton Estates and Meadow Brook Hills:

https://www.youtube.com/watch?v=9_V-sPcKwKE

From: [David Silver](#)
To: [Bazinet, Jill](#); [Emily Narchus](#)
Subject: Maple Lane Flooding
Date: Thursday, February 10, 2022 11:23:44 AM

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.

Hello,

We attended the recent town hall and will be providing additional photos/videos to show the severity of the flooding occurring. Emily, copied, will provide most of these, but the attached is 1 with some comic relief compared to most you've received I'm sure. At it's deepest point along the back fence, it's height was at least 2 feet. We're at 3120 Maple Lane.

Can you provide the timing/notes of the last inspection of Foe Killer Creek and its findings? As I mentioned during the meeting, some simple maintenance would be a reasonable start to addressing this significant issue.

Thank you,
David and Emily



From: [Hal MCCASKEY](#)
To: [Bazinet, Jill](#)
Subject: Meadow Brook flooding video
Date: Thursday, February 10, 2022 11:06:41 AM

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.

Download Attachment
Available until Mar 12, 2022

September 8 2021. Taken from 180 meadow looking at flooding at 179 Meadow. This has happened several times in the last year is so.

Hal McCaskey
180 Meadow Drive

[Click to Download](#)

IMG_3298.MOV
0 bytes



From: [Mike Yeargin](#)
To: [Woodman, Michael](#)
Subject: Comments for the discussion session for Meadow Brook Hills and abutting SDs regarding flooding, new construction et al Feb 8 2022
Date: Tuesday, February 08, 2022 5:02:54 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.

Mr. Woodman,

This week you indicated that parties who could not attend could submit comments or questions by email. This is for that purpose.

Thanks,

Mike Yeargin

Resident of Mayfield Circle

a. First of all follow all the current rules and regulations currently in place related to infill lots, remodeling, new homes in existing older developments.

b. As to any flooding, again apply all current rules, but if drainage is an issue, then include the best solutions as conditions of any new permits issued.

c. As to limiting gentrification or improvements to neighborhoods, I am opposed to any irrationale moratoriums on allowing owners to develop their land.

Long term moratoriums on building permits can be financially devastating to owners of any type and backwards effective rule changes combined could result in

something akin to inverse condemnation of property rights and in some cases force some parties into bankruptcy, which is not a good thing at all.

d. As to the free enterprise and American freedom to buy and sell at a profit and to construct approved plans on approved lots don't arbitrarily restrict that.

e. Gentrification and remodeling are a natural life cycle for older neighborhoods and that keeps the areas looking nice, values sustained or increasing and prevents eyesores and deteriorating houses from hurting abutting properties and the area in general and subsequently improves the tax base to support the community and to fund upkeep of streets, lighting, sidewalks, drainage and all that cost money and should NOT be ignored and the City should play its role in the upkeep of those common facilities that also make the area livable and walkable and attractive to the occupants and their guests. Tax dollars should flow at the same pace needed to accommodate the growth, expansion and overall development of older subdivisions as well as newly approved subdivisions. Given the tax base, there should be no shortage of funds to keep all non-private streets and roads under the City's purview well maintained, smooth and not patched up.

f. There will be some owners that do not keep up their properties at all and that should be addressed by the City's Code Enforcement officials. If the code is too lax or not enforced timely and equitably then that means the City is not doing their job of keeping non-compliant homes and lots up to code with swift and affirmative action to bring the properties into compliance for the benefit of the Citizens who have to live by it or look at it daily. Enforce existing code violations.

g. Older neighborhoods generally lack HOA groups to assist in enforcement of code violations for existing and yes, new construction like silt fencing etc. That puts more responsibility on the City officials to monitor, receive complaints and act on them timely and with maximum enforcement efforts.

h. As to a mixture rule, absent any development rules on the size, look, lot ratio, setbacks, then

the market place should be the only controlling factor as to what design a home can be built new, remodeled or expanded etc. If new rules are to be added that impacts especially older 1960s or 1970s developments then the public, investors, homeowners, developers and others will all want an opportunity to attend hearings and voice an opinion of what is proposed to be the new rules as that could result in a quasi version of reverse condemnation by changing the rules after people have invested possibly millions in property rights only to be impacted without adequate notice.

i. As to trees, canopies and the like in older areas that have mature trees, I assume there are arborists reviewing all removals and following existing rules and guidelines to the book to protect old growth trees or somehow requiring replacement or tree recompense etc to maintain natural ancient trees while not totally bringing growth or development to a total halt using common sense to protect the vistas that many love about older, well treed mature neighborhoods. There is a balance hopefully between the status quo and reasonable growth and the property rights of all land holders of all types and preferences. There is no perfect solution, just balancing of as many interests as possible please.

Thanks,
Mike

From: [Bonnie Majher](#)
To: [Bazinet, Jill](#); [Cook, Kathi](#)
Subject: Milton Glen Aug 2020 rain water from school
Date: Sunday, February 13, 2022 1:59:05 PM
Attachments: [IMG_7267.mov](#)

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.

Jill and Kathi

I'm forwarding some video clips for 170 meadow and 133 upshaw in a few emails due to size.

I'd like to reiterate what I said at the town meeting this past week. This neighborhood has had water issues for many many years (pre-progress) It's a known fact it's low lying and has underground springs everywhere.

I believe education is imperative in calming the group.

New construction homes have to meet a much higher standard than existing homes for rain water runoff. A new 2,000 sq ft footprint (4000 sq ft total stacked home) has less runoff than a 1,000 sq ft existing ranch home based on the stringent requirements.

Alpharetta has the most restrictive storm water building requirements in the state.

The average new Infill build is spending 50,000 in water mitigation per lot.

Unprecedented rain events like the Sept 2021 event flooded all parts of Alpharetta, not just Milton Glen.

Floodplain FEMA maps have been increased numerous times in the past 20 years for the entire country due to global warming. Buying in a floodplain has always been a risk for 100's of years.

Construction traffic is a nuisance just like other gatherings in the neighborhood for private parties, the answer is not taking another 10% of land from each homeowner to widen the streets. The school bus couldn't get through because of a neighbors Open House traffic NOT because of construction parking. In fact deliveries couldn't get in either.

The egregious behavior of 1 builder is not the norm for all builds and the rules/ordinances shouldn't be changed. That isolated situation has been handled accordingly.

The vigilantly approach by some residents to try and shut down Job-sites is not only straining City resources but false claims need to be handled accordingly (they tried to shut down 240 meadow 3 times before the town meeting because they needed another example to use and ignorantly believed Rosen built over the building box like Royal oak) but it was discovered that it was 230 meadows fence that is over the property line of 240 meadow by 6 inches creating the visual that Rosen violated the rules by "6 inches" on his foundation. Jason was called to the site "immediately" 3 different times and threatened to shut the job down (costing

a builder 1,000's of dollars) if "He" didn't resolve it. He didn't demand that the fence be removed because their chickens would be impacted in doing so. Again EDUCATION and clear minds need to be governing the rules and work. Squeaky wheels are not what should be governing.

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Thank you for your time and efforts.

Bonnie Majher

Associate Broker
Atlanta Fine Homes/ Sotheby's International Realty
[1125 Sanctuary Parkway, Suite 400](#)
[Alpharetta, GA 30009](#)

[REDACTED]

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From: [jpass1](#)
To: [Borden, Brian](#); [Cook, Kathi](#); [Shostak, David](#); [Graves, Eric](#); [Bazinet, Jill](#)
Subject: Re: 270 Meadow Storm water drainage plan
Date: Tuesday, February 8, 2022 9:01:54 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.

Jill,

Thanks for being at the meeting tonight. After learning the severity of the issues many people have suffered in our neighborhood with water issues that have cropped up within the past few years, I hope you understand our request was not based on an irrational fear of how the changes next door could affect us.

The answer to sue our neighbor would not be sufficient if the engineering guidelines and codes in place for the builders are insufficient for preventing these problems. I know it is evident to everyone in our neighborhood that that is the case and hopefully it is self evident to the city staff after tonight. We've been here almost 20 years and have not seen this severity until the past couple of years. Mr. Bailey has been here 40 and says the same thing.

People are upset and in some cases the emotion is justified based on what they've been through (with no answers in sight.) I hope everyone can focus on a solution to this issue, but I also think some people got the message that all this was all new to the city and, at this point, I think that did not sit well with the folks who have been affected by it for so long.

I do think it is time to discuss moratoriums on new building in the downtown area (or at least the immediate water shed area) until these issues can be rectified. I think it is only just for the people who are affected by flooding.

Paul Whitehead

On Friday, November 12, 2021, 03:44:57 PM EST, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

I have pulled out the plans for 270 Meadow Drive. They did not use the existing trees in their stormwater treatment calculations, so the removal does not impact the size or location of their treatment planned for the site. All of the home downspouts are directed to a gravel trench in the center of their back yard. This trench releases toward their existing tree line in their very back yard.

Sincerely,

Jill

From: jpass1 [REDACTED]
Sent: Friday, November 12, 2021 8:37 AM
To: Borden, Brian <bborden@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>; Shostak, David <dshostak@alpharetta.ga.us>; Graves, Eric <egraves@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

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 Morning Jill,

After much discussion with different arborists we have decided that due to the impingement, over pruning, and willful negligence of Royal Oak that our three mature water oaks will have to be removed. The water oaks provided a nice canopy/drip line that not only drank a lot of water, they also dispersed the water when it rained. Without these 3 trees we are concerned about flooding in our yard. We do understand that water runs down hill and that our home sits lower than 270 meadow and it always has. We also have NEVER had a flooding issue. I am sure this is due to the trees and the small modest home that was at 270 Meadow. We are asking the city to please take another look at this lot while it is under construction and without the trees to help disperse the water. I realize they will have to replace the trees but they will not be 100 foot mature oaks and thus will not help as much with drainage at least not in the near future. As for suing my neighbor? This is a builder who is building a home to sell. His hands will be washed clean when the unassuming buyer buys this house so that is not really fair, not when the drainage could be looked at and improved prior to the construction.

Paul and Angela Whitehead

On Wednesday, October 6, 2021, 04:00:52 PM EDT, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

Typically the gravel is the last thing that goes in to prevent it from clogging with red clay. It will be underground, so you won't see it once it is in.

The gravel pit doesn't stop all water from sheet flowing across the yard. It is a first phase way to infiltrate water deeper in the ground. Once the rock trench is filled with water, the overflow will pop out the top and sheet flow. The sizing is based on area of the home draining to it. It is designed to capture approximately the first inch of rainfall.

Your recourse for flooding would be to sue your neighbor. But, water runs downhill and this area did drain your direction prior to construction, so I'm not sure how this would be handled in the courts.

Sincerely,

Jill

From: jpass1 [REDACTED]
Sent: Wednesday, October 6, 2021 1:20 PM
To: Borden, Brian <bborden@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

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

Thanks Jill I walked over to the back yard and there is no gravel trench in place unless there is gravel directly adjacent to the concrete footer on the back wall....it is currently under water.

If this does not work and we end up getting a wash area in our back yard...or flooding...what is our recourse?

Paul

On Wednesday, October 6, 2021, 12:57:09 PM EDT, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

On the plan I sent to you, the proposed contours are in bold. The front yard drains back toward the house and driveway to the southwest. The driveway grades would sheet flow to your front yard in front of the trees. The plan shows a wall on the side of the driveway that goes from the back of the driveway to almost even with the front of the dumpster. (the wall is max 3'6").

The side yard would drain toward you. The home is collected in downspouts and directed to the gravel trench – this is provided in a note under the Water Quality Calculations next to the green stamp box.

Based on the existing (pre construction ground), it appears that they have matched the same flow pattern as before – their lot generally drained from the northeast corner to the southwest with flow coming to you along the entire length of the side property line.

Jill

From: jpass1 <[REDACTED]>
Sent: Wednesday, October 6, 2021 12:35 PM
To: Borden, Brian <bborden@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

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.

Thank you for this information. How is the water collected and channelled from the driveway and the grounds?

Sincerely Angela and Paul

On Wednesday, October 6, 2021, 12:30:16 PM EDT, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

Paul-

Attached is a copy of the approved plan. In the back of the house you can see a gravel trench. The home downspouts are to be directed to this gravel trench to infiltrate first.

The detail of the trench is found on page 2.

Sincerely,

Jill

From: jpass1 <[REDACTED]>
Sent: Wednesday, October 6, 2021 11:34 AM

To: Borden, Brian <bborden@alpharetta.ga.us>
Cc: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

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

Thanks Brian. That would be awesome if the trees can stay and are safe. Yesterday I was told the opposite with 100% certainty and that was a gut punch. I spoke with David and there will be another measurement so we will see what the issue will be after the survey. From the point of view of the tree it should be a simple matter of running a tape measure to the slab and/or excavation. If there is to be more digging for drainage it will come even closer to the base of the tree.

Jill, please advise how we can get a review on the drainage plan for this site. I would like to understand what the drainage system/plan consists of.

Thanks in advance,

Paul Whitehead.

[Sent from AT&T Yahoo Mail for iPhone](#)

On Wednesday, October 6, 2021, 9:35 AM, Borden, Brian <bborden@alpharetta.ga.us> wrote:

Paul,

Jill Bazinet is our Stormwater Engineer. She is probably the best person to respond to your questions about potential water impacts. The next time you speak with David Shostak, you may also want to discuss that with him as well. There are certain species of trees that hold the water better than others. So, he may be able to give you some suggestions along that route also.

I'm not sure how much has been communicated to you, but Staff has requested a survey be completed to make sure the tree save fence and erosion control fencing was installed in the correct location. So, we are awaiting that information now. It is possible that they did not damage the trees any further than had already been identified on the approved plans.

I've copied Jill to this email for your reference. You can also reach out to her at 678-297-6203.

Brian Borden, AICP

Zoning Administrator

2 Park Plaza

Alpharetta, GA 30009

Office: 678-297-6076



From: jpass1 [REDACTED]
Sent: Wednesday, October 6, 2021 7:41 AM
To: Borden, Brian <bborden@alpharetta.ga.us>
Subject: 270 Meadow Storm water drainage plan

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.

Brian,

I apologize for contacting you again. Please let me know if you are not the proper channel for this and please feel free to forward as needed

We were discussing the impact of the removal of the oak trees last night and realized that it will likely have a significant effect on the water run-off on the property. We are down hill from the adjacent lot. Those trees disperse/ buffer the rain, serve as a ground barrier, and soak up a lot of water.

A few weeks ago, we had about 2 hours of hard rain and some of the houses in the neighborhood literally looked like they were in the middle of a river when you took a picture of the house by itself. We have been here 18 years and have never seen water problems like that. It looked catastrophic. Thankfully, our yard did not flood, but I don't want to be the

next one dealing with flood issues due to the new construction.

We heard there was supposed to be some type of drainage system/dike/barrier installed between our houses to ensure the run off from that property doesn't dump into our property. With the initial work, we cannot see any evidence of a drainage system being installed. Currently, they only have a few feet left to the property line and that of course is even closer to the trees (which apparently will no longer be an issue and that is likely what the builder intended to begin with based on his comments).

Is there a way we can have the storm drainage plan (if one exists) reviewed and updated based on the removal of the large trees between the properties?

This guy has obviously given the middle finger to the city regulations and we are coming out the big losers here. This was no oversight or mistake. They are professionals. This was intentional. We have done everything right and have cooperated with every request they made of us (until this point).

I do see the stop work order on the property, but he has another property a few doors down. Can that be shut down as well until this is properly resolved? I see that property has NOV's on the permit sign as well with a list of violations. This guy has done enough damage. Will there be any fines for this willful conduct? This is a true David and Goliath situation for us and we really need the city's backing with as much pressure as can possibly be delivered.

We are heart sick about these trees coming down.

Thanks in advance,

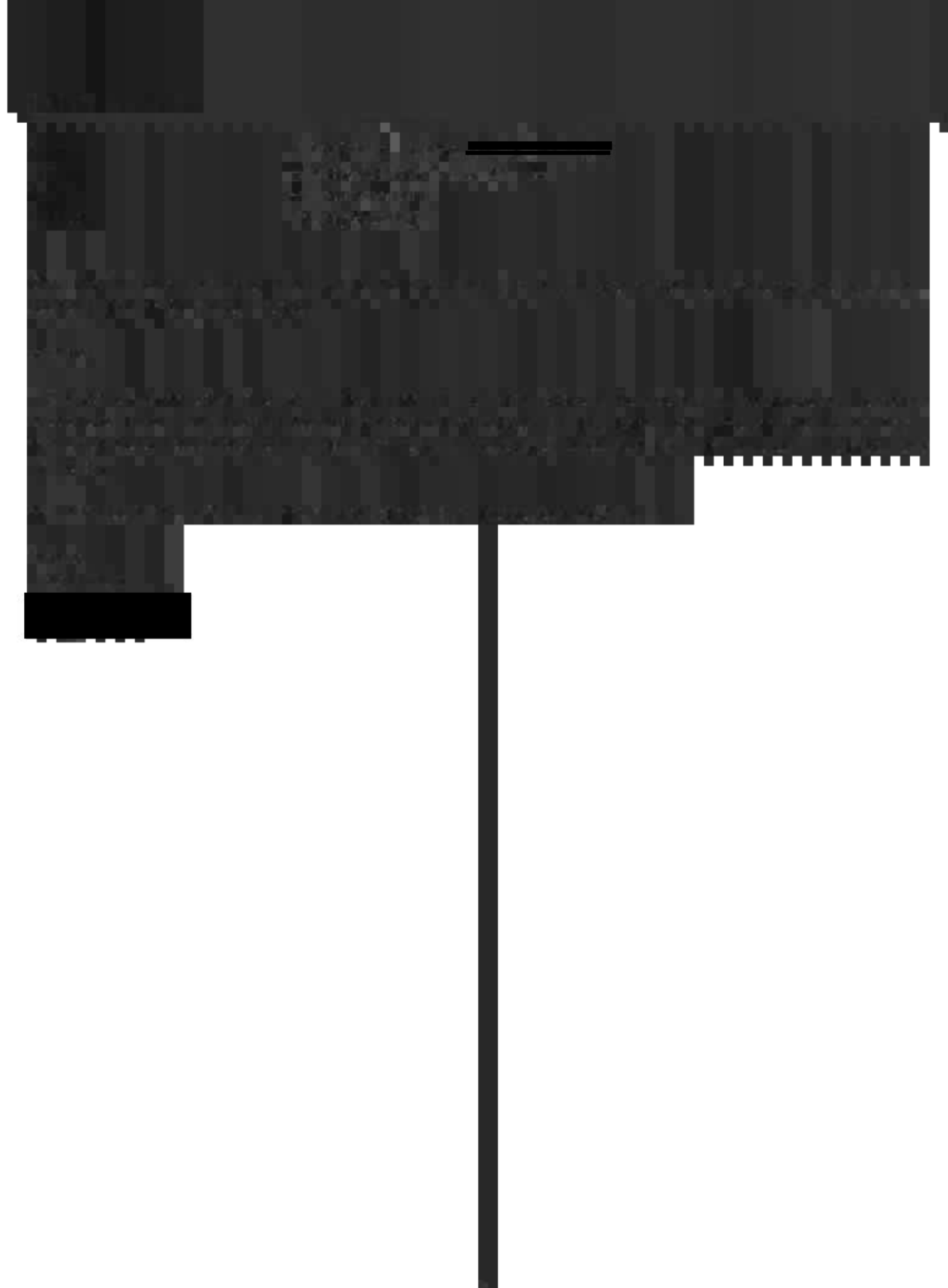
Paul Whitehead

From: [jpass1](#)
To: [Bazinet, Jill](#)
Subject: September 2021 storm
Date: Wednesday, February 9, 2022 8:59:40 AM
Attachments: [VID_20210908_190907905.mp4](#)

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.

The last 2 pictures are of a home on the corner of Mayfield Circle and heritage Lane. This is an original owner whose house is now for sale. The water came all the way up her chainlink fence and stopped before the second to last links at the top. The water was so deep it was actually flowing uphill. I have lived here for 18 years and NEVER seen anything like it. I am sure you will see many more photos and videos today. I am very concerned about the sewer/septics and creeks all running together.

Paul and Angela Whitehead



SECRET

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

14494 1/2 [REDACTED]
[REDACTED] 14494 1/2 [REDACTED]
[REDACTED] 14494 1/2 [REDACTED]
[REDACTED] 14494 1/2 [REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]



STAFF REPORT

Submitting Department: Public Works

Submitted By: Geoffrey Sarra

Sponsored By: N/A

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: DESIGN SERVICES: OLD RUCKER PARK, RFQ 22-121

II. RECOMMENDATION:

Please award RFQ 22-121 to Columbia Engineering and Services, Inc. for design of Old Rucker Park in an amount not to exceed \$357,900.00 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT
FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$357,900. THIS EQUATES TO ROUGHLY 12% OF THE \$3 MILLION PROJECT BUDGET AND IS IN LINE WITH MARKET EXPECTATIONS OF DESIGN COSTS WHICH RANGE BETWEEN 10-20% OF THE PROJECT BUDGET.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Old Rucker Park (Series 2022 Bond Fund; 31861150-541500-C2218)	\$357,900

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

Old Rucker Park is an approximately 10-acre tract of land that was once a commercial nursery and is home to a variety of species of plants and trees. The rolling topography of the property is highlighted by a small stream that runs through the park. While a small section of the site has been developed into an operating educational farm, the Farm at Old Rucker Park, approximately 7.5 acres remain to be developed into a passive recreational space. Under the 2021 Parks Bond Referendum, the City dedicated \$3.0 million to develop this passive recreational space. The Old Rucker Park project will focus on the construction of trails, restrooms, and parking necessary for the property to be a functional passive park space.

The Department of Public Works, working with the Department of Recreation, Parks, and Cultural Services, prepared a Request for Proposals/Qualifications for the design of Old Rucker Park. The RFQ was advertised in April and May 2022 and a total of three responses were received on May 26, 2022. The responses were then reviewed by an evaluation team consisting of staff from both Public Works and Recreation, Parks, and Cultural Services. Each member of the team scored the responses independently based on three evaluation criteria: firm and assigned staff qualifications (40%), example projects and references (20%), and project understanding and approach (40%). The resulting scores were as follows:

1. Columbia Engineering and Services, Inc. - 86.67
2. Pond & Company - 66.67
3. CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. - 64.00

A scoping meeting was held with representatives of Public Works, Recreation, Parks, and Cultural Services, and Columbia Engineering and Services, Inc. (Columbia) on June 23, 2022 to review the project scope and the City's expectations. City staff and representatives of Columbia then began negotiations on a fee and schedule

for design services. City staff reviewed Columbia's proposal and found their fee and schedule to be reasonable and in line with industry standards. Therefore, the evaluation team has recommended award of RFQ 22-121 Design Services: Old Rucker Park to Columbia Engineering and Services, Inc.

The design consultant's scope of work will include the delineation of wetlands, development of a conceptual plan and color rendering, geotechnical investigations, and the preparation and permitting of construction plans. Staff will present the conceptual plan to City Council as a workshop item prior to moving forward with preparation of construction plans. Columbia anticipates it will take approximately eleven months to complete design - nine months of design efforts from their team and a total of two months for review by the City and other permitting agencies throughout the process.

V. ALTERNATIVES:

None.

VI. ATTACHMENTS:

Columbia Engineering Proposal

July 14, 2022

Geoffrey Sarra, PE
Department of Public Works
1790 Hembree Road
Alpharetta, GA 30009

Re: RFP Number: 22-121
Design Services: Old Rucker Park Improvements
Revised Fee Proposal
CES# 5758.00

Dear Mr. Sarra:

We are pleased to submit this revised fee proposal to provide professional design services for improvements to the Old Rucker Road Park. Please find below our project understanding, assumptions, proposed scope of services, anticipated schedule, and fee estimate based upon the RFP posted in March 2022, "Introductory and Scoping" meeting held on June 23rd, and follow up email on July 11th.

PROJECT UNDERSTANDING

Old Rucker Park is an approximate 10-acre tract of land. A small section of the site has been developed into an operational farm identified as the Farm at Old Rucker Park. The Farm is not a part of the project, and construction documents for improvements to the "wetland" area are identified as a potential additional Task. The remaining 7.5 acres (approximately) are to be planned and developed into a passive recreational space. The City may utilize a Construction Manager at Risk (CMAR) delivery method. Primary design activities will include the following: 1) Wetland Delineation; 2) Concept Plan; 3) Conceptual Renderings; 4) Geotechnical Investigation, 5) Construction Plans, and 6) Additional Construction Plans for Stream/Wetland area.

ASSUMPTIONS

- € City of Alpharetta will provide all existing data, studies, calculations, and design plans associated with the project.
- € Only one concept will be provided and will be based on the typical sections and limits indicated in the RFP and subsequent info.
- € No additional right-of-way or easements are anticipated.
- € Environmental services will not be required.
- € A traffic analysis/study will not be required.
- € Standard retaining walls and veneers will be utilized.
- € Coordination with utility companies will be included in plan development.
- € One (1) set of bid/construction plans will be prepared.
- € All submittals will be electronic.

- € Preparation of a draft NOI will be completed by the City.
- € CES team shall be responsible for coordinating with Georgia Power for any electrical service needs.
- € Plans shall be provided to the City and the CMAR firm at 50% and 90% design for review and comment.

SCOPE OF SERVICES

Columbia will utilize existing survey data provided by the City's on-call survey firm (TerraMark Land Surveying, Inc.) to develop concept, 50%, 90%, and final construction plans. Please find below a more detailed description of scope items to be included:

Task 1: Wetland Delineation – The Columbia team shall conduct a field assessment to identify any wetlands and water courses on the City-owned parcels comprising Old Rucker Park. Wetland and stream boundaries shall be identified using Global Positioning System (GPS) and incorporated into the survey provided by the City. A brief environmental technical memorandum documenting the results of the ecological field studies shall be prepared and provided to the City.

Task 2: Conceptual Plan - Columbia shall develop a conceptual plan depicting the horizontal layout of the project for review and comment by the City utilizing the annotated concept sketch by Owens Environmental Design as a guidance document. Columbia shall also provide the City an opinion of probable cost.

Task 3: Conceptual Renderings - Columbia shall prepare a color rendering of the conceptual plan for presentation by City Staff to City Council.

Task 4: Geotechnical Investigation - The Columbia team will perform infiltration tests for stormwater management design and percolation tests for septic system design.

Task 5: Construction Plans – Columbia shall prepare plans, studies, and reports as necessary for obtaining a City of Alpharetta Land Disturbance Permit as well as any applicable county, state, or federal permits and/or variances which may be required.

- Construction plan sets shall include:
 - o Cover Sheet, Index Sheet, General Notes, Abbreviations and Legends
 - o Site Demolition Plan
 - o Site Layout Plan
 - o Grading and Drainage Plan
 - o Retaining Wall Design Plans, if necessary
 - o Stormwater Management Plan, including storm drainage profiles and calculations and storm water quality measures
 - o Landscape Plans
 - o Tree Protection and Replacement Plans per City code
 - o Lighting Plans
 - o Utility Plans
 - o Erosion, Sedimentation, and Pollution Control Plans (3 Phase per NPDES permit)
 - o Associated Details

- Preparation of a stormwater management analysis and report (aka Hydrology Report) to meet City requirements. Stormwater management design shall account for all proposed improvements within the scope of this project.
- The Columbia team will be responsible for design and permitting of water and sanitary sewer services for the new restroom building(s) through Fulton County. If a gravity-flow connection to Fulton County's sanitary sewer system is not feasible, Columbia shall be responsible for the design and permitting of a septic system through the Fulton County Board of Health.
- After incorporation of comments on the 90% plans, Columbia shall submit the required documents to the City's Community Development Department for obtaining necessary permits. Columbia shall respond to plan review comments, provide required resubmittals to obtain permit approvals, and provide 100% complete and permitted plans ready for bid and construction.

Task 6: Additional Construction Plans for Trail in Stream/Wetland Area – Columbia shall prepare plans, studies, and reports for additional area (similar to items identified in Task 5 above) as necessary.

PROPOSED SCHEDULE

Once authorized, the Columbia team will begin immediately upon receiving a signed contract and notice to proceed (NTP). For planning purposes, we anticipate the following timelines, however, we will provide a mutually agreeable detailed schedule after receiving NTP:

- **Task 1: Wetland Delineation (1.0 months)**
- **Task 2: Concept Plan (1.5 months)**
- **Task 3: Concept Renderings (2 weeks)**
- **Task 4: Geotechnical Investigation (1 month)**
- **Task 5: Construction Plans (4 months)**
- **Task 6: Additional Construction Plans (1 month)**

COMPENSATION

We propose to provide all services described in Tasks 1 thru 5 on a lump sum basis. All direct expenses including printing, reproduction, delivery/postage, mileage, etc. are included. Invoicing shall be submitted monthly.

Task 1: Wetland Delineation	\$ 6,700
Task 2: Conceptual Plan	\$ 62,500
Task 3: Conceptual Renderings	\$ 6,000

Task 4: Geotechnical Investigation	\$ 18,300
Task 5: Construction Plans	\$204,700
<u>Task 6: Additional Construction Plans</u>	<u>\$ 59,700</u>
Total Lump Sum Fee	\$357,900

ADDITIONAL SERVICES

The following items were not included in the estimate above, but can be provided for additional compensation on a negotiated lump sum or hourly rate basis.

- Additional Surveys
- Additional Sketch Renderings
- Sub surface utility engineering (SUE) Quality Level A or B
- Traffic Counts/Studies
- Signal Design
- Public Involvement
- Irrigation Pans
- Utility Relocation Design
- Special Retaining Wall Design
- Additional Environmental Services Beyond Wetland Delineations
- Right of Way Acquisition Services
- Bid Phase Services
- Construction Administration
- Construction Phase Testing Services

Please call me at (502)-418-6565 if you have any questions or need further clarification of our proposal.

We look forward to working with you on this project!

Sincerely,
Columbia Engineering Services

Randy Strunk, PE
Principal in Charge

David Gjertson, RLA
Project Manager



STAFF REPORT

Submitting Department: Public Works

Submitted By: Geoffrey Sarra

Sponsored By: N/A

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: DESIGN SERVICES: UNION HILL PARK, RFQ 22-122

II. RECOMMENDATION:

Please award RFQ 22-122 to Dix.Hite + Partners, Inc. for design of Union Hill Park in an amount not to exceed \$336,500.00 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT
FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$336,500. THIS EQUATES TO ROUGHLY 10% OF THE \$3.25 MILLION PROJECT BUDGET AND IS IN LINE WITH MARKET EXPECTATIONS OF DESIGN COSTS WHICH RANGE BETWEEN 10-20% OF THE PROJECT BUDGET.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Union Hill Park (Series 2022 Bond Fund; 31861150-541500-C2216)	\$336,500.00

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

Union Hill Park is a roughly 11-acre park space located on Union Hill Road south of McGinnis Ferry Road. The park today is very much under-utilized and consists of a covered event space once serving as a roller hockey rink, a combined restroom and concession building, a parking lot, a small skate park once serving as an outdoor roller hockey rink, and a connection to the Big Creek Greenway. Under the 2021 Parks Bond Referendum, the City dedicated \$3.25 million to recreating Union Hill Park as a recreational and gathering space that better meets the needs of current and future Alpharetta residents. The key goals for the Union Hill Park project include: providing a connection from the Big Creek Greenway to the multi-use trail proposed as part of the McGinnis Ferry Road; addressing drainage issues around the covered event space; improving parking – both in terms of additional spaces and repairing damage caused by root uplift; redeveloping the upper active area (the existing skate park); developing the lower active area (area between Little Pine Trail and Union Hill Road); and, developing natural trails through the wooded areas on site.

The Department of Public Works, working with the Department of Recreation, Parks, and Cultural Services, prepared a Request for Proposals/Qualifications for the design of Union Hill Park. The RFQ was advertised in April and May 2022 and a total of five responses were received on May 26, 2022. The responses were then reviewed by an evaluation team consisting of staff from both Public Works and Recreation, Parks, and Cultural Services. Each member of the team scored the responses independently based on three evaluation criteria: firm and assigned staff qualifications (40%), example projects and references (20%), and project understanding and approach (40%). The resulting scores were as follows:

- Lose Design – 76.67
- Dix.Hite + Partners, Inc. – 74.00
- Pond & Company – 64.00

- CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. - 64.00
- TSW – 54.00

The evaluation team then conducted interviews with representatives of the two highest scoring firms: Lose Design and Dix.Hite + Partners, Inc. (Dix.Hite). The interviews consisted of a presentation by the design team followed by a question-and-answer session with the evaluation team. Based on their presentation and subsequent discussion, the evaluation team selected Dix.Hite as the highest scoring firm.

A scoping meeting was held with representatives of Public Works, Recreation, Parks, and Cultural Services, and the Dix.Hite team on July 6, 2022 to review the project scope and the City's expectations. City staff and representatives of Dix.Hite then began negotiations on a fee and schedule for design services. City staff reviewed Dix.Hite's proposal and found their fee and schedule to be reasonable and in line with industry standards. Therefore, the evaluation team has recommended award of RFQ 22-122 Design Services: Union Hill Park to Dix.Hite + Partners, Inc.

The design consultant's scope of work will include the delineation of wetlands, development of a conceptual plan and color rendering, geotechnical investigations, and the preparation and permitting of construction plans. Staff will present the conceptual plan to City Council as a workshop item prior to moving forward with preparation of construction plans. Dix.Hite anticipates it will take approximately twelve months to complete design.

V. ALTERNATIVES:

None

VI. ATTACHMENTS:

RFQ 22-122 Dix.Hite + Partners Proposal



Dix.Hite + Partners, Inc.
150 West Jessup Avenue
Longwood, Florida 32750
O. 407.667.1777
www.dixhite.com

SCOPE OF SERVICES

City of Alpharetta

Union Hill Park

220501

07/29/2022

The Scope of Services proposed herein by Dix.Hite + Partners (Dix Hite) addresses the desire of The City of Alpharetta, Georgia (the Client) to renovate Union Hill Park (the Project). Attachment 'A' describes the limits of the Project.

BACKGROUND

PROJECT DESCRIPTION:

The City of Alpharetta (Client) desires to engage Dix.Hite + Partners, Inc. (Consultant) to provide professional services in support of Client's improvements of an existing multi-purpose park (bounded by Union Hill Rd to the east and southeast, the tributary to Big Creek to the north and east, and private development to the south and west) located at the end of the Big Creek Greenway. Across from the tributary is McGinnis Ferry Rd and the new greenway expansion project. From the southeast, the existing boardwalk crosses into the site from Union Hill Rd and terminates at the Pavilion (located in the northwest portion of the park). The Client has established a budget of \$2.79M for the construction of the improvements to Union Hill Park, including limited improvements to the existing parking because of improvements to the park.

PROGRAM/ELEMENTS:

- 11-Acre Park
- Construction Budget \$2.79M
- Phasing: Design and Construction Documents: 1 phase
- Site Amenity areas:
 - Low-level/Adventure Play, Playground
 - Skatepark
- Activity and gathering areas
- Natural areas (undeveloped)
- Natural stormwater systems
- Nature Trail/Walking Loop
- Pedestrian walkways and paths
- Boardwalk
- Drives and parking areas
- Fencing and gates (if determined necessary for playground and skatepark)
- Existing Signage
- Shade structures
- (2) Drinking fountains
- Lighting
 - Area Lighting
 - Landscape/Hardscape accent lighting
 - Security Lighting

PROJECT TEAM AND SERVICES

The following firms will provide the services outlined below. Where a specific team member performs services, they will be named separately. Otherwise, references to the Project Team or Design Team means that services will be performed collectively. Deliverables will be provided via email or secure file download in native file format unless otherwise specified.

The Project Team will prepare the project in one phase:

- The Project Team will gather data, kick-off the project with the Client, conduct field assessments for wetland identification, flag wetland and stream boundaries in the field, and coordinate with the Client's on-call survey firm to incorporate data. A jurisdictional waters report will be provided by the Project Team.
- The Project Team will prepare a concept plan, concept plan rendering in color, No-Rise Study as proof of concept, and order of magnitude cost estimate.
- The Project Team will prepare geotechnical investigations and infiltration tests for stormwater management.
- The Project Team will prepare Construction Documents for the agreed program.

Dix.Hite + Partners
Long Engineering
Atlas
MBA Engineering
Platform Group
Newcomb & Boyd

- Project Management, Landscape Architecture
- Civil Engineer
- Environmental Permitting and Geotechnical Services
- Structural Engineer
- Skatepark Design
- Electrical Engineering

CLIENT RESPONSIBILITIES:

Integral to the success of meeting the project scope and schedule is that the Client provides required information, responds to requests, and reviews, and provides comments/feedback to deliverables submitted by Dix.Hite according to the schedule. The project schedule anticipates that the City will require no more than 14 calendar days to respond to the submittal of major deliverables from Dix.Hite; this time includes stakeholder review and consolidation/coordination of review comments by the City. The Client will identify and engage the stakeholders who will be involved at the appropriate time in the review process; this includes the City of Alpharetta departments that will review drawings during the permitting process.

PHASE I – DREAM / DISCOVER / DESIGN / DOCUMENT

TASK I CONCEPTUAL DESIGN

- I.1 **Project Coordination** – Dix.Hite will coordinate project tasks, scheduling, and communication with the Project Team and will submit deliverables to the Client. In addition to the specific services detailed below (the Services), Dix.Hite shall coordinate our work with the City's representative and the City's Project team, monitor the Project schedule as it relates to the scope contained herein, and provide timely invoicing and reporting of Project progress.
- I.2 **Wetlands and State Water Determination** – Atlas will perform an aquatic resources delineation to identify the jurisdictional waters/wetlands found within the project site.

*Deliverables: Jurisdictional Waters Report
 GPS points in DWG format
 Flagging the wetland boundaries and state waters for coordination with the City's preferred Surveyor*

- I.3 **Kick-off Meeting** – Dix.Hite will organize a meeting with the Client at a mutually agreed-upon date/time in the City's offices to kick-off the Project. Information from the kick-off meeting will help the Project Team advance the Project into Conceptual Design. The Client will invite required stakeholders on behalf of the City. Project Team members will include: Dix.Hite, Long Engineering, Atlas, Platform Group, MBA Engineering, and Newcomb & Boyd. The agenda for the meeting will include:
 - Walk the site to discuss the project elements and program
 - Review wetland delineation reports
 - Confirm Client goals & objectives
 - Review Client and Project Team responsibilities

- 1.4 **Conceptual Design Plans** – Based on the themes discussed with the Client and based on the existing site conditions and wetland delineation report provided by Atlas, the Project Team shall prepare the following Conceptual Design Documents to reflect opportunities and constraints for the development of the Project design that are specific to the site:

- Functional diagram showing the relationship between noteworthy features
- Plan layout of key areas, showing the horizontal layout of significant landscape and hardscape features
- Preliminary diagrammatic layout of stormwater management systems in relation to design features
- Photographs of similar features to establish the character/vision for the Project
- Conceptual grading and drainage studies
- Conceptual lighting studies
- Conceptual layout of the playground elements
- Conceptual layout of the skatepark elements with diagrams

Deliverables: Draft Conceptual Design Documents

- 1.5 **No-Rise Study for Proof of Concept** – Based on the Client-approved conceptual design, Long Engineering shall prepare the preliminary No-Rise Study and model the site and tie the modeled data into the FEMA model. The preliminary report will be used to determine if the proposed concept design will exceed the disturbance allowance.

Deliverables: No-Rise Report for proof of concept and team coordination

- 1.6 **Order Of Magnitude Cost Estimate** – Utilizing the approved Conceptual Design Documents, the Project Team will quantify the items of work required to deliver the conceptual design improvements. Using recent construction cost information, the team will develop a rough order of magnitude estimate of the construction cost. Should this rough estimate exceed the project budget, the Team will attend a meeting with the Client to agree on adjustments to the conceptual design to reduce the estimated cost.

We anticipate cost escalation will occur during this project schedule due to the volatile nature of the economy, especially considering the current high rate of inflation, tight labor market, and scarcity of building materials. The program shown in the Master Plan may therefore not be achievable within the Project budget. The Project Team will work with the Client to design an improvement program that will fit within the budget.

Deliverables: Order of magnitude cost estimate

- 1.7 **Concept Rendering** - Upon approval of the concept plan, the Consultant will provide one (1) plan view rendering.

Deliverables: Color plan view rendering

- 1.8 **Conceptual Design Document Package** – The Client-approved conceptual design plans, cost estimate, and rendering will be compiled into a document that will be used by the Client to engage a Construction Manager at Risk (CMaR) and for presentation by City Staff to the City Council for approval of the conceptual design.

Deliverables: Conceptual Design Document Package

- 1.9 **Arborist Services** – Identification and condition assessment of specimen tree, only, per criteria specified in the City of Alpharetta tree ordinance.

Deliverables: Arborist Report

TASK I MEETINGS AND REVIEWS

Client Reviews – The Client will review the documents submitted by the Consultant at each milestone outlined

below. The Client will invite required stakeholders to review meetings on behalf of the City, and prior to review meetings will provide a consolidated set of written review comments from appropriate City departments to Dix Hite. Review comments will be provided, and review meetings will be scheduled within two (2) weeks of the Client receiving the submittal from the Consultant. The Consultant shall meet with the Client (as outlined below) to discuss the review comments to ensure understanding of the requested changes. Consultant will proceed with the next task, as outlined in the Scope, incorporating the Client's review comments into the plans. Additional revisions or refinements requested by the Client shall be provided as an Additional Service.

- Conceptual Design Plans
- Proof of Concept Based on No Rise Study
- Order of Magnitude Cost Estimate
- Concept Rendering
- Conceptual Design Document Package

A summary of meetings the Project Team will attend includes the following; meeting minutes and action items will be prepared for each meeting.

	LA	CE	Struct	Elec	Skate
I.1 Project Coordination	6				
I.3 Project Kick-off – Conceptual Design	I	I		I	I
I.4 Review of Conceptual Design	I	I			I
I.6 Review of Conceptual Order of Magnitude Cost Estimate	I	I			I

TASK 2 DOCUMENTATION

- 2.1 **Kick-off Meeting** – Dix.Hite will organize a meeting with the Client at a mutually agreed-upon date/time in the City's offices to kick-off the documentation portion of the Project. As part of this meeting, the Client, the necessary city permitting agencies, and Project Team will review the approved Schematic Design Documents. Information from the kick-off meeting will help the Project Team advance the design into Construction Documents. The Client will invite required stakeholders on behalf of the City.

The agenda for the meeting will include:

- Walk the site to discuss the Schematic Design Documents and program with the acquired CMaR
- Reserve appropriate geotechnical equipment
- Confirm Client goals & objectives
- Review the Project construction budget and design and construction schedule with the CMaR
- Review Client and Project Team responsibilities
- Discuss tree preservation process.

- 2.2 **Schematic Design** – Project Team will prepare schematic design plans based upon the conceptual design plan approved by the Client. The following will constitute the scope of Project Team's work:

- Two (2) illustrative cross sections or sketches to illustrate the design character of the landscape, hardscape, skatepark and other key elements
- Overall landscape plan identifying proposed plant massing
- Board of images illustrating site furnishing styles
- Schedule of hardscape finishes, colors, and textures
- Schedule of quantities to be used by the CMaR to prepare an order of magnitude estimate of cost

Deliverables: Schematic Design Documents

- 2.3 **Geotechnical Engineering** – Utilizing the Schematic Design documents approved during Task 5, Atlas will conduct a geotechnical evaluation for the project as requested by the Project Team and the Client. The Team will review the Geotechnical report and evaluate adjustments to the concept in order to begin Design Development.

*Deliverables: Geotechnical report at the conclusion of borings and infiltration tests
Makeup of adjustments to Concept Plan*

- 2.4 **60% Construction Documents** – Based upon the approved Schematic plans and cost estimate, the Project Team will prepare 60% Construction Documents for the development of the Project Elements as outlined below. The Construction Documents will include plans, elevations, and sections as necessary to communicate the design intent, and construction materials, for Project Elements. A schedule of quantities will be provided, for use by the CMaR in preparing order of magnitude cost estimates.

2.4.1 **Landscape Architecture**

- **Hardscape Plans**
 - Layout and locations of hardscape elements including fencing, pedestrian hardscape/paving, drinking fountains, initial site lighting layout, and other hardscape features
 - Preliminary design details for hardscape features including elevations
 - Cross sections at key areas showing overall relationships
 - Preliminary selection of hardscape materials (wood, stone, metal, etc.), finishes, colors, textures, and typical sections.
 - Cut sheets for proposed playground equipment.
 - Cut sheets for proposed site furniture such as chairs, benches, trash receptacles, and bike racks
- **Landscape Plans**
 - Trees, shrubs, and lawn areas showing general intensity and design intent of planting areas
 - Plant list describing plants by name
 - Provide City standard tree preservation and replacement plans and details so that proper procedures of root pruning and other tree preservation techniques can begin

2.4.2 **Civil Engineering** – Construction plans for the civil components (parking area, water line, and drainage system) including:

- Survey
- Demolition plans
- Cut-fill exhibit
- Grading and draining plans
- Utility plans
- Erosion, Sedimentation, and Pollution Control Plans (3 Phase per NPDES Permit)
- Stormwater Management Plan
 - Storm drainage profiles
 - Calculations
 - Stormwater quality measures
- No-Rise Study for Schematic Design – Based on the approved Schematic Plans by the Client, Long Engineering shall prepare the No-Rise Study, model the site, and tie the modeled data into the FEMA model. The Team will use this report to determine if the proposed work will exceed the disturbance allowance.

2.4.3 **Structural Engineering**

- Preliminary design of site elements (e.g., boardwalks, decks, walls, and railings) requiring structural engineering based on the geotechnical evaluation.

2.4.4 **Electrical Engineering**

- Lighting fixture location plan and product cut-sheets
- Electrical power distribution system approach
- Blue Light Security System incorporation
- Coordination with Georgia Power

2.4.5 **Skatepark Design** – Construction plans for the skatepark components including:

- Interior limits of skatepark grading
- Dimensional Control Plan
- Enlargements and associated details
- Coordination with the Landscape Architect, Electrical, and Civil Engineer

- Preliminary selection of hardscape materials (wood, stone, metal, etc.), finishes, colors, textures, and typical sections

Deliverables: 60% Construction Documents

- 2.5 **Cost Estimate and Construction Schedule** – Utilizing the 60% Construction Documents, the Construction Manager at Risk (CMaR, hired by the Client) will prepare a construction cost estimate and will provide suggested alternatives if the estimate exceeds the project budget. The CMaR will prepare a schedule for construction.
- 2.6 **Site and Building Permitting** – The Project Team will meet one (1) time with appropriate permitting agencies to review permitting requirements and process.
- 2.7 **Utility Coordination** – Utilizing the 60% Construction Documents, the Client and Project Team will schedule and meet with utility organizations. The Consultant will provide the Client with a report on the review process from the utility organization’s review of the 60% Construction Documents, which shall be incorporated into the 90% Construction Documents. The Client will obtain commitments for providing needed utilities service capacity and/or connections from all utility organizations serving the Project area.

Deliverables: Review comments from utility agency meetings

- 2.8 **90% Construction Documents** – Based upon the approved 60% Construction Documents, the Project Team will prepare the 90% Construction Documents incorporating review comments from the 60% Client review and utility organization meetings. A schedule of quantities will be provided, for use by the CMaR in preparing order of magnitude cost estimates. The 90% Construction Documents will include:

2.8.1 **Landscape Architecture**

- **Hardscape Plans**

- Layout and locations of hardscape elements including fencing, pedestrian hardscape/paving, fountains, lighting, and other hardscape features
- Construction details for hardscape features including details, elevations, and sections provided as necessary to communicate the design intent and construction materials.
- Schedule of hardscape materials (wood, stone, metal, etc.), finishes, colors, textures, and typical sections.
- Cut sheets and layouts for proposed playground equipment
- Installation details for proposed site furniture such as chairs, benches, trash receptacles, and bike racks
- Coordinate design of structural elements (pavilions, boardwalks, retaining walls) with the Project Team
- Coordination design of skatepark elements and materials

- **Landscape Plans**

- Tree, shrubs, and lawn areas showing the layout and name of plant materials including planters, trees, shrubs, and lawn areas.
- Planting details and plant list describing plants by name, size, and specification.
- Identify tree-save areas and areas to remain native or unimproved.

2.8.2 **Civil Engineering** – Construction Plan Sheets (signed/sealed), Technical Specifications (only special technical specifications will be signed/sealed), and Utility Coordination Packages

- Boundary, topographic, and utility survey
- Site Layout Plan
- Survey
- Demolition Plans
- Cut-Fill Exhibit
- Grading and Drainage Plans
- Hydrology Report

- Stormwater Management Plan
 - Storm drainage profiles
 - Stormwater quality measures
 - Utility Plans
 - Erosion, Sediment, and Pollution Control Details
 - Construction Details
- 2.8.3 **Site Structural** – Engineered plans and details for the site elements requiring structural engineering.
- 2.8.4 **Electrical Engineering**
- Lighting fixture location plan and product cut-sheets
 - Electrical power distribution system approach
 - Blue Light Security System incorporation
 - Coordination with Georgia Power
- 2.8.5 **Skatepark Design** – Construction plans for the skatepark components including:
- Interior limits of skatepark grading
 - Dimensional Control Plan
 - Enlargements and associated details
 - Coordination with the Landscape Architect, Electrical, and Civil Engineer
 - Preliminary selection of hardscape materials (wood, stone, metal, etc.), finishes, colors, textures, and typical sections
 - Engineering for enlargements and skatepark specific details
- 2.9 **Cost Estimate and Construction Schedule** – The CMaR will refine the cost estimate for the elements contained in the 90% Construction Documents. During the review meeting, this estimate will be discussed. At this time, additional minor Value Engineering alternatives may need to be evaluated by the Project Team and the Client. These minor adjustments will be incorporated into the 100% Construction Documents. The CMaR will provide an updated schedule of construction.
- 2.10 **Technical Specifications** – The Design Team shall prepare a draft of Technical Specifications for the Project. Technical specifications will be bound separately from the drawings and shall include all applicable sections of Division I- General Requirements, based on boilerplate standards provided by the Client. The specifications shall include an Index of Drawings and list all submittals.
- Deliverables: 90% Construction Documents*
 Signed and Sealed sets of the 90% Construction Documents
 90% Technical Specifications
- 2.11 **Permitting** – Utilizing the 90% Construction Documents, the Project Team will submit documents as outlined below. The Project Team will respond to comments from permitting agency(s). Our experience indicates that one (1) to three (3) responses are associated with a typical permit submittal. If the permitting process becomes protracted due to unforeseen circumstances, the Project Team may request additional services for work needed to comply with requirements and gain the necessary permit(s). The Project Team will meet one (1) time with appropriate permitting agencies and shall coordinate our work with the City in support of the governmental approval process.
- Assist with the filing of building permit applications or documents required for the approval of governmental authorities having jurisdiction over the project.
 - The Project Team will submit construction permit plans to the Client to be used for permitting with the City of Alpharetta's Building and Community Development departments; permitting process to be confirmed with the Client.
 - The Project Team will respond to comments from City agencies during the Permitting process.
 - The Project Team will meet the requirements of the current NPDES permit.
 - The Project Team will provide assistance with filing the NOI (Notice of Intent) with the State of Georgia Department of Natural Resources Environmental Protection Division

- The site development plans and supporting documentation will be submitted to the City of Alpharetta for the Land Disturbance Permit

*Deliverables: Hydrology report (summarizing calculations) and Environmental Report
Response to agency RAls*

- 2.12 **100% Construction Documents** – The Design Team will prepare the final set of Construction Documents, incorporating review comments from the 90% Client review meeting and the permitting agencies. The documents will be suitable for the Client’s use in bidding of the park design elements of the Project as detailed in this Scope of Services.

The Project Team shall prepare final Technical Specifications for the Project. Technical specifications will be bound separately from the drawings and adhere to the Construction Specification Institute (CSI) current format. Specification information shall not be placed on the drawings. Specifications shall include all applicable sections of Division I- General Requirements, based on standards provided by the Client. The specifications shall include an Index of Drawings and list all submittals.

Deliverables: 100% Construction Documents (signed and sealed) including technical specifications

- 2.13 **GMP and Construction Schedule** – The CMaR will confirm the GMP and schedule of construction for the elements contained in the 100% Construction Documents.

TASK 2 MEETINGS AND REVIEWS

- 2.14 **Client Reviews** – The Client will review the documents submitted by Consultant at each milestone outlined below. The Client will invite required stakeholders to review meetings on behalf of the City; and prior to review meetings will provide a consolidated set of written review comments from appropriate City departments and the CMaR to Dix Hite. Review comments will be provided and review meetings will be scheduled within two (2) weeks of the Client receiving the submittal from Consultant. Consultant shall meet with the Client (as outlined below) to discuss the review comments to ensure understanding of the requested changes. Consultant will proceed with the next task, as outlined in the Scope, incorporating the Client’s and CMaR’s review comments into the plans. Additional revisions or refinements requested by the Client shall be provided as an Additional Service.

- 60% Construction Documents.
- Plans Associated with Permitting
- 90% Construction Documents; at this meeting the Guaranteed Maximum Price (GMP) will be approved by the Client

A summary of meetings the Project Team will attend includes the following; meeting minutes and action items will be prepared for each meeting.

	LA	CE	Struct	Elec	Skate
2.1 Project Kick-off - Documentation					
2.2 Review of Schematic Design					
2.3 Geotechnical Design Coordination					
2.5 Presentation of 60% CDs					
2.7 Site and Building Permitting with Agencies					
2.8 Utility Coord with Georgia Power (up to 3 meetings)					
2.10 Review of 60% CDs					
2.15 Review of 90% CDs					
2.16 Permitting with Agencies					

PROJECT SCHEDULE

The Project Team is prepared to begin work on the Project immediately upon receipt of the executed Agreement. Consultant, in consultation with the Client, shall perform its work in such a manner as to follow a mutually agreed schedule.

	Estimated Start Date	Estimated Completion Date
Task 1 Conceptual Design	09/01/2022	12/23/2022
Task 2 Documentation	05/01/2023	12/08/2023

COMPENSATION

Consultant will provide the Scope of Services for the fees outlined below.

Dream / Discover / Design / Document	\$336,500 Lump Sum (LS)
Task 1 – Concept Design (4 months)	\$151,000 LS
• Project Management	
• Wetlands	
• Concept Design	
• No-Rise Study	
• Order of Magnitude Cost Estimate	
• Concept Rendering	
Task 2 – Documentation (8 months)	\$185,500 LS
• Schematic Design	\$40,000
○ Geotech Investigation	
• 60% Design Development.....	\$40,000
• 90% Construction Documents.....	\$56,000
○ Cost Estimate	
○ Permitting/Compliance	
• 100% Construction Documents.....	\$48,000

ASSUMPTIONS/EXCLUSIONS

- If, as part of the Scope of Services, Consultant provides an estimate of construction cost, then Client, acknowledging that actual costs are subject to the unpredictability of competitive bidding and market conditions and that Consultant has no control over the costs of labor and materials, agrees that any estimate is made only on the basis of the judgment and experience of those making the estimate and published indices of construction costs and that Consultant is not responsible for actual costs exceeding Consultant's estimate.
- The Client will pay all permitting fees.
- The project will be awarded to a single construction contractor (CMaR) who will coordinate the work of all subcontractors.
- The Client is responsible for supplying correct fire and emergency egress routes and assembly areas, and emergency access needs to the site from the public roads for preparation of permit drawings. Revisions to drawings and additional submittals for permits resulting from incorrect emergency access and egress information will be provided as Additional Services.
- The planting design assumes there is an establishment period watering plan.
- Project Team is not responsible for:
 - Utility design (sanitary, storm, potable water, reclaimed water, gas, etc) not related to a Project element
 - Subsurface utility exploration
 - Client's directive or substitution, or for the Client's acceptance of non-conforming Work, made or given without Design Team's written approval.
 - Irrigation design
 - Bidding and construction phase services
 - Value Engineering in response to budget changes
 - Work required to accommodate any concealed or unknown conditions that are encountered at the Project Site that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities.

ADDITIONAL SERVICES (NOT INCLUDED IN CONTRACT):

Dix Hite will present a Request for Additional Services including an estimate of the time (and fee if necessary) required to complete additional services. Work on Additional Services will begin upon written approval by the Client. The following services are examples of work not included in the above scope which would be considered

Additional Services (this list is not meant to be all-inclusive):

- Tasks, Meetings and Presentations not specifically outlined in the Scope of Services.
- Public meetings or presentations; or changes to the design that result from input from stakeholders other than the Client or regulatory agencies.
- Logo, Marketing, Wayfinding and/or other graphics.
- Preparing or updating surveys, including but not limited to: location of utilities, structures, vegetation, boundary lines and/or topography.
- Any required modifications to the existing water and sewer due to programming requirements that will need to be permitted with Fulton County.
- Design services related to replacing existing stormwater infrastructure not related to a project element.
- Design changes due to soil contamination or other unforeseen existing site conditions.
- Soil Improvement Plans, including but not limited to: subsurface conditions, level of compaction, content, and/or suitability for plant material.
- Modifications to existing or permitted onsite stormwater management systems (that is, ponds) not related to a project element.
- Utility Design (sanitary, storm, potable water, reclaimed water, gas, etc.) not related to a Project Element
- Wildlife Relocation Plan
- Any tree care plans (if applicable for each tree saved).
- Long term Maintenance Care Plans for planted trees
- Revisions to construction documents due to base data changes after 60% construction documents are approved by the Client.
- Revisions to Constructions Documents (90% and/or 100% Plans) due to major modifications to design requested by the Client (e.g. changes to the park program or scope of work).
- Drawings and exhibits prepared for municipal or authority review in addition to documents specifically outlined in the Scope.
- Property Services, including but not limited to determining zoning, applying for rezoning, variances, and/or subdivision of property.
- Nursery visits
- Project estimate and/or bid forms to be utilized in support of selecting the CMaR.
- Construction Observation

HOURLY RATES

Dix.Hite

Principal 3	\$230
Principal 2	\$215
Principal 1	\$200
Landscape Architect 4	\$200
Landscape Architect 3	\$180
Landscape Architect 2	\$160
Landscape Architect 1	\$140
Designer 4	\$140
Designer 3	\$130
Designer 2	\$120
Designer 1	\$110
Technical	\$80
Administration	\$80

Long Engineering

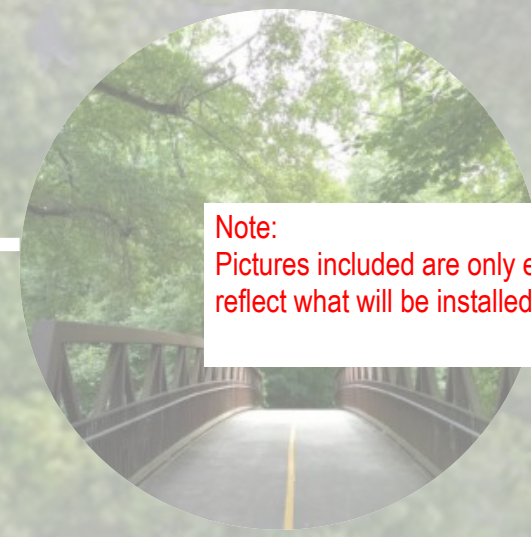
Principal	\$240
Project Manager	\$205
Senior Engineer	\$175
Engineer V	\$160
Engineer IV	\$150
Engineer III	\$140
Engineer II	\$120
Engineer I	\$100

Technician III	\$95
Technician II	\$85
Technician I	\$75
Survey Director	\$220
Senior Land Surveyor	\$185
Registered Land Surveyor III	\$140
Registered Land Surveyor II	\$115
Registered Land Surveyor I	\$100
Project Surveyor	\$90
Survey Technician II	\$85
Survey Technician I	\$75
Survey Project Manager	\$165
Survey Field Crew (1 Person)	\$100
Survey Field Crew (2 Person)	\$150
Survey Field Crew (3 Person)	\$200
Administrative II	\$80
Administrative I	\$60
Engineering International	\$60
Utility Supervisor	\$105
Utility Coordinator	\$100
Utility Technician II	\$80
Utility Technician I	\$70
SUE Field Crew (1 Person)	\$100
SUE Field Crew (2 Person)	\$150
SUE Field Crew (3 Person)	\$200
MBA Engineers	
Senior Principal	\$225
Principal	\$200
Associate Engineer	\$175
Registered Engineer	\$160
Engineer	\$150
Senior Designer	\$135
Designer	\$120
CAD Operator/Drafting	\$110
Clerical	\$85
Newcomb & Boyd	
Partners	\$275
Director	\$250
Associate Partners	\$235
Senior Commissioning Engineers	\$225
Lead Engineer or Designer	\$210
Senior Lighting Designers	\$180
Senior Specialty Engineers	\$195
Senior Engineers	\$185
Commissioning Engineers	\$150
Lighting Designers	\$140
Specialty Engineers	\$150
Engineers	\$125
IT Professionals	\$125
Technicians	\$100
Administrative	\$100
Platform Group	
Lead Designer	\$200
CAD LS-Designer	\$150

- 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



Note:
Pictures included are only examples and do not necessarily reflect what will be installed.



Note:
Pictures included are only examples and do not necessarily reflect what will be installed.



Note:
Pictures included are only examples and do not necessarily reflect what will be installed.



UNION HILL PARK : **CONCEPT**

Scale: 1" = 50'

0' 25' 50' 100'

02/4/2022





STAFF REPORT

Submitting Department: Public Works

Submitted By: Matt Malone

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: FY 2023 LOCAL MAINTENANCE AND IMPROVEMENT GRANT

II. RECOMMENDATION:

Adopt the attached resolution providing approval of the submission of the Fiscal Year 2023 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation and authorize the Mayor to sign the submittal letter and application forms.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL
IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN
CURRENT FY
OPRT.
BUDGET: NO

TOTAL PROJECT COST: THE CITY OF ALPHARETTA WAS ALLOCATED \$645,118.41 THROUGH THE FISCAL YEAR 2023 LOCAL MAINTENANCE AND IMPROVEMENT GRANT (LMIG) PROGRAM. THERE IS A MATCH REQUIREMENT OF 30% FOR THIS GRANT. THE CITY MUST ADD \$193,535.53 OF FUNDING TOWARDS THIS PROJECT, FOR A TOTAL OF \$838,653.94. THIS MATCH IS CURRENTLY BUDGETED IN THE PUBLIC WORKS CAPITAL BUDGET UNDER THE CATEGORY OF MILLING AND RESURFACING.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
LMIG Grant - Milling and Resurfacing (34041100-541410-C1219)	\$645,118.41

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
LMIG Grant Match (30141100-541410-C1219)	\$193,635.53

IV. REPORT IN BRIEF:

The Georgia Department of Transportation (GDOT) has begun accepting applications for the Fiscal Year 2023 Local Maintenance and Improvement Grant (LMIG) Program.

Per GDOT guidelines, the following projects are allowable under the LMIG program:

- ☐ Preliminary engineering (including engineering for right-of-way plans and utility plans)
- ☐ Construction supervision and inspection
- ☐ Utility adjustments or replacement
- ☐ Patching, leveling, and resurfacing a paved roadway
- ☐ Grading, drainage, base, and paving existing or new roads
- ☐ Replacing storm drain pipes or culverts
- ☐ Intersection improvements
- ☐ Turn lanes
- ☐ Bridge repair or replacement
- ☐ Sidewalk adjacent (within right-of-way) to a public road or street
- ☐ Roadway signs, striping, and guardrail installation
- ☐ Signal installation or improvement

O Aggregate surface course for dirt road maintenance

The following projects are not eligible with LMIG funds:

- O Right-of-way acquisition
- O Street lighting
- O Beautification and streetscapes
- O Walking trails and tracks
- O Landscaping
- O Administrative services

The LMIG budget for FY 2023 is based on the collection of motor fuel taxes from FY 2022. The amount of each local government's allocation is based on the total centerline road miles for your local road system and the total population of your city/ county as compared with the total statewide centerline road miles and total statewide population.

LMIG funds can be escrowed by the local government for a maximum of three fiscal years for the construction of larger projects, but GDOT expects the vast majority of the projects to be completed within the fiscal year of the grant.

All LMIG projects must be completed as soon as possible, but substantially complete within three years from the date of the LMIG application. All preconstruction activities, advertisements, lettings, and quality control of work and materials will be the responsibility of the local government.

The Public Works Department proposes to use the FY2023 LMIG allocation and match to fund the following milling and resurfacing projects:

	ROAD NAME	EXTENTS
1	Henderson Parkway	Cumming Street to HWY 9
2	Millstone Court	Henderson Parkway to Cul-De-Sac
3	Millstone Drive	Henderson Parkway to Cul-De-Sac
4	Monroe Drive	Cumming Street to End
5	Monroe Way	Monroe Drive to Cul-De-Sac
6	Monroe Court	Monroe Drive to Cul-De-Sac
7	Fox Road	New asphalt to City limits
8	Thornbury View	Fox Road to Cul-De-Sac
9	Thornbury Way	Fox Road to Stonebury Drive
10	Foxthorne Way	Thornbury Way to cul-de-sac
11	Fox chase Circle	Foxthorne Way to cul-de-sac
12	Stonebury Drive	Cul-De-Sac to Cul-De-Sac
13	Wynridge Crossing	Windward Parkway to Cul-De-Sac
14	Hillcrest Heights	Wynridge Crossing to Cul-De-Sac
15	Wynridge Pointe	Wynridge Crossing to Cul-De-Sac
16	Wynridge Path	Wynridge Crossing to Cul-De-Sac
17	Wynridge Trace	Wynridge Crossing to Wynridge Landing
18	Wynridge Landing	Cul-De-Sac to Cul-De-sac
19	Beacon Hill Way	Wynridge Crossing to Beacon Hill Crossing
20	Beacon Hill Crossing	Windward Parkway to Cul-De-Sac

Note: This application is due February 1, 2023

V. ALTERNATIVES:

VI. ATTACHMENTS:

FY2023 LMIG Resolution, Alpharetta LMIG_APPLICATION_SIG_PAGE FY 2023, 2023 LMIG Project List, Application Cover Letter, FY23 LMIG Letter



A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY COUNCIL TO SUBMIT A FY22 LOCAL MAINTENANCE AND IMPROVEMENT GRANT APPLICATION TO THE GEORGIA DEPARTMENT OF TRANSPORTATION

WHEREAS, the Georgia Department of Transportation made available funding under the Fiscal Year 2023 Local Maintenance and Improvement Grant Program; and

WHEREAS, such funding may be used to fund transportation improvement projects such as adding turn lanes, milling and resurfacing, or repairing bridges; and

WHEREAS, the Georgia Department of Transportation has allocated the City of Alpharetta \$645,118.41 for Fiscal Year 2023 through the program's funding allocation formula; and

WHEREAS, the City of Alpharetta must include an additional 30% match for the project; and

WHEREAS, the City of Alpharetta desires to use this funding to complete milling and resurfacing along twenty two roads in the City; and

WHEREAS, evidence authorizing the acceptance of said application must be provided.

NOW, THEREFORE BE IT SO RESOLVED, this 22nd day of August 2022, by the Mayor and Council of the City of Alpharetta that the submission of the Fiscal Year 2023 Local Maintenance and Improvement Grant application is hereby approved; and the Mayor is hereby authorized to execute the necessary award package with directives under the Local Maintenance and Improvement Grant Program.

Adopted this _____ day of _____ 2022.

CITY OF Alpharetta, GEORGIA

By: _____
Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Attest: _____
City Clerk

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE &
IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2023**
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Jim Gilvin (Name), the Mayor (Title), on behalf of the City of Alpharetta (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

95319

E-Verify Number

____ (Signature)

Sworn to and subscribed before me,

Jim Gilvin (Print)

This ____ day of _____, 20 ____.

Mayor

In the presence of:

____ (Date)

NOTARY PUBLIC

LOCAL GOVERNMENT SEAL:

My Commission Expires:

NOTARY PUBLIC SEAL:

**FY 2023 Local Maintenance and Improvement Grant
City of Alpharetta**

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
1	Henderson Parkway	Cumming Street to HWY 9	2.00	Mill existing asphalt; 2 inches; full width. Inlay asphalt 2 inches of 12.5mm superpave.	\$452,749	Work expected to begin October 2022. Expected completion of June 2023.
2	Millstone Court	Henderson Parkway to Cul-De-Sac	0.20	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$37,255	Work expected to begin October 2022. Expected completion of June 2023.
3	Millstone Drive	Henderson Parkway to Cul-De-Sac	0.33	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$47,810	Work expected to begin October 2022. Expected completion of June 2023.
4	Monroe Drive	Cumming Street to End	0.75	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$117,877	Work expected to begin October 2022. Expected completion of June 2023.
5	Monroe Way	Monroe Drive to Cul-De-Sac	0.32	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$65,034	Work expected to begin October 2022. Expected completion of June 2023.
6	Monroe Court	Monroe Drive to Cul-De-Sac	0.21	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$38,354	Work expected to begin October 2022. Expected completion of June 2023.
7	Fox Road	New asphalt to City limits	0.40	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$45,026	Work expected to begin October 2022. Expected completion of June 2023.
8	Thornbury View	Fox Road to Cul-De-Sac	0.22	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$39,075	Work expected to begin October 2022. Expected completion of June 2023.

**FY 2023 Local Maintenance and Improvement Grant
City of Alpharetta**

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
9	Thornbury Way	Fox Road to Stonebury Drive	0.52	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$60,425	Work expected to begin October 2022. Expected completion of June 2023.
10	Foxthorne Way	Thornbury Way to Cul-De-Sac	0.16	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$23,706	Work expected to begin October 2022. Expected completion of June 2023.
11	Fox Chase Circle	Foxthorne Way to Cul-De-Sac	0.05	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$13,533	Work expected to begin October 2022. Expected completion of June 2023.
12	Stonebury Drive	Cul-De-Sac to Cul-De-Sac	0.35	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$52,050	Work expected to begin October 2022. Expected completion of June 2023.
13	Wynridge Crossing	Windward Parkway to Cul-De-Sac	0.87	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$120,667	Work expected to begin October 2022. Expected completion of June 2023.
14	Hillcrest Heights	Wynridge Crossing to Cul-De-Sac	0.50	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$69,701	Work expected to begin October 2022. Expected completion of June 2023.
15	Wynridge Pointe	Wynridge Crossing to Cul-De-Sac	0.26	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$38,723	Work expected to begin October 2022. Expected completion of June 2023.
16	Wynridge Path	Wynridge Crossing to Cul-De-Sac	0.36	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$50,225	Work expected to begin October 2022. Expected completion of June 2023.

**FY 2023 Local Maintenance and Improvement Grant
City of Alpharetta**

LMIG Roads

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
17	Wynridge Trace	Wynridge Crossing to Wynridge Landing	0.12	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$16,674	Work expected to begin October 2022. Expected completion of June 2023.
18	Wynridge Landing	Cul-De-Sac to Cul-De-Sac	0.39	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$61,708	Work expected to begin October 2022. Expected completion of June 2023.
19	Beacon Hill Way	Wynridge Crossing to Beacon Hill Crossing	0.38	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$49,483	Work expected to begin October 2022. Expected completion of June 2023.
20	Beacon Hill Crossing	Windward Parkway to Cul-De-Sac	0.77	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	\$112,505	Work expected to begin October 2022. Expected completion of June 2023.

Est. Total: \$1,512,580

FY 23 LMIG Award	\$	645,118.41
30% City Match	\$	193,535.53
Total	\$	838,653.94

Costs over this amount will be funded by the City of Alpharetta.



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

August 22nd, 2022

Chantrae Kent
District State Aid Coordinator
Georgia Department of Transportation, District 7 5025 New Peachtree Road
Chamblee, Georgia 30341

Re: FY 2023 Local Maintenance and Improvement Grant Application

The City of Alpharetta appreciates the opportunity to apply for funding through the FY 2023 Local Maintenance and Improvement Grant Program.

Please find enclosed the City of Alpharetta's LMIG application. For this particular offering, the City is planning to use the awarded amount to supplement the funding we have allocated in the City's FY 2023 Capital Budget for milling and resurfacing of select paved City roadways. The list and data on the specific roadways have been uploaded to the GDOT Grants website.

All of last year's LMIG roads have been resurfaced. We are currently obtaining the documentation to close out Fiscal Year 2022.

Should you have any questions regarding this application, please contact Matt Malone in our Public Works Department at 678-297-6138 or by email at mmalone@alpharetta.ga.us.

Sincerely,

Jim Gilvin Mayor
City of Alpharetta

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
JASON BINDER
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY ADMINISTRATOR
CHRIS LAGERBLOOM



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

June 29, 2022

Jim Gilvin, Mayor
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009-3680

RE: Fiscal Year 2023 Local Maintenance & Improvement Grant (LMIG) Program

Dear Mayor Gilvin:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2023 LMIG Program in July 2022. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2023 LMIG Application, please visit the Department's website at www.dot.ga.gov/PS/Local/LMIG. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Chartrae Kent**, at **770-216-3880** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2020 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2020, 2021, and 2022. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2023. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2023 Program is **\$645,118.41** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240 or email questions to LocalGrantsProgram@dot.ga.gov.

Sincerely,

A handwritten signature in blue ink that reads "Bill Wright".

Bill Wright

Local Grants Administrator

cc: The Honorable Brandon Beach, Georgia State Senate; The Honorable Michelle Au, Georgia State Senate; The Honorable John Albers, Georgia State Senate
The Honorable Jan Jones, Georgia House of Representatives; The Honorable Mary Robichaux, Georgia House of Representatives; The Honorable Chuck Martin, Georgia House of Representatives
The Honorable Kevin Abel, State Transportation Board



STAFF REPORT

Submitting Department: Public Works

Submitted By: Matt Malone

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: FY 2023 MILLING AND RESURFACING, ITB 23-001

II. RECOMMENDATION:

Please award Bid No. 23-001 to Allied Paving Contractors, Inc. for an amount totaling \$4,720,183.75 for the FY 2023 Milling and Resurfacing Project and authorize the Mayor to execute all necessary documents. Included in this request is a reallocation of \$843,186 from the non-allocated reserve account within the Capital Project Fund as described herein.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT
FY OPRT. BUDGET: NO

TOTAL PROJECT COST: \$4,720,183.75. INCLUDED IN THIS FUNDING REQUEST IS A REALLOCATION OF \$843,186 FROM THE NON-ALLOCATED RESERVE ACCOUNT WITHIN THE CAPITAL PROJECT FUND LEAVING AN ESTIMATED BALANCE OF \$2.1 MILLION.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Milling & Resurfacing - LMIG (Grant Fund; 34041100-541410-C1219)	\$645,119
Milling & Resurfacing (TSPLOST 1 Fund; 33541100-541410-C1219)	\$2,000,000
Milling & Resurfacing (Capital Project Fund; 30141100-541410-C1219)	\$1,231,879
Non-Allocated Reserve reallocation (Capital Project Fund; 30190200-579000)	\$843,186

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Milling & Resurfacing - LMIG (Grant Fund; 34041100-334310-C1219)	\$645,119
-	\$0.00
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

The City of Alpharetta maintains over 500 lane miles of roadway. Each year the City budgets dollars towards the milling and resurfacing of these roads. Accomplishing this task extends the roads' useful life and increases the roads' ability to handle traffic volumes.

In FY2019 and again in FY2021 Alpharetta funded a project to evaluate city roadway conditions. The objective was to collect accurate data and information about the City's road inventory and surface condition that would allow the City's staff to optimize their plan for road network repair and rehabilitation under budget constraints. After entering last years M&R data into the system, our current average Pavement Condition Index (P.C.I.) score is 70.94. The City is currently being re-evaluated by our inspection contractor, so this number will change once the new pavement data is in. The information collected during past inspections, in conjunction with historical repair, rehabilitation information, and traffic information helps the City make consistent and cost-effective decisions for roadway preservation. Based on these ratings, 39 locations adding up to 20.52 lane miles were included in the annual offering. These roads include:

1 Anna Lane East - Wallace Woods Lane To Cul-De-Sac

- 2 Anna Lane West - Wallace Woods Lane To Cul-De-Sac
- 3 Beacon Hill Crossing - Windward Parkway to Cul-De-Sac
- 4 Beacon Hill Way - Wynridge Crossing to Beacon Hill Crossing
- 5 Driffield Court - Eversedge Drive to Cul-De-Sac
- 6 Driffield Way - Eversedge Drive to Cul-De-Sac
- 7 Dunster Court - Eversedge Drive to Cul-De-Sac
- 8 Eversedge Court - Eversedge Drive to Cul-De-Sac
- 9 Eversedge Drive - Cul-De-Sac to Cul-De-Sac
- 10 Fox chase Circle - Foxthorne Way to Cul-De-Sac
- 11 Fox Road - New asphalt to City limits
- 12 Foxthorne Way - Thornbury Way to Cul-De-Sac
- 13 Harrington Drive - Mayfield Road to Eversedge Drive
- 14 Henderson Parkway - Cumming Street to HWY 9
- 15 Hillcrest Heights - Wynridge Crossing to Cul-De-Sac
- 16 Jane Wallace Lane - Wallace Woods Lane To Hammer Head
- 17 Marianna Lane East - Wallace Woods Lane To Hammer Head
- 18 Marianna Lane West - Wallace Woods Lane To Cul-De-Sac
- 19 Millstone Court - Henderson Parkway to Cul-De-Sac
- 20 Millstone Drive - Henderson Parkway to Cul-De-Sac
- 21 Monroe Court - Monroe Drive to Cul-De-Sac
- 22 Monroe Drive - Cumming Street to End
- 23 Monroe Way - Monroe Drive to Cul-De-Sac
- 24 Newcastle Drive - Eversedge Drive to Sulling Way
- 25 Stonebury Drive - Cul-De-Sac to Cul-De-Sac
- 26 Sulling Way - Cul-De-Sac to Cul-De-Sac
- 27 Thornbury View - Fox Road to Cul-De-Sac
- 28 Thornbury Way - Fox road to Stonebury Drive
- 29 Tiverton Court - Eversedge Drive to Cul-De-Sac
- 30 Wallace Woods Lane - Rucker Road to Cul-De-Sac
- 31 Windward Parkway - GA 400 to North Point Pkwy
- 32 Wynridge Crossing - Windward Parkway to Cul-De-Sac
- 33 Wynridge Landing - Cul-De-Sac to Cul-De-sac
- 34 Wynridge Path - Wynridge Crossing to Cul-De-Sac
- 35 Wynridge Pointe - Wynridge Crossing to Cul-De-Sac
- 36 Wynridge Trace - Wynridge Crossing to Wynridge Landing

Soil Cement:

- 37 Windward Parkway - North Point Parkway to Alderman Drive
- 38 Lantern Ridge Court - Cul-De-Sac to Windsor Court
- 39 Lantern Ridge Drive - Providence Road to Lantern Ridge Court

The Department of Public Works prepared a request for bids (ITB 23-001) for the locations listed above. The City advertised for competitive bids on June 30, 2022. Bids for the project were received on July 28, 2022, and the City received a total of four bids from the following:

Allied Paving Contractors, Inc	\$ 4,707,683.75
Blount Construction Company, Inc	\$ 4,835,471.76
Baldwin Paving Company, Inc	\$ 5,069,946.17
C.W. Matthews Contracting Company, Inc	\$ 5,144,535.05

We also included an Add Alternate to this years M&R bid for the usage of a Material Transfer Vehicle (MTV). MTV's are utilized on larger paving projects to regulate the internal temperature of the asphalt and ensure proper mixture of the aggregate. Allied's bid for the Alternate was \$12,500 for five days of MTV usage, which was the lowest out of the four bids the City received. Including this Add Alternate brings the total project cost to \$ 4,720,183.75.

Due to overwhelming cost increases in materials, fuel, and labor, bids came in well over our original budget of \$3,900,000. In order to get below this budget , we will have to remove the Harrington Falls and Wallace Woods subdivisions from the contract, adding up to 15 roads and 5.72 lane miles. These roads include:

Anna Lane East - Anna Lane West - Driffield Court - Driffield Way - Dunster Court - Eversedge Court -

Eversedge Drive - Harrington Drive - Jane Wallace Lane - Marianna Lane East - Marianna Lane West - Newcastle Drive - Sulling Way - Tiverton Court - Wallace Woods Lane

With these roads removed, the total cost for this project, including the Add Alternate, is \$3,894,033.15. Public works staff compared the four bidders' schedule of items with the revised quantities and Allied Paving Contractors, Inc, was still the lowest bidder.

The Public Works Department is seeking approval to supplement the remaining \$820,183.75 out of the Unallocated Capitol Fund account. This will allow us to complete the entire road list that was sent out to bid.

The apparent low bidder, Allied Paving Contractors, Inc has completed multiple roadway and paving projects within the Metro Atlanta area including work for City of Gainesville, Hall County, City of Decula, and the City of Suwanee.

On August 10th, 2022, staff met with representatives of Allied Paving Contractors, Inc to review the scope of work and the City's expectations. Allied assured Staff that they could complete the project for the bid amount and within the allocated time frame. We also discussed the possibility of a reduced contract size due to fiscal constraints. Allied agreed to hold their unit pricing if the contract size is reduced. Thus, Staff determined Allied Paving Contractors, Inc to be the lowest responsive and responsible bidder.

As this is a unit price contract, progress payments to the contractor will be based on the quantity of work completed for each item per the values submitted by the contractor in its bid to the City. The City's representative will verify the quantity is correct prior to approving the payment.

The remaining funds in the Milling and Resurfacing account will be used for emergency repairs and in house roadway repair work.

All work included within this project's scope shall be finished by Saturday, July 1, 2023.

V. ALTERNATIVES:

VI. ATTACHMENTS:

MillingResurfacing FY23 NightPaving, MillingResurfacing FY23 DayPaving,
MillingResurfacingFY23DayWithRoadsRemoved, Allied Paving-23-001-SCHEDULE OF ITEMS

FY23 Milling & Resurfacing

Night Paving

	Street Name	Extents
FY23 M&R (Night Paving)		
N1	Windward Parkway	GA 400 to North Point Pkwy (east bound only)
N2	Windward Parkway (Soil Cement)	North Point Pkwy to Alderman Drive

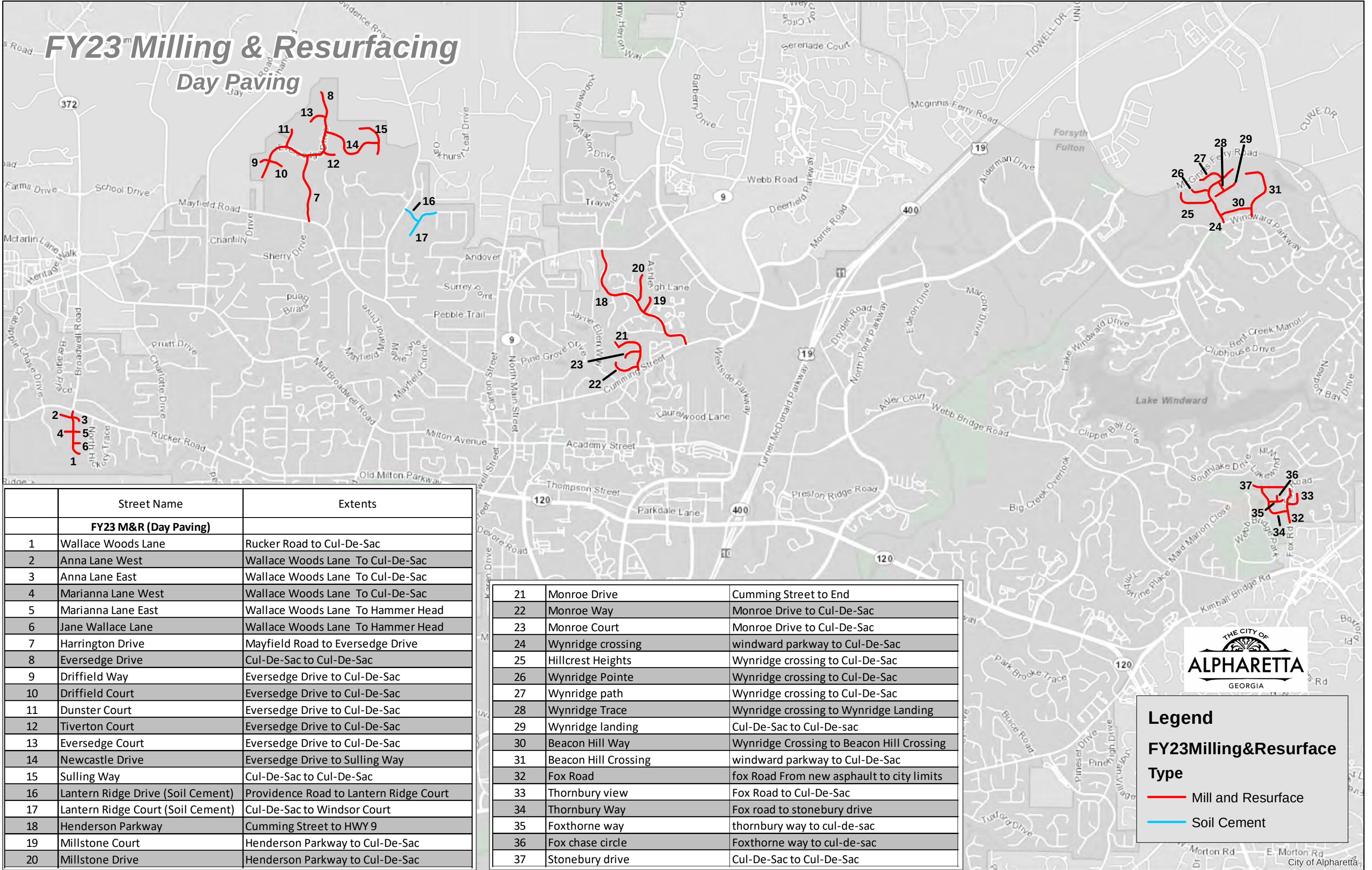


Legend

FY23Milling&Resurface

Type

- Mill and Resurface
- Soil Cement



FY23^m Milling & Resurfacing

Day Paving

	Street Name	Extents
	FY23 M&R (Day Paving)	
1	Wallace Woods Lane	Rucker Road to Cul-De-Sac
2	Anna Lane West	Wallace Woods Lane To Cul-De-Sac
3	Anna Lane East	Wallace Woods Lane To Cul-De-Sac
4	Marianna Lane West	Wallace Woods Lane To Cul-De-Sac
5	Marianna Lane East	Wallace Woods Lane To Hammer Head
6	Jane Wallace Lane	Wallace Woods Lane To Hammer Head
7	Harrington Drive	Mayfield Road to Eversedge Drive
8	Eversedge Drive	Cul-De-Sac to Cul-De-Sac
9	Driffield Way	Eversedge Drive to Cul-De-Sac
10	Driffield Court	Eversedge Drive to Cul-De-Sac
11	Dunster Court	Eversedge Drive to Cul-De-Sac
12	Tiverton Court	Eversedge Drive to Cul-De-Sac
13	Eversedge Court	Eversedge Drive to Cul-De-Sac
14	Newcastle Drive	Eversedge Drive to Sulling Way
15	Sulling Way	Cul-De-Sac to Cul-De-Sac
16	Lantern Ridge Drive (Soil Cement)	Providence Road to Lantern Ridge Court
17	Lantern Ridge Court (Soil Cement)	Cul-De-Sac to Windsor Court
18	Henderson Parkway	Cumming Street to HWY 9
19	Millstone Court	Henderson Parkway to Cul-De-Sac
20	Millstone Drive	Henderson Parkway to Cul-De-Sac

21	Monroe Drive	Cumming Street to End
22	Monroe Way	Monroe Drive to Cul-De-Sac
23	Monroe Court	Monroe Drive to Cul-De-Sac
24	Wynridge crossing	windward parkway to Cul-De-Sac
25	Hillcrest Heights	Wynridge crossing to Cul-De-Sac
26	Wynridge Pointe	Wynridge crossing to Cul-De-Sac
27	Wynridge path	Wynridge crossing to Cul-De-Sac
28	Wynridge Trace	Wynridge crossing to Wynridge Landing
29	Wynridge landing	Cul-De-Sac to Cul-De-sac
30	Beacon Hill Way	Wynridge Crossing to Beacon Hill Crossing
31	Beacon Hill Crossing	windward parkway to Cul-De-Sac
32	Fox Road	fox Road From new asphalt to city limits
33	Thornbury view	Fox Road to Cul-De-Sac
34	Thornbury Way	Fox road to stonebury drive
35	Foxthorne way	thornbury way to cul-de-sac
36	Fox chase circle	Foxthorne way to cul-de-sac
37	Stonebury drive	Cul-De-Sac to Cul-De-Sac



Legend

FY23Milling&Resurface

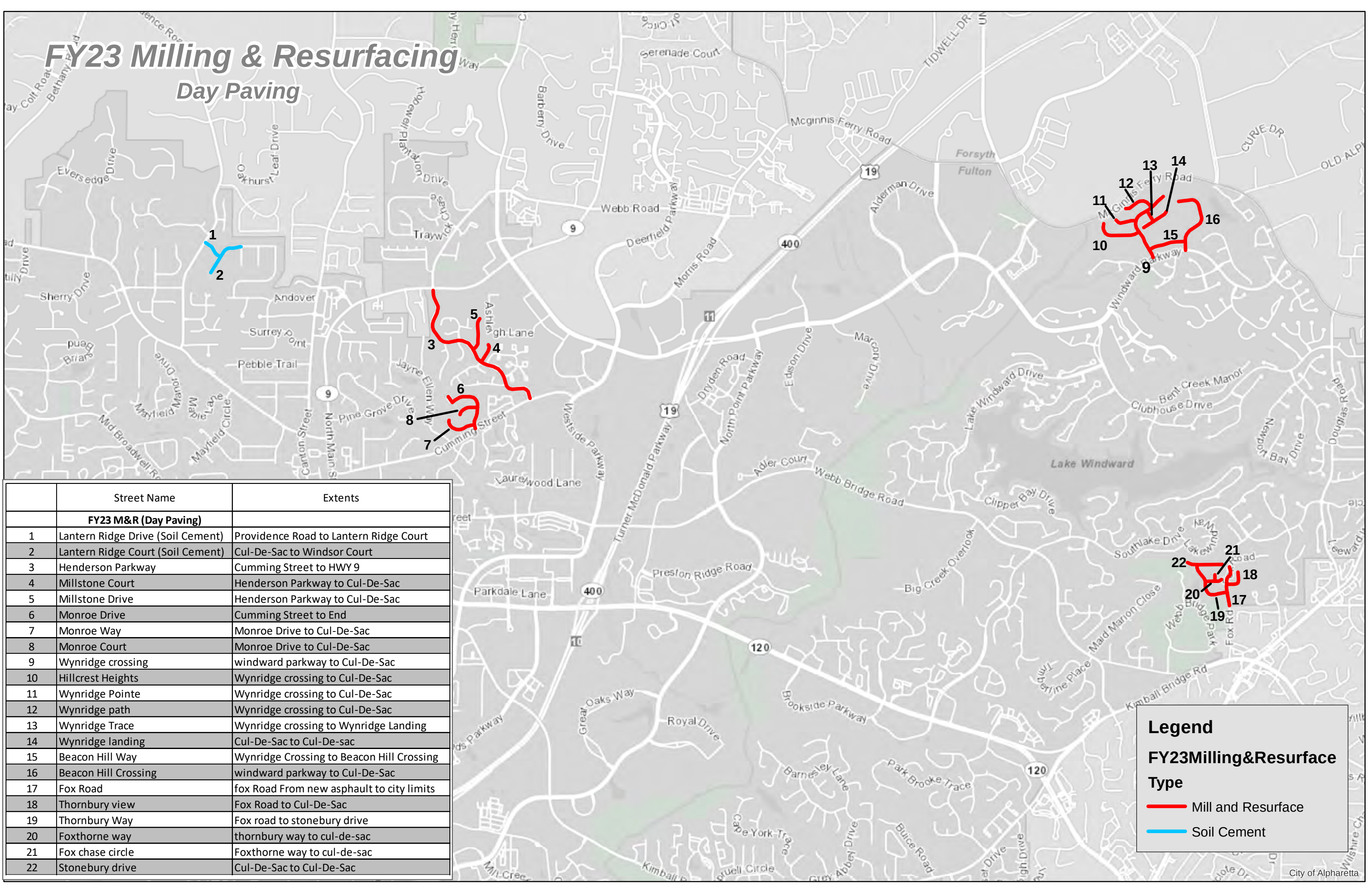
Type

Mill and Resurface

Soil Cement

FY23 Milling & Resurfacing

Day Paving



	Street Name	Extents
	FY23 M&R (Day Paving)	
1	Lantern Ridge Drive (Soil Cement)	Providence Road to Lantern Ridge Court
2	Lantern Ridge Court (Soil Cement)	Cul-De-Sac to Windsor Court
3	Henderson Parkway	Cumming Street to HWY 9
4	Millstone Court	Henderson Parkway to Cul-De-Sac
5	Millstone Drive	Henderson Parkway to Cul-De-Sac
6	Monroe Drive	Cumming Street to End
7	Monroe Way	Monroe Drive to Cul-De-Sac
8	Monroe Court	Monroe Drive to Cul-De-Sac
9	Wynridge crossing	windward parkway to Cul-De-Sac
10	Hillcrest Heights	Wynridge crossing to Cul-De-Sac
11	Wynridge Pointe	Wynridge crossing to Cul-De-Sac
12	Wynridge path	Wynridge crossing to Cul-De-Sac
13	Wynridge Trace	Wynridge crossing to Wynridge Landing
14	Wynridge landing	Cul-De-Sac to Cul-De-sac
15	Beacon Hill Way	Wynridge Crossing to Beacon Hill Crossing
16	Beacon Hill Crossing	windward parkway to Cul-De-Sac
17	Fox Road	fox Road From new asphalt to city limits
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19	Thornbury Way	Fox road to stonebury drive
20	Foxthorne way	thornbury way to cul-de-sac
21	Fox chase circle	Foxthorne way to cul-de-sac
22	Stonebury drive	Cul-De-Sac to Cul-De-Sac

Legend

FY23Milling&Resurface

Type

Mill and Resurface

Soil Cement

**SCHEDULE OF ITEMS
FY 23 MILLING & RESURFACING**

ITB #23-001

COMPANY NAME: ALLIED PAVING CONTRACTORS, INC.

COMPANY EMAIL: bjones@paveone.com

Line Item	Description	Quantity	Unit	Unit Cost	Extension
Mill Existing Asphalt					
1.A	Full Width Mill, 1.5" Depth - Daytime	116,435	SY	\$ 2.65	\$ 308,552.75
1.B	Full Width Mill, 2" Depth - Daytime	21,034	SY	\$ 3.50	\$ 73,619.00
1.C	Full Width Mill, 2" Depth - Nighttime	8,734	SY	\$ 3.50	\$ 30,569.00
1.D	Full Width Mill, 3.0" Depth - Daytime	6,464	SY	\$ 5.25	\$ 33,936.00
1.E	Full Width Mill, 3.0" Depth - Nighttime	31,800	SY	\$ 5.25	\$ 166,950.00
Sub-Total for Milling:					\$ 613,626.75
Soil Cement					
2.A	Soil Cement - Daytime	6,464	SY	\$ 10.50	\$ 67,872.00
2.B	Soil Cement - Nighttime	31,800	SY	\$ 10.50	\$ 333,900.00
Sub-Total for Soil Cement:					\$ 401,772.00
Inlay Asphalt					
3.A	9.5mm SUPERPAVE	10,929	TN	\$ 155.00	\$ 1,693,995.00
3.B	12.5mm SUPERPAVE - Daytime	2,446	TN	\$ 155.00	\$ 379,130.00
3.C	12.5mm SUPERPAVE - Nighttime	3,790	TN	\$ 155.00	\$ 587,450.00
3.D	19mm SUPERPAVE - Nighttime	3,698	TN	\$ 145.00	\$ 536,210.00
Sub-Total for Asphalt:					\$ 3,196,785.00
4	19mm SUPERPAVE Patching (including milling)	1,500	TN	\$ 180.00	\$ 270,000.00
5	Remove speed bump/table	3	EA	\$ 3,500.00	\$ 10,500.00
6	Traffic Control & Temporary Striping	1	LS	\$ 185,000.00	\$ 185,000.00
7	Mobilization, Bonds, & Insurance	1	LS	\$ 30,000.00	\$ 30,000.00
Grand Total:					\$ 4,707,683.75

Add Alternate

This alternate, if included, will only be applied towards the inlay of 12.5mm asphalt on locations N1 and N2 (Windward Parkway). Bidders will not be scored on this unit price. DO NOT FACTOR MTV USAGE INTO UNIT COST IN THE MAIN SCHEDULE OF ITEMS.

Line Item	Description	Quantity	Unit	Unit Cost	Extension
A.1	MTV (Shuttle Buggy) usage	5	DAY	\$ 2,500.00	\$ 12,500.00
Alternate Total:					\$ 4,720,183.75



STAFF REPORT

Submitting Department: Public Works

Submitted By: Harry Bentley

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: TRAFFIC SIGNAL PREEMPTION MAINTENANCE

II. RECOMMENDATION:

Please award this project to Temple, Inc. to monitor existing signal preemption systems in an amount not to exceed \$65,020.00 for one year; and to Metro Traftix LLC to make necessary repairs and field adjustments to preemption systems in an amount not to exceed \$31,965.60 in one year.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: 96985.60

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Traffic Signal System Maintenance	\$96,985.60

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
30141100 541410 C1901	\$0.00

IV. REPORT IN BRIEF:

In December of 2019, Temple Inc. partnered with Applied Technologies, and began the installation of emergency vehicle preemption within the City of Alpharetta with completion of installation in February 2020. In January of 2021, both parties began a program to monitor the efficiency of the preemption system and provide monthly reports to Public Works and Public Safety. Once reports were reviewed, work orders were created for the repair of equipment or adjustment of signal timing. Due to the amount of work generated from the maintenance of the system, it was determined that an engineering firm with experience in preemption maintenance, Metro Traftix, would be the best way to maintain our preemption system. In August of 2021, Temple Inc. and Metro Traftix LLC were awarded the traffic signal preemption maintenance contract and within the past year the city emergency response time has improved by 20%, which is equivalent to a 1 minute reduction in travel time.

In order to make necessary repairs, adjustments in traffic signal cabinets and programming, staff received three proposals from the following vendors for one-year maintenance:

Vendor	Cost
MetroTraftix LLC	\$31,965.60
Wills Consultant Group	\$54,800
Kimley Horn	\$77,000

A proposal has been received from Temple Inc to continue monitoring existing traffic signal preemption units, roadside communication units, V2X systems, TravelSafely equipment, ride through all corridors in the city, test and troubleshoot every unit installed at intersections in order to ensure full operation of existing connected vehicles system. The total cost of Temple's service is \$65,020.00 for one year. Metro Traftix proposal for maintenance and signal timing adjustments is \$31,965.60.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Kimley - Horn Proposal - Pre-emption Maintenance 2022, Metro Trafix Pre-emption Maintenance 2022, Wills Consultant Group Pre-emption Maintenance 2022, Temple Inc. Proposed CVD EVP Support Contract City of Alpharetta GA - 12 month, SoleSourceSingleSourceJustificationForm_Submission_803051873, 92847146_state_of_georgia_source_letter.docx_2



June 30, 2022

Mr. Harry Bentley
City of Alpharetta, GA
1790 Hembree Road
Alpharetta, GA 30009

Re: **Professional Services Agreement**
Traffic Engineering Services
Modifications to existing Pre-Emption equipment as needed
Alpharetta, Georgia

Dear Harry:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this letter agreement (the "Agreement") to the **City of Alpharetta** ("Client") for providing professional traffic and transportation engineering services for the above referenced project. This letter agreement is based on your request.

SCOPE OF SERVICES

The following tasks will be performed. Kimley-Horn will provide the services specifically set forth below.

Task 1: Project Management (hourly)

There are currently 129 Pre-Emption devices deployed and operational in the field within the City of Alpharetta. A status report of these devices, provided monthly by the City of Alpharetta, will be reviewed by Kimley-Horn to determine what modifications need to be made to keep those devices working optimally. A Punch list of items to investigate will be created, based on the status report, and coordinated with City of Alpharetta staff. After review with city staff, the response to the items on the punch list will be coordinated with field and remote monitoring staff.

Additionally, coordination meetings with City of Alpharetta staff are included in Task 1. These meetings may occur as often as every other month. These potential in-person meetings will serve to communicate issues found by the status reports, proposed repairs, as well as additional items that the City would like investigated.

Task 2: Repairs (hourly)

Issues identified as needing investigation and/or repair for the field devices could include:

- Faulty Ethernet Ports

- DC Isolators removal or replacement
- Surge Suppression Installation
- Phasing Changes for the intersection and preempt timing.
- Network connectivity issues, IP Address changes, unplugged equipment, Intelight software version change
- Troubleshooting failures with City of Alpharetta staff and emergency vehicle hardware supplier.

Where possible, troubleshooting of identified issues will be performed remotely, but it is anticipated that some will require further field investigation. City of Alpharetta staff may or may not be onsite during field work, but coordination of all efforts will be made prior to any repairs being made.

ADDITIONAL SERVICES

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide, but are not limited to, include the following:

- Coordination support for signal conversions
- Support with MaxTime firmware upgrades and review
- Support with MaxView central server intersection configuration and review
- Configuration of signals for performance metrics
- Additional signal timing support
- Initial deployment and configuration of new pre-emption devices

INFORMATION PROVIDED BY CLIENT

We shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

- Authorization for access to traffic signal cabinet
- Authorization for access to traffic control center as needed to access signal databases
- Most current Synchro network of the system available
- Most current Turning Movement Count (TMC) data available
- Monthly status report for pre-emption devices
- Complete list of all devices included in this project

SCHEDULE

This contract is intended to provide the City with 12 months of preemption maintenance from the date the agreement is signed by both parties and notice to proceed (NTP) is issued by the City, with initial review of existing status reports beginning within the first week after NTP.

FEE AND EXPENSES

We will accomplish the services outlined in **Task 1** and **Task 2** as authorized by you on a labor fee plus expense basis with the maximum labor fee shown below:

Task 1	Project Management	Hourly
Task 2	Pre-emption repairs	Hourly
Total		\$77,000 Hourly (MAX)

The Labor Fees associated with **Task 1** and **Task 2** will be billed on an hourly basis according to our then-current rates plus expenses. Any efforts associated with **Task 1** and **Task 2** will not be performed without authorization from the City of Alpharetta. All payments will be due within 25 days of your receipt of the invoice.

CLOSURE

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to **The City of Alpharetta**. Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in an Adobe PDF format. We can also provide a paper copy via regular mail if requested.

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy, and return the other to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter. We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Kenneth L. Fink, P.E.
Vice President/Senior Associate

Andy King, P.E., IMSA TS II
Project Manager

Attachment – Standard Provisions

The City of Alpharetta

Signature

Name and Title

Date

Email address for invoicing purposes

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

(1) **Consultant's Scope of Services and Additional Services.** The Consultant will perform only the services specifically described in this Agreement. If requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:

- (a) Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- (b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
- (c) Provide the Consultant all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which the Consultant may rely upon.
- (d) Arrange for access to the site and other property as required for the Consultant to provide its services.
- (e) Review all documents or reports presented by the Consultant and communicate decisions pertaining thereto within a reasonable time so as not to delay the Consultant.
- (f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
- (g) Obtain any independent accounting, legal, insurance, cost estimating and feasibility services required by Client.
- (h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the Consultant's services or any defect or noncompliance in any aspect of the project.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months, Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Client shall pay Consultant as follows:

- (a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
- (b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.
- (c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
- (d) If the Consultant initiates legal proceedings to collect payment, it may recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at the Consultant's normal hourly billing rates, of the time devoted to such proceedings by its employees.
- (e) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents and data prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of the Consultant's documents, or any reuse of the documents without written authorization by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the

Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. The Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination.

(8) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(9) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and the Consultant, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by the Consultant under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section 9 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 9 shall require the Client to indemnify the Consultant.

(10) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(11) **Construction Costs.** Under no circumstances shall the Consultant be liable for extra costs or other consequences due to unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Consultant shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before the Consultant has issued final, fully-approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

(12) **Certifications.** All requests for the Consultant to execute certificates, lender consents, or other third-party reliance letters must be submitted to the Consultant at least 14 days prior to the requested date of execution. The Consultant shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

(14) **Hazardous Substances and Conditions.** Consultant shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant will notify the Client of unanticipated hazardous substances or conditions of which the Consultant actually becomes aware. The Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) Construction Phase Services.

(a) If the Consultant prepares construction documents and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

(b) The Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

(c) The Consultant is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) No Third-Party Beneficiaries; Assignment and Subcontracting. This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) Confidentiality. The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) Miscellaneous Provisions. This Agreement is to be governed by the law of the State where the Project is located. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.



Harry Bentley III
Traffic Operations Manager
1790 Hembree Rd
Alpharetta, GA 30009

June 3, 2022

Subject: Emergency Vehicle Preemption – One Year Timing Maintenance Services

Dear Mr. Bentley:

We are pleased to provide this quote for maintenance of traffic signal controller configuration settings for emergency vehicle preemption system in the City of Alpharetta for a period of one year.

Our proposed fee estimate to provide these services for one year period is **\$31,965.60**. We will complete additional related services as directed by the City for existing preemption locations or configuration at new locations.

We are available at your convenience to meet and discuss the enclosed as you deem necessary. Please do not hesitate to contact me if you have any questions or need additional information regarding this proposal.

Sincerely,

Challa Bonja
Principal

Scope of Work

Emergency Vehicle Preemption and Connected Vehicle Technologies Timing Maintenance

The services include but not limited to:

- Working with the City staff and its emergency vehicle hardware supplier to troubleshoot failure
- Make needed controller configuration changes at locations where emergency vehicle requests are reported to have not been serviced by the traffic signal or where requests were confirmed received but resulted in traffic signal malfunction while processing the request
- Update necessary emergency vehicle preemption settings due to intersection upgrade, phasing changes, firmware changes or other circumstances to make it compatible with the system
- Review and update overall parameters and settings based on preferences and performance for systemwide update or at specific intersections
- Develop unique preemption operations for unconventional intersections in consultation with the City staff. Perform bench and field tests before and after deployment
- Update preemption settings based on new functionalities available in future releases of MaxTime versions
- Troubleshoot component failures and reported system malfunction
- Complete related tasks as directed by the City of Alpharetta

Engineering Cost Proposal

Cost estimate to provide the above services for one year period is as follows:

Task	Cost Estimate
EV and CV Timing Maintenance	\$31,965.60
Total	\$31,965.60

Wills Consultant Group
Engineering Solutions and Planning
Way

Wills Consultant
1322 Grovenor
Riverdale, Ga. 30296

June 6, 2022

Re: Timing Maintenance for Emergency Vehicle Preemption

Mr. Bentley:

Please find my quote for the traffic signal timing maintenance for emergency vehicle preemption system in the City of Alpharetta for a period of one calendar year.

The scope of this proposed services include but not limited too:

- Working with the City staff and its emergency vehicle hardware supplier to troubleshoot failure
- Make needed controller configuration changes at locations where emergency vehicle requests received but resulted in traffic signal malfunction while processing the request
- Update necessary emergency vehicle preemption setting for intersection upgrade, phasing update firmware upgrade or other improvement to make it compatible with the systems
- Review and update overall parameters and setting based on preference and performance for system wide update or at specific intersections
- Develop unique preemption operation for unconventional intersections in consultation with the City staff, Perform bench and field testing before and after deployment.
- Complete related tasks as directed by the City of Alpharetta.

My proposed price estimate to provide these services for one calendar year at \$54,800. We will complete additional related services as directed by the City for existing preemption locations or configuration at new locations.

If there are any questions please do not hesitate to contact me.

Sincerely,
Wills Consultant Group

Joseph Wills
Owner

**AGREEMENT
BETWEEN
CITY OF ALPHARETTA
AND
TEMPLE, INC
FOR
CONNECTED VEHICLE DEVICES (CVD)**

SUMMARY

The City of Alpharetta (COA) are a connected city with regards to transportation, through the Glance platform of connected devices. This platform is focused on:

- 1) Getting emergency responders to citizens safely and quickly, by giving the City's emergency responders green indications while responding to an emergency, while bringing all other traffic safely to a halt.
- 2) Configuring and monitoring of all the Alpharetta Glance devices
- 3) Providing alerts and alarms to (COA) when equipment malfunctions occur
- 4) Providing the TravelSafely citizen smartphone application and App updates
- 5) Providing reports and information to enable system measurements and improvements to be made.

The City of Alpharetta requests the Temple/Applied Information team to provide support services from skilled personnel to enable the agency to effectively use the Glance system as well as its Cellular Vehicle-to-Everything (C-V2X) to achieve system measurements and improvements. The request is for this contract to be based on the Temple/Applied Information team to commit to providing a set number of hours per week in dedicated support of the currently deployed equipment. This includes the Glance Emergency Vehicle Preemption and TravelSafely equipment installed at all of the City's (124) intersections and the C-V2X connected vehicle devices at (53) of these intersections.

I. TIER 1 SERVICES – GENERAL ACTIVITIES \$65,020.00/Year

I.A Daily Activities:

The Temple/Applied Information team shall perform the following daily activities and checks of the Glance system:

- 1) Identify any alarms and alerts which are new, and contact Alpharetta maintenance personnel to verify that the alarms/alerts have been received and understood. Also verify that older alarms have been correctly actioned by the responsible Alpharetta maintenance personnel. Log this activity to enable performance reporting.
- 2) Review the intersection, connected devices, and emergency vehicle reports to identify any malfunctions or anomalies that could be indicative of problems. This includes (by inspecting the various Glance reports):
 - a. Verify that preemption occurred at intersections as expected.

- b. Drive test EVP intersections periodically to confirm optimal operation
- c. Work remotely with Alpharetta staff to troubleshoot preemption issues, as needed.
- d. Define automated work flow of system messages from system to staff.

I.B Weekly Activities:

The Temple/Applied Information team shall perform the following weekly activities and checks of the Glance system:

- 1) Aggregate the daily check sheets into a summary email of actions for the week, and send to Alpharetta maintenance and management.
- 2) Check the detail of the intersection reports to ensure that the operation of both radio and cellular communication for preemption and C-V2X at each intersection is working as expected.

I.C Monthly Activities:

The Temple/Applied Information team shall perform the following monthly activities and checks of the Glance system:

- 1) Provide a monthly report to management on the activities for the month.
- 2) Conduct a monthly meeting to review the activities and the key performance indicators (KPI) of the system.
- 3) Provide recommendations for improvement based on data from Glance.
- 4) Work with management to develop/define metrics and reports within Glance dashboard.
- 5) Meet with Alpharetta management to discuss system health and review any findings.

CONTRACTUAL

Temple proposes the following billing schedule with the City of Alpharetta to enter into Temple Managed Services on an Annual Basis.

- Tier 1 Services: \$65,020.00
- Tier 2 Service Adder: Proposal Available Upon Request
- Tier 3 Service Adder: Proposal Available Upon Request

Temple, Inc. will invoice the City per their desired service coverage at the beginning of the contract period. Once under contract, the Scope of Work will commence and the Initial Kickoff Meeting with the City will be scheduled.

Form Name:	Sole Source/Single Source Justification Form
Browser:	unknown / unknown
IP Address:	50.228.237.102
Unique ID:	803051873
Request ID:	#32
Submission Completed:	
Process Time:	1 day(s), 4 hour(s), 10 minute(s), 14 second(s)
Participant(s):	Pete Sewczwicz, Shawn Mitchell, Tom Harris, Sam Thomas
Location:	37.750999450684, -97.821998596191

Sole Source/Single Source Designation

Designation	Sole Source Designation
Sole Source/Single Source Justification	Temple, Inc. is the sole provider for the City of Alpharetta preemptive traffic equipment. Temple, Inc. was responsible for the installation of all equipment and has intimate knowledge of the City of Alpharetta's traffic signal infrastructure.
Additional Documentation	https://s3.amazonaws.com/files.formstack.com/uploads/3616544/92847146/803051873/92847146_state_of_georgia_source_letter_2.pdf

General Information

Date	05/03/2021
Originator's Name	Harry Bentley
Originator's Email	Hbentley@alpharetta.ga.us
Department	Public Works
Department Director/Designee Name	Pete Sewczwicz
Department Director/Designee Email	psewczwicz@alpharetta.ga.us
Vendor Name	Temple, Inc.
Vendor #	448

Department Director Approval

Name	Peter Sewczwicz
Date/Time	05/03/2021 11:54 AM
Department Director Approval	Approve

Budget & Procurement Manager Approval

Name	Shawn Mitchell
Date/Time	05/03/2021 12:44 PM

**Budget & Procurement Manager
Approval**

Approve

Procurement Official Approval

Name

Thomas Harris

Date

05/04/2021 02:05 PM

Procurement Official Approval

Approve

City Attorney Approval

Name

Sam Thomas

Date/Time

05/04/2021 04:01 PM

City Attorney Approval

Approve



June 5, 2020

To Whom It May Concern:

State of Georgia

It is my pleasure to inform you that as the manufacturer of the GLANCE System consisting of our award winning 500 series products which include School Beacons, Emergency Vehicle Preemption, Transit Signal Priority, TravelSafely Connected Vehicle Applications including communication via Cellular, DSRC, and CV2X, Pass Through System Communications, Streaming Video, and Signal Monitoring, we have an agreement with Temple, Inc. as our sole exclusive distributor in the State of Georgia. Temple is your point of contact for quotations, purchasing, technical support, and customer service. Please feel free to contact them at 1.800.633.3221 for any assistance you require related to our products.

Respectfully yours,

Emily Stoniecki
Sales Manager
East Region
Applied Information
404-514-4569



STAFF REPORT

Submitting Department: Public Safety

Submitted By: James Drinkard

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: RESOLUTION: ADOPTION OF 2022 FULTON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

II. RECOMMENDATION:

Approve the resolution, as presented, adopting the 2022 Fulton County Multi-Jurisdictional Hazard Mitigation Plan.

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: THERE ARE NO DIRECT FISCAL IMPACTS ASSOCIATED WITH THE ADOPTION OF THE 2022 FULTON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN. SHOULD THE CITY CHOOSE NOT TO ADOPT THE PLAN, HOWEVER, ALPHARETTA WOULD BE INELIGIBLE TO APPLY FOR AND/OR RECEIVE FEDERAL FUNDING THROUGH FEMA'S HAZARD MITIGATION ASSISTANCE PROGRAMS.

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

Following a multi-year planning process involving Fulton County and the 15 Cities within its borders, the 2022 Fulton County Hazard Mitigation Plan was submitted to and ultimately approved by the Federal Emergency Management Agency (FEMA). With the plan having been approved by FEMA, each municipality in Fulton County is now asked to consider the adoption of the plan by resolution.

The adoption of the multi-jurisdictional plan is a requirement for Alpharetta to apply for funds under FEMA's Hazard Mitigation Assistance Programs. These programs include the Hazard Mitigation, Pre-Disaster Mitigation, Flood Mitigation Assistance, and Severe Repetitive Loss Grant Programs.

The 2022 plan, which supersedes the 2016 Fulton County Multijurisdictional Hazard Mitigation Plan, encompasses 16 jurisdictions, i.e., one county and 15 cities, aka "the planning area." The priorities and overall hazard risk for the 2022 Fulton County Hazard Mitigation Plan have remained unchanged for all participating jurisdictions since the 2016 plan.

The 2022 Fulton County Hazard Mitigation Plan aims to produce the following strategic outcomes:

- Reduce loss of life and decrease property losses due to the occurrence of natural disasters within the planning area; and
- Provide the framework and coordination to encourage government, and both public and private sector organizations at all levels, to undertake mitigation to minimize potential disasters and to employ mitigation strategies in the recovery following disasters.

Specifically, these strategic outcomes will be brought about through the following planning process:

- Identify, describe, and characterize the hazards to which Fulton County and its participating jurisdictions are susceptible
- Assess the risk of each hazard, including probability, frequency, exposure, and vulnerability
- Examine feasible mitigation opportunities appropriate for the identified hazards, and prioritize those opportunities
- Implement mitigation actions to reduce loss of life and damage to property
- Identify mitigation opportunities for long-term planning consideration

The complete 2022 Fulton County Multi-Jurisdictional Hazard Mitigation Plan is a 910-page document. As such, rather than incorporating the entire document into this agenda item, we have included in the meeting packet only the section that is specific to the City of Alpharetta. The complete document, however, has been provided to the Mayor and City Council and will be made available to the public, if adopted by the City, via the City of Alpharetta website.

V. ALTERNATIVES:

VI. ATTACHMENTS:

ADOPTION RESOLUTION - 2022 Multi-Jurisdictional Hazard Mitigation Plan, 2022 Fulton County Multi-jurisdictional Hazard Mitigation Plan - Alpharetta Section



A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA ADOPTING THE 2022 FULTON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN PURSUANT TO THE DISASTER MITIGATION ACT OF 2000

WHEREAS, the Federal Disaster Mitigation Act of 2000 ("DMA") provides the legal framework for the Federal Emergency Management Agency (FEMA) mitigation, planning requirements for state, local, and tribal governments as a condition of mitigation grant assistance; and

WHEREAS, the DMA requires that states as a condition of disaster assistance, with support from local governmental agencies, develop hazard mitigation plans to prepare for and reduce the potential natural hazards and is intended to facilitate cooperation between state and local authorities; and

WHEREAS, the Atlanta-Fulton County Emergency Management Agency ("AFCEMA") serves as the leading coordinating agency for mitigation planning and coordinates with the Hazard Mitigation Planning Committee ("HMPC"); and

WHEREAS, AFCEMA through County Code, Chapter 130 (Sections 130.1 to 130.30) is designated as the Emergency Management Agency for Fulton County; and

WHEREAS, the purpose of the Fulton County Multi-Jurisdictional Plan is to identify and address certain vulnerabilities that exist prior to and during a disaster in Fulton County; and

WHEREAS, through a comprehensive planning process and risk assessment, the plan creates a unified approach to all Fulton County communities for dealing with identified hazards and associated risk issues and serves as a guide for local governments in their ongoing efforts to reduce community vulnerabilities; and

WHEREAS, Fulton County submitted its Multijurisdictional Hazard Mitigation Plan to FEMA a FEMA determined that the County's Multijurisdictional Mitigation Plan acceptable in August 2022; and

WHEREAS, DMA require local hazard mitigation plans be formally adopted by the governing body of each participating jurisdiction within Fulton County.

WHEREAS, in 2022, AFCEMA made certain revisions to the hazard mitigation plan ("2022 Fulton County Multijurisdictional Hazard Mitigation Plan") based upon the hazard mitigation assistance planning guidelines provided by the Federal Emergency Management Agency ("FEMA"); and

WHEREAS, federal regulations require that the 2022 Fulton County Multijurisdictional Plan be formally adopted by the City of Alpharetta, Ga;

NOW, THEREFORE, BE IT RESOLVED, on this 22nd day of August, 2022 that the City of Alpharetta, Georgia accepts and adopts the 2022 Fulton County Multi-Jurisdictional Hazard Mitigation Plan revised by AFCEMA based on the hazard mitigation assistance planning guidelines provided by FEMA for purposes of ensuring mitigation and preparedness from natural hazards.

BE IT FURTHER RESOLVED, that this Resolution shall be effective upon its adoption, and that all resolutions and parts of resolutions in conflict with this Resolution are hereby repealed to extent of conflict.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCILMEMBERS

Donald F. Mitchell

Brian Will

Douglas J. Derito

John Hipes

Jason Binder

Dan Merkel

Attest:

Lauren Shapiro, City Clerk

Approved As To Form:

Molly Esswein, City Attorney



Jurisdiction Profile: City of Alpharetta, GA

History & Geography

The history of Alpharetta, Georgia, which is in northern Fulton County, dates back to the 1830s. During this period, many settlers and pioneers traveled to the area seeking the promise of community in land ownership, raising families and fertile farmland. On December 11, 1858, the City of Alpharetta was founded.

In 1863, an epidemic of smallpox broke out in the South and a period of economic recession soon followed. Throughout these hardships, Alpharetta remained resilient and retained sustainable growth. In the 1860's, the City of Alpharetta was thriving with numerous hotels, a multi-room school, and an abundance of stores and churches.

General Sherman's March to the Sea, during the Civil War, left a trail of devastation through the South and many of Alpharetta's early records were in ruins. Luckily, a local resident named Dr. O. P. Skeleton was able to salvage several historical documents from the courthouse. These have proved invaluable as many other towns lost all historical documents.

In 1932, with the Great Depression ravaging the country, Milton County and Fulton County merged into one single entity. The first roads began to be paved and Fulton County's population and outreach grew tremendously. Decades later, in 1981, Alpharetta's population was 3,000, and by 2010, it had climbed to 57,551. This number, as explained in Population & Demographics (see next page), has continued to grow.

Today, Alpharetta is one of the fastest growing communities in Fulton County and the South. Its environment is ideal for raising families, supporting a quality lifestyle, and sustaining a thriving business climate.

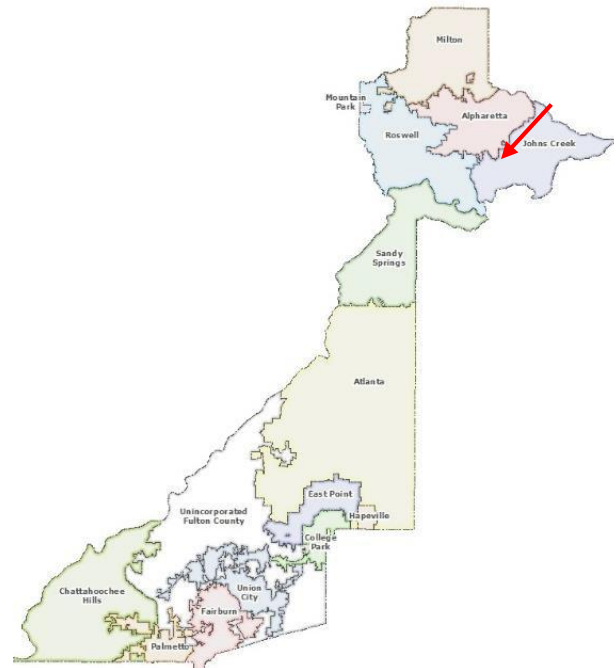
Significant Characteristics

As the headquarters of many companies, including LexisNexis, Verizon, and ADP, and with the presence of nearly 700 high-tech companies, Alpharetta is dubbed "Technology City of the South."

Alpharetta hosts three parks that highlight nature and walking tours. Running north to south, the seven-mile Greenway is a paved trail following the Big Creek Corridor, the Alpharetta Arboretum at Wills Park (established September 2008), and the Alpharetta Arboretum at Cogburn Park (established December 2008).

The city is home to North Point Mall. Completed in 1993, this retail center has over 1.3 million square feet of retail shopping. Also located in Alpharetta, the Avalon development is a mixed-use luxury community made up of retail, restaurants, entertainment, rental condos and luxury, single family homes. Alpharetta also has the Ameris Bank Amphitheatre at Encore Park, which is an outdoor venue with the seating capacity of 12,000.

Another main attraction in the City of Alpharetta is the Walk of Memories, which is located at American Legion Post 201 and pays tribute to veterans of the U.S. Armed Forces, community and friends, through a brick walk inscribed with the names of all Georgia residents killed in service including and following WWII. A separate section is reserved for those who served in the military and survived.





Population & Demographics

As of the 2020 Decennial Census, there were **65,818** people, **25,391** households, and **11,860** families residing in the City of Alpharetta. This equates to a population density of 2,446.8 people per square mile. The population, as evidenced by the following table, continues to increase year after year, decade after decade.

Table 1: Population Change, City of Alpharetta, GA

Population Change, City of Alpharetta, GA			
Year	2000	2010	2020
Population	46,607	57,551	65,818

Given these numbers, Alpharetta experienced a population increase of 23.5% between 2000 and 2010 and 14.36% between 2010 and 2020 for a total 20-year increase of **41.2%**.

Of the population, 5.6% are under the age of five, 22.5% are under the age of 18, 73.4% are age 18 and over, and 9.8% are age 65 and over. The media age was 41.6 years.

It should also be noted that during the workday, Alpharetta commonly swells to more than 120,000 residents, workers, and visitors, due to the presence of its more than 3,600 businesses.

Of the 25,391 households in Alpharetta, 22.5% had children under the age of 18 living with them, 59.9% were married couples living together, 14% had a male householder (no spouse present), and 22.1% had a female householder (no spouse present). The average family size in Alpharetta was 3.17.

According to the 2020 Decennial Census, there were also 26,089 housing units for an average density of 969.9 per square mile.

The following table provides information specific to Alpharetta's housing stock through the issuance of single-family new house construction building permits over the last 20 years (2001-2021). However, since not all permits become actual housing starts, and starts lag the permit stage of construction, this number does not represent total new construction (2020) but should provide a general indicator on construction activity and the local real estate market.

Table 2: Housing Stock History, Building Permits, Alpharetta, GA

Housing Stock History, Building Permits, Alpharetta, GA	
Year	# of Permits Issued
2001 - 2009	2,145
2010	57
2011	94
2012	119
2013	121
2014	55
2015	266
2016	259
2017	357
2018	475
2019	206
2020	210

Data Source:



The Local Economy

As indicated by the 2020 census, the median income for a household in the City of Alpharetta was \$136,047, and the median income for a family was \$144,894. The per capita income for Alpharetta was unavailable for 2020; however, the per capita income (12 months, 2019) was \$58,377. In 2020, approximately 3.5% of the city's population were living below the poverty line, including 7.4% under the age of 18, 5.0% between the ages of 18 and 64, and 3.4% at age 65 and over.

According to the 2019 American Community Survey 1-year Estimates, Alpharetta has an employment rate of 68.1%, which is above the State of Georgia's employment rate of 59.6%. The following table shows the city's leading industries and most recent employment percentages.

Table 3: Leading Industries, Employment Percentages, Alpharetta, GA (2019)

Leading Industries, Employment Percentages, Alpharetta, GA (2019)	
Professional, scientific, and management, and administrative and waste management services	26.0%
Educational services, and health care and social assistance	14.3%
Finance and insurance, and real estate and rental and leasing	11.3%
Manufacturing	9.6%
Retail Trade	8.9%
Arts, entertainment, and recreation, and accommodation and food services	7.1%
Information	6.2%
Other services, except public administration	4.1%
Wholesale Trade	4.1%
Transportation and warehousing, and utilities	3.7%
Construction	3.1%
Public Administration	1.5%

Data Source:

Critical Facilities & Infrastructure

As previously stated, certain facilities have a net positive value on the community, i.e., they contribute to the public good by facilitating the basic functions of society. These facilities maintain order, public health, education, and help the local economy function. Additionally, there are facilities and infrastructure integral to disaster response and recovery operations. Conversely, some of these are of extreme importance due to the negative externalities created when impacted by a disaster. What fits these definitions varies slightly from community to community, but the definitions remain as a guideline for identifying critical infrastructure and facilities.

Unique to Fulton County and under the supervision of the Director of Public Safety, Alpharetta operates a Department of Public Safety where the Fire Division, Police Division, and 911/Communications Division coordinate and collaborate under a unified administration staff. Functions include Patrol, Criminal Investigations, Community Services, Records, Traffic, Fire Suppression, Fire Marshall, Fire Prevention, and Training. Alpharetta also has its own Public Works and Recreation and Parks Departments.

Additionally, the school system within the city limits consists of the enrollment listed in the following table.

Table 4: School Infrastructure within City Limits, Alpharetta, GA

School Infrastructure within City Limits, Alpharetta, GA		
School	Type	Enrollment (2020)
Nursery School, Pre-School	Public	687



School Infrastructure within City Limits, Alpharetta, GA		
School	Type	Enrollment (2020)
Kindergarten to 12 th Grade	Public	12,514
College	Public	3,297

Data Source: School Infrastructure within City Limits / <https://www.countyoffice.org/alpharetta-ga-colleges/>

A complete list of Alpharetta's critical facilities and infrastructure, which may include cell towers, hospitals, water treatment plants, etc., can be found in Appendix C.

Land Use & Development Trends

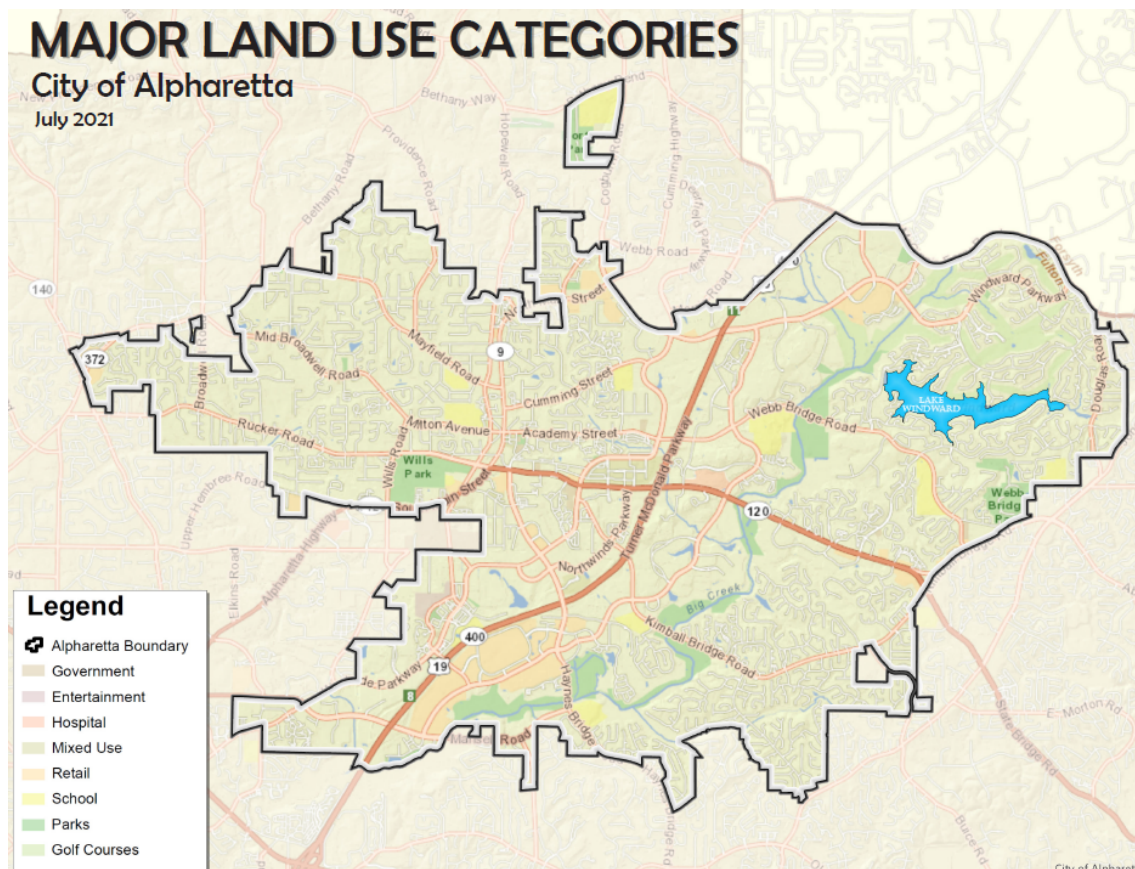
To meet the current and future demands of an increasing population, the City of Alpharetta must continue to implement proactive measures pertaining to land use and development. This is especially true of housing, transportation, education, historic preservation, and the environment, among other things.

According to the U.S. Census Bureau, the City of Alpharetta has a land area of 26.9 square miles. It is generally categorized as residential but there are major areas of commercial activity near State Highway 400. Many people commute into Alpharetta from other nearby cities on a regular basis (Monday-Friday). Accordingly, the city's population can double or almost triple during a typical workday although most commuters stay within the commercial corridor.

Alpharetta does not have many areas designed for industrial use.

The following map shows the distribution of major land use categories within the city limits.

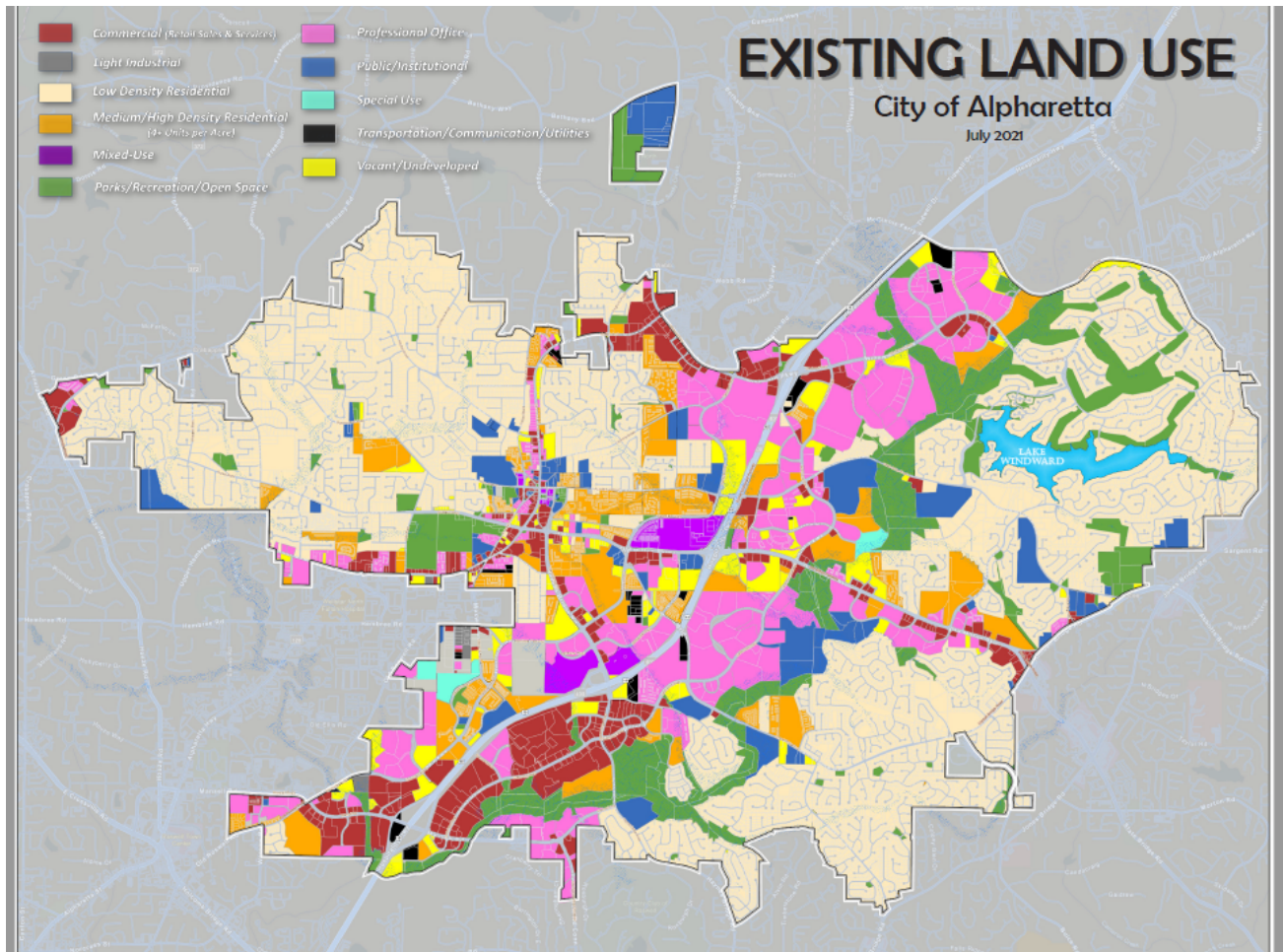
Map 1: Land Use Categories, Alpharetta, GA



Map Source: Source



Map 2: Existing Land Use, Alpharetta, GA

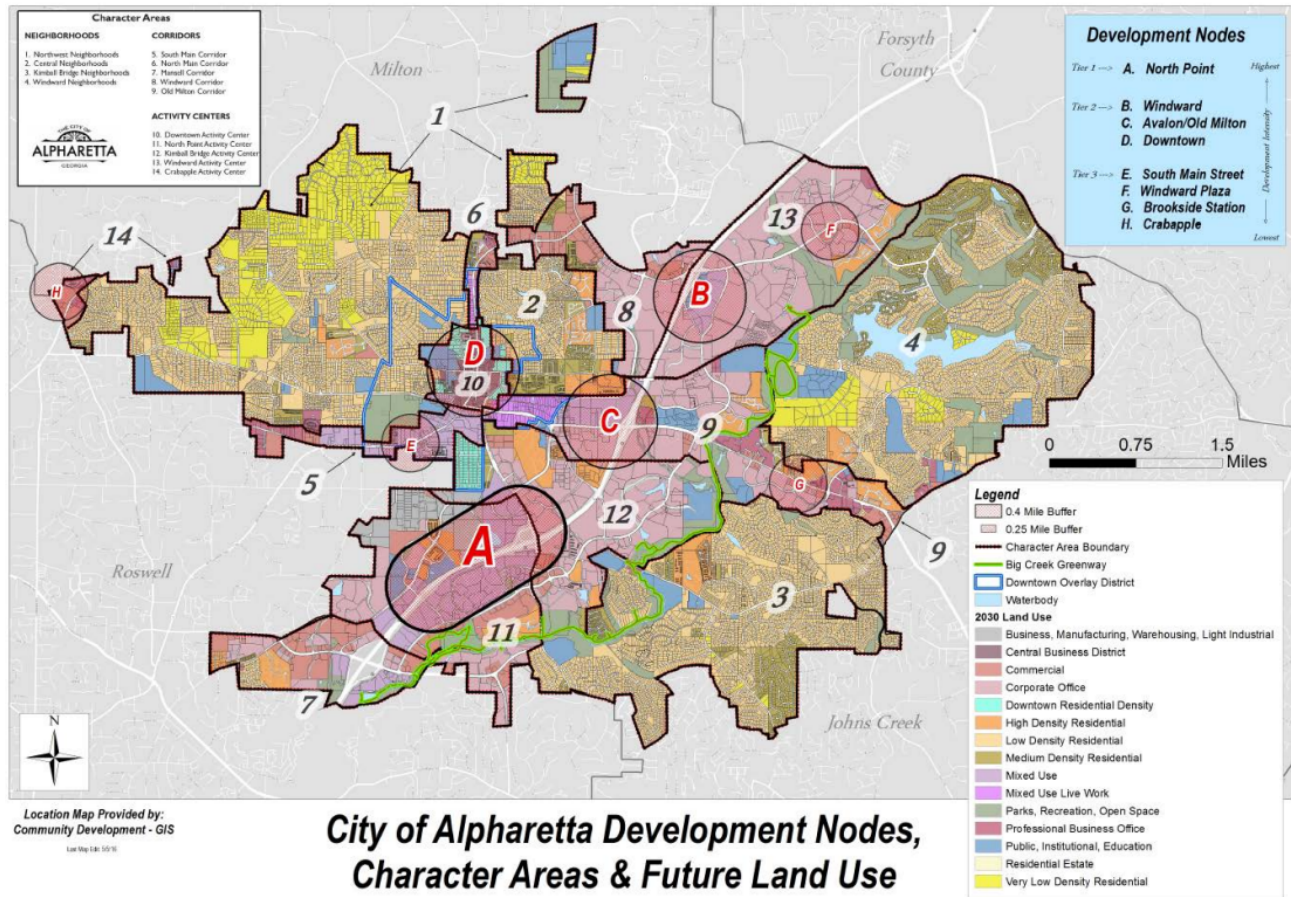


Map Source: https://www.alpharetta.ga.us/docs/default-source/publications/comprehensive-plan/existing-land-use-map.pdf?sfvrsn=ba33d9ab_2



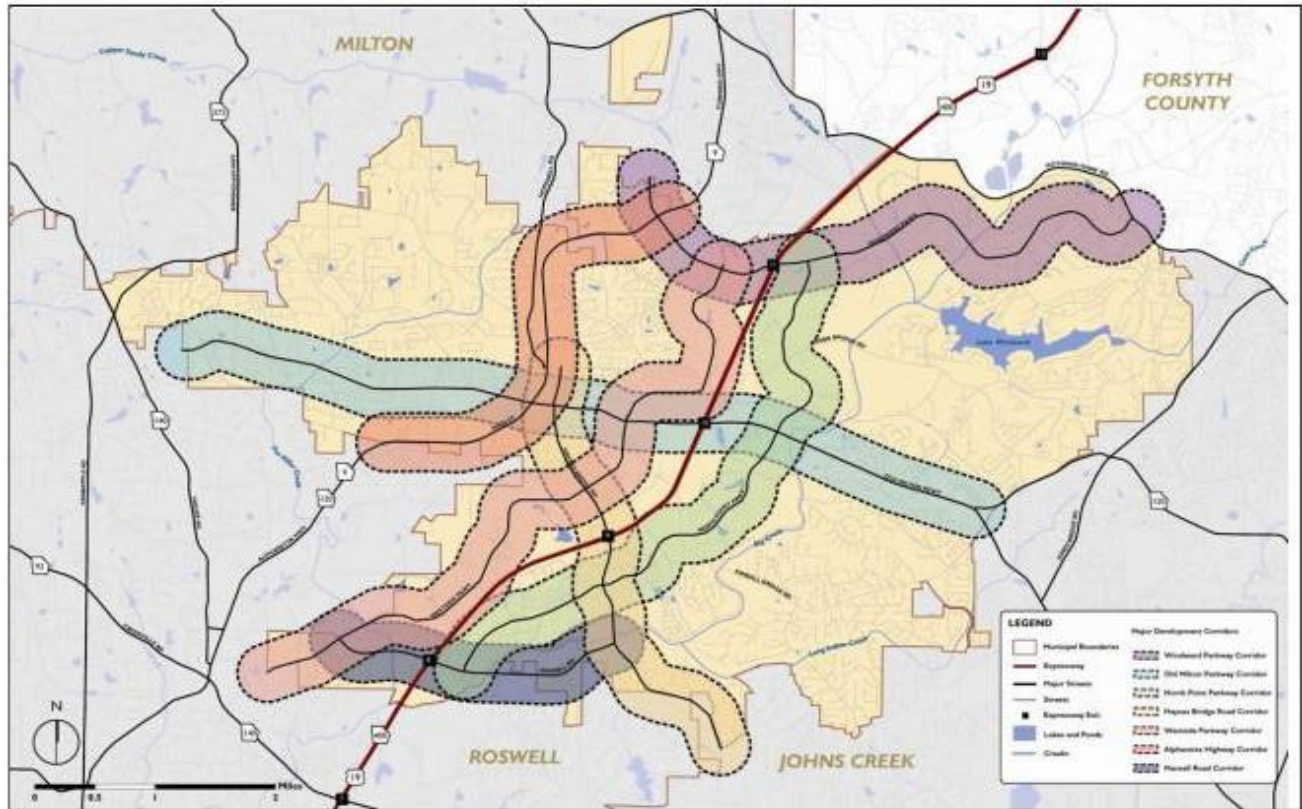
The following map(s) demonstrate the City of Alpharetta's potential growth and development.

Map 3: Development Nodes, Character Areas & Future Land Use, Alpharetta, GA



Map Source: City of Alpharetta 2030 and 2035 Comprehensive Plan(s)

Map 4: Major Development Corridors, Alpharetta, GA



Map Source: City of Alpharetta 2030 and 2035 Comprehensive Plan(s)

Hazard Risk Assessment, City of Alpharetta, GA

Natural Hazard Identification & Risk Assessment

There are 12 of 13 state-identified hazards (natural and human-caused) known to pose risk to Fulton County and one or more of its participating jurisdictions. These include Dam Failure, Drought, Earthquake, Flood, Geological Hazards, Extreme Heat, Severe Weather, Severe Winter Weather, Tornado, Tropical Systems, and Wildfire/Wildland Urban Interface Fires. Wind, which is treated as a separate hazard in the 2019 Georgia Hazard Mitigation Strategy Standard and Enhanced Plan, is addressed in the hazard of Severe Weather in this plan update.

The following table outlines the City of Alpharetta's general risk to the profiled hazards. The rankings are based on a variety of factors, including 1) a composite evaluation of this plan's risk assessment, namely a hazard's probability of occurring in the future, 2) the vulnerability of the jurisdiction to a specific hazard, 3) the intensity of past hazard impacts, and 4) a joint evaluation of local experts and plan stakeholders. The category/range (per year) is based on the following scale: **Unlikely (0%)**, **Occasional (1-10%)**, **Likely (11%-50%)**, and **Highly Likely (51%-100%)**.



Table 5: Risk Assessment, Alpharetta, GA

Risk Assessment Matrix, Alpharetta, GA		
Hazard	Category	Range
Dam Failure	Occasional***	-
Drought	Highly Likely	295%
Earthquake	Occasional**	-
Flood	Occasional	6%
Geological Hazards	Highly Likely	-
Extreme Heat	Highly Likely	-
Severe Weather (including the hazard of Wind)	Highly Likely*	-
Severe Winter Weather	Highly Likely	-
Tornado	Highly Likely	160%
Tropical Systems	Highly Likely	84%
Wildland/Wildland Urban Interface Fires	Occasional*****	

*The hazard of Severe Weather considers the instances of thunderstorms, lightning, hail, and wind, each with a varying degree of occurrence/probability.

** The hazard of Earthquake is considered occasional but without a definite calculation of probability. This is due to there being no record/data of earthquake in the planning period since the last plan update (2016).

*** Calculating future probability is not the only predictor of future occurrences. In the last five years, Fulton County and its participating jurisdictions have documented no cases of Dam Failure. Though the County has experienced occurrences that were listed in its HMP update (2016), the likelihood of a Dam Failure event happening in the planning area is considered **occasional**.

****The NOAA/NCEI Storm Events Database did not have any incidences of storm data records related to Flood (Flash Flood) for the Cities of Chattahoochee Hills, Fairburn, Johns Creek, Milton, Mountain Park, Palmetto, and South Fulton from January 1, 1970 – July 31, 2021. Since flooding is possible, the Cities Chattahoochee Hills, Fairburn, Johns Creek, Milton, Mountain Park, Palmetto, and South Fulton's Probability of Future Events is considered **occasional**.

*****The hazard of Wildfire/Wildland Urban Interface Fire is considered **occasional** but without a definite calculation of probability. This is due to there being no record/data of wildfire in the planning period since the last plan update (2016).

This qualitative categorization was performed by Hazard Mitigation Planning Committee members for each natural hazard identified as a potential threat. A meeting was conducted with the participating jurisdiction to complete the assessment exercise. The Planning Process appendix contains the online survey that was used as the assessment instrument and included descriptions for the levels of measurement. After an assessment was completed for the participating jurisdiction, the respective scores were combined to determine an overall County Risk Assessment. This assessment also served to assist the City of Alpharetta in determining which threats posed the highest, or greatest, threat. Once this was determined, this assessment was used to guide the development of hazard mitigation actions that were in the best interest of protecting the community from the most likely and/or the most severe hazards facing the jurisdiction.



Hazard Event History & Community Impacts

Of the 12 hazards identified by Fulton County, five have impacted the City of Alpharetta specifically over the last seven years. Three of these events, a Severe Winter Storm (February 2014), a Winter Storm (February 2105), and a Tornado (October 2014) were documented in the County's previous Multi-Jurisdictional Hazard Mitigation Plan (2016).

The following table provides brief details of all hazard occurrences, as recorded by the National Oceanic and Atmospheric Administration (NOAA) and its National Centers for Environmental Information (NCEI), between January 1, 2016, and October 31, 2021.

Table 6: Hazard Event History, Alpharetta, GA (January 1, 2016 – October 31, 2021)

Hazard Event History, Alpharetta, GA (January 1, 2016 – October 31, 2021)			
Date	Hazard	Disaster Declaration	Description
7/11/19	Flood (Flash Flood)	No	\$15.0K Property Damage, No Injuries or Deaths
7/10/20	Severe Weather (Thunderstorm Wind)	No	\$4.0K Property Damage, No Injuries or Deaths
7/19/20	Severe Weather (Thunderstorm Wind)	No	\$1.0K Property Damage, No Injuries or Deaths
8/7/20	Severe Weather (Thunderstorm Wind)	No	\$5.0K Property Damage, No Injuries or Death
8/20/20	Severe Weather	No	\$5.0K Property Damage, No Injuries or Deaths
9/8/21	Flood (Flash Flood)	No	\$10.0K Property Damage, No Injuries or Deaths

Data Source: NOAA/NCEI Storm Events Database

Mitigation Capabilities & Actions, City of Alpharetta, GA

Capabilities Assessment

The City of Alpharetta has a number of administrative and technical capabilities. City departments include Administrative, Community Development, Court Services, Economic Development, Finance, Human Resources, Information Technology, Public Safety, Public Works and Recreation and Parks. City government includes six council members and a mayor. The City council and mayor all serve a four-year term.

The Legal & Regulatory Capability survey documents authorities available to the jurisdiction and/or enabling legislation at the state level affecting planning and land management tools that support local hazard mitigation planning efforts. The identified planning and land management tools are typically used by states, and local/tribal jurisdictions to implement hazard mitigation activities. The proceeding table summarizes the regulatory tools that are available to the City of Alpharetta.



Planning & Regulatory Capability

Table 7: Planning & Regulatory Capability, Alpharetta, GA (Taken from 2016 plan)

Planning & Regulatory Capability, Alpharetta, GA				
Planning Capability				
Tool/Program	Do You Have This?	Authority	Department/Agency Responsible	Code Citation & Comments
Master Plan	Yes	Local	Community Development Department, Recreation and Parks Department	Downtown Master Plan Update, Recreation and Parks Master Plan 2025
Capital Improvement Plan	Yes	Local	Finance	Capital Improvement Plan
Floodplain Management/Basin Plan	Yes	Local	Community Development, Public Works	Unified Development Code Article III, Section 3.4
Stormwater Management Plan	Yes	Local	Public Works	MS4 Phase 1 Permit (2019)
Open Space Plan	Yes	Regional, Local	Atlanta Regional Commission Community Development Department, Recreation and Parks Department	ARC The Region's Plan 2015, City of Alpharetta 2030 Comprehensive Plan/Downtown Master Plan Update, Recreation and Parks Master Plan Update 2025
Stream Corridor Management Plan	Yes	Local	Community Development	
Watershed Management or Protection Plan	Yes	Local	Public Works	WIP Big Creek – (September 2011), WIP Foe Killer Creek (2015), WIP Long Indian Creek (2016)
Economic Development Plan	Yes	Local	Economic Development	
Comprehensive Emergency Management Plan	Yes	Local	Emergency Management	Emergency Operations Plan (EOP) 2015
Emergency Operations Plan	Yes	Local	Emergency Management	Emergency Operations Plan (EOP) 2015
Post-Disaster Recovery Plan	Yes	Local	Emergency Management	Emergency Operations Plan (EOP) 2015
Transportation Plan	Yes	Local	Finance, Community Development, Public Works	Capital Improvement Plan



Planning & Regulatory Capability, Alpharetta, GA				
Planning Capability				
Strategic Recovery Planning Report	No			
Other Plans	N/A			
Regulatory Capability				
Building Code	Yes	State & Local	DCA, AHJ	2015 I-codes, 2015 NEC, 2009 IECC
Zoning Ordinance	Yes	Local	Community Development Department	Unified Development Code, Article 2 – Use of Land and Structures
Subdivision Ordinance	Yes	Local	Community Development Department	Unified Development Code, Article 3 – Land Development Activities and Article 4 - Procedures
National Flood Insurance Program (NFIP) Flood Damage Prevention Ordinance	Yes	Federal, State, Local	Community Development, Public Works	Unified Development Code, Article 3, Section 3.4 (December 2020)
NFIP: Cumulative Substantial Damages	Yes	Local	Community Development	Data in permitting documents
NFIP: Freeboard	Yes	State, Local	Community Development, Public Works	State mandated BFE+2 for single and two-family residential construction, BFE+1 for all other construction types, Local mandated BFE+3 for residential
Growth Management Ordinances	Yes	State, Regional, Local	Georgia DCA, Atlanta Regional Commission, Community Development Department	ARC The Region's Plan 2015, City of Alpharetta 2030 Comprehensive Plan
Site Plan Review Requirements	Yes	Local	Community Development Department	Unified Development Code, Section 4.4.3 Land Disturbance Permit
Stormwater Management Ordinance	Yes	Local	Community Development and Public Works	Unified Development Code, Article 3 (December 2020)
Municipal Separate Storm Sewer System (MS4)	Yes	Local	Community Development and Public Works	MS4 Phase 1 Permit (June 2019)



Planning & Regulatory Capability, Alpharetta, GA				
Regulatory Capability				
Natural Hazard Ordinance	Not at this time			
Post-Disaster Recovery Ordinance	Not at this time			
Real Estate Disclosure Requirement	Yes	State		
Other [Special Purpose Ordinances (i.e., sensitive areas, steep slope)]	N/A			

Administrative & Technical Capability

The following table summarizes potential staff and personnel resources available to the City of Alpharetta.

Table 8: Administrative & Technical Capability, Alpharetta, GA

Administrative & Technical Capability, Alpharetta, GA		
Administrative Capability		
Resources	Is This in Place?	Department, Agency, Position
Planning Board	Yes	Community Development Department
Mitigation Planning Committee	Yes	All Departments
Environmental Board/Commission	Yes	Community Development and Public Works, Natural Resources Commission
Open Space Board/Committee	Yes	Community Development
Economic Development Commission/Committee	Yes	Economic Development
Maintenance Programs to Reduce Risk	No	
Mutual Aid Agreements	Yes	Public Safety
Technical/Staffing Capability		
Planner(s) or Engineer(s) with knowledge of land development and land management practices	Yes	Community Development – Zoning Administrator, Development Services Engineer – Stormwater Public Works – Senior Stormwater Engineer
Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Yes	Community Development – Development Services Engineer – Stormwater Chief Building Official Public Works – Senior Stormwater Engineer
Planner(s) or Engineer(s) with an understanding of natural hazards	Yes	Community Development – Development Services Engineer – Stormwater Chief Building Official Public Works – Senior Stormwater Engineer
National Flood Insurance Protection (NFIP) Floodplain Administrator	Yes	Public Works – Senior Stormwater Engineer



Administrative & Technical Capability, Alpharetta, GA		
Technical/Staffing Capability		
Surveyor(s)	Yes	Contracted by the City of Alpharetta
Personnel skilled or trained in GIS and/or Hazus-MH applications	Yes	Community Development – GIS Specialist/Planner Public Works – Senior Stormwater Engineer Senior Engineer Technician (Stormwater) Information Technology – GIS Manager, Database Administrator
Scientist familiar with natural hazards	Yes	Public Works – Senior Water Resources Analyst Environmental Programs Coordinator
Emergency Manager	Yes	Public Safety
Grant Writer(s)	Yes	Finance
Staff with expertise on training in benefit/cost analysis	Yes	Finance
Professional(s) trained in conducting damage assessments	Yes	Emergency Management

Fiscal Capability

The proceeding table summarizes the financial resources available to the City of Alpharetta.

Table 9: Fiscal Capability, Alpharetta, GA

Fiscal Capability, Alpharetta, GA	
Resources	Accessible or Eligible to Use?
Community Development Block Grants (CDBG, CDBG-DR)	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for specific purposes	Yes
User fees for water, sewer, gas or electric service	No
Impact Fees for homebuyers or developers of new development/homes	Yes
Stormwater Utility Fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	Yes
Withhold public expenditures in hazard-prone areas	NA
Other Federal or State Funding Programs	Yes, through grants – Community Development, Public Works, Public Safety
Open Space Acquisition Funding Programs	Yes



Fiscal Capability, Alpharetta, GA	
Resources	Accessible or Eligible to Use?
Other	

Community Classifications

The following table summarizes classifications for community programs available to the City of Alpharetta.

Table 10: Community Classifications, Alpharetta, GA

Community Classifications, Alpharetta, GA			
Program	Do You Have This?	Classification	Date Classified
Community Rating System (CRS)	NP*		
Building Code Effectiveness Grading Schedule (BCEGS)	Yes		
Public Protection (ISO Fire Protection Classes 1-10)	Yes	Class 1	June 1, 2015
Storm Ready	No		
Firewise	No		
Disaster/Safety Programs in/for Schools	Yes		
Organization(s) with Mitigation Focus (Advocacy Group, Non-Government)	Yes	Steering Committee	
Public Education Program/Outreach (through website, social media, etc.)	Yes		
Public-Private Partnerships	Yes		

*NP = Not Participating, *N/A = Not Applicable, - =Unavailable, TBD = To Be Determined.

Hazard Mitigation Capability

The following table summarizes a self-assessment of Alpharetta's current hazard mitigation capability.



Table 11: Hazard Mitigation Capability, Alpharetta, GA

Hazard Mitigation Capability, Alpharetta, GA			
Area	Degree of Hazard Mitigation Capability		
	Limited (If so, please indicate any/all obstacles)	Moderate	High
Planning & Regulatory Capability		X	
Administrative & Technical Capability		X	
Community & Political Capability		X	
Community Resiliency Capability		X	
Capability to Integrate Mitigation into Municipal Processes & Activities			X

National Flood Insurance Program (NFIP) Participation

According to FEMA, the National Flood Insurance Program (NFIP) is a federal insurance program that enables property owners in member communities to purchase flood insurance. This insurance is only made available to municipalities that adopt and enforce a floodplain management ordinance. The fundamental goal of NFIP floodplain management requirements is to reduce the threat to lives and the potential for property damage in flood-prone areas. Each municipality that participates in the NFIP has a Flood Insurance Rate Map (FIRM) that is issued by FEMA. This document maps out flood hazard areas in the municipality.

Like several other jurisdictions in Fulton County, the City of Alpharetta participates in the NFIP (CID #130084, February 1978). The current NFIP Floodplain Administrator is Jill Bazinet, PE, CFM – Senior Stormwater Engineer. Alpharetta is in good standing with the program with no outstanding compliance issues.

Loss History & Mitigation

As of June 2021, there were two Repetitive Loss (RL) or Severe Repetitive Loss (SRL) properties in the City of Alpharetta. Both are residential and neither has officially indicated interest in elevation or acquisition. Likewise, neither are currently in the process of mitigation.

Planning & Regulatory Capabilities

Alpharetta's NFIP Flood Damage Prevention Ordinance was last updated in December 2020 and can be found in the Unified Development Code, Article 3, Section 3.4.

Floodplain management regulations and ordinances meet the minimum requirements set forth by both the Federal Emergency Management Agency (FEMA) and the State of Georgia. Alpharetta also performs site plan review and building plan review, which both include checks of floodplain and local "future floodplain" designations. A preliminary staff review and recommendation occurs prior to Planning Board and Zoning Board considerations.



Administrative & Technical Capabilities

The community identifies the Senior Stormwater Engineer as the local NFIP Floodplain Administrator, currently Jill Bazinet, for which floodplain administration is an auxiliary duty. Two additional staff members are utilized to assist as needed.

Duties and responsibilities of the NFIP Administrator are permit review, damage assessments, record keeping, inspections, GIS, education and outreach, and capital mitigation projects. If Substantial Damage Estimates were necessary, the Floodplain Administrator would be responsible.

The NFIP Administrator feels she is adequately supported and trained to fulfill her responsibilities as the municipal Floodplain Administrator. She also would consider attending continuing education and/or certification training on floodplain management if it were offered in the County for all local floodplain administrators.

Public Education & Outreach

Education and Outreach regarding flood/hazard risk, and flood risk reduction through NFIP insurance is primarily provided to the community through the City website. Additional outreach is provided with adult informational workshops and through classroom teaching with students (using WARD's Scientific Floodplain model).

Actions to Strengthen the Program

During the data collection process staff did not indicate any perceived barriers to running an effective floodplain program in Alpharetta.

Community Rating System (CRS)

Alpharetta does not currently participate in the voluntary Community Rating System (CRS) program, which recognizes and encourages community floodplain management practices that exceed the minimum requirement of the NFIP. The city has considered joining, but the cost for resources to complete the necessary items for the program outweigh the benefits.

Integration of Hazard Mitigation into Existing & Future Planning Mechanisms

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into the day-to-day local government operations. As part of this planning effort, each municipality was surveyed to obtain a better understanding of their community's progress in plan integration. A summary is provided below. In addition, the community identified specific integration activities that have been/will be incorporated into municipal procedures which may include former mitigation initiatives that have become continuous/ongoing programs and may be considered mitigation "capabilities."

Land Use Planning/Comprehensive Planning

The City of Alpharetta 2035 Comprehensive Plan (January 2017) is currently adopted. This plan considers the following areas of natural hazard risk:

"Floodplain – With less undeveloped land remaining for new construction within the city limits, there is potential for increased development pressure within flood prone areas and within areas that could impact flooding on surrounding properties."

"Goals, Policies, and Strategies: NHCR Strategy 1.2, 1.6, and 1.7 –

Strategy 1.2: Protect the natural environment and areas that contribute to the unique character of the city by ensuring a balance between the natural and the built environment, continued use of buffers and other techniques.



Strategy 1.6: Continue to enforce standards and enact ordinances for tree protection, signage, landscaping, streetscape design, sidewalks, bicycle paths, greenways, open space preservation, and water quality protection requirements.

Strategy 1.7: Continue to study, update, and enforce best available data for floodplains and future floodplains.”

Alpharetta has plans in place to help to manage natural hazard risk. Additionally, the Downtown Master Plan Update includes regulations for open space and tree protection. The Recreation and Parks Master Plan 2025 includes plans for the protection of flood plains and open spaces and Alpharetta has adopted the Comprehensive Emergency Management Plan for Fulton County, which refers to the Multijurisdictional Hazard Mitigation Plan (MJHMP). Alpharetta is an MS4 Regulated Community (Phase 1), and staff indicated they have a formal Stormwater Management Plan that specifies projects/actions/initiatives to reduce the volume of stormwater, or otherwise mitigate stormwater flooding.

Regulatory Compliance

Alpharetta's zoning and subdivision regulations take natural hazard risk into consideration. The City's Unified Development Code (UDC) includes both zoning and subdivision regulations, which regulate impacts on local floodplains and requires developers to take additional actions to mitigate natural hazard risk. The UDC includes a stream buffer protection with a 50-foot undisturbed stream buffer and an additional 25-foot impervious cover setback on both banks of a non-perennial stream and a 100-foot undisturbed stream buffer and an additional 50-foot impervious cover setback on both banks of a perennial stream. In addition, the City's UDC includes regulations for stormwater management and the NFIP Flood Damage ordinance includes provisions which exceed the minimum federal and State NFIP regulatory requirements.

The City's Community Development staff have access to GIS Maps, review and provide recommendations based on natural hazard risk prior to Planning Board and Zoning Board decisions. The City's Planning Commission and Board of Zoning Appeals uses the regulations in the City's UDC and professional staff opinion to guide their decision-making process.

Administrative/Technical Resources & Programs

Alpharetta's Planning Commission is an advisory body, which makes recommendations to the City Council for variances associated with comprehensive plan amendments, rezoning, master plans, and conditional uses. City Council considers all variances of more than 50% of the code requirement. The City's board of Zoning Appeals considers variances between 20% and 50% of the code requirement. City staff considers variances up to 20% of code requirements. Alpharetta also has a land disturbance permit team consisting of planners, engineers, arborists, and fire marshal that review and approve all site plans for new development and redevelopment. Stormwater management functions are performed by the Senior Stormwater Engineer and the Development Services Engineer (Stormwater). NFIP Floodplain management functions are performed by the Senior Stormwater Engineer) and the Chief Building Official.

The City of Alpharetta has staff in place who can perform Substantial Damage Estimates, Benefit-Cost Analysis and prepare applications for mitigation projects. City staff regularly attend training and conferences to promote continuing professional education, including the American Planning Association (APA), Georgia Chapter of APA and Georgia Association of Zoning Administrators. Additionally, a staff member from Public Works receives continuing education to maintain her Certified Floodplain Manager and a Public Safety official receives Emergency Management continuing education and is also a member of the Fulton County All Hazards Council.

The City of Alpharetta also has several staff with job descriptions that specifically include identifying and/or implementing mitigation projects/actions or other efforts to reduce natural hazards. These positions



include the Senior Stormwater Engineer, Urban forestry Program Manager, Senior Water Resources Analyst, Environmental Program coordinator, Development Services Engineer (Stormwater), Zoning Administrator, Senior Transportation Engineer, Stormwater Engineer, City Arborist, Fire Marshal and Emergency Management Coordinator.

Public Education & Outreach

The City uses Alpharetta's website and various adult workshops and student classroom teaching opportunities as platforms to inform citizens of natural hazards. During the assessment staff indicated that they identified the use of social media to enhance further public outreach and education with respect to natural hazard risk management in the community.

Fiscal Resources

The City of Alpharetta includes line items in its operating and capital improvement budgets for mitigation related projects and activities. The City has also received previous grant funds for mitigation-related projects, but none were received during the period reflected in this plan update.

Note: *The City of Alpharetta will receive a copy of the Fulton County Multi-Jurisdictional Hazard Mitigation Plan (2022) to use as a resource when updating other plans and identifying new projects. Additionally, the Mitigation Planning Committee will continue to provide guidance for provide guidance for future development within the jurisdiction.*

Mitigation Actions

Each jurisdiction participating in this plan is responsible for implementing specific mitigation actions as prescribed in the adopted Mitigation Action Plan. In each Mitigation Action Plan, every proposed action is assigned to a specific local department or agency in order to assign responsibility and accountability and increase the likelihood of subsequent implementation. This approach enables individual jurisdictions to update their unique mitigation strategy as needed without altering the broader focus of the countywide plan. The separate adoption of locally specific actions also ensures that each jurisdiction is not held responsible for monitoring and implementing the actions of other jurisdictions involved in the planning process. A complete list of countywide mitigation strategies is provided in Section 5 of this plan update.

Completed Mitigation Actions (2016-2021)

The City of Alpharetta identified 48 mitigation actions in the previous (2016) MJHMP update. Of these, the City completed eight (8) during the five-year planning period (2016-2021). Those projects are referenced in the proceeding table.

Table 12: Completed Mitigation Projects (2016-2021), Alpharetta, GA

Completed Mitigation Projects (2016-2021), Alpharetta, GA		
Project Number*	2016 Mitigation Action	Responsible Party/ies
01.0001	Complete dam breach analysis on Lake Windward	Public Works
01.0003	Update City GIS system with more accurate parcel data	IT
01.0009	Webb Bridge Park – erosion control and stream bank restoration	Public Works, Engineering
01.0039	Replace early warning software system	Public Safety
01.0044	Purchase a web-based severe weather monitoring service	Public Safety
01.0046	Replace the Fire Dept. Boat for rescue and evacuation on Lake Windward	Public Safety



Completed Mitigation Projects (2016-2021), Alpharetta, GA		
Project Number*	2016 Mitigation Action	Responsible Party/ies
01.0047	Replace chain saws and blades for removal of trees during an emergency	Public Safety
01.0048	Replace rope and technical rescue equipment	Public Safety

**The project number is intentionally left in the format to allow for incorporation into the Countywide Plan while also uniquely identifying projects for the City of Alpharetta.*

**Identified Mitigation Actions (2022-2027)**

The following table reflects the remaining 40 mitigation actions from the previous (2016) MJHMP update, all of which are identified mitigation actions for the 2022 MJHMP update. Additionally, the table includes any/all new mitigation actions identified by the City of Alpharetta for the following five-year planning period (2022-2027).

Table 13: Proposed Mitigation Actions (2022-2027), Alpharetta, GA

Identified Mitigation Actions (2022-2027), Alpharetta, GA								
Project Number*	Mitigation Action/Description	Status as of 2022 HMP Update	Responsible Party/ies	Hazard(s) Addressed	Estimated Project Cost	Possible Funding Source(s)	Timeframe for Completion	STAPLE+E Score
01.0002	Acquire approximately 15 homes in the Mayfield Circle/Maple Lane area near Foe Killer Creek	Carryover from 2016 Plan Update; In Progress	Community Development	Flood, Severe Weather, Tropical Systems	\$12,000,000	HMGP, FMA, Local	2022-2027	Medium 31.5
01.0004	Complete Hazus-MH study of natural hazard impact on the city	Carryover from 2016 Plan Update; In Progress	Public Works	All Hazards	\$100,000	HMGP, Local	2022-2027	Low 21
01.0005	Outreach education to all parcels impacted by SFHA/new RiskMaps (letters, information packets (Comments: This project can only be completed after the parcel maps are updated.))	Carryover from 2016 Plan Update; In Progress	Engineering	Flood	\$20,000	HMGP, Local	2022-2027	Low 21
01.0006	Evaluate benefits of joining CRS with impact of new FEMA maps (Comments: This project can only be completed after the parcel maps are updated.))	Carryover from 2016 Plan Update; Deferred (Awaiting FEMA Flood Maps)	Engineering	Flood	\$100,000	HMGP, Local	2022-2027	Low 13.5
01.0007	Design and install master detention facility for water quality and flood control at Wills Park	Included in 2016 HMP Update; Deferred - Funding Not Available	Engineering	Flood	\$500,000	HMGP, Local	2022-2027	Low 22



Identified Mitigation Actions (2022-2027), Alpharetta, GA								
Project Number*	Mitigation Action/ Description	Status as of 2022 HMP Update	Responsible Party/ies	Hazard(s) Addressed	Estimated Project Cost	Possible Funding Source(s)	Timeframe for Completion	STAPLE+E Score
01.0008	Foe Killer Creek – Design and implementation of projects to reduce elevated levels of bacteria	Included in 2016 HMP Update; In Progress	Public Works Department	Flood	\$250,000	HMGP, Local	2022-2027	Low 23
01.0010	Perform stream stabilization and repair erosion along stream corridors	Included in 2016 HMP Update; Deferred - Funding Not Available	Engineering	Flood, Severe Weather, Tropical Systems	\$1,500,000	HMGP, Local	2022-2027	Low 22
01.0011	Stream bank restoration Big Creek at Webb Bridge	Included in 2016 HMP Update; Deferred - Funding Not Available	Engineering	Flood	\$250,000	HMGP, Local	2022-2027	Low 22
01.0012	Stream bank restoration Big Creek at Haynes Bridge Road	Included in 2016 HMP Update; Deferred - Funding Not Available	Engineering	Flood	\$225,000	HMGP, Local	2022-2027	Low 22
01.0013	Stream bank restoration Foe Killer Creek – Squirrel Run to Rucker Road	Included in 2016 HMP Update; Deferred - Funding Not Available	Engineering	Flood	\$150,000	HMGP, Local	2022-2027	Low 22
01.0014	Reinforce old culverts with skip line	Included in 2016 HMP Update; In Progress	Engineering	Flood, Severe Weather, Tropical Systems	\$\$\$\$	HMGP, Local	2022-2027	Low 22



Identified Mitigation Actions (2022-2027), Alpharetta, GA								
Project Number*	Mitigation Action/ Description	Status as of 2022 HMP Update	Responsible Party/ies	Hazard(s) Addressed	Estimated Project Cost	Possible Funding Source(s)	Timeframe for Completion	STAPLE+E Score
01.0015	Improve stormwater drainage at Church Street	Included in 2016 HMP Update; In Progress (City currently working with contractor for private development to help improve flooding issues)	Engineering	Flood	\$200,000	HMGP, Local	2022-2027	Low 22
01.0016	Improve stormwater drainage at Highway 9 at Canton Street	Included in 2016 HMP Update; Deferred – Funding Not Available	Engineering	Flood	\$250,000	HMGP, Local	2022-2027	Low 22
01.0017	Improve stormwater drainage at Southlake Drive culvert (Comments: Replace triple 4' CMP culvert to handle capacity; this area does not handle the 2-year flow) (from 2016 plan but no update provided for 2022 update.)	Included in 2016 HMP Update; In Progress (GOT is currently widening state route 9 which will improve the stormwater drainage issues associated with this area)	Engineering	Flood	\$600,000	HMGP, Local	2022-2027	Low 22
01.0018	Improve stormwater drainage at Cape York Trace at Big Creek Trib (Comments: Replace single 4' CMP culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred (Funding Not Available)	Public Works	Flood	\$250,000	HMGP, Local	2022-2027	Low 22



Identified Mitigation Actions (2022-2027), Alpharetta, GA								
Project Number*	Mitigation Action/ Description	Status as of 2022 HMP Update	Responsible Party/ies	Hazard(s) Addressed	Estimated Project Cost	Possible Funding Source(s)	Timeframe for Completion	STAPLE+E Score
01.0019	Improve stormwater drainage at Glenn Knoll Court at Long Indian Creek Trib (Comments: Replace triple 2' CMP culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred (Funding Not Available)	Public Works	Flood	\$250,000	HMGP, Local	2022-2027	Low 22
01.0020	Improve stormwater drainage at Mid Broadwell at Foe Killer Creek Trib (Comments: Replace single 4.5' CMP culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$250,000	HMGP, Local	2022-2027	Low 22
01.0021	Improve stormwater drainage at Newport Bay Passage at Caney Creek Trib (Comments: Replace single 3.5' CMP culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$250,000	HMGP, Local	2022-2027	Low 22
01.0022	Improve stormwater drainage at Webb Bridge Court at Big Creek Trib (Comments: Replace double 8'x 6' and single 4.35'x 6'x 5' box culverts to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$250,000	HMGP, Local	2022-2027	Low 22
01.0023	Improve stormwater drainage at McGinnis Ferry Road at Big Creek Trib (Comments: Replace single 6' RCP culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$500,000	HMGP, Local	2022-2027	Low 22



Identified Mitigation Actions (2022-2027), Alpharetta, GA								
Project Number*	Mitigation Action/ Description	Status as of 2022 HMP Update	Responsible Party/ies	Hazard(s) Addressed	Estimated Project Cost	Possible Funding Source(s)	Timeframe for Completion	STAPLE+E Score
01.0024	Improve stormwater drainage at Pine Grove Drive at Big Creek Trib (Comments: Replace single 4' CMP culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$250,000	HMGP, Local	2022-2027	Low 22
01.0025	Improve stormwater drainage at Arrowood Lane at Foe Killer Creek Trib (Comments: Replace single 6' RCP culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$325,000	HMGP, Local	2022-2027	Low 22
01.0026	Improve stormwater drainage at Willis Road at Foe Killer Creek Trib (Comments: Replace single 6' CMP culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$350,000	HMGP, Local	2022-2027	Low 22
01.0027	Improve stormwater drainage at Northwinds Parkway at Big Creek Trib (Comments: Replace double 5' RCP culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$400,000	HMGP, Local	2022-2027	Low 22
01.0028	Improve stormwater drainage at Academy Street at Big Creek Trib (Comments: Replace single 9'x6' box culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$500,000	HMGP, Local	2022-2027	Low 22



Identified Mitigation Actions (2022-2027), Alpharetta, GA								
Project Number*	Mitigation Action/ Description	Status as of 2022 HMP Update	Responsible Party/ies	Hazard(s) Addressed	Estimated Project Cost	Possible Funding Source(s)	Timeframe for Completion	STAPLE+E Score
01.0029	Improve stormwater drainage at Rock Mill Road at Big Creek Trib (Comments: Replace double 5'x5' box culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$400,000	HMGP, Local	2022-2027	Low 22
01.0030	Improve stormwater drainage at North Park Road at Cooper Sandy Creek (Comments: Replace single 4' RCP box culvert to handle capacity; this area does not handle the 2-year flow.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$250,000	HMGP, Local	2022-2027	Medium 26
01.0031	Improve stormwater drainage at culverts without capacity to handle the 5-year storm (Comments: The city has identified seven locations.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Engineering	Flood	\$2,000,000	HMGP, Local	2022-2027	Low 22
01.0032	Improve stormwater drainage at culverts without capacity to handle the 10-year storm (Comments: The city has identified nine locations.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Engineering	Flood	\$3,000,000	HMGP, Local	2022-2027	Low 22
01.0033	Improve stormwater drainage at culverts without capacity to handle the 25-year storm (Comments: The city has identified ten locations.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Engineering	Flood	\$4,000,000	HMGP, Local	2022-2027	Low 13.5
01.0034	Improve stormwater drainage at culverts without the capacity to handle the 50-year storm (Comments: The city has identified four locations.)	Included in 2016 HMP Update; Deferred - Funding Not Available	Engineering	Flood	\$5,000,000	HMGP, Local	2022-2027	Low 22



Identified Mitigation Actions (2022-2027), Alpharetta, GA								
Project Number*	Mitigation Action/ Description	Status as of 2022 HMP Update	Responsible Party/ies	Hazard(s) Addressed	Estimated Project Cost	Possible Funding Source(s)	Timeframe for Completion	STAPLE+E Score
01.0035	Detour roadway map for flood evacuation plans	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Safety	Flood	\$100,000	HMGP, Emergency Management	2022-2027	Low 13.5
01.0036	Install traffic warning signs on all road crossings that are submerged during a 25-year flood or greater	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Safety	Flood	\$100,000	HMGP, Public Works	2022-2027	Low 13.5
01.0037	911 – Phone call warning alert system	Included in 2016 HMP Update; In Progress (Project Under Review)	Public Safety	All Hazards	\$22,000	HMGP, Public Safety	2022-2027	Low 22
01.0038	Variable message signage – for use during emergency situations that can be updated from the command center	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Safety	All Hazards	\$15,000	HMGP, Public Works, Public Safety	2022-2027	Low 14.5
01.0040	Replace early outdoor warning systems	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Safety	Severe Weather, Severe Winter Weather, Tornado, Tropical Systems	\$483,000	HMGP, Public Works	2022-2027	Low 21
01.0042	Install built-in surge protection at public safety buildings	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Safety	All Hazards	\$150,000	HMGP, Public Works	2022-2027	Low 22



Identified Mitigation Actions (2022-2027), Alpharetta, GA								
Project Number*	Mitigation Action/ Description	Status as of 2022 HMP Update	Responsible Party/ies	Hazard(s) Addressed	Estimated Project Cost	Possible Funding Source(s)	Timeframe for Completion	STAPLE+E Score
01.0045	Purchase cones and brigades for pedestrian traffic on greenways	Included in 2016 HMP Update; Deferred - Funding Not Available	Public Works	Flood	\$5,000	HMGP, Public Works	2022-2027	Low 13.5
01.0049	Implement dam inspection on Lake Woodward and upgrade dam components and safety measures	Included in 2016 HMP Update; In Progress (City is currently obtaining pricing to utilize an on-call contractor in partnership with the Woodward HOA for the annual dam inspections and maintenance)	Engineering	Dam Failure, Flood	\$25,000 Annually	HMGP, Engineering	2022-2027	Low 21
01.0050	Stream gauge with flow meter; rain gauge and stream height for Foe Killer Creek	Included in 2016 HMP Update; Deferred - Funding Not Available	Engineering	Flood	\$14,500 Annually	HMGP, FMA, Local	2022-2027	Low 21
01.0051	Maintain City GIS system with accurate parcel data	Initial Project 01.0003 (2016) Completed; Now a Maintenance Project (City has a company under contract to continuously provide services to update parcel data)	Alpharetta IT Dept.	All Hazards	\$90,000	Insert HMGP; FMA; Local Funds	2022-2027	Low 19.5



Identified Mitigation Actions (2022-2027), Alpharetta, GA								
Project Number*	Mitigation Action/ Description	Status as of 2022 HMP Update	Responsible Party/ies	Hazard(s) Addressed	Estimated Project Cost	Possible Funding Source(s)	Timeframe for Completion	STAPLE+E Score
01.0052	Purchase tactical mobile dispatch unit	N/A	Public Safety	All Hazards	\$500,000	HMGP, Local	2022-2027	Low 18.5
01.0053	Update early warning software system	Initial Project 01.0039 (2016) Completed; Now a Maintenance Project (Software updates are required every five years)	Public Safety	All Hazards	\$5,000	HMGP, Local	2022-2027	Low 13.5
01.0054	Replace chain saws and blades for removal of trees during an emergency	Initial project 01.0047 (2016) Completed; Now a Maintenance Project)	Insert Public Safety	All Hazards	\$2,000	HMGP, Local	2022-2027	Low 13.5
01.0055	Replace rope and technical rescue equipment	Initial Project 01.0048 (2016) Completed; Now a Maintenance Project	Insert Public Safety	All Hazards	\$10,000	HMGP, Local	2022-2027	Low 13.5



STAFF REPORT

Submitting Department: Legal

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: AUTHORIZATION AND APPROVAL OF THE CONSENT FINAL ORDER AND JUDGMENT REGARDING CHILDREN'S HEALTHCARE OF ATLANTA, INC. V. FULTON COUNTY AND THE CITY OF ALPHARETTA

II. RECOMMENDATION:

Authorize and approve the Consent Final Order and Judgment regarding Children's Healthcare of Atlanta, Inc. v. Fulton County and the City of Alpharetta.

III. REPORT IN BRIEF:

If approved by Mayor and Council, this item will authorize and approve the Consent Final Order and Judgment regarding Children's Healthcare of Atlanta, Inc. v. Fulton County and the City of Alpharetta.

This Order and Judgment describes that the parties (Children's Healthcare of Atlanta, Inc., Successor by Merger Tre Properties, Inc. v. Fulton County, Georgia and City of Alpharetta, Georgia) have entered into a settlement and compromise of the disputes set forth in this case by agreeing that:

(A) as of January 1, 2016, the fair market value of the subject property in Fulton County, Georgia bearing Parcel Identification Numbers: 22-5460-1261-103-0 / 22-5460-1261-102-2 / 22-5460-1261-101-4 / 22-5460-1261-100-6 / 22-5460-1261-099-0 / 22-5460-1261-098-2 / 22-5460-1261-097-4 also identified as 3355 North Point Pkwy ("Property") for ad valorem property tax purposes was EXEMPT;

(B) as of January 1, 2017, the fair market value of the Property for ad valorem property tax purposes was EXEMPT;

(C) as of January 1, 2018, the fair market value of the subject property will remain NON-EXEMPT by agreement of the parties; and

(D) each party shall bear their own costs and attorneys' fees related to this action.

In addition, if approved, the City of Alpharetta shall promptly issue the refunds in the amount owing based on this grant of exemption status to the Taxpayer.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Final Consent Order and Judgment (CHOA)

IN THE SUPERIOR COURT OF FULTON COUNTY
STATE OF GEORGIA

CHILDREN'S HEALTHCARE OF	)	
ATLANTA, INC, SUCCESSOR BY	)	CIVIL ACTION FILE
MERGER TRE PROPERTIES, INC.	)	NO. 2021CV355381
PARCEL IDs: 22-5460-1261-103-0	)	
/ 22-5460-1261-102-2 / 22-5460-1261-101-4)	)	
/ 22-5460-1261-100-6 / 22-5460-1261-099-0)	)	
/ 22-5460-1261-098-2	)	
/ 22-5460-1261-097-4,	)	
	)	
Plaintiff,	)	
	)	
v.	)	
	)	
FULTON COUNTY, GEORGIA	)	HONORABLE JUDGE
CITY OF ALPHARETTA, GEORGIA	)	URAL GLANVILLE
	)	
Defendant.	)	

CONSENT FINAL ORDER AND JUDGMENT

It appearing to the Court that the parties have entered into a settlement and compromise of the disputes set forth in this case by agreeing that: **(A)** as of January 1, 2016, the fair market value of the subject property in Fulton County, Georgia bearing Parcel Identification Numbers: 22-5460-1261-103-0 / 22-5460-1261-102-2 / 22-5460-1261-101-4 / 22-5460-1261-100-6 / 22-5460-1261-099-0 / 22-5460-1261-098-2 / 22-5460-1261-097-4 also identified as 3355 North Point Pkwy (“Property”) for ad valorem property tax purposes was EXEMPT; **(B)** as of January 1, 2017, the fair market value of the Property for ad valorem property tax purposes was EXEMPT; **(C)** as of January 1, 2018, the fair market value of the subject property will remain NON-EXEMPT by agreement of the parties¹; and **(D)** each party shall bear their own costs and attorneys’ fees related to this action. Based on such settlement and compromise and for good cause shown, it is hereby

¹ This agreement as to tax year 2018 shall have no impact on the tax exempt status of future tax years.

ORDERED, ADJUDGED, and DECREED that the settlement and compromise agreed to by the parties is hereby approved and made the judgment of this Court.

As soon as possible after entry of this Final Consent Order and Judgment, Defendant Fulton County shall **(a)** cause the Fulton County Board of Assessors to mark the Property EXEMPT from ad valorem Taxation for the tax years 2016 and 2017; and **(b)** notify the relevant tax collecting authorities of such value. In addition, Defendant Fulton County and City of Alpharetta shall promptly issue the refunds in the amount owing based on this grant of exemption status to the Taxpayer.

There being no just reason for delay of entry of this judgment, the Clerk shall immediately enter this Order as a final judgment.

SO ORDERED, this ____ day of August 2022.

JUDGE URAL GLANVILLE
FULTON COUNTY SUPERIOR COURT

CONSENTED TO:

Lindsey Walker Hillis, Esq.
Georgia Bar No. 841039
lhillis@hillisfirm.com
THE HILLIS FIRM
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Counsel for Taxpayer

Detriess Thomas, Esq.
Georgia Bar No. 460935
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Thomas Whitley, Esq.

Children's Healthcare of Atlanta, Inc. v. Fulton County & City of Alpharetta
Superior Court of Fulton County, Civil Action File No. 2021CV355381

Georgia Bar No. 810867

Thomas.Whitley@fultoncountyga.gov

OFFICE OF THE FULTON COUNTY ATTORNEY

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JARRARD & DAVIS

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Atlanta, Georgia 30040

Office: 678-455-7150

Fax: 678-455-7149

Counsel for Defendant City of Alpharetta



STAFF REPORT

Submitting Department: Administration

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: RESOLUTION: JOINT DEFENSE AGREEMENT FOR THE PURPOSES OF L.O.S.T. *A RESOLUTION GRANTING SPECIAL COUNSEL AUTHORITY TO ENTER INTO A JOINT DEFENSE AGREEMENT WITH THE CITY OF ATLANTA AND THE CITY OF SANDY SPRINGS; TO FILE LEGAL ACTIONS ON THE CITY'S BEHALF AS NECESSARY TO ACCOMPLISH THE PURPOSE OF SECURING DISTRIBUTION OF L.O.S.T.; AND FOR OTHER PURPOSES.*

II. RECOMMENDATION:

Adopt a Resolution granting Special Counsel authority to enter into a Joint Defense Agreement with the City of Atlanta and the City of Sandy Springs; to file legal actions on the City's behalf as necessary to accomplish the purpose of securing a distribution of L.O.S.T.; and for other purposes.

III. REPORT IN BRIEF:

This Resolution will authorize the City of Alpharetta to join the City of Atlanta and the City of Sandy Springs (through Special Counsel) in a Joint Defense Agreement, wherein the Cities agree to share and exchange among themselves joint defense materials that are within the "common interest" of achieving a fair distribution of L.O.S.T. proceeds in accordance with the L.O.S.T. statute, without waiving any privilege. Additionally, this resolution authorizes the Mayor to execute any documents, including those necessary for legal action, which may be necessary to effectuate this Resolution.

The City will pay its portion of legal fees, expert witness fees, and all other costs and expenses of such legal action incurred by Special Counsel in the same percentage as was set forth in the City's earlier 2022 Resolution authorizing Special Counsel to represent it in L.O.S.T. negotiations with Fulton County.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Litigation and Joint Defense Agreement LOST

RESOLUTION NO. _____

A RESOLUTION GRANTING SPECIAL COUNSEL AUTHORITY TO ENTER INTO A JOINT DEFENSE AGREEMENT WITH THE CITY OF ATLANTA AND THE CITY OF SANDY SPRINGS; TO FILE LEGAL ACTIONS ON THE CITY'S BEHALF AS NECESSARY TO ACCOMPLISH THE PURPOSE OF SECURING A DISTRIBUTION OF L.O.S.T.; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

WHEREAS, the City of Alpharetta ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia, and is charged with providing public services to its residents; and

WHEREAS, the City wishes to cooperate with the City of Atlanta and the City of Sandy Springs through Special Counsel by joining those Cities in a Joint Defense Agreement wherein the Cities agree to share and exchange among themselves joint defense materials that are within the "common interest" and are therefore confidential and protected from disclosure to any third party by the attorney-client privilege, work product doctrine and other applicable privileges protected by law; and

WHEREAS, the City wishes to cooperate with its fellow cities in negotiation, alternative dispute resolution, and possible legal action and work jointly with and through Special Counsel to achieve a fair distribution of L.O.S.T. proceeds in accordance with the L.O.S.T. statute; and

WHEREAS, the Mayor and City Council in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare of the citizens of the City, have determined it to be in the best interest of the citizens of the City, that this Resolution be adopted.

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

1. Authorization to Special Counsel. In addition to the authority granted under the Resolution appointing Special Counsel, the City hereby authorizes Special Counsel to enter into a Joint Defense Agreement with the City of Atlanta and the City of Sandy Springs which will allow for the sharing of information without waiving any privilege held by the City except to the extent authorized in said Agreement and file any legal action, including appeal, as necessary to secure a L.O.S.T. distribution certificate consistent with and in accordance the L.O.S.T. statute as well as choosing a qualified mediator and arbitration panelist.
2. Representation of City to Special Counsel. The City represents that it will pay its portion of legal fees, expert witness fees, and all other costs and expenses of such legal action incurred by Special Counsel in the same percentage as was set forth

in the City's earlier 2022 Resolution authorizing Special Counsel to represent it in L.O.S.T. negotiations with Fulton County.

3. Additional Documents. The City Council authorizes the Mayor to execute any documents, including those necessary for legal action, which may be necessary to effectuate this Resolution.
4. Attestation. The City Council does hereby authorize the City Clerk to attest the signature of the Mayor appearing on this Resolution and any related documents, to affix the official seal of the City thereto, as necessary, and to place this Resolution and an executed copy of any related documents among the official records of the City for future reference.
5. Severability. To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
6. Repeal of Conflicting Provisions. All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
7. Effective Date. This Resolution shall take effect immediately.

THIS RESOLUTION adopted this _____ day of _____, 2022.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

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: Lauren Shapiro

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: RESOLUTION: AUTHORIZING THE USE OF EMINENT DOMAIN - PROJECT PARCEL 53 LOCATED AT TIMBERLINE PLACE

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY LOCATED AT TIMBERLINE PLACE, ALPHARETTA, GEORGIA (TAX PARCEL 11 035101580663) FOR RIGHT OF WAY PROPOSED WEBB BRIDGE ROAD BIKE AND PEDESTRIAN IMPROVEMENTS FROM BIG CREEK GREENWAY TO WEBB BRIDGE WAY.

II. RECOMMENDATION:

Approve the adoption of a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at Timberline Place, Alpharetta, Georgia (Tax Parcel 11 035101580663) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

III. REPORT IN BRIEF:

The City has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way. This road project is known as the Webb Bridge Road Project (the "Project").

In order to construct the Project, it is necessary to acquire certain rights (through the use of eminent domain) to, in, over, under, through and across the property now or formerly owned by Village Commons, Ltd. located at Timberline Place (Tax Parcel No.: 11 035101580663) within the City of Alpharetta, Georgia (reference: Project Parcel 53). Further, the use of eminent domain is not only necessary for the public interest, but also must be carried out expeditiously to ensure the timely completion of the Project.

Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property located at Timberline Place (Tax Parcel No.: 11 035101580663) in order to ensure the timely completion of the Project Webb Bridge Road from Big Creek Greenway to Webb Bridge Way. Further, this resolution authorizes the Mayor and the City Administrator to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Resolution Parcel 53, Declaration of Taking (Parcel 53), Appendix B Plans Parcel 53, Order to Condemn (Parcel 53)

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA
GEORGIA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE
CERTAIN PROPERTY LOCATED AT TIMBERLINE PLACE, ALPHARETTA,
GEORGIA (TAX PARCEL 11 035101580663) FOR RIGHT OF WAY PROPOSED
WEBB BRIDGE ROAD BIKE & PEDESTRIAN IMPROVEMENTS FROM BIG
CREEK GREENWAY TO WEBB BRIDGE WAY**

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way, such road project being known as the Webb Bridge Road Project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights to, in, over, under, through and across the property now or formerly owned by Village Commons, Ltd. located at Timberline Place (Tax Parcel No.: 11 035101580663) within the City of Alpharetta, Georgia (reference: **Project Parcel 53**), as further described and shown in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights to, in, over, under, through and across the foregoing property are necessary in the public interest and must be carried out expeditiously to ensure the timely completion of the Project.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND
COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:**

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which are hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Official Code of Georgia Annotated, the necessary property rights to, in, over, under, through and across the property located at Timberline Place (Tax Parcel No.: 11 035101580663) in order to ensure the timely completion of the Project Webb Bridge Road from Big Creek Greenway to Webb Bridge Way. Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

SO RESOLVED, this _____ day of _____, 2022.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald Mitchell

Brian Will

Douglas DeRito

John Hipes

Jason Binder

Dan Merkel

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

EXHIBIT “A”

DECLARATION OF TAKING

WHEREAS, the City of Alpharetta, Georgia, has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property for public road or other transportation purposes are such that it is necessary to acquire title, estate, or interest in the lands fully described in said order to condemn contained in the Resolution, a certified copy/duplicate original of which is attached to this Declaration as Appendix A to Exhibit “A,” and made a part hereof, under O.C.G.A. §§ 32-3-1 *et seq.*, and

WHEREAS, said interests in property are for public purposes upon, across, and over the tract of land in said county, as fully described in the attachment hereto identified as Appendix B to Exhibit “A,” and made a part hereof; and

WHEREAS, the City of Alpharetta, Georgia, has caused an investigation and report to be made by a competent land appraiser upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the interests in property, above-referred to, a copy of the appraiser’s sworn statement being attached hereto identified as Appendix C to Exhibit “A,” and made a part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix C to Exhibit “A,” City of Alpharetta, Georgia estimates \$600.00 as just and adequate compensation to be paid for said interests in property, as fully described in Appendix B to Exhibit “A” which is attached hereto and made a part hereof and now deposits said sum in the Court to the use of the persons entitled thereto.

NOW, THEREFORE, the premises considered, the City of Alpharetta, Georgia, under authority of the Official Code of Georgia Annotated §§ 32-3-1 *et seq.* and O.C.G.A. § 22-3-140 hereby declares that the property and interests as described in Appendix B to Exhibit “A,” which

is attached hereto and made a part hereof of this Declaration, is taken for purposes of locating, constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for a public road or other transportation purposes.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

/s/ Priya M. Patel
Patrick D. Jaugstetter
Georgia Bar No. 389680
Priya M. Patel
Georgia Bar No. 869743

JARRARD & DAVIS, LLP
222 Webb Street
Cumming, Georgia 30040
patrickj@jarrard-davis.com
(678) 455-7150 – telephone
(678) 455-7149 – facsimile

Attorneys for City of Alpharetta, Georgia



PARCEL 51 NOTTINGHAM GATE HOMEOWNERS ASSN INC REO'D TEMP. EASMT. DE5103

PNT	OFFSET/	STATION/	ALIGNMENT
DE20174	42.00 L	189+33.59	WEBB BRIDGE ROAD
DE20175	42.00 L	189+35.00	WEBB BRIDGE ROAD
DE20176	46.00 L	190+50.00	WEBB BRIDGE ROAD
DE20201	77.43 L	191+00.00	WEBB BRIDGE ROAD
DE20177	129.48 L	191+61.28	WEBB BRIDGE ROAD
DE11110	37.00 L	71+03.19	WEBB BRIDGE ROAD
DE11109	37.01 L	70+99.00	WEBB BRIDGE ROAD
DE11108	76.33 L	191+26.63	WEBB BRIDGE ROAD
ARC LENGTH = 57.48			
CHORD BEAR = N 73°12'19.2" W			
LNTH CHORD = 56.29			
RADIUS = 79.00			
DEGREE = 72°31'34.7"			
DE11107	55.15 L	190+83.11	WEBB BRIDGE ROAD
DE11106	50.70 L	190+78.36	WEBB BRIDGE ROAD
DE11105	36.25 L	190+00.00	WEBB BRIDGE ROAD
DE11104	38.00 L	190+00.00	WEBB BRIDGE ROAD
DE11103	38.00 L	189+34.09	WEBB BRIDGE ROAD
DE20174	42.00 L	189+33.59	WEBB BRIDGE ROAD
REO'D EASMT AREA = 2279.83 SF			

PARCEL 52 WEBB BRIDGE PRESERVE COMMUNITY REO'D R/W DE5200

PNT	OFFSET/	STATION/	ALIGNMENT
DE11110	37.00 L	71+03.19	WEBB BRIDGE ROAD
ARC LENGTH = 29.54			
CHORD BEAR = S 83°21'39.2" E			
LNTH CHORD = 29.48			
RADIUS = 137.00			
DEGREE = 41°49'18.3"			
DE11111	37.00 L	71+24.75	WEBB BRIDGE ROAD
S 77°11'02.7" E			
DE11112	37.00 L	72°15.74	WEBB BRIDGE ROAD
S 51°08'45.1" W			
2570	34.35 L	72°14.65	WEBB BRIDGE ROAD
N 77°55'45.7" W			
2569	35.94 L	71°05.21	WEBB BRIDGE ROAD
N 1°04'08.5" W			
DE11110	37.00 L	71+03.19	WEBB BRIDGE ROAD
REO'D R/W = 380.16 SF			
REO'D R/W = 0.009 ACRES			
REMAINDER = +/- 0.40 ACRES			

PARCEL 52 WEBB BRIDGE PRESERVE COMMUNITY REO'D TEMP. EASMT. DE5201

PNT	OFFSET/	STATION/	ALIGNMENT
DE20177	50.00 L	71+02.36	WEBB BRIDGE ROAD
DE20178	45.00 L	72°15.00	WEBB BRIDGE ROAD
2571	55.05 L	72°31.01	WEBB BRIDGE ROAD
DE11112	37.00 L	72°16.74	WEBB BRIDGE ROAD
DE11111	37.00 L	71+24.75	WEBB BRIDGE ROAD
ARC LENGTH = 29.54			
CHORD BEAR = N 83°21'39.2" W			
LNTH CHORD = 29.48			
RADIUS = 137.00			
DEGREE = 41°49'18.3"			
DE11110	37.00 L	71+03.19	WEBB BRIDGE ROAD
DE20177	50.00 L	71+02.36	WEBB BRIDGE ROAD
REO'D EASMT AREA = 1171.33 SF			

PARCEL 53 GATHERED TRUST LLC REO'D R/W DE5300

PNT	OFFSET/	STATION/	ALIGNMENT
2425	61.21 R	189+20.50	WEBB BRIDGE ROAD
ARC LENGTH = 30.58			
CHORD BEAR = N 71°57'20.5" E			
LNTH CHORD = 27.89			
RADIUS = 20.00			
DEGREE = 286°29'01.3"			
2433	42.09 R	189+40.52	WEBB BRIDGE ROAD
S 71°57'20.5" W			
2425	61.21 R	189+20.50	WEBB BRIDGE ROAD
REO'D R/W = 106.01 SF			
REO'D R/W = 0.002 ACRES			
REMAINDER = +/- 0.17 ACRES			

PARCEL 53 GATHERED TRUST LLC REO'D TEMP. EASMT. DE5301

PNT	OFFSET/	STATION/	ALIGNMENT
2433	42.09 R	189+40.52	WEBB BRIDGE ROAD
ARC LENGTH = 31.10			
CHORD BEAR = S 65°04'49.9" E			
LNTH CHORD = 31.10			
RADIUS = 1058.80			
DEGREE = 5°24'41.1"			
2437	41.69 R	189+71.61	WEBB BRIDGE ROAD
DE20083	45.00 R	189+71.88	WEBB BRIDGE ROAD
DE20082	45.00 R	189+37.47	WEBB BRIDGE ROAD
2433	42.09 R	189+40.52	WEBB BRIDGE ROAD
REO'D EASMT AREA = 99.30 SF			

PARCEL 53 GROWTH CAPITAL FUNDING LLC REO'D R/W TRACT 1 DE5300

PNT	OFFSET/	STATION/	ALIGNMENT
2441	32.76 R	189+70.90	WEBB BRIDGE ROAD
S 48°55'27.6" E			
DE11060	40.90 R	190+00.40	WEBB BRIDGE ROAD
N 65°55'19.3" W			
2437	41.69 R	189+71.61	WEBB BRIDGE ROAD
N 21°04'26.8" E			
2441	32.76 R	189+70.90	WEBB BRIDGE ROAD
REO'D R/W = 128.61 SF			
REO'D R/W = 0.003 ACRES			
REMAINDER = SEE BELOW			

PARCEL 54 GROWTH CAPITAL FUNDING LLC REO'D R/W TRACT 2 DE5401

PNT	OFFSET/	STATION/	ALIGNMENT
DE11061	52.21 R	190+67.21	WEBB BRIDGE ROAD
S 48°55'27.6" E			
2444	45.31 R	191+90.10	WEBB BRIDGE ROAD
S 22°32'28.7" E			
DE11064	49.32 R	192°12.38	WEBB BRIDGE ROAD
ARC LENGTH = 25.56			
CHORD BEAR = N 68°19'16.3" W			
LNTH CHORD = 25.47			
RADIUS = 86.00			
DEGREE = 66°57'22.8"			
DE11063	63.55 R	191+87.51	WEBB BRIDGE ROAD
ARC LENGTH = 92.58			
CHORD BEAR = N 43°15'51.5" W			
LNTH CHORD = 87.37			
RADIUS = 79.00			
DEGREE = 72°31'34.7"			
DE11062	61.94 R	190+82.26	WEBB BRIDGE ROAD
ARC LENGTH = 16.07			
CHORD BEAR = N 16°10'37.2" W			
LNTH CHORD = 16.04			
RADIUS = 71.00			
DEGREE = 80°41'53.8"			
DE11061	52.21 R	190+67.21	WEBB BRIDGE ROAD
REO'D R/W = 2182.91 SF			
REO'D R/W = 0.050 ACRES			
REMAINDER = SEE BELOW			

PARCEL 54 GROWTH CAPITAL FUNDING LLC REO'D R/W TRACT 3 DE5400

PNT	OFFSET/	STATION/	ALIGNMENT
DE11065	31.00 R	194+55.54	WEBB BRIDGE ROAD
S 11°08'04.8" E			
2450	24.29 R	194+06.17	WEBB BRIDGE ROAD
S 0°08'51.4" E			
2453	23.34 R	195+26.19	WEBB BRIDGE ROAD
N 87°44'56.5" W			
2456	30.17 R	195+26.07	WEBB BRIDGE ROAD
N 87°44'56.5" W			
DE11066	31.00 R	195+26.05	WEBB BRIDGE ROAD
N 1°13'04.1" E			
DE11065	31.00 R	194+55.54	WEBB BRIDGE ROAD
REO'D R/W = 389.70 SF			
REO'D R/W = 0.009 ACRES			
REMAINDER = SEE BELOW			

PARCEL 54 GROWTH CAPITAL FUNDING LLC

REO'D TRACT 1 = 0.003 ACRES
REO'D TRACT 2 = 0.050 ACRES
REO'D TRACT 3 = 0.009 ACRES
TOTAL AREA = 0.062 ACRES
REMAINDER = +/- 1.9 ACRES

PARCEL 54 GROWTH CAPITAL FUNDING LLC REO'D TEMP. EASMT. TRACT 1 DE5403

PNT	OFFSET/	STATION/	ALIGNMENT
DE20084	50.38 R	190+50.00	WEBB BRIDGE ROAD
DE11061	52.21 R	190+67.21	WEBB BRIDGE ROAD
ARC LENGTH = 16.07			
CHORD BEAR = S 16°10'37.2" E			
LNTH CHORD = 16.04			
RADIUS = 71.00			
DEGREE = 80°41'53.8"			
DE11062	61.94 R	190+82.26	WEBB BRIDGE ROAD
ARC LENGTH = 92.58			
CHORD BEAR = S 43°15'51.5" E			
LNTH CHORD = 87.37			
RADIUS = 79.00			
DEGREE = 72°31'34.7"			
DE11063	63.55 R	191+87.51	WEBB BRIDGE ROAD
ARC LENGTH = 25.56			
CHORD BEAR = S 68°19'16.3" E			
LNTH CHORD = 25.47			
RADIUS = 86.00			
DEGREE = 66°57'22.8"			
DE11064	49.32 R	192°12.38	WEBB BRIDGE ROAD
DE20087	51.04 R	192+25.00	WEBB BRIDGE ROAD
DE20086	100.00 R	191+50.00	WEBB BRIDGE ROAD
DE20085	95.00 R	191+00.00	WEBB BRIDGE ROAD
DE20084	50.38 R	190+50.00	WEBB BRIDGE ROAD
REO'D EASMT AREA = 2301.19 SF			

PARCEL 54 GROWTH CAPITAL FUNDING LLC REO'D TEMP. EASMT. TRACT 2 DE5404

PNT	OFFSET/	STATION/	ALIGNMENT
DE20088	41.00 R	193+86.53	WEBB BRIDGE ROAD
DE11065	31.00 R	194+55.54	WEBB BRIDGE ROAD
DE11066	31.00 R	195+26.05	WEBB BRIDGE ROAD
DE20090	38.00 R	195+25.93	WEBB BRIDGE ROAD
DE20089	38.00 R	194+50.00	WEBB BRIDGE ROAD
DE20088	41.00 R	193+86.53	WEBB BRIDGE ROAD
REO'D EASMT AREA = 696.01 SF			

PARCEL 54 GROWTH CAPITAL FUNDING LLC

TESMT TRACT 1 = 2301.19 SF
TESMT TRACT 2 = 696.01 SF
TOTAL AREA = 2997.20 SF

PARCEL 55 CHOWS P KIM REO'D TEMP. EASMT. DE5500

PNT	OFFSET/	STATION/	ALIGNMENT
2456	30.17 R	195+26.07	WEBB BRIDGE ROAD
2470	30.12 R	196+48.43	WEBB BRIDGE ROAD
DE20091	35.00 R	196+51.03	WEBB BRIDGE ROAD
DE20090	38.00 R	195+25.93	WEBB BRIDGE ROAD
2456	30.17 R	195+26.07	WEBB BRIDGE ROAD
REO'D EASMT AREA = 788.35 SF			

PARCEL 56 DAVID J KUZMA REO'D TEMP. EASMT. DE5600

PNT	OFFSET/	STATION/	ALIGNMENT
2470	30.12 R	196+48.43	WEBB BRIDGE ROAD
2472	30.02 R	196+42.52	WEBB BRIDGE ROAD
DE20092	35.00 R	198+40.47	WEBB BRIDGE ROAD
DE20091	35.00 R	195+51.03	WEBB BRIDGE ROAD
2470	30.12 R	196+48.43	WEBB BRIDGE ROAD
REO'D EASMT AREA = 945.44 SF			



DATE	REVISIONS

DATE	REVISIONS

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
PROJECT NO: C1933 COUNTY: FULTON LAND LOT NO: LAND DISTRICT: DATE: 10/14/2021 SH 39 OF 40
DRAWING NO: 60-0039

**ORDER OF THE CITY OF ALPHARETTA, CITY COUNCIL TO CONDEMN
PROPERTY FOR PURPOSES OF BIKE & PEDESTRIAN IMPROVEMENTS FROM
BIG CREEK GREENWAY TO WEBB BRIDGE WAY PROJECT**

WHEREAS, the City Council for the City of Alpharetta has determined that it is necessary to make bike and pedestrian improvements for the City of Alpharetta at parcel identification number 11 035101580663, being more fully described and shown in the description and drawing attached as Appendix B to the Declaration of Taking.

WHEREAS, the tract of property and other rights as herein described and as listed below shown of record as owned by the persons named herein, all as described and shown in Appendix B to the Declaration of Taking incorporated herein by reference and made a part of this Order are essential for the construction of said project:

Property/Rights: 0.002 acres of fee simple right of way; 99.30 square feet of temporary easement.

Owner(s): Village Commons, Ltd.

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), it is hereby found by the City Council for the City of Alpharetta that the circumstances are such that it is necessary that the property as described in Appendix B to Exhibit “A” of the Declaration of Taking be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 *et seq.* for bike and pedestrian improvements.

IT IS ORDERED that the City of Alpharetta proceed to acquire the title, estate or interest in the lands hereinafter described in Appendix B of the Declaration of Taking by condemnation under the provisions of said Code, and that the City Attorney or its designees are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title,

estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation all in accordance with the provisions of said law.

SO ORDERED by the City of Alpharetta City Council, this _____ day of _____ 2022.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

/s/ Priya M. Patel
Patrick D. Jaugstetter
Georgia Bar No. 389680
Priya Patel
Georgia Bar No. 869743

JARRARD & DAVIS, LLP
222 Webb Street
Cumming, Georgia 30040
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patrickj@jarrard-davis.com
ppatel@jarrard-davis.com

Attorneys for City of Alpharetta, Georgia



STAFF REPORT

Submitting Department: Legal

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: RESOLUTION: AUTHORIZING THE USE OF EMINENT DOMAIN - PROJECT PARCEL 57 LOCATED AT 4050 BRECKENRIDGE COURT

A Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 4050 Breckenridge Court, Alpharetta, Georgia (Tax Parcel 11 035001580540) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

II. RECOMMENDATION:

Adopt a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 4050 Breckenridge Court, Alpharetta, Georgia (Tax Parcel 11 035001580540) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

III. REPORT IN BRIEF:

The City has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way. This road project is known as the Webb Bridge Road Project (the "Project").

In order to construct the Project, it is necessary to acquire certain rights (through the use of eminent domain) to, in, over, under, through and across the property now or formerly owned by Rong Zhang and Qin Hua located at 4050 Breckenridge Court, Alpharetta, Georgia (Tax Parcel No.: 11 035001580540) within the City of Alpharetta, Georgia (reference: Project Parcel 57). Further, the use of eminent domain is not only necessary for the public interest, but also must be carried out expeditiously to ensure the timely completion of the Project.

Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property located at 4050 Breckenridge Court, Alpharetta, Georgia (Tax Parcel No.: 11 035001580540) in order to ensure the timely completion of the Project Webb Bridge Road from Big Creek Greenway to Webb Bridge Way. Further, this resolution authorizes the Mayor and the City Administrator to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Resolution Parcel 57, Declaration of Taking (Parcel 57) Ex A, Appendix B Plans Parcel 57, Order to Condemn (Parcel 57)

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA
GEORGIA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE
CERTAIN PROPERTY LOCATED AT 4050 BRECKENRIDGE COURT,
ALPHARETTA, GEORGIA (TAX PARCEL 11 035001580540) FOR RIGHT OF WAY
PROPOSED WEBB BRIDGE ROAD BIKE & PEDESTRIAN IMPROVEMENTS
FROM BIG CREEK GREENWAY TO WEBB BRIDGE WAY**

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way, such road project being known as the Webb Bridge Road Project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights to, in, over, under, through and across the property now or formerly owned by Rong Zhang and Qin Hua located at 4050 Breckenridge Court (Tax Parcel No.: 11 035001580540) within the City of Alpharetta, Georgia (reference: **Project Parcel 57**), as further described and shown in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights to, in, over, under, through and across the foregoing property are necessary in the public interest and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which are hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Official Code of Georgia Annotated, the necessary property rights to, in, over, under, through and across the property located at 4050 Breckenridge Court (Tax Parcel No.: 11 035001580540) in order to ensure the timely completion of the Project Webb Bridge Road from Big Creek Greenway to Webb Bridge Way. Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

SO RESOLVED, this _____ day of _____, 2022.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald Mitchell

Brian Will

Douglas DeRito

John Hipes

Jason Binder

Dan Merkel

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

EXHIBIT “A”

DECLARATION OF TAKING

WHEREAS, the City of Alpharetta, Georgia, has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property for public road or other transportation purposes are such that it is necessary to acquire title, estate, or interest in the lands fully described in said order to condemn contained in the Resolution, a certified copy/duplicate original of which is attached to this Declaration as Appendix A to Exhibit “A,” and made a part hereof, under O.C.G.A. §§ 32-3-1 *et seq.*, and

WHEREAS, said interests in property are for public purposes upon, across, and over the tract of land in said county, as fully described in the attachment hereto identified as Appendix B to Exhibit “A,” and made a part hereof; and

WHEREAS, the City of Alpharetta, Georgia, has caused an investigation and report to be made by a competent land appraiser upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the interests in property, above-referred to, a copy of the appraiser’s sworn statement being attached hereto identified as Appendix C to Exhibit “A,” and made a part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix C to Exhibit “A,” City of Alpharetta, Georgia estimates \$1,200.00 as just and adequate compensation to be paid for said interests in property, as fully described in Appendix B to Exhibit “A” which is attached hereto and made a part hereof and now deposits said sum in the Court to the use of the persons entitled thereto.

NOW, THEREFORE, the premises considered, the City of Alpharetta, Georgia, under authority of the Official Code of Georgia Annotated §§ 32-3-1 *et seq.* and O.C.G.A. § 22-3-140 hereby declares that the property and interests as described in Appendix B to Exhibit “A,” which

is attached hereto and made a part hereof of this Declaration, is taken for purposes of locating, constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for a public road or other transportation purposes.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

CHRIS LAGERBLOOM, City Administrator

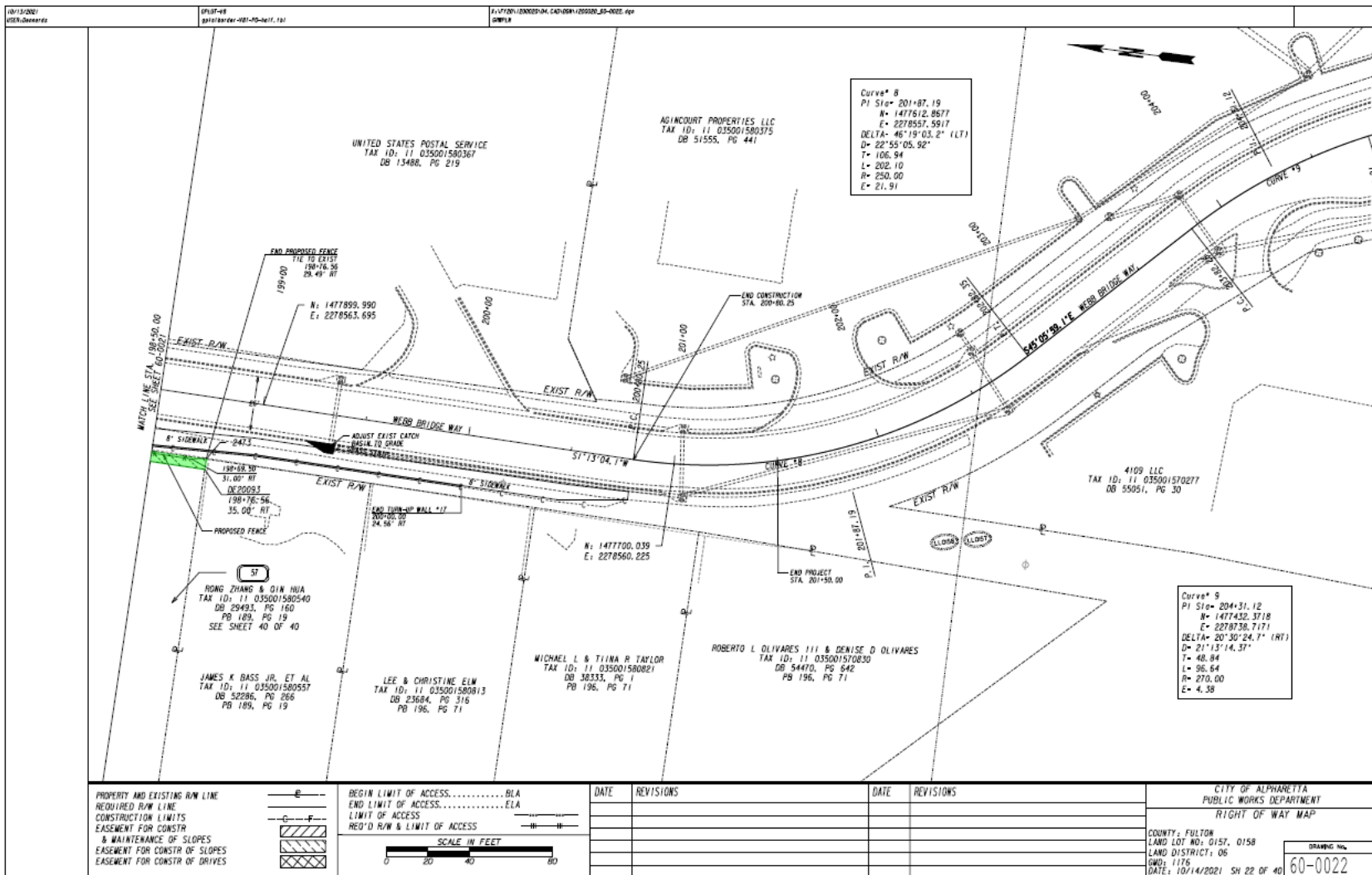
APPROVED AS TO FORM:

/s/ Priya M. Patel
Patrick D. Jaugstetter
Georgia Bar No. 389680
Priya M. Patel
Georgia Bar No. 869743

JARRARD & DAVIS, LLP
222 Webb Street
Cumming, Georgia 30040
patrickj@jarrard-davis.com
(678) 455-7150 – telephone
(678) 455-7149 – facsimile

Attorneys for City of Alpharetta, Georgia





PARCEL 57 RONG ZHANG & QIN HUA RED'D TEMP. EASM'T. DE5700

PNT	OFFSET/	STATION/	ALIGNMENT
2472	30.02 R	198+42.52	WEBB BRIDGE ROAD
2473	30.01 R	198+76.56	WEBB BRIDGE ROAD
DE20093	35.00 R	198+76.56	WEBB BRIDGE ROAD
DE20092	35.00 R	198+40.47	WEBB BRIDGE ROAD
2472	30.02 R	198+42.52	WEBB BRIDGE ROAD
RECD EASMT AREA = 174.75 SF			

PARCEL 58 RAHUL NEELAKANTAN & DEEPTILAKSHMIKANTHARAO PANAR
RED'D TEMP. EASM'T. DE5800

PNT	OFFSET/	STATION/	ALIGNMENT
DE20179	60.00 L	72+81.17	WEBB BRIDGE ROAD
DE20180	42.00 L	73+00.00	WEBB BRIDGE ROAD
DE20181	36.11 L	73+50.00	WEBB BRIDGE ROAD
2573	35.55 L	73+06.68	WEBB BRIDGE ROAD
2572	55.52 L	72+82.20	WEBB BRIDGE ROAD
DE20179	60.00 L	72+81.17	WEBB BRIDGE ROAD
RECD EASMT AREA = 186.89 SF			

PARCEL 59 PAULA W JARAS RED'D DWMY. EASM'T. DE5900

PNT	OFFSET/	STATION/	ALIGNMENT
DE30065	52.00 L	75+05.00	WEBB BRIDGE ROAD
DE30066	52.00 L	75+40.00	WEBB BRIDGE ROAD
DE30067	34.42 L	75+40.00	WEBB BRIDGE ROAD
DE30064	34.05 L	75+05.00	WEBB BRIDGE ROAD
DE30065	52.00 L	75+05.00	WEBB BRIDGE ROAD

PARCEL 60 TIMOTHY D FLEMING RED'D DWMY. EASM'T. DE6000

PNT	OFFSET/	STATION/	ALIGNMENT
DE30069	45.00 L	76+45.00	WEBB BRIDGE ROAD
DE30070	45.00 L	76+80.00	WEBB BRIDGE ROAD
DE30071	35.33 L	76+80.00	WEBB BRIDGE ROAD
DE30068	35.55 L	76+45.00	WEBB BRIDGE ROAD
DE30069	45.00 L	76+45.00	WEBB BRIDGE ROAD

PARCEL 61 SETH D & SARA E HIRSCH RED'D TEMP. EASM'T. DE6100

PNT	OFFSET/	STATION/	ALIGNMENT
DE20186	40.00 L	80+40.00	WEBB BRIDGE ROAD
DE20187	40.00 L	80+55.87	WEBB BRIDGE ROAD
ARC LENGTH = 4.59			
CHORD BEAR = S 19°38'07.7" W			
LNTH CHORD = 4.59			
RADIUS = 30.00			
DEGREE = 190°59'13.3"			
2577	35.47 L	80+55.18	WEBB BRIDGE ROAD
DE20185	35.29 L	80+40.00	WEBB BRIDGE ROAD
DE20186	40.00 L	80+40.00	WEBB BRIDGE ROAD
RECD EASMT AREA = 72.02 SF			

PARCEL 62 TONYA W & LORENZO JR CALLAHAN RED'D TEMP. EASM'T. DE6200

PNT	OFFSET/	STATION/	ALIGNMENT
DE20188	42.00 L	80+80.23	WEBB BRIDGE ROAD
DE20189	42.00 L	81+00.00	WEBB BRIDGE ROAD
DE20190	35.87 L	81+00.00	WEBB BRIDGE ROAD
2581	35.69 L	80+96.65	WEBB BRIDGE ROAD
2586	35.79 L	80+83.23	WEBB BRIDGE ROAD
2580	35.77 L	80+80.92	WEBB BRIDGE ROAD

ARC LENGTH = 5.16

CHORD BEAR = N 3°46'37.1" E

LNTH CHORD = 5.16

RADIUS = 30.00

DEGREE = 190°59'12.8"

2578

40.88 L

80+80.28

WEBB BRIDGE ROAD

ARC LENGTH = 1.12

CHORD BEAR = N 8°33'40.4" E

LNTH CHORD = 1.12

RADIUS = 212.00

DEGREE = 27°01'35.2"

DE20189

42.00 L

80+80.23

WEBB BRIDGE ROAD

RECD EASMT AREA = 121.51 SF

PARCEL 63 OLIVER VICTOR L & HELEN A RED'D DWMY. EASM'T. DE6300

PNT	OFFSET/	STATION/	ALIGNMENT
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DE30072	55.00 L	85+48.02	WEBB BRIDGE ROAD
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DE30073	55.00 L	86+20.00	WEBB BRIDGE ROAD
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DE30074	35.98 L	86+20.00	WEBB BRIDGE ROAD
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ARC LENGTH = 23.28			
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CHORD BEAR = N 75°03'13.4" W			
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LNTH CHORD = 23.28			
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RADIUS = 3940.61			
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DEGREE = 1°27'14.3"			
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3584	36.00 L	85+56.72	WEBB BRIDGE ROAD
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2583	36.78 L	85+51.52	WEBB BRIDGE ROAD
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2582	47.14 L	85+49.53	WEBB BRIDGE ROAD
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DE30072	55.00 L	85+48.02	WEBB BRIDGE ROAD
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DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP	
PROJECT NO: C1933	
COUNTY: FULTON	
LAND LOT NO:	
LAND DISTRICT:	
SHEET NO:	
DATE: 10/14/2021	SH 40 OF 40

DRAWING NO: 60-0040

ORDER OF THE CITY OF ALPHARETTA, CITY COUNCIL TO CONDEMN
PROPERTY FOR PURPOSES OF BIKE & PEDESTRIAN IMPROVEMENTS FROM
BIG CREEK GREENWAY TO WEBB BRIDGE WAY PROJECT

WHEREAS, the City Council for the City of Alpharetta has determined that it is necessary to make bike and pedestrian improvements for the City of Alpharetta at parcel identification number 11 035001580540, being more fully described and shown in the description and drawing attached as Appendix B to the Declaration of Taking.

WHEREAS, the tract of property and other rights as herein described and as listed below shown of record as owned by the persons named herein, all as described and shown in Appendix B to the Declaration of Taking incorporated herein by reference and made a part of this Order are essential for the construction of said project:

Property/Rights: 174.75 square feet of temporary easement.

Owner(s): Rong Zhang & Qin Hua

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), it is hereby found by the City Council for the City of Alpharetta that the circumstances are such that it is necessary that the property as described in Appendix B to Exhibit “A” of the Declaration of Taking be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 *et seq.* for bike and pedestrian improvements.

IT IS ORDERED that the City of Alpharetta proceed to acquire the title, estate or interest in the lands hereinafter described in Appendix B of the Declaration of Taking by condemnation under the provisions of said Code, and that the City Attorney or its designees are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title,

estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation all in accordance with the provisions of said law.

SO ORDERED by the City of Alpharetta City Council, this _____ day of _____ 2022.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

/s/ Priya M. Patel
Patrick D. Jaugstetter
Georgia Bar No. 389680
Priya Patel
Georgia Bar No. 869743

JARRARD & DAVIS, LLP
222 Webb Street
Cumming, Georgia 30040
678-455-7150 (telephone)
678-455-7149 (facsimile)
patrickj@jarrard-davis.com
ppatel@jarrard-davis.com

Attorneys for City of Alpharetta, Georgia



STAFF REPORT

Submitting Department: Legal

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: RESOLUTION: AUTHORIZING THE USE OF EMINENT DOMAIN - PROJECT PARCEL 61 LOCATED AT 11632 PARKSIDE AVENUE

A Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 11632 Parkside Avenue, Alpharetta, Georgia (Tax Parcel 11 044001631014) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

II. RECOMMENDATION:

Adopt a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 11632 Parkside Avenue, Alpharetta, Georgia (Tax Parcel 11 044001631014) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

III. REPORT IN BRIEF:

The City has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way. This road project is known as the Webb Bridge Road Project (the "Project").

In order to construct the Project, it is necessary to acquire certain rights (through the use of eminent domain) to, in, over, under, through and across the property now or formerly owned by Lokesh Mondal and Manisha Mondal located at 11632 Parkside Avenue, Alpharetta, Georgia (Tax Parcel No.: 11 044001631014) within the City of Alpharetta, Georgia (reference: Project Parcel 61). Further, the use of eminent domain is not only necessary for the public interest, but also must be carried out expeditiously to ensure the timely completion of the Project.

Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property located at 11632 Parkside Avenue, Alpharetta, Georgia (Tax Parcel No.: 11 044001631014) in order to ensure the timely completion of the Project Webb Bridge Road from Big Creek Greenway to Webb Bridge Way. Further, this resolution authorizes the Mayor and the City Administrator to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Resolution Parcel 61, Declaration of Taking (Parcel 61), Appendix B Plans Parcel 61, Order to Condemn (Parcel 61)

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA
GEORGIA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE
CERTAIN PROPERTY LOCATED AT 11632 PARKSIDE AVENUE, ALPHARETTA,
GEORGIA (TAX PARCEL 11 044001631014) FOR RIGHT OF WAY PROPOSED
WEBB BRIDGE ROAD BIKE & PEDESTRIAN IMPROVEMENTS FROM BIG
CREEK GREENWAY TO WEBB BRIDGE WAY**

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way, such road project being known as the Webb Bridge Road Project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights to, in, over, under, through and across the property now or formerly owned by Lokesh Mondal and Manisha Mondal located at 11632 Parkside Avenue (Tax Parcel No.: 11 044001631014) within the City of Alpharetta, Georgia (reference: **Project Parcel 61**), as further described and shown in Exhibit "A" attached hereto and incorporated herein by this reference: and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights to, in, over, under, through and across the foregoing property are necessary in the public interest and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights, which are hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Official Code of Georgia Annotated, the necessary property rights to, in, over, under, through and across the property located at 11632 Parkside Avenue (Tax Parcel No.: 11 044001631014) in order to ensure the timely completion of the Project Webb Bridge Road from Big Creek Greenway to Webb Bridge Way. Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

SO RESOLVED, this _____ day of _____, 2022.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald Mitchell

Brian Will

Douglas DeRito

John Hipes

Jason Binder

Dan Merkel

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

EXHIBIT “A”

DECLARATION OF TAKING

WHEREAS, the City of Alpharetta, Georgia, has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property for public road or other transportation purposes are such that it is necessary to acquire title, estate, or interest in the lands fully described in said order to condemn contained in the Resolution, a certified copy/duplicate original of which is attached to this Declaration as Appendix A to Exhibit “A,” and made a part hereof, under O.C.G.A. §§ 32-3-1 *et seq.*, and

WHEREAS, said interests in property are for public purposes upon, across, and over the tract of land in said county, as fully described in the attachment hereto identified as Appendix B to Exhibit “A,” and made a part hereof; and

WHEREAS, the City of Alpharetta, Georgia, has caused an investigation and report to be made by a competent land appraiser upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the interests in property, above-referred to, a copy of the appraiser’s sworn statement being attached hereto identified as Appendix C to Exhibit “A,” and made a part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix C to Exhibit “A,” City of Alpharetta, Georgia estimates \$500.00 as just and adequate compensation to be paid for said interests in property, as fully described in Appendix B to Exhibit “A” which is attached hereto and made a part hereof and now deposits said sum in the Court to the use of the persons entitled thereto.

NOW, THEREFORE, the premises considered, the City of Alpharetta, Georgia, under authority of the Official Code of Georgia Annotated §§ 32-3-1 *et seq.* and O.C.G.A. § 22-3-140 hereby declares that the property and interests as described in Appendix B to Exhibit “A,” which

is attached hereto and made a part hereof of this Declaration, is taken for purposes of locating, constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for a public road or other transportation purposes.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

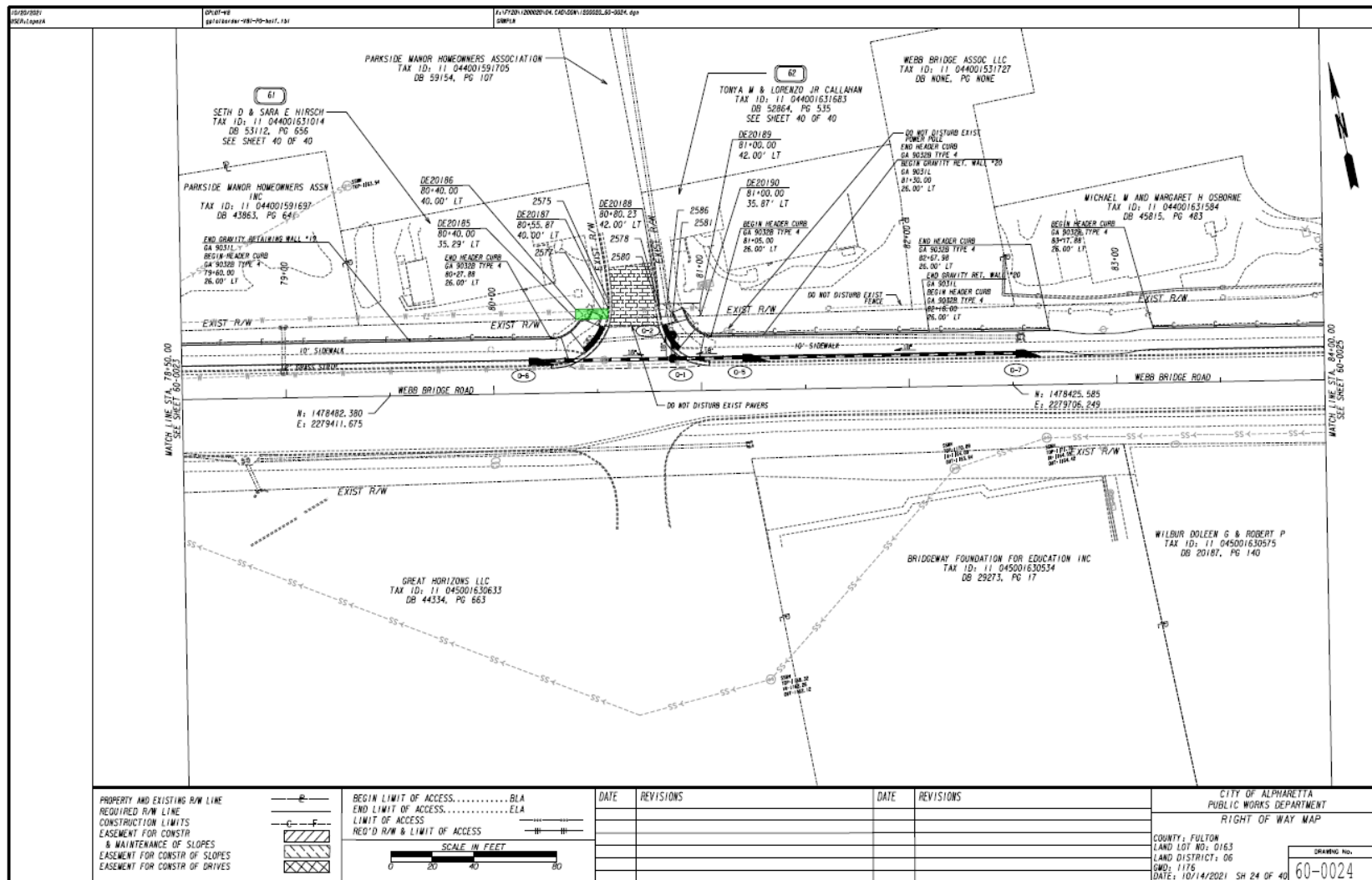
CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

/s/ Priya M. Patel
Patrick D. Jaugstetter
Georgia Bar No. 389680
Priya M. Patel
Georgia Bar No. 869743

JARRARD & DAVIS, LLP
222 Webb Street
Cumming, Georgia 30040
patrickj@jarrard-davis.com
(678) 455-7150 – telephone
(678) 455-7149 – facsimile

Attorneys for City of Alpharetta, Georgia



PARCEL 57 RONG ZHANG & DIN HUA RED'D TEMP. EASMT. DE5700 <table border="1"> <thead> <tr> <th>PNT</th> <th>OFFSET/</th> <th>STATION/</th> <th>ALIGNMENT</th> </tr> </thead> <tbody> <tr> <td>2472</td> <td>30.02 R</td> <td>198+42.52</td> <td>WEBB BRIDGE ROAD</td> </tr> <tr> <td>2473</td> <td>30.01 R</td> <td>198+76.56</td> <td>WEBB BRIDGE ROAD</td> </tr> <tr> <td>DE20093</td> <td>35.00 R</td> <td>198+76.56</td> <td>WEBB BRIDGE ROAD</td> </tr> <tr> <td>DE20092</td> <td>35.00 R</td> <td>198+40.47</td> <td>WEBB BRIDGE ROAD</td> </tr> <tr> <td>2472</td> <td>30.02 R</td> <td>198+42.52</td> <td>WEBB BRIDGE ROAD</td> </tr> <tr> <td colspan="4">REOD EASMT AREA = 174.75 SF</td> </tr> </tbody> </table> PARCEL 58 RAHUL NEELAKANTAN & DEEPTILAKSHMI KANTHARAO PANAR RED'D TEMP. EASMT. 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STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO: C1933 COUNTY: FULTON LAND LOT NO: LAND DISTRICT: SMD DATE: 10/14/2021 SH 40 OF 40				DRAWING NO. 60-0040																																																																																																																																																																																																																																																																																																			

**ORDER OF THE CITY OF ALPHARETTA, CITY COUNCIL TO CONDEMN
PROPERTY FOR PURPOSES OF BIKE & PEDESTRIAN IMPROVEMENTS FROM
BIG CREEK GREENWAY TO WEBB BRIDGE WAY PROJECT**

WHEREAS, the City Council for the City of Alpharetta has determined that it is necessary to make bike and pedestrian improvements for the City of Alpharetta at parcel identification number 11 044001631014, being more fully described and shown in the description and drawing attached as Appendix B to the Declaration of Taking.

WHEREAS, the tract of property and other rights as herein described and as listed below shown of record as owned by the persons named herein, all as described and shown in Appendix B to the Declaration of Taking incorporated herein by reference and made a part of this Order are essential for the construction of said project:

Property/Rights: 72.02 square feet of temporary easement.

Owner(s): Lokesh Mondal and Manisha Mondal
 Parkside Manor Homeowners Association, Inc.

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), it is hereby found by the City Council for the City of Alpharetta that the circumstances are such that it is necessary that the property as described in Appendix B to Exhibit “A” of the Declaration of Taking be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 *et seq.* for bike and pedestrian improvements.

IT IS ORDERED that the City of Alpharetta proceed to acquire the title, estate or interest in the lands hereinafter described in Appendix B of the Declaration of Taking by condemnation under the provisions of said Code, and that the City Attorney or its designees are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title,

estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation all in accordance with the provisions of said law.

SO ORDERED by the City of Alpharetta City Council, this _____ day of _____ 2022.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

/s/ Priya M. Patel
Patrick D. Jaugstetter
Georgia Bar No. 389680
Priya Patel
Georgia Bar No. 869743

JARRARD & DAVIS, LLP
222 Webb Street
Cumming, Georgia 30040
678-455-7150 (telephone)
678-455-7149 (facsimile)
patrickj@jarrard-davis.com
ppatel@jarrard-davis.com

Attorneys for City of Alpharetta, Georgia



STAFF REPORT

Submitting Department: Legal

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: RESOLUTION: AUTHORIZING THE USE OF EMINENT DOMAIN - PROJECT PARCEL 62 LOCATED AT 11633 PARKSIDE AVENUE

A Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 11633 Parkside Avenue, Alpharetta, Georgia (Tax Parcel 11 044001631683) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

II. RECOMMENDATION:

Adopt a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 11633 Parkside Avenue, Alpharetta, Georgia (Tax Parcel 11 044001631683) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.

III. REPORT IN BRIEF:

The City has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way. This road project is known as the Webb Bridge Road Project (the "Project").

In order to construct the Project, it is necessary to acquire certain rights (through the use of eminent domain) to, in, over, under, through and across the property now or formerly owned by Fnu Nitasha and Bharat Gupta located at 11633 Parkside Avenue, Alpharetta, Georgia (Tax Parcel No.: 11 044001631683) within the City of Alpharetta, Georgia (reference: Project Parcel 62). Further, the use of eminent domain is not only necessary for the public interest, but also must be carried out expeditiously to ensure the timely completion of the Project.

Approval of this resolution will authorize the City Attorney's Office to acquire, through the use of Eminent Domain, the necessary property rights to, in, over, under, through and across the property located at 11633 Parkside Avenue, Alpharetta, Georgia (Tax Parcel No.: 11 044001631683) in order to ensure the timely completion of the Project Webb Bridge Road from Big Creek Greenway to Webb Bridge Way. Further, this resolution authorizes the Mayor and the City Administrator to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Resolution Parcel 62, Declaration of Taking (Parcel 62) Ex A, Appendix B Plans Parcel 62, Order to Condemn (Parcel 62)

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA
GEORGIA TO AUTHORIZE THE USE OF EMINENT DOMAIN TO ACQUIRE
CERTAIN PROPERTY LOCATED AT 11633 PARKSIDE AVENUE, ALPHARETTA,
GEORGIA (TAX PARCEL 11 044001631683) FOR RIGHT OF WAY PROPOSED
WEBB BRIDGE ROAD BIKE & PEDESTRIAN IMPROVEMENTS FROM BIG
CREEK GREENWAY TO WEBB BRIDGE WAY**

WHEREAS, the City of Alpharetta (the "City") has determined that it is necessary to make bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way, such road project being known as the Webb Bridge Road Project (the "Project"); and

WHEREAS, in order to construct the Project, it is necessary to acquire certain rights to, in, over, under, through and across the property now or formerly owned by Fnu Nitasha and Bharat Gupta located at 11633 Parkside Avenue (Tax Parcel No.: 11 044001631683) within the City of Alpharetta, Georgia (reference: **Project Parcel 62**), as further described and shown in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Mayor and Council have considered the Project and determined that the Project and the use of eminent domain to acquire those certain rights to, in, over, under, through and across the foregoing property are necessary in the public interest and must be carried out expeditiously to ensure the timely completion of the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA, AS FOLLOWS:

For public road purposes and to meet the public necessity for immediately acquiring the subject property rights. which are hereby declared, the Mayor and Council authorize the City Attorney's Office to acquire through the use of Eminent Domain, pursuant to Title 32 of the Official Code of Georgia Annotated, the necessary property rights to, in, over, under, through and across the property located at 11633 Parkside Avenue (Tax Parcel No.: 11 044001631683) in order to ensure the timely completion of the Project Webb Bridge Road from Big Creek Greenway to Webb Bridge Way. Further, the Mayor and the City Administrator are specifically authorized to execute, on behalf of and as if signed by every member of the governing authority of the City, the Mayor and Council, any and all documents necessary to further the filing of any Petition for Condemnation or Declaration of Taking related to the same and/or in furtherance of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

SO RESOLVED, this _____ day of _____, 2022.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Donald Mitchell

Brian Will

Douglas DeRito

John Hipes

Jason Binder

Dan Merkel

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

EXHIBIT “A”

DECLARATION OF TAKING

WHEREAS, the City of Alpharetta, Georgia, has made and passed a Resolution finding that the circumstances in connection with acquiring certain interests in property for public road or other transportation purposes are such that it is necessary to acquire title, estate, or interest in the lands fully described in said order to condemn contained in the Resolution, a certified copy/duplicate original of which is attached to this Declaration as Appendix A to Exhibit “A,” and made a part hereof, under O.C.G.A. §§ 32-3-1 *et seq.*, and

WHEREAS, said interests in property are for public purposes upon, across, and over the tract of land in said county, as fully described in the attachment hereto identified as Appendix B to Exhibit “A,” and made a part hereof; and

WHEREAS, the City of Alpharetta, Georgia, has caused an investigation and report to be made by a competent land appraiser upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the interests in property, above-referred to, a copy of the appraiser’s sworn statement being attached hereto identified as Appendix C to Exhibit “A,” and made a part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix C to Exhibit “A,” City of Alpharetta, Georgia estimates \$700.00 as just and adequate compensation to be paid for said interests in property, as fully described in Appendix B to Exhibit “A” which is attached hereto and made a part hereof and now deposits said sum in the Court to the use of the persons entitled thereto.

NOW, THEREFORE, the premises considered, the City of Alpharetta, Georgia, under authority of the Official Code of Georgia Annotated §§ 32-3-1 *et seq.* and O.C.G.A. § 22-3-140 hereby declares that the property and interests as described in Appendix B to Exhibit “A,” which

is attached hereto and made a part hereof of this Declaration, is taken for purposes of locating, constructing, maintaining, repairing, replacing, extending, expanding, and/or installing infrastructure for a public road or other transportation purposes.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

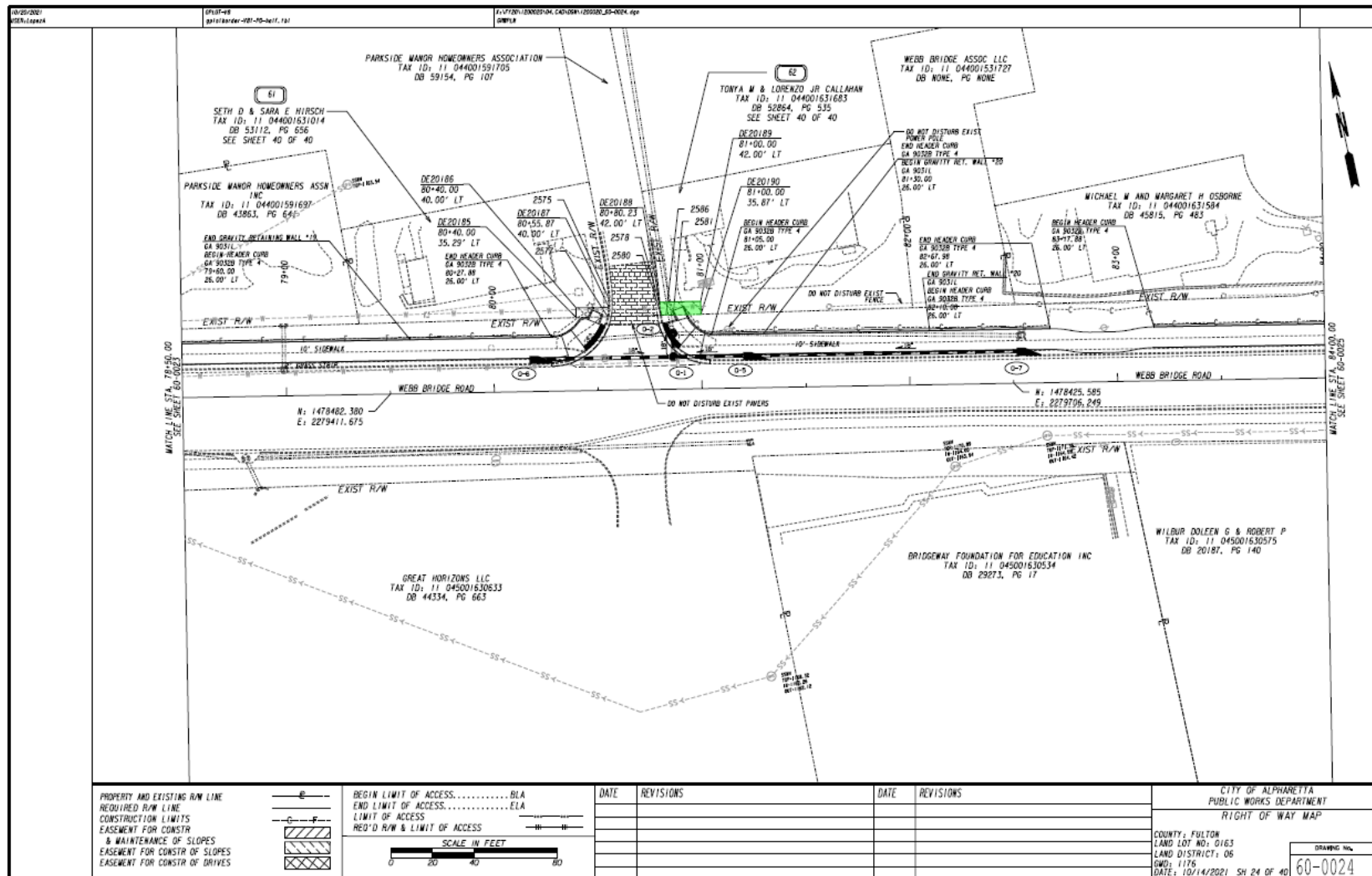
CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

/s/ Priya M. Patel
Patrick D. Jaugstetter
Georgia Bar No. 389680
Priya M. Patel
Georgia Bar No. 869743

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Cumming, Georgia 30040
patrickj@jarrard-davis.com
(678) 455-7150 – telephone
(678) 455-7149 – facsimile

Attorneys for City of Alpharetta, Georgia



PARCEL 57 RONG ZHANG & DIN HUA REG'D TEMP. EASMT. DE5700				PARCEL 62 TONYA W & LORENZO JR CALLAHAN REG'D TEMP. EASMT. DE6200			
PNT	OFFSET/	STATION/	ALIGNMENT	PNT	OFFSET/	STATION/	ALIGNMENT
2472	30.02 R	198+42.52	WEBB BRIDGE ROAD	DE20188	42.00 L	80+80.23	WEBB BRIDGE ROAD
2473	30.01 R	198+76.56	WEBB BRIDGE ROAD	DE20189	42.00 L	81+00.00	WEBB BRIDGE ROAD
DE20093	35.00 R	198+76.56	WEBB BRIDGE ROAD	DE20190	35.07 L	81+00.00	WEBB BRIDGE ROAD
DE20092	35.00 R	198+40.47	WEBB BRIDGE ROAD	2581	35.09 L	80+86.05	WEBB BRIDGE ROAD
2472	30.02 R	198+42.52	WEBB BRIDGE ROAD	2586	35.79 L	80+83.23	WEBB BRIDGE ROAD
REGD EASMT AREA = 174.75 SF				2589	35.77 L	80+80.92	WEBB BRIDGE ROAD
PARCEL 58 RAHUL NEELAKANTAN & DEEPTILAKSHMI KANTHARAO PANAR REG'D TEMP. EASMT. DE5800				PARCEL 63 OLIVER VICTOR L & HELEN A REG'D DRWY. EASMT. DE6300			
PNT	OFFSET/	STATION/	ALIGNMENT	PNT	OFFSET/	STATION/	ALIGNMENT
DE20179	60.00 L	72+81.17	WEBB BRIDGE ROAD	DE20188	42.00 L	80+80.23	WEBB BRIDGE ROAD
DE20180	42.00 L	73+00.00	WEBB BRIDGE ROAD	DE20189	42.00 L	81+00.00	WEBB BRIDGE ROAD
DE20181	36.11 L	73+50.00	WEBB BRIDGE ROAD	DE20190	35.07 L	81+00.00	WEBB BRIDGE ROAD
2573	35.55 L	73+06.68	WEBB BRIDGE ROAD	2581	35.09 L	80+86.05	WEBB BRIDGE ROAD
2572	55.52 L	72+82.20	WEBB BRIDGE ROAD	2586	35.79 L	80+83.23	WEBB BRIDGE ROAD
DE20179	60.00 L	72+81.17	WEBB BRIDGE ROAD	2589	35.77 L	80+80.92	WEBB BRIDGE ROAD
REGD EASMT AREA = 186.89 SF				ARC LENGTH = 5.16			
PARCEL 59 PAULA W JARAS REG'D DRWY. EASMT. DE5900				CHORD BEAR = N 3°48'37.1" E			
PNT	OFFSET/	STATION/	ALIGNMENT	LNTH CHORD = 5.16			
DE30065	52.00 L	75+05.00	WEBB BRIDGE ROAD	RADIUS = 30.00			
DE30066	52.00 L	75+40.00	WEBB BRIDGE ROAD	DEGREE = 190°59'12.8"			
DE30067	34.42 L	75+40.00	WEBB BRIDGE ROAD	2578			
DE30064	34.05 L	75+05.00	WEBB BRIDGE ROAD	40.88 L			
DE30065	52.00 L	75+05.00	WEBB BRIDGE ROAD	80+80.28			
PARCEL 60 TIMOTHY D TIMMONS REG'D DRWY. EASMT. DE6000				WEBB BRIDGE ROAD			
PNT	OFFSET/	STATION/	ALIGNMENT	ARC LENGTH = 1.12			
DE30069	45.00 L	76+45.00	WEBB BRIDGE ROAD	CHORD BEAR = N 8°33'40.4" E			
DE30070	45.00 L	76+80.00	WEBB BRIDGE ROAD	LNTH CHORD = 1.12			
DE30071	35.93 L	76+80.00	WEBB BRIDGE ROAD	RADIUS = 212.00			
DE30068	35.55 L	76+45.00	WEBB BRIDGE ROAD	DEGREE = 27°01'35.2"			
DE30069	45.00 L	76+45.00	WEBB BRIDGE ROAD	DE20188			
PARCEL 61 SETH D & SARA E HIRSCH REG'D TEMP. EASMT. DE6100				42.00 L			
PNT	OFFSET/	STATION/	ALIGNMENT	80+80.23			
DE20186	40.00 L	80+40.00	WEBB BRIDGE ROAD	REGD EASMT AREA = 121.51 SF			
DE20187	40.00 L	80+55.87	WEBB BRIDGE ROAD	PARCEL 63 OLIVER VICTOR L & HELEN A REG'D DRWY. EASMT. DE6300			
ARC LENGTH = 4.59				PNT			
CHORD BEAR = S 19°38'07.7" W				OFFSET/			
LNTH CHORD = 4.59				STATION/			
RADIUS = 30.00				ALIGNMENT			
DEGREE = 190°59'13.3"				DE30072			
2577				55.00 L			
35.47 L				85+48.02			
DE20185				36.78 L			
35.29 L				85+51.52			
DE20186				47.14 L			
40.00 L				85+49.53			
REGD EASMT AREA = 72.02 SF				DE30072			
				55.00 L			
				85+48.02			

 Architects & Engineers & Planners	DATE	REVISIONS	DATE	REVISIONS	STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
					PROJECT NO: C1933
					COUNTY: FULTON
					LAND LOT NO:
					LAND DISTRICT:
					DRAWING NO.
					60-0040
					DATE: 10/14/2021 SH 40 OF 40

**ORDER OF THE CITY OF ALPHARETTA, CITY COUNCIL TO CONDEMN
PROPERTY FOR PURPOSES OF BIKE & PEDESTRIAN IMPROVEMENTS FROM
BIG CREEK GREENWAY TO WEBB BRIDGE WAY PROJECT**

WHEREAS, the City Council for the City of Alpharetta has determined that it is necessary to make bike and pedestrian improvements for the City of Alpharetta at parcel identification number 11 044001631683, being more fully described and shown in the description and drawing attached as Appendix B to the Declaration of Taking.

WHEREAS, the tract of property and other rights as herein described and as listed below shown of record as owned by the persons named herein, all as described and shown in Appendix B to the Declaration of Taking incorporated herein by reference and made a part of this Order are essential for the construction of said project:

Property/Rights: 121.51 acres of square feet of temporary easement.

Owner(s): Fnu Nitasha and Bharat Gupta
 Parkside Manor Homeowners Association, Inc.

NOW THEREFORE, in accordance with O.C.G.A. § 32-3-6(b)(6) and (c), it is hereby found by the City Council for the City of Alpharetta that the circumstances are such that it is necessary that the property as described in Appendix B to Exhibit “A” of the Declaration of Taking be acquired by condemnation under the provisions of O.C.G.A. § 32-3-1 *et seq.* for bike and pedestrian improvements.

IT IS ORDERED that the City of Alpharetta proceed to acquire the title, estate or interest in the lands hereinafter described in Appendix B of the Declaration of Taking by condemnation under the provisions of said Code, and that the City Attorney or its designees are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title,

estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation all in accordance with the provisions of said law.

SO ORDERED by the City of Alpharetta City Council, this _____ day of _____ 2022.

JIM GILVIN, MAYOR
City of Alpharetta, Georgia

ATTEST:

CHRIS LAGERBLOOM, City Administrator

APPROVED AS TO FORM:

/s/ Priya M. Patel
Patrick D. Jaugstetter
Georgia Bar No. 389680
Priya Patel
Georgia Bar No. 869743

JARRARD & DAVIS, LLP
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Cumming, Georgia 30040
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Attorneys for City of Alpharetta, Georgia



STAFF REPORT

Submitting Department: Community & Economic Development

Submitted By: Kathi Cook

Sponsored By:

Meeting Date: August 22, 2022

I. AGENDA ITEM TITLE: NORTH POINT STREETSCAPE PROJECT

II. RECOMMENDATION:

Staff is requesting guidance on moving the project into preliminary design with the recommended four-lane scenario.

III. REPORT IN BRIEF:

The North Point Streetscape and Low Impact Development (LID) improvement project is an implementation of recommendations from three (3) previous planning efforts: The 2008 North Point LCI study; the 2018 North Point LCI Update, and the 2019 North Point Placemaking Plan. The principal component of the project is to provide essential bicycle and pedestrian infrastructure along and crossing of the North Point Corridor from Mansell Road to Haynes Bridge Road, connecting the current auto-centric developments to one another as well as to the Alpha Loop and Big Creek Greenway. The City received funding for design in 2020 and awarded a contract to the Columbia Engineering team for pre-construction (design) services in 2021.

The project team is finalizing the concept phase of pre-construction activities and moving into detailed design with preliminary plan development. The design team hosted a public information open house (PIOH) on July 26 and online, presenting the recommended improvements and received in-person, written, and online comments from the public and stake holders.

Highlights of the recommended project include the following:

- Right-sizing the street by reducing travel lanes from six (6) lanes to four (4);
- Provide 12 foot minimum shared-use paths along each side of the North Point Parkway;
- Improve bicycle/pedestrian crossings along the corridor;
- Enhance shelters and amenities for transit riders, cyclists, and pedestrians;
- Preserve the healthy larger trees in the median; and,
- Incorporate low impact stormwater management infrastructure.

The majority of the input received for the recommended improvement was very positive. A few respondents voiced concern over reduced vehicle capacity from the proposed lane diet. This opportunity to remove a travel lane in each direction is based on extensive traffic forecast analysis, required when developing plans under GDOT review and oversight. Briefly, the process required traffic counts of all intersections and driveways (conducted in September of 2021). These traffic volumes were then adjusted based on historical trends to reflect COVID impacts by increasing observed volumes 22%. Adjusted traffic volumes were then increased 1% per year over 25 years to estimate future traffic conditions in 2046 due to redevelopment within the area and background traffic from growth in surrounding areas.

While reviewing the forecast volumes, it was observed that the magnitude of anticipated traffic was nearly 85% of traffic currently observed on Main Street in Downtown Alpharetta and similar to traffic found Westside Parkway near Cumming Street and Avalon Way, well within the service capacity of a four-lane facility. Capacity analyses of these future traffic volumes indicate that all North Point Parkway intersections will continue to operate at acceptable levels of service with the recommended lane reductions. While the design team feels these estimates are overly conservative (high), a stress analysis was also conducted at the key intersections of North Point Parkway at Mansell Road and North Point Parkway at Haynes Bridge Road. This analysis increased volumes at these intersections an additional 5%. Capacity analysis with these stress volumes continued to show operations at acceptable levels of service with the recommended project improvements.

It should be highlighted that the plans for the redevelopment of North Point Mall (Project Ecco) are required to go through the Development of Regional Impact (DRI) process for regional and peer review. As required, a substantial Traffic Impact Assessment was conducted with assumptions that the road diet along North Point

Parkway was in effect for the future conditions analysis. The conclusion from the study found that no physical system or site access improvements are required to service the project.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Proposed Typical Cross-Section

PROPOSED TYPICAL 4-LANE CROSS-SECTION

FOR NORTH POINT PARKWAY

BETWEEN HAYNES BRIDGE & MANSELL ROADS

4-LANE

