CITY COUNCIL MEETING & PUBLIC HEARING
NOVEMBER 28, 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. Girl Scout Troop 21675 - First Aid Badge Ceremony

B. Machell Stone, 911 Communications Officer, 25 Year Service Award

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 11/7/2022)
Approval of the City Council meeting minutes from November 7, 2022.

B. Alcoholic Beverage License Applications
Approval of the following alcoholic beverage license applications:

1. PH-22-AB-33 R & A Hospitality Group, LLC
d/b/a Coalition Food and Beverage
50 Canton Street Suite 108, Alpharetta, GA 30009

Restaurant
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales
Owner: R & A Hospitality Group, LLC
Registered Agent: Andrea Burch

2. PH-22-AB-34 Shrisha Foods, LLC
d/b/a MH-15
3630 Old Milton Parkway Unit 120, Alpharetta, GA 30005

Restaurant
Consumption on Premises
Beer, Wine & Sunday Sales
Owner: Shrisha Foods, LLC
Registered Agent: Pratik Kasralikar

3. PH-22-AB-35 Thai Candle, LLC
d/b/a District III
7140 Avalon Boulevard Alpharetta, GA 30009

Restaurant
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales
Owner: Thai Candle, LLC
Registered Agent: Billy Lewis

C. Financial Management Report: Month Ending September 30, 2022
Approval of the City of Alpharetta's Financial Management Report for the month ending September 30, 2022.

D. Contract Award: Pyro Shows East Coast, Inc. for July 4, 2023 Firework Pyrotechnics
Consideration of the contract award to Pyro Shows East Coast, Inc. for firework pyrotechnics for the July 4, 2023 event and authorize the Mayor to execute all necessary documents.

E. Cities of Alpharetta & Johns Creek Parks Without Borders Memorandum of Understanding
Consideration of a Memorandum of Understanding between the City of Alpharetta and the City of Johns Creek to allow residents and employees access to each city's softball, baseball, lacrosse, and soccer programs and facilities at the respective city's resident rate and to authorize the Mayor to execute all necessary documents.

F. Private Development Agreement: Chelsea Walk Subdivision
Approval of a private development agreement for the Chelsea Walk Subdivision between the City of Alpharetta and JBGL Development, LLC.

G. Georgia Power: Governmental Encroachment Agreement for Easement
Approval of Governmental Encroachment Agreement for Easement between Georgia Power Company and the City of Alpharetta for subject property Alpharetta-Northwinds 230 KV Transmission Line right-of-way and to authorize the Mayor to execute all necessary documents.

VI. NEW BUSINESS

VII. PUBLIC HEARING

A. CU-22-10 / Foamworks Alpharetta / 11725 Cotton Creek Entry
Consideration of a conditional use to allow a 'Car Wash' for Foamworks on a property previously developed and used for a car wash. The property is located at 11725 Cotton Creek Entry and is legally described as being located in Land Lot 44, 1st District, 1st Section, Fulton County, Georgia.

B. PH-22-12 / Brookside Small Area Plan
Consideration of a resolution to adopt the Brookside Small Area Plan.

C. Ordinance to Amend the Charter of the City of Alpharetta, Georgia
Second Reading
Public Hearing #1 and First Reading occurred during the November 7, 2022 City Council Meeting and Public Hearing.
Approval of an Ordinance to amend the Alpharetta City Charter; to clarify and amend provisions regarding the acquisition, disposal, and leasing of municipal property; to revise provisions pertaining to contracting; to provide for an effective date; to repeal conflicting ordinances; and for other purposes.

VIII. WORKSHOP ITEMS

A. City of Alpharetta Community Agriculture Plan
Review and discussion of the final draft of the City of Alpharettas Community Agriculture Plan. This item, pending discussion, is set to seek approval at the December 5, 2022 Council Meeting.

B. Ethics Ordinance Amendments
Discussion of proposed Text Amendments to Chapter 2, Article V Code of Ethics and Conduct of the Alpharetta City Code.

IX. PUBLIC COMMENT

X. REPORTS

XI. EXECUTIVE SESSION

XII. ADJOURNMENT

STAFF REPORT

Submitting Department: City Clerk
Submitted By: Lauren Shapiro
Sponsored By:
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: GIRL SCOUT TROOP 21675 - FIRST AID BADGE CEREMONY

II. RECOMMENDATION:

This item is for presentation purposes only.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

STAFF REPORT

Submitting Department: City Clerk
Submitted By: Lauren Shapiro
Sponsored By:
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: MACHELL STONE, 911 COMMUNICATIONS OFFICER, 25 YEAR SERVICE AWARD

II. RECOMMENDATION:

This item is for presentation purposes only.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

STAFF REPORT

Submitting Department: City Clerk
Submitted By: Lauren Shapiro
Sponsored By:
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 11/7/2022)
APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM NOVEMBER 7, 2022.

II. RECOMMENDATION:

City Clerk, Lauren Shapiro, attended, recorded, and prepared a synopsis of the pertinent information that occurred during the City Council meeting on November 7, 2022 at 6:30 p.m.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

Do not approve the City Council meeting minutes from November 7, 2022 at 6:30 p.m. as part of the Consent Agenda.

VI. ATTACHMENTS:

CC Minutes 11.7.2022

City Council Meeting & Public Hearing
NOVEMBER 7, 2022
UNOFFICIAL MINUTES
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.
- Mayor Gilvin announced that V-22-16 / 133 Cumming Street has been deferred by the applicant to a future City Council meeting.

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
  - Brooke Lappin, Director of Courts
  - Kathi Cook, Director of Community an Economic Development
  - Pete Sewczwicz, Director of Public Works
  - Michael Woodman, Planning & Development Services Manager
  - Brian Borden, Zoning Administrator

III. PLEDGE TO THE FLAG

IV. APPOINTMENT OF MUNICIPAL COURT JUDGES

A. David C. Will Municipal Court Judge Employment Agreement

- Council Member Will offered a motion to approve an employment agreement between the City of Alpharetta, Georgia and David C. Will, as Municipal Court Judge.
  - Council Member Mitchell seconded the motion.
  - The motion was approved unanimously (7-0).

B. Jamie Bendall Substitute Municipal Court Judge Employment Agreement

- Council Member Will offered a motion to approve an employment agreement between the City of Alpharetta, Georgia and Jamie Bendall, as Substitute Municipal Court Judge.
  - Council Member Hipes seconded the motion.
  - The motion was approved unanimously (7-0).

C. Swearing in of David C. Will as Chief Judge of the Alpharetta Municipal Court

- Mayor Gilvin read the Oath of Office aloud and swore in David C. Will as Chief Judge of the Alpharetta Municipal Court.
- David C. Will executed his Oath of Office.

D. Swearing in of Jamie Bendall as Substitute Judge of the Alpharetta Municipal Court

- Mayor Gilvin read the Oath of Office aloud and swore in Jamie Bendall as Substitute Judge of the Alpharetta Municipal Court.
- Jamie Bendall executed his Oath of Office.

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/24/2022)

Approval of the City Council meeting minutes from the meeting of October 24, 2022.

B. Alcoholic Beverage License Applications

Approval of the following Alcoholic Beverage License Applications:

1. **PH-22-AB-31 Ikigai Nikkei, LLC**
   d/b/a Little Tokyo Sushi & Grill
   5815 Windward Parkway #209, Alpharetta, GA 30005

   Restaurant
   Consumption on Premises
   Beer and Wine
   Owner: Ikigai Nikkei, LLC
   Registered Agent: Jesus Davila Martinez

2. **PH-22-AB-32 Mr. Taco 2, Inc.**
   d/b/a Mr. Taco
   4000 North Point Parkway, Alpharetta, GA 30022

Restaurant
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales
Owner: Mr. Taco 2, Inc.
Registered Agent: Diana Guevara

C. Memorandum of Understanding: Lionheart WORKS

Approval of a Memorandum of Understanding between The Lionhart LifeCenter, Inc., d/b/a Lionheart WORKS and the City of Alpharetta for the purposes of utilizing the Crabapple Government Center.

D. Recreation, Parks, and Cultural Services Instructor Agreements

1. Mary Beth Lemoine: Recreational Exercise Class: Yoga for Active Adults

   Approval of an Instructor Contract for recreational programs between Mary Beth Lemoine and the City of Alpharetta, Georgia.

2. Halftime Sports: Recreational Sports Class: Youth Basketball Training Camps

   Approval of an Instructor Contract for recreational programs between Halftime Sports and the City of Alpharetta, Georgia.

3. Diana Moll (d/b/a Alpharetta Barre Club, LLC): Recreational Exercise Classes: Barre

   Approval of an Instructor Contract for recreational programs between Diana Moll (d/b/a Alpharetta Barre Club, LLC) and the City of Alpharetta, Georgia.

4. Deborah Snow: Recreational Art Classes: Watercolor Painting

   Approval of an Instructor Contract for recreational programs between Deborah Snow and the City of Alpharetta, Georgia.

5. "Aussie Kids" of Atlanta Golf Training: Recreational Sports Classes: Youth Golf Academy

   Approval of an Instructor Contract for recreational programs between Aussie Kids of Atlanta Golf Training and the City of Alpharetta, Georgia.

E. Quitclaim Deed: Haynes Bridge Slope and Drainage Easement Release at Lakeview Park

Approval of a Quitclaim Deed of Release between the City of Alpharetta, Georgia, and LWV TPA GA 400, LLC

F. Quitclaim Deed: Slope and Drainage Easement Release at The Gathering

Approval of a Quitclaim Deed of Release between the City of Alpharetta, Georgia and BB Morrison Park, LLC.

G. Intergovernmental Agreement: The Gathering Coordinated Water Utility Operation and Public Street Maintenance

Approval of an Intergovernmental Agreement between Fulton County, Georgia and the City of Alpharetta, Georgia for coordinated water utility operation and maintenance within public roadways and environs at The Gathering Alpharetta development.

H. Private Development Agreement: The Gathering

Approval of a Private Development Agreement between the City of Alpharetta, Georgia and BB Morrison Park LLC.

I. Freeman Mathis & Gary Engagement Letter and Retention Agreement: Thaxton v. City of Alpharetta

Approval of the Engagement Letter and Retention Agreement for Freeman Mathis & Gary, LLP to represent the City of Alpharetta in the matter of Anthony T. Thaxton v. City of Alpharetta (EEOC Charge No. 410-2022-08253) and authorize the Mayor to execute all necessary documents.

❖ Mayor Pro Tem Merkel offered a motion to approve the Consent Agenda.

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

VI. PUBLIC HEARING

A. V-22-16 / 133 Cumming Street

DEFERRED: This item has been deferred at the request of the applicant and will not be presented, heard, or discussed during this City Council meeting. This item will be placed on a future City Council agenda, and that meeting date has not yet been determined.

Consideration of variances to allow for the subdivision of a 1.76-acre residential property into 3 'For-Sale' single-family detached lots. Variances are requested to eliminate stream buffers in order to pipe a perennial stream, reduce front and rear building setbacks, reduce minimum separation between a driveway and an intersection, and increase maximum impervious area. The property is located at 133 Cumming Street and is legally described as being located in Land Lots 1253 & 1254, 2nd District, 2nd Section, Fulton County, Georgia.

B. Ordinance to Amend the Charter of the City of Alpharetta, Georgia
FIRST READING

Approval of an Ordinance to amend the Alpharetta City Charter; to clarify and amend provisions regarding the acquisition, disposal, and leasing of municipal property; to revise provisions pertaining to contracting; to provide for an effective date; to repeal conflicting ordinances; and for other purposes.

- City Attorney, Molly Esswein, came forward to present this item.
- City Attorney, Molly Esswein, read the Ordinance title aloud.
- If approved, this Ordinance will amend the following sections of the Alpharetta Charter:
  - Section 1.13(6) Municipal property ownership and control;
  - Section 6.28 Contracting procedures; and
  - Section 6.30 Sale and lease of property; contracts for use, operation, or management.
- The proposed language of the Alpharetta Charter amendments is incorporated within the attached Ordinance, and also attached are the current versions of Alpharetta Charter Sections, 1.13, 6.28, and 6.30.

Public Comments:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve an Ordinance to amend the Alpharetta City Charter, as read by the City Attorney.

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

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

Consideration of a master plan amendment, rezoning, conditional use and variances to allow for the demolition of approximately 470,000 square feet of the existing mall including 2 anchor boxes and redevelopment with approximately 154,200 square feet of new retail and restaurants, 427,000 square feet of office including coworking, 150-room hotel, 875 'For-Rent' units, 103 'For-Sale' townhomes, and 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 allowable density. Variances are requested to increase building height and to allow encroachments 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.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- This item was considered at the July 7, 2022 and August 4, 2022 Planning Commission meetings. At the July 7th meeting, Planning Commission deferred the request to the August 4th meeting and asked the applicant to address the following items prior to the next meeting: clarify open space calculations, condense phasing plan, provide an exhibit depicting North Point Drive entering the property, include a grocery in Phase 2, provide an exhibit depicting the design of the reversible bike lanes and pedestrian path on North Point Circle, provide an exhibit of the stormwater park, reduce the number of 'For-Rent' units and increase the number of 'For-Sale' units, and provide an exhibit depicting enhancements/branding at the entrances off Encore Parkway and North Point Parkway. Staff recommended approval subject to 35 conditions. There were several public comments all in favor of the request. After discussion, Planning Commission recommended approval subject to staff's recommended conditions (vote 7-0).
- The applicant revised the site plan after the 8/4/2022 Planning Commission meeting, which includes the following changes:
  - Increase 'For-Sale' residential units from 36 to 103;
  - Reduce 'For-Rent' residential units from 900 to 875 units in 2 phases instead of 3;
  - Proposed density increase from 11.19 to 11.69 dwelling units/acre (addition of For-Sale)
  - Accelerate construction timeline by 2 years;

- Remove 142,000 SF of commercial;
- Add 282,000 SF of office; and
- Identify land for future MARTA-shared garage in a public/private partnership.

- Staff is recommending that Mayor and Council approve MP-22-03 / Z-22-05 / CU-22-02 / V-22-07 North Point Mall Redevelopment/New York Life, subject to the following conditions:

1. Approximately 83.67 acres shall be zoned to MU and developed substantially similar to the site plan prepared by Kimley-Horn, dated 7/20/2022, except as modified by these conditions. Applicant shall provide a legal description of the property, as depicted in Exhibit A, prior to issuance of the LDP.
2. Exterior modifications to existing buildings and new buildings shall be substantially similar to the images depicted in Exhibit H, with non-residential buildings (including 'For-Rent' buildings) approved by DRB and residential buildings approved by Staff.
3. Development regulations shall be as follows:
    a. Commercial – Maximum 315,700 square feet of retail, restaurant use shall be permitted in freestanding buildings (not including existing outparcels along North Point Parkway), which shall include a minimum 6,000 square foot food hall developed in Phase 1. Non-residential uses (retail, restaurant, office, and 'For-Rent' amenities) on the ground-floor of the 'For-Rent' buildings shall not count against the maximum commercial entitlement or require additional parking. Freestanding buildings shall be no greater than 4 stories and 60'. Drive-through restaurant, other than a coffee shop shall be prohibited. Rooftop and outdoor dining areas are encouraged and shall not count against the maximum commercial entitlement or require additional parking.
    b. Office – Maximum 145,000 square feet of office shall be permitted in freestanding buildings no greater than 6 stories or 85'. Additional office shall be permitted when exchanged for commercial, 'For-Rent' residential (800 SF per unit), or hotel entitlement (800 SF per hotel room).
    c. Hotel – Maximum 150 rooms shall be permitted in one freestanding building no greater than 6 stories or 85'. Hotel shall be full-service with a separate entrance for patrons of a full-service, sit-down restaurant. Hotel shall include a minimum of 5,000 square feet of meeting/event space. Commercial or office square footage may be exchanged for up to an additional 150 hotel rooms at the ratio of 800 square feet per room, limited to one freestanding building.
    d. 'For-Rent' Residential – Up to 320 'For-Rent' units shall be immediately eligible for a Certificate of Occupancy (CO). After January 1, 2026, an additional 330 'For-Rent' units (Phase 2) shall be eligible for a CO. 'For-Rent' buildings shall be no greater than 5 stories or 75' and all units shall be 1, 2 and 3 bedrooms. A maximum

of 60% of units shall be studios or 1-bedroom and no more than ten percent (10%) shall be 3-bedroom units. A CO shall not be issued for the Phase 1 'For-Rent' building until the retail plaza and pocket park, retail square, remaining interior mall renovations (as depicted in Exhibit H), primary north-south and east-west streets and associated infrastructure have been constructed and inspected by the City. A CO for Phase 2 rental shall not be issued until a market/grocery with a minimum square footage of 3,500 square feet has been constructed an inspected by the City. If a grocery/market is developed within 500' of the property, then this shall satisfy this condition. 'For-Rent' units shall have first class amenities, including a pool, fitness center, secured parking, resident's lounge, business center, on-site management office and secure elevator access. If construction does not commence by July 25, 2027, residential units shall revert to 'For-Sale' only.

e. (Phase 3)'For-Sale' Residential – 286 'Dwelling, 'For-Sale', Attached or Detached' units shall be permitted in buildings no greater than 4 stories or 60'. No more than 10% of 'For-Sale' units shall be permitted to be rented, as recorded in the HOA covenants and declarations.

f. Parking Decks – Maximum height shall not exceed the height of the building they serve. Parking decks visible from North Point Circle or Georgia 400 shall be treated with comparable materials and finishes as the building they serve or screened from view with evergreen landscaping, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

4. Active uses, including service retail, restaurant, office and 'For-Rent' amenities, shall be required in each 'For-Rent' building and located on the ground-floor space along the storefront street (the main east-west street through the development a.k.a. North Point Drive) and shall have a minimum first floor height of 14' and depth of 30'. Ground-floor residential units shall have walkouts similar to Exhibit B.

5. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:

    a. Retail

    b. Restaurant

    c. Office (professional, medical and research and development)

    d. Hotel

    e. Residential ('For-Sale' and 'For-Rent')

6. Uses shall be customarily accessory to or amenities for residential and office uses, limited to the following:

    a. Amphitheater

    b. Animal Hospital, Small Animal

c. Art Gallery
d. Athletic Facility
e. Auditorium
f. Bakery
g. Bank
h. Barber Shop
i. Beauty Shop
j. Book Store
k. Bowling Alley
l. Brewery or Distillery
m. Dance and Fitness Studio
n. Day Care Facility
o. Drug Store (Pharmacy)
p. Dry Cleaning, Pick-up Station
q. Florist, Retail without Greenhouse
r. Golf, Miniature and Driving Range
s. Grocery Store
t. Hardware and Garden Supply Store
u. Home Improvement Store
v. Liquor Store (conditional use)
w. Museum and Libraries
x. Nail Salon
y. Park and Playground
z. Pet Grooming and Pet Day Care
aa. Public Building
bb. Recreational Facilities, Indoor and Outdoor
cc. Restaurant (no drive-thru)
dd. Retail Establishment
ee. School, Academic and Commercial
ff. Shop or Studio, Craftsman/Artist
gg. Spa Services (conditional use)
hh. Special Event Facility
ii. Theater, Cinema

7. New internal streets shall be private and shall be consistent with the streetscape exhibits on Slides 26-36 of the submitted application, labeled Exhibit C, with final approval by Staff.
8. Minimum 19.11 acres of open space (11.91 acres of civic space and 7.20 acres of amenity space), consisting of squares and plazas (village lawn/event green), trails, stormwater park, yards, patios and balconies, outdoor dining, sports court, pocket parks, pool courtyards and amenity area, mall interior common areas, etc. shall be provided as depicted on the submitted renderings and site plan prepared by Kimley-Horn, dated 7/20/2022.
9. Pedestrian trail and bike lanes shall be improved as depicted on Exhibit D and shall be tied to Phase 2 CO, with final design approved by Staff. Bike lanes shall include a minimum 10' asphalt path and pedestrian trail shall include a minimum 4' crushed stone path, landscaping and lighting. Dedicated bike lane shall include striping and min. 2' wide protective buffer (striping with delineators every 25') between the vehicular travel lane and the bike lane and shared bike lane shall include striping.
10. Developer shall construct a City-approved MARTA bus shelter at the two existing bus stops and improve landscaping at the northeast corner of North Point Parkway and the eastern and middle access roads to the Mall, provided the Owner, at the property on which bus stops are located allows access for the work. This work shall be eligible for credit against Developer's transportation impact fees. Applicant shall apply for the NFCID bus shelter program. Expenditures not reimbursed by the CID shall be eligible for impact fee credits.

Design Conditions

11. Minimum 10' landscape strip shall be required along North Point Circle adjacent to the proposed development.
12. Site access driveway at the intersection of North Point Drive and North Point Circle shall require pedestrian and bicycle access. Geometry, lighting, and materials shall provide emphasis on the pedestrian environment and safety, as approved by Staff. Assuming right-of-way is available, streetscape improvements shall include a 10' sidewalk, minimum 2' planting strip and decorative pedestrian lighting spanning the distance to the stormwater park on the south side and to the hotel curb cut on the north side. Applicant shall be eligible to receive impact fee credits for off-site work within the City right-of-way.
13. Developer shall provide EcoDistrict measures as outlined in the submitted application, labeled Exhibit E. Detailed information shall be provided at LDP and building permit showing compliance with the requested EcoDistrict measures. Total EcoDistrict points to be confirmed by Staff.
14. Village lawn/event green shall include a permanent or temporary stage of sufficient size to accommodate events as identified on Slide 25 labeled 'Program Opportunities'.

15. Developer shall improve a stormwater park on its property, as depicted in Exhibit F, including trails, landscaping and overlook. The northern half of the stormwater pond shall be improved prior to a CO for the first 'For-Rent' building and remaining portion of the stormwater pond improved prior to a CO for the second 'For-Rent' building, as approved by Staff. Upon completion of each of the northern half and the remaining portion, the tract shall be dedicated to the City, other than the detention ponds themselves and waterways which feed it. The City shall be responsible for the structural repairs upon dedication and the developer shall be responsible for daily maintenance. Developer and other pond owner shall remain solely and exclusively responsible for maintenance of the detention ponds and waterways which feed it. The cost of the construction of such improvements shall be eligible for a credit against park impact fees.

16. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development and across North Point Circle. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.

17. Minimum 2,500 square feet civic space shall be developed at the corner of North Point Circle and North Point Drive. Civic space shall include decorative hardscape, landscape, and EcoDistrict monument/sculpture or Creative Placemaking District Threshold, as approved by the Cultural Arts Commission (CAC). Hardscape, landscape and monument/sculpture or district threshold shall be maintained by the HOA. Minimum 6 monument/murals/sculptures or district thresholds (or water feature) shall be provided at prominent locations throughout the development, with unique monuments/murals/sculptures approved by CAC. Approval and construction of at least 1 monument/sculpture or district threshold shall be required concurrent with the first CO for the 'For-Rent' building. A minimum of 1 additional monument/sculpture or district threshold shall be required concurrent with the CO for the 'For-Rent' building in each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.

18. Retaining walls shall receive architectural façade treatment and be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaping to break up large expanse of retaining wall.

19. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development.

20. Prior to LDP, applicant shall submit for approval a document to be titled 'North Point Mall Redevelopment Design Standards'. This document shall include elevations or architectural themes, specifications for street furniture (benches, trash receptacles, lighting, bicycle racks, etc.), bus shelter, signage, storefronts, and landscaping and shall be substantially similar to the renderings filed with the 2022 application. Design standards will be presented to the DRB for review and approval. This document also shall detail entrance treatment for the North Point Drive/North Point Circle and easternmost Access Drive/North Point Circle intersection with new private streets.

21. Awnings, or similar overhead structure, shall be provided at the ground level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.

22. Development shall include at least 1 rooftop amenity within the non-residential portion of the development.

23. Provide detailed street planting for North Point Circle and new private streets. Landscape plan shall be approved prior to issuance of a LDP and shall retain landscape trees, if possible, as approved by DRB.

24. Surface parking areas shall comply with UDC requirements for screening and tree islands.

25. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall be screened from new streets and North Point Circle, as approved by DRB.

26. Prior to the first LDP, applicant shall submit a revised master plan to the City, which shall incorporate the approved conditions, as well as the following:

    a. Approved specifications and standards identified for each use within the total development.

    b. Pedestrian network.

    c. Overall planned open space areas.

    d. Phasing plan demonstrating how construction will be staged and implemented in a manner that screens construction views from adjacent roadways.

<u>Other Conditions</u>

27. At such time as MARTA stipulates and funds its intention to move forward with a future Georgia 400 MARTA bus rapid transit and/or train station at North Point Mall, Developer, its successors and assigns; shall dedicate land to the City as depicted on Exhibit G or an equivalent reasonably substituted tract of like size within the Georgia 400 buffer agreed upon by owner and City. If at any time MARTA stipulates that the land is not needed, or if MARTA has not begun construction by December 31, 2028, then there shall be no obligation to dedicate the land or, if already conveyed to the City, it shall be conveyed back to the Developer, its successors or assigns. This reservation does not in any way entitle MARTA or the City to use any part of the balance of the Mall property, and Developer, its successors and assigns is/are under no obligation to allow such use. Nor does this reservation entitle MARTA customers to park on Mall property to access the station.

28. Developer shall be responsible for planting and maintenance of any medians within the development and for medians located on North Point Circle or the Access Roads.

29. Developer's financial responsibility for offsite improvements and stormwater park improvements shall not exceed its impact fees, nor shall credits be given for meeting minimum EcoDistrict and open space requirements.

30. It is acknowledged that the approved site plan may be subdivided into separately platted parcels with individual tax numbers, that the separate development parcels are to be developed by separate owners/developers, and that the public amenities are to be platted and owned by the Developer. Zoning compliance for conditions uniquely applicable to an individual owner's parcel will be the responsibility of that owner and that non-compliance by such an owner does not render, by itself, the remaining parcels "non-conforming" uses under the Zoning Code.

General Conditions of Approval to GRTA Development of Regional Impact Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

31. Provide pedestrian connectivity between all buildings and uses.
32. Install pedestrian and bicycle wayfinding signage on-site to direct pedestrian and bicycle traffic to and from Big Creek Greenway, bike lanes, and transit.
33. Upgrade existing MARTA stops near the northern mall entrance drives to include transit shelter as approved by MARTA.
34. Design site driveways to service pedestrians and cyclists.
35. Address curbside activities including parking, deliveries, ride-hailing, bicycling and micromobility use, and pedestrian activity.

- The applicant, Trademark Management, Ltd., requests 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 two (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, 875 'For-Rent' units, 85 'For-Sale' townhomes, and approximately nineteen (19) acres of open space on 83.67 acres in the North Point Overlay. 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, 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.
- The submitted request, if approved, would allow for the demolition of approximately 464,000 square feet of the existing mall including two (2) anchors and redevelopment with 315,700 square feet of new retail, restaurants and creative office, 120,000 square feet of office, 150-room hotel, 875 'For-Rent' units, 85 'For-Sale' townhomes, and approximately nineteen (19) acres of open space on 83.67 acres in the North Point Overlay. The proposed residential density is 11.4 dwelling units per acre. 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, 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.
- The property is zoned PSC and MU, subject to the North Point Mall Master Plan. Surrounding properties are zoned PSC, with properties to the south and west subject to the North Point Mall

Master Plan and properties to the north and east subject to the North Point Business Center Master Plan. Surrounding properties include Residence Inn by Marriott to the northeast, a regional stormwater facility to the east, various commercial outparcels and Dillard's to the south, Von Maur and Encore Commons office buildings to the west and Georgia 400 to the north. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed development.

- The North Point Mall Master Plan (MP-90-04) was approved on March 19, 1990, allowing a 1,392,132 square foot regional shopping mall and commercial outparcels on 100 acres. The Master Plan has been amended several times including amendments to allow creative office space (SPACES) inside the Mall and redevelopment of the Sears anchor with a new mixed-use development. The later approval included a master plan amendment, rezoning, conditional use and variances to allow 300 'For-Rent' units, freestanding commercial and open space. Variances were approved to eliminate the neighborhood grocery in conjunction with 'For-Rent' use, allow interior common space in the Mall to count as amenity space, and allow ground-floor 'For-Rent' dwellings on a storefront street.
- The current master plan amendment, if approved, would significantly expand the redevelopment efforts at the Mall and would result in nearly half of the Mall being removed and replaced with a mixed-use development over three (3) phases and a 10-year development timeline.
- A rezoning is requested for 83.67 acres from PSC to MU and a conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' use. The subject property is located within Priority Area 1 on the North Point LCI Density Priority Map, which is designated in the North Point Overlay as an appropriate area for higher densities. A conditional use is requested to increase the maximum allowable density in the MU district from eight (8) dwelling units per acre to 11.4 dwelling units per acre. The table below provides a comparison between the applicant's proposal and the original and current development approvals in the North Point Mall Master Plan.
- The submitted site plan depicts removal of approximately 464,000 square feet of existing space within the Mall (Sears, JC Penney and inline storefronts) and replacement with 875 'For-Rent' units in three (3), 5-story buildings, 315,700 square feet of new retail and restaurant uses in several freestanding buildings, a six (6) story, 120,000 square foot office building, a six (6) story, 150-room hotel, 85 'For-Sale townhomes, a 40,000 square foot special events facility and approximately nineteen (19) acres of open space. Center Court, located in front of Macy's, will become the new front door to the Mall and significant interior renovations are proposed within the remaining portion of the Mall. Commercial buildings are proposed surrounding a plaza at the new entrance to the Mall, as well as in a retail square immediately adjacent to the plaza. 'For-Rent' buildings, including active uses along storefront streets, flank the retail area to the north and east and a hotel flanks the retail area to the south. An office building is proposed adjacent to the future MARTA BRT connection along Georgia 400 and 'For-Sale' townhomes are proposed adjacent to the regional stormwater park. Future development is depicted along North Point Circle in the parking lots outside of AMC, Von Maur and Dillard's; however, building size and proposed uses are not identified.
- A new storefront street is depicted extending west from the intersection at North Point Drive and North Point Circle to the new entrance of the Mall and two (2) new parallel streets are depicted extending north-south through the development and connecting to North Point Circle. Several secondary streets are proposed throughout the development providing connections between the primary storefront streets and North Point Circle. Sidewalks are depicted throughout the development along both sides of new storefront streets and secondary streets. New internal streets

created in existing parking lots are identified in the North Point Overlay as Type D Corridors and North Point Circle is identified as a Type C Corridor, of which both require a minimum zero-foot (0') setback and maximum ten-foot (10') setback. Building setbacks depicted on the site plan are consistent with the established setback regulations.

- A total of 5,739 parking spaces are provided for the development, which includes the remaining portion of the Mall. The UDC requires 5,074 parking spaces for the applicant's proposal and remaining areas of the Mall. Parking requirements include the 20% parking reduction in the North Point Overlay. In addition to the remaining Mall surface parking lots and parking deck, new parking decks are proposed for each of the For-Rent' buildings, a new office parking deck, new surface parking lots, on-street parking and townhome garage and driveway parking.
- The applicant's open space plan depicts 19.11 acres, or 23% open space, of which 11.91 acres is civic space and 7.20 acres is amenity space. The North Point Overlay requires 10% of the site be set aside as civic space and 5% be set aside as amenity space. Since a conditional use is requested to increase density above eight (8) dwelling units per acre, minimum civic space increases to 13.4%.
- Stormwater facilities are not depicted on the applicant's site plan; however, a regional stormwater facility exists to the east of the property and is proposed to be improved as a multi-use stormwater park. Bioretention is proposed throughout the development which helps satisfy EcoDistrict points.
- Renderings and design standards were submitted by the applicant reflecting an eclectic industrial vernacular. The applicant's intent is to create a sense that buildings have been organically built over time with a cohesive but varied mix of materials and styles. The proposed development is broken up into three (3) distinct zones: Station (remaining Mall area and surrounding parking lots), Village (new outdoor retail area on the east end of the Mall), and Neighborhood (primarily residential areas created in parking lots on the east side of the Mall).
- The Horizon 2040 Comprehensive Plan identifies the following policy as it relates to maintaining a balance of 'Owner-Occupied' versus 'Renter-Occupied' housing in the City: "Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'."
- There are several factors that should be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts.
- The 561,575 square feet of existing office (Encore Commons), 30,000 square feet of co-working office space (SPACES) inside the Mall, and 120,000 square feet of new office would generate approximately 3,000-3,500 employees (1 employee per 200-250 square feet) to support the proposed mixed-use development.
- The City's Rental Housing Study (updated June 2022) recommends an annual target entitlement of approximately 116 'For-Rent' units per year in order to achieve Housing Policy 2, as stated above. While the minimum 68% 'owner-occupied' housing policy is included in the Horizon 2040 Comprehensive Plan, the annual target recommendation is not an approved City policy. The current US Census American Community Survey 5-year estimates (2016 – 2020) show that the City is at 67.7% owner-occupied housing units, which is just below the minimum 68% owner-occupied in Housing Policy 2. The City has approved 835 'For-Rent' units and 250 assisted living units since 2019.
- If it is decided to allow future 'For-Rent' approvals, a condition is recommended limiting a Certificate of Occupancy (CO) until 2025 in order to meet the housing policy. In addition, Staff adheres to a

5-year timeframe when making recommendations on public hearing requests for 'For-Rent' use. Housing policies are developed by the community as part of the City's Comprehensive Plan, which is updated every five (5) years.

- The applicant proposes 875 'For-Rent' units over two (2) phases of development, of which 300 units were previously approved with the North Point Mall Sears Redevelopment. 'For-Rent' units are anticipated to be delivered in 2025 (500 units) and 2027 (375 units). 'For-Rent' buildings are proposed to be up to five (5) stories or 85' in height with structured parking decks and on-site amenities.
- The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments. The applicant's proposal represents a significant redevelopment with a conditional use to increase density. Therefore, the proposed mixed-use development must achieve at least ten (10) EcoDistrict points. According to the applicant's letter of intent, a total of 39 points are proposed for the development.
- The applicant submitted a trip generation report for the proposed mixed-use development. As shown in the table below, the proposed development would generate approximately 862 AM Peak Hour trips and 560 PM Peak Hour trips. The report notes that if the 277,000 square feet of vacant retail space in the Mall was occupied, it would generate approximately 10,456 net daily trips. With an estimated 9,960 net new trips, the site is expected to generate five percent (5%) less net traffic than the expected trip generation of a fully occupied mall.
- The applicant's proposal triggered a Development of Regional Impact (DRI) review, which requires a rigorous traffic impact assessment and allows input from neighboring jurisdictions and affected agencies. The traffic assessment also accounted for the City's current North Point Parkway Streetscape project and the current recommendation to right-size the North Point Parkway corridor by removing a travel lane in each direction and providing twelve-foot (12') multi-use sidewalks along each side of the street. When accounting for the lane reductions and the programmed uses from the applicant's proposal, projected 2030 traffic operations are accommodated with no physical improvements necessary to serve the anticipated traffic generated by the proposed development, as well as projected traffic growth within the study network.
- Based on 900 "For-Rent" Units and 36 "For Sale" Townhomes, it can be assumed that the proposed development could house approximately 69 – 290 school age children for all three school levels. All three schools are shown to be under capacity (Northwood Elementary, Haynes Bridge Middle, Centennial High).
- Staff has reviewed the applicant's proposal against the established review criteria for a master plan amendment, rezoning, conditional use and variances. The proposed mixed-use development is consistent with the vision for the North Point Overlay and specifically addresses objectives in the North Point LCI, such as 1) Create a "park once walk everywhere" walkable environment, 2) Induce redevelopment of large areas of surface parking, and 3) Improve the area's retail balance. The proposal also emphasizes sustainability, open space and connectivity between various modes of transportation, which are key components in the Overlay. Staff recommends that "for-rent" should be contingent on construction of concurrent office which serves to capture employee/resident internal trips and support the requested hotel.
- Staff believes that the proposal adds a customer base to patronize the Mall's existing establishments during non-typical hours. This is important as traditional regional shopping malls are going dark across the country. The proposed Mall redevelopment should not generate significant changes in demand on public facilities and services and the proposed use would produce fewer vehicular trips

than the expected trip generation of a fully occupied mall. While the applicant proposes an increase to the residential density, they are adding substantial open space and recreational opportunities within the development to minimize impacts to existing City facilities and services. More importantly, the proposal is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use'. There are exceptional conditions pertaining to the property due to the size and shape. The variance to allow an encroachment into the Georgia 400 buffer is for the purpose of accommodating the future MARTA BRT stop at the Mall. The applicant's intent is to create a sense that buildings have been organically built over time. Without the building height variance, the development could have a contrived look and feel.

- The citizen participation report submitted by the applicant states that a variety of outreach measures were undertaken by the applicant including a tenant notice on 3/2/2022, stakeholder meeting with North Point property owners in 3/15/2022, tenant quarterly meeting on 3/31/2022, North Point stakeholder meeting on 4/12/2022, Greater North Fulton Strategic Leadership Visit on 6/9/2022, and mailed public notices to properties within 500'. Questions and comments received from the public included how merchandise will be different from other projects in the market, adequate space for bike lanes and parallel parking, projected multi-family rents, will the project address workforce housing, provide electric vehicle charging stations, status of JC Penney and when construction will begin. The City also received feedback from the public including the status of JC Penney, ensuring that parking is convenient, and providing pet-friendly areas and restaurants.
- The Community Zoning Information Meeting was held on May 11, 2022. There were public comments with questions regarding the status of JC Penney and if it has a place in the redevelopment plan, when demolition/ground breaking will begin, need workforce housing at this location, have Mall tenants been notified of this plan, what happened to the previous redevelopment plan, will the stormwater park be developed, and will there be a MARTA BRT stop at this location.
- Terry Montesi (Chairman - CEO of Trademark Properties) came forward to speak on behalf of the applicant.

City Council Discussion

- Council Member Binder asked for clarification on the amount of apartments requested, the type of grocery store to be added to this development and location on the site plan, public parking, the possibility of a "pending recession" and the impact to this development, and commented on the amount of money the city has agreed to contribute to the streetscape in North Point and how their plan will impact the streetscape.
- Council Member DeRito asked about tax abatements for this application and whether or not the applicant had met with the Development Authority, the rental ratios, and the average monthly price for the rentals.
- Council Member Will asked about the number of jobs that this project would create, the amount of tax revenue this project would generate, completion date, and asked if this application was approved with 650 units if the developer would build this project (Mr. Montesi said that they would not build this project if approved with only 650 apartments).
- Council Member Mitchell asked how many retailers in Avalon or other mixed-use development would they try to lure into their new development, whether the monument signs is part of their plan, whether they would agree to using the city's Development Authority for tax abatement instead of the county's, and if the applicant will use federal subsidies for housing.

- Council Member Hipes asked the developer what they are trying to accomplish with this project, proposed tenant mix, Market by Macy's concept, and the amount of importance the current three anchors have on the viability of the mall.
- Mayor Gilvin shared the definition of transient, asked about the lease term of each apartment rental tenant, and the types of tenants that will occupy the mall.

Public Comments

In Favor

- Senator Brandon Beach (3100 Brierfield Road, Alpharetta, GA 30004)
- Nick Garzia (1300 Compass Pointe Crossing, Alpharetta, GA 30005)
- Valerie El-Jamile (2465 Clairview Street, Alpharetta, GA 30009)
- Will Baker, Jr. (10040 Peaks Parkway, Milton, GA 30004)
- Meghan Meeks (125 Providence Plantation Drive, Alpharetta, GA 30004)
- Lisa Amundsen (12160 Clairmeade Trail, Alpharetta, GA 30009)
- Shawn Laurence (7000 North Point Circle, Alpharetta, GA 30022)
- Meika Whitaker (8118 Woodland Lane, Alpharetta, GA 30009)
- Jim Koza (1720 Old Milton Parkway, Alpharetta, GA 30009)
- Philip Tague (2870 Wesley Heath, Atlanta, GA 30327)
- Trisha Quidley (31 Church Street, Alpharetta, GA 30009)
- Michael Rosenberg (310 Saddle Creek Lane, Roswell, GA 30076)
- Muko Jain (220 Renaissance Parkway, Atlanta, GA 30308)
- Kelly Chandler (1140 North Point Circle, Alpharetta, GA 30022)

In Opposition

- Grace Demit (6000 Summit Place, Apartment 6237, Alpharetta, GA 30009)

❖ Council Member Will offered a motion to approve as it is written with the exception that the apartments be increased from 650 to 875 and allow staff to make the necessary adjustments to the square footage to make this change.

- Council Member Mitchell seconded the motion.
- Council Member Mitchell offered a friendly amendment to add a new condition that all signs within the North Point area be reconditioned and updated along the project (Condition #37).
    - City Clerk, Lauren Shapiro, asked for a clarification on the motion in terms of which conditions the Council Members are approving.
        - Council Member Will shared that he is referring to the Planning Commission conditions with Staff Changes (redlines) and the addition of Condition #36.
- The motion failed (2-6; with Mayor Gilvin, Mayor Pro Tem Merkel, Council Member Binder, Council Member DeRito, and Council Member Hipes in opposition).

- ❖ Mayor Pro Tem Merkel offered a motion to deny MP-22-03 / Z-22-05 / CU-22-02 / V-22-07 / North Point Mall Redevelopment.
  - Council Member DeRito seconded the motion.
    - Council Member Binder offered a friendly amendment to add the following language to the original motion "but allow submission after only six months per UDC section 4.2.1(c)."
      - Council Member Merkel accepted the friendly amendment.
      - Council Member DeRito accepted the friendly amendment.
  - The motion was approved unanimously (7-0).

VII. REPORTS

- Mayor Gilvin shared that the cities of Fulton County have reached an agreement over the Local Option Sales Tax Distribution. Special thank you to Commissioner Liz Hausmann for her assistance with this.
- City Clerk, Lauren Shapiro, shared that tomorrow is election day and encouraged residents to visit the City's website, the My Voter Page Website offered by the Georgia Secretary of State's Office, or by calling the Alpharetta City Hall for more information on their polling location.

VIII. EXECUTIVE SESSION

- There was not an Executive Session.

IX. ADJOURNMENT

- ❖ Council Member Binder offered a motion to adjourn.
  - Council Member DeRito seconded the motion.
  - The motion was approved unanimously (7-0).

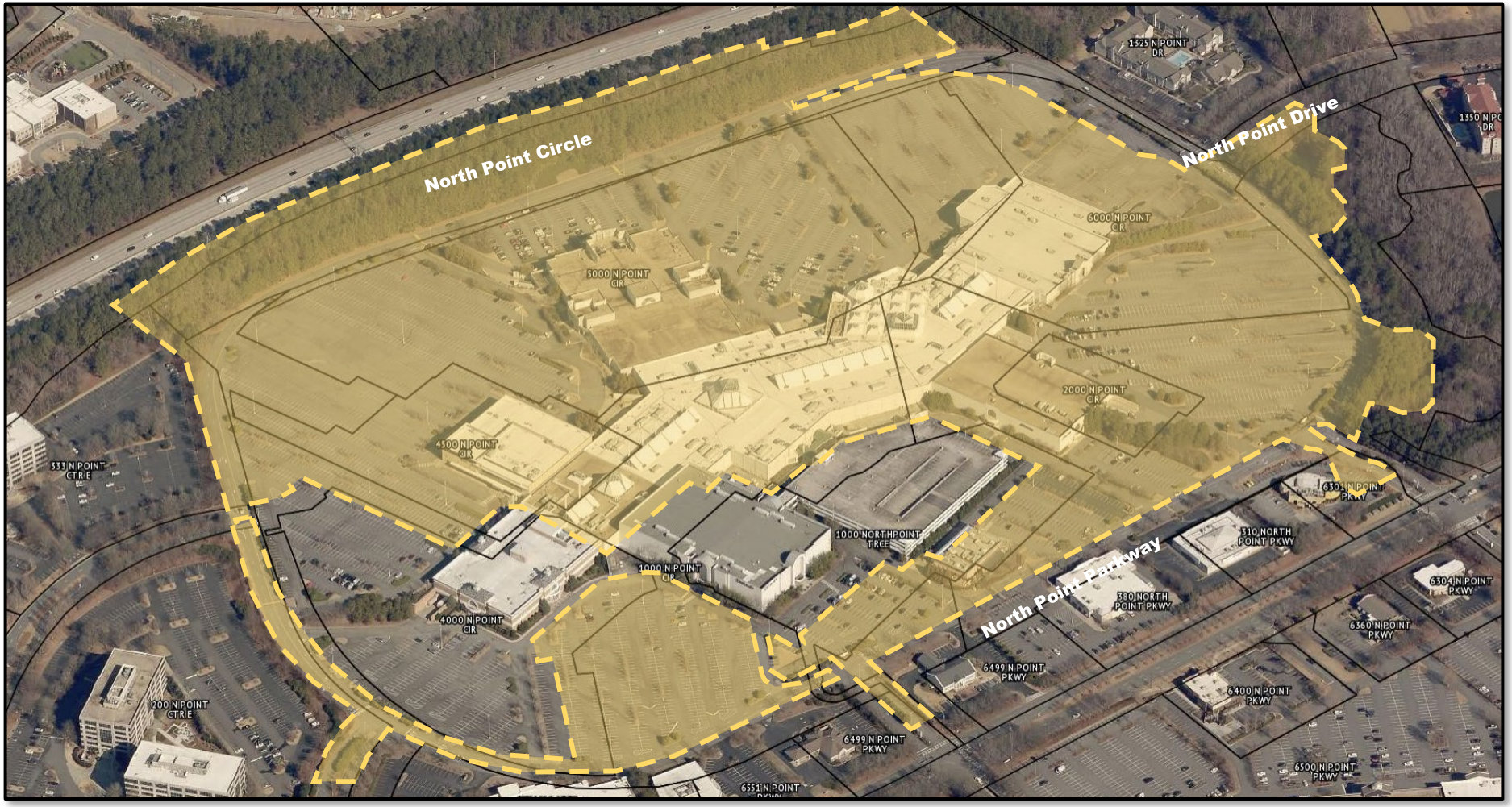
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 11:30 p.m.

Respectfully submitted,

Lauren Shapiro

Lauren Shapiro, City Clerk

EXHIBIT A


North Point Circle
North Point Drive
North Point Parkway
1325 N POINT DR
6000 N POINT CIR
5000 N POINT CIR
2000 N POINT CIR
4500 N POINT CIR
333 N POINT CTR E
1000 NORTHPOINT TRCE
1000 N POINT CIR
4000 N POINT CIR
200 N POINT CTR E
6301 N POINT PKWY
310 NORTH POINT PKWY
330 NORTH POINT PKWY
6304 N POINT PKWY
6360 N POINT PKWY
6499 N POINT PKWY
6400 N POINT PKWY
6500 N POINT PKWY
6551 N POINT PKWY

EXHIBIT

B


3 HOUR LIMIT
PARKING
ALL STREET PARKING
TRAFFIC ENFORCEMENT
POLICE
ALPHARETTA
01.28.2019


2109
01.28.2019


2109
01.28.2019


2107
2105
01.28.2019


2103
01.28.2019


2103
2101
01.28.2019

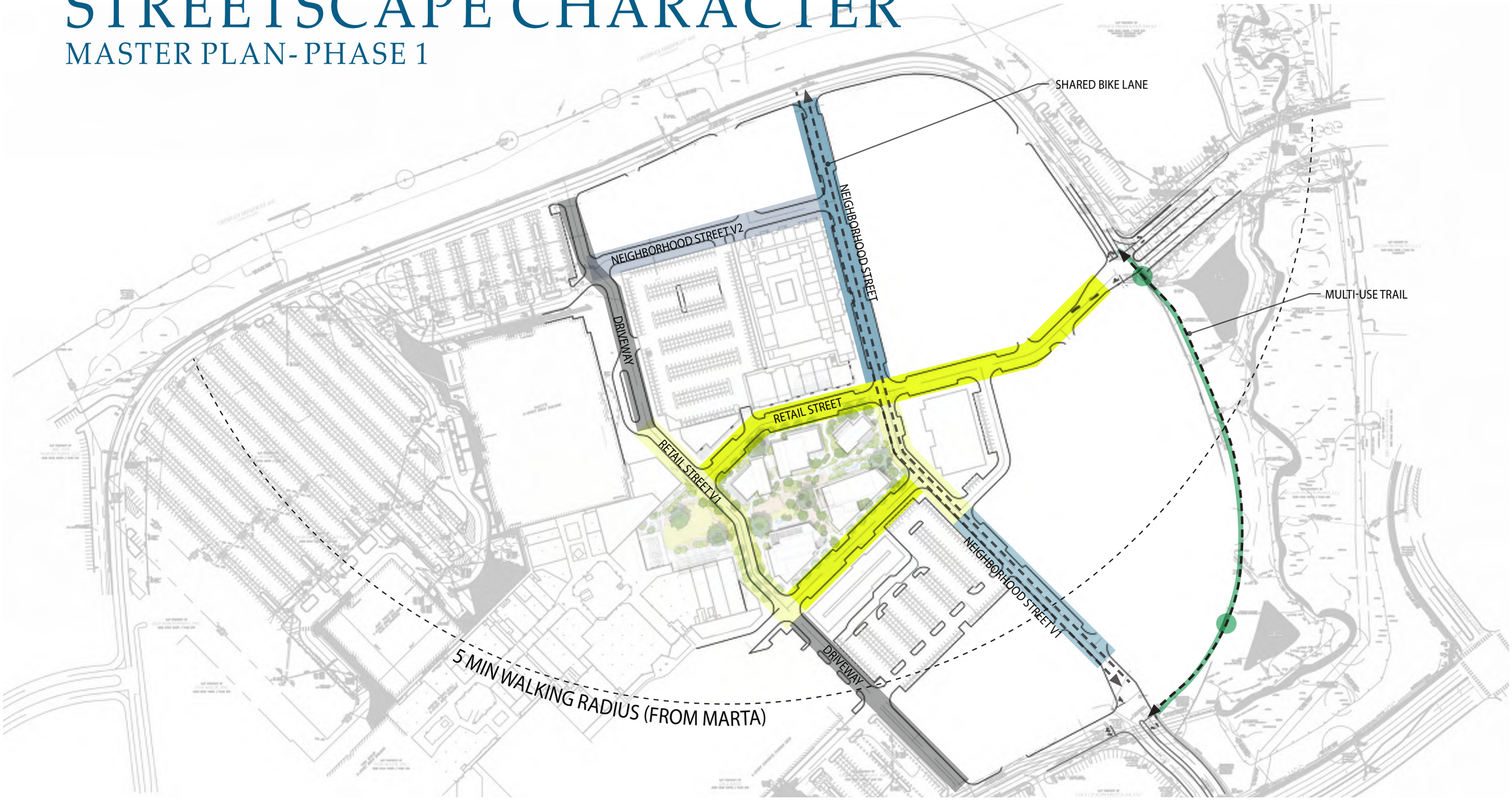

2101
01.28.2019


01.28.2019

Exhibit C

STREETSCAPE CHARACTER

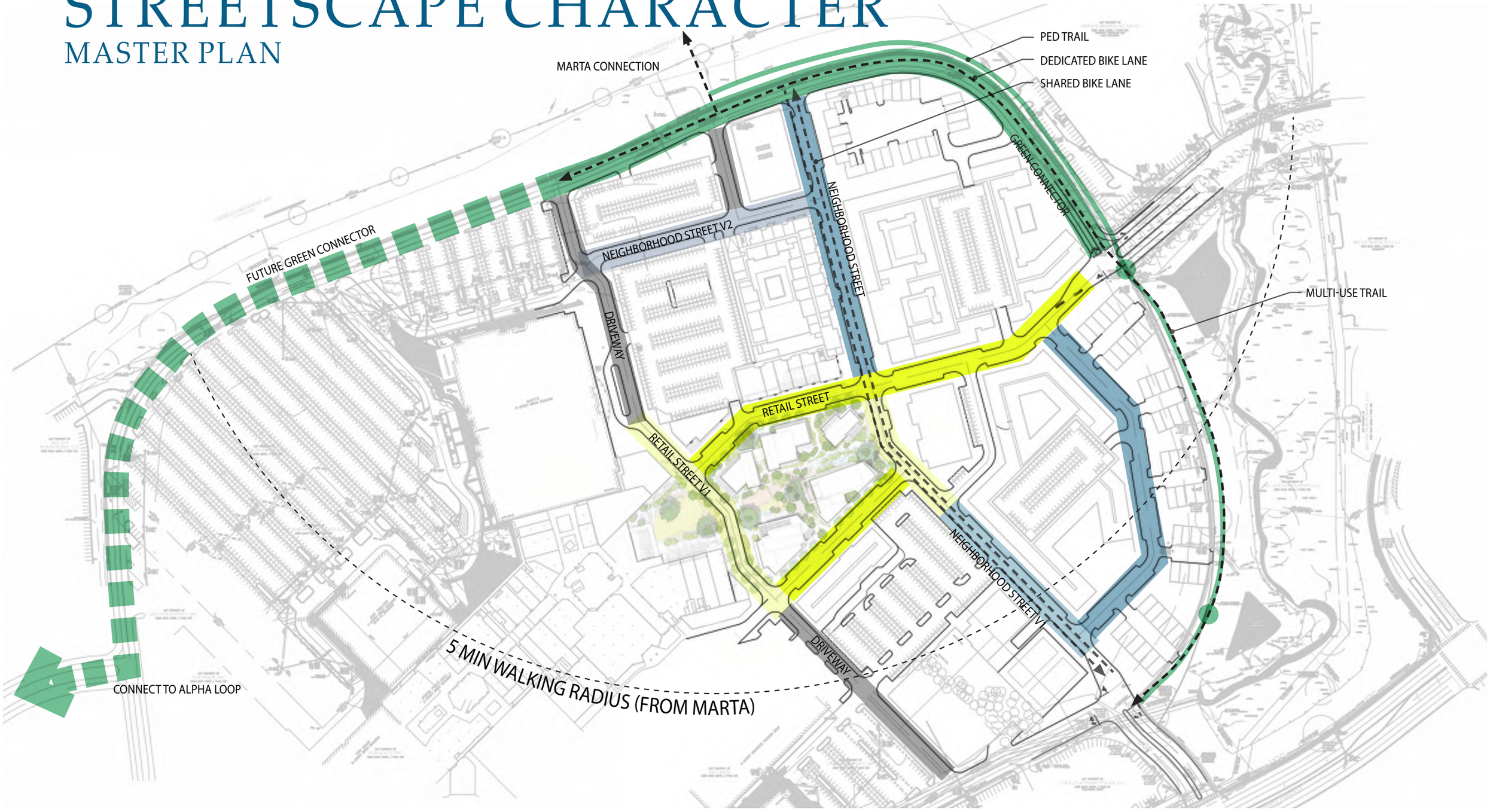
MASTER PLAN- PHASE 1



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TORTI GALLAS + PARTNERS TRADEMARK NEW YORK LIFE studioOutside Kimley»Horn

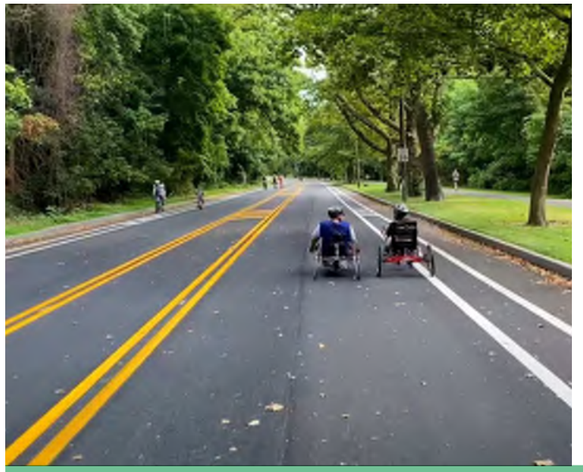
STREETSCAPE CHARACTER
MASTER PLAN



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STREETSCAPE CHARACTER
STREET TYPES





GREEN CONNECTOR





NEIGHBORHOOD STREET







RETAIL CORE

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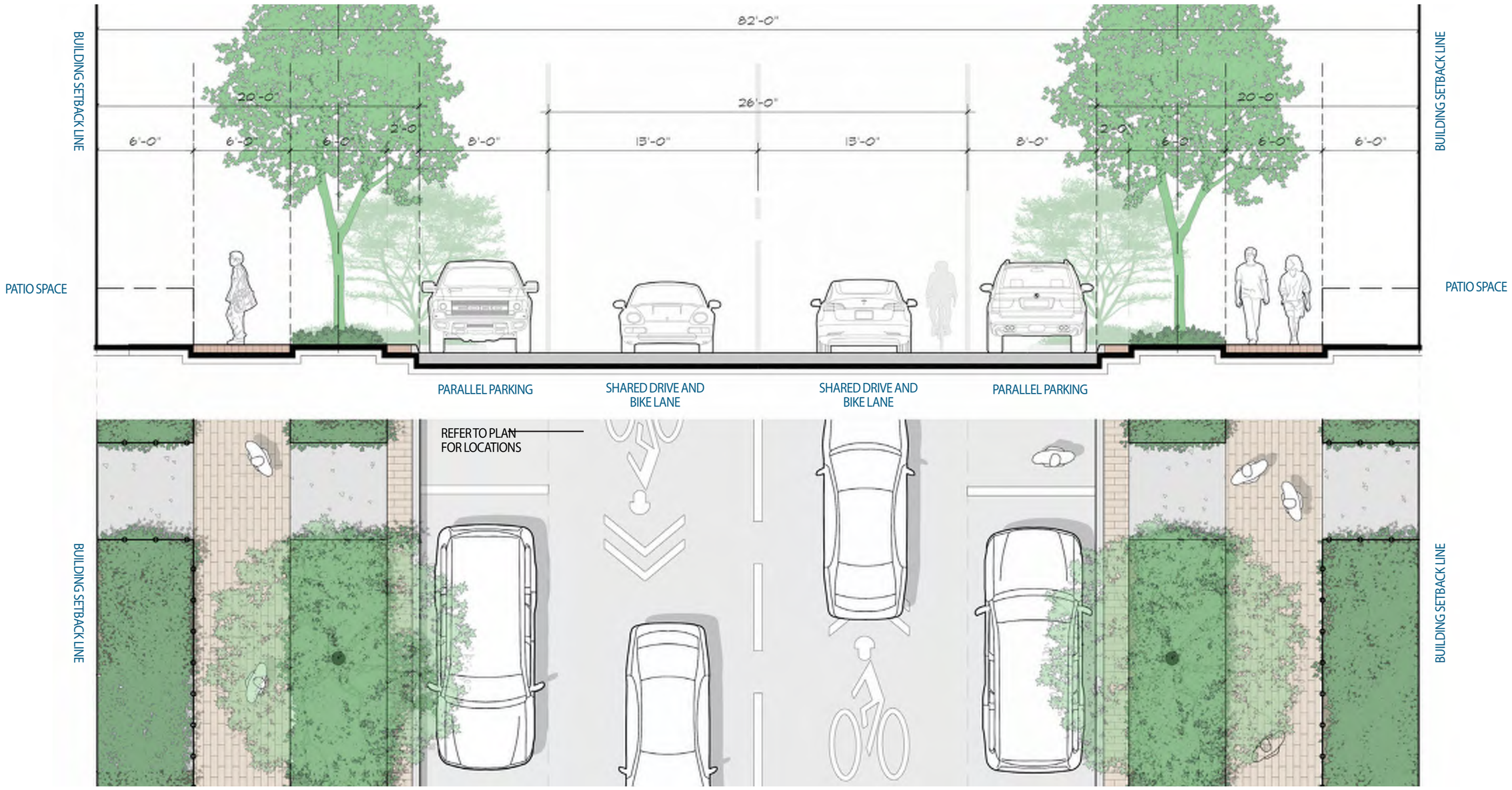
2.2

STREET SECTIONS

STREETSCAPE + OPEN SPACE

STREETSCAPE CHARACTER

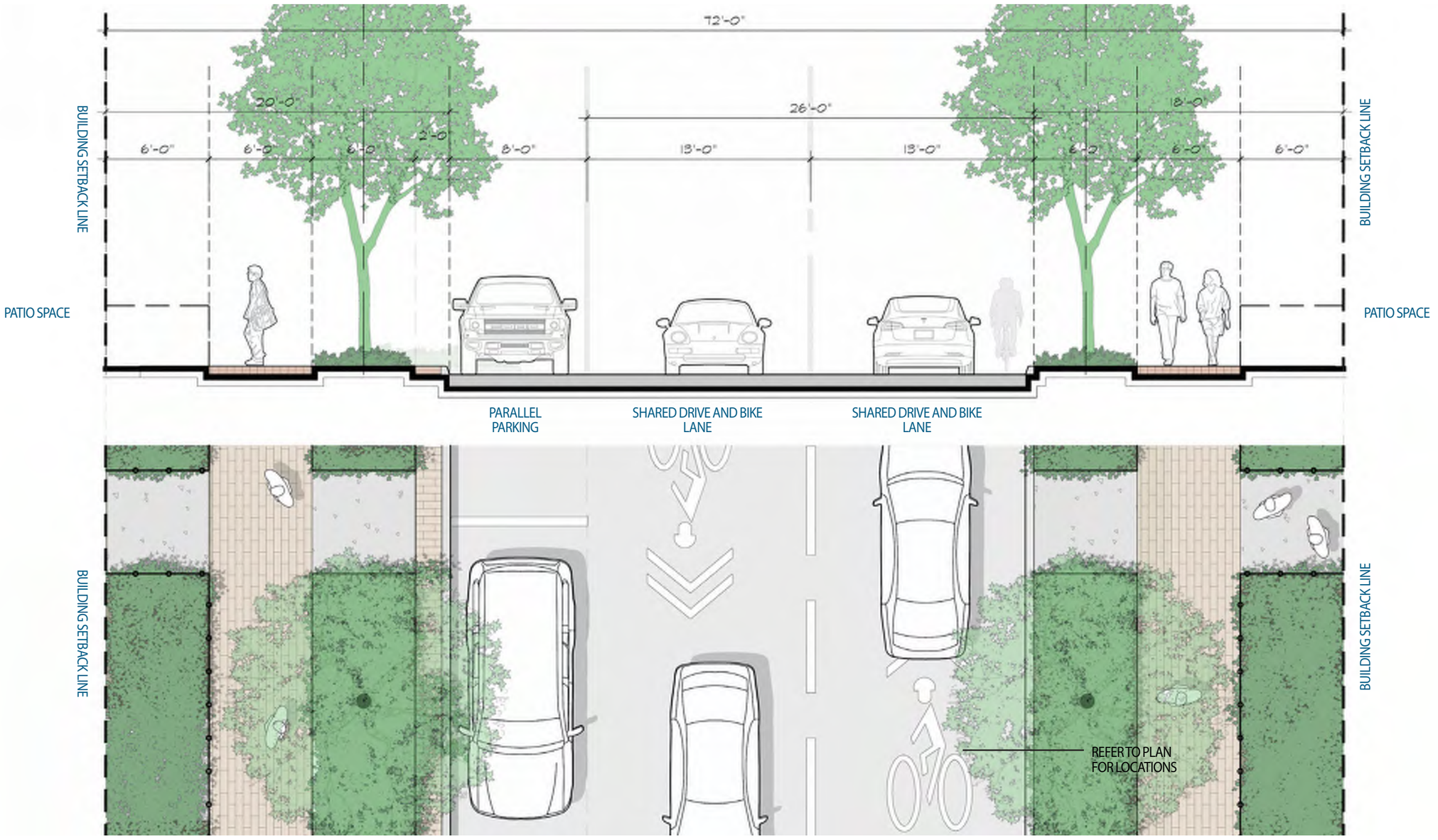
STREET TYPES - NEIGHBORHOOD STREET



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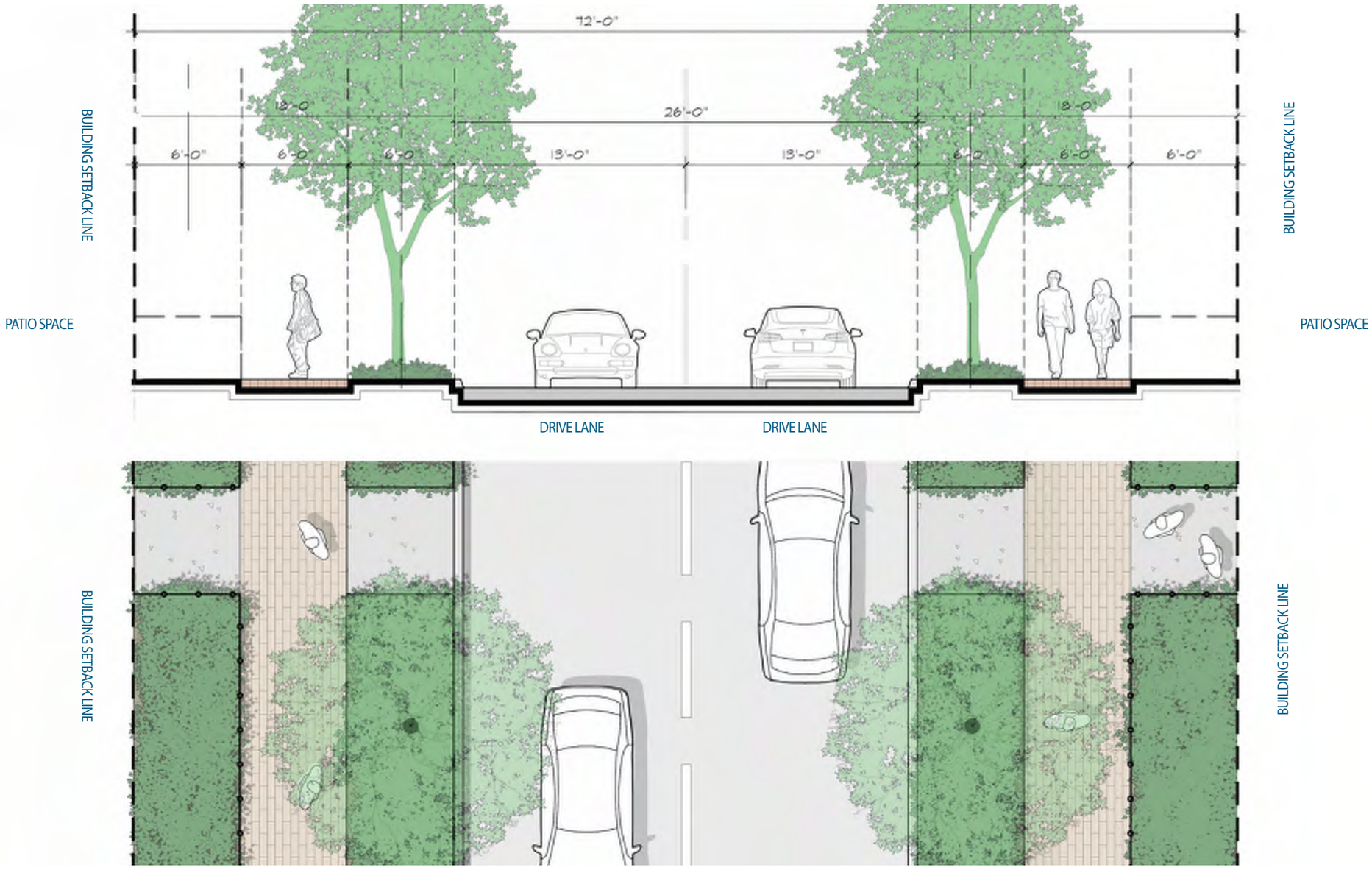
STREET TYPES - NEIGHBORHOOD STREET V1



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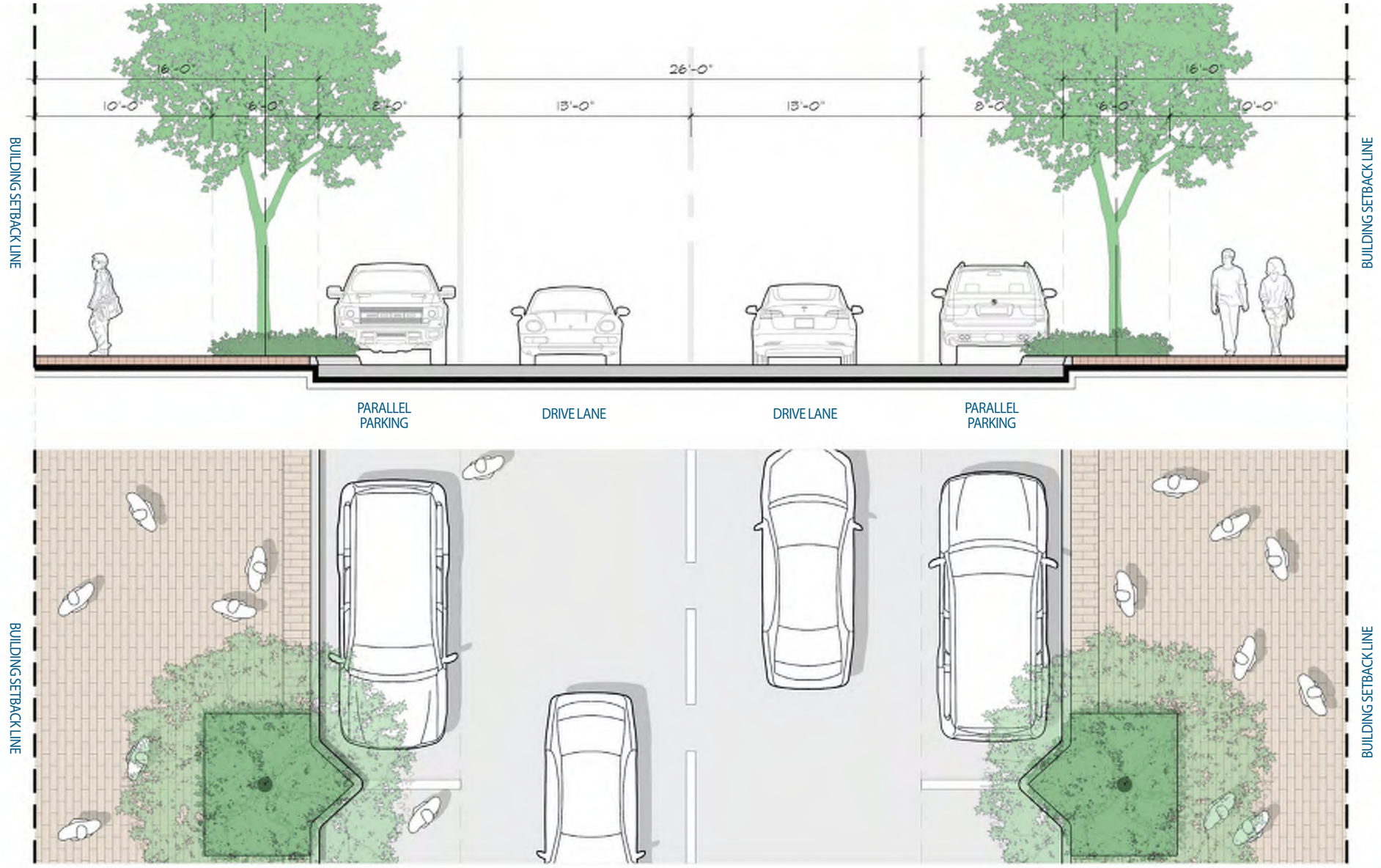
STREET TYPES - NEIGHBORHOOD STREET V2



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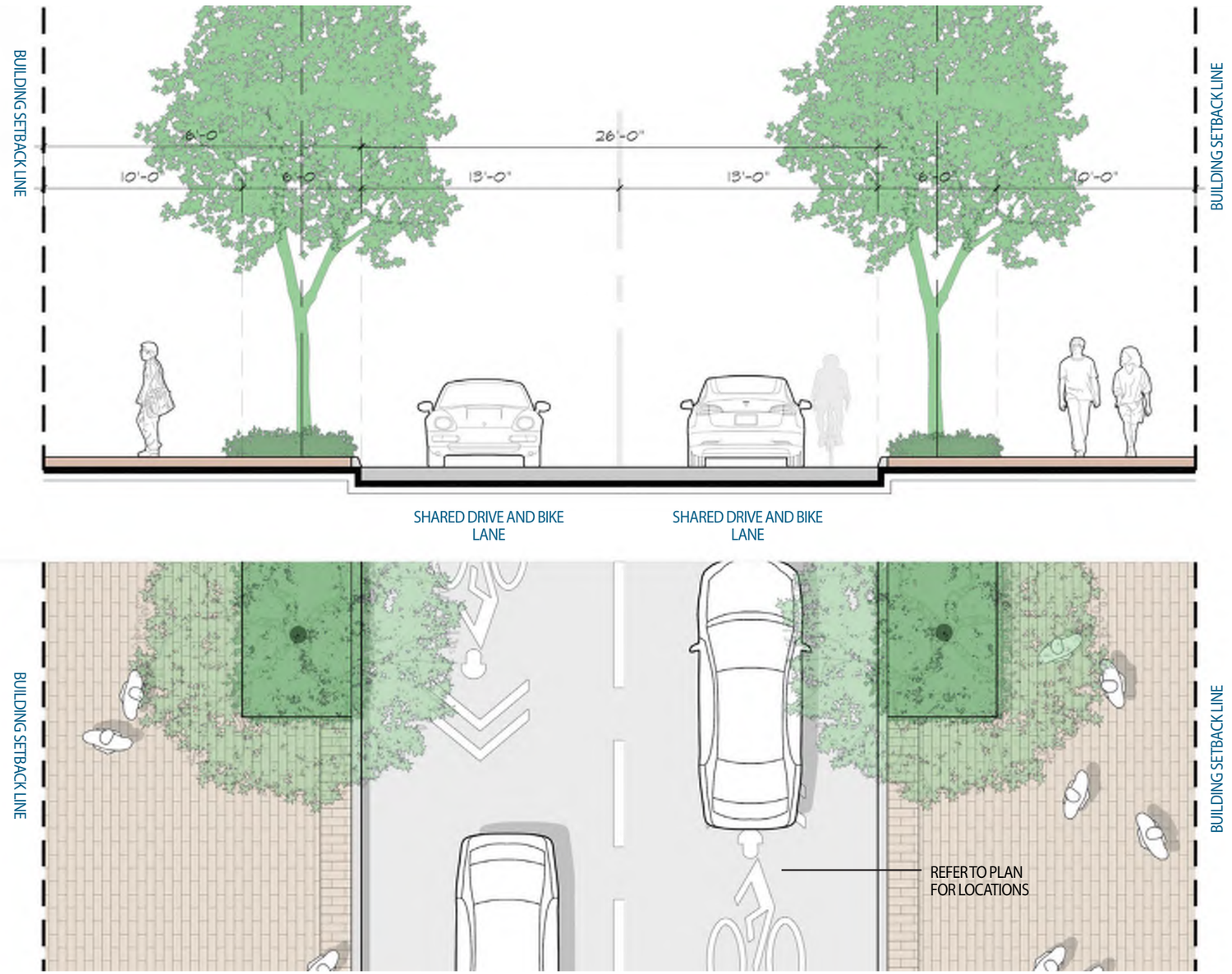
STREET TYPES - RETAIL STREET



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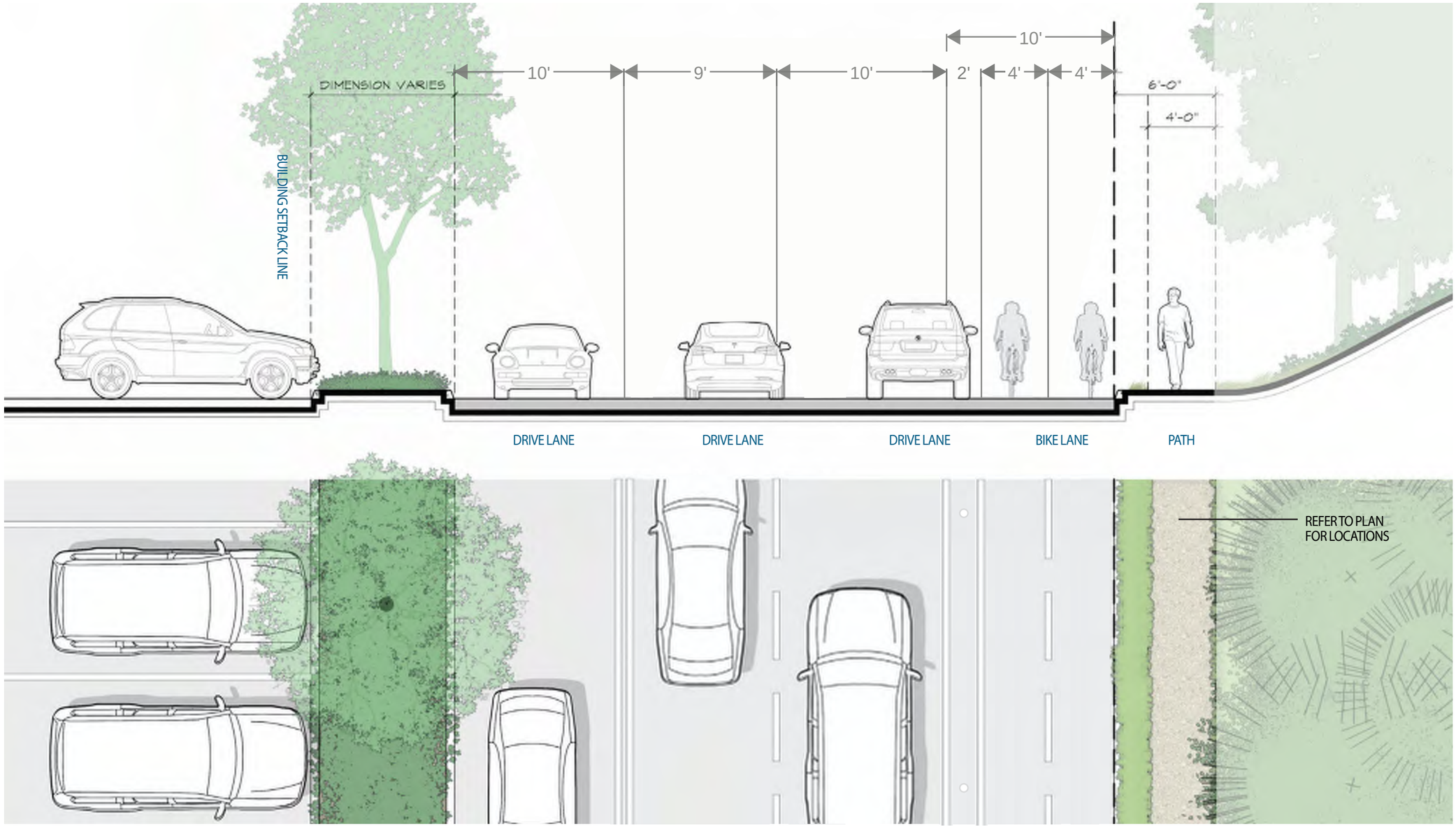
STREET TYPES - RETAIL STREET V1



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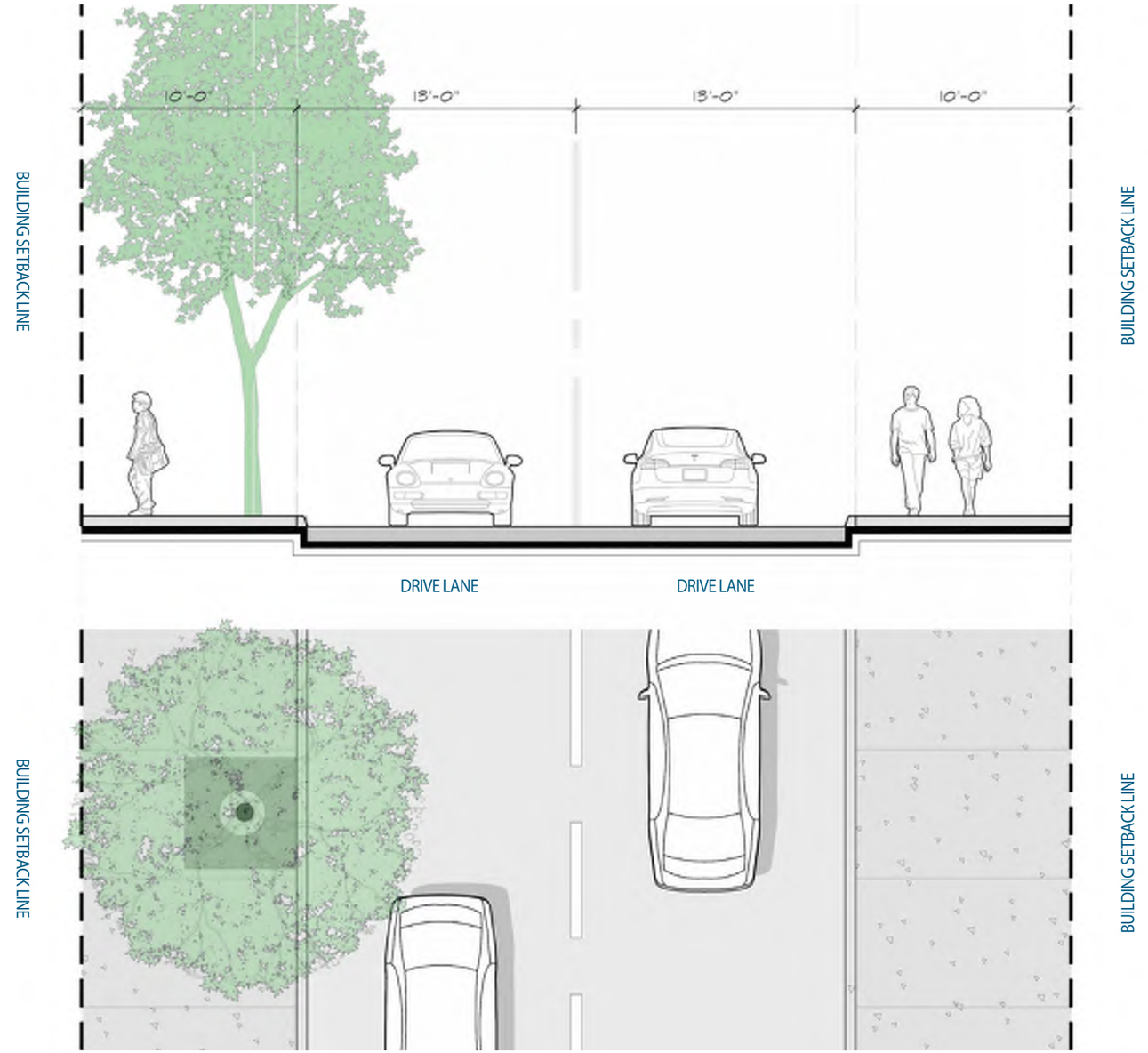
STREET TYPES - GREEN CONNECTOR STREET



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STREETSCAPE CHARACTER

STREET TYPES - DRIVEWAY

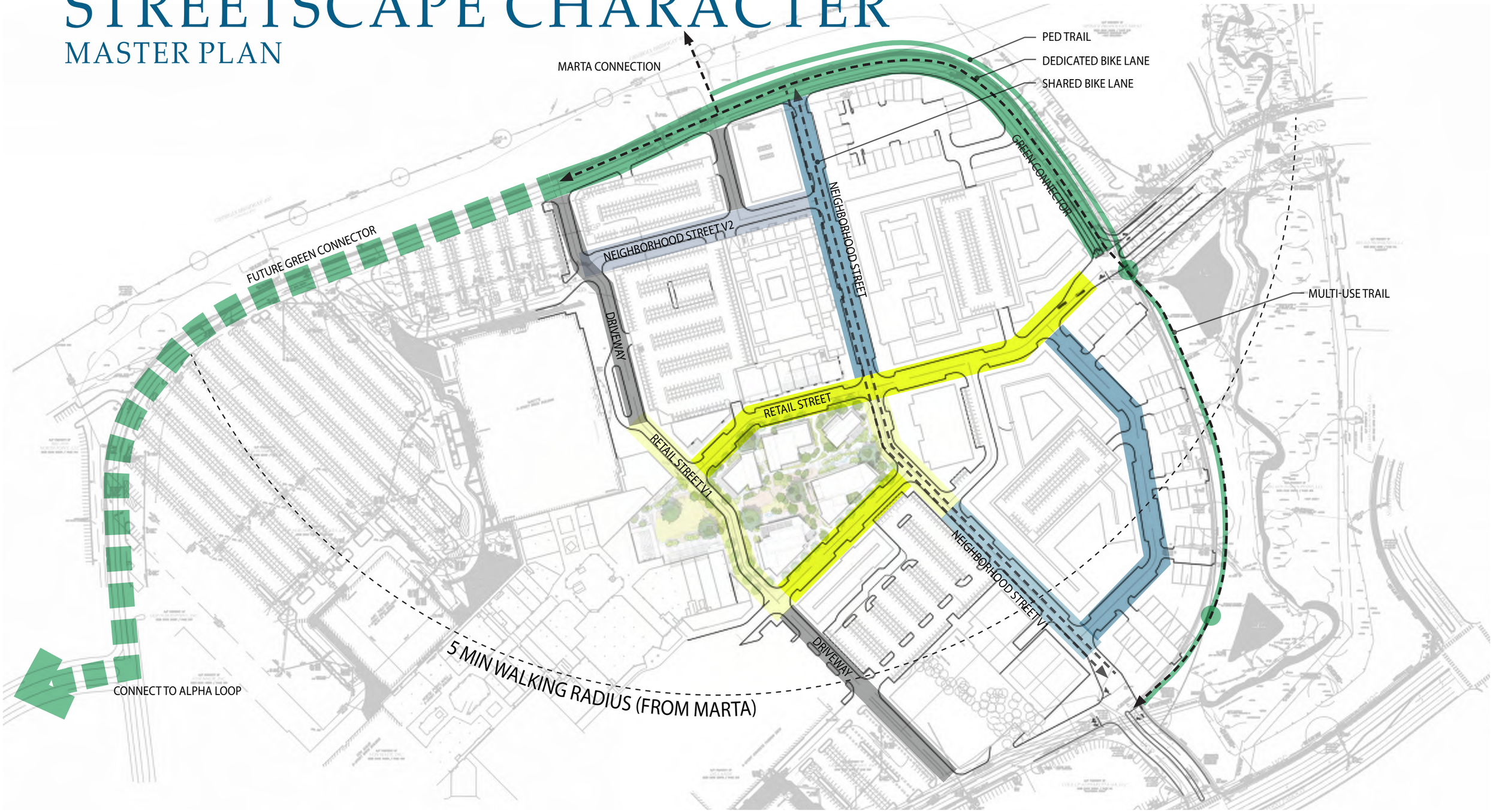


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Exhibit D

STREETSCAPE CHARACTER

MASTER PLAN



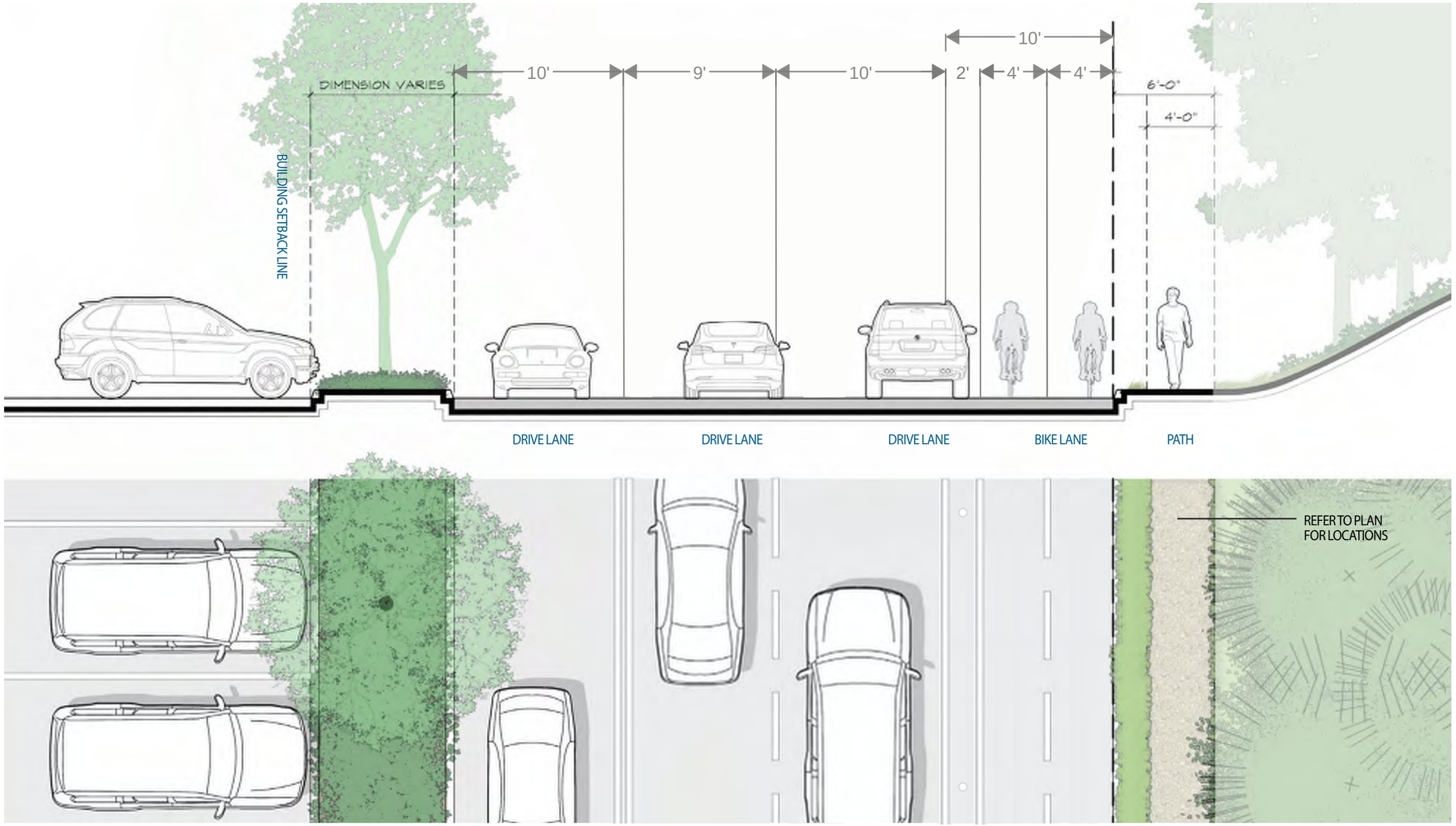
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STREETSCAPE CHARACTER

STREET TYPES - GREEN CONNECTOR STREET

Exhibit D



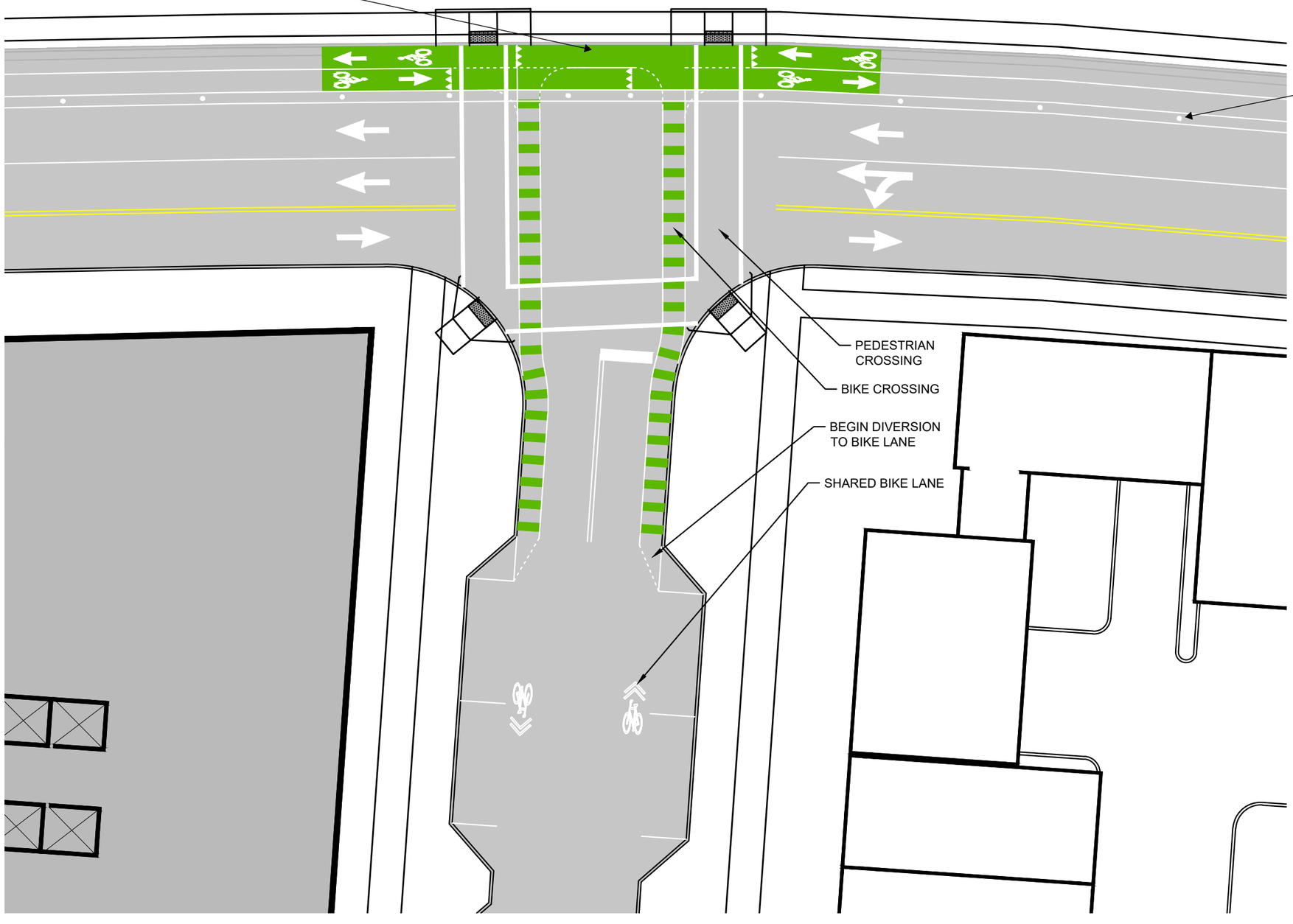
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MAJOR INTERSECTIONS AND CROSSINGS WILL BE PAINTED

VERTICAL SEPERATION EXAMPLE





Kimley»Horn

NORTH POINT

TYPICAL BIKE LANE INTERSECTION

July 20, 2022

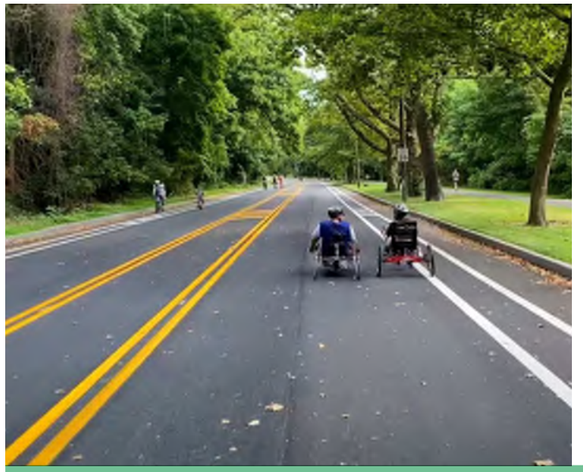
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NORTH

STREETSCAPE CHARACTER

STREET TYPES

Exhibit D





GREEN CONNECTOR





NEIGHBORHOOD STREET







RETAIL CORE

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ECODISTRICT STRATEGY SUMMARY

Exhibit E

EACH ZONE WILL MEET OR EXCEED THE POINT TOTAL REQUIRED BY THE UDC SECTION 2.10 - NORTH POINT OVERLAY. EXCESS POINTS IN ANY ZONE MAY BE APPLIED TO FUTURE ZONES.

ESTIMATE ECODISTRICT POINT ACHIEVEMENT

ZONE 1

- NATIONAL GREEN BUILDING STANDARD (MF BUILDING)
- WATER EFFICIENCY IN BUILDING DESIGN (NEW RETAIL BUILDINGS)
- BIO-RETENTION
- SUSTAINABLE LANDSCAPING
- ENHANCED BICYCLE AMENITIES

ZONE 2

- NATIONAL GREEN BUILDING STANDARD (MF BUILDING)
- WATER EFFICIENCY IN BUILDING DESIGN (NEW RETAIL BUILDINGS)
- BIO-RETENTION
- SUSTAINABLE LANDSCAPING
- ENHANCED BICYCLE AMENITIES

ZONE 3

- WATER EFFICIENCY IN BUILDING DESIGN (NEW RETAIL BUILDINGS)
- BIO-RETENTION
- SUSTAINABLE LANDSCAPING
- ENHANCED BICYCLE AMENITIES

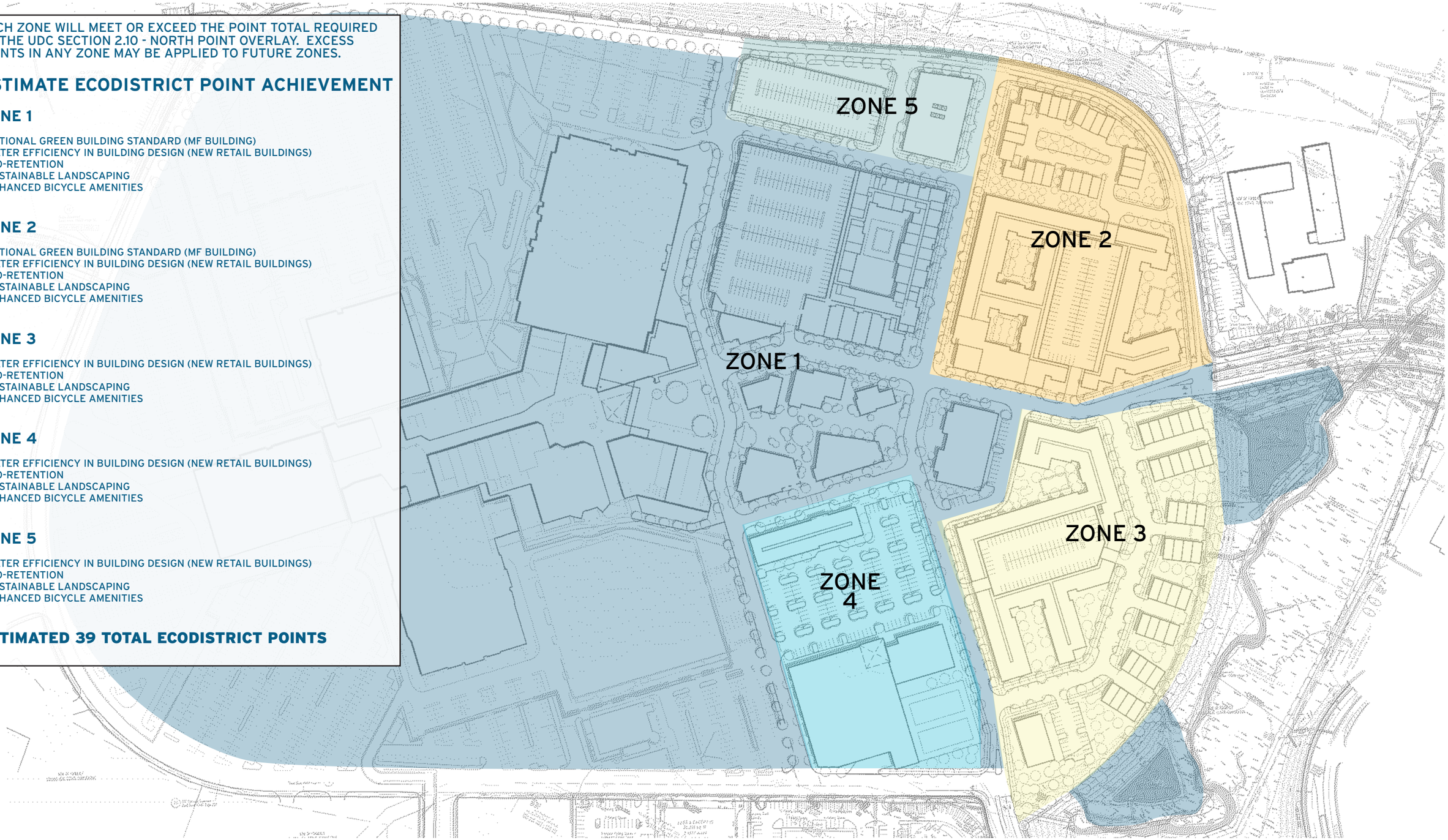
ZONE 4

- WATER EFFICIENCY IN BUILDING DESIGN (NEW RETAIL BUILDINGS)
- BIO-RETENTION
- SUSTAINABLE LANDSCAPING
- ENHANCED BICYCLE AMENITIES

ZONE 5

- WATER EFFICIENCY IN BUILDING DESIGN (NEW RETAIL BUILDINGS)
- BIO-RETENTION
- SUSTAINABLE LANDSCAPING
- ENHANCED BICYCLE AMENITIES

ESTIMATED 39 TOTAL ECODISTRICT POINTS



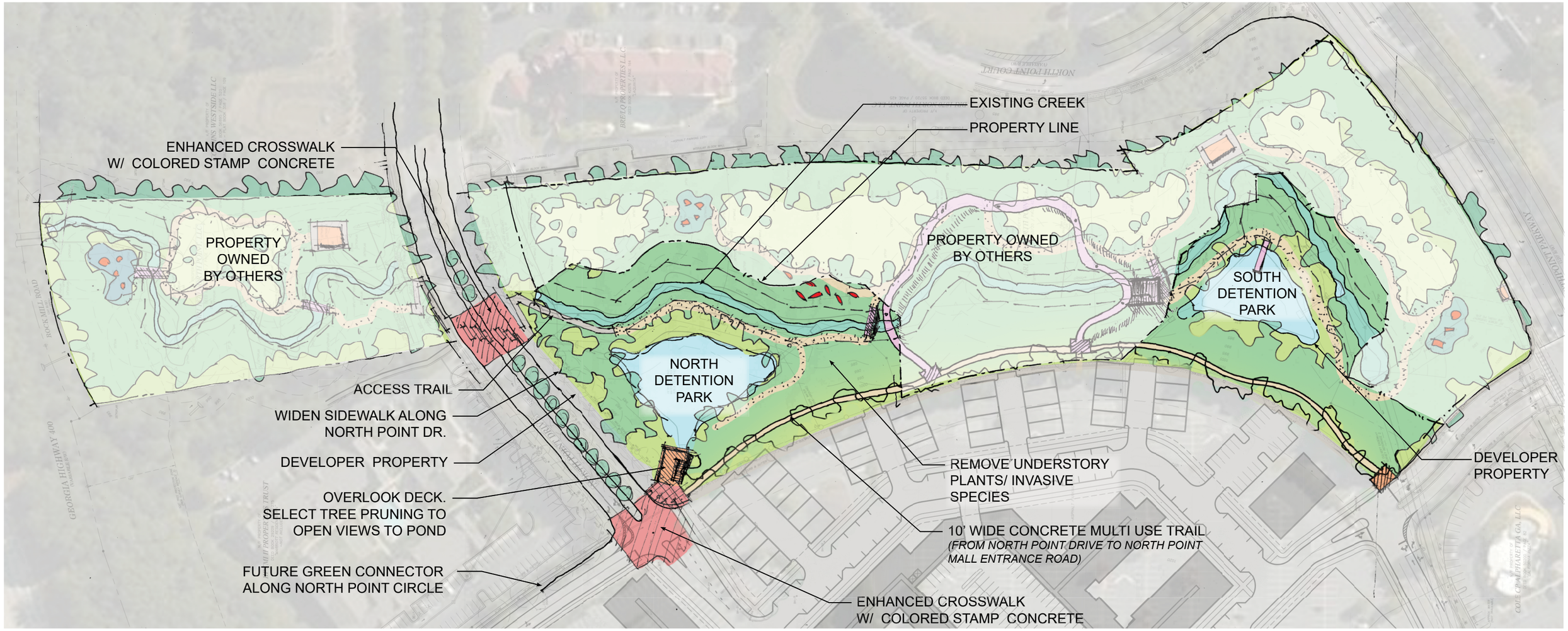
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REZONING APPLICATION EXHIBITS
NORTH POINT MALL - ALPHARETTA, GA

Exhibit F

OWNERSHIP PARCELS











CONCEPT RENDERINGS SUBJECT TO CHANGE

0 30 60 120 180

N

SITE *solutions*

NORTH POINT MALL PARK

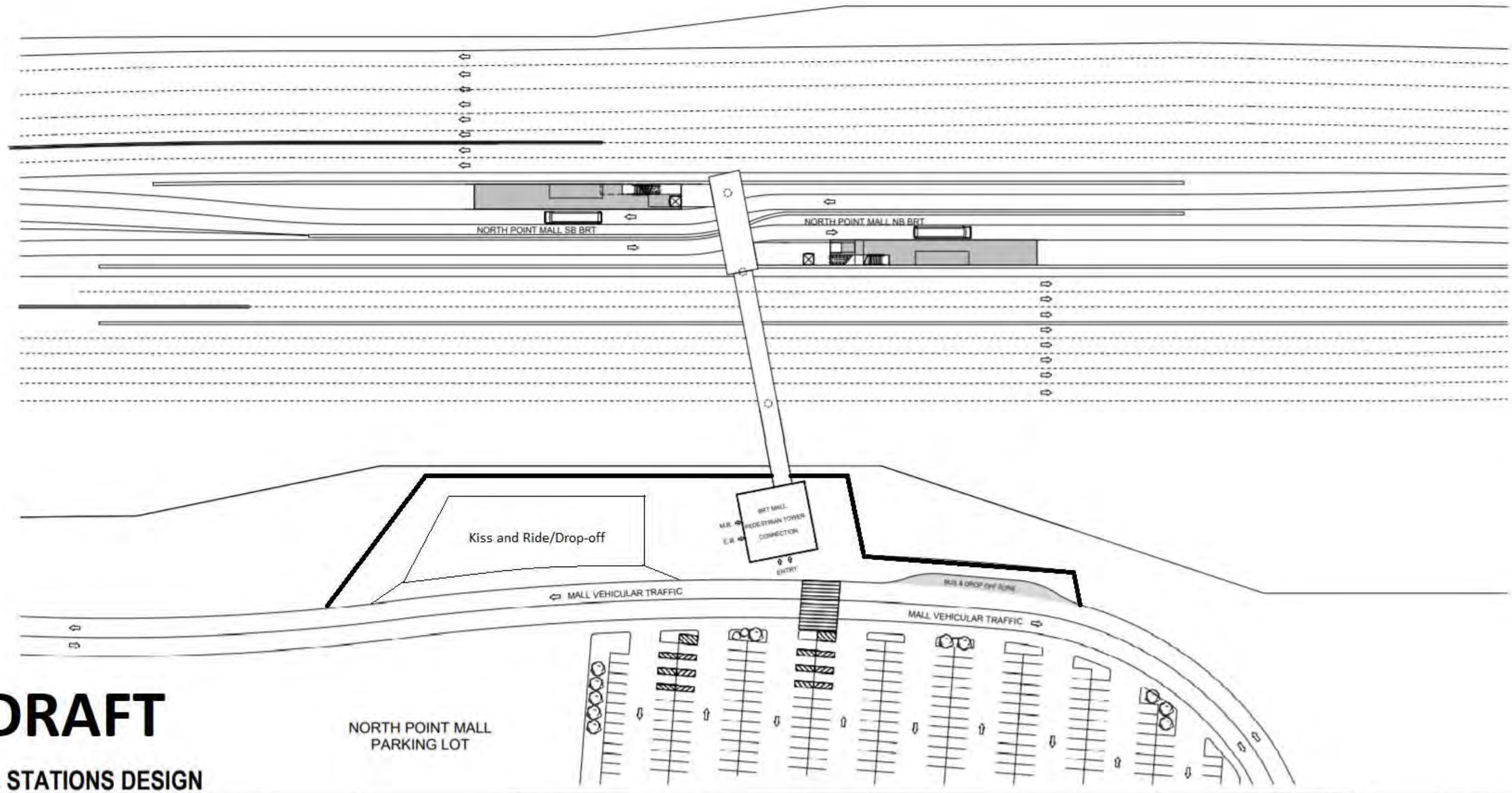
ALPHARETTA, GEORGIA

JULY 29, 2022

EXHIBIT G

NOTES

1. FOR GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND LEGENDS, SEE DRAWING A000



DRAFT

NORTH POINT MALL
PARKING LOT

15% STATIONS DESIGN

REV	DATE	BY	APP	REG. NO.	EXPIRES	SEAL HOLDER	DESCRIPTION

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
IN CHARGE: Approver
DATE: 01/24/2019

marta

GEORGIA 400
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

wsp
425 Market Street
17th Floor
San Francisco, CA 94105
TEL (415) 243-4600

SUBMITTED
APPROVED

GEORGIA 400 BRT STATION

ALTERNATIVE E1

NORTH POINT MALL SITE PLAN

CONTRACT NO:
DRAWING NO: A2.101
REV:
SCALE:
SHEET NO:

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8/10/2020 5:00:44 PM

Exhibit H

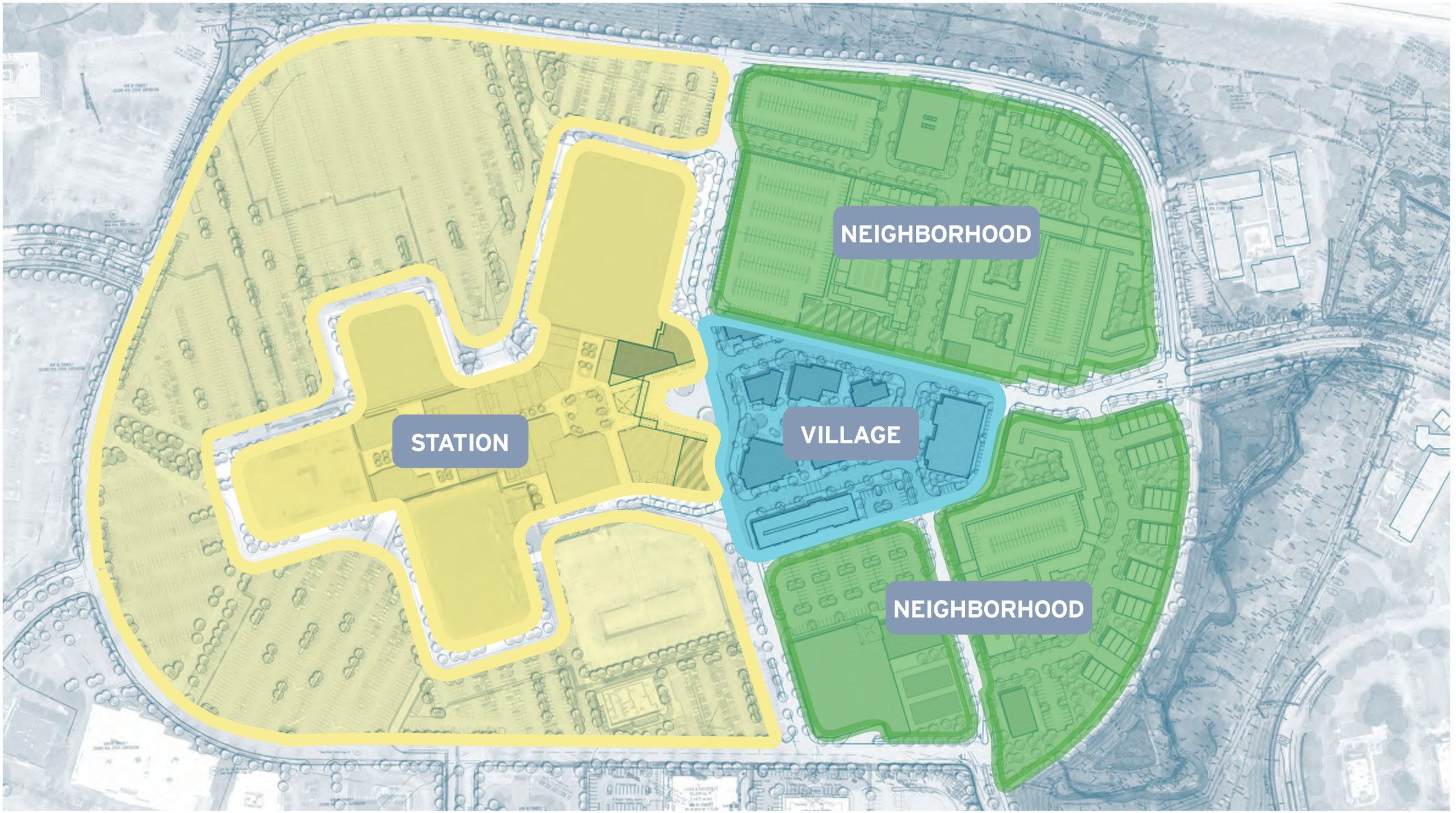
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DESIGN STANDARDS

URBAN DESIGN ZONES

MASTER PLAN - URBAN DESIGN - PLACE ZONES

Exhibit H



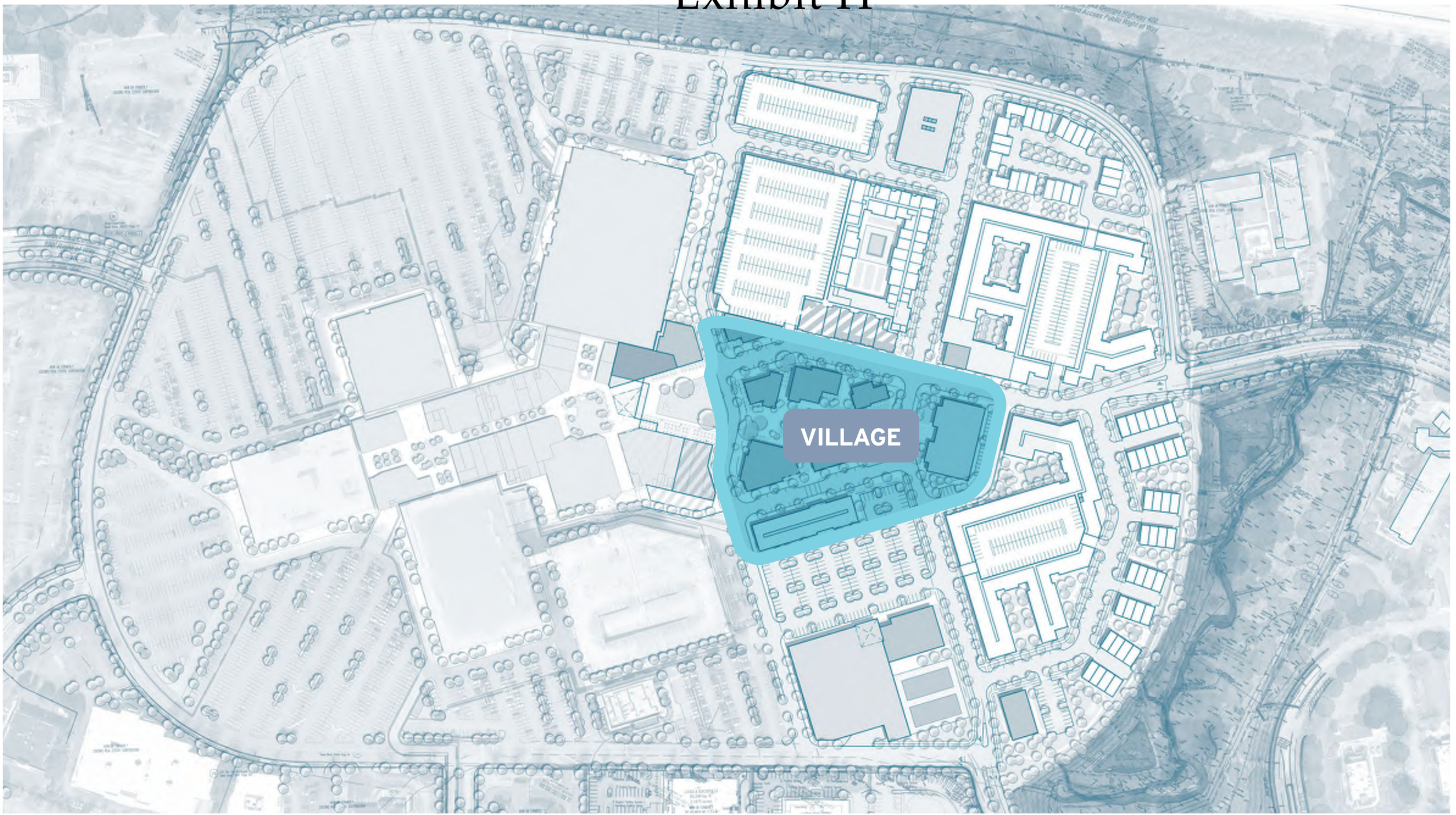
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REZONING APPLICATION EXHIBITS
NORTH POINT MALL - ALPHARETTA, GA

MASTER PLAN - VILLAGE ZONE

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REZONING APPLICATION EXHIBITS
NORTH POINT MALL - ALPHARETTA, GA

VILLAGE COMMON THREADS

Exhibit H

ADAPTED HERITAGE BUILDINGS

Every Great Place has a Back-Story. This is especially true at the heart of great places, where a sense of the root from which the town sprung if often present. It is a wonderful design narrative to establish founding buildings or built remnants in the composition. The visual ambiance of old and new together, creates an accessible, funky, and romantic experience.



KETTLE BLACK - LOS ANGELES



ECCLESTON YARDS - LONDON



TKISTVILI COMPLEX - TBILISKI



DTLA ARTS DISTRICT - LOS ANGELES

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VILLAGE COMMON THREADS

Exhibit H

MODERN FARM INDUSTRIAL

A Complementary element of a successful back-story is one that **propels the environment towards present-day considerations of aesthetics, tenant flexibility, and timelessness adaptation to change.** The use of Farm industrial detailing here connotes agriculture, and a hand-crafted "farm to table" ambiance, integrating well with Food and Beverage, Landscape and special moments rooted in the region. The North Point Overlay refers to this approach as Eclectic Industrial Vernacular.

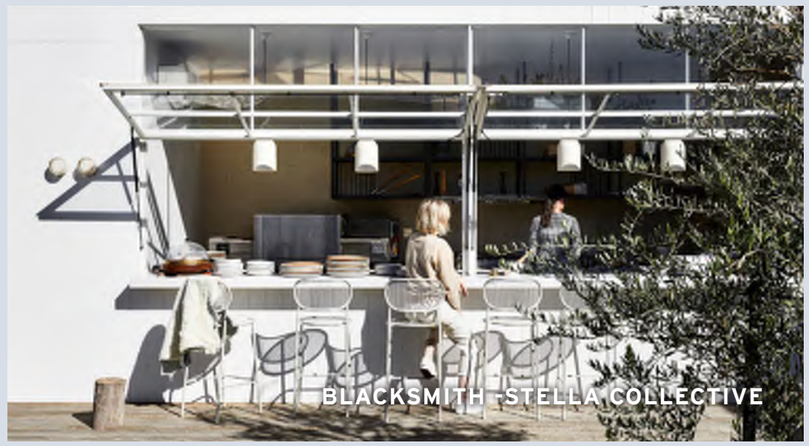


HEIGHTS MERCANTILE - HOUSTON



HEIGHTS MERCANTILE - HOUSTON


ONE PASEO - SAN DIEGO


BLACKSMITH - STELLA COLLECTIVE

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DESIGN STANDARDS

VILLAGE

Exhibit H

BUILDING DESIGN

EACH VILLAGE RETAIL BUILDING WORKS TOWARDS ITS OWN DESIGN IDENTITY AS PART OF A COLLECTION.

What follows are some inspirations for our Conceptual Approach - understanding these will also be influenced by Retail Leasing to marry well with the various tenants who will occupy the spaces.

The intent within the Village architectural collection is a series of expressions that create a sense of having been organically built over time. Materials and massing will create a cohesive yet unique composition of buildings that hold together as one Village.

Village buildings should have variety in height and reinforce the Pedestrian experience by encouraging outdoor patios, creating covered outdoor space, and framing public space view corridors.







+ ENCOURAGED

Unique and well designed buildings with a cohesive yet varied mix of materials and style vernacular.

Curated building types with some shared material types and detailing, including generous covered porch expressions.

- DISCOURAGED

Random mix of aesthetics with no intention.

Extreme variety in styles, colors or overly ornate designs that don't fit the context of the development at large.



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VILLAGE

Exhibit H

"HOMESTEAD" BUILDINGS

The spirit of the modern farmhouse is expressed using honest and simple materials. The intention is to evoke a sense of clean contrasted tones with subtle crisp detailing that hearkens back to southern homes of the region.









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CONCEPTUAL VIEW - VILLAGE-HOMESTEAD BUILDINGS

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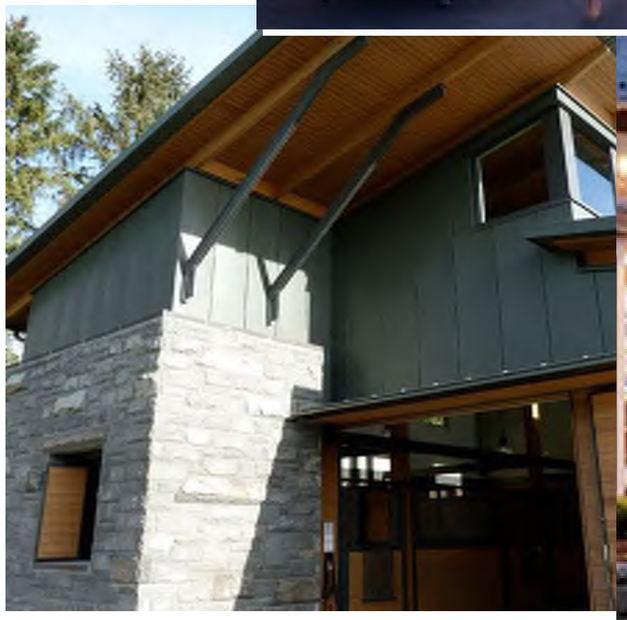
VILLAGE

Exhibit H

STABLES BUILDING

Approaching the Village Corner from the east, a smaller structure reminiscent of a stables building welcomes visitors. Gardens and covered porches extend this building's presence on all sides.









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EYE LEVEL CONCEPTUAL VIEW - VILLAGE-STABLES BUILDING

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DESIGN STANDARDS

VILLAGE

Exhibit H

DISTILLERY BUILDING

The ambiance of an Agribusiness Operation is expressed in a Modern Barn Structure we conceptually refer to as the Distillery. Grand indoor/outdoor spaces, social energy, and Food, Beverage and Entertainment opportunities abound in this Village anchor structure (with its own central garden.)









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EYE LEVEL CONCEPTUAL VIEW - VILLAGE-DISTILLERY BUILDING

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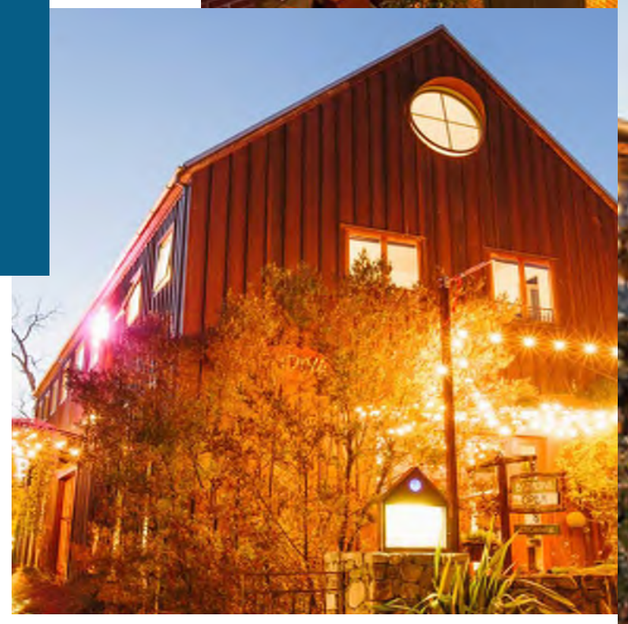
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Exhibit H

STOVE HOUSE BUILDING

While the Homestead Structure is inspired by an adapted residence, the Stovehouse stands across from it is a village element inspired by kitchen buildings, bakeries, mills and structures where food is produced. This building also lends itself to two-story massing with dining overlooking the village public spaces.









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EYE LEVEL CONCEPTUAL VIEW - VILLAGE - STOVE HOUSE BUILDING

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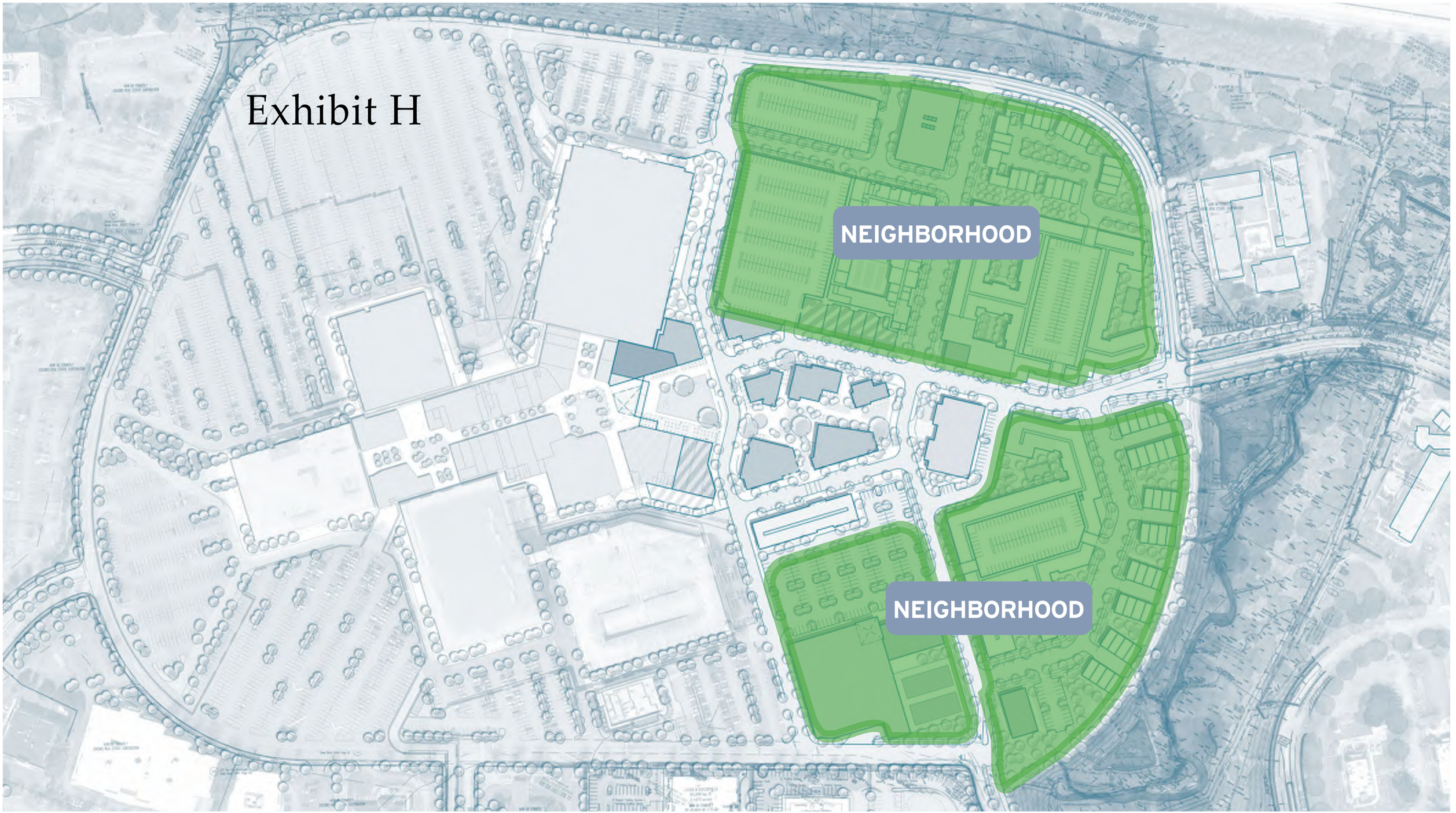


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MASTER PLAN - NEIGHBORHOOD ZONE

Exhibit H



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REZONING APPLICATION EXHIBITS
NORTH POINT MALL - ALPHARETTA, GA

NEIGHBORHOOD COMMON THREADS

Exhibit H

NEIGHBORHOOD RESIDENTIAL

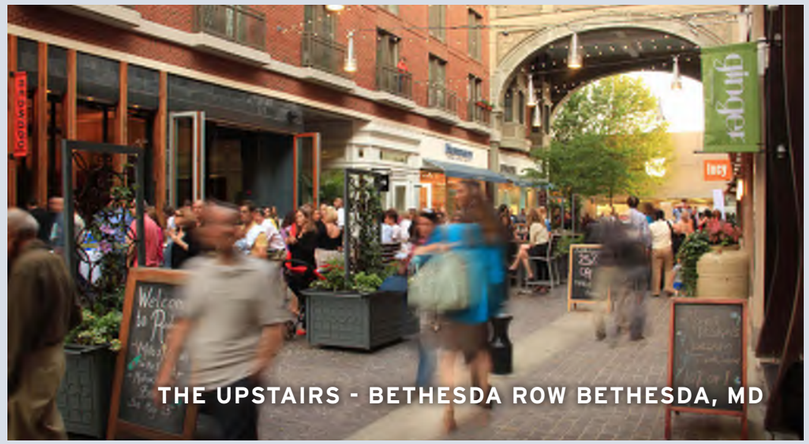
The Residences of north point will express active living and style in a neighborhood where the greatest amenity is being connected to a social village environment with many things to do both day and night. Both Regional Inspiration and nuanced modern details will inspire the design of Buildings that make Great Streets, Courtyards, and Public Spaces.



ARROWWOOD NORTH BETHESDA, MD


BANNER HILL - BALTIMORE, MD


360 H STREET - WASHINGTON DC


THE UPSTAIRS - BETHESDA ROW BETHESDA, MD

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NEIGHBORHOOD COMMON THREADS

Exhibit H

COMMUNITY ACTIVATION

Great Neighborhoods are activated by the residents who utilize public spaces intuitively. Community stakeholders will be invited to sponsor events that are unique and relevant, while a series of creative elements will help people find their own space. Such ever-changing walkable places promote happiness and wellness.









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NEIGHBORHOOD COMMON THREADS

MULTI MODAL CONNECTIVITY

A central focus to redeveloping North Point Mall will be planning for Multi-modal Connections to the site. Route 400 is planned for a new Marta Station that will promote transit-based access. Meanwhile the "Alphaloop" is set to create regional connections, Eco-Districts, and a substantial Storm-Water Park on the south edge of the site.









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NEIGHBORHOOD COMMON THREADS

Exhibit H

STOREFRONTS AND SIDEWALKS

The Sidewalk environment is brought to life through artful expression of tenant identity in Storefronts, Signage, Outdoor Seating, Merchandising and more. Varied landscape and street furnishings will set off each block with a sense of uniqueness throughout the neighborhood.



PIKE AND ROSE - ROCKVILLE







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NEIGHBORHOOD DESIGN STANDARDS

BUILDING DESIGN

NEIGHBORHOOD ARCHITECTURAL MASSING EXPRESSES AN AUTHENTIC AND VARIED URBAN FACADE INCREMENT, SO AS TO PROMOTE A TIMELESS MAIN STREET AMBIANCE OF MODERN AND TRADITIONAL DETAILING COMBINED WITHIN THE BLOCKS.

The intention behind scalable Urban Facade Increments is to create a balanced and articulated series of street walls that create organic and textured streets.

Buildings should be visually articulated with respect to pedestrian interest and site lines. Also, due to the storefront flexibility needed on Retail Streets, ground-floor portions of facades can utilize independent facade rhythms (when needed) to express the vibrant line up on businesses at their base.

Building massing on longer blocks should encourage a variety of facade setbacks and material approaches as practical (to be generally perceived as a series of buildings rather than one large "super block."





Exhibit H

+ ENCOURAGED

High-quality articulated facades with a cohesive yet varied mix of materials and fenestration rhythms.

Curated building material pallete with varied massing and bold features.

- DISCOURAGED

Random mix of facade approaches and materials with no sense of project curation.

Extreme variety in styles, colors or overly ornate designs that don't fit the context of the development at large.

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EYE LEVEL CONCEPTUAL VIEW - PHASE 1 MULTI-FAMILY MIXED-USE

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0 100 200 400

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REZONING APPLICATION EXHIBITS
NORTH POINT MALL - ALPHARETTA, GA

AERIAL CONCEPTUAL VIEW - PHASE 1 MULTI-FAMILY MIXED-USE

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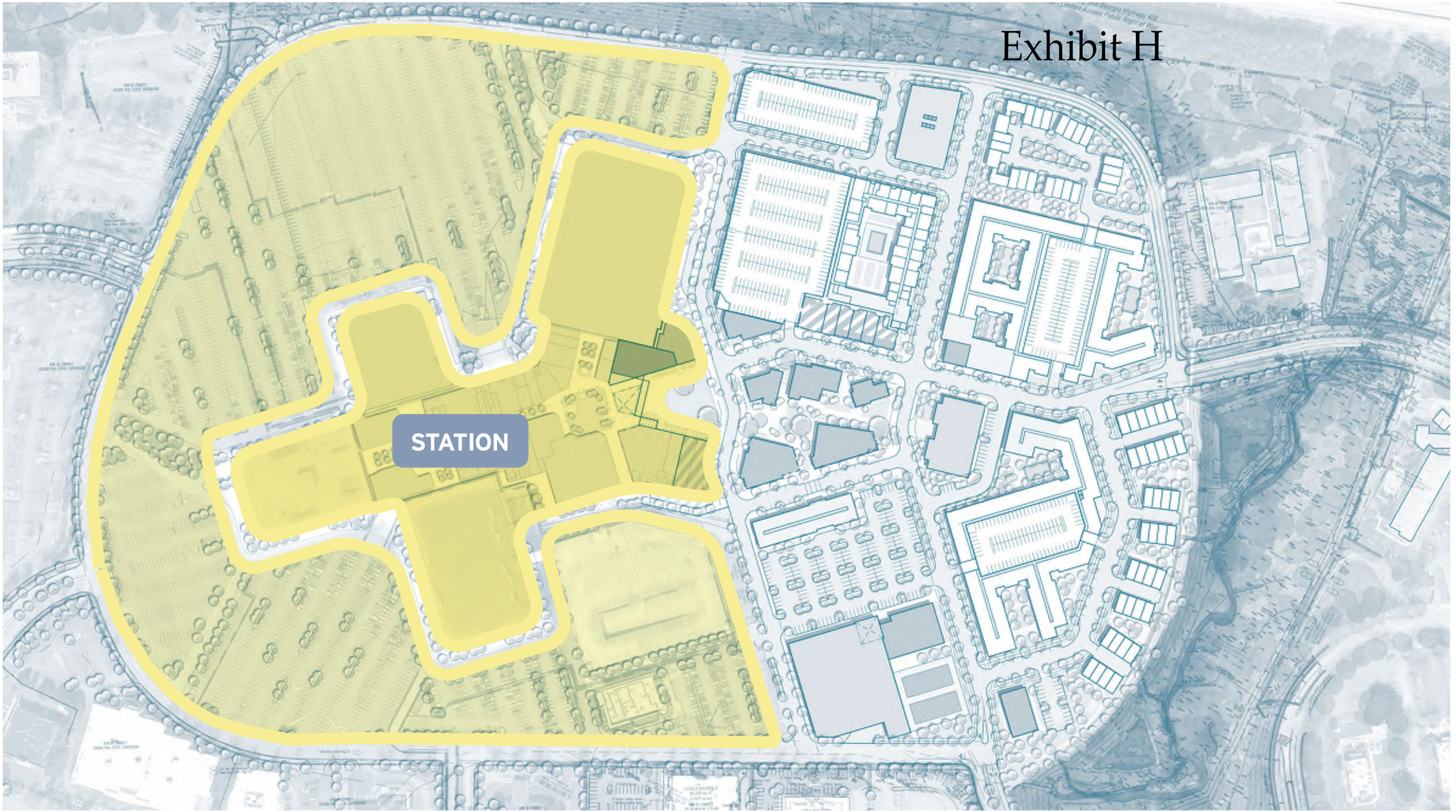
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REZONING APPLICATION EXHIBITS
NORTH POINT MALL - ALPHARETTA, GA

MASTER PLAN - STATION ZONE

Exhibit H



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REZONING APPLICATION EXHIBITS
NORTH POINT MALL - ALPHARETTA, GA

STATION DESIGN STANDARDS

Exhibit H

BUILDING DESIGN

OUR VISION FOR BRIDGING THE NEW MALL EAST ENTRY THRESHOLD AND EVENT PLAZA WITH THE VILLAGE AND NEIGHBORHOOD BLOCKS WILL BE ACHIEVED THROUGH SEAMLESS AND THOUGHTFUL ACTIVATION OF OPEN SPACE AND CONSISTENT INDOOR/OUTDOOR STOREFRONT EMPHASIS THROUGHOUT.

The Station is our Conceptual nomenclature for the new East Mall Entry Threshold - which reflects its scale and purpose in the Urban Design story for the Village. The Station embraces the main gathering lawn. Bringing a mix of well programmed tenants, flexible outdoor space and an iconic experience that not only announces the mall entry but hosts a series of potential activities that vary from concerts to seasonal festivals and farmers markets, art fairs, ice skating, and more.



+ ENCOURAGED

Unique and well designed facades with a cohesive yet varied mix of materials and styles.

Curated building types with varied massing and simple

- DISCOURAGED

Random mix of aesthetics with no intention.

Extreme variety in styles, colors or overly ornate designs that don't fit the context of the development at large.



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NEW YORK LIFE studioOutside Kimley»Horn

DESIGN STANDARDS
STATION

Exhibit H

PLATFORM

Shopping malls often share much in common with train stations in their structuring of space. Yet the new east face of north point is inspired by other grand elements of city stations like civic steps, platform canopies and gateway moments.









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DESIGN STANDARDS
STATION

Exhibit H

GREAT PORCH

A seamless transition between mall conditioned space and the outdoor environment is made through a transition zone called the great porch. The objective is to diminish the importance (and barriers) of the front doors itself.









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EYE LEVEL CONCEPTUAL VIEW - STATION (NEW EAST MALL ENTRANCE)

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EYE LEVEL CONCEPTUAL VIEW - STATION (NEW EAST MALL ENTRANCE)

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EYE LEVEL CONCEPTUAL VIEW - STATION (NEW EAST MALL ENTRANCE)

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NORTH POINT MALL - INTERIOR RENOVATION CONCEPTS

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REZONING APPLICATION EXHIBITS
NORTH POINT MALL - ALPHARETTA, GA

NORTH POINT MALL - INTERIOR RENOVATION CONCEPTS

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Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Renderings are conceptual and subject to change

Exhibit H



Stantec

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Stantec

Renderings are conceptual and subject to change

VONMAUR

Exhibit H



Preliminary Concept Design - December 2021

Stantec

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Stantec

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Stantec

Renderings are conceptual and subject to change

Exhibit H

Preliminary Concept Design - December 2021

Stantec

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Stantec

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Stantec

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Stantec

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Stantec

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Stantec

Renderings are conceptual and subject to change

Exhibit H



Preliminary Concept Design - December 2021

Stantec

Exhibit H

4.2

DESIGN STANDARDS

FACADE + RETAIL + SIGNAGE GUIDELINES

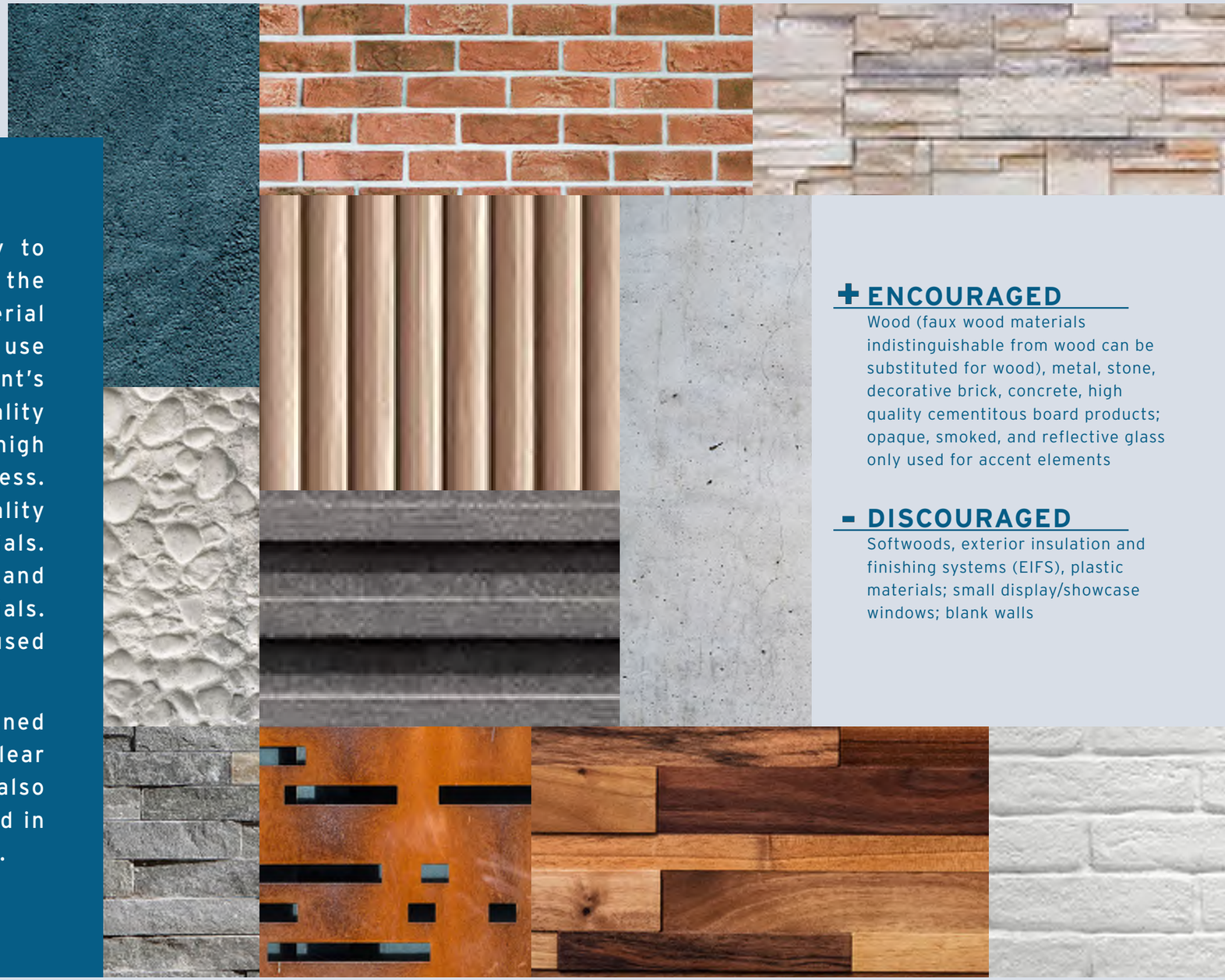
FACADE + STOREFRONT MATERIALS

Exhibit H

FACADES & STOREFRONTS

Each building will be provided with the opportunity to uniquely display identity, while also establishing the building's character at street level. The choice of material is a key component of creating an inviting mixed use environment that reflects the character of North Point's brand. The architecture should achieve a high-quality design by using durable materials, while providing a high degree of care to create character, identity and uniqueness. Wood, metal, stone, cast stone, concrete, and high quality cementitous board products are recommended materials. Similarly, durable, smooth exterior grade hardwoods, and other fire resistive materials, are acceptable materials. Opaque, smoked, or reflective glass should only be used for accent / spandrel elements.

Regardless of the material, buildings should be designed with intentionality in massing and style to create clear distinctions of scale and detail. Buildings should also reflect a coherent Urban Design character as described in the design zones documented previously in Section 4.1.



+ ENCOURAGED

Wood (faux wood materials indistinguishable from wood can be substituted for wood), metal, stone, decorative brick, concrete, high quality cementitous board products; opaque, smoked, and reflective glass only used for accent elements

- DISCOURAGED

Softwoods, exterior insulation and finishing systems (EIFS), plastic materials; small display/showcase windows; blank walls

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TORTI GALLAS + PARTNERS TRADEMARK

RETAIL FACADE COLOR

Exhibit H



Colors create variety that brings streetscapes to life. The choice of colorful materials or paint are very important in creating a thriving retail environment. Colors within a single facade should be complementary while celebrating the Tenant's unique brand and personality.

- Colors will be used to tie together all parts of the storefront architecture.
- The color scheme should take into consideration and complement adjacent storefronts
- The landlord will ultimately be responsible for approving all color palettes.

+ ENCOURAGED

Unique and cohesive color palettes

- DISCOURAGED

Use of too many colors on an individual storefront, conflicting color schemes on adjacent storefronts, same color on adjacent storefronts













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RESIDENTIAL FACADE COLOR Exhibit H



The choice of color is very important in crafting a fantastic mixed use environment. Colors should be considered in both materiality and paint. Colors should be coordinated and complement one another.

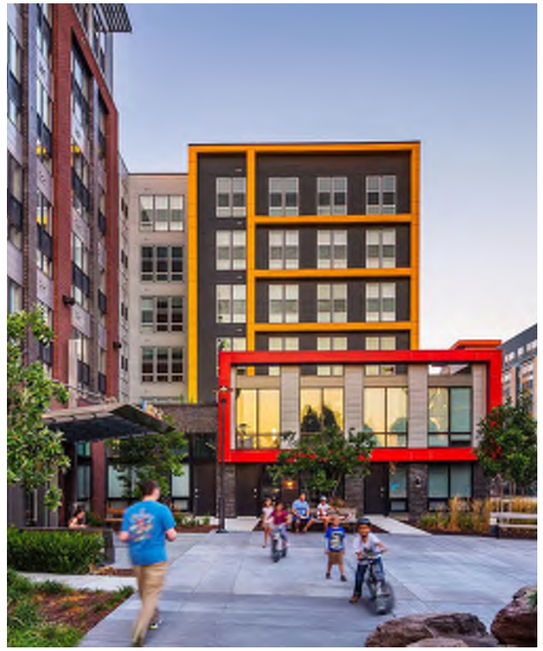
- Colors will be used to tie together all parts of the architecture.
- The color scheme should take into consideration and complement adjacent building designs.
- The Property Management team will ultimately be responsible for reviewing and approving all facade color palettes.

+ ENCOURAGED

Unique and cohesive color palettes

- DISCOURAGED

Use of too many colors on any one facade, conflicting color schemes













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THE DISPLAY ZONE

Exhibit H













Vision Windows

The transparent portions of storefront are a Tenant's primary means of marketing to passing customers, either as pedestrians or in passing vehicles. The display of products and services adds visual variety, light, and color to the streetscape.

Creative solutions for restaurant windows are encouraged, such as ledges for seating both inside and out or garage doors rolling open to create more room. Floor to ceiling glass doors are also permitted, depending on Landlord's approval.

1. In any 50-foot increment of a Tenant facade exposed to a public way, a minimum of sixty percent (50%) of the frontage should be vision windows or doors. Opaque glazing elements do not contribute to vision window area Exception: Landlord may allow that businesses with significant security concerns (jewelry stores, banks, etc.) May reduce visible exposure, or with very creative store Brand-Expression.
2. UV protected glass or films should be used to minimize discoloration of merchandise.
3. Tenants may use window tinting, films, canopies, and UV-reflective coatings to protect from solar damage. Glass tinting, operable shades, or any other application that decreases visibility will require the Landlord's written approval.

Vitrines and Bay Windows

Where approved as part of a shopfront design, recessed and projecting storefront elements with glazed elements and display windows may contribute to the overall length of vision window.

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STOREFRONT AND ENTRIES

Exhibit H













The **Storefront** is the system of glazing used between the structural elements of a complete shopfront. The systems may be classified as windows, bay windows, storefront, window wall, curtain wall, or assembled using custom framing solutions and glazing. As retail demising varies throughout, storefront glazing may be replaced with a solid infill to conceal Tenant demising walls.

Doors and entries may contrast with or complement the storefront framing systems.

1. Slopes in sidewalk zones may require recessed entries and curbs at the base of glazing systems to transition from exterior to interior. See Architectural drawings.
2. Curbs and other solid elements for glazing that contributes to the minimum 50% glazed storefront frontage must be no higher than 2.5 feet
3. All enclosure systems must provide a secure weather enclosure.
4. Vertical elements may be used to break up large areas of storefront glazing and may occur at the edges of a storefront to frame the windows or provide a complementary material within a group of windows.
5. Opaque, frosted, and milky panels within the primary storefront may not cover more than thirty percent 30% of storefront glazed area.
6. Vertical storefront panels may provide opportunities for the location of secondary storefront signage.
7. Amount of coverage by panels within the secondary storefront zone depends on Landlord approval.
8. Solid infill panels may match the storefront framing finishes or may introduce contrasting or complementary materials.
9. All storefront materials should be compatible with, and complementary to, the overall storefront design.

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BAYS AND RECESSES

Exhibit H













Tenant enclosures may include projections no more than two feet (2'-0") from the Tenant's lease line unless otherwise approved by Owner. Recessed areas have no limits. With this, Tenants may be allowed to "push" or "extend" their storefronts beyond the designated sidewalk merchandising zone within the "Display Zone" not to extend into the Public Right-of-Way.

Recessed doors are encouraged because of their sheltering benefits and the variety they bring to the streetscape.

- The outer face of a shopfront may extend two feet (2'-0") into the sidewalk beyond the lease line. All shopfront projections must be within the building setback lines adjacent to vehicular rights of way.
- Shopfront projections may not inhibit a clear pedestrian pathway.
- Shopfront projections may not require alterations to base building architecture or landscape features unless approved by the Landlord.

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AWNINGS AND CANOPIES

Exhibit H













An **awning or canopy** is any overhead structure on a frame attached to a building facade and projecting outward. They are used to protect shoppers, outdoor seating, and merchandise from the elements. They tell customers where shops are located, announce entrances, provide surfaces for marketing/branding, and provide shelter.

Where the Owner has not already built canopies or awnings above a tenant's storefront, Tenants may provide awnings and canopies above their storefront, with approval by the Owner. To ensure a variety of facade strategies, some Tenants may be denied the ability to add awnings and/or canopies, depending on neighboring conditions, adjacent landscape plantings, architectural form, structural attachments, and other physical constraints.

Materials must be durable and fire/fade resistant. Awnings should be on a metal structure with a suitably attractive finish. Fabric and plastic canopies are less preferred due to lack of durability. Canopies should be constructed using metal, glass, or treated wood. Creativity and variety is highly encouraged in designs.

- Retail uses are allowed a maximum projection of five feet (5'-0") from the outermost building face
- Restaurant uses are allowed a maximum projection of ten feet (10'-0") from the outermost building face
- All projections must remain four feet (4'-0") behind vertical plane at the face of the curb line below.
- All projections should be designed to enhance the architectural style of the associated storefront below.
- Projections may be retractable.
- Projections may extend beyond neutral piers to neighboring tenants, but all attachments must be structurally supported only within the Tenant's frontage length.
- Roofs shall be designed to accommodate water drainage away from the base-building. Coordinate required internal drainage with base building architecture.
- Projections may contain lighting features.

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ILLUMINATION

Exhibit H













Building lighting is instrumental in the activation and success of a streetscape. Building lighting is used for the illumination of the building facade, architectural embellishments, storefronts, signs, landscaping associated with store, and building entrances. Used appropriately, lighting can articulate the streetscape in a unique and creative way while also providing for a sense of security after nightfall.

- Tenants are required to keep the front five feet (5'-0") of the interior of the store lit at all times (24/7).
- Light fixtures used for Storefront Lighting should be appropriately scaled to the building facade. They are to be concealed or shielded with diffusers or refractors to avoid glare towards pedestrians, vehicles, building interiors, or the sky.
- Fixtures used for illumination of architectural features should not project direct lighting beyond intended elements. Visible bulbs, colored bulbs, blinking or flashing lights (except as used for seasonal ornamentation), floodlighting, high intensity discharge lighting, or fluorescent lighting, are all prohibited. Neon lighting is not allowed in storefront window display.
- Gooseneck fixtures, sconces, pendants, lanterns, or low-wattage accent spotlights that are traditionally styled or contemporary styled fixtures in traditional form are encouraged. Storefront facades and recessed doorways must always be lit, or as directed by the Owner.

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SIDEWALK RETAIL ZONE

Exhibit H













The Activity + Restaurant Zone is an area of the sidewalk directly in front of the storefront that Tenants can use for further marketing / merchandising beyond the envelope of the building. Tenants can use this area to "beautify" their shop with flower boxes and add benches to encourage pedestrians to pause in front of the store.

- Semi-permanent objects such as ground signs and seating are permitted in this area.
- Tenants are encouraged to utilize and maintain potted plantings along their storefront, particularly in front of building piers.
- Tenants design must be coordinated with any Owner to installed site amenities within the Storefront Activity + Restaurant Zone.

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Exhibit H
TENANT SIGNAGE

TENANTS' SIGN DESIGNS ARE KEY TO CREATING SUCCESSFUL RETAIL ENVIRONMENTS.

UNLIKE TRADITIONAL SHOPPING CENTERS WITH UNIFORM SIGN DESIGNS, MIXED-USE CENTERS GENERATE A SENSE OF PLACE SIMILAR TO TOWNS THAT HAVE EVOLVED OVER DECADES.

Successful places **encourage commercial tenants to promote their brand** through sign design. At the same time, some limitation and guideline for Tenants' design freedom helps hold a district together with a consistent identity and level of **quality that customers expect** from a modern public marketplace. This is more important in urban mixed-use setting than in traditional shopping centers.

To ensure the retail environment is engaging, unique and well detailed, these Tenant Sign Design Guidelines help the Tenants and the Property Landlord freedom to communicate through signs, but in a consistent language of form, color, and materials.

North Point will become the home of dozens of retailers and eateries, set within a new walkable semi-urban neighborhood unique to the City of Alpharetta. The commercial environment will **contribute to the vibrancy of the entire district** through an experiential blend of architectural expression and engaging streetscapes. The Tenant Sign Design Guidelines provide necessary standards to create a high-quality and diverse interface with the public realm.

Note: All diagrams in these guidelines are intended to show the extent and character of retail storefronts. They are not intended to be representative of any specific Tenants or retail categories. All images are for illustrative purposes only.











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STAFF REPORT

Submitting Department: Administration
Submitted By: Lauren Shapiro
Sponsored By:
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS
APPROVAL OF THE FOLLOWING ALCOHOLIC BEVERAGE LICENSE APPLICATIONS:

1. PH-22-AB-33 R & A HOSPITALITY GROUP, LLC
D/B/A COALITION FOOD AND BEVERAGE
50 CANTON STREET SUITE 108, ALPHARETTA, GA 30009

RESTAURANT
CONSUMPTION ON PREMISES
LIQUOR, BEER, WINE & SUNDAY SALES
OWNER: R & A HOSPITALITY GROUP, LLC
REGISTERED AGENT: ANDREA BURCH

2. PH-22-AB-34 SHRISHA FOODS, LLC
D/B/A MH-15
3630 OLD MILTON PARKWAY UNIT 120, ALPHARETTA, GA 30005

RESTAURANT
CONSUMPTION ON PREMISES
BEER, WINE & SUNDAY SALES
OWNER: SHRISHA FOODS, LLC
REGISTERED AGENT: PRATIK KASRALIKAR

3. PH-22-AB-35 THAI CANDLE, LLC
D/B/A DISTRICT III
7140 AVALON BOULEVARD ALPHARETTA, GA 30009

RESTAURANT
CONSUMPTION ON PREMISES
LIQUOR, BEER, WINE & SUNDAY SALES
OWNER: THAI CANDLE, LLC
REGISTERED AGENT: BILLY LEWIS

II. RECOMMENDATION:

Approve the following alcoholic beverage license applications as part of the Consent Agenda:
1. **PH-22-AB-33 R & A Hospitality Group, LLC**, d/b/a Coalition Food and Beverage, 50 Canton Street Suite 108, Alpharetta, GA 30009
2. **PH-22-AB-34 Shrisha Foods, LLC**, d/b/a MH-15, 3630 Old Milton Parkway Unit 120, Alpharetta, GA 30005
3. **PH-22-AB-35 Thai Candle, LLC**, d/b/a District III, 7140 Avalon Boulevard Alpharetta, GA 30009

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:

The above referenced Alcoholic Beverage Licenses Applications were heard and considered during a virtual Alcohol License Public Hearing on Monday, November 21, 2022. There were no public comments during the hearing. At the conclusion of the hearing, City Clerk, Lauren Shapiro, recommended approval and forwarded the above referenced applications to City Council for final approval.

V. ALTERNATIVES:

Do not approve the alcoholic beverage license applications or remove from the consent agenda for further discussion.

VI. ATTACHMENTS:

Alcohol License Public Hearing Minutes 11-21-22

ALCOHOL LICENSE PUBLIC HEARING
NOVEMBER 21, 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: 891 2249 7488

II. CALL TO ORDER

- City Clerk Lauren Shapiro called the meeting to order at 2:00 p.m.

III. ROLL CALL

- Lauren Shapiro, City Clerk
- Kiersten VanHorn, Assistant City Clerk
- Beau Smith, Code Enforcement Officer
- Ana Leddon, Owner of Coalition Food and Beverage
- Deepti Joshi, Owner of MH-15
- Larry Stark, Co-Owner of District III

IV. PUBLIC HEARING

A. PH-22-AB-33 R & A Hospitality Group, LLC
d/b/a Coalition Food and Beverage
50 Canton Street
Alpharetta, GA 30009

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

Owner: R & A Hospitality Group, LLC
Registered Agent: Andrea Burch

- Ms. Ana Leddon, owner of Coalition Food and Beverage located at 50 Canton Street, Suite 108 Alpharetta, GA 30009, was present on the call.

- Ms. Leddon stated she is the new owner of Coalition Food and Beverage and she is applying for the same alcohol license held by the previous owner.
- Ms. Leddon stated she is familiar with the City of Alpharetta's alcohol ordinances.
- Ms. Leddon owns another business with an alcohol license in Roswell.
- Ms. Leddon stated there are approximately 5 employees working at the location.
- Ms. Leddon stated they are using the Training Institute for Responsible Vendors for their alcohol serving training.
- Ms. Shapiro reminded Ms. Leddon that the employees will need to have pouring permits and the business will need to obtain their state of Georgia alcohol license as well to which Ms. Leddon confirmed they have applied and it is in process.
- Ms. Shapiro confirmed with Officer Smith that staff has reviewed the application and the business has met all the requirements to obtain a City of Alpharetta alcohol license. Ms. Shapiro then recommended the application be forwarded to City Council for approval. She advised the applicant that a representative will need to appear at the City Council meeting on Monday, November 28, 2022, at 6:30 pm.

B. PH-22-AB-34 Shrisha Foods, LLC
d/b/a MH-15
3630 Old Milton Parkway Unit 120
Alpharetta, GA 30005

Restaurant
Consumption on Premises
Beer, Wine & Sunday Sales

Owner: Shrisha Foods, LLC
Registered Agent: Pratik Kasralikar

- Ms. Deepti Joshi, owner of MH-15 and located at 3630 Old Milton Parkway Unit 120, Alpharetta, GA 30005, was present on the call.
- Ms. Joshi stated this is an existing restaurant and has been in business for almost 2 years. They are a vegetarian restaurant.
- Ms. Joshi stated she is familiar with the City of Alpharetta's alcohol ordinances.
- Ms. Joshi stated there are 5 employees. It is a wait-table restaurant.
- Ms. Joshi stated they will hire an agency to train staff on how to serve alcohol within the next week.
- Ms. Joshi confirmed employees will need to obtain their pouring permits.
- Ms. Shapiro reminded Ms. Joshi the business will need to obtain a State of Georgia alcohol license once the local license is issued.
- Ms. Shapiro confirmed with Officer Smith that staff has reviewed the application and the business has met all the requirements to obtain a City of Alpharetta alcohol license. Ms. Shapiro then recommended the application be forwarded to City Council

for approval. She advised the applicant that a representative will need to appear at the City Council meeting on Monday, November 28, 2022, at 6:30 pm.

- Ms. Joshi asked to confirm if she was not able to attend this City Council meeting, that a representative could attend in her place. Ms. Shapiro confirmed that any representative who was familiar with the business and its operations would be authorized to represent the restaurant at the City Council meeting.

C. PH-22-AB-35 Thai Candle, LLC
d/b/a District III
7140 Avalon Boulevard
Alpharetta, GA 30009

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

Owner: Thai Candle, LLC
Registered Agent: Billy Lewis

- Mr. Larry Stark, co-owner of District III and located at 7140 Avalon Boulevard, Alpharetta, GA 30009, was present on the call.
- Mr. Stark stated this is an existing restaurant and they are the new owners how took over ownership in July 2022. The restaurant was established in 2017.
- Mr. Stark stated he is familiar with the City of Alpharetta's alcohol ordinances. They currently own another restaurant in Alpharetta called Thai Squared which has a beer and wine license.
- Mr. Stark stated they have 4-6 employees serving alcohol and they have pouring permits. He stated they will be doing TIPS Training to review alcohol serving rules.
- Ms. Shapiro reminded Mr. Stark they will need to obtain a State of Georgia alcohol license.
- Ms. Shapiro confirmed with Officer Smith that staff has reviewed the application and the business has met all the requirements to obtain a City of Alpharetta alcohol license. Ms. Shapiro then recommended the application be forwarded to City Council for approval. She advised the applicant that a representative will need to appear at the City Council meeting on Monday, November 28, 2022, at 6:30 pm.

V. PUBLIC COMMENT

- There were no public comments

VI. ADJOURNMENT

- City Clerk Lauren Shapiro adjourned the hearing at 2:15 p.m.

Respectfully submitted,

Kiersten VanHorn

Kiersten VanHorn, Assistant City Clerk

STAFF REPORT

Submitting Department: Finance
Submitted By: Shawn Mitchell
Sponsored By:
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING SEPTEMBER 30, 2022
APPROVAL OF THE CITY OF ALPHARETTA'S FINANCIAL MANAGEMENT REPORT FOR THE MONTH ENDING SEPTEMBER 30, 2022.

II. RECOMMENDATION:

Approve the Financial Management Report for the month ending September 30, 2022 (period 3 of Fiscal Year 2023).

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:

Do not approve the financial management report for month ending September 30, 2022 as part of the consent agenda and remove this item from the consent agenda.

VI. ATTACHMENTS:

FY 2023 Financial Management Report for the month ended September 30, 2022, FY 2022 End of Year Financial Update 11-2022

City of Alpharetta, GA

Finance Department
2 Park Plaza, Alpharetta, GA 30009
Thomas G. Harris, Finance Director
(678) 297-6094 (o)
www.alpharetta.ga.us

Financial Management Reports

for the month ending

September 30, 2022

(period 3 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 2023

Table of Contents

Performance Dashboard 1

Transmittal Letter 2

General Fund 6

- Revenue Summary and Collection Comparison 7
- Expenditure Summary by Department 9
- Expenditure Summary by Category 10

Grant and Capital Funds 11

- Grant Funds 12
- Capital Funds 16
- Special Revenue Funds (w/capital projects) 27

Other Reports 30

- Payments $5,000 and Greater 31
- PO's between $5,000 and $50,000 34
- GAAP Financial Statements (Governmental/Enterprise Funds) 35

Alpharetta Development Authority 41

- Revenue & Expenditure Report 42
- GAAP Financial Statements 44

Republic Services

- Accountability and Performance Dashboards (available online – link below):

  https://www.alpharetta.ga.us/government/departments/finance/services/trash-and-recycling

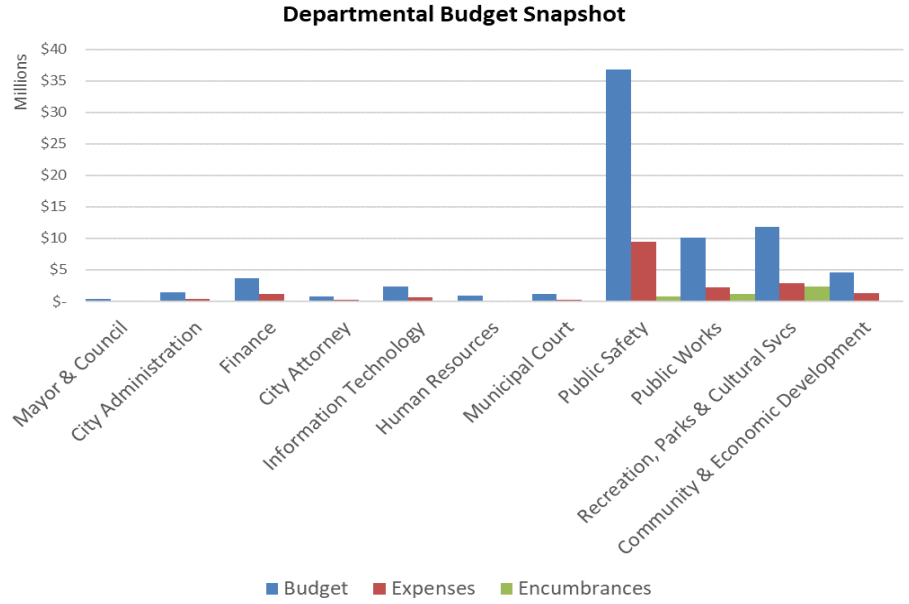
CITY OF ALPHARETTA

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

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property Taxes (incl. Motor Vehicle taxes)	↑	$950,000
Local Option Sales Tax	↑	$2,325,000
Franchise Tax	↓	($350,000)
Insurance Premium Tax	↑	$593,627
Alcohol Beverage Excise Tax	↑	$200,000
Building Permit Fees	↑	$150,000
Business and Occupational Tax	↔	$0
Court/Traffic Fines	↑	$280,500
Recreation/Special Event Fees	↔	($100,338)
Hotel/Motel Tax (City portion)	↑	$618,750
Other Revenues	↔	($66,937)
Minimum Surplus Goal Needed to Fund Capital: ***($15M Annual Capital Need less $3M allocated in the budget)***		**$12M**
Less: Projected Revenue Gain		**($4.6M)**
Less: Projected Expenditure Savings		**($3.5M)**
Favorable (Unfavorable) Net Surplus vs $15M Capital Need:		**($3.9M)**



FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (1)	↑	↑	$772,892
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	$93,901
Confiscated Assets Fund (State)	↔	↔	$0
Emergency 911 Fund (1)	↔	↔	$96,224
Impact Fee Fund	↔	↔	$118,471
Hotel/Motel Fund (1)	↑	↑	$417,821
Debt Service Fund	↑	↑	$767,968
Proprietary Funds			
Solid Waste Fund (2)	↔	↔	$0
Risk Management Fund	↔	↔	$1,434,177
Medical Insurance Fund	↔	↔	($633,196)

	Non-Allocated
Grant Funds	
Operating Grant Fund (3)	$23,377
Capital Grant Fund (3)	($9,179)
Capital Project Funds	
Capital Project Fund (3)	$2,277,177
Stormwater Capital Fund	$72,863
Series 2016 Bond Fund (Parks)	$17,682
Series 2022 Bond Fund (Parks)	$62,055
TSPLOST I Capital Fund	$38,446
TSPLOST II Capital Fund	$0
American Rescue Plan Act Capital Fund	$0
Development Authority Fund	$64,551

BOND RATING

AAA

strongest rating available

EMERGENCY RESERVE

General Fund
$19.7M est. (25%)

Emergency 911 Fund
$1.25M est. (25%)

Sanitation Fund
$116K est. (2%)

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, if any, 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

DATE: NOVEMBER 28, 2022

RE: FINANCIAL MANAGEMENT REPORTS AS OF SEPTEMBER 30, 2022

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending September 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 2023 revenues are budgeted at $79 million (net of Carryforward Fund Balance totaling $13 million). As of September 30, 2022, actual revenue collections total 11% or $9 million. Trends (property digest valuations and collection trends) indicate a net gain over budget of $4.6 million with the detail as follows:

• Property Taxes (current year):	$ 950,000
• LOST:	2,325,000
• Insurance Premium Taxes:	593,627
• Alcohol Beverage Excise Taxes:	200,000
• Hotel Taxes:	618,750
• Franchise Tax:	(350,000)
• Other:	263,225
Estimated Gain:	$ 4,600,602 (rounded)

Revenue collection percentages are typically low for the first several months of the fiscal year due to various factors including: (a) property tax billings mailed in October that carry a December due date; and (b) accrual entries aimed at ensuring the city's revenues accurately reflect the period in which they were earned.

The October 1st billing for property taxes (incl. estimates for public utilities) totals roughly $28 million. Adjusting for historical appeal reductions (outside of the allowances already included within the billable digest),

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

historical allowances for non-collections, etc., staff forecasts property tax revenue of $27.3 million which is $950,000 greater than budget.

Local Option Sales Tax collections is trending 10% higher than FY 2022 ($20.5 million). Collection estimates for FY 2023 total $21.3 million which is $2.3 million greater than budget.

Insurance Premium Tax collections total $5.4 million in FY 2023 and represent a 13% increase over FY 2022 collections of $4.8 million.

Alcohol Beverage Excise Tax collections is trending -2% lower than FY 2022 ($2.8 million). However, collection estimates for FY 2023 will remain at $2.8 million ($200,000 greater than budget) pending further trend data.

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

Early indications are that Franchise Tax collections for electric and cable are trending flat with the 2023 budget. Collections for natural gas will most likely exceed the 2023 budget, subject to multiple factors (e.g., winter weather). Early indications are that telephone collections will not meet budget as the 2023 forecast was based off prior-year trend data that included non-recurring audit collections. Overall, the Franchise Tax collection estimates for FY 2023 total $6.8 million which is $350,000 less than budget. Please note, it is very early, and this collection estimate will still vary upon receipt of trend data.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of September 30, 2022, city departments (not including General Government[1]) have encumbered and expensed 32%, or $23.7 million, of their FY 2023 budget appropriations. Early forecasts indicate a surplus of $3.5 million compared to budget and is primarily composed or savings at the personnel services category (e.g., approximately 23 vacancies within General Fund departments as of September 2022).

Contingency: The General Fund contingency balance totals $772,892.

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 $115,828. Remaining appropriations are set aside for grant matches ($27,408) and a non-allocated reserve ($23,377).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total $2.1 million.

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total $11.3 million. Remaining appropriations are set aside for a non-allocated reserve ($2.3 million).

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

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total $4.8 million. Remaining appropriations are set aside for a non-allocated reserve ($72,863).

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 $4,980. Remaining appropriations are set aside for a non-allocated reserve ($17,682).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total $28.1 million. Remaining appropriations are set aside for a non-allocated reserve ($62,055).

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 $31.4 million. Remaining appropriations are set aside for a non-allocated reserve ($38,446).

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 $51 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. Unspent/unencumbered project appropriations total $39 million.

Hotel/Motel Fund: FY 2023 revenues are budgeted at $7.5 million (net of carryforward fund balance totaling $974,971) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or $3.3 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; $1.4 million for debt service on the Series 2016 Convention Center Bonds; $592,687 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 $2.8 million).

Specifically, Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals $417,821. 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 continuing its strong growth and estimates for FY 2023 total $9.2 million which is $1.7 million greater than budget.

Solid Waste Fund: FY 2023 revenues are currently budgeted at $6.1 million. As of September 30, 2022, the city has collected $2.6 million representing the 1st quarter advanced billing.

FY 2022 revenues are currently budgeted at $6.1 million (included annualized estimate of glass collection fees). As of August 31, 2022, the city has collected $2.6 million representing the 1st - 2nd quarter advanced billings and is on target.

Other Items

Council Member Stipend Activity Listing: The FY 2023 budget includes appropriations of $7,200 for the Mayor and $4,000 for each City Council Post and the available balances as of September 30, 2022 are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	$ 7,200	$ 3,480	$ 3,720
Post #1: Donald Mitchell	$ 4,000	$ 0	$ 4,000
Post #2: Brian Will	$ 4,000	$ 242	$ 3,758
Post #3: Doug DeRito	$ 4,000	$ 0	$ 4,000
Post #4: John Hipes	$ 4,000	$ 390	$ 3,610
Post #5: Jason Binder	$ 4,000	$ 39	$ 3,961
Post #6: Dan Merkel	$ 4,000	$ 176	$ 3,824

Development Authority[2] (Component Reporting Unit)

As of September 30, 2022, the Development Authority has $182,437 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.



GENERAL FUND

Revenue Report

CITY OF ALPHARETTA

Financial Management Reports
General Fund (Unaudited)
Revenue Summary and Collection Comparison
As of September 30, 2022

	Current Fiscal Year					Prior Fiscal Year		
	2023 Budget	2023 YTD	% Collected	2023 Estimated	Variance	2022 Actual	2022 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	$ 26,300,000	$ (64,410)	-0.2%	$ 27,250,000	$ 950,000	$ 26,738,657	$ 24,509	0.1%
Delinquent	147,000	(36,247)	-24.7%	127,000	(20,000)	167,407	(101,911)	-60.9%
Motor Vehicle Tax	55,000	14,530	26.4%	55,000	-	79,585	13,996	17.6%
Motor Vehicle Title Fee	3,000,000	572,540	19.1%	3,150,000	150,000	3,142,797	530,377	16.9%
Local Option Sales Tax	18,925,000	3,504,637	18.5%	21,250,000	2,325,000	20,552,835	3,176,724	15.5%
Franchise Tax	7,100,000	150,600	2.1%	6,750,000	(350,000)	6,634,631	142,472	2.1%
Insurance Premium Tax	4,825,000	-	0.0%	5,418,627	593,627	4,759,402	-	0.0%
Alcohol Beverage Excise Tax	2,575,000	464,842	18.1%	2,775,000	200,000	2,764,435	472,918	17.1%
Building Permit Fees	1,850,000	929,620	50.2%	2,000,000	150,000	1,987,196	499,106	25.1%
Business and Occupational Tax	1,000,000	27,102	2.7%	1,000,000	-	1,063,180	59,172	5.6%
Court/Traffic Fines	2,370,000	675,856	28.5%	2,650,500	280,500	2,970,763	480,059	16.2%
Recreation/Special Event Fees	2,823,279	676,098	23.9%	2,722,941	(100,338)	2,566,047	632,973	24.7%
Hotel/Motel Tax (City portion)	2,812,500	637,574	22.7%	3,431,250	618,750	2,975,786	533,663	17.9%
subtotal	$ 73,782,779	$ 7,552,741	10.2%	$ 78,580,318	$ 4,797,539	$ 76,402,722	$ 6,464,059	8.5%
Other Revenues	5,000,943	1,323,865	26.5%	4,804,006	(196,937)	4,743,356	942,360	19.9%
Total Revenues	$ 78,783,722	$ 8,876,606	11.3%	$ 83,384,324	$ 4,600,602	$ 81,146,078	$ 7,406,419	9.1%
Carryforward Fund Balance	12,639,800							

GENERAL FUND

Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Department
As of September 30, 2022

	Current Fiscal Year						Prior Fiscal Year		
	2023 Budget	2023 Encumbrances	2023 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2022 Exp. (Total)	2022 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	$ 399,287	$ 7,763	$ 94,859	$ 296,665	25.7%	23.8%	$ 350,347	$ 101,002	28.8%
City Administration	1,420,733	16,598	420,805	983,330	30.8%	29.6%	1,440,308	689,107	47.8%
Finance	3,698,826	107,979	1,166,888	2,423,959	34.5%	31.5%	3,451,127	1,092,142	31.6%
City Attorney	750,000	-	243,909	506,091	32.5%	32.5%	1,062,905	(2,290)	-0.2%
Information Technology	2,350,617	36,484	602,815	1,711,318	27.2%	25.6%	1,894,045	561,760	29.7%
Human Resources	855,513	23,613	192,502	639,399	25.3%	22.5%	606,075	170,223	28.1%
Municipal Court	1,148,200	45,382	266,991	835,828	27.2%	23.3%	1,080,027	256,965	23.8%
Public Safety	36,733,287	804,920	9,502,678	26,425,689	28.1%	25.9%	32,217,831	8,785,322	27.3%
Public Works	10,112,573	1,147,140	2,297,083	6,668,350	34.1%	22.7%	8,853,638	2,152,205	24.3%
Recreation, Parks & Cultural Svcs	11,797,631	2,390,524	2,952,272	6,454,834	45.3%	25.0%	10,281,112	2,561,811	24.9%
Community & Economic Development	4,630,115	71,499	1,261,982	3,296,635	28.8%	27.3%	4,081,289	1,044,950	25.6%
subtotal	$ 73,896,782	$ 4,651,900	$ 19,002,784	$ 50,242,098	32.0%	25.7%	$ 65,318,703	$ 17,413,198	26.7%
General Government:									
Insurance Premiums (Risk)	$ 823,300	$ -	$ 205,825	$ 617,475	25.0%	25.0%	$ 779,750	$ 194,938	25.0%
Gwinnett Tech Bond P&I	288,640	-	-	288,640	0.0%	0.0%	289,640	-	0.0%
Transfer(s) to other Funds	15,639,800	-	3,909,950	11,729,850	25.0%	25.0%	7,486,799	1,871,700	25.0%
Contingency	775,000	-	2,108	772,892	0.3%	0.3%	60,167	9,835	16.3%
subtotal	$ 17,526,740	$ -	$ 4,117,883	$ 13,408,857	23.5%	23.5%	$ 8,616,356	$ 2,076,472	24.1%
Total Expenditures	$ 91,423,522	$ 4,651,900	$ 23,120,667	$ 63,650,955	30.4%	25.3%	$ 73,935,059	$ 19,489,671	26.4%

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
As of September 30, 2022

	Current Fiscal Year						Prior Fiscal Year		
	2023 Budget	2023 Encumbrances	2023 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2022 Exp. (Total)	2022 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	$ 33,191,112	$ -	$ 6,867,811	$ 26,323,301	20.7%	20.7%	$ 28,833,638	$ 6,022,532	20.9%
Overtime	2,192,163	-	600,143	1,592,020	27.4%	27.4%	2,452,865	504,799	20.6%
Group Insurance	10,081,080	-	2,456,379	7,624,701	24.4%	24.4%	8,085,777	2,444,153	30.2%
FICA and Social Security	2,705,978	-	542,114	2,163,864	20.0%	20.0%	2,277,379	469,457	20.6%
Defined Benefit Pension	2,869,712	-	2,869,712	-	100.0%	100.0%	2,818,660	2,818,660	100.0%
401(A) Retirement/Match	2,899,010	-	658,322	2,240,688	22.7%	22.7%	2,548,264	640,086	25.1%
(2) Other	1,535,153	-	875,590	659,563	57.0%	57.0%	1,402,233	773,540	55.2%
subtotal	$ 55,474,208	$ -	$ 14,870,071	$ 40,604,137	26.8%	26.8%	$ 48,418,816	$ 13,673,228	28.2%
Maintenance & Operations:									
Professional Services	$ 2,861,083	$ 984,594	$ 700,092	$ 1,176,397	58.9%	24.5%	$ 2,848,177	$ 714,111	25.1%
Legal Services	750,000	-	243,909	506,091	32.5%	32.5%	1,062,905	(2,290)	-0.2%
Vehicle Fuel/Maintenance	1,065,060	-	269,125	795,935	25.3%	25.3%	1,237,660	264,727	21.4%
Maintenance Contracts	3,715,288	2,418,096	535,714	761,479	79.5%	14.4%	3,005,871	602,365	20.0%
IT Professional Services	2,423,408	801,773	1,067,726	553,909	77.1%	44.1%	1,962,573	980,267	49.9%
General Supplies	962,721	138,047	194,644	630,030	34.6%	20.2%	893,611	213,671	23.9%
Utilities	2,900,691	-	512,619	2,388,072	17.7%	17.7%	2,748,597	458,182	16.7%
Insurance Premiums (Risk)	823,300	-	205,825	617,475	25.0%	25.0%	779,750	194,938	25.0%
Other	3,049,015	309,390	608,885	2,130,740	30.1%	20.0%	2,462,929	508,937	20.7%
subtotal	$ 18,550,566	$ 4,651,900	$ 4,338,538	$ 9,560,128	48.5%	23.4%	$ 17,002,074	$ 3,934,908	23.1%
Capital:									
OSSI/Fire Truck Leases	$ 659,858	$ -	$ -	$ 659,858	0.0%	0.0%	$ 675,893	$ -	0.0%
Other	35,450	-	-	35,450	0.0%	0.0%	1,671	-	0.0%
subtotal	$ 695,308	$ -	$ -	$ 695,308	0.0%	0.0%	$ 677,563	$ -	0.0%
General Government:									
Gwinnett Tech Bond P&I	$ 288,640	$ -	$ -	$ 288,640	0.0%	0.0%	$ 289,640	$ -	0.0%
Transfer(s) to other Funds	15,639,800	-	3,909,950	11,729,850	25.0%	25.0%	7,486,799	1,871,700	25.0%
Contingency	775,000	-	2,108	772,892	0.3%	0.3%	60,167	9,835	16.3%
subtotal	$ 16,703,440	$ -	$ 3,912,058	$ 12,791,382	23.4%	23.4%	$ 7,836,606	$ 1,881,535	24.0%
Total Expenditures	$ 91,423,522	$ 4,651,900	$ 23,120,667	$ 63,650,955	30.4%	25.3%	$ 73,935,059	$ 19,489,671	26.4%

Notes:

(1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.

(2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.

GRANT 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 September 30, 2022

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenues										
City Administration										
22013230-371000	C2100	MURAL ART PROJECT	15,915	15,915	$ -	$ -	$ -	$ -		$ -
		subtotal			***$ -***	***$ -***	***$ -***	***$ -***		***$ -***
Public Safety										
22031150-331110	C1730	2017 BULLETPROOF VEST (DOJ)	13,179	12,462	$ -	$ 717	$ 717	$ -		$ 717
22031150-331110	C1831	2018 BULLETPROOF VEST (DOJ)	15,375	7,314	-	8,061	8,061	-		8,061
22031150-331110	C2018	2019 BULLETPROOF VEST (DOJ)	19,188	3,353	-	15,835	15,835	-		15,835
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			***$ -***	***$ 53,396***	***$ 53,396***	***$ -***		***$ 53,396***
Recreation, Parks & Cultural Services										
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	152,000	102,000	$ -	$ 50,000	$ 50,000	$ 50,000		$ -
22061150-371000	C2212	PARKING PERMIT - FILM	4,000	4,000	-	-	-			-
22061150-336000	C2213	2021 CAMP HAPPY HEARTS	5,000	5,000	-	-	-			-
22061150-336000	C2215	FC ARTS & CULTURE	7,800	7,800	-	-	-			-
22061150-336001	C2234	ARTS CENTER (CERAMICS)	2,248	2,248	-	-	-			-
22061150-347509	C2239	NORTH PARK SOFTBALL TOURNEY	2,397	2,397	-	-	-			-
22061150-336000	C2247	2022 CAMP HAPPY HEARTS	5,000	-	-	5,000	5,000	5,000		-
		subtotal			***$ -***	***$ 55,000***	***$ 55,000***	***$ 55,000***		***$ -***
General Government										
22090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 397		$ (397)
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	(436)		436
22090200-395000		CARRYFORWARD FUND BALANCE			-	119,627	119,627	-		119,627
		subtotal			***$ -***	***$ 119,627***	***$ 119,627***	***$ (39)***		***$ 119,666***
		Total			**$ -**	**$ 228,023**	**$ 228,023**	**$ 54,961**		**$ 173,062**

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

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

As of September 30, 2022

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Expenditures										
City Administration										
22013230-521200	C2100	MURAL ART PROJECT	17,215	2,800	$ -	$ 14,415	$ 14,415	$ -	$ -	$ 14,415
		subtotal			***$ -***	***$ 14,415***	***$ 14,415***	***$ -***	***$ -***	***$ 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)	30,016	12,280	-	17,736	17,736	-	-	17,736
22031150-542100	C2059	2020 BULLETPROOF VEST (DOJ)	38,964	4,646	-	34,318	34,318	-	-	34,318
22031150-542100	C2115	2021 BULLETPROOF VEST (DOJ)	23,248	-	-	23,248	23,248	-	-	23,248
		subtotal			***$ -***	***$ 90,810***	***$ 90,810***	***$ -***	***$ -***	***$ 90,810***
Recreation, Parks & Cultural Services										
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	100,000	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	3,750	-	250	250	-	-	250
22061150-531100	C2213	2020 CAMP HAPPY HEARTS	5,000	2,671	-	2,329	2,329	2,329	-	-
22061150-531100	C2215	FC ARTS & CULTURE	7,800	6,056	-	1,744	1,744	1,744	-	-
22061150-531100	C2234	ARTS CENTER (CERAMICS)	2,249	1,604	-	645	645	-	-	645
22061150-531100	C2237	PARTNERED EVENTS	5,000	-	-	5,000	5,000	4,040	900	60
22061150-523300	C2239	NORTH PARK SOFTBALL TOURNEY	2,397	-	-	2,397	2,397	2,397	-	-
22061150-531100	C2247	2022 CAMP HAPPY HEARTS	5,000	-	-	5,000	5,000	-	-	5,000
		subtotal			***$ -***	***$ 72,013***	***$ 72,013***	***$ 10,510***	***$ 50,900***	***$ 10,603***
Non-Allocated										
22090200-579000		CONTINGENCY			$ -	$ 23,377	$ 23,377	$ -	$ -	$ 23,377
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	27,408	27,408	-	-	27,408
		subtotal			***$ -***	***$ 50,785***	***$ 50,785***	***$ -***	***$ -***	***$ 50,785***
		Total			**$ -**	**$ 228,023**	**$ 228,023**	**$ 10,510**	**$ 50,900**	**$ 166,613**

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Public Safety										
34031150-331350	C2235	CRABAPPLE TRAINING FACILITY	92,260	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)	5,879,265	5,234,146	$ -	$ 645,119	$ 645,119	$ 645,118		$ 1
34041100-331150	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	1,000,000	-	-	1,000,000	1,000,000	-		1,000,000
34041100-331350	C2305	ALPHALOOP (LANDWATER)	500,000	-	-	500,000	500,000	-		500,000
		subtotal			***$ -***	***$ 2,145,119***	***$ 2,145,119***	***$ 645,118***		***$ 1,500,001***
Community Development										
34074150-331350	C2107	NORTH POINT PKWY IMP	1,821,453	663,593	$ -	$ 1,157,860	$ 1,157,860	$ 58,906		$ 1,098,954
34074150-331150	C2114	S MAIN ST ARC STUDY	177,640	34,800	-	142,840	142,840	35,000		107,840
		subtotal			***$ -***	***$ 1,300,700***	***$ 1,300,700***	***$ 93,906***		***$ 1,206,794***
General Government										
34090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 252		$ (252)
34090200-363000		UNREALIZED GAIN/LOSS			-	-	-	(1,581)		1,581
34090200-395000		CARRYFORWARD FUND BALANCE			-	(69,782)	(69,782)	-		(69,782)
		subtotal			***$ -***	***$ (69,782)***	***$ (69,782)***	***$ (1,329)***		***$ (68,453)***
		Total			**$ -**	**$ 3,490,567**	**$ 3,490,567**	**$ 737,695**		**$ 2,752,872**

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Expenditures										
Public Safety										
34031150-542100	C2235	CRABAPPLE TRAINING FACILITY	46,130	46,130	$ -	$ -	$ -	$ -	$ -	$ -
34031150-542100	C2244	HOMELAND SECURITY GRANT	45,900	-	-	45,900	45,900	44,100	-	1,800
34031150-542100	C2246	HOMELAND SECURITY GRANT	22,500	-	-	22,500	22,500	-	-	22,500
					$ -	***$ 68,400***	***$ 68,400***	***$ 44,100***	***$ -***	***$ 24,300***
Public Works										
34041100-541410	C1215	STRIPING & SIGNAGE	185,325	185,325	$ -	$ -	$ -	$ -	$ -	$ -
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	5,879,265	5,234,146	-	645,119	645,119	-	645,119	-
34041100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	1,000,000	-	-	1,000,000	1,000,000	-	-	1,000,000
34041100-541420	C2305	ALPHALOOP (LANDWATER)	500,000	-	-	500,000	500,000	-	500,000	-
		subtotal			***$ -***	***$ 2,145,119***	***$ 2,145,119***	***$ -***	***$ 1,145,119***	***$ 1,000,000***
Community Development										
34074150-541410	C2107	NORTH POINT PKWY IMP	2,083,750	903,123	$ -	$ 1,180,627	$ 1,180,627	$ 6,500	$ 126,026	$ 1,048,101
34074150-521200	C2114	S MAIN ST ARC STUDY	160,000	54,400	-	105,600	105,600	15,400	90,200	-
		subtotal			***$ -***	***$ 1,286,227***	***$ 1,286,227***	***$ 21,900***	***$ 216,226***	***$ 1,048,101***
Non-Allocated										
34090200-579000		CONTINGENCY			$ -	$ (9,179)	$ (9,179)	$ -	$ -	$ (9,179)
		subtotal			***$ -***	***$ (9,179)***	***$ (9,179)***	***$ -***	***$ -***	***$ (9,179)***
		Total			**$ -**	**$ 3,490,567**	**$ 3,490,567**	**$ 66,000**	**$ 1,361,345**	**$ 2,063,222**

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
30113230-371000	C1618	CONVENTION CENTER (DESIGN)	-	-	$ -	$ -	$ -	$ 1.74		$ (2)
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	6,182,769	5,544,518	-	638,251	638,251	-		638,251
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	C1929	COMM AG PROGRAM	51,974	50,135	-	1,839	1,839	2,896		(1,057)
30161150-371000	C2010	MEMORIAL-PARK ENHANCEMENTS	17,100	11,100	-	6,000	6,000	11,600		(5,600)
30174150-337000	C0910	TREE REPLACEMENT FUND (CONTRIBUTION)	467,450	467,450	-	-	-	2,100		(2,100)
30113230-336000	C0924	ECONOMIC DEVELOPMENT PLAN	37,500	-	-	37,500	37,500	-		37,500
30176100-371000	C1712	ALPHALOOP (ABC)	941,733	692,527	-	249,206	249,206	-		249,206
		subtotal			***$ -***	***$ 1,830,043***	***$ 1,830,043***	***$ 16,598***		***$ 1,813,445***
Non-Departmental										
30190200-395000		CARRYFORWARD FUND BALANCE			$ 2,500,000	$ 5,817,846	$ 8,317,846	$ -		$ 8,317,846
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND			11,439,800	-	11,439,800	2,859,950		8,579,850
30190200-363000		UNREALIZED GAIN/LOSS INV			-	-	-	(21,499)		21,499
30190200-361000		INTEREST EARNINGS			155,000	-	155,000	25,108		129,892
		subtotal			***$ 14,094,800***	***$ 5,817,846***	***$ 19,912,646***	***$ 2,863,560***		***$ 17,049,086***
		Total			**$ 14,094,800**	**$ 7,647,889**	**$ 21,742,689**	**$ 2,880,158**		**$ 18,862,531**
Expenditures										
Administration										
30113230-542400	C1404	WEBSITE UPGRADE	145,000	-	$ 145,000	$ -	$ 145,000	$ -	$ -	$ 145,000
30113230-544100	C2105	BUSINESS RECOVERY PROGRAM	150,000	50,000	-	100,000	100,000	-	-	100,000
		subtotal			***$ 145,000***	***$ 100,000***	***$ 245,000***	***$ -***	***$ -***	***$ 245,000***
Finance										
30115150-542400	C1141	TYLER ERP SYSTEM	363,044	354,302	$ -	$ 8,742	$ 8,742	$ 789	$ 5,362	$ 2,591
		subtotal			***$ -***	***$ 8,742***	***$ 8,742***	***$ 789***	***$ 5,362***	***$ 2,591***

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Information Technology										
30117400-542400	C0900	CISCO DATA NETWORK	300,002	189,138	$ -	$ 110,864	$ 110,864	$ -	$ 1,600	$ 109,264
30117400-542400	C1000	GIS AERIAL MAPPING	50,001	48,284	-	1,717	1,717	665	1,052	1
30117400-542400	C1103	NETWORK AND VOIP	717,679	154,210	200,000	363,469	563,469	-	246,681	316,788
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,003	488,947	-	21,056	21,056	-	-	21,056
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	3,112,369	2,591,587	250,000	270,782	520,782	13,727	39,519	467,536
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	116,249	-	283,896	283,896	-	12,500	271,396
30117400-542400	C2201	CITY COUNCIL A/V REPLACEMENT	300,001	30,185	-	269,816	269,816	-	161,792	108,024
30117400-544200	C2300	BUSINESS CONTINUITY STUDY	50,000	-	50,000	-	50,000	-	-	50,000
		subtotal			***$ 500,000***	***$ 1,321,600***	***$ 1,821,600***	***$ 14,392***	***$ 463,143***	***$ 1,344,065***
Human Resources										
30118450-542400	C1222	RECORDS MANAGEMENT	72,500	-	$ 72,500	$ -	$ 72,500	$ -	$ -	$ 72,500
		subtotal			***$ 72,500***	***$ -***	***$ 72,500***	***$ -***	***$ -***	***$ 72,500***
Municipal Court										
30126550-542400	C1222	RECORDS MANAGEMENT	39,600	32,900	$ -	$ 6,700	$ 6,700		$ 6,700	$ -
		subtotal			***$ -***	***$ 6,700***	***$ 6,700***	***$ -***	***$ 6,700***	***$ -***
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	7,916,893	6,142,656	$ 1,375,000	$ 399,237	$ 1,774,237	$ 59,322	$ 202,884	$ 1,512,031
30131150-541300	C1229	PS ROOF REPAIR	1,197,111	904,690	300,000	(7,579)	292,421	-	267,420	25,001
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,513,924	1,140,581	263,000	110,343	373,343	49,875	131,054	192,414
30131150-541300	C1706	RAPSTC IMPROVEMENTS	492,531	173,695	-	318,836	318,836	-	102,143	216,693
30131150-542400	C2052	SECURITY SYSTEM REFRESH	400,059	129,485	220,000	50,574	270,574	-	254,808	15,766
30131150-542100	C2055	LICENSE PLATE READER PROGRAM	20,000	-	-	20,000	20,000	8,693	-	11,307
30131150-542100	C2207	LUCAS DEVICES	176,000	169,942	-	6,058	6,058	-	-	6,058
30131150-542100	C2235	CRABAPPLE TRAINING FACILITY	43,870	37,552	-	6,318	6,318	838	-	5,480
30131150-542400	C2301	CAD/RECORDS MANAGEMENT SOFTWARE	2,250,000	-	2,250,000	-	2,250,000	-	-	2,250,000
30131150-542100	C2302	ALL TERRAIN VEHICLES	11,310	-	11,310	-	11,310	4,500	6,810	-
30131150-542100	C2303	2023 OP INITIATIVES EQUIPMENT	449,500	-	449,500	-	449,500	-	-	449,500
		subtotal			***$ 4,868,810***	***$ 903,787***	***$ 5,772,597***	***$ 123,227***	***$ 965,119***	***$ 4,684,250***

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Public Works										
30141100-541410	C0041	TRAFFIC SIGNAL INTERCONNECT	279,781	275,044	$ -	$ 4,737	$ 4,737	$ 3,810	$ -	$ 927
30141100-541200	C0910	TREE REPLACEMENT FUND	1,626,301	1,404,067	-	222,234	222,234	14,162	204,649	3,423
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	479,543	207,186	-	272,357	272,357	1,713	12,918	257,726
30141100-541410	C1207	BRIDGE MAINTENANCE	665,212	377,330	200,000	87,882	287,882	-	-	287,882
30141100-541410	C1215	STRIPING & SIGNAGE	2,014,664	1,814,664	200,000	-	200,000	37,066	11,814	151,120
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	553,584	432,814	100,000	20,770	120,770	14,141	6,508	100,122
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	804,267	691,872	100,000	12,395	112,395	45,684	9,868	56,843
30141100-541410	C1219	MILLING AND RESURFACING	24,017,759	21,564,565	1,000,000	1,453,194	2,453,194	142,578	2,204,678	105,938
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	987,078	887,078	100,000	-	100,000	12,178	22,397	65,425
30141100-541410	C1221	DESIGN SERVICES	943,300	794,459	75,000	73,841	148,841	7,944	34,030	106,867
30141100-542200	C1223	FLEET REPLACEMENT	1,469,452	1,091,468	195,000	182,984	377,984	74,737	292,956	10,291
30141100-541300	C1229	FACILITY ROOF REPLACEMENT			-	-	-		-	-
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	1,222,771	817,220	100,000	305,551	405,551	188,089	65,936	151,526
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT	217,373	173,446	36,000	7,927	43,927	-	-	43,927
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT	450,001	299,856	100,000	50,145	150,145	37,935	111,786	425
30141100-541300	C1902	FIRE STATION RENOVATIONS	510,003	419,519	75,000	15,484	90,484	-	4,461	86,023
30141100-541300	C1904	PW HQ RENOVATIONS	178,037	121,982	50,000	6,055	56,055	-	-	56,055
30141100-541300	C1905	GYM RENOVATIONS	35,000	-	35,000	-	35,000	-	-	35,000
30141100-541410	C1918	PEDESTRIAN SAFETY STUDY	381,115	296,115	85,000	-	85,000	-	-	85,000
30141100-541410	C1935	WINDWARD PKWY WEST IMPROVEMENTS	305,753	203,977	-	101,776	101,776	1,540	100,235	1
30141100-541300	C2003	HVAC REPLACEMENTS	292,002	227,797	62,000	2,205	64,205	-	35,870	28,335
30141100-541300	C2004	GENERATOR REPLACEMENTS	295,075	187,197	-	107,878	107,878	-	101,830	6,048
30141100-542400	C2026	TCC HARDWARE/SOFTWARE	170,001	77,836	50,000	42,165	92,165	5,390	-	86,775
30141100-541410	C2048	STREETLIGHT MAINTENANCE	269,079	104,108	80,000	84,971	164,971	21,555	36,776	106,640
30141100-541500	C2050	REC FACILITY MAINTENANCE	120,000	46,645	30,000	43,355	73,355	-	12,395	60,960
30141100-541300	C2053	PARKING GARAGE MAINTENANCE	145,351	36,582	100,000	8,769	108,769	1,775	-	106,994
30141100-541410	C2113	ENCORE GREENWAY GATEWAY	430,000	19,456	-	410,544	410,544	-	410,544	0
30141100-544200	C2200	CITY TRASH RECEPTACLE SERVICE	100,001	39,159	50,000	10,842	60,842	13,639	31,244	15,959
30141100-541410	C2238	DAVIS DR WATER (COUNTY)	364,488	-	-	364,488	364,488	-	364,488	-

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
30141100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	285,000	-	-	285,000	285,000	6,738	29,656	248,606
30141100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	247,403	-	-	247,403	247,403	-	-	247,403
		subtotal			***$ 2,823,000***	***$ 4,424,952***	***$ 7,247,952***	***$ 630,672***	***$ 4,105,041***	***$ 2,512,239***
Recreation, Parks & Cultural Services										
30161150-541500	C0922	SYNTHETIC TURF REPLACEMENT	1,014,966	464,966	$ 550,000	$ -	$ 550,000	$ -	$ 492,610	$ 57,390
30161150-541200	C1210	TREE REMOVAL			150,000	-	150,000	106,175	43,825	-
30161150-541500	C1221	DESIGN SERVICES	214,224	186,473	20,000	7,751	27,751	542	3,800	23,409
30161150-541300	C1229	FACILITY ROOF REPAIR	494,741	-	700,000	(205,259)	494,741	-	494,741	-
30161150-542200	C1232	FLEET	352,578	72,130	120,000	160,448	280,448	-	160,448	120,000
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT	799,218	699,218	100,000	-	100,000	-	53,432	46,568
30161150-541500	C1424	WILL PARK POOL EXPANSION	59,000	51,200	-	7,800	7,800	-	-	7,800
30161150-541500	C1520	WILLS PARK TENNIS CT RESURFACE	48,983	48,918	-	65	65	-	65	-
30113230-544200	C1527	VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	-	-	29,861
30161150-541500	C1614	THE STORIES PROJECT	85,000	31,065	35,000	18,935	53,935	-	-	53,935
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE	907,169	370,594	155,000	381,575	536,575	13,756	12,525	510,295
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS	830,877	521,159	300,000	9,718	309,718	107,497	94,412	107,810
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT	490,721	277,238	150,000	63,483	213,483	-	-	213,483
30161150-544100	C1807	PUBLIC ARTS PROGRAM	231,000	170,000	45,000	16,000	61,000	-	46,500	14,500
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	146,303	117,657	-	28,646	28,646	708	-	27,938
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	51,978	35,170	-	16,808	16,808	5,337	-	11,471
30161150-541500	C2010	PARK ENHANCEMENTS	604,179	465,437	125,000	13,742	138,742	31,799	40,006	66,937
30161150-541500	C2030	TOWN GREEN IMPROVEMENTS	250,000	-	250,000	-	250,000	-	-	250,000
30161150-541500	C2031	INNOVATION ACADEMY IGA	250,000	249,638	-	362	362	354	-	8
30161150-541500	C2051	FOUNTAIN MAINTENANCE	36,306	27,309	-	8,997	8,997	-	-	8,997
30161150-541500	C2202	ATHELETIC COURTS RESURFACING	98,433	58,433	40,000	-	40,000	-	-	40,000
30161150-541500	C2245	WILL PARK MAINTENANCE FACILITY	116,001	766	-	115,235	115,235	-	49,927	65,308
30161150-541500	C2304	PARK WOOD POLE REPLACEMENT	200,000	-	200,000	-	200,000	-	-	200,000
		subtotal			***$ 2,940,000***	***$ 674,167***	***$ 3,614,167***	***$ 266,168***	***$ 1,492,289***	***$ 1,855,710***

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
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	62,500	-	45,140	45,140	5,000	40,140	-
30174150-544200	C1300	CITY ECON DEVELOPMENT TOOLKIT	263,260	202,010	-	61,250	61,250	-	-	61,250
30174150-542200	C1433	FLEET REPLACEMENT	60,000	-	60,000	-	60,000	-	-	60,000
30174150-541410	C1603	DESIGN SERVICES	481,883	376,257	40,000	65,626	105,626	8,375	26,388	70,863
30174150-541410	C2107	NORTH POINT PARKWAY IMPROVEMENTS	78,500	52,670	-	25,830	25,830	17,392	8,437	0
30174150-542400	C2111	COMMUNITY DEVELOPMENT EQUIPMENT	21,000	7,993	-	13,007	13,007	-	-	13,007
30174150-521200	C2114	S MAIN ST ARC STUDY	40,000	13,600	-	26,400	26,400	3,850	22,550	-
30174150-521200	C2307	WINDWARD-HWY9 MASTER PLAN MOU	60,000	-	-	60,000	60,000	-	-	60,000
		subtotal			***$ 100,000***	***$ 576,254***	***$ 676,254***	***$ 34,617***	***$ 97,516***	***$ 544,121***
Non-Departmental										
30190200-579000		NON-ALLOCATED			$ 2,645,490	$ (368,313)	$ 2,277,177	$ -	$ -	$ 2,277,177
30190200-579011		GRANTS UNDER REVIEW			-	-	-	-	-	-
		subtotal			***$ 2,645,490***	***$ (368,313)***	***$ 2,277,177***	***$ -***	***$ -***	***$ 2,277,177***
		Total			**$ 14,094,800**	**$ 7,647,889**	**$ 21,742,689**	**$ 1,069,866**	**$ 7,135,170**	**13,537,654**

CITY OF ALPHARETTA

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

Account #	Project	Project Snapshot: FY2017 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Public Works									
30241100-371000	DONATION FROM PRIVATE SOURCE			$ -	$ 4,496	$ 4,496	$ 4,496		$ 0
	subtotal			***$ -***	***$ 4,496***	***$ 4,496***	***$ 4,496***		***$ 0***
Non-Departmental									
30290200-361000	INTEREST EARNINGS			$ -	$ -	$ -	$ 5,627		$ (5,627)
30290200-363000	UNREALIZED GAIN/LOSS INV			-	-	-	(5,964)		5,964
30290200-391100	TRANSFER IN/GENERAL FUND MATCH			4,200,000	-	4,200,000	1,050,000		3,150,000
30290200-395000	CARRYFORWARD FUND BALANCE			-	1,716,691	1,716,691	-		1,716,691
	subtotal			***$ 4,200,000***	***$ 1,716,691***	***$ 5,916,691***	***$ 1,049,663***		***$ 4,867,029***
	Total			**$ 4,200,000**	**$ 1,721,187**	**$ 5,921,187**	**$ 1,054,158**		**$ 4,867,029**
Expenditures									
Public Works									
30241100-541430 C1216	SW DRAINAGE MAINTENANCE	1,006,403	629,910	$ 150,000	$ 226,493	$ 376,493	$ 14,400	$ 20,505	$ 341,589
30241100-541430 C1308	SW PIPE & STRUCTURE R&M	11,429,215	6,438,340	3,930,000	1,060,875	4,990,875	68,544	742,654	4,179,677
30241100-541430 C1503	STORMWATER STUDIES	500,001	323,580	-	176,421	176,421	-	20,200	156,221
30241100-541430 C1604	STORMWATER INSPECTIONS	664,055	458,720	120,000	85,335	205,335	-	83,645	121,690
30241100-541430 C2208	MEADOW BROOK HILLS DRAINAGE	250,000	150,800	-	99,200	99,200	3,525	81,200	14,475
	subtotal			***$ 4,200,000***	***$ 1,648,324***	***$ 5,848,324***	***$ 86,469***	***$ 948,204***	***$ 4,813,651***
Non-Departmental									
30290200-579000	NON-ALLOCATED			$ -	$ 72,863	$ 72,863	$ -	$ -	$ 72,863
	subtotal			***$ -***	***$ 72,863***	***$ 72,863***	***$ -***	***$ -***	***$ 72,863***
	Total			**$ 4,200,000**	**$ 1,721,187**	**$ 5,921,187**	**$ 86,469**	**$ 948,204**	**$ 4,886,514**

CITY OF ALPHARETTA

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

Account #	Project	Project Snapshot: FY2017 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
General Government									
30390200-331350	FEDERAL GRANT	-	2,445,511	$ -	$ -	$ -	$ -		$ -
30390200-395000	CARRYFORWARD FUND BALANCE			-	4,199,000	4,199,000	-		4,199,000
	Total			**$ -**	**$ 4,199,000**	**$ 4,199,000**	**$ -**		**$ 4,199,000**
Expenditures									
Public Works									
30341100-541410 C1219	MILLING & RESURFACING	1,176,000	1,175,955	$ -	$ 45	$ 45	$ 4	$ -	$ 41
30341100-541430 C1308	PIPE/STORM STRUCTURE REPLACEMENT	2,144,510	939,002	-	1,205,508	1,205,508	2,330	1,194,596	8,582
30341100-541420 C1801	SIDEWALK MAINTENANCE/REPAIR	1,324,001	269,139	-	1,054,862	1,054,862	83,501	185,140	786,220
	subtotal			***$ -***	***$ 2,260,415***	***$ 2,260,415***	***$ 85,835***	***$ 1,379,736***	***$ 794,843***
Recreation, Parks & Cultural Services									
30361150-541500 C1636	GREENWAY REPAIR/MAINTENANCE	2,000,000.00	61,415	$ -	$ 1,938,585	$ 1,938,585	$ -	$ 24,996	$ 1,913,589
	subtotal			***$ -***	***$ 1,938,585***	***$ 1,938,585***	***$ -***	***$ 24,996***	***$ 1,913,589***
	Total			**$ -**	**$ 4,199,000**	**$ 4,199,000**	**$ 85,835**	**$ 1,404,732**	**$ 2,708,432**

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 September 30, 2022

Account #		Project	Project Snapshot: FY2017 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
31790200-395000		CARRYFORWARD FUND BALANCE			$ -	$ 190,370	$ 190,370	$ -		$ 190,370
31790200-389000		MISCELLANEOUS REVENUE			-	108,000	108,000	-		108,000
31790200-361000		INTEREST EARNINGS			-	-	-	7,431		(7,431)
		subtotal			***$ -***	***$ 298,370***	***$ 298,370***	***$ 7,431***		***$ 290,939***
		Total			**$ -**	**$ 298,370**	**$ 298,370**	**$ 7,431**		**$ 290,939**
Expenditures										
31741100-541410	C1410	RUCKER RD CORRIDOR	14,651,644	14,651,644	$ -	$ -	$ -	$ -	$ -	$ -
31741100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	3,773,587	3,773,587	-	-	-	-	-	-
31741100-541410	C1702	KIMBALL BR RD IMPROVEMENTS	9,872,926	9,872,926	-	-	-	-	-	-
31741100-541420	C1712	ALPHALOOP	449,253	359,043	-	90,210	90,210	11,403	78,806	0
31741100-541420	C1715	BETHANY/MAYFIELD ROUNDABOUT	299,137	299,137	-	-	-	-	-	-
31741100-541420	C1826	SPRUELL CIRCLE SIDEWALK	308,628	308,128	-	500	500	-	499	1
31741100-541420	C1829	PROVIDENCE AREA SIDEWALKS	920,441	920,441	-	-	-	-	-	-
31741100-541420	C1925	MORRISON PARKWAY SIDEWALKS	921,718	921,718	-	-	-	-	-	-
31741100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	150,749	-	-	150,749	150,749	-	150,749	-
31761150-541300	C1708	GREENWAY EXT TO FORSYTH	9,842,189	9,837,210	-	4,979	4,979	-	-	4,979
31761150-541300	C1709	EASTSIDE COMMUNITY CTR	2,553,436	2,519,186	-	34,250	34,250	-	34,250	-
31741100-579000		PW RESERVE	-	-	-	-	-	-	-	-
31761150-579000		PARKS RESERVE	17,682	-	-	17,682	17,682	-	-	17,682
		Total			**$ -**	**$ 298,370**	**$ 298,370**	**$ 11,403**	**$ 264,305**	**$ 22,662**

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2017 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
31890200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 149,122		$ (149,122)
3180200-393310		BOND PROCEEDS			-	-	-	-		-
31890200-393400		BOND PREMIUM				28,908,660	28,908,660	-		28,908,660
31890200-395000		CARRYFORWARD FUND BALANCE			-	367,339	367,339	-		367,339
		subtotal			***$ -***	***$ 29,275,999***	***$ 29,275,999***	***$ 149,122***		***$ 29,126,877***
		Total			**$ -**	**$ 29,275,999**	**$ 29,275,999**	**$ 149,122**		**$ 29,126,877**
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	23,990	-	976,010	976,010	-	-	976,010
31861150-541500	C1911	EQUESTRIAN CENTER (CITY)	5,000,000	11,664	-	4,988,336	4,988,336	41,346	23,288	4,923,703
31861150-541500	C2011	WILLS PARK MASTER PLAN IMP	5,671,367	125,098	-	5,546,269	5,546,269	8,535	22,975	5,514,759
31861150-541500	C2216	UNION HILL PARK	3,250,001	25,753	-	3,224,248	3,224,248	-	336,500	2,887,748
31861150-541500	C2217	MID-BROADWELL PARK	500,001	47,538	-	452,463	452,463	2,475	-	449,988
31861150-541500	C2218	OLD RUCKER PARK	3,000,000	20,170	-	2,979,830	2,979,830	-	357,900	2,621,930
31861150-541500	C2219	FARMHOUSE PARK	2,000,000	16,720	-	1,983,280	1,983,280	-	-	1,983,280
31861150-541500	C2220	WATERS ROAD PARK	1,250,001	15,127	-	1,234,874	1,234,874	1,861	779	1,232,234
31861150-541500	C2245	WILLS PARK MAINTENANCE FACIL	328,634	-	-	328,634	328,634	-	328,634	-
31890200-579000		PARKS RESERVE	62,055	-	-	62,055	62,055	-	-	62,055
31890200-584000		DEBT ISSUANCE COSTS	368,549	368,549	-	-	-	-	-	-
		Total			**$ -**	**$ 29,275,999**	**$ 29,275,999**	**$ 54,217**	**$ 1,070,075**	**$ 28,151,707**

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2017 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
33590200-395000		CARRYFORWARD FUND BALANCE			$ 4,300,000	$ 37,247,282	$ 41,547,282			$ 41,547,282
33541100-361000		INTEREST EARNINGS			-	-	-	219,831		(219,831)
		Total			**$ 4,300,000**	**$ 37,247,282**	**$ 41,547,282**	**$ 219,831**		**$ 41,327,451**
Expenditures										
33541100-541410	C1219	MILLING AND RESURFACING	2,000,000	-	$ 2,000,000	$ -	$ 2,000,000	$ -	$ 2,000,000	$ -
33541100-541410	C1631	MCGINNIS RD IGA (FORSYTH)	4,982,714	140,756	-	4,841,958	4,841,958	52,000	-	4,789,958
33541100-541410	C1713	KIMBALL BR RD OP IMPROVEMENTS	1,359,742	1,119,002	-	240,740	240,740	-	233,749	6,991
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP	5,579,474	1,924,663	-	3,654,811	3,654,811	21,498	1,633,312	2,000,001
33541100-541410	C1800	HAYNES BRIDGE RD IMP	197,826	187,598	-	10,228	10,228	-	10,228	0
33541100-541410	C1933	WEBB BRIDGE RD (DESIGN-PROJ. MGMT., ETC.)	876,389	860,986	-	15,403	15,403	-	15,402	1
33541100-541410	C1934	WINDWARD PKWY EAST IMPROVEMENTS	1,614,835	1,263,692	-	351,143	351,143	140,099	211,044	-
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)	692,509	676,585	-	15,924	15,924	12,971	2,953	1
33541100-541410	C2113	ENCORE GREENWAY GATEWAY	2,573,000	230,000	2,300,000	43,000	2,343,000	-	43,000	2,300,000
33541100-541410	C2211	WEBB BRIDGE RD PHASE 1 (WESTWIND TO GREENWAY)	874,801	725,037	-	149,764	149,764	-	149,763	1
33541100-541410	C2229	WEBB BRIDGE RD PHASE 2 (ROUNDABOUT-PARK)	6,000,000	54,157	-	5,945,843	5,945,843	171,026	66,392	5,708,425
33541100-541410	C2232	WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDABOUT)	17,000,000	33,550	-	16,966,450	16,966,450	388,505	-	16,577,945
3541100-541420	C2305	ALPHALOOP-(OMP - NORTHWINDS	825,000	-	-	825,000	825,000	-	825,000	-
33590200-579000		CONTINGENCY			-	38,446	38,446	-	-	38,446
		Total			**$ 4,300,000**	**$ 37,247,282**	**$ 41,547,282**	**$ 786,099**	**$ 9,339,414**	**$ 31,421,769**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)
As of September 30, 2022

Account #		Project	Project Snapshot: FY2017 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
33690200-313400		TSPLOST II			$ -	$ 49,586,538	$ 49,586,538	$ 2,409,633		$ 47,176,905
33641100-361000		INTEREST EARNINGS			-	-	-	13,845		(13,845)
33690200-395000		CARRYFORWARD FUND BALANCE			-	2,397,197	2,397,197	-		2,397,197
		Total			**$ -**	**$ 51,983,735**	**$ 51,983,735**	**$ 2,423,478**		**$ 49,560,257**
Expenditures										
33641100-541410	C2040	TRADEWINDS PARKWAY	6,500,000	2,400	$ -	$ 6,497,600	$ 6,497,600	$ 1,265	$ -	$ 6,496,335
33641100-541410	C2104	WEBB BRIDGE ROAD (NPP-GREENWAY)	13,000,000	13,873	-	12,986,127	12,986,127	102,900	23,450	12,859,777
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	18,537	-	94,500	94,500	76,890	17,610	-
33641100-541410	C2222	CROSSWALK (MANNING OAKS ELEM)	74,263	18,537	-	55,726	55,726	-	-	55,726
33641100-541410	C2223	CROSSING (92 MILTON GARAGE)	212,300	-	-	212,300	212,300	-	212,300	-
33641100-541410	C2224	RAISED INTSECTION (MARIETTA ST)	350,001	1,525	-	348,476	348,476	-	14,675	333,801
33641100-541410	C2225	CROSSINGS (CITY CTR/CHURCHES)	750,000	1,161	-	748,839	748,839	-	15,039	733,800
33641100-541410	C2226	PEDESTRIAN BRIDGES (WW PKWY)	4,000,000	12,349	-	3,987,651	3,987,651	2,698	627,627	3,357,326
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	411	-	11,999,589	11,999,589	8,400	11,565,839	425,350
		Total			**$ -**	**$ 51,983,735**	**$ 51,983,735**	**$ 192,153**	**$ 12,771,940**	**$ 39,019,642**

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
27074110-341321		IMPACT FEES STREETS & HIGHWAYS			$ -	$ 200,000	$ 200,000	$ 33,136		$ 166,864
27074110-341323		IMPACT FEES RECREATION & PARKS			350,000	34,089	384,089	114,677		269,412
27074110-341324		IMPACT FEES PUBLIC SAFETY			-	-	-	3,357		(3,357)
27074110-395000		CARRYFORWARD FUND BALANCE			1,668,690	3,234,586	4,903,276	-		4,903,276
27074110-363000		UNREALIZED GAIN/LOSS			-	-	-	(10,930)		10,930
27074110-361000		INTEREST EARNINGS			-	-	-	12,560		(12,560)
		Total			**$ 2,018,690**	**$ 3,468,675**	**$ 5,487,365**	**$ 152,800**		**$ 5,334,565**
Expenditures										
Public Safety										
27031150-544200	C2206	RAPID RESCUE TRUCK	124,600	124,100	$ -	$ 500	$ 500		$ -	$ 500
27031150-542100	C2302	ALL TERRAIN VEHICLES	18,690	-	18,690	-	18,690	-	18,690	-
		subtotal			***$ 18,690***	***$ 500***	***$ 19,190***	***$ -***	***$ 18,690***	***$ 500***
Public Works										
27041100-541410	C1410	RUCKER RD CORRIDOR	1,002,553	857,003	$ -	$ 145,550	145,550		$ 145,550	$ 0
27041100-541410	C1723	TEASLEY ST IMPROVEMENTS	56,925	38,125	-	18,800	18,800		-	18,800
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)	1,540,000	-	-	1,540,000	1,540,000	12,350	1,527,650	-
		subtotal			***$ -***	***$ 2,954,350***	***$ 2,954,350***	***$ 12,350***	***$ 1,673,200***	***$ 1,268,800***
Recreation, Parks & Cultural Services										
27061150-541500	C2011	WILLS PARK MASTER PLAN	328,634	-	$ -	$ 328,634	$ 328,634		$ 21,930	$ 306,704
27061150-541410	C2113	ENCORE GREENWAY GATEWAY	2,000,000	-	2,000,000	-	2,000,000	-	-	2,000,000
		subtotal			***$ 2,000,000***	***$ 328,634***	***$ 2,328,634***	***$ -***	***$ 21,930***	***$ 2,306,704***

CITY OF ALPHARETTA

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

Account #	Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			$ -	$ 66,720	$ 66,720		$ 66,720	$ -
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	1,016	1,016	-	-	1,016
27074110-579002	NON-ALLOCATED RECREATION & PARKS			-	-	-	-	-	-
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			-	117,455	117,455	-	-	117,455
27041100-579011	MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
	subtotal			***$ -***	***$ 185,191***	***$ 185,191***	***$ -***	***$ 66,720***	***$ 118,471***
	Total			**$ 2,018,690**	**$ 3,468,675**	**$ 5,487,365**	**$ 12,350**	**$ 1,780,540**	**$ 3,694,475**

CITY OF ALPHARETTA

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

Account #		Project	Project Snapshot: FY2013 - FY2022 Total Project Authorization	Prior Year Actuals	FY 2023 Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
27590150-314100		HOTEL/MOTEL TAXES			$ 7,500,000	$ -	$ 7,500,000	$ 1,694,864		$ 5,805,136
27590150-363000		UNREALIZED GAIN/LOSS			-	-	-	(3,661)		3,661
27590150-361000		INTEREST EARNINGS			-	-	-	3,885		(3,885)
		subtotal			***$ 7,500,000***	***$ -***	***$ 7,500,000***	***$ 1,695,088***		***$ 5,804,912***
Non-Departmental										
27590150-395000		CARRYFORWARD FUND BALANCE			$ -	$ 974,971	$ 974,971	$ -		$ 974,971
		subtotal			***$ -***	***$ 974,971***	***$ 974,971***	***$ -***		***$ 974,971***
		Total			**$ 7,500,000**	**$ 974,971**	**$ 8,474,971**	**$ 1,695,088**		**$ 6,779,883**
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002		ALPHA CONV & VISITORS BUREAU DISTRIBUTION	29,944,535	26,663,285	$ 3,281,250	$ -	$ 3,281,250	$ 741,503	$ -	$ 2,539,747
		subtotal			***$ 3,281,250***	***$ -***	***$ 3,281,250***	***$ 741,503***	***$ -***	***$ 2,539,747***
City/Other										
27590150-521200		PROFESSIONAL SERVICES	35,655	30,155	$ 5,500	$ -	$ 5,500	$ 2,915	$ -	$ 2,585
27590150-579006		DEBT SERVICE RESERVE	417,821	-	35,537	382,284	417,821		-	417,821
27590150-611100		CITY OF ALPHARETTA DISTRIBUTION	26,063,456	23,250,956	2,812,500	-	2,812,500	637,574	-	2,174,926
		subtotal			***$ 2,853,537***	***$ 382,284***	***$ 3,235,821***	***$ 640,489***	***$ -***	***$ 2,595,332***
Tourism Product Development										
27590150-541500	C1911	EQUESTRIAN CENTER	38,739	38,739	$ -	$ -	$ -		$ -	$ -
27590450-541500	C2011	WILLS PARK MASTER PLAN	751,891	468,574	-	283,317	283,317		276,047	7,270
27590150-541500	C2245	WILLS PRK MAINTENANCE FACILITY	309,370	-	-	309,370	309,370		309,369	1
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	2,185,000	1,535,000	650,000	-	650,000		-	650,000
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	5,343,655	4,628,442	715,213	-	715,213		-	715,213
		subtotal			***$ 1,365,213***	***$ 592,687***	***$ 1,957,900***	***$ -***	***$ 585,417***	***$ 1,372,483***
		Total			**$ 7,500,000**	**$ 974,971**	**$ 8,474,971**	**$ 1,381,992**	**$ 585,417**	**$ 6,507,563**

OTHER REPORTS

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended September 30, 2022

Vendor	Description	Department	$ Amount
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 13,262.25
ACOMFORT BY DESIGN	HVAC SERVICE	Public Works	$ 8,494.42
ALLAN VIGIL FORD	CLASS 1 TRUCKS (6,000 LB. GVWR	Public Works	$ 31,741.00
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	$ 448,110.37
ALPHARETTA	HOTEL/MOTEL TAX	General Government	$ 334,466.27
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Various Departments	$ 32,562.50
ANITA G. VYAS	WEBB BR RD PH2 (ROUNDABOUT-PARK) PARCEL 54	Public Works	$ 20,000.00
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL	Public Safety	$ 10,105.21
AT&T/BELLSOUTH @ 85	TELECOMMUNICATION PARTS AND ACCESSORIES	Public Safety	$ 192,850.00
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL	Public Safety	$ 16,064.46
ATKINS NORTH AMERICA	ROADWAY NORTH POINT PKWY IMP	Community Development	$ 5,011.88
ATKINS NORTH AMERICA	PROJECT MANAGEMENT SERVICES	Public Works	$ 26,631.04
ATKINS NORTH AMERICA	PROJECT MANAGEMENT SERVICES	Public Works	$ 5,343.69
ATLANTIS PLUMBING	PLUMBING MAINTENANCE AND REPAIR	Rec., Parks & Cultural Services	$ 16,580.00
BARTOW PAVING COMPAN	PAVING/RESURFACING, STREET/ RETAINAGE RELEASE	Public Works	$ 149,483.60
BROOKS BERRY HAYNIE	TRAFFIC SIGNALS AND EQUIPMENT,	Public Works	$ 14,140.50
BUTCH THOMPSON	SW PIPE & STRUCTURE R&M	Public Works	$ 22,246.70
BUTCH THOMPSON	CONSTRUCTION, SEWER AND STORM DRAIN	Public Works	$ 17,130.60
CALLOWAY TITLE	RIGHT OF WAY SERVICES (INCLUDING TITLE, APPRAISAL, ETC)	Public Works	$ 5,715.00
CAPITAL CITY ELECTRICAL SERVICES, LLC	STREET LIGHT MAINTENANCE AND REPAIR	Public Works	$ 5,950.00
CARL BLACK BUICK GMC	VEHICLE MAINTENANCE	Public Safety	$ 14,433.75
CARL BLACK BUICK GMC	VEHICLE MAINTENANCE	Public Safety	$ 14,384.02
CARL BLACK BUICK GMC	VEHICLE MAINTENANCE	Public Safety	$ 8,520.17
CDW GOVERNMENT LLC	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 24,832.27
CDW GOVERNMENT LLC	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 41,585.95
CENTRALSQUARE	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	$ 197,098.33
CITY OF MILTON	LEASE-COURTROOM IGA-SEPTEMBER 2022	Municipal Court	$ 6,775.00
CLEARGOV INC	BUDGET PREPARATION SOFTWARE	Finance	$ 45,000.00
CRABAPPLE TURF	LANDSCAPE SERVICE	Rec., Parks & Cultural Services	$ 6,516.73
CRABAPPLE TURF	LANDSCAPE SERVICE	Rec., Parks & Cultural Services	$ 30,828.06
CRITICAL COMPONENTS	ELECTRICAL EQUIPMENT	Various Departments	$ 5,747.00

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended September 30, 2022

Vendor	Description	Department	$ Amount
CUMBERLAND LANDSCAPE	CITY TRASH RECEPTACLE SERVICE	Various Departments	$ 5,099.40
DATA MEDIA ASSOCIATE	SANITATION QUARTERLY BILLING & FALSE ALARM INCIDENTS STATEMENTS	Finance	$ 11,200.80
DAVID KUZMA	WBR PH2 (ROUNDABOUT-PARK) PARCEL 56	Public Works	$ 20,000.00
DC POOL SERVICE LLC.	SWIMMING POOL MANAGEMENT AND OPERATION	Rec., Parks & Cultural Services	$ 11,140.00
DELL MARKETING LP	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 276,565.19
DELL MARKETING LP	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 23,626.03
DELL MARKETING LP	MICROCOMPUTERS, DESKTOP OR TOWER BASED	Public Safety	$ 15,000.00
DREAM HOUSE PAINTING	PAINTING, MAINTENANCE AND REPAIR SERVICES	Public Works	$ 5,925.00
EXCELLERE CONSTRUCTION, LLC	SIDEWALK MAINT/REPAIR	Public Works	$ 59,282.25
FULTON COUNTY BOARD	AUGUST FUEL BILL	General Government	$ 54,605.41
FULTON COUNTY BOARD	STATE REPORTS-LVAP FUND DISBURSEMENTS	Public Safety	$ 10,466.62
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	$ 5,021.01
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	$ 10,181.11
GALLS INC	EMPLOYEE UNIFORMS	Public Safety	$ 5,545.46
GALLS INC	EMPLOYEE UNIFORMS & BULLETPROOF VESTS	Public Safety	$ 5,317.36
GEORGIA GREEN	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	$ 15,065.83
GEORGIA POWER CO	ELECTRICITY UTILITIES	Various Departments	$ 181,126.07
GEORGIA SUPERIOR COURT CLERK'S	STATE REPORTS-REMAINING BALANCE DUE	Public Safety	$ 43,989.72
GESSNER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 9,414.84
GRAYSHIFT	LICENSING FEES	Public Safety	$ 9,995.00
GREENTREE SHAVINGS	BEDDING (ALL TYPES)	Rec., Parks & Cultural Services	$ 5,430.60
GREG MALCOLM & ASSOC	MCGINNIS RD IGA (FORSYTH)	Public Works	$ 27,500.00
HIGHLANDS HOMEOWNERS	WEBB BR RD PH2 (ROUNDABOUT-PARK) PARCEL 49	Public Works	$ 30,000.00
JACOB'S EYE LLC	EVENT PLANNING SERVICES	Rec., Parks & Cultural Services	$ 28,431.25
JARRARD & DAVIS	PROFESSIONAL SERVICES	Legal Services	$ 226,642.85
JUDGE RANDY RICH	ZIMMERMAN INVESTIGATION	Legal Services	$ 11,960.00
KINGS RIVER CASTING	RECEPTACLE LINERS: VINYL AND STEEL	Rec., Parks & Cultural Services	$ 8,372.00
MEER ELECTRIC	BORING, DRILLING, TESTING, AND SOUNDINGS	Various Departments	$ 11,002.56
MEER ELECTRIC	ELECTRICAL ACCESSORIES AND PARTS (NOT LIGHTING)	Rec., Parks & Cultural Services	$ 17,013.22
NOTTINGHAM GATE	WEBB BR RD PH2 (ROUNDABOUT-PARK) PARCEL 50	Public Works	$ 44,105.00
NOTTINGHAM GATE	WEBB BR RD PH2 (ROUNDABOUT-PARK) PARCEL 51	Public Works	$ 10,000.00

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended September 30, 2022

Vendor	Description	Department	$ Amount
PEACE OFFICER'S ANNUITY & BENEFIT FUND	STATE REPORTS	Public Safety	$ 21,337.50
POND & COMPANY	DESIGNING SERVICES	Various Departments	$ 14,759.00
PRIORITY DISPATCH	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	$ 39,600.00
RKG ASSOCIATES, INC	STRATEGIC TECHNOLOGY PLANNING	Community Development	$ 5,000.00
RUPPERT LANDSCAPE	TREE REPLACEMENT FUND	Public Works	$ 7,081.08
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	$ 57,343.66
SAVATREE LLC	TREE AND SHRUB REMOVAL SERVICES	Rec., Parks & Cultural Services	$ 38,130.00
SAVATREE LLC	TREE AND SHRUB REMOVAL SERVICES	Rec., Parks & Cultural Services	$ 63,240.00
SAVATREE LLC	TREE TRIMMING AND PRUNING SERVICES	Rec., Parks & Cultural Services	$ 21,855.00
SAWNEE ELECTRIC MEMBERSHIP CORP	ELECTRICITY UTILITIES	Various Departments	$ 38,078.31
SHI INTERNATIONAL CO	MICROSOFT AZURE CLOUD SERVICES	Various Departments	$ 22,621.94
SIGMA ACTUARIAL CONSULTING GROUP INC	FY2023 ACTUARIAL	Risk Management	$ 11,000.00
SOL CONSTRUCTION LLC	WINDWARD PKWY EAST IMP	Public Works	$ 53,278.47
SOL CONSTRUCTION LLC	GENERAL CONSTRUCTION: MANAGEMENT	Public Works	$ 88,360.34
TECH ALPHARETTA	ATC OPERATIONAL FUNDS	Development Authority	$ 7,916.67
TEMPLE INC	TRAFFIC RESPONSIVE SYS MAINT	Public Works	$ 5,418.37
TRANSAMERICA	FEES	Finance	$ 7,807.46
TRI SCAPES INC	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 41,658.42
TRI SCAPES INC	GROUNDS REPAIR & MAINTENANCE	Rec., Parks & Cultural Services	$ 7,620.04
TRUIST BANK	PCARD LIABILITY	General Government	$ 178,469.08
TUNNELL-SPANGLER	GREENWAY REPAIR/MAINTENANCE	Rec., Parks & Cultural Services	$ 7,405.82
TUNNELL-SPANGLER	GREENWAY REPAIR/MAINTENANCE	Rec., Parks & Cultural Services	$ 6,350.00
UNIVERSAL CONCEPTS	PARTY, HOLIDAY, AND EVENT DECORATING SERVICES	Rec., Parks & Cultural Services	$ 51,752.50
UNIVERSITY OF GEORGIA RESEARCH FOUND...	TESTING SERVICES	Public Safety	$ 17,255.00
VERISTOR SYSTEMS INC	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 52,952.00
VERIZON WIRELESS	TELEPHONE SERVICES, CELLULAR	Various Departments	$ 15,294.77
WATT COMMERCIAL SWEEPING	STREET SWEEPING SERVICES	Public Works	$ 8,776.50
WEBB BRIDGE PRESERVE	WBR PH2 (ROUNDABOUT-PARK) PARCEL 52	Public Works	$ 37,000.00
WW WILLIAMS CO INC	VEHICLE REPAIR & MAINTENANCE	Public Safety	$ 9,484.40
XTREME PRESSURE WASH	CLEANING SERVICES, STEAM AND PRESSURE	Public Works	$ 7,600.00

CITY OF ALPHARETTA

Financial Management Reports

Listing of PO's between $5,000.01 and $50,000.00

for the month ended September 30, 2022

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
23000279	ARTS ALPHARETTA INC	REC., PARKS & CULTURAL SVCS	$ 46,500.00	BIANNUAL OUTDOOR SCULPTURE EXHIBIT CURATION
23000283	ADRENALINPOWERSPORTS	PUBLIC SAFETY	$ 23,502.85	(2) ALL-TERRIAN POLARIS SPORTSMAN 850 VEHICLES
23000284	GEVEKO MARKINGS INC	PUBLIC WORKS	$ 6,818.00	6,000 LINEAR FEET OF YELLOW THERMOPLASTIC MATERIAL
23000288	FIVE OAKS FENCE COMPANY INC	REC., PARKS & CULTURAL SVCS	$ 6,976.00	REMOVAL OF FENCE/REPLACEMENT WITH 4' STEEL FENCE AT (1) PARK
23000292	XTREME PRESSURE WASHING	PUBLIC WORKS	$ 7,600.00	PRESSURE WASHING OF CH PARKING DECK STAIRWELLS
23000295	SAVATREE LLC	REC., PARKS & CULTURAL SVCS	$ 13,330.00	TREE REMOVAL SERVICES AT WINDWARD COMMUNITY PARK
23000296	SAVATREE LLC	REC., PARKS & CULTURAL SVCS	$ 10,695.00	TREE REMOVAL SERVICES AT BROOKSIDE PARK
23000297	CAPITAL CITY ELECTRICAL SERVICES, LLC	PUBLIC WORKS	$ 5,595.00	STREETLIGHT MAINTENANCE AND REPAIR ON RUCKER ROAD
23000300	CLEARGOV INC	FINANCE	$ 45,000.00	BUDGETING SOFTWARE SUITE
23000303	MERIDIAN RAPID DEFENSE GROUP LLC	REC., PARKS & CULTURAL SVCS	$ 32,800.00	TRAFFIC BARRICADE RENTALS FOR (4) SPECIAL EVENTS
23000309	TERRAMARK LAND SURVEYING INC	PUBLIC WORKS	$ 12,655.00	PROPERTY SURVEYING SERVICES FOR MEADOW BROOK HILLS
23000314	SOUTHERN COMPUTER WAREHOUSE	INFORMATION TECHNOLOGY	$ 10,791.62	(19) APPLE 10.9" IPAD AIR WI-FI
23000317	ROSWELL SIGNS LLC	REC., PARKS & CULTURAL SVCS	$ 7,733.02	SIGNAGE FOR WEBB BRIDGE PARK
23000319	MEDICAL PRIORITY CONSULTANTS INC	INFORMATION TECHNOLOGY	$ 39,600.00	PRIORITY DISPATCH SYSTEMS LICENSE RENEWAL/SERVICE/SUPPORT
23000321	ECOFLO INC	PUBLIC WORKS	$ 36,216.00	FALL 2022 COMMUNITY HOUSEHOLD HAZARDOUS WASTE COLLECTION
23000325	BUTCH THOMPSON ENTERPRISES, INC.	PUBLIC WORKS	$ 44,189.45	ON-CALL STORM STRUCTURE MAINTENANCE/DRAINAGE REPAIRS
23000328	DELL MARKETING LP	INFORMATION TECHNOLOGY	$ 10,503.53	NETMOTION MOBILITY PREMIUM LICENSING/MAINTENANCE SUPPORT
23000331	GEORGIA FIRE & RESCUE SUPPLY LLC	PUBLIC SAFETY	$ 49,990.00	(10) THERMAL IMAGING CAMERA QXT BUNDLE UPGRADES
23000332	WW WILLIAMS SOUTHEAST INC	PUBLIC SAFETY	$ 9,484.40	REPAIRS TO (2) FIRE VEHICLES: FD3618 AND FD8477
23000337	POND & COMPANY	PUBLIC WORKS	$ 12,095.00	ALPHA LOOP - PHASE A CONSTRUCTION PHASE SERVICES
23000341	FIVE OAKS FENCE COMPANY INC	REC., PARKS & CULTURAL SVCS	$ 6,462.50	REMOVAL/REPLACEMENT OF 275 FT PRIVACY FENCE AT COGBURN PARK

City of Alpharetta
Balance Sheet
Governmental Funds
September 30, 2022

	Major Governmental Funds							Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	2016 Bond Fund	2022 Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
ASSETS									
Cash / Cash Equivalents / Investments	$ 27,339,889	$ 10,260,700	$ 818,263	$ 764,463	$ 29,370,905	$ 43,023,884	$ 5,887,422	$ 16,295,442	$ 133,760,968
Receivables (net of allowance for uncollectibles)									
Taxes Receivable									
Property Taxes	28,239,052	-	-	-	-	-	-	-	28,239,052
Other Taxes	113,133	-	-	-	-	-	-	-	113,133
Interest	-	-	-	-	-	-	-	-	-
Accounts		-	-	-	-	-	-	6,887,120	6,887,120
Due from Other Funds	2,462,782	-	-	-	-	-	-	20,541	2,483,323
Intergovernmental Receivable	15,143	10,000	-	-	-	-	-	-	25,143
Cash - Restricted	108,696	300,847	-	-	-	-	-	-	409,543
Total Assets	**58,278,695**	**10,571,546**	**818,263**	**764,463**	**29,370,905**	**43,023,884**	**5,887,422**	**23,203,104**	**171,918,281**
LIABILITIES AND FUND BALANCES									
Liabilities									
Current									
Accounts Payable	348,403	4,183	-	-	-	50	-	10,183	362,818
Retainage Payable	-	182,213	-	50,547	-	100,028	7,689	49,806	390,283
Intergovernmental Payable	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct								-	-
Claims Payable	-	-	-	-	-	-	-	-	-
Payroll Payable	97,075	-	-	-	-	-	-	-	97,075
Due to Other Funds	-	-	-	527,518	-	1,900,295	-	4,169	2,431,983
Deferred Revenue	28,379,899	10,000	-	-	-	-	-	11,106,662	39,496,560
Unearned Revenue	764,533	-	-	-	-	-	-	18,423	782,955
Non-Current									
Unclaimed Property	122,675	-	-	-	-	-	-	-	122,675
Claims Payable	41,671	-	-	-	-	-	-	-	41,671
Total Liabilities	**29,754,255**	**196,396**	**-**	**578,065**	**-**	**2,000,373**	**7,689**	**11,189,243**	**43,726,021**
Fund Balances:									
Restricted for:									
Capital Projects	-	962,804	(533,903)	(95,589)	28,238,775	31,645,650	(6,892,207)	3,383,800	56,709,328
Law Enforcement	-	-	-	-	-	-	-	197,952	197,952
Emergency Telephone Activities	-	-	-	-	-	-	-	489,739	489,739
Grant Projects	-	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	1,078,723	1,078,723
Promotion of Tourism	-	-	-	-	-	-	-	447,892	447,892
Assigned for:									
Grant Projects	-	-	-	-	-	-	-	109,983	109,983
Capital Projects	-	-	-	-	-	-	-	-	-
Emergency Reserve	19,700,000	-	-	-	-	-	-	-	19,700,000
2024 Fiscal Year Capital	10,646,671	-	-	-	-	-	-	-	10,646,671
Encumbrances	4,651,900	7,135,170	1,361,345	264,305	1,070,075	9,339,414	12,771,940	5,675,580	42,269,730
Remaining 2023 Net Spend	(14,574,734)	-	-	-	-	-	-	-	(14,574,734)
Projected Net Surplus/2025 Capital	8,100,602	-	-	-	-	-	-	-	8,100,602
Unallocated	-	2,277,177	(9,179)	17,682	62,055	38,446	-	630,193	3,016,374
Total Fund Balances	28,524,440	10,375,150	818,263	186,398	29,370,905	41,023,510	5,879,733	12,013,861	128,192,260
Total Liabilities and Fund Balances	**$ 58,278,695**	**$ 10,571,546**	**$ 818,263**	**$ 764,463**	**$ 29,370,905**	**$ 43,023,884**	**$ 5,887,422**	**$ 23,203,104**	**$ 171,918,281**

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

	Major Governmental Funds							Non-Major	Total
	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	Governmental Funds	Governmental Funds
REVENUES									
Taxes:									
Property Tax	$ 486,413	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,049	$ 489,462
Local Option Sales Tax	3,504,637	-	-	-	-	-	-	-	3,504,637
Transportation SPLOST	-	-	-	-	-	-	2,409,633	-	2,409,633
Other Taxes	861,471	-	-	-	-	-	-	1,694,864	2,556,335
Licenses and permits	1,246,891	-	-	-	-	-	-	-	1,246,891
Intergovernmental	27,106	-	739,024	-	-	-	-	-	766,129
Charges for services	1,321,091	-	-	-	-	-	-	464,114	1,785,206
Impact Fees	-	-	-	-	-	-	-	151,170	151,170
Fines/Forfeitures	681,806	-	-	-	-	-	-	2,832	684,638
Investment earnings (Loss)	(113,092)	(32,881)	(3,202)	7,431	149,122	219,831	13,845	(40,357)	200,697
Contributions and Donations	15,266	14,496	-	-	-	-	-	-	29,762
Misc Revenue	66,779	2,100	-	-	-	-	-	-	68,879
Other	-	-	-	-	-	-	-	4,496	4,496
Total revenues	**8,098,368**	**(16,285)**	**735,822**	**7,431**	**149,122**	**219,831**	**2,423,478**	**2,280,168**	**13,897,935**
EXPENDITURES									
Current:									
Unallocated	-	-	-	-	-	-	-	-	-
General government	3,194,594	15,181	-	-	-	-	-	761,029	3,970,803
Public safety	9,502,678	123,227	44,100	-	-	-	-	1,656,264	11,326,269
Public works	2,297,083	630,672	-	11,403	-	786,099	192,153	184,654	4,102,065
Economic and community development	1,261,982	34,617	21,900	-	-	-	-	-	1,318,499
Alpharetta Business Community	-	-	-	-	-	-	-	-	-
Culture and recreation	2,952,272	266,168	-	-	54,217	-	-	10,510	3,283,167
Contingency	2,108	-	-	-	-	-	-	-	2,108
Professional Services	-	-	-	-	-	-	-	-	-
Debt service:									-
Principal	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-
Other Costs		-	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-	-
Total expenditures	**19,210,717**	**1,069,866**	**66,000**	**11,403**	**54,217**	**786,099**	**192,153**	**2,612,457**	**24,002,911**
Excess (deficiency) of revenues over (under) expenditures	(11,112,349)	(1,086,150)	669,822	(3,973)	94,906	(566,268)	2,231,325	(332,289)	(10,104,977)
OTHER FINANCING SOURCES (USES)									
Transfers in	637,574	2,859,950	-	-	-	-	-	1,050,000	4,547,524
Transfers out	(3,909,950)	-	-	-	-	-	-	(637,574)	(4,547,524)
Loan Proceeds	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-
Sale of capital assets	21,045	-	-	-	-	-	-	-	21,045
Sale of non-capital assets	500	-	-	-	-	-	-	-	500
Land Sale	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(3,250,831)	2,859,950	-	-	-	-	-	412,426	21,545
Net change in fund balances	(14,363,180)	1,773,800	669,822	(3,973)	94,906	(566,268)	2,231,325	80,137	(10,083,432)
Fund balances - beginning	**42,887,620**	**8,601,351**	**148,441**	**190,370**	**29,275,999**	**41,589,779**	**3,648,408**	**11,933,724**	**138,275,692**
Fund balances - ending	**$ 28,524,440**	**$ 10,375,150**	**$ 818,263**	**$ 186,398**	**$ 29,370,905**	**$ 41,023,510**	**$ 5,879,733**	**$ 12,013,861**	**$ 128,192,260**

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
September 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	$ 1,451,130	$ 5,050,959	$ 285,389	$ 30,948	$ 162,983	$ 1,401,747	$ 4,138,526	$ 1,097,145	$ 2,676,615	$ 16,295,442
Taxes Receivable	-	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	6,887,120	-	6,887,120
Intergovernmental Receivable	-	-	-	-	20,541	-	-	-	-	20,541
Due From Other Funds										
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	**1,451,130**	**5,050,959**	**285,389**	**30,948**	**183,524**	**1,401,747**	**4,138,526**	**7,984,266**	**2,676,615**	**23,203,104**
LIABILITIES										
Accounts Payable	-	-	-	-	2,100	6,043	461	-	1,578	10,183
Retainage Payable	-	24,906	-	-	-	-	24,900	-	-	49,806
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	4,169	-	-	-	4,169
Due to Other Fund	-	-	-	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	20,541	-	4,199,000	6,887,120	-	11,106,662
Unearned Revenue	-	-	-	-	-	-	-	18,423	-	18,423
Total Liabilities	**-**	**24,906**	**-**	**-**	**22,641**	**10,213**	**4,224,362**	**6,905,543**	**1,578**	**11,189,243**
FUND BALANCES										
Restricted:										
Capital Projects	-	3,127,042	-	-	-	-	(1,490,567)	-	1,747,325	3,383,800
Law Enforcement	-	-	167,004	30,948	-	-	-	-	-	197,952
Promotion of Tourism	447,892	-	-	-	-	-	-	-	-	447,892
Emergency Telephone Activities	-	-	-	-	-	489,739	-	-	-	489,739
Debt Service	-	-	-	-	-	-	-	1,078,723	-	1,078,723
Assigned for: Grant Projects	-	-	-	-		-	-	-	-	-
Grant Projects	-	-	-	-	109,983	-	-	-	-	109,983
Encumbrances	585,417	1,780,540	24,484	-	50,900	901,796	1,404,732	-	927,712	5,675,580
Unallocated	417,821	118,471	93,901	-	-	-	-	-	-	630,193
Total Fund Balances	1,451,130	5,026,053	285,389	30,948	160,883	1,391,534	(85,835)	1,078,723	2,675,036	12,013,861
Total Liabilities and Fund Balances	**$ 1,451,130**	**$ 5,050,959**	**$ 285,389**	**$ 30,948**	**$ 183,524**	**$ 1,401,747**	**$ 4,138,526**	**$ 7,984,266**	**$ 2,676,615**	**$ 23,203,104**

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended September 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	$ 1,694,864	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ 1,694,864
Property tax	-	-	-	-	-	-	-	3,049	-	3,049
Charges for Service	-	-	-	-	55,000	409,114	-	-	-	464,114
Impact Fees	-	151,170	-	-	-	-	-	-	-	151,170
Forfeiture Income	-	-	-	2,832	-	-	-	-	-	2,832
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Contributions & Donations	-	-	-	-	-	-	-	-	-	-
Investment Earnings (Loss)	(4,915)	(16,043)	-	-	(621)	(5,525)	-	(3,571)	(9,682)	(40,357)
Other	-	-	-	-	-	-	-	-	4,496	4,496
Total revenues	**1,689,949**	**135,127**	**-**	**2,832**	**54,379**	**403,590**	**-**	**(522)**	**(5,186)**	**2,280,168**
EXPENDITURES:										
Tourism	741,503	-	-	-	-	-	-	-	-	741,503
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	-	-	-	-	10,510	-	-	-	-	10,510
Public Safety	-	-	17,521	9,951	-	1,628,792	-	-	-	1,656,264
Public Works	-	12,350	-	-	-	-	85,835	-	86,469	184,654
General Government	2,915	-	-	-	-	-	-	16,611	-	19,526
Debt Service:	-	-	-	-		-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	**744,418**	**12,350**	**17,521**	**9,951**	**10,510**	**1,628,792**	**85,835**	**16,611**	**86,469**	**2,612,457**
Excess (deficiency) of revenues over expenditures	945,531	122,777	(17,521)	(7,119)	43,869	(1,225,202)	(85,835)	(17,133)	(91,655)	(332,289)
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(637,574)	-	-	-	-	-	-	-	1,050,000	412,426
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total other financing sources	(637,574)	-	-	-	-	-	-	-	1,050,000	412,426
Net change in fund balances	307,957	122,777	(17,521)	(7,119)	43,869	(1,225,202)	(85,835)	(17,133)	958,345	80,137
Fund balances - beginning	**1,143,173**	**4,903,276**	**302,910**	**38,067**	**117,014**	**2,616,737**	**-**	**1,095,856**	**1,716,692**	**11,933,724**
Fund balances - ending	**$ 1,451,130**	**$ 5,026,053**	**$ 285,389**	**$ 30,948**	**$ 160,883**	**$ 1,391,534**	**$ (85,835)**	**$ 1,078,723**	**$ 2,675,036**	**$ 12,013,861**

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

.	Solid Waste
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 1,626,522
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	208,172
Prepaid Insurance Expenses	-
Total Current Assets	1,834,693
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	-
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	-
Total Noncurrent Assets	-
Total Assets	**1,834,693**
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
Accounts Payable/ Customer Credit Balances	46,837
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	4,840
Payroll Liabilities	222
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	51,899
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	-
Total Liabilities	**51,899**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,782,795
Total Net Assets	1,782,795
Total Liabilities & Net Assets	**$ 1,834,693**

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

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	$ 2,642,006
Misc Revenue	1,279
Total operating revenues	2,643,285
Operating expenses:	
Administration	5,902,187
Non-departmental	-
Total operating expenses	5,902,187
Operating Gain (loss)	(3,258,901)
Non-operating revenues (expenses):	
Investment earnings (Loss)	(11,469)
Total non-operating revenue (expenses)	(11,469)
Income (loss) before transfers	(3,270,370)
Transfers In	-
Transfers Out	-
Change In Net Assets	(3,270,370)
Total net assets-beginning	**115,976**
Total net assets-ending (net of encumbrances)	**(3,154,395)**
Adjustments to GAAP basis:	
Encumbrances	4,937,189
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	**$ 1,782,795**

DEVELOPMENT AUTHORITY

Revenue & Expenditure Report
GAAP Financial Statements

ALPHARETTA DEVELOPMENT AUTHORITY

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

	Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues						
	99575100-346900	Bond Application Fee	$ 119,750	$ 119,750		$ -
	99575100-371000-C1532	ATC Operational Funding (COA)	95,000	95,000		-
(2)	99575100-381000-C1535	Innovation Center Operations (ATC)	23,700	2,297		21,403
		subtotal	***$ 238,450***	***$ 217,047***		***$ 21,403***
(1)	99575100-395000	Carryforward Fund Balance	$ 214,749	$ -		$ 214,749
		subtotal	***$ 214,749***	***$ -***		***$ 214,749***
		Total	**$ 453,199**	**$ 217,047**		**$ 236,152**
Expenditures						
	99575100-571000-C1403	Local Job Creation Grant Program	$ 32,500	$ -	$ -	$ 32,500
	99575100-544100-C1532	ATC Operational Funds	95,000	31,667	63,333	-
	99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
	99575100-544100-C0924	Economic Development Strategic Plan (split with COA)	37,500	-	-	37,500
	99575100-544100-C2210	Downtown Economic Development Initiative	60,000	20,000	-	40,000
	99575100-531100	General Supplies & Materials	-	-	-	-
		subtotal	***$ 245,948***	***$ 51,667***	***$ 63,333***	***$ 130,948***
(2)	99575100-522250-C1535	Innovation Center Operations (Facility Repair & Maint.)	$ -	$ -	$ -	$ -
(2)	99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	12,000	1,493	4,500	6,007
(2)	99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,100	174	-	926
(2)	99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	600	229	-	371
(2)	99575100-531220-C1535	Innovation Center Operations (Natural Gas)	5,000	772	-	4,229
(2)	99575100-531230-C1535	Innovation Center Operations (Electricity)	5,000	743	-	4,257
		subtotal	***$ 23,700***	***$ 3,411***	***$ 4,500***	***$ 15,789***
	99575100-579000	Reserve	$ 183,551	$ -	$ -	$ 183,551
		Total	**$ 453,199**	**$ 55,078**	**$ 67,833**	**$ 330,288**

(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.

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining

Fund Balance Reconciliation

Fund Balance (beginning of Fiscal Year)	**$**	**214,749**
Revenues collected to date		217,047
Expenditures incurred to date		(55,078)
Fund Balance	**$**	**376,719**
Fund Balance Allocation:		
Non-Spendable (unspent/remaining project allocations)	$	194,281
Spendable (available for investment by the Board)		182,437
	$	**376,719**

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

ASSETS		
Current Assets:		
Cash and Cash Equivalents	$	377,810
Investments		-
Receivables		-
Restricted Cash for Bond Issuance Costs		1,561
Total Assets		**379,371**
LIABILITIES		
Current Liabilities:		
Accounts Payable		-
Deferred Revenue		1,561
Due to Other Funds		1,091
Total Current Liabilities		2,652
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		-
Noncurrent Liabilities:		
		-
Total Noncurrent Liabilities		-
Total Liabilities		2,652
Fund Balance		
Restricted		194,281
Unallocated		182,437
Total Fund Balance		376,719
Total Liabilities & Fund Balance	**$**	**379,371**

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

	Actual Amounts
Revenues	
Rent/Royalties	$ 2,297
State Grant	-
Fees	119,750
Contributions & Donations	95,000
Miscellaneous Income-Interest	-
Miscellaneous Revenue	-
Total Revenues	**217,047**
Expenditures	
Economic Development	115,000
Maintenance Contracts	5,993
Donation to private source	-
Utilities - Miscellaneous	1,918
Debt Service:	
Principal	-
Interest	-
Total Expenditures	**122,911**
Excess (deficiency) of revenues over (under) expenditures	94,136
Other Financing Sources (Uses)	
Sale of capital assets	-
Net Change in Fund Balances	94,136
Fund Balance, Beginning of Year	**214,749**
Encumbrances	67,833
Fund Balance, End of Year	**376,719**

THE CITY OF

ALPHARETTA

GEORGIA



Fiscal Year 2022 Financial Review and September 2022 Financial Management Report

FY 2022 Financial Review

General Fund

• Operations	Actual	Over/(Under) Budget
– Revenues	$81.1M	$ 9.7M
– Expenditures		
• Operations	(66.4M)	(3.3M)
Surplus from Operations	$14.7M	
• Appropriated Capital Transfer	(1.7M)	
• PY Fund Balance Capital Transfer	(5.8M)	
Net increase in Fund Balance	$ 7.2M	*

% of Budget Spend Statistics
Salaries/Benefits (95%)
Maint./Operations (99%)

- Fund Balance
  - Beginning Fund Balance $35.7M
  - Result from Operations 7.2M
  - Ending Fund Balance $42.9M

*FY 2022 Total Capacity to cover Capital = $14.7M

Deep Dive into Fund Balance

General Fund

- $42.9M Total Fund Balance @ 6/30/2022*
- (19.7M) Emergency Reserve**
- (12.6M) Capital Contribution in 2023*** (currently being spent)
- $10.5M Remaining Fund Balance

* *Represents 54% of Budgeted Revenue; same % as Median/Peer AAA cities; Projected to drop for FYE 2023.*

** *Represents Emergency Reserve target at 25% of Budgeted Operating Expenditures.*

*** *Current/Best Practice is to use remaining fund balance for capital/one-time investment in the next budget cycle.*

Annual Recurring Capital Needs

- Goal is to fund Recurring Capital from General Operations (between current year appropriation and prior year fund balance) and not unsustainable sources such as TSPLOST, bonds, impact fees, grants, etc.
- Annual Replacement ("Recurring") Needs: >$15M
  - $3.6M Milling & Resurfacing
  - $4.2M Stormwater
  - $2.2M Fleet
  - $5.0M Technology, Facilities, Recreation Fields/Courts/Turf and Playgrounds, Sidewalks, Non-PS Fleet/Equipment, Transportation Infrastructure, etc.
  - Figures above do not include new capital investment

Funding Annual Recurring Capital Needs

Sources	2022 Prior Year	2023 Current	2024 As-Is	2024 Goal
Annual Capital Appropriation	$1.7M	$3M	$3M	$5M to $7.5M
Fund Balance Carryforward (year)	$5.8M (2020)	$12.6M (2021)	$10.5M (2022)	$10.5M
Total:	**$7.5M**	**$15.6M**	**$13.5M**	**$15.5M to $18M**

To more appropriately meet Minimum Annual Recurring Capital Needs with annual appropriations, Finance recommends increasing Annual Capital Appropriation by at least $2M in the 2024 budget (from $3M to $5M), or more.

As noted in our 10-year CIP, the annual capital requests are greater than forecasted funding. Additional sources will be needed. Example – the FY 2024 Preliminary CIP requests exceed the funding goal above by $11 million.

Performance Dashboard

September 2022

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property Taxes (incl. Motor Vehicle taxes)	↑	$950,000
Local Option Sales Tax	↑	$2,325,000
Franchise Tax	↓	($350,000)
Insurance Premium Tax	↑	$593,627
Alcohol Beverage Excise Tax	↑	$200,000
Building Permit Fees	↑	$150,000
Business and Occupational Tax	↔	$0
Court/Traffic Fines	↑	$280,500
Recreation/Special Event Fees	↔	($100,338)
Hotel/Motel Tax (City portion)	↑	$618,750
Other Revenues	↔	($66,937)
Minimum Surplus Goal Needed to Fund Capital: *($15M Annual Capital Need less $3M allocated in the budget)*		**$12M**
Less: Projected Revenue Gain		**($4.6M)**
Less: Projected Expenditure Savings		**($3.5M)**
Favorable (Unfavorable) Net Surplus vs $15M Capital Need:		**($3.9M)**

$4.6M

Performance Dashboard

September 2022

FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (1)	↑	↑	$772,892
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	$93,901
Confiscated Assets Fund (State)	↔	↔	$0
Emergency 911 Fund (1)	↔	↔	$96,224
Impact Fee Fund	↔	↔	$118,471
Hotel/Motel Fund (1)	↑	↑	$417,821
Debt Service Fund	↑	↑	$767,968
Proprietary Funds			
Solid Waste Fund (2)	↔	↔	$0
Risk Management Fund	↔	↔	$1,434,177
Medical Insurance Fund	↔	↔	($633,196)

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.*

Performance Dashboard

September 2022

FUND SYNOPSIS

	Non-Allocated
Grant Funds	
Operating Grant Fund (3)	$23,377
Capital Grant Fund (3)	($9,179)
Capital Project Funds	
Capital Project Fund (3)	$2,277,177
Stormwater Capital Fund	$72,863
Series 2016 Bond Fund (Parks)	$17,682
Series 2022 Bond Fund (Parks)	$62,055
TSPLOST I Capital Fund	$38,446
TSPLOST II Capital Fund	$0
American Rescue Plan Act Capital Fund	$0
Development Authority Fund	$64,551

BOND RATING

AAA

strongest rating available

EMERGENCY RESERVE

General Fund
$19.7M est. (25%)

Emergency 911 Fund
$1.25M est. (25%)

Sanitation Fund
$116K est. (2%)

rate adj. improving reserve

3. Does not include amounts, if any, currently set aside for matches on active grant applications.

STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services
Submitted By: Amanda Musilli
Sponsored By: N/A.
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: CONTRACT AWARD: PYRO SHOWS EAST COAST, INC. FOR JULY 4, 2023 FIREWORK PYROTECHNICS

CONSIDERATION OF THE CONTRACT AWARD TO PYRO SHOWS EAST COAST, INC. FOR FIREWORK PYROTECHNICS FOR THE JULY 4, 2023 EVENT AND AUTHORIZE THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS.

II. RECOMMENDATION:

Approve the contract award to Pyro Shows East Coast, Inc. for firework pyrotechnics for the July 4, 2023 event and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

Budgeted Item: Yes
Fiscal Impact: Yes
Included In Current FY Cptl Budget: No
Included In Current FY Oprt. Budget: Yes
Total Project Cost: $38,500 (FY2023 - $17,500; FY2024 - $21,000)

APPROPRIATIONS:

Account TITLE/NUMBER	Dollar Amount
Professional Services - July 4th Celebration; 10061900 521200 / RSE29 (FY23)	$17,500.00
Professional Services - July 4th Celebration; 10061900 521200 / RSE29 (FY24)	$21,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
N/A	$0.00
N/A	$0.00

IV. REPORT IN BRIEF:

BACKGROUND:
For many years, the City has hosted an annual 4th of July fireworks celebration in Wills Park. In FY2023, the Recreation, Parks & Cultural Services leadership team aligned the 4th of July event with other large city events and moved the planning and production responsibilities to the department's Community Services Division.

Alpharetta's 4th of July Celebration takes place on the 4th of July, regardless of the day of the week upon which the 4th falls, and the fireworks display begins at dusk (which is typically around 9:30 p.m. EST).

The event requires collaboration by many City departments to ensure a safe and enjoyable experience for all. Due to the vehicular traffic resulting from hundreds of vehicles entering and exiting the Wills Park Area for the fireworks display coupled with the hazardous nature of pyrotechnics, staff carefully selects a vendor highly skilled in pyrotechnics to perform the show. In addition, all departments must coordinate closely with the chosen pyrotechnics vendor to ensure synchronized action in terms of securing the "blast zone" and "fall-out area" to keep event attendees safe and focused on memorializing the holiday.

PROPOSAL:
The Department of Recreation, Parks & Cultural Services staff requested quotes from multiple vendors for the cost to produce July 4th pyrotechnics under a five-year service agreement not to exceed $35,000 per year and with specified rescheduling and cancellation terms. In response, staff found that no vendor could commit to a multi-year contract term due to the volatile costs and inflation of materials and that others could not meet the City-imposed financial restrictions or reschedule/cancellation terms. As a result, the request for quotes was

limited to the same parameters but for a service of one calendar year. Two vendors submitted proposals and all others rejected the terms.

PYROTECHNICS AGREEMENT 2023:
Of the vendor proposals submitted, staff determined that Pyro Shows East Coast, Inc. proved to be the best vendor to conduct the City's 4th of July fireworks display. Having utilized the vendor for the July 4th event in 2022, Pyro Shows East Cost, Inc. proved to be well-coordinated, professional, attentive to the city's needs, and demonstrated high priority for safety.

Under the agreement attached hereto, Pyro Shows East Coast, Inc. would provide 660 shells in the main show and 482 additional shells for the grand finale, for a total shell count of 1,142, to explode over a duration of 20 minutes for the City's 2023 July 4th fireworks celebration at a cost of $35,000. Should the show need to be rescheduled for any reason, a 10% premium will be added to the total cost of the show, resulting in an increase of $3,500. The total cost for pyrotechnics, including the contingent reschedule premium, is not to exceed $38,500. As the agreement term crosses Fiscal Year 2023 and 2024, current funding accounts for only the 50% deposit ($17,500) to secure the vendor, while funding for the retainer and possible 10% premium ($21,000) would be requested during the FY2024 budget process.

The vendor, based in Tennessee, is an active and compliant corporation with the Tennessee Secretary of State's Office. At the City Attorney's request, the vendor has applied to be a foreign corporation with the State of Georgia and is currently awaiting approval. Confirmation of the application for business formation is attached.

V. ALTERNATIVES:

There are three alternatives to the recommended action:

1. Discontinue the City's 4th of July fireworks celebration in Wills Park.
2. Deny approval of the selected vendor and direct staff to coordinate a third RFQ process to attempt to solicit bids from other qualified pyrotechnic companies to conduct the City's 4th of July fireworks celebration in Wills Park.
3. Deny approval of the selected vendor and direct staff to coordinate a third RFQ process in an attempt secure pyrotechnics under a five-year service contract.

VI. ATTACHMENTS:

RFQ - Fireworks, RFQ Response - Pyro Shows East Coast, Inc., RFQ Response - Pryotecnico, SOS Business Formation Application Confirmation

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

REQUEST FOR WRITTEN QUOTE - Fireworks

DATE OF ISSUE: **MONDAY, OCTOBER 10, 2022**

RESPONSE DEADLINE: **FRIDAY, OCTOBER 21, 2022 BY 12:00PM**

CONTACT: **HILARY LEW**

HLEW@ALPHARETTA.GA.US

GENERAL DESCRIPTION

The City of Alpharetta is requesting proposals from qualified firms to provide a firework display at Wills Park on July 4, 2023.

The show must be a minimum of 20-minutes. The firework display will include an opening segment, a main program, and a grand finale, featuring 6", 5", 4" and 3" shells. The firework display must utilize frequent overlays, a variety of effects and colors, and a density of shells such that the show exhibits no perceivable gaps in display.

The cost must be turnkey and shall include all costs associated with the project, including, but not limited to materials, labor, equipment, travel, freight, security, cleanup, etc.

SCOPE OF WORK

For the Calendar Year 2023 event, the City has allocated $35,000.00 for the fireworks display for all costs associated with the project. The cost must be turnkey and shall include all costs associated with the project, including, but not limited to materials, labor, equipment, travel, freight, security, cleanup, etc.

• The Contractor will provide a firework display at Wills Park on July 4, 2023. The event is rain or shine.

• At all times, the firework display must be conducted in accordance with all federal, state, and local codes, law and ordinances, including but not limited to the current National Fire Protection Association Standard (NFPA) codes for Outdoor Public Display of fireworks, published by the National Fire Protection Association, Inc. The selected vendor will be responsible for securing the blast site and fall out area per NFPA 1123 and NFPA 1126.

•The Contractor must provide all necessary and appropriate safety equipment/material and all transportation and security for the fireworks and the launch site. Fire extinguishers in good working order shall be in plain view when any

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

live loads are on site. The number and size of fire extinguishers shall be adequate for the size of the display.

• The Contractor shall provide one (1) Chief Pyrotechnician, licensed by the State of Georgia, one (1) Assistant Chief Pyrotechnician, and a sufficient number of qualified Pyrotechnician Aides to assist in the erection and firing of the display. Each aforementioned person shall be an employee of the Contractor. Only properly trained and certified employees of the Contractor actively involved in the firing of the display and/or authorized City employees shall be allowed within the shoot site prior to, during and following the firework display. Pyrotechnical personnel will be readily identified with proper ID and company approved safety garments with the company name clearly displayed. Vendor will provide a list with the number of additional support personnel and their names prior to setup. All personnel at the set up and shoot locations must be at least 18 years of age.

• The Contractor shall provide a firework display that will be a minimum of 20-minutes in duration and exhibit rapid, constant fire during this time. The firework display will include an opening segment, a main program, and a grand finale, featuring 6", 5", 4" and 3" shells. The firework display should utilize 1) frequent overlays, 2) a variety of effects, colors, and firework types and 3) a density of shells such that the show exhibits no perceivable gaps in display.

• Contractor should include as many high bursting fireworks as possible to allow audience viewing from many vantage points, not all of which are in the immediate vicinity of the discharge site.

• All aerial display shells shall be preloaded in above-ground mortars prior to the start of the display and shall be protected from weather and/or accidental firing prior to and during the display.

• Refer to the Firework Site/Shoot Zone in the Appendix.

• Computerized/electronic firing of the firework display is preferred.

• The firework display must commence at dark or at approximately 9:30 pm.

• All pyrotechnic materials shall be top grade and have been factory tested by the manufacturer to assure their individual quality, performance, and safety.

• The Contractor must provide a safe and clean operating environment at all times. This includes delivery of display materials, the setup of display materials, the display and clean-up of the display.

• The Contractor assumes all cost and responsibility for all applicable freight and delivery of product, setup, security, removal, cleanup, etc.

• The Contractor must provide highly qualified pyrotechnicians, all equipment, and conduct any necessary tests.

• The Contractor must obtain all insurance and/or bonds required by the State of Georgia and Fulton County permits. The Contractor must provide a minimum of $3,000,000 liability insurance policy, listing the City of Alpharetta as additionally insured.

• The Contractor must submit all permit packages to the City of Alpharetta Fire Marshal's Office no later than 5:00pm EST on May 31st. Must comply with all requirements of the Alpharetta Fire Marshal for each year of the contract.

• The Contractor will be responsible for the clean-up of the safety zone to include: removal of all equipment used for the fireworks at the conclusion of the display, removal of any hazardous materials and unexploded

shells as well as gathering any other trash and debris generated by the Contractor's personnel and disposing of it properly.

• The Contractor will not assign any interest in any executed agreement with the City and shall likewise not transfer any portion of the work to be performed under the same without prior written consent of the City.

• The City will pay the Contractor a 50% deposit in one fiscal year and then make the final 50% payment in the next fiscal year after the completion of the event on July 4th.

• If the City and selected vendor are unable to produce the show before a start time of 10:40pm due to unsafe conditions determined by both parties, the City may choose to completely cancel the show. The City would then receive a credit or refund for the difference between unused products/services and restocking fees.

• Alternatively, if the City and selected vendor are unable to produce the show before 10:40pm due to unsafe conditions determined by both parties, the City may otherwise choose to reschedule the show for a future date. The City shall pay the selected vendor for the documented expenses incurred as a result of the postponement or rescheduling, capped at 10% of the original contract.

The following requirements must be met in order for consideration:

- Cover letter with brief business profile
- Business information, including name and home office address.
- Contact information for one person to be the single point of contact for the quote.
- Complete and submit price sheet provided in the appendix.
- Supply at least three references, other than the City of Alpharetta, for firework shows of comparable number and size of shells work within the past (2) years.
- The selected vendor will be required to provide the following forms in addition to a quote:
  - A. IRS Form W-9
  - B. Bidder's Disclosures and Certifications
  - C. E-Verify (Affidavit Verifying Contractor Participation in Federal Work Authorization Program)

All quotes must be in writing, itemized, and inclusive of all charges.
Please send formal quote to email address provided below. **The City of Alpharetta is tax exempt.**
Responses must be received by no later than 12:00 PM EST on Friday, October 21.
All responses and requests for additional information shall be sent via email to hlew@alpharetta.ga.us.

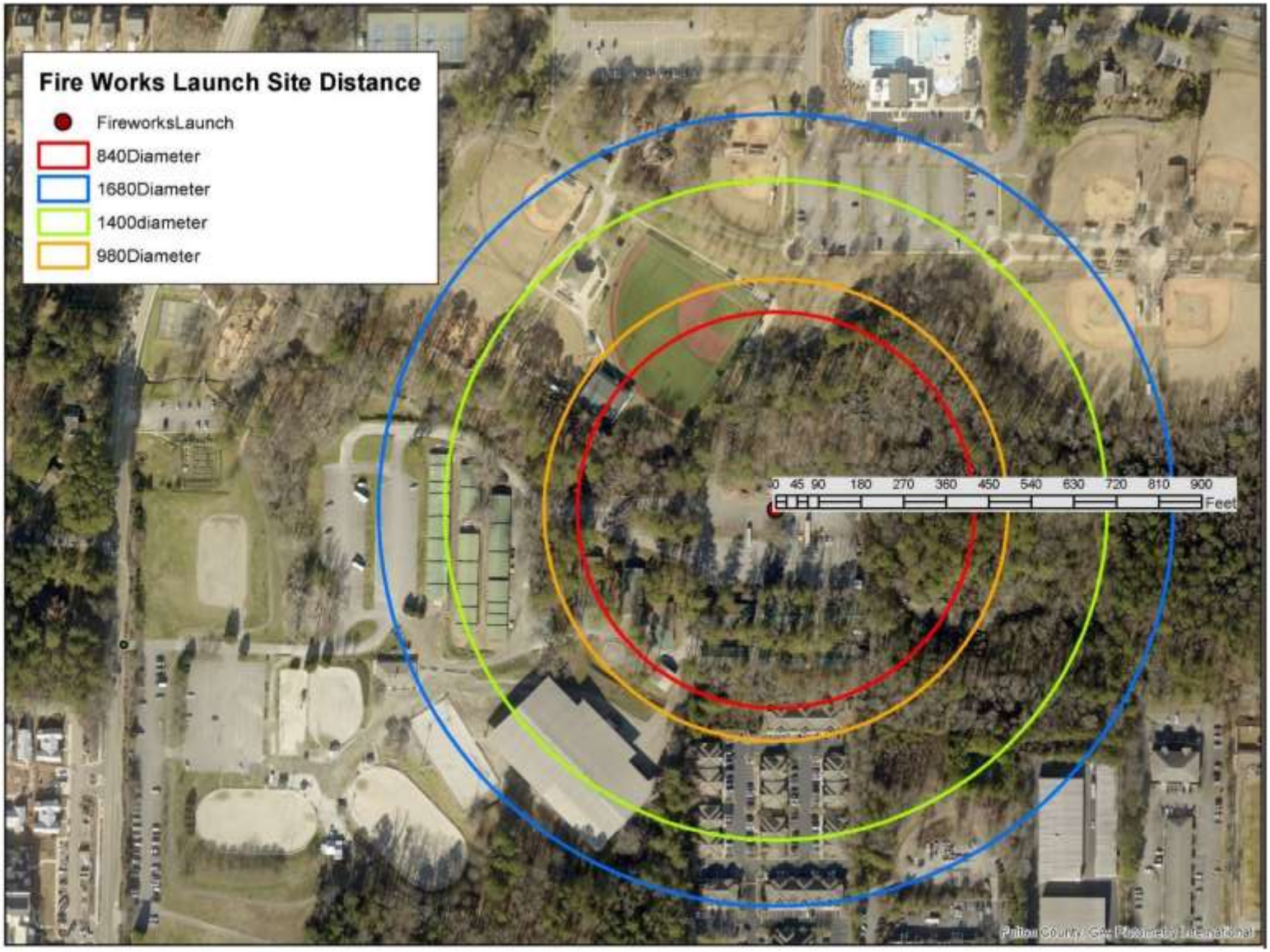
Thank you,

Hilary Lew
Special Events Supervisor
hlew@alpharetta.ga.us
678-297-6382

APPENDIX

COMPANY NAME:	
BIDDER NAME:	
BIDDER SIGNATURE:	
DATE SIGNED:	

FIREWORKS DISPLAY	NUMBER OF SHELLS	TYPES OF SHELLS Include photos or simulation
Opening Segment		
6"		
5"		
4"		
3"		
Main Program		
6”		
5”		
4”		
3”		
Grand Finale		
6"		
5"		
4"		
3"		
Length of Segments & Show Total	*Opening Segment* *Main Program* *Grand Finale* *Total (in Minutes)*	
Estimated Cost of Shells		
Estimated Transportation Costs		
Estimated Restocking Fee		
Other Fees/Costs		
TOTAL COST	**$35,000**	


Fire Works Launch Site Distance
FireworksLaunch
840Diameter
1680Diameter
1400diameter
980Diameter
0 45 90 180 270 360 450 540 630 720 810 900
Feet

Oct 21, 2022

City of Alpharetta
Attn: Hilary Lew
2 Park Plaza
Alpharetta, Georgia 30009

Ref: July 4th Fireworks Display

Procurement Agent Abby Shipp,

Thank you, for inviting Pyro Shows East Coast, Inc to sub a formal bid response for the City of Alpharetta annual July fourth fireworks display on July 4, 2023.

Pyro Shows East Coast has a long establish history of producing epic fireworks entertainment since the late 1960's. We have assigned a highly qualified trained and experienced show operator and assistant technicians to execute your display on show day. Our RFP response provides some of the history of our display company and type of service reputation we have established with our past, present client base. As one of the Largest US display companies we have a proven track record of delivering quality Fireworks entertainment and the experiences to make your display an epic event. Should we be awarded your display, I will again work with our in house show designer to computer script your display with an opening segment, main body, and Grand finale segment for your viewing audience pleasure.

Please feel free to contact me directly if you find you have any additional question regarding the program, I have designed for you today.

Thank You!

Rick Lambright
Event Producer
(M) 770-560-6887
(O) 770-419-9278
Email: r.lambright@pyroshows.com



Custom Fireworks Proposal

for

City of Alpharetta

Independence Day Celebration

July 4, 2023

TRANSFORMING SPECIAL OCCASIONS INTO EPIC EVENTS

PYRO SHOWS EAST COAST

All information is proprietary and confidential. No part may be copied or forwarded without the expressed permission of Pyro Shows.



Fireworks

Pyro Shows East Coast is pleased to submit the following customized Independence Day firework proposal to **City of Alpharetta** for a show on **Tuesday, July 4, 2023.**

At Pyro Shows, our mission is to provide an *EPIC* fireworks event to excite and delight your audience while attracting a larger number of spectators to your venue!

Pyro Shows places great emphasis on product value, quality, and performance. Our dedicated diligence behind the scenes ensures the outstanding results that we love to provide.

Enjoy reviewing this proposal and remember, "customization" is the key. We will be happy to make adjustments to the proposal to achieve your vision of the show.

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About Us

Pyro Shows is celebrating 50+ golden years! Before our corporate office in Tennessee and our additional offices in Texas Alabama, and South Carolina, we had to start somewhere. That place in time was 1969 when Lansden Hill began a professional fireworks service. Rave reviews of the shows would prove that he appropriately named the company **Pyro Shows**. With each passing year of business, Pyro Shows maintained the momentum and achieved success both nationally and internationally.



2019 marked the 50th year in business that Pyro Shows has successfully performed fireworks. From Sweden, to Spain, and from Abu Dhabi in the UAE, to Taiwan, Pyro Shows has shared talent and expertise with millions of people around the world. That is a legacy of happiness generated by fireworks!

A brief description of the Pyro Shows team of professionals is much like describing a fireworks show:

"It takes many layers of time and talent to result in a safely executed, spectacular show."

Time after time, we see the shock on faces who realize the behind-the-scenes time and effort that goes into (literally) every show.



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Your Event

Base Year: July 4,2023
Fireworks Duration: 20 Minutes

Fireworks Display Time: 9:30
Scripted

Included Services

All permitting processing and fees required by the City and/or State.

All Pyrotechnician labor (trained in safety, licensed in pyrotechnics and insured by Pyro Shows).

Insurance Liability Coverages:

General Liability $10,000,000.00
Automobile Liability $10,000,000.00

Insurance Agency:

Britton-Gallagher and Associates
1375 E. 9th Street, 30th Floor
Cleveland, OH 44114

Workers Compensation:

Full coverage as required by State and Federal law, including United States Longshoreman and Harbormaster coverage.

Compliance:

Pyro Shows East Coast adheres to the following regulatory requirements:

BATFE – Bureau Alcohol, Tobacco, Firearms & Explosives
FAA – Federal Aviation Administration
NFPA 1123, 1124
U.S. Coast Guard

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Pyro "Lingo"

Main Body



The MAIN BODY of the show will fill the sky with bursts of sparkling colors and shapes. The fireworks will layer at different heights adding several visual perspectives for the audience. We will feature a combination of premium

Patterns



The world of fireworks would never be the same without happy PATTERNS in the sky! Smiley faces and hearts are among the most popular, but we don't stop there. Our pattern inventory includes wagon wheels, diamonds, butterflies, and more!

Grand Finale



The GRAND FINALE….well, it pretty much speaks for itself. It's what wraps up the show with an EPIC ending and it's everyone's favorite part. If you're new to GRAND FINALES, imagine mountains and waves of color filling the sky, earthshaking salutes and majestic brocade gold chrysanthemums.

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Main Body Shells

Your show will feature this variety of our premium shells.

Size	Ornamental Qty	Elaborate Qty	Extravagant Qty	Extraordinary Qty	Sub Total Shots
3” Shell	105	105	35	35	280
4” Shell	65	65	25	25	180
5” Shell	55	55	15	15	140
6” Shell	23	22	8	7	60
				Total	660

Ornamental Specially selected aerial shells are composed of cylindrical and ball shells to give you a combination of high quantity and quality in a wide variety of effects.

Elaborate More intricate multiple effect and precision shells are composed of many of the very best imported shells made throughout the world.

Extravagant Another variety of cylindrical and spherical shapes, these are made exclusively in the United States and are the brightest and most vivid colors available. They are powerful and often break with the size, pattern, and density of shells twice their size.

Extraordinary Effect/Multiple Break This class includes the ultimate in the art and science of pyrotechnology. When we refer to “multiple break”, that translates as: two or more shells of the same size stacked on top of each other to be fired at the same time.

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Grand Finale

The moment you thought the show couldn't get any better, then it DOES!

Size	Ornamental Qty	Elaborate Qty	Extravagant Qty	Extraordinary Qty	Sub Total Shots
3" Shell	175	175	25	25	400
4" Shell	14	13	5	4	36
5" Shell	10	10	4	4	28
6" Shell	6	6	3	3	18
				Total	482

All information is proprietary and confidential. No part may be copied or forwarded without the expressed permission of Pyro Shows.

Shell Summary

The sizes and quantities of fireworks we recommend for your show.

AERIAL & LOW LEVEL SUM Customer Workbook - Alpharetta City 0f 7.4.2023 .xlsm

Alpharetta City of
Alpharetta City of 7.4.2023
Tuesday, July 04, 2023

$35000.00

MAIN BODY

SHELL SIZE	DEVICE	QUANTITY	TOTAL
3"	Aerial Shell	280	280
4"	Aerial Shell	180	180
5"	Aerial Shell	140	140
6"	Aerial Shell	60	60
		MAIN BODY DEVICE TOTAL	**660**

FINALE

SHELL SIZE	DEVICEC	QUANTITYC	TOTAL
3"	Aerial Shells	400	400
4"	Aerial Shells	36	36
5"	Aerial Shells	28	28
6"	Aerial Shells	18	18
		TOTAL FINALE DEVICES	**482**

TOTAL DEVICE COUNT - MAIN BODY AND FINALE **1,142**

UN0335
Fireworks 1.3 G Display

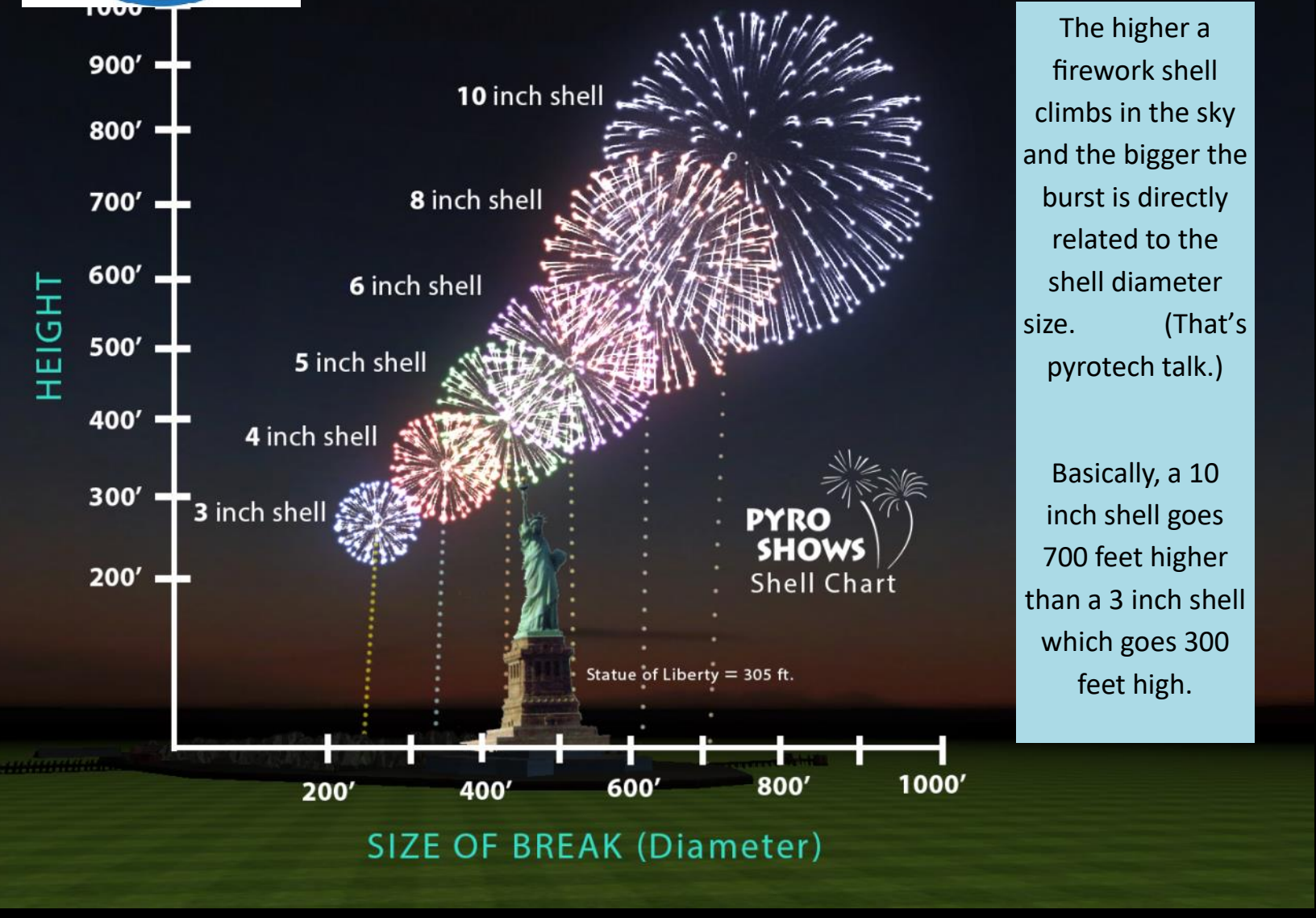
Pyro Digital 100 % Scripted programed / designed with Opening , Main Body and Grand Finale Segment

Show Length: 20 Minutes

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Fireworks 101

The bigger the boom, the bigger the break.



The higher a firework shell climbs in the sky and the bigger the burst is directly related to the shell diameter size. (That's pyrotech talk.)

Basically, a 10 inch shell goes 700 feet higher than a 3 inch shell which goes 300 feet high.

***Size of shell** = Climb Time and Size of "Break"*

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PYROfessionals

We're good at what we do because we do what we LOVE.

At Pyro Shows, we believe that the mark of a good fireworks company is not the absence of an occasional "dud", but what we **DO FOR YOU** if there is a "dud".

- Satisfaction Guaranteed
- Superior Customer Service
- Expertise
- $10M General Liability Coverage
- Experience
- Permits & Paperwork – we will handle it!

All information is proprietary and confidential. No part may be copied or forwarded without the expressed permission of Pyro Shows.

Seriously Safe



Safety is first, EPIC is next.

As fun and festive as fireworks are, Pyro Shows is very **serious** about the **safety** of our spectators and our crews. In fact, safety is not just our job, its our **#1 mission**.



We get it. Business is business, but before hiring a fireworks company, do some fact-checking to verify their credentials. The answers to all of their safety and legal criteria must be YES.

(By the way, the ✓'s below signify that our answers are ALL YES.)

- ✓ **Pyrotechnicians trained, licensed, and cleared by ATF**
- ✓ **Company ATF License**
- ✓ **State Display Exhibitor License**
- ✓ **USDOT Motor Carrier Policy for Public Liability**
- ✓ **Hazardous Materials Safety Permit**
- ✓ **$10M Certificate of Liability Insurance Coverage**
- ✓ **$1M Workers Compensation Insurance Coverage**

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Pyro Credentials

Pyrotechnican Experience & Qualifications

SCOTT D ON AHU E

PYROTECHNICIAN

CONTACT

Pyro Shows East Coast 803.517.2893s.donahue@pyroshows.com

SCOTT DONAHUE HAS BEEN A PYROTECHNICIAN WITH EAST COAST PYROTECHNICS AND PYRO SHOWS EAST COAST SINCE 1997. HE IS TRAINED AND LICENSED IN BOTH PROFESSIONAL OUTDOOR AERIAL DISPLAY AS WELL AS CLOSE PROXIMITY PYROTECHNICS. HE IS A SEASONED PYROTECHNICIAN WITH EXTENSIVE SHOW EXPERIENCE FOR PYRO SHOWS EAST COAST. PLEASE REFER TO THE LIST FOR SOME HIGHLIGHTS OF HIS

Outdoor Aerial Number of Shows

Charlotte Knights, Charlotte, NC 12

Carowinds, Charlotte, NC 4

Furman University, Greenville, SC 1

Town of Cumming Fairgrounds, Cumming, GA 3

Villa Rica Parks and Recreation, Villa Rica, GA 4

Town of Leesburg, VA, Leesburg, VA 6

South Riding Community, South Riding, VA 6

Brambeleton Community, Brambleton, VA 6

Ashburn Village HOA, Ashburn Village, VA 6

Gastonia Honey Hunters, Gastonia, NC 4

Close Proximity/Special Effect

Carowinds, Charlotte, NC 8

University of South Carolina, Columbia, SC 7

Avalon Properties, Alpharetta, GA 2

Birkdale Village, Huntersville, NC 1

Atlanta Braves, Atlanta, GA 2

Colony Square, Atlanta, GA 1

Additional Credentials

Outdoor Licensed Pyrotechnic, State of SC, NC, VA and Alabama

Close-Prox Licensed Pyrotechnic, State of SC, NC and VA

Class B Hazmat Driver License, State of SC

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Pyro Credentials

Pyrotechnican Experience & Qualifications

Fireworks Crew and Experience

Joey Fowler
20+ Years Experience
Over 100 Shows Shot
Last Display- City of Alpharetta 7.4.22

Mark Burrell
14+ Years Experience
Over 200 Shows Shot
Last Display- Charlotte Knights Baseball 9.4.22
CDL/ Hazmat Certified Driver

Ernie Greenwood
2+ Years Experience
12 Displays Shot
Last Display- City of Alpharetta 7.4.22

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Pyro Credentials

State Licensing

JOHN F. KING
COMMISSIONER OF INSURANCE
SAFETY FIRE COMMISSIONER

STATE OF GEORGIA
OFFICE OF
GEORGIA SAFETY FIRE COMMISSIONER

620 West Tower, 2 Martin Luther King, Jr. Drive
Atlanta, Georgia 30334

License No. **PAF21-000029**

PROXIMATE AUDIENCE FIREWORKS AND/OR PYROTECHNICS DISPLAY

Pursuant to O.C.G.A. Title 25, Chapter 10, and the Rules and Regulations of the Safety Fire Commissioner, this license is issued for the purpose of conducting Proximate Audience Fireworks and/or Pyrotechnics Displays only for the following company and listed operators thereof:

Pyro Shows East Coast Inc.
PO Box 1776
La Follette, TN 37766

This license is revocable and may be suspended upon violation of any of the provisions of the Rules and Regulations promulgated thereunder.

Date Issued: Dec 10, 2021
Expiration Date: Dec 31, 2022

Regulatory Fee: $1,500.00

OPERATORS

By: _____
Safety Fire Commissioner/Designee

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Pyro Credentials

U.S. DOT

U.S. Department
of Transportation
**Federal Motor
Carrier Safety
Administration**

1200 New Jersey Ave., S.E.
Washington, DC 20590

October 8, 2021

In reply refer to:
USDOT Number: 3709087

JESSE DEAN SALVESON
PRESIDENT
PYRO SHOWS EAST COAST INC
PO BOX 1776
LA FOLLETTE, TN 37766-1776

TEMPORARY HAZARDOUS MATERIALS SAFETY PERMIT
HM Safety Permit ID: US-3709087-SC-THMSP
Effective Date: October 8, 2021

Dear JESSE DEAN SALVESON :

This Temporary Hazardous Materials Safety Permit (THMSP) is verification of the motor carrier's temporary permission to engage in the transportation of hazardous materials listed in 49 CFR 385.403 by motor vehicle in interstate, intrastate, or foreign commerce.

The THMSP will be effective beginning October 8, 2021. It will be valid for 180 days after the effective date or until your company is assigned a Safety Rating, whichever occurs first (49 CFR 385.409), if your company maintains compliance with the requirements pertaining to the safe and secure movement of hazardous materials for the protection of the public (49 CFR 385 and other applicable Federal Motor Carrier Safety Regulations and Hazardous Material Regulations). Failure to maintain compliance will constitute sufficient grounds for suspension or revocation of the THMSP.

The Effective Date of this permit is: October 8, 2021.
The Expiration Date of this permit is: April 6, 2022.

Willful and persistent noncompliance with applicable safety fitness regulations as evidenced by a Department of Transportation safety fitness rating less than "Satisfactory" or by other indicators, could result in a proceeding requiring the holder of this permit to show cause as to why this authority should not be suspended or revoked.

For questions regarding this notice, please contact the FMCSA Hazardous Materials Division at 202-366-6121.

Sincerely,

Joseph P. DeLorenzo
Director, Office of Enforcement and Compliance

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Pyro Credentials

$10M Insurance Coverage

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/9/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Britton-Gallagher and Associates, Inc.
One Cleveland Center, Floor 30
1375 East 9th Street
Cleveland OH 44114

CONTACT NAME:
PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101
E-MAIL ADDRESS: info@brittongallagher.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Everest Indemnity Insurance Co.	10851
INSURER B : Everest Denali Insurance Company	16044
INSURER C : Axis Surplus Ins Company	26620
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Pyro Shows East Coast Inc.
PO Box 1776
Lafollette TN 37766

COVERAGES CERTIFICATE NUMBER: 1706175456 P NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO ISUR VE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT HER ME H RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE IBI BJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN RED PAI MS

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER			LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			SI8ML02352-211	/202		E CE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAM NTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$
	GEN'L AGGREGATE PPL R:						PERSONAL & ADV INJURY	$ 1,000,000
	POLICY X						GENERAL AGGREGATE	$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
B	AUTOMOBILE LIABILITY			360-	10/1/2021	10/1/2022	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS EDUL						BODILY INJURY (Per accident)	$
	X HIRED AUTOS X						PROPERTY DAMAGE (Per accident)	$
								$
C	UMBRELLA LIAB X OCCUR			P-001-000698866-01	10/1/2021	10/1/2022	EACH OCCURRENCE	$ 4,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 4,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Excess Liability #2			SI8EX01800-211	10/1/2021	10/1/2022	Each Occ/ Aggregate Total Limits	$5,000,000 $10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Fireworks Display: 2 July 2022

CERTIFICATE HOLDER

Proof of Insurance Sample
Fort Jackson

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2014/01) The ACORD name and logo are registered marks of ACORD

Sample



Pyro Credentials

References

City of Sandy Springs

1 Galambos Way

Sandy Springs, GA 30328

Contact: Anna Nikolas, anikolas@sandysprings.gov

Phone: (770) 206-1455

City of Norcross

345 Lively Avenue

Norcross, GA 30071

Contact: Madison Chucci, madison.chucci@norcrossga.net

Phone: (770) 274-0152

City of Duluth

3167 Main Street

Duluth, GA 30096

Contact: Jessica Gross, jgross@duluthga.net

Phone: (770) 497-5012

All information is proprietary and confidential. No part may be copied or forwarded without the expressed permission of Pyro Shows.



We hope you've enjoyed reviewing our bid response for your show!

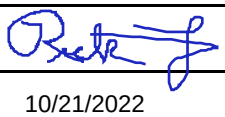
We look forward to hearing from you.

TRANSFORMING SPECIAL OCCASIONS INTO EPIC EVENTS

PYRO SHOWS EAST COAST

All information is proprietary and confidential. No part may be copied or forwarded without the expressed permission of Pyro Shows.

APPENDIX

COMPANY NAME:	PYRO SHOWS EAST COAST , INC
BIDDER NAME:	RICK LAMBRIGHT
BIDDER SIGNATURE:	
DATE SIGNED:	10/21/2022

FIREWORKS DISPLAY	NUMBER OF SHELLS	TYPES OF SHELLS Include photos or simulation
Opening Segment		
6"	12	SPECIAL EFFECT / PATTERN SHELLS
5"	21	SPECIAL EFFECT / PATTERN SHELLS
4"	27	VARIGATED COLOR SHELLS
3"	60	ASSORTED COLOR AND TITNAIUM SALUTE SHELLS
Main Program		
6”	48	SPECIAL EFFECT AND PATTERN SHELLS
5”	119	SPECIAL EFFECT AND PATTERN SHELLS
4”	153	VARIGATED COLOR PEONY& PATTERN SHELLS
3”	220	ASSORTED COLOR AND PATTERN SHELLS
Grand Finale		
6"	18	SPECIAL EFFECT /PATTERN SHELLS
5"	28	SPECIAL EFFECT /PATTERN SHELLS
4"	36	ASSORTED COLOR /PATTERN SHELLS
3"	400	ASSORTED COLOR AND TITANIUM SALUTE SHELLS

Length of Segments & Show Total	*Opening Segment*	*Main Program*	*Grand Finale*	*Total (in Minutes)*
	1MIN	17.5 MIN	1.5 MIN	20 MINUTES

Estimated Cost of Shells	10,500.00
Estimated Transportation Costs	$2250.00
Estimated Restocking Fee	$8750.00
Other Fees/Costs	$13,500.00
TOTAL COST	**$35,000**

AFFIDAVIT VERIFYING CONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM (E-Verify)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;

b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;

c) The Contractor will notify the City of Alpharetta in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;

d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;

e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);

f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and

g) The Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the City of Alpharetta within five business days of receipt.

456919
Federal Work Authorization User Identification Number

08/18/2021
Date of Authorization

PYRO SHOWS EAST COAST, INC
Name of Contractor

JULY FOURTH DISPLAY 7.4.2023 -CITY OF ALPHARETTA, GA
Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed date 10/21/2022 in Catawba (city), SC (state).

Signature of Authorized Officer or Agent

Jesse Salveson
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 21 DAY OF October, 2022.

Sarah Larson Stogner
NOTARY PUBLIC

My Commission Expires: 07/03/2028

SARAH LARSON STOGNER NOTARY PUBLIC SOUTH CAROLINA MY COMM. EXP. 07/03/2028

BIDDER'S DISCLOSURES AND CERTIFICATIONS

PROCUREMENT NUMBER & TITLE: JULY FOURTH FIREWORK DISPLAY 2023

DISCLOSURE FORM AND CERTIFICATION OF NON-COLLUSION			
Bidder must disclose any possible conflict of interest and/or any relationship that exists between any principal or employee of your corporation/firm/team/organization and with any City elected official and/or employee. Relationship may be financial, personal, or family or may be in the form of campaign contributions to elected officials. State whether Relationship DOES or DOES NOT exist. Failure to disclose or to submit this completed form may result in response being declared non-responsive and will not be considered further.			
Check applicable box. Use additional forms if needed:	No known relationship exists ☒	Yes, Relationship does exist ☐	If this box checked, include the name and position of the City Official to whom a campaign contribution was made or official/employee relationship. Use a separate form for each official to whom a contribution has been made within the past two (2) years or for additional official/employee relationships.
City Elected Official and/or Employee Name and position			
Contribution Amount/Value (if any)		Contribution Date and Description	
List other Relationship if not contribution			

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, PROPOSED DEBARMENT, AND OTHER RESPONSIBILITY MATTERS

The Contractor certifies to the best of its knowledge and belief that neither it nor any of its principals:

1. are presently debarred, suspended, proposed for debarment, or declared ineligible from submitting bids or proposals by any federal, state or local entity, department or agency;
2. have within a three-year period preceding this bid/offer, been convicted or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performance of a public (Federal, state or local) contract or subcontract; violation of Federal or state antitrust statues relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statement, tax evasion, or receiving stolen property;
3. are presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 2 of this certification;
4. have within a three-year period preceding this offer, had one or more contracts terminated for default by any Federal, state or local public agency.

By signing this form, I certify that:

- As an officer of this firm, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my firm shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- That the firm's response is made without prior understanding, agreement, or connection with any corporation, firm, team, organization, or person submitting a response for the same materials, supplies, equipment, opportunity, or services and is in all respects fair and without collusion or fraud. My firm understands and agrees that bid/proposal collusion is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards;
- Employees of this company or employees of any company supplying material or subcontracting to do work on this Contract will not engage in business ventures with employees of the CITY or Consulting Engineers nor shall they provide gifts, gratuities, favors, entertainment, loans or other items of value to employees of this Department, and
- That the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et seq. have not been violated and will not be violated in any respect. O.C.G.A. 45-10-20 through 45-10-28 provide that it is unlawful for a City elected official or employee to transact business with the City by which that person is employed for himself, on behalf of a business in which the employee or his/her spouse or dependents has a substantial interest, or on behalf of anyone as agent, broker, dealer, or representative.

PYRO SHOWS EAST COAST,INC
Company Name

Signature of Authorized Officer or Agent

10/21/2022
Date

JESSE SALVESON PRESIDENT
Printed Name & Title of Authorized Officer or Agent

P O BOX 1776 LAFOLLETTE, TN 37766
Company Address

Subscribed and sworn before me on this the

21 day of October, 20 22

Sarah Carson Stogner
Notary Public

07/03/2028
My Commission Expires

SARAH CARSON STOGNER NOTARY PUBLIC SOUTH CAROLINA MY COMM. EXP. 07/03/2028

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
PYRO SHOWS EAST COAST, INC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
P O BOX 1776

Requester's name and address (optional)

6 City, state, and ZIP code
LAFOLLETTE, TN 37766

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
☐☐☐ - ☐☐ - ☐☐☐☐

or

Employer identification number
8 6 - 3 0 6 7 5 7 2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person ▶** [signature] **Date ▶** 9/7/2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*



City of Alpharetta
Alpharetta, GA
July 4, 2023



800.354.4705 • WWW.PYROTECNICO.COM

PYROTECNICO

OUR CORE VALUES

We produce each show with tireless dedication. We treat each employee, supplier, and regulator with respect. Individual and team initiative drives our company. Imaginative people are the core of our success. Insuring safety is our top priority. Great performances are our passion.

WHAT THIS MEANS FOR YOUR EVENT

You have a vision for your event and Pyrotecnico will work tirelessly to design a spectacular display to match that vision. Our staff has an unrivaled passion for what we do and that results in superior customer service, advanced display designs, and safe certified/licensed pyrotechnicians for your event.



PROPOSAL

Client: City of Alpharetta

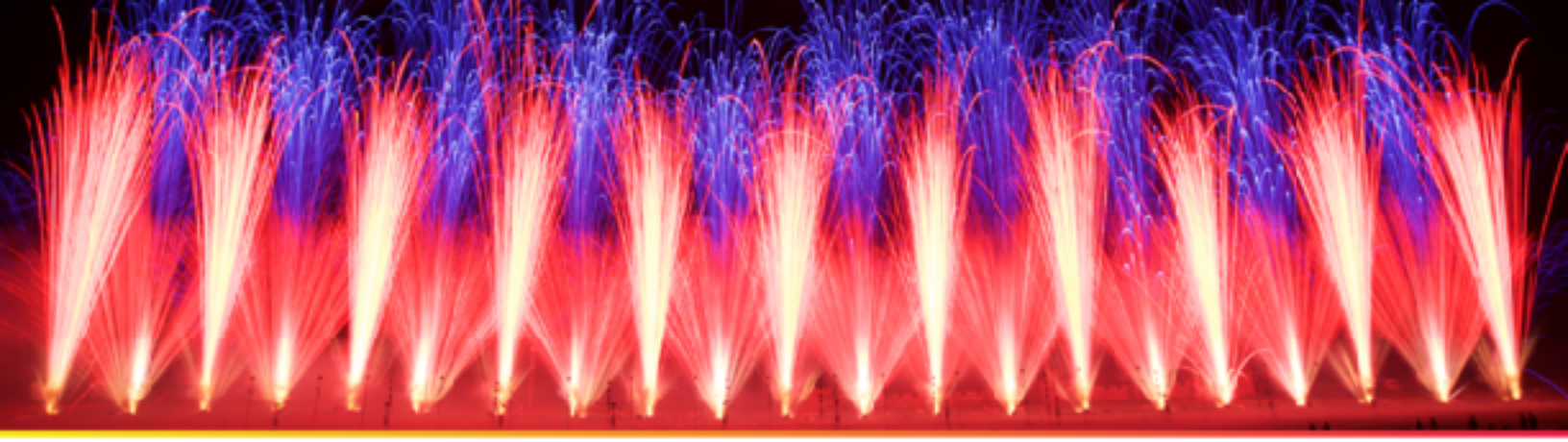
Event Date: July 4, 2023

Prepared for: Hilary Lew

Contract Terms:
50% deposit due upon signing of contract. The balance is due 10 days after completed display.

This Presentation Includes:
• All necessary insurance to include 10 million dollar general liability insurance, 10 million in commercial transportation insurance, and state worker's compensation.
• Our trained technicians to produce the display.
• All transportation and delivery costs. Transportation provided by our commercially licensed drivers.
• All necessary safety precautions to provide a safe and spectacular display, assistance with local and state firework display permits.
• Highly choreographed display design.
• The widest variety of top quality shell and special effects from around the globe that includes our own American products





Opening Presentation

The Opening Presentation will start your display off “with a bang.” A “mini-finale” will excite the crowd and get them energized for a great show.

50 3-inch Assorted Color Changing Star Shells

Body

The majority of your display will be fired during the Body presentation. It will have a balanced pace with constant action. Radiant color combinations like Violet & Lemon, Aqua & Pink, and the always treasured Red, White, & Blue. Amazing effects such as Crossette, Twitter Glittering, Rings, and Color Changing Chrysanthemums will be mixed in to illuminate your skies!

240 3-inch Assorted Aerial Display Shells
Note: Above shells will be individually fired or tied in combination flights of Two, Three, Five or Ten Shells per Flight

324 4-inch Assorted Aerial Display Shells
Note: Above shells will be individually fired or tied in combination flights of Two, Three or Six Shells per Flight

126 5-inch Assorted Aerial Display Shells
Note: Above shells will be individually fired or tied in combination flights of Two, Three or Five Shells per Flight

108 6-inch Assorted Aerial Display Shells
Note: Above shells will be individually fired or tied in combination flights of Two, Three or Four Shells per Flight

Your Grand Finale Presentation

The Grand Finale Presentation is the ultimate crowd pleaser and most exhilarating part of your display. When the sky erupts with Multi-Color Peonies and Thunderous Salutes, there is no better visual experience. They will end your event in style and leave the audience wanting more!

100 3-inch Titanium Salutes
200 3-inch Assorted Color Star Shells
90 4-inch Assorted Color Star Shells
40 5-inch Assorted Color Star Shells



The City of Alpharettas July 4, 2023 Celebration

Thanks for giving Pyrotecnico the opportunity to create the City of Alpharettas OOH's and AHH's For your July 4th Celebration. Pyrotecnico has had the pleasure of putting smiles on peoples faces all over the world for over 120 years. We cherish the opportunity to put a smile on yours!
While, our main office is located in New Castle, PA we serve our Georgia clients from our facility in Gainesville!

299 Wilson Rd
New Castle, PA 16101

Point of Contact

Duane Browning- 770-539-1899
Email - duanebrowning@pyrotecnico.com

References

1) Lake Lanier Islands- Bucky Perry 404-319-5884

2) City of Peachtree City - Angela Egan 678-596-1339

3) City of Loganville - Kristy Daniels 404-290-5884

PRICING

DETAILS

$34,930.00 Aerial Fireworks Display (Suggested for a 20 minute Show)
$ 70.00 County Permit Fee

GRAND TOTAL

$35,000.00





PYROTECNICO

YOUR SHOW

We take pride in our ability to "layer" the sky with vivid surprises at varying heights and widths, painting the entire sky into beautiful scenes of color. Your show will be unique and precise, with a timeline that will include an opening mini-finale of bursts to kick off the display, followed by a body filled with unique scenes and special effect barrages, and concluding with a grand finale that will light up the sky like nothing your audience has ever seen!



OPENING - - - - - - - - - - - - - BODY - - - - - - - - - - - - - - - - FINALE

*Maximum shell heights will vary for each individual display.
•On average, shells will recch 100' of elevation for every inch in shell diameter.
(Excmple: 2" shells will reach approximately 200' in elevation.)



AMPLIFYING EXCITEMENT SINCE 1889

UNMATCHED INNOVATION

Imaginative people are the core of our success, and our creative team is constantly raising the bar and scouring the globe for new technologies. You can rest assured that your display will be innovative and unforgettable in every aspect.

AWARD-WINNING DISPLAY DESIGN

Our creative team has won many international awards for our unique choreography and impeccable synchronicity, including the coveted Gold Jupiter award among others.

EXCEPTIONAL TEAM

Our exceptional team will ensure that every aspect of your show is completely taken care of from permitting and safety regulations to show execution and clean up, so you can sit back and enjoy the time leading up to your exciting event. We will have the details under control every step of the way.

125 YEARS EXPERIENCE

We are bringing 125 years of experience to the table, giving us the knowledge and ability to use the absolute best technology, techniques, and the most innovative products with the utmost safety. We have lived and breathed fireworks and special effects for 125 years, and we will see your show through from concept to clean up.

PYROTECNICO®

800.354.4735 • WWW.PYROTECNICO.COM



THANK YOU

Thank you for the time and consideration that you have given us.

We recognize that your standards of excellence must be matched by the vendors that you select for any event. We are honored to have this opportunity to accomplish something spectacular for your organization, and will always strive to exceed expectations.

Pyrotecnico will work tirelessly throughout this process to ensure that every element of the program runs smoothly. From permitting and license paperwork, to design and choreography, to the safe operation of your display, we will endeavor to provide peace-of-mind throughout our partnership.

Thank you again and we look forward to hearing from you very soon.

Duane Browning | Show Producer
800. 854. 4705 (Office)
770-539-1899 (Cell)

O'Dwyer, Amber

From: ecorp.noreply@sos.ga.gov
Sent: Monday, November 14, 2022 3:05 PM
To: Deanna Nelson
Subject: Business Formation
Attachments: 202211148207480-8169933.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Deanna Nelson,

This is a confirmation that the business formation filing for Pyro Shows East Coast, Inc. has been successfully submitted to the Georgia Secretary of State's office on 11/14/2022. A digital confirmation and receipt has also been sent to the filer's inbox. If the filing is accepted, you will receive an email confirmation along with a certificate. If the filing is not accepted, you will receive an email notification with the reason(s) for the rejection and instructions on how to refile.

Thank you.

Sincerely,

Georgia Secretary of State - Corporations Division
2 Martin Luther King Jr. Dr.
313 West Tower
Atlanta, Georgia 30334-1530
Phone: (404) 656-2817
Website: http://sos.ga.gov/

(Note: This email has been sent by an automated process. Please do not reply to it.)

STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Sponsored By: N/A.
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: CITIES OF ALPHARETTA & JOHNS CREEK PARKS WITHOUT BORDERS MEMORANDUM OF UNDERSTANDING

CONSIDERATION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ALPHARETTA AND THE CITY OF JOHNS CREEK TO ALLOW RESIDENTS AND EMPLOYEES ACCESS TO EACH CITY'S SOFTBALL, BASEBALL, LACROSSE, AND SOCCER PROGRAMS AND FACILITIES AT THE RESPECTIVE CITY'S RESIDENT RATE AND TO AUTHORIZE THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS.

II. RECOMMENDATION:

Approve, as presented, the Memorandum of Understanding between the Cities of Alpharetta and Johns Creek to allow residents and employees access to each city's softball, baseball, lacrosse, and soccer programs and facilities at the respective city's resident rate and authorization of the Mayor to execute all related documents.

III. BUDGET IMPLICATIONS:

Budgeted Item: No
Fiscal Impact: No
Included In Current FY Cptl Budget: No
Included In Current FY Oprt. Budget: No

Total Project Cost: It is believed the agreement has had and will continue to have a positive fiscal impact on the City of Alpharetta. Currently, the city's recreational sports programs are available to all neighboring residents at a non-resident rate, but participation can be minimally beneficial when the programs and facilities are not easily accessible to non-residents. Fortunately, Alpharetta and Johns Creek are neighboring cities with parks available on their adjoining borders and both boast quality recreational sports programs. Allowing each city to expand through simple sharing raises the number of available facilities and programs at no cost to either city, increases revenue through participation, and is an effective way to enhance the program and ultimately, the quality of life for residents.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

BACKGROUND:

The cities of Alpharetta and Johns Creek offer exceptional recreation programs and, throughout the years, have each experienced a high level of citizen engagement in recreational youth softball, baseball, and lacrosse. In December 2020, as resident participation continued to grow, eventually exceeding either city's bandwidth, the adjoining cities discovered that agreeing to share certain programs and facilities would assist both cities in meeting the increased demand.

In subsequent years, the cities have continued to enter into an annual agreement (set to renew automatically) in the form of a Memorandum of Understanding (MOU) for the upcoming spring and fall sports seasons. The MOU permits residents in either city to enjoy the neighboring city's recreational youth softball, baseball, and lacrosse programs at the respective city's resident rates, provided space is available. Additionally, the MOU has permitted full-time employees of each partner city and their immediate family members living in the same household to be considered "residents of the city' in which they are employed, granting the same benefit and access to the specified recreational sports programs.

AGREEMENT FOR 2023-2024:

For the 2023 - 2024 operating year, the City of Johns Creek has requested an amendment to the agreement. Amid updates to that city's comprehensive plan, Johns Creek has realized that soccer is now one of their most popular recreational sports programs. To accommodate the growing interest, Johns Creek has proposed including recreational soccer in the MOU's list of shared programs between the two cities.

The Department of Recreation, Parks, & Cultural Services staff believe the MOU amendment request is mutually beneficial, as Alpharetta is also experiencing similar growth in its recreational soccer program. Access to John's Creek's programs and facilities provides Alpharetta with the opportunity to easily expand the program to meet demand. Additionally, sharing the recreational soccer program and facilities proves to be a natural, suitable option given that Webb Bridge Park (Alpharetta) and Ocee Park (Johns Creek), which both host soccer fields, are situated along our shared borders, making programs and facilities easily accessible for citizens of either city.

Under the agreement attached hereto, Alpharetta and Johns Creek would offer residents and employees of either city the opportunity to participate in the neighboring city's recreational youth softball, baseball, lacrosse, and soccer programs at the respective city's resident rates, provided space is available.

V. ALTERNATIVES:

There are three alternatives to the recommended action:

1. Discontinue the longstanding MOU between the Cities of Alpharetta and Johns Creek to explore the possibility of shared programs with other neighboring communities, such as the Cities of Roswell or Milton.
2. Discontinue the longstanding MOU between the Cities of Alpharetta and Johns Creek and task the Department of Recreation, Parks, and Cultural Services staff with developing a plan to meet the rising demand among Alpharetta residents for recreational sports programs. It should be noted that additional staff, funding, and the identification and/or construction of facilities may be required to achieve this goal.
3. Renew the longstanding Memorandum of Understanding (MOU) without the addition of recreational soccer, thereby restricting access to the resident rate and program to only Alpharetta residents and employees. This action could also limit expansion of the programs and facilities for city residents by excluding access to the City of Johns Creeks programs and facilities.

VI. ATTACHMENTS:

Alpharetta-Johns Creek Parks Without Borders Memorandum of Understanding (2023)

PARKS WITHOUT BORDERS
MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF ALPHARETTA AND THE CITY OF JOHNS CREEK

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into by and between the City of Alpharetta, a municipal corporation of the State of Georgia, located at 2 Park Plaza, Alpharetta, Georgia 30009 ("Alpharetta"), and the City of Johns Creek, a municipal corporation of the State of Georgia, located at 11360 Lakefield Drive Johns Creek, GA 30097 ("Johns Creek"). Alpharetta and Johns Creek are sometimes referred to in this MOU individually as a "City" or collectively as the "Cities."

WHEREAS, the Cities of Alpharetta and Johns Creek are adjoining communities in North Fulton County; and

WHEREAS, each City maintains and provides staff for its respective department within each City for the purpose of providing recreation and parks services; and

WHEREAS, the Cities have determined that it is to their best interest and mutual advantage to share certain programs and facilities;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for good and valuable consideration, the parties agree as follows:

1. GENERAL PURPOSE OF MOU.

The purpose of this MOU is to take another step to continue to foster a long-term mutually beneficial relationship between Alpharetta and Johns Creek as it relates to parks and recreation programs and services as a way to better serve the Cities' respective citizens, offer a wider variety of recreational services, and grow the relationship between the Cities such that similar opportunities can be developed over time.

2. GENERAL RESPONSIBILITIES OF PARTIES.

(a) Alpharetta shall waive non-resident fees for Johns Creek residents who participate in Alpharetta's recreational youth softball, baseball, lacrosse, and soccer programs, provided space is available.

(b) Johns Creek shall waive non-resident fees for Alpharetta residents who participate in Johns Creek's recreational youth softball, baseball, lacrosse, and soccer programs, provided space is available.

(c) Travel/select/club softball, baseball, lacrosse, and soccer programs are not included in this MOU.

(d) Residents of each City shall have first priority to register for their City's recreation programs (at least two (2) weeks before open registration). Residents of the other City shall have second priority to register for the recreational youth softball, baseball, lacrosse, and soccer programs (at least one (1) week before open registration). The open registration period for non-Alpharetta and non-Johns Creek residents shall begin after the priority registration ends.

(e) Full time employees of each partner City and their immediate family members living in the same household will be considered residents of the City in which they are employed. As residents of the partner City, eligible employees/family members may register for recreational youth softball, baseball, lacrosse, and soccer programs during the partner City's resident registration period and will pay resident registration fees. Each partner City will waive non-resident fees for the full-time employees and their immediate family members of the other City. To receive the non-resident fee waiver, an employee must provide proof of employment with the partner City when registering for the program. These guidelines are not applicable for part-time and seasonal employees, contracted vendors, and volunteers.

(f) The MOU shall become effective with registration for the Spring 2023 recreational youth softball, baseball, lacrosse, and soccer seasons and shall continue through registration for the Fall 2023 recreational youth softball, baseball, lacrosse, and soccer seasons.

(g) At the conclusion of each Spring season, Alpharetta, and Johns Creek officials (to include the Mayors and City Manager/Administrator, or their designees), shall evaluate the effectiveness of the MOU in meeting established goals. Officials shall evaluate participation in recreational youth softball, baseball, lacrosse, and soccer, and the other terms of the MOU to ensure they are fair and just for both parties. The parties shall exercise their best efforts to resolve any issues.

(h) Duration; Termination. The term of the MOU shall be for a period of one calendar year. This MOU shall take effect and be in full force on January 1, 2023. The MOU will automatically renew for a period of one calendar year unless either City delivers written notice of non-renewal to the other City with a ninety (90) day notice.

3. ADMINISTRATION.

(a) The parties place high value on regular, timely and full communications between themselves, and commit themselves to ensuring strong communication links through their actions.

(b) Each party will designate a single point of contact to coordinate all activities between the parties involved.

(c) Communication between the two parties at the highest level (Mayors, any Administrator/City Manager) will take place if judged necessary by the respective Recreation & Parks Director or Recreation Manager of each City.

(d) More specific delineations of roles, responsibilities, resources, and commitments concerning particular matters may be addressed in written guidelines approved by the Alpharetta Recreation & Parks Director and the Johns Creek Recreation Manager, if such guidelines are consistent with the general purposes of this MOU.

(e) Unless otherwise provided for herein, this MOU does not impose specific program, resources, or budgetary obligations on either party.

4. OTHER PROVISIONS.

(a) Insurance. Each City shall be responsible for obtaining and maintaining its own liability and property insurance against losses or liability related to this MOU.

(b) No Third Party Beneficiaries. There are no third party beneficiaries to this MOU. No person or entity other than a party to this MOU shall have any rights hereunder or any authority to enforce its provisions. Nothing in this MOU shall be deemed to waive either party's sovereign or other immunity.

(c) Relationship Between the Parties. In consideration of the mutual services provided herein, both parties agree that nothing contained herein is intended to be or should be construed in any manner as creating or establishing the relationship of partners or join ventures between the parties hereto or as constituting an agency relationship in any manner whatsoever. The individual parties are and shall remain independent entities with respect to all services performed under this MOU. Each party represents that it has, or will secure all its expense, all personnel required in performing its service obligation under this MOU and that the acts of its employees performing the service under this MOU shall be the acts of employees of that entity alone. Each entity agrees that in the performance of this mutual service, its employees shall not require nor be entitled to any compensation, rights, or benefits of any kind whatsoever from the other entity to this MOU, including, but not limited to, medical and hospital care, sick and vacation leave, disability, Worker's Compensation or Unemployment Compensation.

(d) Severability. In the event any part or provision of this MOU is held to be invalid, the remainder of this MOU shall not be affected thereby and shall continue in full force and effect.

(e) Applicable Law. This MOU shall be governed in all respects as to the validity, construction, capacity, performance, or otherwise by the laws of the State of Georgia.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year written below.

CITY OF ALPHARETTA, GEORGIA

Date: _____

By: _____

Jim Gilvin, Mayor

APPROVED AS TO FORM:

_____

Molly Esswein, City Attorney

City of Alpharetta, Georgia

APPROVED AS TO CONTENT:

_____

Morgan Rodgers, Recreation, Parks & Cultural Services Director

City of Alpharetta, Georgia

CITY OF JOHNS CREEK, GEORGIA

Date: _____

By: _____

John Bradberry, Mayor

APPROVED AS TO FORM:

_____

E. Ronald Bennett, Jr., City Attorney

City of Johns Creek, Georgia

STAFF REPORT

Submitting Department: Legal
Submitted By: Eric Graves
Sponsored By:
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: PRIVATE DEVELOPMENT AGREEMENT: CHELSEA WALK SUBDIVISION
APPROVAL OF A PRIVATE DEVELOPMENT AGREEMENT FOR THE CHELSEA WALK SUBDIVISION BETWEEN THE CITY OF ALPHARETTA AND JBGL DEVELOPMENT, LLC.

II. RECOMMENDATION:

Approve agreement and authorize the Mayor to sign all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: THIS ITEM HAS NO NEGATIVE BUDGETARY IMPACT.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

Consideration of a private development agreement with The Providence Group (JBGL Atlanta Development LLC) in order to provide impact fee credits totaling $100,900.69 for easements and construction costs of the Alpha Loop segment through the Chelsea Walk neighborhood.

The City's Impact Fee Ordinance, specifically Section 16-57, allows eligible feepayers to be entitled to credits against impact fees otherwise due for the value of construction and dedication of land for system improvements. The Alpha Loop is a dedicated public system improvement identified and adopted within the Comprehensive Land Use Plan's Capital Improvements Element and therefore meets the required credit criteria.

The purpose of the Impact Fee Ordinance is to ensure that adequate public facilities are available to serve new growth and development in Alpharetta and to provide that new growth and development bears a proportionate share of the cost of new public facilities needed to serve the *Minimum Standards and Procedures for Local Comprehensive Planning* and the *Development Impact Fee Compliance Requirements*, both as adopted by the Georgia Board of Community Affairs and amended from time to time.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Development Agreement Chelsea Walk

PRIVATE DEVELOPMENT AGREEMENT

This Private Development Agreement (the "Agreement") is entered into this _____ day of _____, 2022, by and between the City of Alpharetta (the "City") and JBGL Atlanta Development, LLC (the "Owner").

WITNESSETH:

WHEREAS, on May 23, 2016, pursuant to The Providence Group of Georgia, LLC ("The Providence Group") Zoning Petition Number Z-15-09, Variance Petition Number V-15-27, the Mayor and Council rezoned approximately 7.04 acres on the north side of Old Milton Parkway from R-12 & OI to DT-LW for the construction of single-family "for sale" residential dwellings and an office building (the "Property"); and

WHEREAS, in connection with the rezoning and the issuance of a land disturbance permit for the Property, the Owner and the City agreed to certain conditions, all of the approved conditions of rezoning and the conditions for the issuance of the approved land disturbance permit being incorporated herein by reference and made a part hereof; and

WHEREAS, the City has required that the owner of the Property provide a 12' concrete multiuse trail (Alpha Loop) and associated 15' public pedestrian access easement as shown on the approved site plan for the Property, with such multiuse trail to be constructed in such a manner as will accommodate its connection to the existing path located within the Northwinds Office section via the adjacent Haynes Park property, wherein such easement was required by Condition #21 of the zoning adopted on May 23, 2016; and

WHEREAS, the owner of the Property has agreed to grant to the City the above-referenced public pedestrian access easement in exchange for Recreational Facilities Impact Fee Credits for the easement area and for the multiuse trail; and

WHEREAS, the City has agreed to allow Recreational Facilities Impact Fee Credits in exchange for the construction of the multiuse trail (Alpha Loop) and the permanent public pedestrian access easement; and

WHEREAS, the Alpha Loops is a capital improvement identified in the City's Capital Improvement Element (CIE) thereby entitling

the City to authorize Impact Fee Credits, in accord with City Code, 24-26(a)(1);

WHEREAS, the Ordinance contemplates that the City and property owners may enter into private development agreements to establish terms for the dedication of land and/or construction of system improvements, the value and cost of which may be utilized in lieu of the payment of impact fees and/or as an alternate method of payment of roads impact fees, parks and recreation impact fees and other fees; and

WHEREAS, Owner has acquired the interest of The Providence Group in the Property and is now the legal owner of the Property (excepting those lots sold to its builder affiliate, The Providence Group of Georgia Custom Homes, L.L.C. and/or private Homeowners as of the date of this Agreement); and

WHEREAS, both the City and Owner have determined that it is in their respective best interests to enter into this Private Development Agreement to more specifically acknowledge (i) the obligation of Owner for the construction of the designated system improvements, (ii) reimbursement of certain costs as set out herein, and (iii) such other terms and conditions as the parties deem appropriate,

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties hereto agree, and covenant as follows:

1. Construction and Dedication of System Improvements by Owner. Owner has, at its sole cost and expense, constructed and dedicated the multiuse trail (Alpha Loop) and associated 15' permanent public pedestrian access easement to the City, with such trail and easement specifically depicted and defined in the attached Exhibit "A."

2. Determination, Establishment and Utilization of Impact Fee Credits. The parties acknowledge and agree that the estimated costs for the constructed multiuse trail (Alpha Loop) and associated permanent public pedestrian access easement are as depicted in Exhibit "B." Upon Owner's execution of this Private Development Agreement and submission of evidenced costs incurred for the completion of the improvements (by providing the City invoices related to such costs and confirmation of payment of such invoices, as well as confirmation of the Owner's actual costs of

the land to be encumbered by the permanent public pedestrian access easement), the City shall establish a Recreational Impact Fee Credit account in the name of the Owner in the amounts shown on Exhibit "B" or the amount otherwise depicted in the above-referenced documentation upon Owner supplying same. The Owner may draw upon the Recreational Impact Fee Credit account from time to time as Recreational Impact Fees become due. From time to time upon Owner's request, the City will issue a certificate evidencing the Owner's remaining Recreational Impact Fee Credits. In no event shall Owner be entitled to reimbursement in cash for any unused Recreational Impact Fee Credits, and Owner hereby affirmatively waives any such right, whether pursuant to local ordinance, state law or otherwise. Owner shall be entitled to utilize its Recreational Impact Fee Credits (i) to offset Recreation and Park Impact Fees associated with the current development on the Property; (ii) to utilize said credit in the future to offset Recreational Impact Fees on a different project in the City; or (iii) to sell said credits to other developers in accord with City Code § 24-26(5)(c).

3. Notices. All notices to be given by either party to the other hereunder shall be in writing and shall be delivered (i) in person, (ii) by private, nationally recognized carrier guaranteeing next day delivery, (iii) by United States registered or certified mail, postage prepaid, return receipt requested, or (iv) Email with confirmation of transmission followed by delivery of a copy of such notice sent the same business day by any method provided for herein, addressed to the party for whom intended at the address, or sent by Email to the Email address of such party, set forth below or at such other address or Email address as the party in question may specify in a written notice to the party giving notice. All notices shall be deemed given on the date delivered, or if sent by Email, on the date of the Email transmission. Notices by the parties may be given on their behalf by or to their respective attorneys.

If to the City: City of Alpharetta
Two Park Plaza
Alpharetta, Georgia 30009
Attn: Chris Lagerbloom, City Administrator
Email: clagerbloom@alpharetta.ga.us

With a copy to: Jarrard & Davis, LLP
222 Webb Street
Attn: Molly Esswein and/or Ken Jarrard
Cumming, Georgia 30040

(678) 455-7150
Email: messwein@jarrard-davis.com

If to Owner: JGBL Atlanta Development LLC
11340 Lakefield Drive
Suite 140
Johns Creek, Georgia 30097
Attn: Warren Jolly
Email: wjolly@theprovidencegroup.com

With a copy to: JGBL Atlanta Development LLC
2805 North Dallas Parkway, Suite 400
Plano, Texas 75093
Attn: Jim Brickman
Email: jbrickman@GreenBrickPartners.com

And a copy to: Goggans, Stutzman, Hudson, Wilson & Mize, LLP
990 Hammond Dr., Suite 300
Atlanta, GA 30328
Attn: Vanessa E. Goggans, Esq.
Email: veg@gshattorneys.com

4. Miscellaneous.

a. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

b. This Agreement shall be construed in accordance with the laws of the State of Georgia. This Agreement together with the exhibits attached hereto that are incorporated herein by this reference or other references throughout this Agreement is the entire agreement with respect to the subject matter hereof, and shall supersede any prior agreement inconsistent with the terms hereof.

c. The headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. References

to Articles, Sections, and Exhibits are, unless specified otherwise, references to articles, sections and exhibits of this Agreement. Words of any gender shall include each other gender. Words in the singular shall include the plural and words in the plural shall include the singular. References to persons shall include both natural persons and any legal entities, including public or governmental bodies, agencies or instrumentalities. The words "include" and "including" shall be interpreted as if followed by the words "without limitation". Unless otherwise provided herein, capitalized terms shall have the same meaning as ascribed to such terms in the City's Roads Impact Fee Ordinance and Recreational Facilities Impact Fee Ordinance.

d. Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other.

e. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

f. This Agreement may be amended, modified, or terminated at any time by a declaration in writing, executed and acknowledged by all the parties to the Agreement or their successors or assigns; this Agreement shall not be otherwise amended, modified or terminated during the term hereof.

g. Each and every exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.

h. Time is of the essence of this Agreement. Notwithstanding the foregoing, if the time period or dates within or by which any right, option, or election provided under this Agreement must be exercised, or by which any act required hereunder must be performed, expires or occurs on a Saturday, Sunday, or legal or bank holiday, then such time period or date shall be automatically extended through the close of business on the next regularly scheduled business day.

i. The recitals appearing at the beginning of this Agreement are incorporated into and made an integral part of this Agreement.

j. In all cases in which the consent of a party is required hereunder, consent shall be deemed to have been given if the party entitled to give or withhold consent should have failed to deliver a written response within seven (7) days of delivery of the written request by the requesting party.

k. The parties agree that this Agreement may be construed as a Private Development Agreement in accordance with the City's Impact Fee Ordinance, and as contemplated by O.C.G.A. Section 36-71-1, et seq.

l. This Agreement is not a zoning contract and does not guarantee any particular rezoning or conditions of zoning; provided, however, that any such rezoning shall not abrogate the rights and obligations of the parties under this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered as of the date first above written.

Approved as to form:

_____
Molly Esswein
Jarrard & Davis, LLP
City Attorney

City of Alpharetta, Georgia

By: _____
Jim Gilvin, Mayor

Date: _____

JGBL Atlanta Development, LLC

By: _____
Warren Jolly,

Date:_____

Exhibit "A"

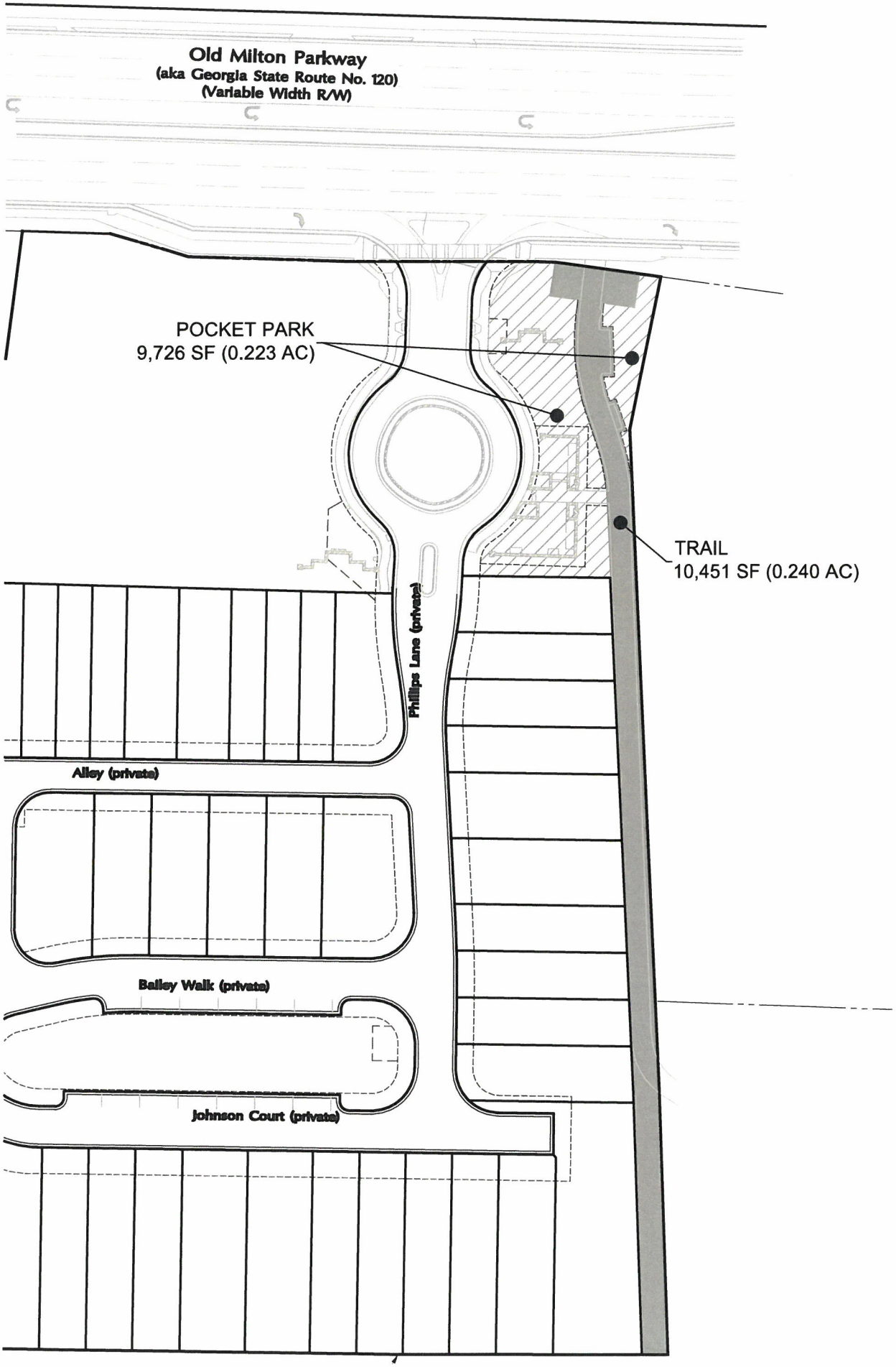

Old Milton Parkway
(aka Georgia State Route No. 120)
(Variable Width R/W)
POCKET PARK
9,726 SF (0.223 AC)
TRAIL
10,451 SF (0.240 AC)
Phillips Lane (private)
Alley (private)
Bailey Walk (private)
Johnson Court (private)

Exhibit B

Chelsea Walk

Recreation/Parks Impact Fees

	Improvement Type	Vendor(s)	Amount Paid
	Engineering	Travis Pruitt & Associates	$5,200.00
	12' Alpha Loop Path Sitework/Paving	Specialty Construction Group	$44,359.60
	Zagster Concrete Pad	Specialty Construction Group	$1,020.00
	Outdoor Lighting	Georgia Power	$28,687.00
TOTAL IMPROVEMENTS			$79,266.60

LAND	Purchase Price: $450,710/acre	Percentage Calculated	Impact Total
Alpha Loop Trail Acreage	0.240 acres $108,170.45	x 20% Impact Fee Factor	$21,634.09
TOTAL LAND	0.463		$21,634.09

TOTAL CREDIT FOR PARK IMPACT FEES	$100,900.69

	Initial	Date
City Attorney		
Mayor		
GRBK		

TRAVIS PRUITT & ASSOCIATES, INC.
4317 Park Drive | Suite 400 | Norcross, GA 30093
p: 770.416.7511 | f: 770.416.6759
www.travispruitt.com

The Providence Group
11340 Lakefield Drive
Suite 250
Johns Creek, GA 30097

Invoice number 1063672
Date 04/12/2017

Project **1-17-0126 Haynes Park Common Area**

Professional Services through April 12, 2017

Per W.Jolly Email Dated 3/10/17

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
606 Boundary & Topographic Survey	5,200.00	100.00	0.00	5,200.00	5,200.00
Total	5,200.00	100.00	0.00	5,200.00	5,200.00

Invoice total **5,200.00**

ging Summary

ıvoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
)63672	04/12/2017	5,200.00	5,200.00				
	Total	5,200.00	5,200.00	0.00	0.00	0.00	0.00

pectfully,

PROJECT_____
LOT/S:_____ COST CODE_____ AMOUNT_____
LOT/S:_____ COST CODE_____ AMOUNT_____
LOT/S:_____ COST CODE_____ AMOUNT_____
SIGNATURE_____

n M. Dunn, R.L.S.
y Project Manager

ent is due within 15 days of receipt of invoice in accordance with the terms and conditions specified in the Georgia Prompt Pay Late payments may incur interest charges at the rate of 1.5 percent per month per the provisions specified in O.C.G.A 7-4-16. agrees to pay any collection costs, including reasonable attorneys fees, incurred by Travis Pruitt & Associates, Inc. on uent basis.

Specialty Construction Group	
Invoice	Amount
24260	4,785.60
24283	37,164.00
24263	2,410.00
Total	44,359.60

SPECIALTY CONSTRUCTION GROUP

2502 Abbey Court
Alpharetta, GA 30004

Invoice

Date	Invoice #
10/12/2017	24260

Bill To
The Providence Group Mr. Mike Smith 11340 Lakefield Dr. Suite 250 Johns Creek, GA 30097

Project:	Chelsea Walk

RECEIVED
OCT 13 2017

Description	Contract Amt	Curr %	Previous Draw	Current Draw
(2) Sign Monuments Mw/ Brushed Dark Bronze Signs and Brushed Aluminum Letters	~~28,600.00~~	15.00%	24,310.00	4,290.00
ARBOR INCLUDING STAIN:	4,600.00	50.00%	2,300.00	2,300.00
ELECTRICAL & LIGHTING:	6,920.00	100.00%		6,920.00
(7,340 S) 12' WIDE x 612 ELF CONCRETE PATH	47,856.00	10.00%		4,785.60
RELOCATE SECOND METER BASE * MIN TRIP FEE				350.00

PROJECT CHELSEA
LOT# 3650 $6,920.00
LOT# 3601 $6,940.00
LOT# CUT OUT 3740 $4,785.60
SIGNATURE MS

WE APPRECIATE YOUR BUSINESS!!	Balance Due	$18,645.60

SPECIALTY CONSTRUCTION GROUP
2502 Abbey Court
Alpharetta, GA 30004
770.751.3300

DATE	INVOICE #
11/7/2017	24283

The Providence Group
Mr. Mike Smith
11340 Lakefield Dr. Suite 250
Johns Creek, GA 30097

Project Chelsea Walk

DESCRIPTION OF SERVICES	AMOUNT
INSTALLED 12' WIDE PATH AS OF 11/1/17	37,164.00
ADD ZAGSTER PAD (25' X 6' PER WILL HARPER)	1,020.00
ADDITIONAL GRADING/ STUMP/ ROOT EXCAVATION ALONG PROPERTY LINE AND BACKFILL AT LOWER END OF PATH	2,410.00
ADDITIONAL GRADING AND RE-SETTING FORMS AFTER GEORGIA POWER CONDUIT INSTALL	1,892.00
CHELSEA - IMPACT 3940 $42,486.00	
WA	
WE APPRECIATE YOUR BUSINESS!	**Balance Due** $42,486.00

Georgia Power
INVOICE

Georgia Power Company
Lighting Services Business Unit
c/o Danny Sorto
1790 Montreal Circle
Tucker, GA 30084
Phone 770-621-2422
Fax 770-621-2420

INVOICE # NEC01-69
DATE: 11-07-2017

CHELSEA WALK HOA
PO Box 4579, Dept. 87
Houston, TX 99210
678-218-1720

SALESPERSON	J.O. NUMBER	Contract Date	TERMS
LaRhonda Mabry	JJ00G8	08/24/17	Due

DESCRIPTION		TOTAL
Outdoor Lighting NEC Standard Sale • ***Sale of*** ***6- 40 W LED Bollards***		**28,687.00**
	SUBTOTAL	$28,687.00
	PAYMENT MADE	
	TOTAL DUE	**$28,687.00**

Make all checks payable to: Georgia Power Company
ATTN: Danny Sorto
Please mail to: 1790 Montreal Circle, Tucker GA 30084
If you have any questions concerning this invoice, call: Danny Sorto @770-621-2422

Federal Tax ID: 58-0257110

THANK YOU FOR YOUR BUSINESS!

PROJECT CHELSEA - IMPACT
3740 $ 28,687.00

Chelsea Park - Land Cost

Seller	Price	Acreage	$/Acre
McDaniel	1,031,500.00	2.063	
2405 Old Milton Pkwy, LLC	1,404,000.00	3.51	
McMahon	737,500.00	1.467	
	3,173,000.00	7.04	450,710.23

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins. ☐ Other

6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
A4441A		

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: JBGL Atlanta Development, LLC, 2805 North Dallas Parkway, Suite 400, Plano, TX 75093

E. Name & Address of Seller: Mark F McDaniel, PO Box 1379, Gulf Breeze, FL 32562
Lisa J. McDaniel, PO Box 1379, Gulf Breeze, FL 32562

F. Name & Address of Lender:

G. Property Location: Property Address
* 2445 Old Milton Parkway Georgia

H. Settlement Agent: Morris, Manning & Martin, LLP, 990 Hammond Drive, Suite 300, Atlanta, GA 30328, (404) 255-6900
Place of Settlement: 990 Hammond Drive, Suite 300, Atlanta, GA 30328

I. Settlement Date: 9/30/2016 **Proration Date:** 9/30/2016 **Disbursement Date:** 9/30/2016

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		**400. Gross Amount Due to Seller**	
101. Contract sales price	$1,031,500.00	401. Contract sales price	$1,031,500.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	$1,215.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City/town taxes 9/30/2016 to 12/31/2016	$99.85	406. City/town taxes 9/30/2016 to 12/31/2016	$99.85
107. County taxes 9/30/2016 to 12/31/2016	$506.75	407. County taxes 9/30/2016 to 12/31/2016	$506.75
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	**$1,033,321.60**	**420. Gross Amount Due to Seller**	**$1,032,106.60**
200. Amounts Paid by or in Behalf of Borrower		**500. Reductions in Amount Due to Seller**	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	$31,976.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. 2016 City of Alpharetta taxes 12-2704-0749-0	$397.21
207.		507. 3% withholding to State of Georgia to State of	$14,153.41
208.		508. 2016 Fulton Co water acct #55504622 to Fulto	$430.85
209.		509. 2016 Fulton Co taxes 12-2704-0749-042-8 to	$2,015.97
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	**$0.00**	**520. Total Reduction Amount Due Seller**	**$48,973.94**
300. Cash at Settlement from/to Borrower		**600. Cash at Settlement to/from Seller**	
301. Gross amount due from borrower (line 120)	$1,033,321.60	601. Gross amount due to seller (line 420)	$1,032,106.60
302. Less amounts paid by/for borrower (line 220)	$0.00	602. Less reductions in amount due seller (line 520	($48,973.94)
303. Cash ☒ From ☐ To Borrower	**$1,033,321.60**	**603. Cash ☒ To ☐ From Seller**	**$983,132.66**

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan			
1.☐ FHA 2.☐ FmHA 3.☐ Conv. Unins. 4.☐ VA 5.☐ Conv. Ins. ☐ Other	6. File Number: A4441	7. Loan Number:	8. Mortgage Insurance Case Number:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: JBGL Atlanta Development, LLC, 2805 North Dallas Parkway, Suite 400, Plano, TX 75093

E. Name & Address of Seller: 2405 Old Milton Parkway, LLC, 2533 Rivers Road, Atlanta, GA 30305

F. Name & Address of Lender:

G. Property Location: Property Address
2405 Old Milton Parkway Georgia

H. Settlement Agent: Morris, Manning & Martin, LLP, 990 Hammond Drive, Suite 300, Atlanta, GA 30328, (404) 255-6900
Place of Settlement: 990 Hammond Drive, Suite 300, Atlanta, GA 30328

I. Settlement Date: 9/30/2016 **Proration Date:** 9/30/2016 **Disbursement Date:** 9/30/2016

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		**400. Gross Amount Due to Seller**	
101. Contract sales price	$1,404,000.00	401. Contract sales price	$1,404,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	$1,215.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City/town taxes 9/30/2016 to 12/31/2016	$88.46	406. City/town taxes 9/30/2016 to 12/31/2016	$88.46
107. County taxes 9/30/2016 to 12/31/2016	$448.94	407. County taxes 9/30/2016 to 12/31/2016	$448.94
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	**$1,405,752.40**	**420. Gross Amount Due to Seller**	**$1,404,537.40**
200. Amounts Paid by or in Behalf of Borrower		**500. Reductions in Amount Due to Seller**	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	$85,644.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507. 2016 City of Alpharetta taxes 12-2703-0748-0	$351.90
208.		508. 2016 Fulton Co water acct #55504550 to Fulto	$77.35
209.		509. 2016 Fulton Co taxes 12-2703-0748-064-4 to	$1,786.00
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	**$0.00**	**520. Total Reduction Amount Due Seller**	**$87,859.25**
300. Cash at Settlement from/to Borrower		**600. Cash at Settlement to/from Seller**	
301. Gross amount due from borrower (line 120)	$1,405,752.40	601. Gross amount due to seller (line 420)	$1,404,537.40
302. Less amounts paid by/for borrower (line 220)	$0.00	602. Less reductions in amount due seller (line 520	($87,859.25)
303. Cash ☒ From ☐ To Borrower	**$1,405,752.40**	**603. Cash ☒ To ☐ From Seller**	**$1,316,678.15**

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan			
1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins. ☐ Other	6. File Number: A4441B	7. Loan Number:	8. Mortgage Insurance Case Number:

C. Note:	This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
D. Name & Address of Borrower:	JBGL Atlanta Development, LLC, 2805 North Dallas Parkway, Suite 400, Plano, TX 75093
E. Name & Address of Seller:	Kimberly Renee McMahon aka Kimberly Nylin, as Executrix of the Estate of Kevin J. McMahon aka Kevin Joseph McMahon, deceased, 310 Oak Ridge Terrace, Alpharetta, GA 30005
F. Name & Address of Lender:	Kimberly McMahon
G. Property Location:	Property Address * 2425 Old Milton Parkway Georgia
H. Settlement Agent: Place of Settlement:	Morris, Manning & Martin, LLP, 990 Hammond Drive, Suite 300, Atlanta, GA 30328, (404) 255-6900 990 Hammond Drive, Suite 300, Atlanta, GA 30328
I. Settlement Date: 9/30/2016	**Proration Date:** 9/30/2016 **Disbursement Date:** 9/30/2016

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		**400. Gross Amount Due to Seller**	
101. Contract sales price	$737,500.00	401. Contract sales price	$737,500.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	$1,215.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City/town taxes 9/30/2016 to 12/31/2016	$331.85	406. City/town taxes 9/30/2016 to 12/31/2016	$331.85
107. County taxes 9/30/2016 to 12/31/2016	$1,684.26	407. County taxes 9/30/2016 to 12/31/2016	$1,684.26
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	**$740,731.11**	**420. Gross Amount Due to Seller**	**$739,516.11**
200. Amounts Paid by or in Behalf of Borrower		**500. Reductions in Amount Due to Seller**	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	$23,047.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to BB&T	$195,495.92
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507. Payoff to Kimberly McMahon	$247,748.31
208.		508. 2016 City of Alpharetta taxes 12-2703-0748-0	$1,320.20
209.		509. 2016 Fulton Co taxes 12-2703-0748-034-7 to	$6,700.42
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	**$0.00**	**520. Total Reduction Amount Due Seller**	**$474,312.35**
300. Cash at Settlement from/to Borrower		**600. Cash at Settlement to/from Seller**	
301. Gross amount due from borrower (line 120)	$740,731.11	601. Gross amount due to seller (line 420)	$739,516.11
302. Less amounts paid by/for borrower (line 220)	$0.00	602. Less reductions in amount due seller (line 520	($474,312.35)
303. Cash ☒ From ☐ To Borrower	**$740,731.11**	**603. Cash ☒ To ☐ From Seller**	**$265,203.76**

STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Sponsored By:
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: GEORGIA POWER: GOVERNMENTAL ENCROACHMENT AGREEMENT FOR EASEMENT

APPROVAL OF GOVERNMENTAL ENCROACHMENT AGREEMENT FOR EASEMENT BETWEEN GEORGIA POWER COMPANY AND THE CITY OF ALPHARETTA FOR SUBJECT PROPERTY ALPHARETTA-NORTHWINDS 230 KV TRANSMISSION LINE RIGHT-OF-WAY AND TO AUTHORIZE THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS.

II. RECOMMENDATION:

Approval of Governmental Encroachment Agreement for Easement between Georgia Power Company and the City of Alpharetta for subject property Alpharetta-Northwinds 230 KV Transmission Line right-of-way and to authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The purpose of this item is to request approval of an encroachment agreement between Georgia Power and the City of Alpharetta. This agreement is necessary to construct approximately 950 linear feet of the Alpha Loop within existing Georgia Power transmission line easements in the vicinity of Westside Parkway.
Public Works staff and the design team have been working with Georgia Power since January 2022 to address their concerns regarding impacts of the trail on their ability to access and maintain the existing transmission lines and towers. Design changes include:

1. Widening the connection from the east sidewalk of Westside Parkway to the main Alpha Loop alignment from 8’ wide to 12’ wide.
2. Altering slope grades to maintain traversable paths to existing transmission towers and guy wires.
3. Modifying the storm drain system to locate storm structures either outside of the easements or as close to the edge as feasible.
4. Adjusting location of site furnishings to maintain unimpeded access to existing transmission towers and guy wires.
5. Placing of removable bollards to discourage vehicular traffic along a segment of the trail crossing under existing guy wires.
6. Modifying the landscape plans to ensure compliance with Georgia Power’s guidelines for planting around/under power lines (maximum mature height of 15’, no planting materials within 25’ of transmission towers).
7. Revising the relocation of the existing sanitary sewer line necessary for the installation of the pedestrian tunnel under Westside Parkway.

This agreement is substantially similar to the agreement executed between Georgia Power and the City of

Alpharetta in 2020 associated with an extension of the Big Creek Greenway. Anticipating that many of the stipulations would remain the same, staff incorporated several of these which impact the contractor into the procurement documents. Incorporation of these changes will not require additional construction funds.

V. ALTERNATIVES:

Redesign portions of the Alpha Loop to be relocated outside the Georgia Power Easement. The redesign would take additional time and funds as well as place the construction of the project on-hold. Inaddition, right of way and or easements would need to be acquired to accommodate the relocated Alpha Loop.

VI. ATTACHMENTS:

Governmental Encroachment Agreement Easement

EXHIBIT A, B

GOVERNMENTAL ENCROACHMENT AGREEMENT FOR EASEMENT

L. F. #

APPLICATION # **197759**

SUBJECT: **ALPHARETTA – NORTHWINDS 230 KV TRANSMISSION LINE RIGHT-OF-WAY**

The **GEORGIA POWER COMPANY**, hereinafter called the "Power Company," hereby consents for **CITY OF ALPHARETTA**, hereinafter called the "Undersigned," to use an area within the Power Company's subject electric transmission line right(s)-of-way described as follows:

Said right(s)-of-way being **100 feet in width** and extending in part through Land Lot 751**,** 1ST District, of **Fulton County, Georgia**, on which the Power Company has constructed and now maintains and operates said electric transmission line(s) by virtue of certain easements heretofore acquired by the Power Company. The said right(s)-of-way are shown on plat attached hereto and made a part hereof as **Exhibit A**.

The use of the area by the Undersigned within said right(s)-of-way, pursuant to this consent, shall be limited to the construction, operation and maintenance of **a walking trail, pedestrian tunnel, storm drainage, and associated grading** at the location and to the extent as shown on said attached plat. It is specifically understood that no buildings or other obstructions of any type will be permitted within or on subject transmission line right(s)-of-way.

The plans and specifications as submitted by the Undersigned meet the Power Company's approval provided the Undersigned conforms to the following terms and conditions:

1. The Undersigned agrees to obtain all necessary rights from the owners of the lands crossed by the Power Company's right(s)-of-way.

2. The Undersigned agrees to use said area within the Power Company's right(s)-of-way in such a manner as will not interfere with the Power Company's activities and facilities as now, or hereafter, exist thereon (hereinafter Power Company's "activities" and "facilities").

3. The Undersigned agrees that the use of Power Company's right(s)-of-way as herein provided shall in no way affect the validity of the Power Company's easement(s) and shall in no way modify or restrict the use or rights of the Power Company, its successors or assigns, in and to the area to be used. The Undersigned acknowledges the Power Company's right and title to said easement(s) and the priority of the Power Company's right of use and hereby agrees not to resist or assail said priority.

4. The use of said area within said right(s)-of-way by the Undersigned shall be at the sole risk and expense of the Undersigned, and the Power Company is specifically relieved of any responsibility for damage to the facilities and property of the Undersigned resulting or occurring from the use of said right(s)-of-way by the Power Company as provided herein. The Undersigned covenants not to sue Power Company in that instance.

5. The Undersigned hereby agrees and covenants not to use and will prohibit agents, employees and contractors of Undersigned from using any tools, equipment or machinery within ten (10) feet of the Power Company's overhead conductors. The Undersigned agrees to comply with Official Code of Georgia, Section 46-3-30 et seq., (HIGH-VOLTAGE SAFETY ACT) and any and all Rules and Regulations of the State of Georgia promulgated in connection therewith, all as now enacted or as hereinafter amended; and further agrees to notify any contractor(s) that may be employed by the Undersigned to perform any of the work referred to in this Agreement of the existence of said code sections and regulations by requiring said work to be performed in compliance with said code sections and regulations by including same as a requirement in its request for bids and including said requirements in any contract let as a result of said bid. The Undersigned further agrees and covenants to warn all persons whom the Undersigned knows or should reasonably anticipate for any reason may resort to the vicinity of such conductors of the fact that such conductors are (a) electrical conductors, (b) energized, (c) uninsulated and (d) dangerous.

6. Notwithstanding anything to the contrary contained herein, the Undersigned agrees to reimburse the Power Company for all cost and expense for any damage to the Power Company's facilities resulting from the use by the Undersigned of said area within said right(s)-of-way. Also, the Undersigned agrees that if in the opinion of the Power Company, it becomes necessary, as a result of the exercise of the permission herein granted, to relocate, rearrange, change or raise any of the Power Company's facilities, to promptly reimburse the Power Company for all cost and expense involved in such relocation, rearrangement or raising of said facilities.

7. The Undersigned agrees to notify or have the Undersigned's contractor notify the Power Company's Representative in **Atlanta, Georgia**, Phone: 912-547-2635, at least three (3) business days prior to actual construction on the Power Company's right(s)-of-way.

8. The Undersigned agrees, to the extent it may lawfully do so, to indemnify and save harmless and defend the Power Company from the payment of any sum or sums of money to any persons whomsoever (including third persons, subcontractors, the Undersigned, the Power Company and agents and employees of them) on account of claims or suits growing out of injuries to persons (including death) or damage to property (including property of the Power Company) in any way attributable to or arising out of the use of the right(s)-of-way, by the Undersigned as herein provided, including (but without limiting the generality of the foregoing) all liens, garnishments, attachments, claims, suits, judgments, costs, attorney's fees, cost of investigation and of defense, and excepting only those situations where the personal injury or property damage claimed have been caused by reason of the sole negligence on the part of the Power Company, its agents or employees.

9. The Undersigned hereby agrees to incorporate in any and all of its contracts and/or agreements, for any work or construction done on or to said described right(s)-of-way, with any and all third persons, contractors, or subcontractors, a provision requiring said third parties, contractors or subcontractors to indemnify and defend Power Company, its agents and employees as provided for above from payment of any sum or sums of money by reason of claims or suits resulting from injuries (including death) to any person or damage to any property which is in any manner attributable to or resulting from the construction, use or maintenance of the Undersigned's facilities, projects or programs conducted on Power Company's right(s)-of-way herein described, and excepting only those situations where the personal injury or property damage claimed have been caused by reason of the sole negligence on the part of the Power Company, its agents or employees.

10. The Undersigned further agrees to carry, if performing work or construction, and to require that any such third party, contractor or subcontractor doing or providing any such work or construction on said right(s)-of-way carry liability insurance which shall specifically cover such contractually assumed liability. A certificate of such insurance issued by the appropriate insurance company shall be furnished to the Power Company upon request, said amount of insurance to be not less than $2,000,000 per occurrence for bodily injury and property damage which arise out of or result from the Undersigned's operations under this agreement. The Power Company shall be named as an additional insured on this liability insurance coverage.

11. The Power Company has the right to remove all trees and brush from the limits of the right(s)-of-way. However, Power Company will permit some planting of shrubbery and *low growing trees* provided these plants do not interfere with the access to and operation of Power Company's facilities and are planted at a distance greater than twenty-five (25) feet from any structure or attachment thereto. *A planted low growing tree* is defined as a tree which grows no more than 15 feet in height at maturity.

12. The Undersigned agrees that all construction activity shall be conducted at a distance greater than twenty-five feet (25') from any structure or attachment thereto.

13. This Agreement shall inure to the benefit of and be binding upon the parties, their heirs, successors and/or assigns.

The Undersigned hereby accepts the foregoing consent, and has by Resolution of the Commissioners, or by other legal and proper authorization, duly adopted (a copy of which will be furnished to Power Company on request), authorized the execution and acceptance of this Agreement subject to the terms and conditions set forth above and in the event the Undersigned fails to perform as herein provided and shall not have executed and returned this Agreement on or before the **1st** of **December**, **2022**, this Agreement shall become void and no use of the Power Company's right(s)-of-way as herein provided for shall be made.

IN WITNESS WHEREOF, this Agreement has been duly executed, this the ____ day of _____, 20___.

CITY OF ALPHARETTA

WITNESS: _____ BY: _____

NAME: _____

NOTARY PUBLIC: _____ TITLE: _____

The Power Company has by its duly authorized agent executed this Agreement, this the ____ day of _____, 20___.

GEORGIA POWER COMPANY

WITNESS: _____ BY: _____

NAME: Ana Rodriguez Santiago

NOTARY PUBLIC: _____ TITLE: Area Transmission Maintenance Supervisor

EXHIBIT A
TO GOVERNMENTAL ENCROACHMENT AGREEMENT FOR EASEMENT

Power Company Initials: _____

Undersigned Initials: _____

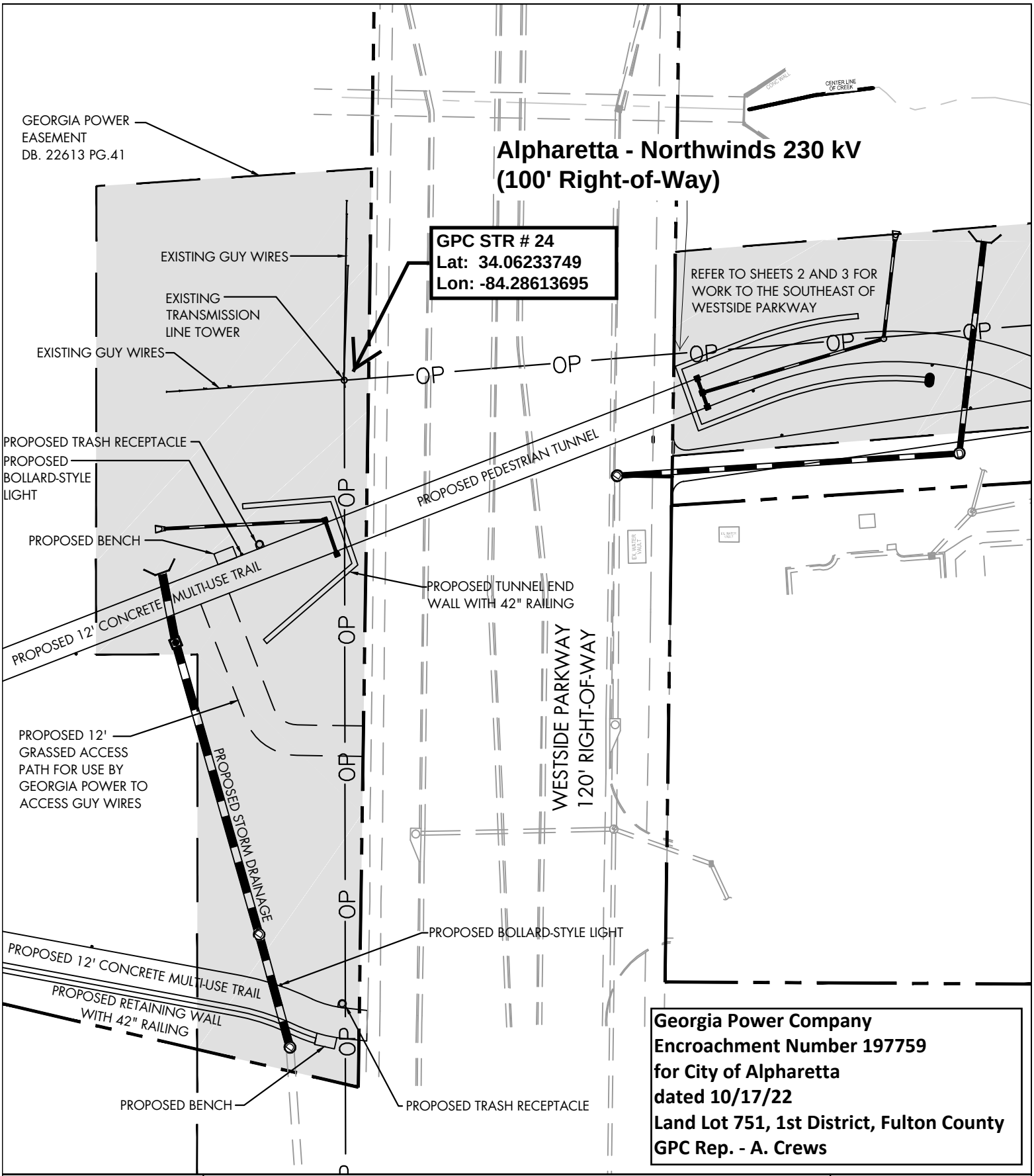


EXHIBIT A

PROPOSED ALPHA LOOP ENCROACHMENTS WITHIN TRANSMISSION LINE EASEMENT

SHEET 1 OF 3

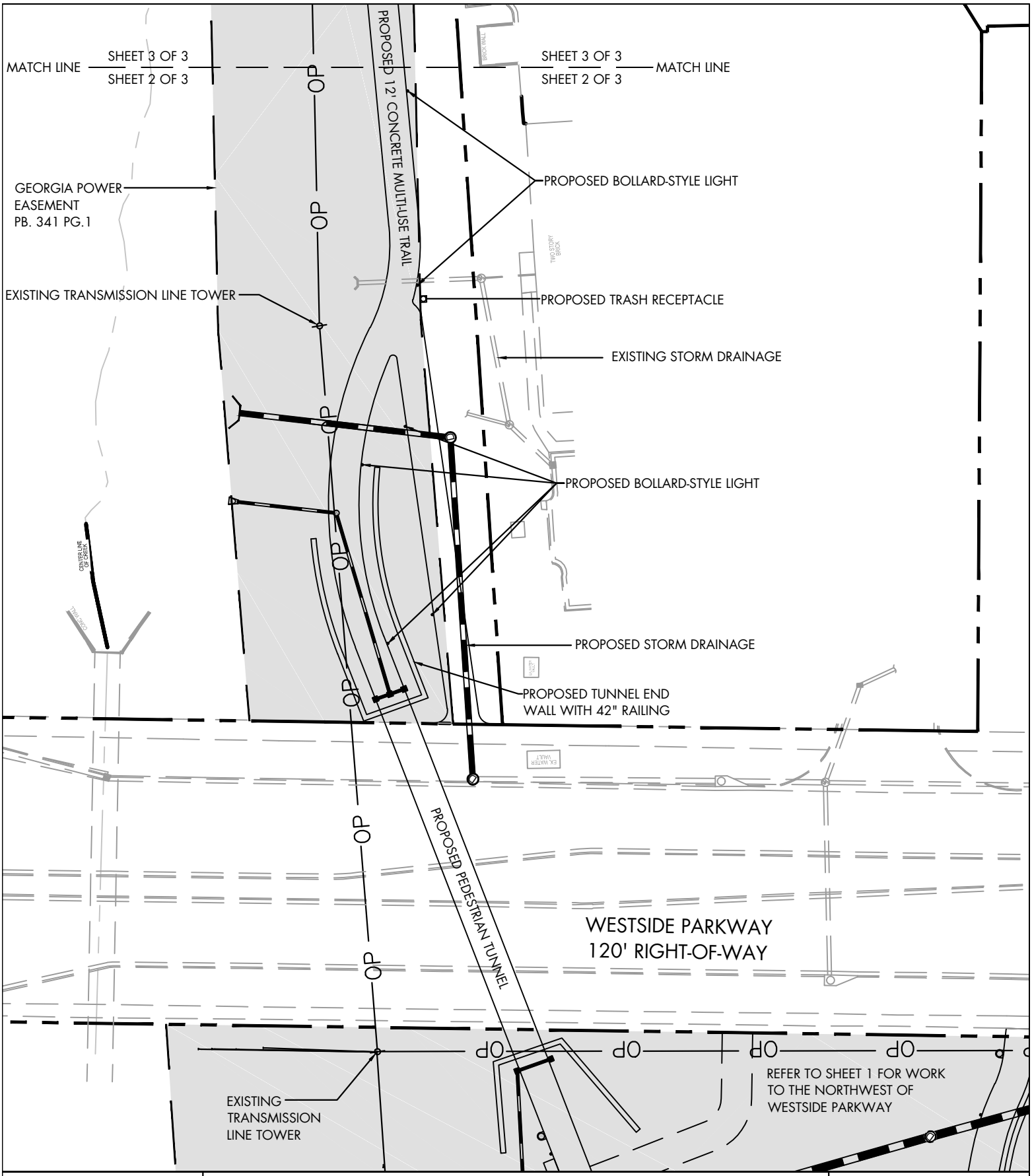


EXHIBIT A

PROPOSED ALPHA LOOP ENCROACHMENTS WITHIN TRANSMISSION LINE EASEMENT

SHEET 2 OF 3

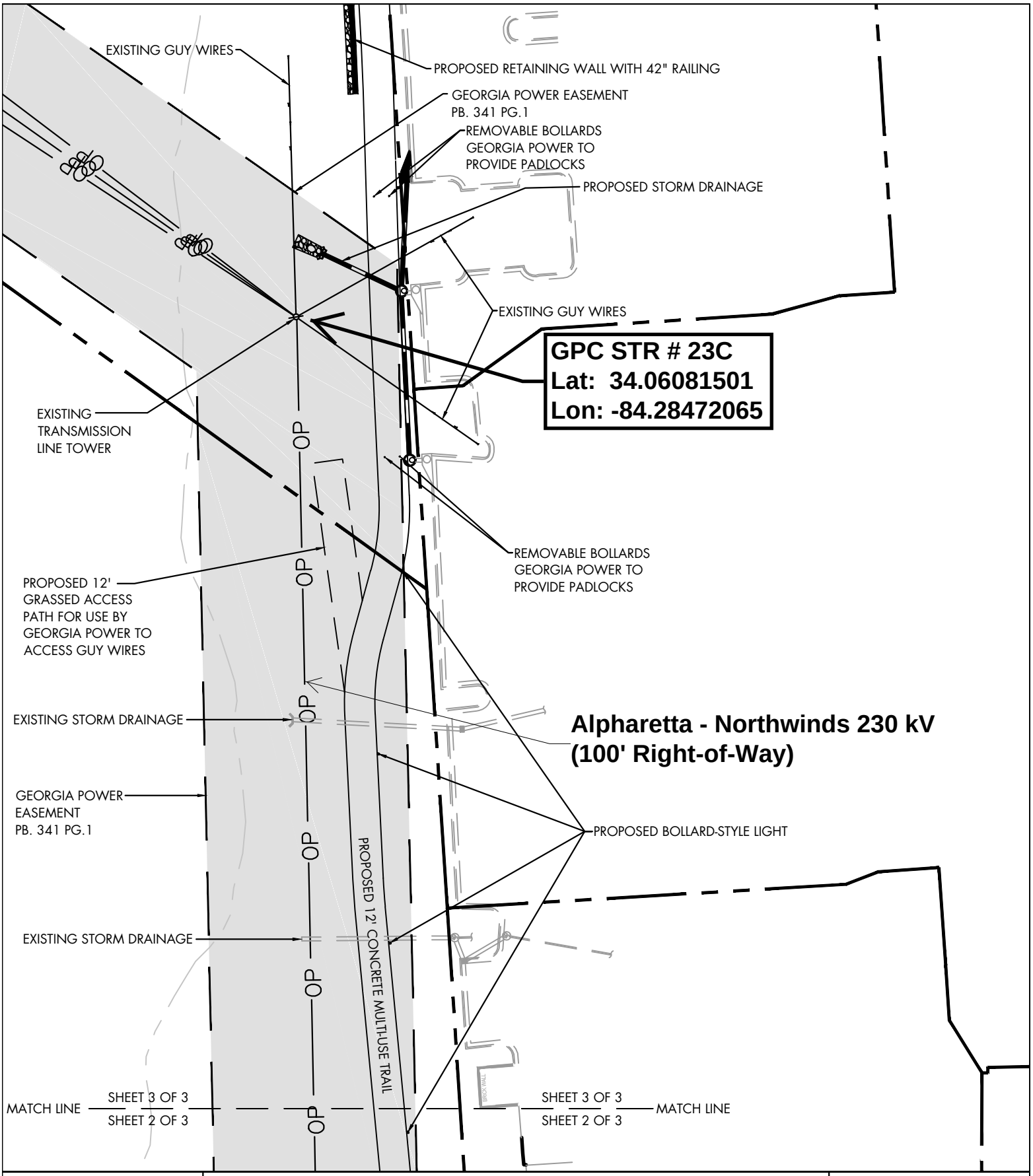


EXHIBIT A

PROPOSED ALPHA LOOP ENCROACHMENTS WITHIN TRANSMISSION LINE EASEMENT

SHEET 3 OF 3

EXHIBIT B
TO ENCROACHMENT AGREEMENT FOR EASEMENT

Additional terms and conditions:

1. The location and dimensions of the encroachments permitted by this Agreement are strictly limited to that which is shown on **Exhibit A**. No alterations or changes to the location or dimensions of the encroachments, or additions to the encroachments, may be made without the prior written approval of Power Company. In the event of a violation of any of the terms and conditions of this Agreement, Power Company may demand removal of the Encroachments from the right-of-way and Undersigned shall remove the Encroachments within the time specified by Power Company. If Undersigned fails to do so, Power Company may remove the Encroachments at Undersigned's expense.
2. The Undersigned acknowledges that Power Company will operate heavy equipment upon and across the Right of Way Area and Power Company does not intend to take any additional precautions with respect to the use of such equipment. The Undersigned shall construct, operate, and maintain the Encroachments in a manner to protect the same from any damage from the operation of such heavy equipment.
3. Roads and sidewalks shall be designed and constructed at a strength to withstand the passage of heavy construction and maintenance vehicles and equipment (HS-20 loading). It's preferred that rolled curbs shall be provided where necessary for GPC access.
4. No landscape with a publish maturity height over fifteen (15) feet is permitted within the transmission right-of-way.
5. Storage of construction materials or trailers is not permitted in the Right-of-Way. No dirt pilings shall be directly stored underneath the overhead wires and/or within the wire zone (placed 10 feet away from the outermost overhead wires).
6. Ingress and egress for operating and maintenance purposes shall be available at all times.
7. No construction activity of obstruction can take place within 25 feet of the transmission structures, structure legs, and/or attachments (guy anchors/wires) unless shown and noted otherwise in **Exhibit A.**

Anyone performing grading activities will also be responsible for installing and maintaining all sedimentation and erosion control including re-vegetation required by state and local regulations. Grading activities that result in standing water or create erosion around any of the Power Company's facilities are strictly prohibited. All temporary erosion control measures within the right of way shall be removed upon completion and installation of the permanent encroachments. The erosion control plans and measures shall not impede our access to and from the right of way or set-up space around the structures.

EXHIBIT MP-1

Rhino Marking Systems, Inc.

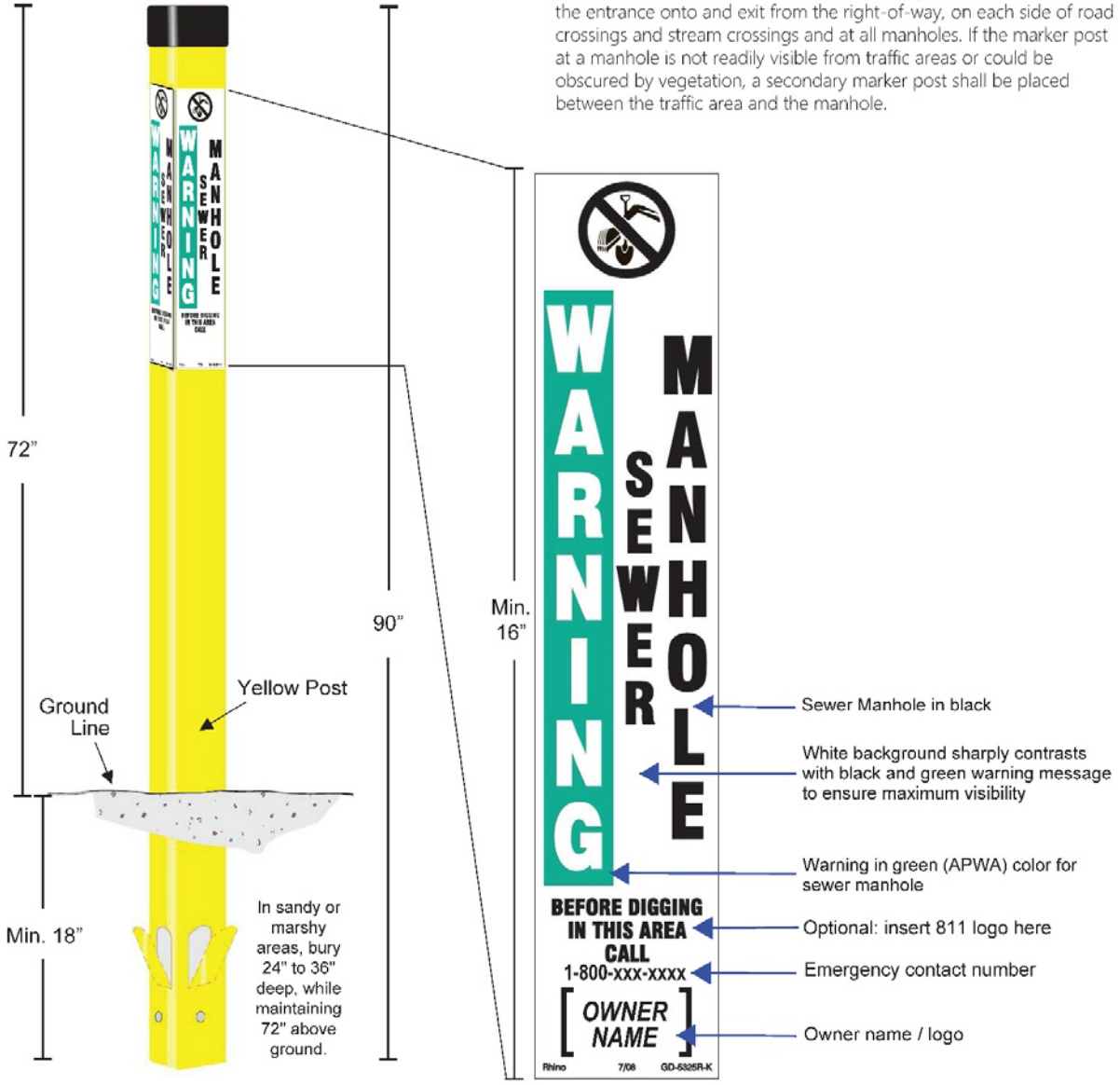
ALL MATERIALS SHALL BE USED AS LISTED, OR EQUIVALENT APPROVED BY GEORGIA POWER

Parts:

- Rhino # TVP90YB - 90" Yellow TriView PLUS™ with Black Cap (using Flex PLUS rod insert) and TriGrip™ anchor system
- GD-5325R-K Decal (printed on reflective stock and factory applied to post)

NOTES:

1. Marker posts shall be installed in accordance with this Exhibit MP-1 and per the manufacturer's specifications.
2. Posts shall be color coded and labeled to match the type of facility they are marking (Blue = Water, Green = Sewer, Purple = Reclaimed Water, etc.), except that posts marking manholes shall be yellow, with the decal lettering color coded to match the service of the facility to which the manhole is related. Posts shall include the name and contact information for the owner / operator of the utility facility.
3. Markers shall be placed at the following locations: every 500 feet above the center line of buried facilities, at all points of inflection, at the entrance onto and exit from the right-of-way, on each side of road crossings and stream crossings and at all manholes. If the marker post at a manhole is not readily visible from traffic areas or could be obscured by vegetation, a secondary marker post shall be placed between the traffic area and the manhole.



Georgia Power

HIGH VISIBILITY MARKER POST
DETAILS AND SPECIFICATIONS

Drawn by: B. Kitchel
Date: 10.26.2018
Exhibit MP-1

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-22-10 FOAMWORKS/11725 COTTON CREEK ENTRY

CITY COUNCIL: NOVEMBER 28, 2022

This item was considered at the 11/3/2022 Planning Commission meeting. Staff recommended approval subject to 9 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0

II. RECOMMENDATION:

Approve CU-22-10 Foamworks/11725 Cotton Creek Entry, subject to the following conditions:

1. 'Car wash' shall be added as a conditional use at 11725 Cotton Creek Entry and limited to no more than 4,987 square feet.
2. Conditional use approval shall be limited to Foamworks; no additional 'Car wash' use or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Monday – Sunday 8:00 AM – 8:00 PM.
4. Site shall be redeveloped substantially similar to the site plan prepared by Civilogistics, revised 10/26/2022, except where to comply with the conditions below.
5. Developer shall remove existing impervious areas no longer in use, as depicted on the site plan prepared by Civilogistics, revised 10/26/2022. Areas shall be defined by curbing and shall be maintained as pervious area, as approved by Staff. Existing curb cut on Cotton Mill Place may remain to serve as a by-pass for the car wash.
6. Exterior changes to the building shall be approved by DRB. Conditional use approval is not approval of elevation changes.
7. Minimum 20' landscape strip shall be required along Old Milton Parkway. Parking lot screening (double row of shrubs) shall be required along Old Milton Parkway, Cotton Creek Entry and Cotton Mill Place, as approved by DRB.
8. Property owner shall assess site landscaping and replace missing, dead, or dying landscape material. This assessment shall include monument sign landscape material and installing ornamental planting beds at the corner of Old Milton Parkway and Cotton Creek Entry. New landscape areas, including tree islands, shall be planted with required landscape material, as approved by DRB.
9. Auto detailing stations shall be limited to the areas depicted on the site plan prepared by Civilogistics, revised 10/26/2022. Shade structures shall be limited to the auto detailing stations depicted adjacent to the existing building. Auto detailing stations along Cotton Creek Entry and employee parking along Old Milton Parkway shall be heavily screened, as approved by DRB.

III. REPORT IN BRIEF:

The applicant, Foamworks Alpharetta, LLC, is requesting a conditional use to operate a 'Car Wash' in a 4,987 square foot building, which was formerly used by Autobell Car Wash. The Camden Pond Master Plan requires a conditional use to allow a 'Car Wash' on the subject property. The previous use of the property as a 'Car Wash' was not approved as a conditional use and was therefore a legal, non-conforming use. Since the 'Car Wash' has discontinued operation for 60 or more days, the use may not be re-established without the approval of a conditional use. The subject property is located at 11725 Cotton Creek Entry at the northeast corner of Old Milton Parkway and Cotton Creek Entry.

DISCUSSION

The submitted request, if approved, would allow Foamworks to operate an automatic 'Car Wash' in a 4,987 square foot building previously used by Autobell Car Wash. The Camden Pond Master Plan requires a conditional use to allow a 'Car Wash' on the subject property. The previous use of the property as a 'Car Wash' was not approved as a conditional use and was a legal, non-conforming use. Since the 'Car Wash' has discontinued operation for 60 or more days, the use may not be re-established without the approval of a conditional use. The subject property is located at 11725 Cotton Creek Entry at the northeast corner of Old Milton Parkway and Cotton Creek Entry.

The 1.2-acre property was developed as a car wash in 2001, including a 1-story, 5,750 square foot building. Zoning of the property is CUP (Community Unit Plan) subject to the Camden Pond Master Plan. The property is designated 'Mixed Use Office/Commercial Zoning' in the Master Plan, which allows C-2 (General Commercial) permitted uses. A 'Car Wash' is a conditional use in the C-2 district. Surrounding properties are zoned CUP to the west, north, and east, and C-2 to the south. Andy's Frozen Custard is located to the west, an undeveloped property to the north, Old Milton Festival retail center to the east, and Aspen Station Plaza retail center to the south.

Foamworks Auto Spa is a full-service, automatic car wash. Exterior detailing is done by employees in the preparation canopy and in the car wash tunnel. The customer remains in the vehicle as the car goes through the automatic car wash. Interior detailing is completed by the customer at the auto detailing stations. According to the website, Foamworks currently operates five (5) locations in Georgia with ten (10) additional locations opening soon. Existing locations include Macon, Brunswick, Fayetteville, Stockbridge and Vidalia. The applicant proposes to renovate and re-purpose the former Autobell Car Wash. Hours of operation will be Monday – Sunday 8:00 AM – 8:00 PM. The applicant anticipates up to five (5) employees on the property at any given time.

The site plan depicts re-use of the existing car wash building, which includes demolition of the 'Porte Cochere' and 'Detailing Area' on the west side of the building. This represents a reduction in the building area from approximately 5,750 square feet to 4,987 square feet. Access to the car wash will continue from the existing curb cut on Cotton Creek Entry. However, the curb cut on Cotton Mill Place will be limited to a by-pass for customers wishing to exit the car wash lane. Two (2) pay stations are depicted on the north end of the property and a 'Bug Prep Canopy' is proposed at the entrance to the car wash tunnel. Twenty-five (25) auto detail stations with vacuums are proposed along the building and along Cotton Creek Entry.

The Unified Development Code (UDC) requires one (1) parking space per 250 square feet of floor area not used for storage for a car wash. The floor area not used for storage, or the car wash tunnel is approximately 1,000 square feet. Therefore, four (4) parking spaces are required for the proposed car wash. Four (4) dedicated parking spaces are depicted along Old Milton Parkway and an additional 25 spaces are available at auto detailing stations.

RENDERINGS

The applicant submitted renderings depicting exterior changes to the building. As shown in the photograph and rendering below, the applicant proposes to apply a German Smear to the existing brick building and change out the awnings. German Smear mimics the look of irregular stones and heavy mortar joints. The property is located on Old Milton Parkway, which is a Corridor of Influence requiring Design Review Board (DRB) approval for any exterior changes to the building.

Existing **Proposed**





TRAFFIC

The applicant provided a trip generation memorandum, which estimates that the proposed 'Car wash' would generate sixteen (16) AM Peak Hour trips and 78 PM Peak Hour trips (see table below).

TABLE 1 – TRIP GENERATION FOR CURRENT AND PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
ITE 948- Current or Proposed Automated Car Wash	1 Wash Tunnel	8	8	16	39	39	78	238	238	476

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property was developed in compliance with site access development standards with two (2) points of access from Cotton Creek Entry and Cotton Mill Place. The applicant proposes to limit the use of the Cotton Mill Place curb cut to a by-pass for the car wash lane. The proposed use and former use of the property are the same.

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

Response: The subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening. However, landscaping is recommended to screen the auto detailing stations and parking along Old Milton Parkway and Cotton Creek Entry.

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

Response: The proposed use would be compatible with surrounding uses and other locations for this business, which are similarly situated along commercial corridors. In addition, the property was previously used as a 'Car Wash'.

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

Response: Not applicable.

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

Response: The proposed use would be compatible with surrounding uses and other locations for this business, which are similarly situated along commercial corridors. In addition, the property was previously used as a 'Car Wash'.

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

Response: The proposed use would be compatible with surrounding uses and other locations for this business, which are similarly situated along commercial corridors. In addition, the property was previously used as a 'Car Wash'.

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

Response: There are other 'Car Wash' businesses operating in the City. However, the nearest location is in Johns Creek at the Mister Car Wash (11110 State Bridge Road). The nearest location in Alpharetta is Mammoth Car Wash (2145 Old Milton Parkway), which is approximately 2.5 miles to the west of the applicant's site. There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

Staff reviewed the applicant's proposal in consideration of the review criteria for a conditional use. The proposed use would be compatible with surrounding uses and other locations for this business, which are similarly situated along commercial corridors. In addition, the property was previously used as a 'Car Wash'. If approved, conditions are recommended requiring that the auto detailing stations and parking be screened with landscaping, as well as unused impervious areas returned to pervious area.

CITIZEN PARTICIPATION PLAN

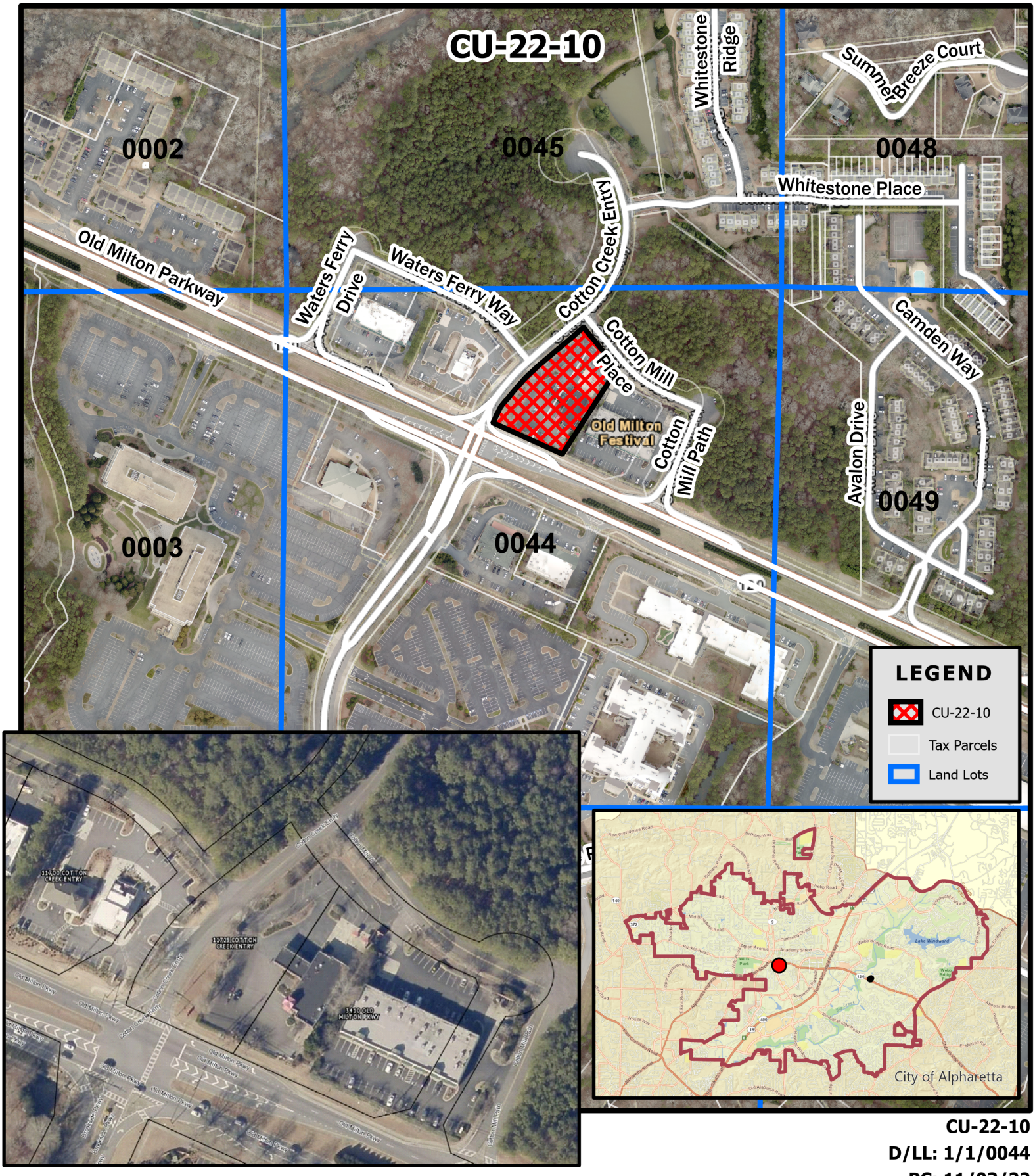
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no public comments have been received other than the questions at the October 12, 2022 Community Zoning Information Meeting (CZIM).

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 12, 2022. There were no public comments on the sign-in sheet. The applicant's citizen participation plan indicates that there was a question about the shared access on Cotton Mill Place.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Site Plan Revised 10.26.22
- Exhibit A - Renderings
- Vacuum Stations
- CZIM Sign In Sheet
- Citizen Participation Form B
- Application

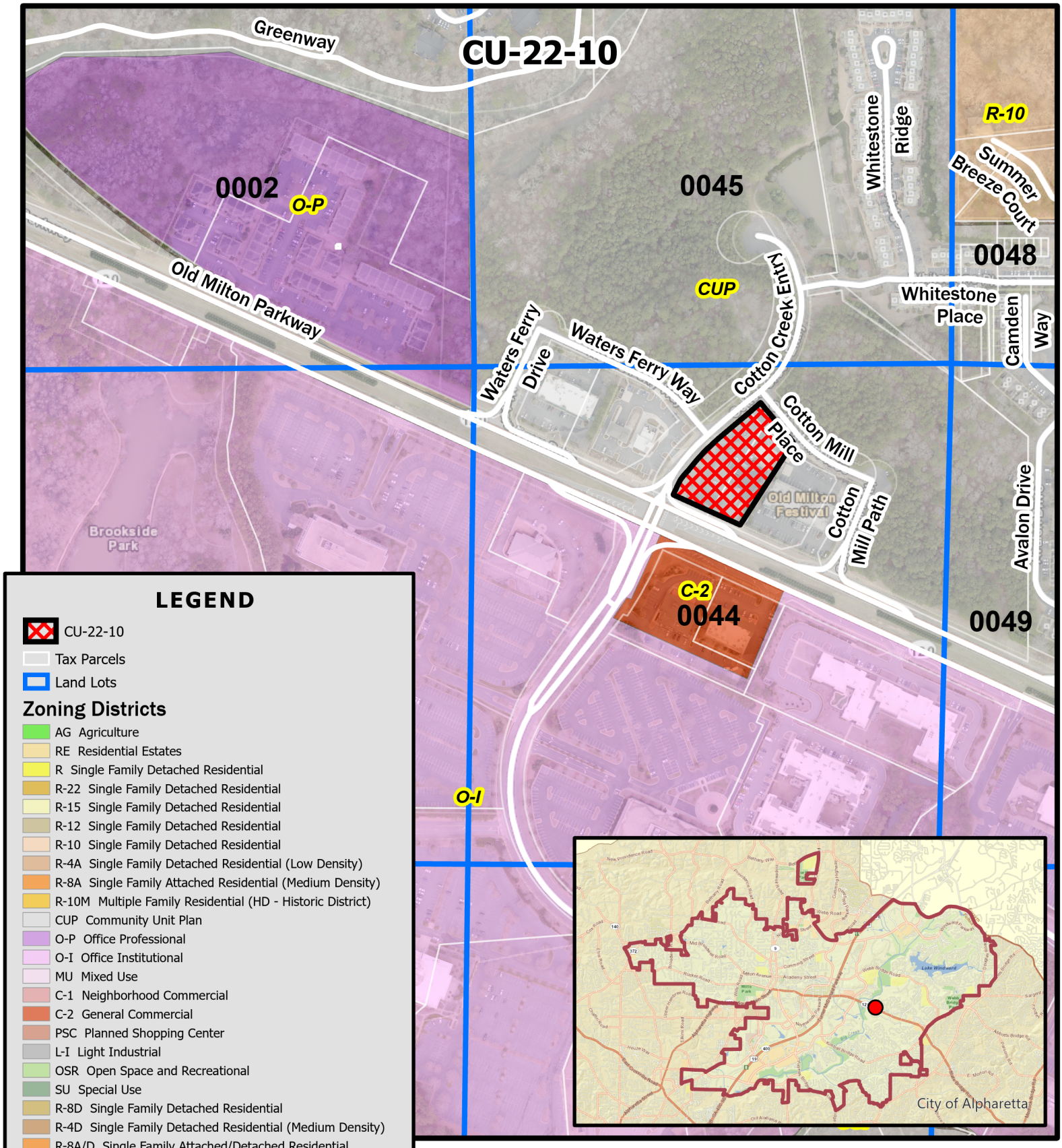


CU-22-10
D/LL: 1/1/0044
PC: 11/03/22
CC: 11/28/22

Aerial Map
Foamworks
11725 Cotton Creek Entry

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- CU-22-10
- Tax Parcels
- Land Lots

Zoning Districts

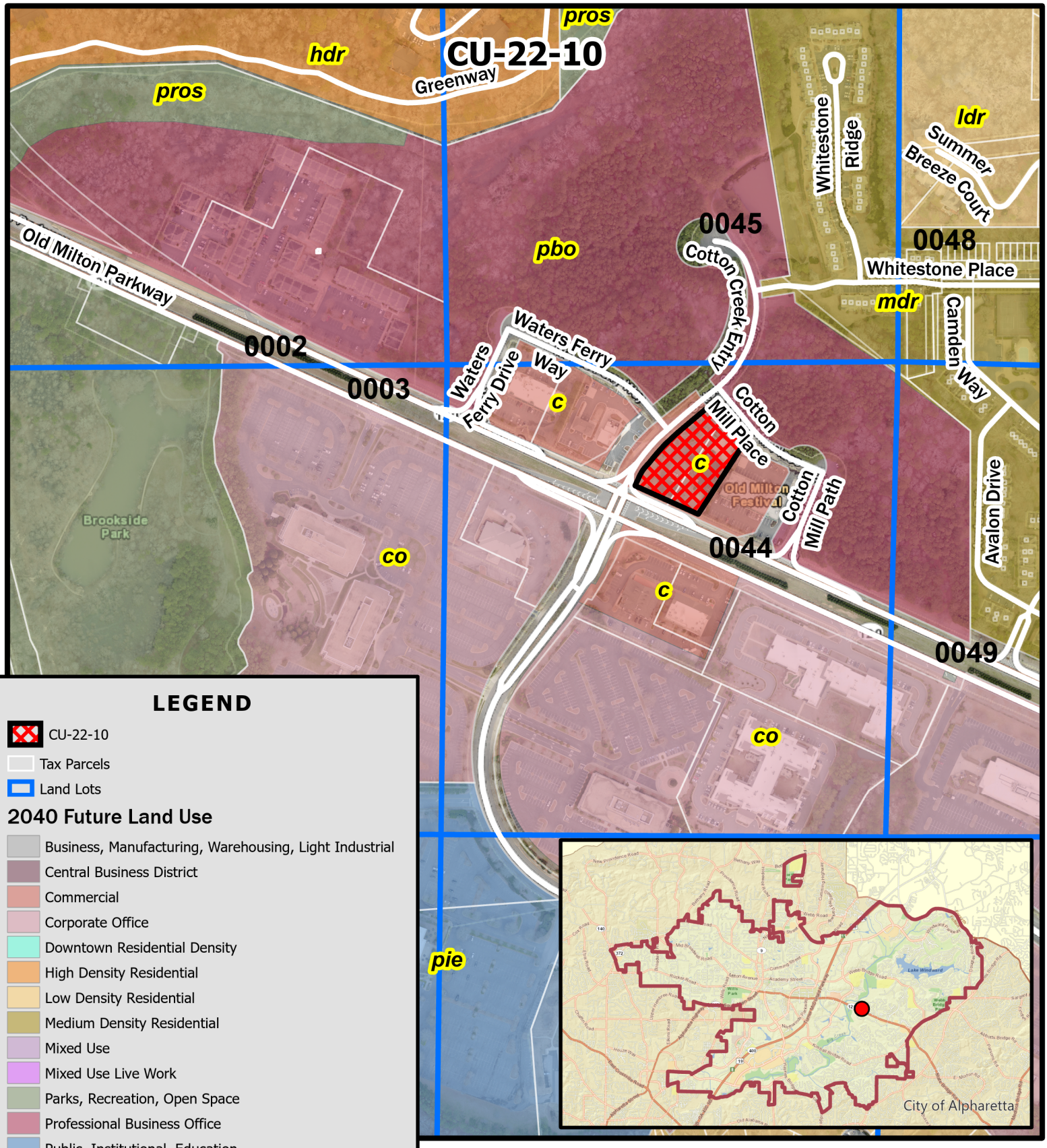
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- 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
Foamworks
11725 Cotton Creek Entry

CU-22-10
D/LL: 1/1/0044
PC: 11/03/22
CC: 11/28/22

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- CU-22-10
- Tax Parcels
- Land Lots

2040 Future Land Use

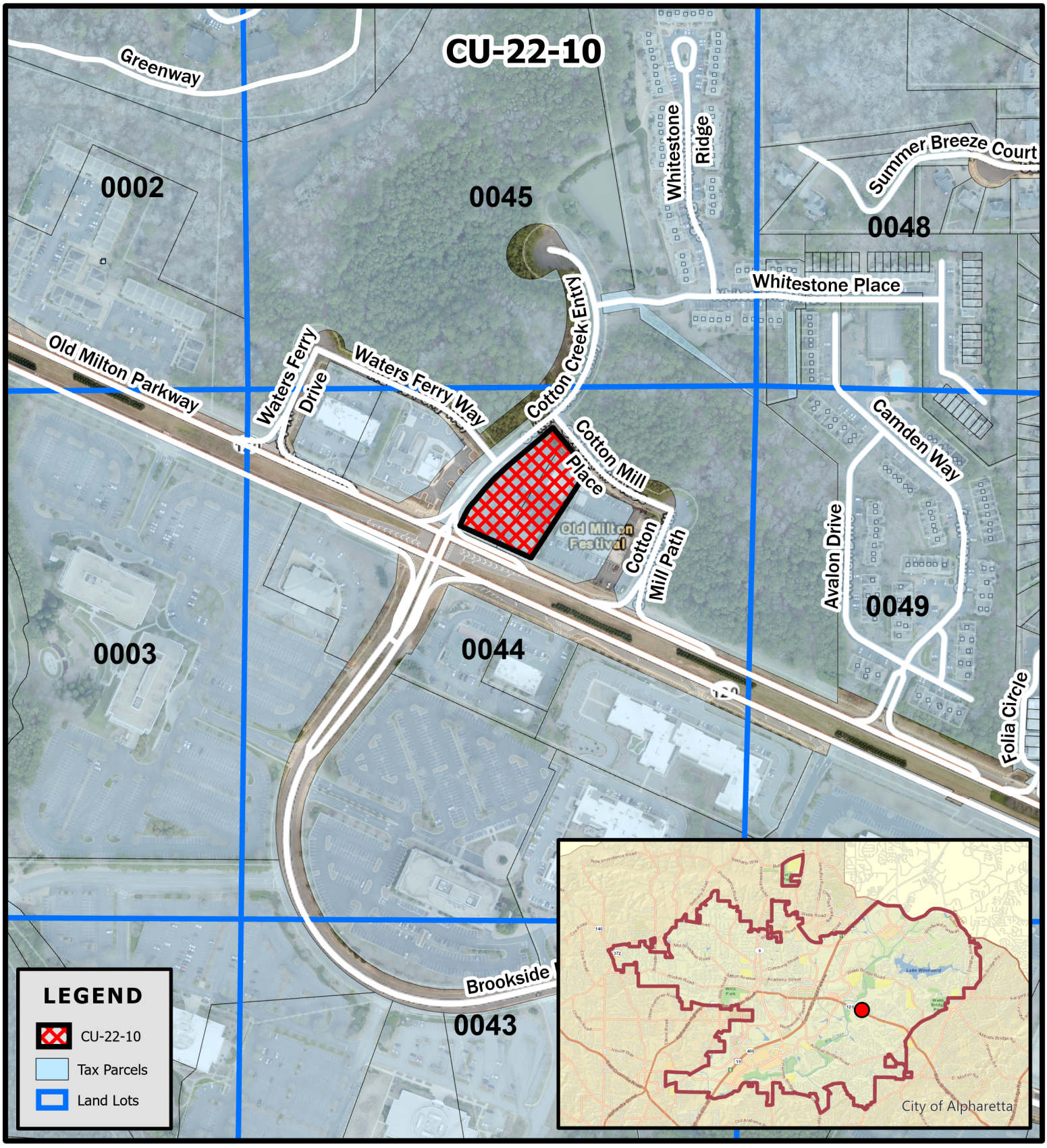
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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

CU-22-10
D/LL: 1/1/0044
PC: 11/03/22
CC: 11/28/22

THE CITY OF ALPHARETTA GEORGIA

Future Land Use Map
Foamworks
11725 Cotton Creek Entry

Location Map Provided by:
Community Development - GIS



CU-22-10
D/LL: 1/1/0044
PC: 11/03/22
CC: 11/28/22

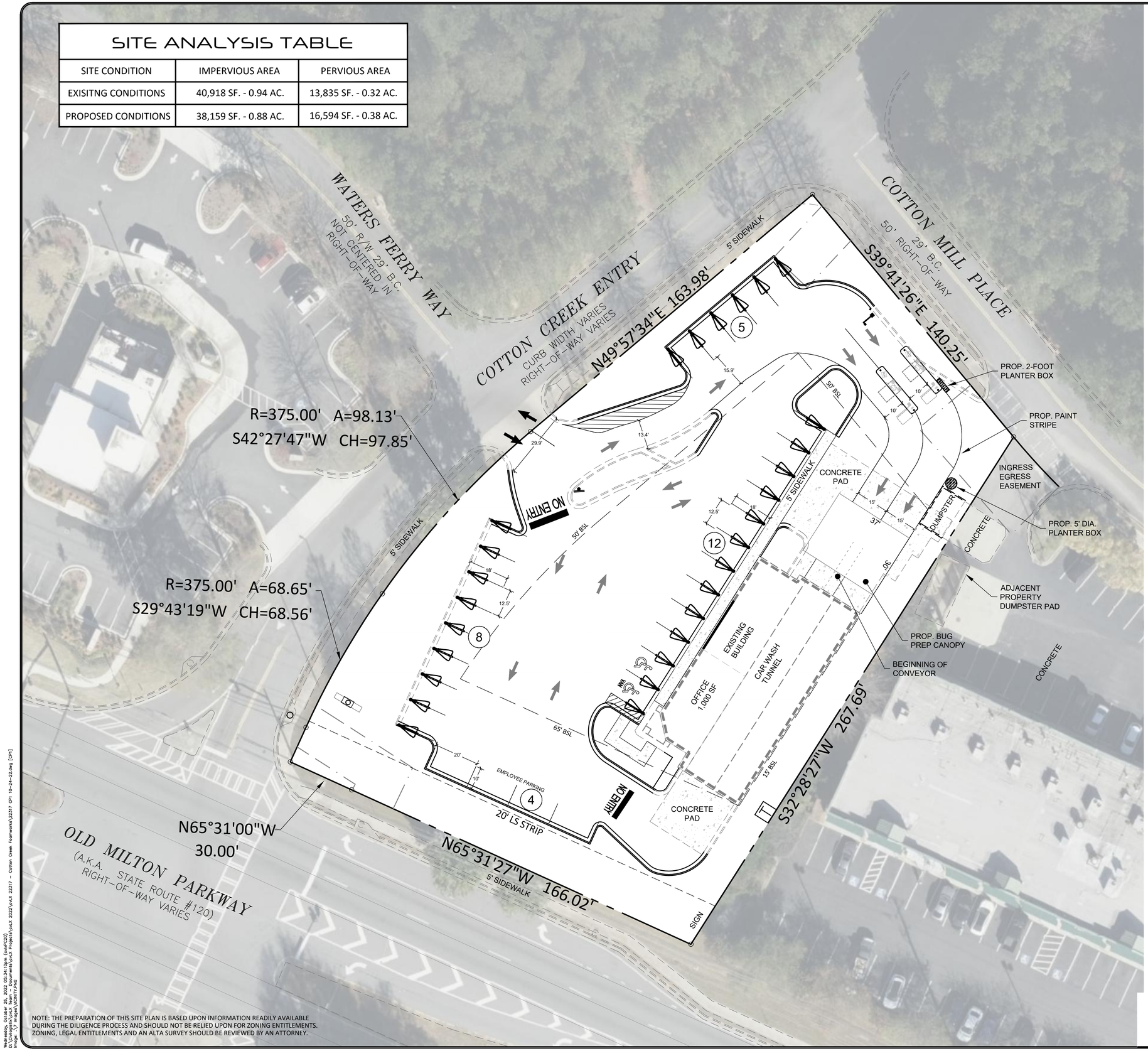
Location Map
Foamworks
11725 Cotton Creek Entry

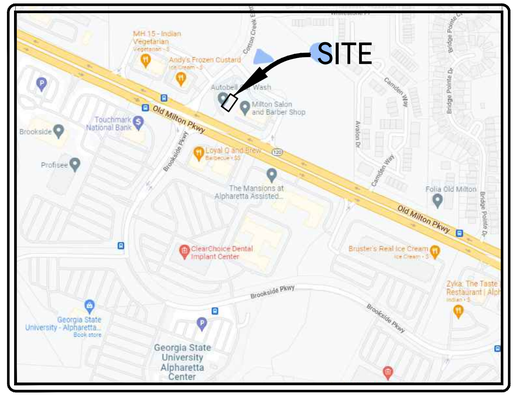
THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

SITE ANALYSIS TABLE

SITE CONDITION	IMPERVIOUS AREA	PERVIOUS AREA
EXISITNG CONDITIONS	40,918 SF. - 0.94 AC.	13,835 SF. - 0.32 AC.
PROPOSED CONDITIONS	38,159 SF. - 0.88 AC.	16,594 SF. - 0.38 AC.





VICINITY MAP

N

Level 1		
	Existing/Req'	Proposed
Zoning	CUP	-
Use Allowed	yes	-
Use Specific Req'	N/A	-
Flood Zone	Zone X	-
National Wetlands Inventory		
Overlay District		-
Foamworks (total)		4987 SF
Office		1000 SF
Parcel A	-	1.25 AC
Building Setbacks	-	-
Major		65ft
Minor		50ft
Side		15ft
Rear		
Landscape Strips	-	20' Front
Major		
Minor		
Side		
Land Use Buffers		
Environmental Buffers		

Level 2		
	Existing/Req'	Proposed
Parking Ratio	1 per 250sf	1 per 250sf
Parking Spaces		25 Vacs, 4 Empl.
Parking Size		9'x18', 12.5'x18'
Compact Parking %		
Loading Space		n/a
LS - Open Space %		
Minimum Lot Size		
Minimum Frontage		
Adjacent Zoning North		-
Adjacent Zoning South		-
Adjacent Zoning East		-
Adjacent Zoning West		-
Water Sewer Proximity		-
Overlay Requirements		

NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

N

SCALE: 1" = 20'

20 0 20 40 60 FEET

GSWCC LEVEL II DESIGN
PROF. CERT#0000003430

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN

COTTON CREEK FOAMWORKS
11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

CP1

22317

AUGUST 22, 2022

REVISIONS
1 CITY COMMENTS 10-26-22

Wednesday, October 26, 2022 05:34:10pm (cstaff20)
D:\Civilogistix\1 Team - Documents\1 Projects\2022 Projects\22317 - Cotton Creek Foamworks\22317 CP1 10-24-22.dwg [CP1]

Exhibit A



Exhibit A




CHEROKEE


PLEASE LIMIT USE
TO 10 MINUTES
FREE VACUUMS
AND TOWELS USE
NO LOUD MUSIC


NO LOUD MUSIC


USED TOWELS
CLEAN TOWELS
NO LOUD MUSIC

Community Zoning Information Meeting (CZIM) October 12, 2022

Please sign-in and leave your comments and/or concerns.

CU-22-10 / Foamworks 11725 Cotton Creek Entry

NAME	ADDRESS	COMMENTS
		No comments

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: CU-22-10 / Foamworks Alpharetta / 11725 Cotton Creek Entry

Contact Name: Manny Kaloyannides Telephone: 404.201.3620

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.

There were no negative comments by attendees. The only questions asked were about the shared point of access/driveway on Cotton Mill Place for the subject parcel and the adjacent parcel to the southwest (which is governed by an Ingress-Egress Easement) and how Foamworks will control the flow of cars to/ from that shared driveway. Once that operational aspect was explained, all attendees were supportive of the 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.*

- [x] 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: XXXX

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

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Joshua Williams 1600 Parkwood Circle Suite 200 Atlanta, GA 30339	25	25	UNITED STATES POSTAL SERVICE® 0000 U.S. POSTAGE PAID ACWORTH, GA 30101 SEP 16, 22 AMOUNT $12.50 R2305K134284 -09 BROOKSTONE FINANCE UNIT SEP 16 2022 ACWORTH GA 3010
	Postmaster, per *(name of receiving employee)* T. WISE		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	**PSC HOLDINGS ALPHARETTA LLC** 1520 PASLAY PL LAKE WORTH FL 33462				
2.	**COLLEDGE ROAD LLC** 2310 HOPEWELL PLANTATION DR ALPHARETTA GA 30004				
3.	**CH RETAIL FUND II ATLANTA OLD MILTON FESTIVAL LLC** 3819 MAPLE AVE DALLAS TX 75219				
4.	**TOUCHMARK NATIONAL BANK** 3651 OLD MILTON PKWY ALPHARETTA GA 30005				
5.	**BOF II GA BROOKSIDE LLC** FIVE CONCOURSE DR SUITE 3100 ATLANTA GA 30328				

6.	**LOYALTY OLD MILTON PROPERTY LLC** 3324 PEACHTREE RD # 3005 ATLANTA GA 30326				

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	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	**HWY 120 SENIOR HOLDINGS LLC** 171 STONEBRIDGE BLVD EDMOND OK 73013				
2.	**JD LD ATLANTA LLC** P.O. BOX 7555 REDLANDS CA 92375-0555				
3.	**FFI ALPHARETTA IL OWNER LLC** 200 W MADISON STE 2650 CHICAGO IL 60606				
4.	**SWNC ASPEN STATION LLC** 1616 2ND AVE S STE 100 BIRMINGHAM AL 35233				
5.	**GOETHE JANET** P O BOX 813068 SMYRNA GA 30081				

6.	**PHAM BAO CHI THI & LAM DORA** 2005 WHITESTONE PL ALPHARETTA GA 30005				

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	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	XIE BAIPING 10719 VERAWOOD DR RIVERVIEW FL 33579-2145				
2.	BROOKE DANIEL P 2025 WHITESTONE PL ALPHARETTA GA 30005				
3.	BLYTHE GWEN S 2035 WHITESTONE PL ALPHARETTA GA 30005				
4.	AFANASYEVA OLENA 2045 WHITESTONE PL ALPHARETTA GA 30005				
5.	BARNETTE JONATHAN				

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	ARIAS ASHLEY 2095 WHITESTONE PL ALPHARETTA GA 30005				
2.	MC LEAN ADRIAN A 2085 WHITESTONE PL ALPHARETTA GA 30005				
3.					
4.					
5.					

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Joshua Williams 1600 Parkwood Circle Suite 200 Atlanta, GA 30339	25		
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	GREENE KAREN M 1020 WHITESTONE RDG ALPHARETTA GA 30005				
2.	ZITTER KAYLA S 1030 WHITESTONE RIDGE ALPHARETTA GA 30005				
3.	ISLAM ABU NURUL P O BOX 2544 WOODSTOCK GA 30188				
4.	MORENO AYALA MARIA DEL CARMEN 2065 WHITESTONE PL ALPHARETTA GA 30005				
5.	YALCIN VOLKAN				

	1000 WHITESTONE RDG ALPHARETTA GA 30005				
6.	**RAGILA SANTOSH K & RAGILA KAMALA NEELIMA** 750 MAYFAIR CT SUWANEE GA 30024-8526				

taylor | english

Taylor English Duma LLP 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339
Main: 770.434.6868 Fax: 770.434.7376 taylorenglish.com

Steven L. Jones | Partner
Direct Dial: 678.426.4628
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

September 1, 2022

VIA EMAIL AND FEDEX

Attn: Michael Woodman
Department of Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, Georgia 30009

RE: City of Alpharetta Public Hearing Application - CUP
11725 Cotton Creek Entry, Alpharetta, Georgia 30009 ("Property")
Letter of Intent

Dear Mr. Woodman,

We represent Foamworks Alpharetta, LLC ("**Foamworks**") in connection with the above-referenced Property and are submitting the attached Public Hearing Application for a Conditional Use Permit.

Foamworks is purchasing the above referenced Property, with the proposed use of operating an automatic car wash. The Property was originally constructed and developed as an automatic car wash. Foamworks would like to continue the historic use of the property, as well as change the on-site flow of traffic to improve on-site operational efficiency and add vacuum stations and canopies.

The factual details regarding the proposed use of the Property is as follows:

Address:	11725 Cotton Creek Entry, Alpharetta, Georgia 30009
Sq. Ft. Building:	5,750 one story brick building
Acres:	1.2 acres
Tax Parcel Number:	11 002000440332
Property Class:	Commercial Lots
Land Use Class:	Car Wash - Automatic
Zoning District:	Community Unit Plan - CUP

Please find enclosed the following:

1. Public Hearing CUP Application
2. Site Plan (Exhibit 1)
3. Legal Description of Subject Property (Exhibit 2)
4. Evidence of Paid Property Taxes (Exhibit 3)
5. Evidence of no outstanding code violations (Exhibit 4)

6. Trip Generation Report (Exhibit 5)
7. Tree Survey and Arborist Plan (Exhibit 6)
8. Disclosure of Campaign Contributions (attached to Application)
9. Public Participation Plan (attached to Application)
10. Owner Affidavit (attached to Application)
11. Disclosure Form (attached to Application)
12. $1,025 Check made payable to City of Alpharetta Department of Community Development

Please contact me with any questions.

Sincerely,



Steven L. Jones

TAYLOR ENGLISH DUMA LLP

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

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: Foamworks Alpharetta, LLC C/O Steven L. Jones, Taylor English Duma LLP Telephone: 678.426.4628

Address: 1600 Parkwood Circle Suite: 200

City Atlanta State: GA Zip: 30339 Fax: 770.434.7376

Mobile Tel: 404.218.2756 Email: sjones@taylorenglish.com

Subject Property Information:

Address: 11725 Cotton Creek Entry Current Zoning: CUP

District: 1 Section: 1 Land Lot: 44 Parcel ID: 11 -0020-0044-033-2

Proposed Zoning: CUP Current Use: Car Wash - Automatic

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

☒ Conditional Use

☐ Rezoning

☐ Variance

☐ Exception

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other *(Specify)*: _____

☐ Comprehensive Plan Amendment

Applicant Request And Intent

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

Car Wash - Automatic.

Applicant's Request (Please itemize the proposal):

(1) Improve the aesthetics of the building; (2) Change the on-site flow of traffic to improve on-site operational efficiency; and (3) add vacuum stations and canopies.

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

Operate a class-A automatic auto spa

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Alpharetta (Cotton Creek) CGB GA, LLC Telephone: 205-968-9220

Address: 361 Summit Boulevard Suite: 110

City Birmingham State: AL Zip: 35243 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Foamworks Alpharetta, LLC Telephone: 404.201.3620

Address: 1600 Parkwood Circle, Suite 200 Suite:

City Atlanta State: GA Zip: 30339 -

So Sworn and Attested:

Owner Signature: RBZ Date: 8/31/2022

Notary:

Notary Signature: Kristian Hayden Date: 8/31/2022

KRISTIAN HAYDEN
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires October 4th, 2024

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Foamworks Alpharetta, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: 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: 8/31/2022

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The adjacent properties are commercial buildings, undeveloped land, residential neighborhoods, and apartment complexes. As such, the proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

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

The proposal will have no adverse effects on the use or usability of the adjacent or nearby properties. Additionally, the historic use of the property is the same as the proposed use of the proposal.

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

While the property may be used in accordance with the existing regulations, not permitting the proposed use would unreasonably limit the use of the property as currently developed and would create a substantial burden to the applicant. Specifically, it would prevent the Applicant from using the Property as currently developed, and the Applicant would be forced to locate the Business elsewhere, at a significant cost.

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

The proposal will not result in an excessive or burdensome increase in population or traffic.

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

The proposal will not result in an excessive or burdensome impact on schools or utilities.

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

The proposal will provide services which meet the daily needs of the community.

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

N/A

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: _____

Contact Name: Manny Kaloyannides Telephone: 404.201.3620

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.

CH RETAIL FUND II ATLANTA OLD MILTON FESTIVAL LLC

GOETHE JANET

PSC HOLDINGS ALPHARETTA LLC

LOYALTY OLD MILTON PROPERTY LLC

TOUCHMARK NATIONAL BANK

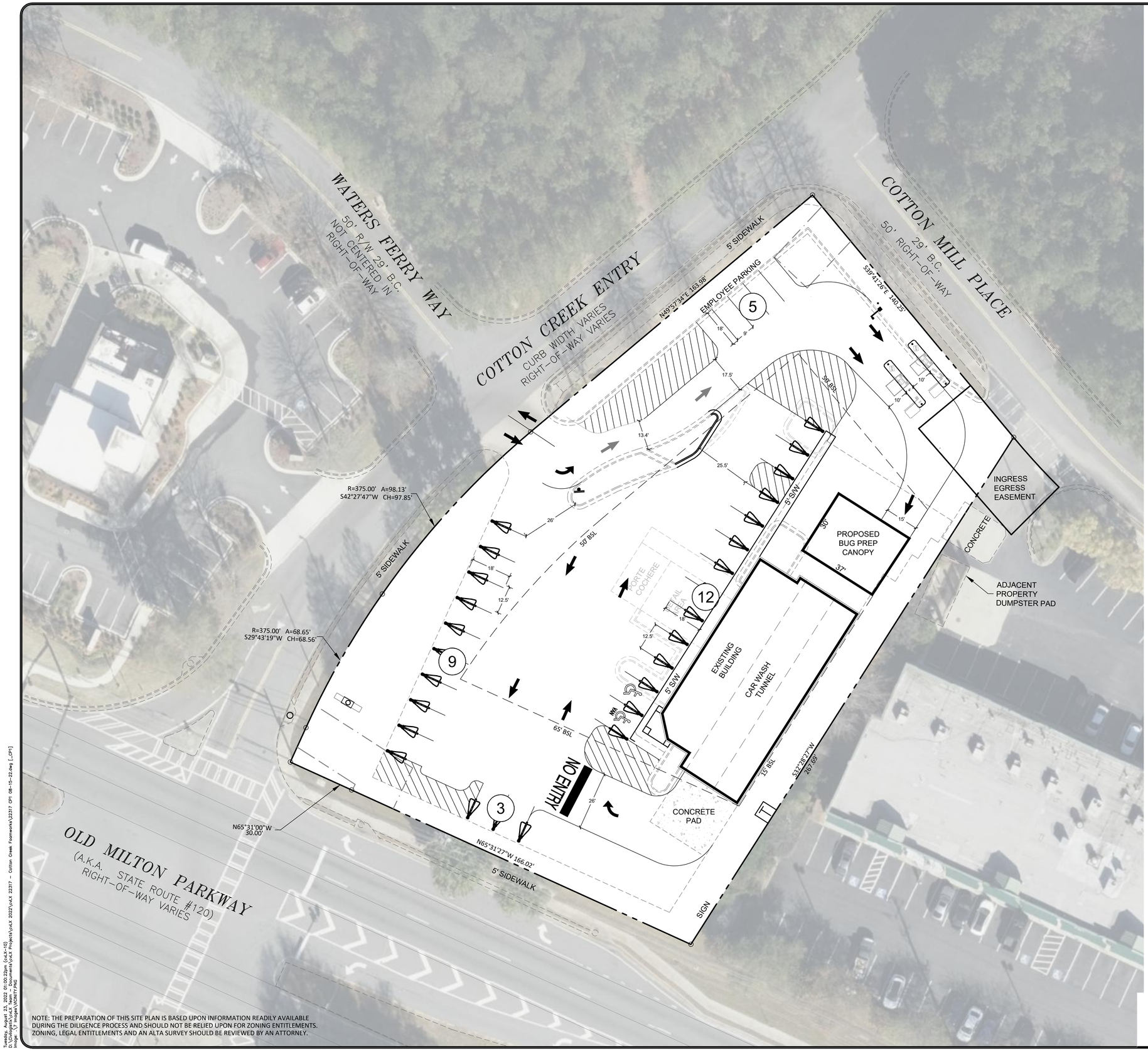
Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

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

Individuals can call or email the Applicant with any questions or concerns.

EXHIBIT 1
SITE PLAN



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

GSWCC LEVEL II DESIGN
PROF. CERT#0000003430

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN

COTTON CREEK FOAMWORKS
11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

CP1

22317

AUGUST 22, 2022

REVISIONS

Tuesday, August 23, 2022 01:00:22pm (civLX-10)
D:\Civilogistix\civLX Team - Documents\civLX Projects\civLX 2022\civLX 22317 - Cotton Creek Foamworks\22317 CP1 08-15-22.dwg [_CP1]
Layout: CP1 Image: 0 User: Mike Pitts

TITLE EXCEPTIONS

NOTES TO TITLE EXCEPTIONS AS APPEARING IN SCHEDULE B, PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 01–21131688–01T, DATED FEBRUARY 13, 2022.

12. RIGHT OF WAY IN FAVOR OF FULTON COUNTY, RECORDED 12/20/1935 IN BOOK 1571, PAGE 446 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

13. RIGHT OF WAY IN FAVOR OF FULTON COUNTY, RECORDED 03/23/1943 IN BOOK 1855, PAGE 443 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

14. RIGHT OF WAY IN FAVOR OF SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED 12/15/1960 IN BOOK 3647, PAGE 431 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

15. RIGHT OF WAY IN FAVOR OF SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED 12/15/1960 IN BOOK 3647, PAGE 432 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

16. RIGHT OF WAY IN FAVOR OF SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED 06/20/1966 IN BOOK 4603, PAGE 545 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

17. RIGHT OF WAY IN FAVOR OF SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED 04/06/1981 IN BOOK 7811, PAGE 289 OF FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.

18. RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN JANET GOETHE A/K/A M. JANET GOETHE, AND WASHINGTON DEVELOPMENT COMPANY, RECORDED 04/30/1985, IN BOOK 9492, PAGE 19 OF THE FULTON COUNTY RECORDS.

SURVEYOR UNABLE TO DETERMINE WHETHER DOCUMENT AFFECTS THE SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN. DESCRIPTIONS OF THE PROPERTIES SUBJECT TO SAID AGREEMENT ARE NOT PROVIDED.

19. ORDER IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, RECORDED 03/14/1994, IN BOOK 17954, PAGE 67 OF THE FULTON COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY AS SHOWN IN APPROXIMATION HEREON.

20. SEWER EASEMENT IN FAVOR OF FULTON COUNTY, RECORDED 01/06/1997, IN BOOK 21997, PAGE 33 OF THE FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

21. EASEMENT AGREEMENT, BY AND BETWEEN M. JANET GOETHE, AND QUIKTRIP CORPORATION, RECORDED 01/03/1997, IN BOOK 22027, PAGE 245 OF THE FULTON COUNTY RECORDS.
NOTE: 1ST AMENDMENT TO EASEMENT AGREEMENT, RECORDED 09/25/1997, AS BOOK 23268, PAGE 343 OF THE FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

22. DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA DUAL EXIT DRIVEWAY AGREEMENT, RECORDED 07/30/1997, IN BOOK 22894, PAGE 330 OF THE FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

23. ROAD EASEMENT AGREEMENT BY AND BETWEEN CANTERBURY COMMUNITIES, INC. AND JANET GOETHE, RECORDED 09/30/1997, IN BOOK 23191, PAGE 317 OF THE FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

24. SIGN AND SLOPE EASEMENT AGREEMENT BY AND BETWEEN CANTERBURY COMMUNITIES, INC AND JANET GOETHE, RECORDED 09/30/1997, IN BOOK 23191, PAGE 322 OF THE FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

25. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE ROAD DEDICATION PLAT, AS RECORDED IN PLAT BOOK 198, PAGE 97, RECORDED DATE 12/02/1997 IN FULTON COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

26. DRAINAGE EASEMENT BY AND BETWEEN JANET GOETHE AND OLD MILTON PROMENADE, LLC, RECORDED 04/27/1998, IN BOOK 24447, PAGE 189 OF THE FULTON COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

27. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE ROAD DEDICATION PLAT, AS RECORDED IN PLAT BOOK 202, PAGE 37, RECORDED DATE 08/12/1998 IN FULTON COUNTY RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY.

28. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED 03/20/2000, IN BOOK 28713, PAGE 26 OF THE FULTON COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

29. RIGHT OF WAY IN FAVOR OF SAWNEE ELECTRIC MEMBERSHIP CORPORATION, RECORDED 09/19/2000 IN BOOK 29488, PAGE 370 OF FULTON COUNTY RECORDS.

AFFECTS THE SUBJECT PROPERTY. CANNOT PLOT.

POSSIBLE ENCROACHMENTS

FROM SUBJECT PROPERTY ONTO ADJACENT PROPERTY:
- –SUBJECT PROPERTY SIGN ON ADJACENT PROPERTY OF UNKNOWN OWNERSHIP
- –TRANSFORMER PAD 0.5' EAST OF EAST ℄

FROM ADJACENT PROPERTY ONTO SUBJECT PROPERTY:
- NONE APPARENT

BY UTILITIES OUTSIDE OF EASEMENTS:
- –STORM DRAIN FROM OLD MILTON PARKWAY PASSING THROUGH SOUTHWEST CORNER OF THE SUBJECT TRACT

MISCELLANEOUS:
- –APPARENT SHARED DUMPSTER WITH ADJACENT PROPERTY, NO AGREEMENT FOUND.

LEGEND

PROPERTY LINE	INV	INVERT ELEVATION	GM	GAS METER	
LAND LOT LINE	SS	SANITARY SEWER LINE	GV	GAS VALVE	
CMF CONCRETE MONUMENT FOUND	SSMH	SANITARY SEWER MANHOLE	FH	FIRE HYDRANT	
IPS IRON PIN SET	CO	SEWER CLEANOUT	WV	WATER VALVE	
IPF IRON PIN FOUND	GT	GREASE TRAP	W	WATER METER	
CTP CRIMPED–TOP PIPE	DIP	DUCTILE IRON PIPE	FDC	FIRE DEPARTMENT CONNECTION	
OTP OPEN–TOP PIPE	PVC	POLYVINYL CHLORIDE PIPE		IRRIGATION CONTROL VALVE	
R/W RIGHT OF WAY		POWER POLE	W	WATER LINE	
POB POINT OF BEGINNING		LIGHT POLE		TREE LINE	
BSL BUILDING SETBACK LINE	E	POWER (TRANSFORMER) BOX		TREE	
℄ CENTERLINE		GUY WIRE	M	MONITORING WELL	
CI CURB INLET	PM	POWER METER		BUILDING (FINISHED)	
DI DROP INLET		POWER MANHOLE		GUARD RAIL	
YI YARD INLET	OHP	OVERHEAD POWER LINE		RAILROAD TRACKS	
DWCB DOUBLE–WING CATCH BASIN	UGE	UNDERGROUND POWER LINE	X	FENCE LINE	
SWCB SINGLE–WING CATCH BASIN	T	TELEPHONE MANHOLE		CONTOUR	
HW HEADWALL	TP	TELEPHONE PEDESTAL		INDEX CONTOUR	
JB JUNCTION BOX	UT	UNDERGROUND TELEPHONE LINE	×01.2	SPOT ELEVATION	
STORM DRAINAGE PIPE	TV	TELEVISION (CABLE) LINE	FFE	FINISHED FLOOR ELEVATION	
CMP CORRUGATED METAL PIPE	TV	TELEVISION PEDESTAL		CENTERLINE OF STREAM	
CPP CORRUGATED PLASTIC PIPE	TR	TRAFFIC CONTROL BOX		FLOOD LIMITS	
RCP REINFORCED CONCRETE PIPE	G	GAS LINE		CONCRETE	

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44, DISTRICT 1, SECTION 1, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

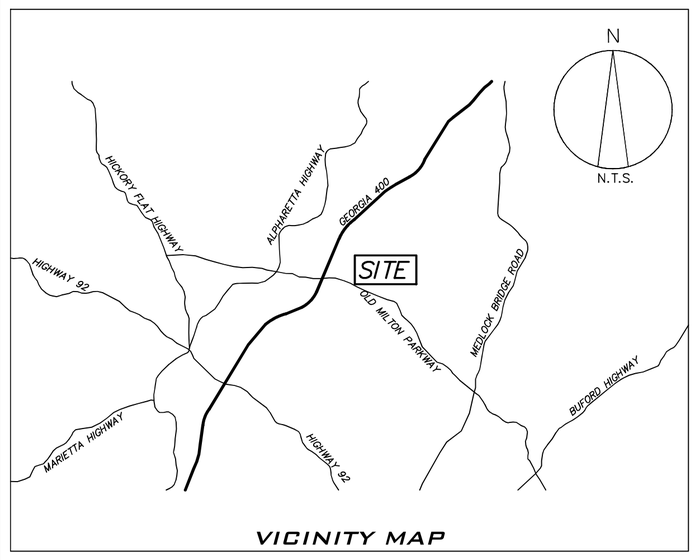
TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY (STATE ROUTE 120, R/W VARIES) WITH THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY (R/W VARES); THENCE TRAVELING ALONG THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY SOUTH 65 DEGREES 33 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY NORTH 24 DEGREES 26 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 16.84 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 63.16 FEET AND A RADIUS OF 345.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 29 DEGREES 40 MINUTES 53 SECONDS EAST A DISTANCE OF 63.07 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 55 DEGREES 04 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY; THENCE TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 98.13 FEET AND A RADIUS OF 375.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 42 DEGREES 25 MINUTES 21 SECONDS EAST A DISTANCE OF 97.85 FEET TO A PK NAIL FOUND; THENCE NORTH 49 DEGREES 55 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 163.98 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE (50' R/W); THENCE TRAVELING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE SOUTH 39 DEGREES 43 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 140.25 FEET TO A PK NAIL FOUND; THENCE LEAVING SAID RIGHT OF WAY SOUTH 32 DEGREES 26 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 267.69 FEET TO A BENT 1/2" REBAR FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY; THENCE TRAVELING ALONG SAID RIGHT OF WAY NORTH 65 DEGREES 33 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 166.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.200 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED MARCH 16, 2022.

RECORD LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44 OF THE 1ST DISTRICT, SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY (VARIABLE RIGHT OF WAY), WHICH POINT IS LOCATED SOUTH 65 DEGREES 31 MINUTES 27 SECONDS EAST 30.00 FEET FROM THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY WITH THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY (VARIABLE RIGHT OF WAY); RUNNING THENCE NORTH 24 DEGREES 28 MINUTES 39 SECONDS EAST 16.84 FEET TO AN IRON PIN SET; RUNNING THENCE NORTHEASTERLY AN ARC DISTANCE OF 63.16 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 29 DEGREES 43 MINUTES 19 SECONDS EAST 63.07 FEET, RADIUS 345.00 FEET) TO AN IRON PIN SET; RUNNING THENCE NORTH 55 DEGREES 02 MINUTES 01 SECONDS WEST 30.00 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY AN ARC DISTANCE OF 98.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 42 DEGREES 27 MINUTES 47 SECONDS EAST 97.85 FEET; RADIUS 375.00 FEET) TO AN IRON PIN SET; RUNNING THENCE NORTH 49 DEGREES 57 MINUTES 34 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY 163.98 FEET TO AN IRON PIN SET AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY WITH THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE (50 FOOT RIGHT OF WAY); RUNNING THENCE SOUTH 39 DEGREES 41 MINUTES 26 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE 140.25 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 32 DEGREES 28 MINUTES 27 SECONDS WEST 267.69 FEET TO AN IRON PIN SET ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY; RUNNING THENCE NORTH 65 DEGREES 31 MINUTES 27 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY 166.02 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; BEING A TRACT OF 1.200 ACRES AS SHOWN ON SURVEY FOR VINTAGE CAR WASH BY BRUMBELOW–REESE & ASSOC., INC. DATED JUNE 14, 1999.



VICINITY MAP

SURVEY NOTES

1. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180–7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15–6–67.

2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.

3. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.

4. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.

5. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

SURVEY DATA

1. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.07' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.

2. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS.
HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE.

3. THE TOPOGRAPHY SHOWN HEREON WAS PRODUCED FROM A GROUND SURVEY.
CONTOUR INTERVAL: 1 FT.
VERTICAL DATUM: NAVD88 VIA RTN GPS OBSERVATIONS.

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 175,082 FEET.

5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0059F, EFFECTIVE DATE OF 9/18/2013.

NOTES

1. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 01–21131688–01T, DATED FEBRUARY 13, 2022.

2. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.

3. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.

4. NUMBER OF MARKED PARKING SPACES: 6 INCLUDING 1 HANDICAP

5. PROPERTY ADDRESS: 11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

6. THE SUBJECT PROPERTY HAS DIRECT, PHYSICAL ACCESS TO COTTON CREEK ENTRY AND COTTON MILL PLACE, BOTH PUBLICLY MAINTAINED ROADWAYS.

7. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THIS SITE.

8. THE DISTANCE FROM THE POINT OF BEGINNING TO THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY OF COTTON CREEK ENTRY WITH THE NORTHEAST RIGHT OF WAY OF OLD MILTON PARKWAY IS 30.00 FEET.

ZONING NOTES

PROPERTY ZONING	CUP COMMUNITY UNIT PLAN

ACCORDING TO A LETTER FROM DIANNA WHEELER, COMMUNITY DEVELOPMENT DIRECTOR, DATED JULY 30, 2004, THE MASTER PLAN FOR THIS PROPERTY INDICATES THAT TWO TYPES OF USES ARE ALLOWED: O–I ZONING AND MIXED USED OFFICE/COMMERCIAL ZONING. THE LETTER FURTHER CLARIFIES THAT USES THAT ARE PRESENTLY ALLOWED WITHIN THE C–2 (GENERAL COMMERCIAL) ZONING DISTRICT ARE PERMITTED ON THE SUBJECT PROPERTY.

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM BUILDING SETBACKS	
FRONT	CONDITIONAL
SIDE	CONDITIONAL
REAR	10 FT.
MAXIMUM BUILDING HEIGHT	40 FT.
MAXIMUM LOT COVERAGE BY PRINCIPAL BUILDING	70%

NO PARKING REQUIREMENTS GIVEN.

ZONING INFORMATION PROVIDED BY CITY OF ALPHARETTA CERTIFICATION OF ZONING DATED FEBRUARY 17, 2022.

THE ZONING SETBACK REQUIREMENTS LISTED ABOVE REQUIRE AN INTERPRETATION BY THE SURVEYOR, AND AS SUCH, ARE NOT GRAPHICALLY DEPICTED HEREON.

INTERPRETATION AND APPLICATION OF ZONING ORDINANCES AND/OR REGULATIONS FALLS UNDER THE PURVIEW OF THE CONTROLLING MUNICIPAL AUTHORITY. AS SUCH, LANDPRO SURVEYING & MAPPING, INC. MAKES NO GUARANTY REGARDING THE ZONING INFORMATION SHOWN HEREON AND/OR HOW IT APPLIES TO THE SUBJECT PROPERTY.

SURVEY CERTIFICATION

TO CGP ACQUISITION & DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY; ALPHARETTA (COTTON CREEK) CGB GA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; BAKER, DONELSON, BEARMAN, CLADWELL & BERKOWITZ, PC; & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–5, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/07/2022. DATE OF PLAT 03/16/2022.

GEORGIA REGISTERED No. 3033 LAND SURVEYOR JAMES H. RADER

_____

JAMES H RADER GEORGIA RLS# 3033

0' 20' 40' 60'

REVISION	DATE	PURPOSE
1	04–11–22	ADDRESS COMMENTS
2	08–30–22	REVISE CURRENT OWNER

FOAMWORKS ALPHARETTA

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM

COPYRIGHT 2022

ALTA/NSPS LAND TITLE SURVEY
CGP ACQUISITION & DEVELOPMENT, LLC
CURRENT OWNER: ALPHARETTA COTTON CREEK CGB, LLC
LAND LOT 44, DISTRICT 1, SECTION 1
CITY OF ALPHARETTA, FULTON COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 20'	03/16/22	20220316	1 OF 2

GRID GA-WEST ZONE

COTTON CREEK ENTRY
(PUBLIC R/W, WIDTH VARIES)
P.B. 202, PG. 37

COTTON MILL PLACE
(50' PUBLIC R/W)
P.B. 202, PG. 37

COTTON CREEK ENTRY
(PUBLIC R/W, WIDTH VARIES)
P.B. 198, PG. 37

OLD MILTON PARKWAY
STATE ROUTE 120
(PUBLIC R/W, WIDTH VARIES)

BENCHMARK–FIRE HYDRANT
FLANGE BOLT BETWEEN
CITY AND STATE
ELEVATION=1058.88 FT.

BENCHMARK–FIRE HYDRANT
FLANGE BOLT BETWEEN
CITY AND STATE
ELEVATION=1057.13 FT.

SSMH
TOP=1057.44
INV IN=1044.42

SSMH
TOP=1054.25
INV IN=1045.89
INV OUT=1045.40

SSMH
TOP=1055.72
INV OUT=1047.91

PK NAIL FOUND

IPF

IPF BENT

DWCB
TOP=1047.70
INV IN=1043.87
INV OUT=1043.46

DI
TOP=1052.06
INV IN=1045.96
INV OUT=1045.42

DI
TOP=1051.36
INV OUT=1047.41

SWCB
TOP=1048.98
INV IN=1046.22
INV OUT=1046.02

SWCB
TOP=1050.96
INV IN=1046.97
INV OUT=1046.87

FIBER OPTIC TELECOM BOX WITH MARKER

"AUTOBELL CAR WASH" SIGN

ENTER SIGN

SIGN

PM

DRIVE–UNDER CANOPY

FFE=1056.21

BUILDING HEIGHT=16.9 FT.

1–STORY BRICK
CAR WASH
±5,750 SQ. FT. FOOTPRINT

CAR WASH DRAIN

PORCH

BOLLARD (TYPICAL)

DUMPSTER PAD

BRICK WALL

WALL

A/C

VACUUM

WATER VAULT

TRANSFORMER PAD
0.5' EAST OF ℄

24" CONCRETE CURB & GUTTER (TYPICAL)

PAVEMENT SEAM

INGRESS–EGRESS EASEMENT
D.B. 28713, PG. 26

20' DRAINAGE EASEMENT
D.B. 24447, PG. 189
P.B. 198, PG. 37

APPROXIMATE LOCATION OF
DOT SLOPE EASEMENT
D.B. 17954, PAGE 67

DOT SLOPE EASEMENT D.B. 17954, PG. 67

52,271.9 SQ. FT.
1.200 ACRES

N/F
CAH HOLDINGS, LLC
D.B. 54606, PG. 208
TAX ID 11 002000440332

N/F
CH RETAIL FUND II ATLANTA
OLD MILTON FESTIVAL LLC
D.B. 59816, PG. 76
TAX ID 11 002000440340

SIGNALIZED INTERSECTION

~ASPHALT~

LINE	BEARING	DISTANCE
L1	N 24°26'13" E	16.84'
L2	N 55°04'27" W	30.00'
L3	N 49°55'08" E	163.98'
L4	S 39°43'52" E	140.25'
L5	S 32°26'01" W	267.69'
L6	N 65°33'53" W	166.02'

CURVE	ARC LENGTH	RADIUS	DISTANCE (CHORD)	BEARING (CHORD)
C1	63.16'	345.00'	63.07'	N 29°40'53" E
C2	98.13'	375.00'	97.85'	N 42°25'21" E

LEGEND

	PROPERTY LINE	INV	INVERT ELEVATION	GM	GAS METER
	LAND LOT LINE	SS	SANITARY SEWER LINE	GV	GAS VALVE
CMF	CONCRETE MONUMENT FOUND	SSMH	SANITARY SEWER MANHOLE	FH	FIRE HYDRANT
IPS	IRON PIN SET	CO	SEWER CLEANOUT	WV	WATER VALVE
IPF	IRON PIN FOUND	GT	GREASE TRAP	W	WATER METER
CTP	CRIMPED–TOP PIPE	DIP	DUCTILE IRON PIPE	FDC	FIRE DEPARTMENT CONNECTION
OTP	OPEN–TOP PIPE	PVC	POLYVINYL CHLORIDE PIPE		IRRIGATION CONTROL VALVE
R/W	RIGHT OF WAY		POWER POLE	W	WATER LINE
POB	POINT OF BEGINNING		LIGHT POLE		TREE LINE
	BUILDING SETBACK LINE	E	POWER (TRANSFORMER) BOX		TREE
℄	CENTERLINE		GUY WIRE	M	MONITORING WELL
CI	CURB INLET	PM	POWER METER		BUILDING (FINISHED)
DI	DROP INLET	E	POWER MANHOLE		GUARD RAIL
YI	YARD INLET	OHP	OVERHEAD POWER LINE		RAILROAD TRACKS
DWCB	DOUBLE–WING CATCH BASIN	UGE	UNDERGROUND POWER LINE	X	FENCE LINE
SWCB	SINGLE–WING CATCH BASIN	T	TELEPHONE MANHOLE		CONTOUR
HW	HEADWALL	TP	TELEPHONE PEDESTAL		INDEX CONTOUR
JB	JUNCTION BOX	UT	UNDERGROUND TELEPHONE LINE	×01.2	SPOT ELEVATION
	STORM DRAINAGE PIPE	TV	TELEVISION (CABLE) LINE	FFE	FINISHED FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE	TV	TELEVISION PEDESTAL		CENTERLINE OF STREAM
CPP	CORRUGATED PLASTIC PIPE	TR	TRAFFIC CONTROL BOX		FLOOD LIMITS
RCP	REINFORCED CONCRETE PIPE	G	GAS LINE		CONCRETE

0' 20' 40' 60'

REVISION	DATE	PURPOSE
1	04–11–22	ADDRESS COMMENTS
2	08–30–22	REVISE CURRENT OWNER

GEORGIA REGISTERED No. 3033 LAND SURVEYOR JAMES H. RADER

FOAMWORKS ALPHARETTA

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM

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ALTA/NSPS LAND TITLE SURVEY
CGP ACQUISITION & DEVELOPMENT, LLC
CURRENT OWNER: ALPHARETTA COTTON CREEK CGB, LLC
LAND LOT 44, DISTRICT 1, SECTION 1
CITY OF ALPHARETTA, FULTON COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 20'	03/16/22	20220316	2 OF 2

EXHIBIT 2
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44 OF THE 1ST DISTRICT, SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY (VARIABLE RIGHT OF WAY), WHICH POINT IS LOCATED SOUTH 65 DEGREES 31 MINUTES 27 SECONDS EAST 30.00 FEET FROM THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY WITH THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY (VARIABLE RIGHT OF WAY); RUNNING THENCE NORTH 24 DEGREES 28 MINUTES 39 SECONDS EAST 16.84 FEET TO AN IRON PIN SET; RUNNING THENCE NORTHEASTERLY AN ARC DISTANCE OF 63.16 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 29 DEGREES 43 MINUTES 19 SECONDS EAST 63.07 FEET, RADIUS 345.00 FEET) TO AN IRON PIN SET; RUNNING THENCE NORTH 55 DEGREES 02 MINUTES 01 SECONDS WEST 30.00 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY AN ARC DISTANCE OF 98.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 42 DEGREES 27 MINUTES 47 SECONDS EAST 97.85 FEET; RADIUS 375.00 FEET) TO AN IRON PIN SET; RUNNING THENCE NORTH 49 DEGREES 57 MINUTES 34 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY 163.98 FEET TO AN IRON PIN SET AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF COTTON CREEK ENTRY WITH THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE (50 FOOT RIGHT OF WAY); RUNNING THENCE SOUTH 39 DEGREES 41 MINUTES 26 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF COTTON MILL PLACE 140.25 FEET TO AN IRON PIN SET; RUNNING THENCE SOUTH 32 DEGREES 28 MINUTES 27 SECONDS WEST 267.69 FEET TO AN IRON PIN SET ON THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY; RUNNING THENCE NORTH 65 DEGREES 31 MINUTES 27 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT OF WAY OF OLD MILTON PARKWAY 166.02 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; BEING A TRACT OF 1.200 ACRES AS SHOWN ON SURVEY FOR VINTAGE CAR WASH BY BRUMBELOW-REESE & ASSOC., INC. DATED JUNE 14, 1999.

Tax ID: 11 002000440332

EXHIBIT 3
EVIDENCE OF PAID PROPERTY TAXES

DETAILED TAX SUMMARY

City of Alpharetta

TAX YEAR: 2021

Owner Name
CAH HOLDINGS LLC

Parcel Identification
11 -0020-0044-033-2

Account Number
5714136

Property Location
11725 COTTON CREEK

Tax District
10 - ALPHARETTA

Fair Market Value
1,459,100

Assessed Value
583,640

Temporary Assessment
Not Found

City Exemption:
County Exemption:

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	583,640	0	583,640	X	.000210	$0.00	$122.56
FULTON OPER	583,640	0	583,640	X	.009330	$0.00	$5,445.36
FULTON SCHOOL GEN	583,640	0	583,640	X	.017590	$0.00	$10,266.23
INTEREST							$156.49
PENALTIES/FEES							$0.00
Last Payment: 2/15/2022			**Total Amount Billed**				**$15,990.64**
			Less Amount Paid				**$15,990.64**
			Total Due				**$0.00**
City of Alpharetta Cycle							
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: Not Found			**Total Amount Billed**				**$0.00**
			Less Amount Paid				**$0.00**
			Total Due				**$0.00**

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

Return to Tax Bill |

Real Estate

All Bills

Parcel ID	11 -0020-0044-033-2
Location	11725 COTTON CREEK ENT

Real Estate

Bill	Type	Year	Owner	Paid	
32404	REGULAR/ORIGINAL	2003	HUNT ROBERT F & ANN M	Paid	View Bill
32404	REGULAR/ORIGINAL	2004	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2005	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2006	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2007	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2008	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2009	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2010	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2011	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2012	COTTON CREEK LLC	Paid	View Bill
32404	REGULAR/ORIGINAL	2013	COTTON CREEK LLC	Paid	View Bill
149	REGULAR/ORIGINAL	2014	COTTON CREEK LLC	Paid	View Bill
1500148	REGULAR/ORIGINAL	2015	CAH HOLDINGS LLC	Paid	View Bill
1600146	REGULAR/ORIGINAL	2016	CAH HOLDINGS LLC	Paid	View Bill
2016351	OMITTED	2016	CAH HOLDINGS LLC	Paid	View Bill
1700146	REGULAR/ORIGINAL	2017	CAH HOLDINGS LLC	Paid	View Bill
1800146	REGULAR/ORIGINAL	2018	CAH HOLDINGS LLC	Paid	View Bill
1900146	REGULAR/ORIGINAL	2019	CAH HOLDINGS LLC	Paid	View Bill
2000146	REGULAR/ORIGINAL	2020	CAH HOLDINGS LLC	Paid	View Bill
2100146	REGULAR/ORIGINAL	2021	CAH HOLDINGS LLC	Paid	View Bill

EXHIBIT 4
EVIDENCE OF NO OUTSTANDING CODE VIOLATIONS

CA_OBJECT	CASE_TYPE_DESC	CASE_NUM	CASE_NAME	STATUS_C	ASSIGNED_	DATE_ENTERED	CZ	Location	Facility_Id	Level_Id	CWID
1	Code Enforcement-Complaints	CE170033	Accessory Structures	OPEN		2017/03/30 19:01:21+00		12720 Bethany Road			11175
2	Code Enforcement-Trees	CE190025	Stop Work Order - Trees	OPEN		2019/02/25 21:12:28+00		1825 Mayfield Road			27978
3	Code Enforcement-Complaints	CE190036	Business vehicle in residential area	OPEN		2019/03/11 18:51:00+00		11170 Wittenridge Drive			28338
4	Code Enforcement-Complaints	CE190043	Business vehicles in residential area	OPEN		2019/04/02 19:02:17+00		10585 Kingsmark Trail			28899
5	Code Enforcement-Complaints	CE190053	Tree removal without permit	OPEN		2019/04/17 19:44:13+00		5365 Derby Chase Court			29270
6	Code Enforcement-Complaints	CE190099	Structual Issues	OPEN		2019/09/05 19:35:27+00		44 Birch Rill Drive			32366
7	Code Enforcement-Complaints	CE190100	Drainage Violation	OPEN		2019/09/05 20:01:54+00		160 North Main Street			32367
8	Code Enforcement-Complaints	CE190107	Stop Work Order	OPEN		2019/09/27 17:01:09+00		10580 Tuxford Drive			32800
9	Code Enforcement-Complaints	CE190108	Stop Work Order	OPEN		2019/09/27 17:09:47+00		1230 Tuscany Court			32801
10	Code Enforcement-Complaints	CE200004	Stop Work Order	OPEN		2020/01/14 20:44:40+00		1565 Highview Pines Pass			34799
11	Code Enforcement-Complaints	CE200011	Stop Work Order	OPEN		2020/02/07 16:38:08+00		710 Tate Drive			35283
12	Code Enforcement-Complaints	CE200065	Deck in a State of Disrepair	OPEN	BESMITH	2020/04/07 18:03:14+00		1430 Hillcrest Heights			36677
13	Code Enforcement-Complaints	CE200097	STOP WORK ORDER, High Grass and Weeds	OPEN		2020/05/27 19:18:50+00		1031 Colony Drive			37632
14	Code Enforcement-Trees	CE200110	Stop work order	OPEN		2020/06/04 16:13:42+00		4650 Lakeway Place			37806
15	Code Enforcement-Complaints	CE200130	Stop Work Order	OPEN		2020/06/29 11:57:47+00		645 Brook Landing Court			38319
16	Code Enforcement-Complaints	CE200131	Stop Work Order	OPEN		2020/06/29 12:56:52+00		11595 Vista Forest Drive			38324
17	Code Enforcement-Trees	CE200158	Undisturbed Buffer Violation	OPEN		2020/07/27 17:21:06+00		6331 Maid Marion Close			38920
18	Code Enforcement-Trees	CE200206	TREE REMOVAL WITHOUT PERMIT	OPEN		2020/08/17 17:46:50+00		315 Wood Trace Drive			39479
19	Code Enforcement-Complaints	CE200222	STOP WORK ORDER, Rear Deck	OPEN		2020/08/26 19:03:49+00		12255 Greenmont Walk			39699
20	Code Enforcement-Complaints	CE200225	Stop work order	OPEN		2020/09/01 00:28:21+00		5020 Southlake Drive			39808
21	Code Enforcement-Complaints	CE200232	Stop work order	OPEN		2020/09/10 00:33:16+00		2240 Lake Shore Landing			40027
22	Code Enforcement-Complaints	CE200313	STOP WORK ORDER	OPEN		2020/11/12 19:49:27+00		130 Woodhaven Way			41562
23	Code Enforcement-Complaints	CE200322	STOP WORK ORDER	OPEN		2020/11/13 13:30:39+00		530 Barnesley Lane			41591
24	Code Enforcement-Complaints	CE200329	Rubbish, roofing, gutters, exterior structure and property,	OPEN		2020/11/20 12:42:13+00		180 Pebble Trail			41837
25	Code Enforcement-Complaints	CE210025	Stop Work Order	OPEN		2021/01/28 20:31:01+00		6310 Maid Marion Close			43287
26	Code Enforcement-Trees	CE210035	Tree Removal without Permit	OPEN		2021/02/08 15:40:17+00		130 Shady Grove Lane			43546
27	Code Enforcement-Complaints	CE210037	Stop Work Oder (tree work without permit)	OPEN		2021/02/09 13:36:18+00		225 Jasmine Garden Way			43592
28	Code Enforcement-Trees	CE210058	Tree removal without permits	OPEN		2021/03/01 15:31:10+00		171 North Trace			44150
29	Code Enforcement-Complaints	CE210189	STOP WORK ORDER	OPEN		2021/05/06 15:15:39+00		487 Michael Drive			46020
30	Code Enforcement-Complaints	CE210196	STOP WORK ORDER	OPEN		2021/05/13 19:55:56+00		2170 Lake Shore Landing			46260
31	Code Enforcement-Complaints	CE210208	Stop work order	OPEN		2021/05/19 14:12:14+00		233 South Main Street			46384
32	Code Enforcement-Complaints	CE210249	STOP WORK ORDER.	OPEN		2021/06/02 19:50:11+00		2905 Jordan Court A, Alpharetta, GA 30004			46918
33	Code Enforcement-Complaints	CE210345	DRIVEWAY	OPEN		2021/07/07 18:46:35+00		10600 Kingsmark Trail			47927
34	Code Enforcement-Complaints	CE210366	STOP WORK ORDER - Accessory Structure	OPEN		2021/07/21 18:09:05+00		91 Denna Place			48343
35	Code Enforcement-Trees	CE210503	SWO - TREE REMOVAL WITHOUT PERMITS	OPEN		2021/08/27 18:25:27+00		11895 Little Creek Crossing			49521
36	Code Enforcement-Complaints	CE210510	STOP WORK ORDER-DECK STAIRS	OPEN		2021/08/30 16:01:48+00		2085 Park Glenn Drive			49557
37	Code Enforcement-Trees	CE210543	Tree Removal without a Permit	OPEN		2021/09/27 18:04:04+00		1465 Portmarnock Drive			50282
38	Code Enforcement-Complaints	CE210570	Exterior Structure, Inoperable Vehicle, Rubbish	OPEN		2021/10/06 14:08:27+00		183 Pinetree Circle			50576
39	Code Enforcement-Business License	CE210603	Operating without a Homebased Business License	OPEN		2021/10/22 12:43:29+00		12120 Wallace Woods Lane			50990
40	Code Enforcement-Complaints	CE210604	Business Vehicles Stored on Residential Property	OPEN		2021/10/22 12:44:02+00		12120 Wallace Woods Lane			50991
41	Code Enforcement-Complaints	CE210649	SWO - CONSTRUCTION WITHOUT PERMITS	OPEN		2021/11/10 19:18:21+00		31 North Main Street			51507
42	Code Enforcement-Signs	CE210652	ROW Signs	OPEN		2021/11/10 20:55:28+00		224 North Main Street			51515
43	Code Enforcement-Complaints	CE210655	Pest Infestation	OPEN		2021/11/15 13:39:22+00		356 Carriage Trace			51574
44	Code Enforcement-Trees	CE210679	405 Sydney Walk	OPEN		2021/12/07 13:53:06+00		405 Sydney Walk, Alpharetta, GA, 30009			52034
45	Code Enforcement-Complaints	CE210697	Stop Work Order	OPEN		2021/12/15 20:42:01+00		3048 Steeplechase Drive			52269
46	Code Enforcement-Complaints	CE220022	Business Vehicles	OPEN		2022/01/21 18:00:22+00		12780 Providence Road			52910
47	Code Enforcement-Complaints	CE220023	Boat	OPEN		2022/01/21 18:08:27+00		12795 Providence Road			52912
48	Code Enforcement-Trees	CE220028	TREE (S) REMOVED WITHOUT PERMIT	OPEN		2022/01/24 19:06:11+00		530 Kingsport Drive			52961
49	Code Enforcement-Complaints	CE220041	Water Leak	OPEN		2022/01/31 18:23:01+00		560 North Main Street			53160
50	Code Enforcement-Complaints	CE220051	Operating without a Homebased BL	OPEN		2022/02/01 21:46:16+00		24 Nathan Circle			53233
51	Code Enforcement-Complaints	CE220057	From-SR: COM DEV RESIDENTIAL-TREES	OPEN		2022/02/07 14:38:53+00		11980 Morning Mist Dr			53386
52	Code Enforcement-Trees	CE220065	Tree Removal w/o Permit	OPEN		2022/02/09 20:16:09+00		4098 Big Creek Overlook			53475
53	Code Enforcement-Complaints	CE220083	Exterior Structure - Deck	OPEN		2022/02/18 20:06:16+00		1155 Compass Pointe Crossing			53697
54	Code Enforcement-Complaints	CE220084	Stop Work Order	OPEN		2022/02/18 20:17:08+00		905 Lake Union Hill Way			53699
55	Code Enforcement-Complaints	CE220093	Stop Work Order	OPEN		2022/02/24 16:07:37+00		312 Meadow Drive			53795
56	Code Enforcement-Complaints	CE220097	Stop Work Order	OPEN		2022/02/25 19:44:21+00		10125 Lauren Hall Court			53844
57	Code Enforcement-Trees	CE220099	Tree Removal w/out permit	OPEN		2022/02/28 14:56:53+00		125 Trammell Court			53864
58	Code Enforcement-Complaints	CE220100	ROLL BACK DUMPSTER VIOLATION - TESLA	OPEN		2022/02/28 15:59:46+00		1400 Upper Hembree Road			53870
59	Code Enforcement-Complaints	CE220136	From-SR: COM DEV RESIDENTIAL	OPEN		2022/03/15 15:36:27+00		203 Pinetree Circle			54372
60	Code Enforcement-Complaints	CE220144	Zoning Violation	OPEN		2022/03/17 17:54:20+00		410 North Main Street			54483
61	Code Enforcement-Complaints	CE220145	Stop Work Order	OPEN		2022/03/17 19:59:58+00		18014 Lake Union Hill Way			54486
62	Code Enforcement-Complaints	CE220153	Fence Violation	OPEN		2022/03/21 15:35:53+00		420 Rill Crest Court			54563
63	Code Enforcement-Complaints	CE220159	Tree Removal Without a Permit	OPEN		2022/03/21 19:07:01+00		4295 Park Brooke Trace			54575
64	Code Enforcement-Complaints	CE220165	From-SR: COM DEV RESIDENTIAL	OPEN		2022/03/22 16:22:44+00		465 Brown Thrasher Ct			54608
65	Code Enforcement-Complaints	CE220173	Zoning Violation	OPEN		2022/03/24 18:16:08+00		115 Ashford Place			54701
66	Code Enforcement-Complaints	CE220174	Stop Work Order	OPEN		2022/03/25 18:59:30+00		4150 Old Milton Parkway 211, Alpharetta, GA 30005			54739
67	Code Enforcement-Complaints	CE220185	STOP WORK ORDER - Rear Retaining Wall	OPEN		2022/03/30 16:15:33+00		160 Clipper Bay Drive			54879
68	Code Enforcement-Complaints	CE220191	RV	OPEN		2022/03/30 19:48:07+00		72 Nathan Circle			54906
69	Code Enforcement-Complaints	CE220208	Manchester at Mansell	OPEN	FJACKSON	2022/04/07 13:54:50+00		275 Fielding Lane			55101
70	Code Enforcement-Trees	CE220217	Tree Removal Without Permit	OPEN		2022/04/12 19:37:34+00		11600 Vista Forest Drive			55224
71	Code Enforcement-Complaints	CE220236	From-SR: COM DEV RESIDENTIAL	OPEN		2022/04/22 14:06:55+00		189 Lantern Ridge Ct			55494
72	Code Enforcement-Complaints	CE220240	High Grass and Weeds	OPEN		2022/04/22 15:10:04+00		12650 Providence Road			55501
73	Code Enforcement-Complaints	CE220243	High Grass and Weeds	OPEN		2022/04/22 15:32:18+00		1905 Mayfield Road			55505
74	Code Enforcement-Complaints	CE220244	High Grass and Weeds-Rubbish-Parking	OPEN		2022/04/22 15:34:56+00		281 Mayfield Road			55506
75	Code Enforcement-Complaints	CE220246	From-SR: COM DEV RESIDENTIAL	OPEN		2022/04/22 18:05:19+00		185 Lantern Ridge Ct			55510
76	Code Enforcement-Complaints	CE220251	High Grass and Weeds	OPEN		2022/04/25 19:29:04+00		1625 Mayfield Road			55544
77	Code Enforcement-Trees	CE220254		OPEN		2022/04/26 15:50:11+00		200 Summerfield Drive			55568
78	Code Enforcement-Complaints	CE220263	From-SR: COM DEV RESIDENTIAL	OPEN		2022/04/29 11:51:35+00		108 Wills Drive			55651
79	Code Enforcement-Complaints	CE220273	High Grass and Weeds - Rubbish	OPEN		2022/04/29 19:17:56+00		13 Wills Drive			55679
80	Code Enforcement-Trees	CE220276	Stop Work Order - Trees	OPEN		2022/05/03 12:41:20+00		115 Laurelwood Lane			55738
81	Code Enforcement-Complaints	CE220284	Outside Storage - Trailers	OPEN		2022/05/06 12:34:48+00		2260 Old Milton Parkway			55826
82	Code Enforcement-Complaints	CE220291	Stop Work Order - Fence Violation	OPEN		2022/05/09 19:46:35+00		325 Jayne Ellen Way			55885
83	Code Enforcement-Business License	CE220293	Operating w/o License	OPEN		2022/05/10 19:43:30+00		11380 Southbridge Parkway #231			55924
84	Code Enforcement-Complaints	CE220308	High Grass and Weeds	OPEN		2022/05/12 17:44:20+00		152 Marietta Street			55987
85	Code Enforcement-Trees	CE220309	Tree - Violation	OPEN		2022/05/12 19:03:32+00		2525 Clairview Street			55993
86	Code Enforcement-Trees	CE220313	Tree Removal in excess of permits	OPEN		2022/05/13 15:32:54+00		229 Meadow Drive			56022
87	Code Enforcement-Complaints	CE220337	Improper Wiring to Shell Monument Sign	OPEN		2022/05/18 19:09:32+00		2005 Hembree Road			56177
88	Code Enforcement-Complaints	CE220355	Construction without permit - Shell	OPEN		2022/05/23 18:42:52+00		2005 Hembree Road			56324
89	Code Enforcement-Complaints	CE220356	High Grass and Weeds - Outside Storage	OPEN		2022/05/23 19:42:51+00		11556 Rainwater Drive			56328
90	Code Enforcement-Complaints	CE220360	Rubbish and Grass and Weeds	OPEN		2022/05/25 12:05:07+00		2190 Old Milton Parkway			56373
91	Code Enforcement-Complaints	CE220361	Inoperable Vehicles/ Parking Unpaved Surfaces	OPEN		2022/05/25 16:10:03+00		345 Birch Rill Drive			56392
92	Code Enforcement-Complaints	CE220379	Stop Work Order	OPEN		2022/05/31 19:08:33+00		4120 Old Milton Parkway			56515
93	Code Enforcement-Complaints	CE220386	Tall Grass and Weeds	OPEN		2022/06/01 18:53:12+00		465 North Pine Drive			56565
94	Code Enforcement-Complaints	CE220389	From-SR: COM DEV RESIDENTIAL	OPEN		2022/06/03 16:24:42+00		135 Highland Trce			56619
95	Code Enforcement-Complaints	CE220391	TRAILER ON UNPAVED SURFACE AND TRAILER IN EXCESS OF 1.5 TONS	OPEN		2022/06/06 17:13:01+00		490 Karen Drive			56657
96	Code Enforcement-Complaints	CE220403	Stop Work Order/ Rear Deck Addition	OPEN		2022/06/07 18:25:27+00		175 Summerfield Drive			56722
97	Code Enforcement-Complaints	CE220414	Stop Work Order	OPEN		2022/06/09 19:48:58+00		1720 Bates Road			56844
98	Code Enforcement-Complaints	CE220415	STOP WORK ORDER - Interior Remodel	OPEN		2022/06/09 19:52:17+00		3070 Windward Plaza K, Alpharetta, GA 30005			56845
99	Code Enforcement-Complaints	CE220416	STOP WORK ORDER - Interior Remodel	OPEN		2022/06/09 19:53:08+00		3070 Windward Plaza M, Alpharetta, GA 30005			56846
100	Code Enforcement-Complaints	CE220417	Stop Work Order	OPEN		2022/06/09 19:54:35+00		1615 Cornerstone Way			56847
101	Code Enforcement-Trees	CE220418	Tree Removal w/o Permit	OPEN		2022/06/10 18:34:23+00		775 Barnesley Lane			56882
102	Code Enforcement-Complaints	CE220419	Stop Work Order	OPEN		2022/06/10 19:06:17+00		1785 Dearborne Lane			56883
103	Code Enforcement-Complaints	CE220420	Land Disturbance	OPEN		2022/06/10 19:26:25+00		1900 North Creek Circle			56884
104	Code Enforcement-Signs	CE220421	Sign Violation	OPEN		2022/06/13 13:10:51+00		3050 Northwinds Parkway			56895
105	Code Enforcement-Complaints	CE220422	Painting Exterior	OPEN		2022/06/13 13:58:14+00		42000 Gardner Drive			56902
106	Code Enforcement-Complaints	CE220435	STOP WORK ORDER - CONSTRUCTION WITHOUT PERMIT	OPEN		2022/06/16 16:27:48+00		1011 Mansell Road E, Alpharetta, GA 30076			57080
107	Code Enforcement-Business License	CE220436	OCC TAX LICENSE - SCANSTAT TECHNOLOGIES	OPEN		2022/06/16 19:23:45+00		1750 Founders Parkway 130, Alpharetta, GA 30009			57098
108	Code Enforcement-Complaints	CE220441	STOP WORK ORDER - Retaining wall over 4ft in height - rear/s	OPEN		2022/06/20 19:48:07+00		2525 Hopewell Plantation Drive			57156
109	Code Enforcement-Complaints	CE220442	From-SR: COM DEV RESIDENTIAL - Swimming Pool unsanitary cond	OPEN		2022/06/21 14:41:13+00		2200 Blackheath Trace			57167
110	Code Enforcement-Complaints	CE220446	Tall Grass and Weeds	OPEN		2022/06/22 14:39:53+00		2375 Mansell Road			57209
111	Code Enforcement-Complaints	CE220448	Rubbish Accumulation\ Trees	OPEN		2022/06/22 19:07:07+00		170 Birch Rill Drive			57231
112	Code Enforcement-Complaints	CE220454	DUMPSTER LOCATED IN PARKING LOT OUTSIDE OF REQUIRED SCREENIN	OPEN		2022/06/23 19:15:30+00		11720 Amber Park Drive			57282
113	Code Enforcement-Complaints	CE220461	From-SR: COM DEV RESIDENTIAL	OPEN		2022/06/27 15:16:20+00		170 Andover Dr			57331
114	Code Enforcement-Complaints	CE220468	Accumulated Rubbish, Graffiti	OPEN		2022/06/28 11:48:13+00		5815 Windward Parkway			57360
115	Code Enforcement-Complaints	CE220469	STOP WORK ORDER - CONSTRUCTION WITHOUT PERMIT	OPEN		2022/06/28 14:06:43+00		12225 Brookmill Point			57368
116	Code Enforcement-Complaints	CE220471	RESIDENTIAL PROPERTY CONDEMNED	OPEN		2022/06/28 18:20:04+00		387 Jon Scott Drive			57389
117	Code Enforcement-Complaints	CE220472	High Grass and Weeds	OPEN		2022/06/29 12:24:27+00		5091 Village Green Way			57414
118	Code Enforcement-Complaints	CE220473	High Grass and Weeds	OPEN		2022/06/29 12:30:01+00		5085 Village Green Way			57415
119	Code Enforcement-Complaints	CE220474	Dumpster Storage Facilities	OPEN		2022/06/29 14:45:59+00		970 North Point Drive			57420
120	Code Enforcement-Trees	CE220476	TREES REMOVED WITHOUT PERMIT	OPEN		2022/06/29 19:58:48+00		520 Birch Ridge Court			57441
121	Code Enforcement-Complaints	CE220489	COMMERCIAL TRAILER AND VEHICLES ON RESIDENTIAL PROPERTY	OPEN		2022/07/05 22:19:34+00		430 Karen Drive			57568
122	Code Enforcement-Complaints	CE220492	From-SR: COM DEV RESIDENTIAL	OPEN		2022/07/07 13:29:16+00		28 Wills Dr			57601
123	Code Enforcement-Complaints	CE220494	From-SR: COM DEV RESIDENTIAL	OPEN		2022/07/07 13:30:50+00		11 Nathan Cir			57603
124	Code Enforcement-Complaints	CE220496	Motor Vehicles parked on UNPAVED surface x2	OPEN		2022/07/07 15:02:57+00		484 Michael Drive			57610
125	Code Enforcement-Complaints	CE220501	Tree Removal - Complaint	OPEN		2022/07/08 13:18:59+00		2015 Winthrope Commons			57635
126	Code Enforcement-Complaints	CE220504	From-SR: COM DEV RESIDENTIAL	OPEN		2022/07/11 14:37:37+00		12455 Pindell Cir			57682
127	Code Enforcement-Complaints	CE220506	Pool Enclosure	OPEN		2022/07/11 14:49:23+00		210 Risen Star Lane			57687

128	Code Enforcement-Complaints	CE220508	Unlicensed Vehicles on Driveway (2)	OPEN		2022/07/11 18:40:51+00	151 Wills Lane	57696
129	Code Enforcement-Complaints	CE220512	High Grass and Weeds	OPEN		2022/07/13 13:18:28+00	5010 Arbor View	57763
130	Code Enforcement-Complaints	CE220513	From-SR: COM DEV RESIDENTIAL	OPEN		2022/07/13 14:03:19+00	18 Wills Dr	57767
131	Code Enforcement-Complaints	CE220520	INOPERABLE VEHICLES AND RUBBISH	OPEN		2022/07/14 17:42:29+00	12725 Providence Road	57815
132	Code Enforcement-Signs	CE220521	Banner Violations	OPEN		2022/07/15 11:57:24+00	7855 North Point Parkway 301, Alpharetta, GA 30022	57825
133	Code Enforcement-Complaints	CE220526	Rubbish Complaint	OPEN		2022/07/18 11:43:25+00	100 North Trace	57861
134	Code Enforcement-Complaints	CE220527	Parking Unpaved Surfaces/ Tall Grass Weeds/ Inoperable Vehic	OPEN		2022/07/18 14:42:44+00	3148 Long Indian Creek Court	57870
135	Code Enforcement-Complaints	CE220539	Boat	OPEN		2022/07/19 19:15:39+00	530 Spring Gate Lane	57940
136	Code Enforcement-Complaints	CE220542	Boat Visible From Street	OPEN		2022/07/20 17:54:05+00	10680 Pinewalk Forest Circle	57973
137	Code Enforcement-Complaints	CE220546	Broken Power Pole	OPEN		2022/07/21 13:07:46+00	372 Michael Drive	57996
138	Code Enforcement-Complaints	CE220547	Roll Back Dumpsters (2) behind Macy's	OPEN		2022/07/21 14:01:02+00	7231 North Point Parkway	58000
139	Code Enforcement-Complaints	CE220548	From-SR: COM DEV RESIDENTIAL	OPEN		2022/07/21 15:55:24+00	12000 Stone Brook Cv	58007
140	Code Enforcement-Complaints	CE220551	Construction Without Permit - Deck	OPEN		2022/07/21 18:40:31+00	12550 Crabapple Tree Court	58012
141	Code Enforcement-Complaints	CE220552	Parking Unpaved Surfaces\ Inoperable Vehicle	OPEN		2022/07/22 14:35:20+00	215 Waters Mill Trail	58022
142	Code Enforcement-Complaints	CE220554	From-SR: COM DEV RESIDENTIAL	OPEN		2022/07/25 11:35:08+00	1550 Rucker Rd	58035
143	Code Enforcement-Complaints	CE220556	Pool not treated possible other issues	OPEN	JODONNEL	2022/07/25 16:40:16+00	12595 Huntington Trace	58060
144	Code Enforcement-Complaints	CE220558	Excessive IPMC\Health\Structure\ Stop Work	OPEN		2022/07/25 17:30:11+00	3105 Berkshire Manor Drive	58063
145	Code Enforcement-Complaints	CE220565	Rubbish Accumulation	OPEN		2022/07/27 18:08:32+00	8511 Birch Hollow Drive	58142
146	Code Enforcement-Complaints	CE220566	Tall Grass and Weeds\Inoperable Vehicle\ Parking Unpaved Sur	OPEN		2022/07/27 18:17:59+00	1190 Upper Hembree Road	58144
147	Code Enforcement-Complaints	CE220567	From-SR: COM DEV RESIDENTIAL - Tall grass and weeds	OPEN		2022/07/27 18:29:26+00	5680 Cannonero Drive	58145
148	Code Enforcement-Complaints	CE220571	From-SR: CODE COMMERCIAL	OPEN		2022/07/29 15:38:27+00	11556 Rainwater Dr	58203
149	Code Enforcement-Complaints	CE220573	From-SR: COM DEV RESIDENTIAL	OPEN		2022/08/02 12:18:10+00	2470 Lunetta Ln	58267
150	Code Enforcement-Complaints	CE220574	From-SR: COM DEV RESIDENTIAL	OPEN		2022/08/02 12:18:53+00	935 Pebblestone Ct	58268
151	Code Enforcement-Complaints	CE220575	Stop Work Order\ Land Disturbance\ Tree Removal	OPEN		2022/08/02 15:02:23+00	10550 Ash Rill Drive	58289
152	Code Enforcement-Complaints	CE220580	HIGH GRASS AND WEEDS	OPEN		2022/08/03 20:27:41+00	497 Michael Drive	58340
153	Code Enforcement-Business License	CE220583	No Occupational Tax Certificate	OPEN		2022/08/05 16:43:06+00	995 Mansell Road B, Alpharetta, GA 30076	58414
154	Code Enforcement-Complaints	CE220585	Water Leak	OPEN		2022/08/05 19:02:38+00	5204 Masters Way	58423
155	Code Enforcement-Complaints	CE220586	From-SR: COM DEV RESIDENTIAL	OPEN		2022/08/08 13:46:47+00	4410-4434 Webb Bridge Rd	58439
156	Code Enforcement-Complaints	CE220587	Tall Grass and Weeds\ Inoperable Vehicle	OPEN		2022/08/08 16:00:59+00	44 Birch Rill Drive	58447
157	Code Enforcement-Complaints	CE220588	Tall Grass and Weeds	OPEN		2022/08/08 16:11:04+00	325 Knoll Ridge Court	58448
158	Code Enforcement-Business License	CE220589	No Occupational Tax Certificate	OPEN		2022/08/08 17:20:04+00	995 Mansell Road C, Alpharetta, GA 30076	58456
159	Code Enforcement-Complaints	CE220590	High Grass and Weeds - Inactive Construction Site	OPEN		2022/08/08 17:44:18+00	1501 Mid Broadwell Road	58461
160	Code Enforcement-Complaints	CE220591	From-SR: COM DEV RESIDENTIAL	OPEN		2022/08/08 18:38:23+00	950 Ramsden Run	58467
161	Code Enforcement-Complaints	CE220592	From-SR: CODE COMMERCIAL	OPEN	GSMITH	2022/08/09 12:02:19+00	2190 Old Milton Pkwy	58480
162	Code Enforcement-Complaints	CE220593	Tall Grass and Weeds	OPEN		2022/08/09 16:23:07+00	5750 North Point Parkway	58496
163	Code Enforcement-Complaints	CE220594	1.5 ton double axel trailer in view of street	OPEN		2022/08/09 17:30:21+00	2 Parkmont Trace	58505
164	Code Enforcement-Complaints	CE220595	Chickens Not Permitted in Zone	OPEN		2022/08/09 18:29:17+00	40 Creekline Drive	58510
165	Code Enforcement-Complaints	CE220596	ACCUMULATION OF RUBBISH AND TRASH	OPEN		2022/08/09 18:39:51+00	401 Huntington Drive	58513
166	Code Enforcement-Complaints	CE220597	High Grass/Weeds - BP	OPEN		2022/08/09 19:58:14+00	3445 Webb Bridge Road	58517
167	Code Enforcement-Complaints	CE220598	From-SR: COM DEV RESIDENTIAL	OPEN		2022/08/10 12:11:59+00	4410-4434 Webb Bridge Rd	58520
168	Code Enforcement-Complaints	CE220599	RV Visible From Street	OPEN		2022/08/10 18:12:22+00	12000 Wallace Woods Lane	58545
169	Code Enforcement-Complaints	CE220600	Inoperable Vehicle	OPEN		2022/08/10 18:32:12+00	11890 Old Station Place	58546
170	Code Enforcement-Business License	CE220601	No Occupational Tax Certificate	OPEN		2022/08/10 18:36:17+00	1011 Mansell Road B, Alpharetta, GA 30076	58547
171	Code Enforcement-Signs	CE220602	Land Disturbance - Residential - Banta	OPEN		2022/08/11 11:49:35+00	12025 North Hickory Trace	58569
172	Code Enforcement-Complaints	CE220604	High Grass and Weeds	OPEN		2022/08/11 13:54:54+00	11870 North Hickory Trace	58576
173	Code Enforcement-Business License	CE220605	Business Operating without an Occupational Tax License	OPEN		2022/08/11 17:25:46+00	1011 Mansell Road B, Alpharetta, GA 30076	58597
174	Code Enforcement-Complaints	CE220606	High Grass and Weeds	OPEN		2022/08/11 18:47:50+00	3100 Royal Boulevard South	58602
175	Code Enforcement-Complaints	CE220607	Expired Banner Permit - Atlanta Dance Theatre	OPEN		2022/08/11 19:41:03+00	4150 Old Milton Parkway 210, Alpharetta, GA 30005	58609

EXHIBIT 5
TRIP GENERATION REPORT

A&R Engineering, Inc.



Memorandum

To: Manny Kaloyannides, Foamworks
From: Abdul Amer, PE
Date: August 29th, 2022
Subject: Trip Generation Memorandum for a proposed automated car wash located on Cotton Creek Entry, City of Alpharetta, Georgia | A&R 22-176

The purpose of this memorandum is to compare the trip generation that will result from the proposed redevelopment of the existing car wash with one wash tunnel located on Cotton Creek Entry, City of Alpharetta, Georgia. The redevelopment will only change the configuration of the existing building and will continue to have one wash tunnel. The existing carwash is currently closed and therefore, counts could not be obtained at this time. The generated trip from both existing and future car wash will be evaluated using ITE. The location of the development is shown below.



Figure 1: Existing Car Wash

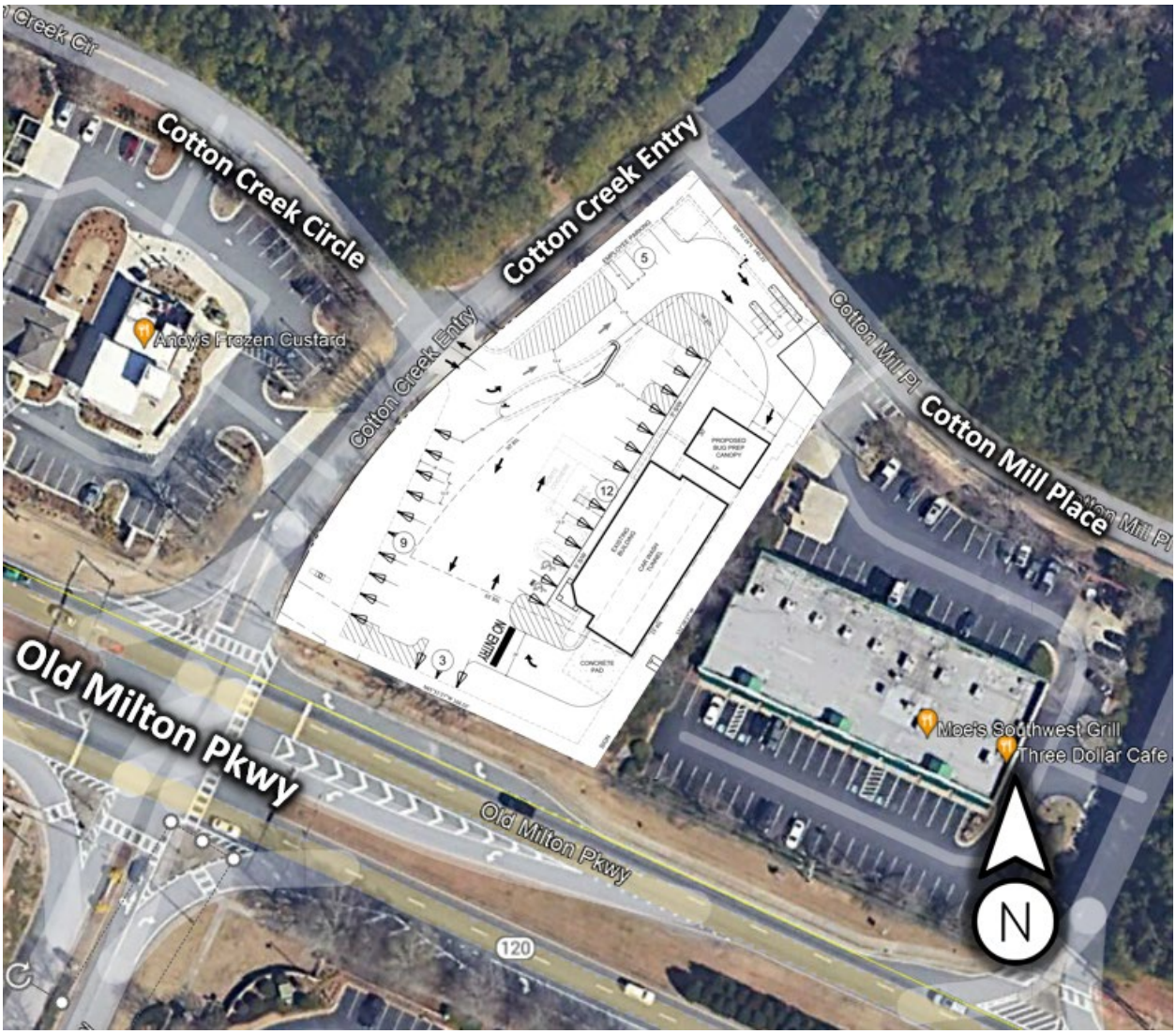


Figure 2: Proposed Car Wash

METHODOLOGY

Since the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report does not have weekday data for AM peak hour and 24-hours, engineering judgment was used to determine the trips for the AM peak hour and 24-hours based on the PM peak hour values. Assuming automatic car washes generate more trips during the PM peak hour, an hourly trip distribution was estimated from 7 AM to 7 PM based on the PM peak hour values provided from ITE to obtain the AM peak hour and 24-hours trips. Trip generation estimates for the Land Use: *948 – Automated Car Wash* were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip

Generation report for the PM peak hour. This reference contains traffic volume count data collected at similar facilities nationwide.

Land Use: 948 – Automated Car Wash: An automated car wash is a facility that allows for the mechanical cleaning of the exterior of vehicles. Manual cleaning service may also be available at the facility.

TRIP GENERATION

The results of the analysis for the proposed development are shown in Table 1, below.

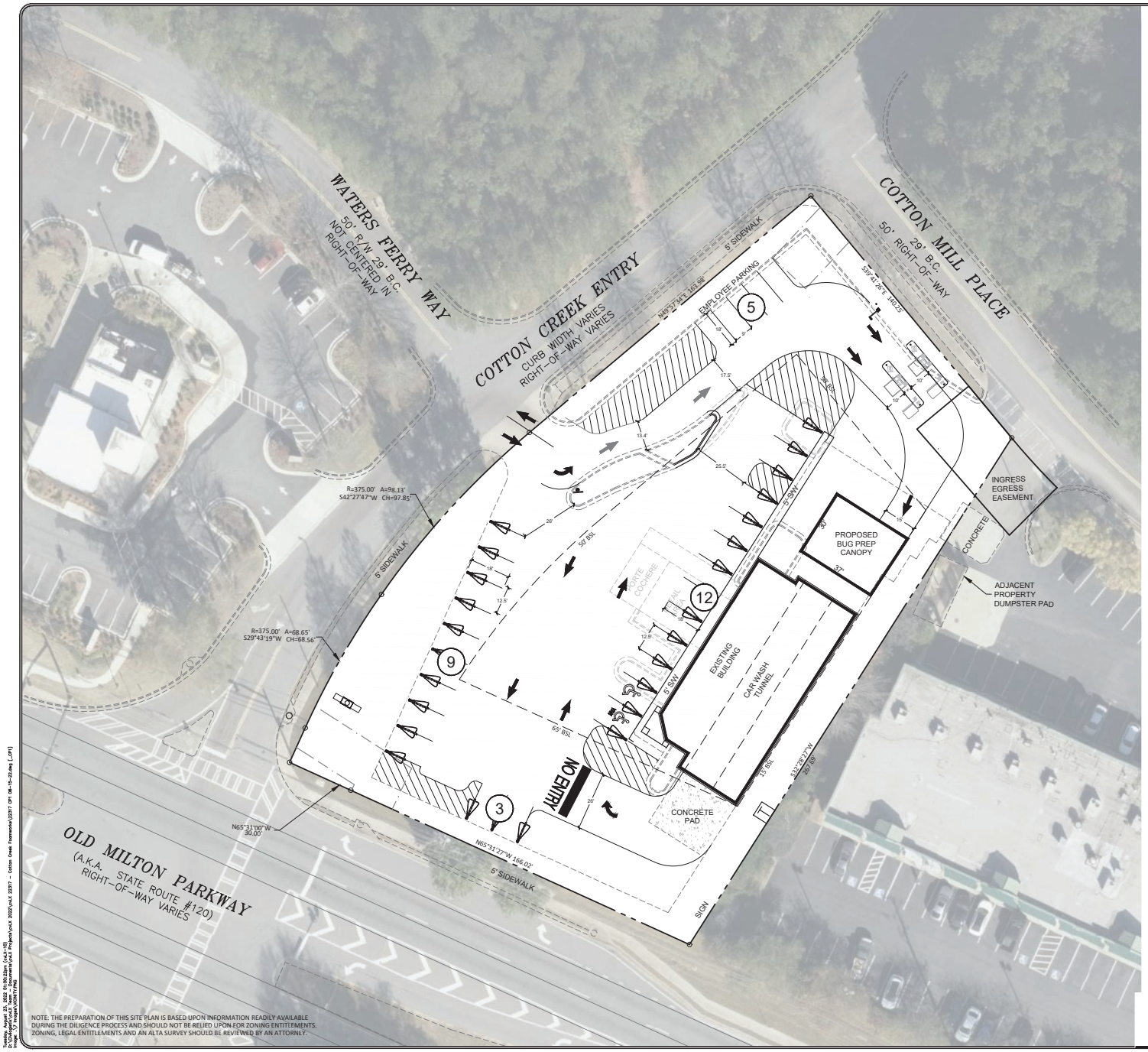
TABLE 1 – TRIP GENERATION FOR CURRENT AND PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
ITE 948- Current or Proposed Automated Car Wash	1 Wash Tunnel	8	8	16	39	39	78	238	238	476

Based on trip generation rates published in the Institute of Transportation Engineer's Trip Generation Manual, 11th edition, the proposed car wash will generate 16 new external two-way trips in the AM peak hour, 78 external two-way trips in the PM peak hour, and 476 new external two-way trips in a 24-hour duration.

CONCLUSION

Based on trip generation rates published in the Institute of Transportation Engineer's Trip Generation Manual, 11th edition, both existing and current car wash will generate the same number of trips because the land uses are the same with the same amount of wash tunnels. The redevelopment will provide different site configuration, parking and provide building upgrade.





NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

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SCALE: 1" = 20'

20 0 20 40 60 FEET

GSWCC LEVEL II DESIGN
PROF. CERT#0000003430

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN

COTTON CREEK FOAMWORKS
11725 COTTON CREEK ENTRY
ALPHARETTA, GA 30005

CP1

22317

AUGUST 22, 2022

REVISIONS

Tuesday, August 23, 2022 01:00:22pm (clyk1=10)
Login: CLyon Project: Cotton Creek Foamworks (clyk1 Project\clyk1 2022\clyk1 2231 - Cotton Creek Foamworks\22317 CP1 08-15-22.dwg [...CP1]
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EXHIBIT 6
TREE SURVEY AND ARBORIST PLAN

Except for the addition of vacuum stations and canopies, the current site will be used as currently constructed for the proposed use. No trees will be removed or affected by the Applicants proposed use.

taylor | english

Taylor English Duma LLP 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339 Main: 770.434.6868 Fax: 770.434.7376 taylorenglish.com

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

November 28, 2022

VIA EMAIL (C/O AND MOLLY ESSWEIN (messwein@jarrard-davis.com) AND MICHAEL WOODMAN (mwoodman@*alpharetta*.ga.us))

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

RE: CU-22-10 / Foamworks Alpharetta / 11725 Cotton Creek Entry (the "**Application**") Foamworks Alpharetta, LLC, a Georgia limited liability company (the "**Applicant**"); Fulton County Tax Assessor Parcel No. ("**TPN**"): 11 -0020-0044-033-2 (the "**Property**").

Dear Mayor and Council:

Enclosed for your consideration, as the Mayor and City Council (collectively, the "**City Council**") of the City of Alpharetta, Georgia (the "**City**"), prior to the City Council's official action on the Application for the Property are the enclosed Constitutional Objection and York Objection of the Applicant regarding the Application. Decisions of Georgia's appellate courts require the Applicant to submit to the City Council the enclosed objections prior to the City Council's decision and/or official action on the Application.

This letter also documents and confirms that the City Attorney, Jarrard & Davis, LLP, and I have stipulated, on behalf of the City of Alpharetta, Georgia (including, but not limited to, the City Council) and the Applicant, respectively, to the following: (1) a copy of the Code of the City of Alpharetta, Georgia and the Unified Development Code of the City of Alpharetta, Georgia, current as of the date the Application was accepted by the City's Community Development Department, is properly in and shall conclusively be deemed to be a part of the record on the Application before the City Council; and (2) in the event the Application becomes the subject of any action in any court, the Clerk of said city shall certify said ordinances current as of the date the Application was accepted by said department and that the certified copy of said ordinance shall be a proper part of the record before any such court.

The Applicant respectfully requests that the City Council approve the Application as presented with the conditions recommended by City Staff and the Planning Commission of the City, to which conditions the Applicant consents.

Should you have any questions or concerns regarding this letter, please do not hesitate to contact me.

Sincerely,



Steven L. Jones

Enclosures
cc: Applicant
Jarrard & Davis, LLP (via email w/ encl.: kjarrard@jarrard-davis.com; messwein@jarrard- davis.com)

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CONSTITUTIONAL OBJECTION

As applied to the real property of Alpharetta (Cotton Creek) CGB GA, LLC, a Delaware limited partnership, (the "Owner") which is identified as Fulton County Tax Assessor Parcel No.: 11 -0020-0044-033-2 (the "Subject Property") and is the subject of the previously-filed conditional use application, styled as "CU-22-10 FOAMWORKS/11725 COTTON CREEK ENTRY" (the "Application"), filed by the Foamworks Alpharetta, LLC, a Georgia limited liability company (the "Applicant"), if the Application is not approved or is approved with condition(s) not consented to by the Applicant (including, but not limited to, the conditions recommended by the City of Alpharetta (the "City") Staff and Planning Commission, to which the Applicant previously consented), the Unified Development Code of the City of Alpharetta, Georgia (the "Zoning Ordinance"), including, but not limited to, the Community Unit Plan known as the Camden Pond Master Plan, will be unconstitutional in that the Applicant's (and the Owner's) property rights in and to the Subject Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Subject Property, in such case, such action on the Application and the Zoning Ordinance will deprive the Applicant (and the Owner) of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the

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Subject Property will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Subject Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Applicant (and the Owner) an economically viable use of the Subject Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Applicant to use the Subject Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject Property will constitute arbitrary, capricious, and unreasonable acts by the City of Alpharetta, Georgia without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject Property will be unconstitutional and discriminate against the Applicant (and the Owner) in an arbitrary, capricious, and unreasonable manner between the Applicant (and the Owner) and

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others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

Additionally, to the extent that the City Council's decision is a legislative decision, the Applicant objects to the extent the City Council's decision constitutes an unlawful delegation of the City's home rule zoning power under its Charter and Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia of 1983.

WHEREFORE, the Applicant requests that the City approve the Application, as specified and designated therein, with the conditions recommended by both the Planning Commission and the City Staff (or with only additional condition(s) consented to by the Applicant).

Respectfully submitted this 28th day of November 2022.

TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorenglish.com

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OBJECTION TO PRELIMINARY PLAT HEARING BASED ON
YORK V. ATHENS COLLEGE OF MINISTRY, INC.

As applied to the real property of Alpharetta (Cotton Creek) CGB GA, LLC, a Delaware limited partnership, which is identified as Fulton County Tax Assessor Parcel No.: 11 -0020-0044-033-2 (the "Subject Property") and is the subject of the previously-filed conditional use application, styled as "CU-22-10 FOAMWORKS/11725 COTTON CREEK ENTRY" (the "Application"), filed by the Foamworks Alpharetta, LLC, a Georgia limited liability company (the "Applicant"), the public hearing regarding and any action of the Mayor and City Council (collectively, the "City Council") of the City of Alpharetta, Georgia (the "City") on the same are objected to by the Applicant based on, but not limited to, the reasons set forth herein (collectively, the "York Objection" and each an "Objection"), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this *York* Objection, the Applicant is filing a Constitutional Objection to any action by the City Council that does not approve the Application or approves the Application with condition(s) not consented to by the Applicant, and all Objections set forth therein are incorporated herein by reference as if fully restated.

To the extent that any decision by the City Council is a quasi-judicial decision, the Applicant objects to the hearing, if any, before the City Council because the time limitation, if any, imposed on the presentation of evidence and testimony in support of the Application deprives the Applicant a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony or opinion) at the hearing, if any, before the City Council to the extent

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that (but not limited to) said individuals (a) do not satisfy the substantial interest-aggrieved citizen test; (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the purview of the City Council set out in Section 4.2.3(B) of the Unified Development Code of the City of Alpharetta, Georgia (the "Zoning Ordinance"); and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence.

Additionally, the Applicant objects to any City Council action that does not approve the Application or approves the Application with condition(s) not consented to by the Applicant to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the City Council; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to or outside of the purview of the City Council, and/or procedure, for the Application set out in Section 4.2 of the Zoning Ordinance; (d) based, in whole or part, on evidence or other information received outside of the hearing(s) on the Application and/or in any manner which does not afford the Applicant an opportunity to review or respond to the same; and/or (e) not made pursuant and in

.

conformance with the Zoning Ordinance; the Code of the City of Alpharetta, Georgia; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq*., and/or any other law of the state of Georgia or the United States of America.

By and through this *York* Objection, the Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered by the Applicant at or prior to the City Council hearing on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the City Council.

WHEREFORE, the Applicant requests that the City approve the Application, as specified and designated therein, with the conditions recommended by both the Planning Commission and the City Staff (or with only additional condition(s) consented to by the Applicant).

Respectfully submitted this 28th day of November 2022.

TAYLOR ENGLISH DUMA LLP
Counsel for Applicant

/s/ Steven L. Jones
Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorenglish.com

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-22-12 BROOKSIDE SMALL AREA PLAN

CITY COUNCIL: NOVEMBER 28, 2022

This item was considered at the 11/3/2022 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended approval. Vote 7-0

II. REPORT IN BRIEF:

The Brookside Small Area Plan was prepared in response to community feedback identifying the area as a priority redevelopment opportunity in conjunction with the Horizon 2040 Comprehensive Plan. The area, consisting of a mix of office, institutional and commercial uses, has one of the highest office vacancies rates in the City. Staff and the planning services consultant, Kimley-Horn & Associates, developed the plan with input from a variety of commercial brokers, office tenants, Georgia State University, and adjacent Homeowner's Associations. The plan includes a review of existing conditions, development regulation recommendations, concepts and themes, development framework and an action plan. It is recommended that the plan be adopted and incorporated into the Horizon 2040 Comprehensive Plan, which will provide opportunities to seek grant funding for public improvements. Next steps may include an overlay for the area incorporating development regulations that promote connectivity, walkability, and retrofitting the area with amenities.

Cost estimates are included in the Brookside Small Area Plan; however, costs have likely increased since the estimates were completed earlier this year.

III. ATTACHMENTS:

- Brookside Small Area Plan
- Resolution

SHORT TERM ACTION PLAN



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BROOKSIDE
SMALL AREA PLAN



CONTENTS

PUBLIC PARTICIPATION PROCESS.....3

EXISTING CONDITIONS

20 YEARS AGO.....4
BROOKSIDE MASTER PLAN 5
OFFICE AND COMMERCIAL TRENDS 6-7
TRAILS, PARKING & SETBACKS.....8-11
BROOKSIDE PARK.....12

FRAMEWORK PLAN

FRAMEWORK PLAN & OPPORTUNITIES 13-14
EMERGING CONCEPTS & THEMES.....15-17
PLACEMAKING IDEAS.....18-19
STREETSCAPE & INTERSECTIONS..... 20-23

ACTION PLAN

SHORT TERM ACTION PLAN 24

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PUBLIC OUTREACH PROCESS

CONTINUOUS

COMMUNITY

FEEDBACK

LOOP

The continuous feedback loop consisted primarily of frequent email correspondence with the major stakeholders and HOAs, with open invitation to bring forth ideas or weigh in on concepts as they were being developed. Multiple iterations of the work plan were shared between Fall 2021 and Spring 2022.

Summer 2021

ALPHARETTA — Kimley»Horn

LISTENING SESSIONS WITH NEARBY HOMEOWNERS ASSOCIATIONS

- PARK BROOKE
- GLEN ABBEY
- PENNEBROOKE

Fall 2021

ALPHARETTA — Kimley»Horn

LISTENING SESSIONS WITH COMMERCIAL STAKEHOLDERS

- HI-REZ STUDIOS
- GEORGIA STATE UNIVERSITY
- COMMERCIAL BROKERAGES

Winter 2021

ALPHARETTA — Kimley»Horn

WORK SESSION, EXISTING CONDITIONS ANALYSIS & DEVELOPMENT OF DRAFT PLAN

DISTRIBUTION OF DRAFT TO STAKEHOLDERS & HOAs

ALPHARETTA

SITE VISIT/WALKAROUND WITH HI REZ STUDIOS & AGILENT TECHNOLOGIES TO ADDRESS CONCEPTS PRESENTED IN THE DRAFT

Spring 2022

ALPHARETTA

IN-PERSON PRESENTATIONS OF PLAN TO BROKERAGES AND LAND OWNERS ACTIVE IN THE BROOKSIDE AREA IN ORDER TO GATHER ANY FINAL FEEDBACK BEFORE ADOPTION

A Glance Back to 20 Years Ago...



Much of what exists today at Brookside was either already built or under construction in the early 2000s, as in the image below from 2002. The Mansions Senior Living, Georgia State's 2nd building, and Zyka Restaurant are the only new projects that have come along in the last 15 years.

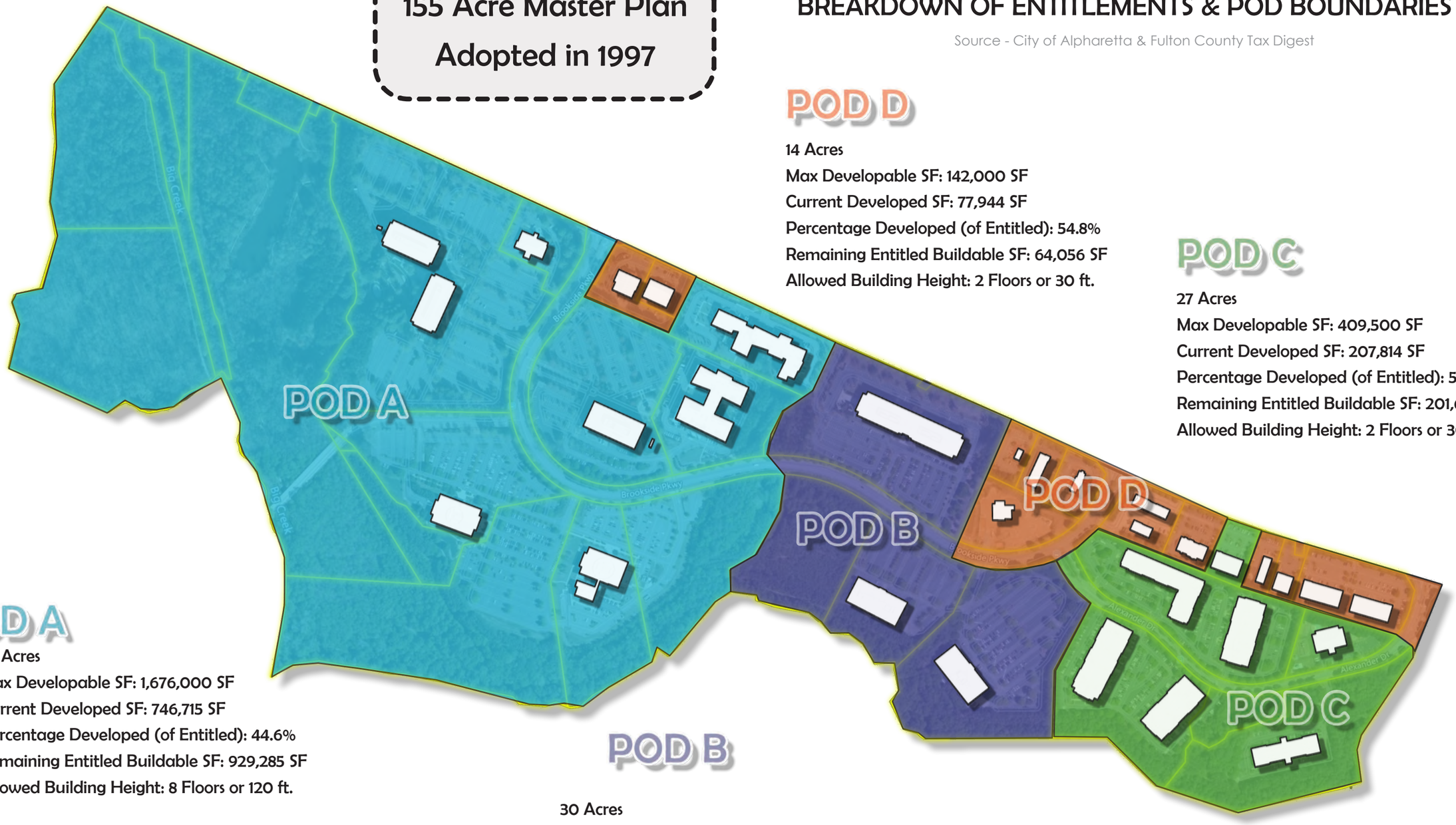
EXISTING CONDITIONS

BROOKSIDE MASTER PLAN

BREAKDOWN OF ENTITLEMENTS & POD BOUNDARIES

Source - City of Alpharetta & Fulton County Tax Digest

155 Acre Master Plan
Adopted in 1997



POD A

84 Acres
Max Developable SF: 1,676,000 SF
Current Developed SF: 746,715 SF
Percentage Developed (of Entitled): 44.6%
Remaining Entitled Buildable SF: 929,285 SF
Allowed Building Height: 8 Floors or 120 ft.

POD B

30 Acres
Current Developed SF: 278,761 SF
Allowed Building Height: 6 Floors or 90 ft.

POD C

27 Acres
Max Developable SF: 409,500 SF
Current Developed SF: 207,814 SF
Percentage Developed (of Entitled): 50.7%
Remaining Entitled Buildable SF: 201,686 SF
Allowed Building Height: 2 Floors or 30 ft.

POD D

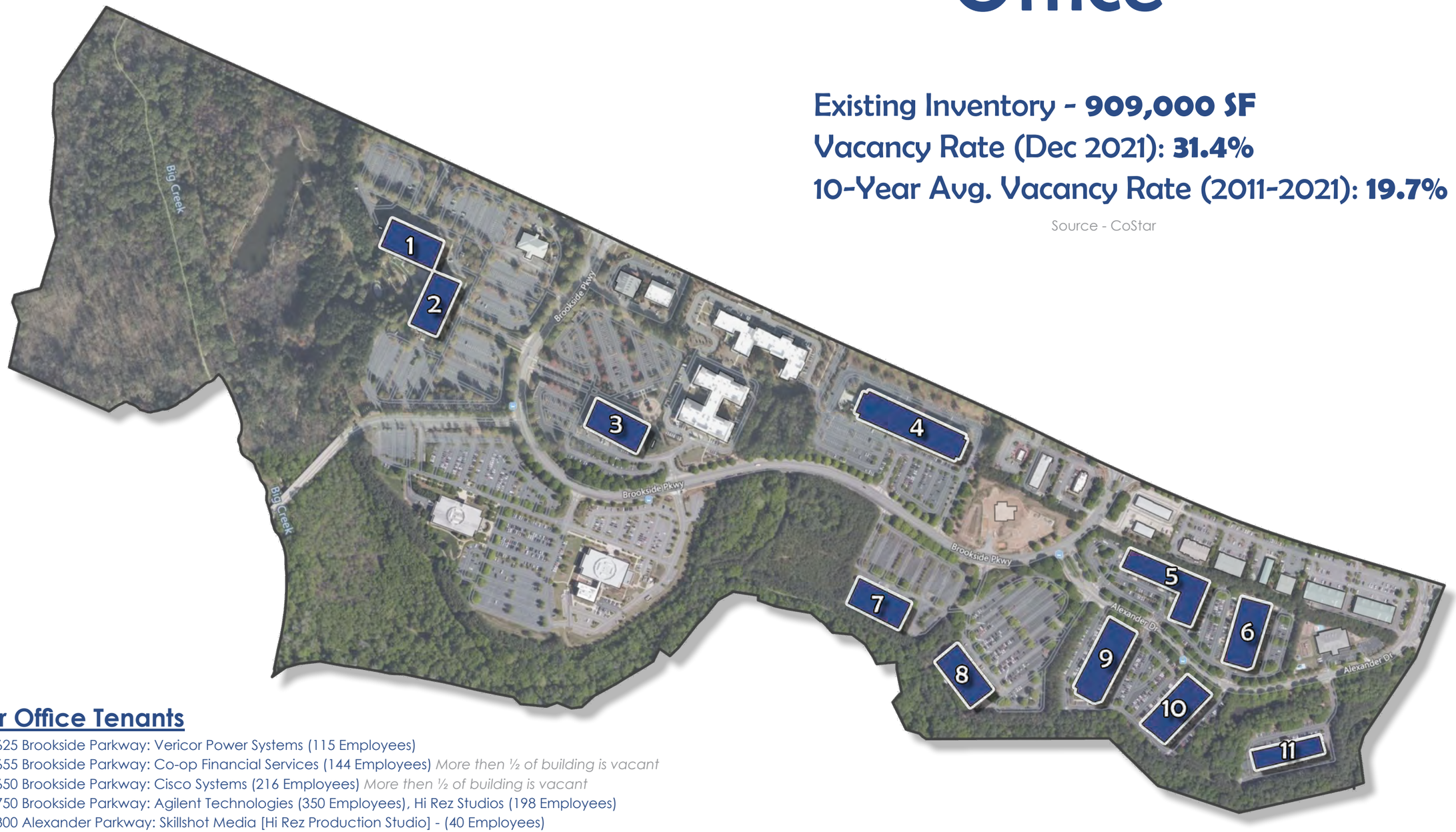
14 Acres
Max Developable SF: 142,000 SF
Current Developed SF: 77,944 SF
Percentage Developed (of Entitled): 54.8%
Remaining Entitled Buildable SF: 64,056 SF
Allowed Building Height: 2 Floors or 30 ft.

EXISTING CONDITIONS

Office

Existing Inventory - **909,000 SF**
Vacancy Rate (Dec 2021): **31.4%**
10-Year Avg. Vacancy Rate (2011-2021): **19.7%**

Source - CoStar



Major Office Tenants

1. 3625 Brookside Parkway: Vericor Power Systems (115 Employees)
2. 3655 Brookside Parkway: Co-op Financial Services (144 Employees) *More then ½ of building is vacant*
3. 3650 Brookside Parkway: Cisco Systems (216 Employees) *More then ½ of building is vacant*
4. 3750 Brookside Parkway: Agilent Technologies (350 Employees), Hi Rez Studios (198 Employees)
5. 4300 Alexander Parkway: Skillshot Media [Hi Rez Production Studio] - (40 Employees)
6. 4400 Alexander Drive: *Building is completely vacant (36,000 SF)*
7. 3905 Brookside Parkway: Atlanta Women's Health Group (62 Employees)
8. 3925 Brookside Parkway: Prophecy Games (110 Employees), AmTrust Financial (120 Employees)
9. 4325 Alexander Drive: Aptean Enterprise Software (165 Employees)
10. 4425 Alexander Drive: KaVo Kerr (8 Employees)
11. 4625 Alexander Drive: A dozen smaller tech/finance companies (None more than 12 Employees)

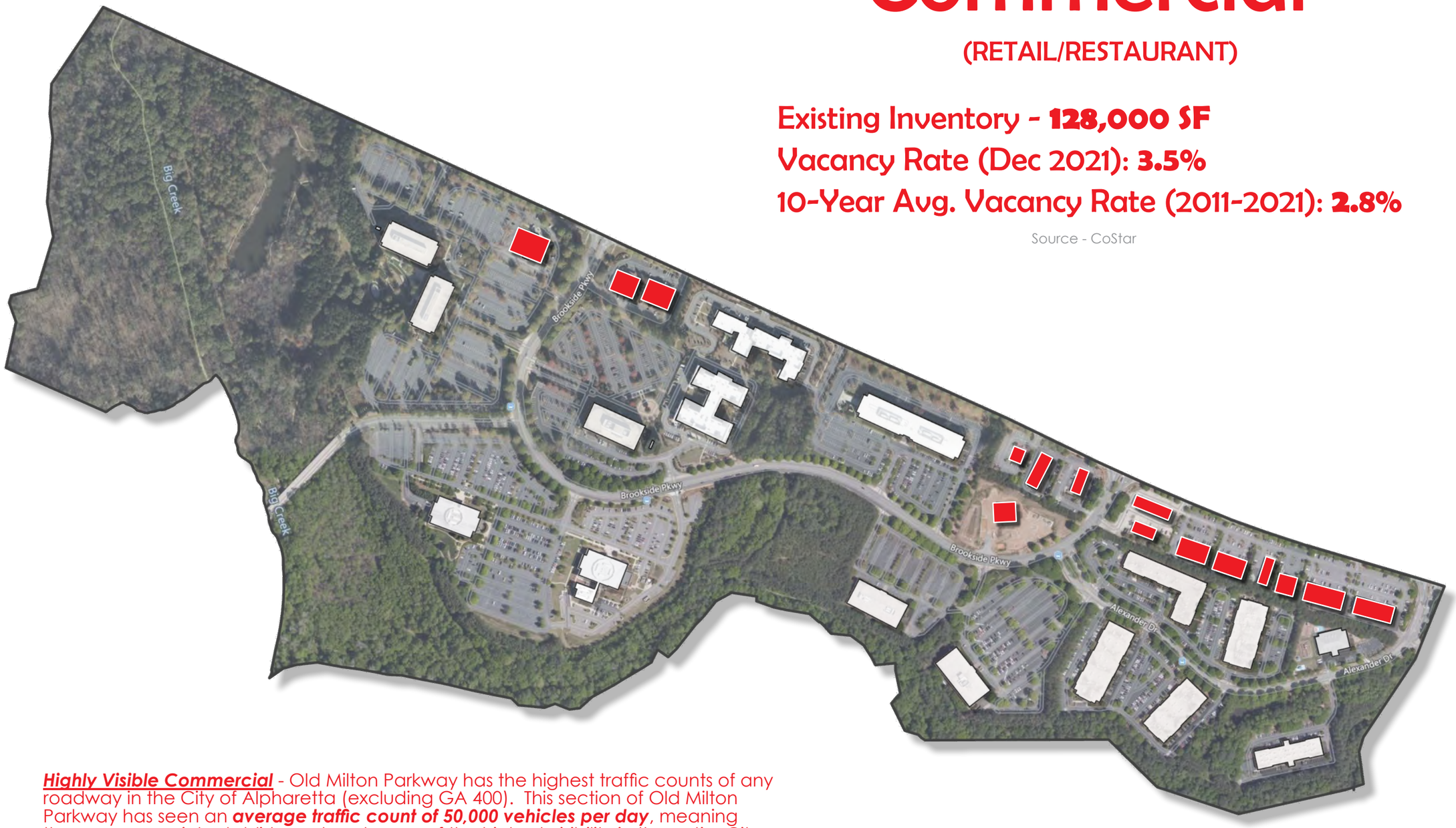
EXISTING CONDITIONS

Commercial

(RETAIL/RESTAURANT)

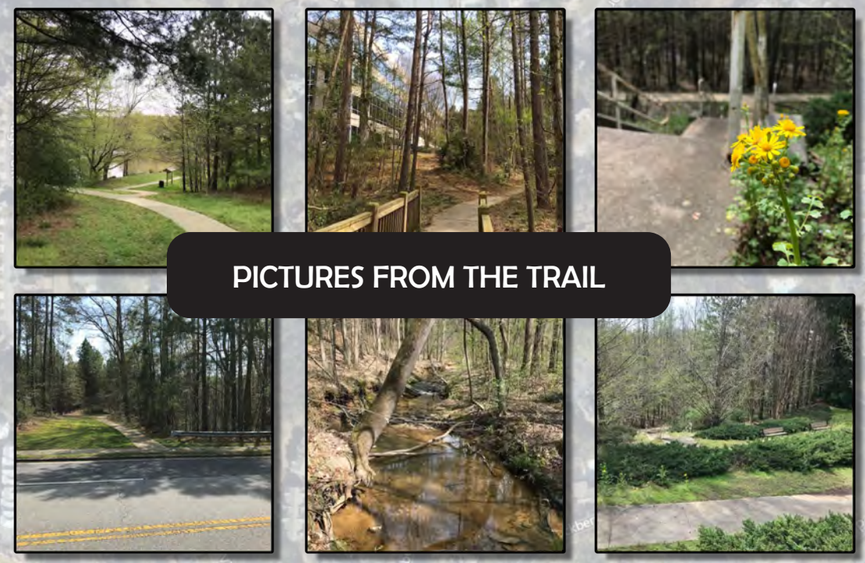
Existing Inventory - **128,000 SF**
Vacancy Rate (Dec 2021): **3.5%**
10-Year Avg. Vacancy Rate (2011-2021): **2.8%**

Source - CoStar



Highly Visible Commercial - Old Milton Parkway has the highest traffic counts of any roadway in the City of Alpharetta (excluding GA 400). This section of Old Milton Parkway has seen an ***average traffic count of 50,000 vehicles per day***, meaning these commercial establishments get some of the highest visibility in the entire City. This is one reason for very low vacancy rates, both currently and historically.

BROOKSIDE TRAIL



PICTURES FROM THE TRAIL

2.1 Miles of Existing Trail

(Not Including the Big Creek Greenway)

Current Trail Access Points

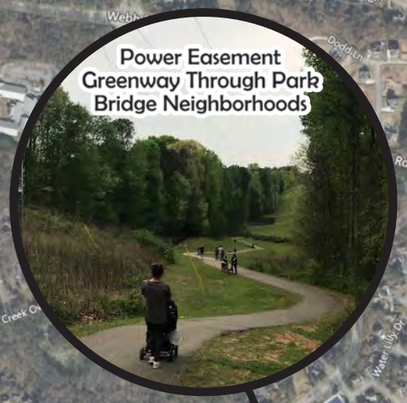
EXISTING CONDITIONS

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BROOKSIDE TRAIL & STREETSCAPE AS A PART OF A LARGER MOBILITY SOLUTION

MULTIMODAL ALTERNATIVE TO OLD MILTON PARKWAY







North Point Parkway

Big Creek Greenway

Old Milton Parkway

Park Bridge Parkway

Kimball Bridge Rd

Webb Bridge Park

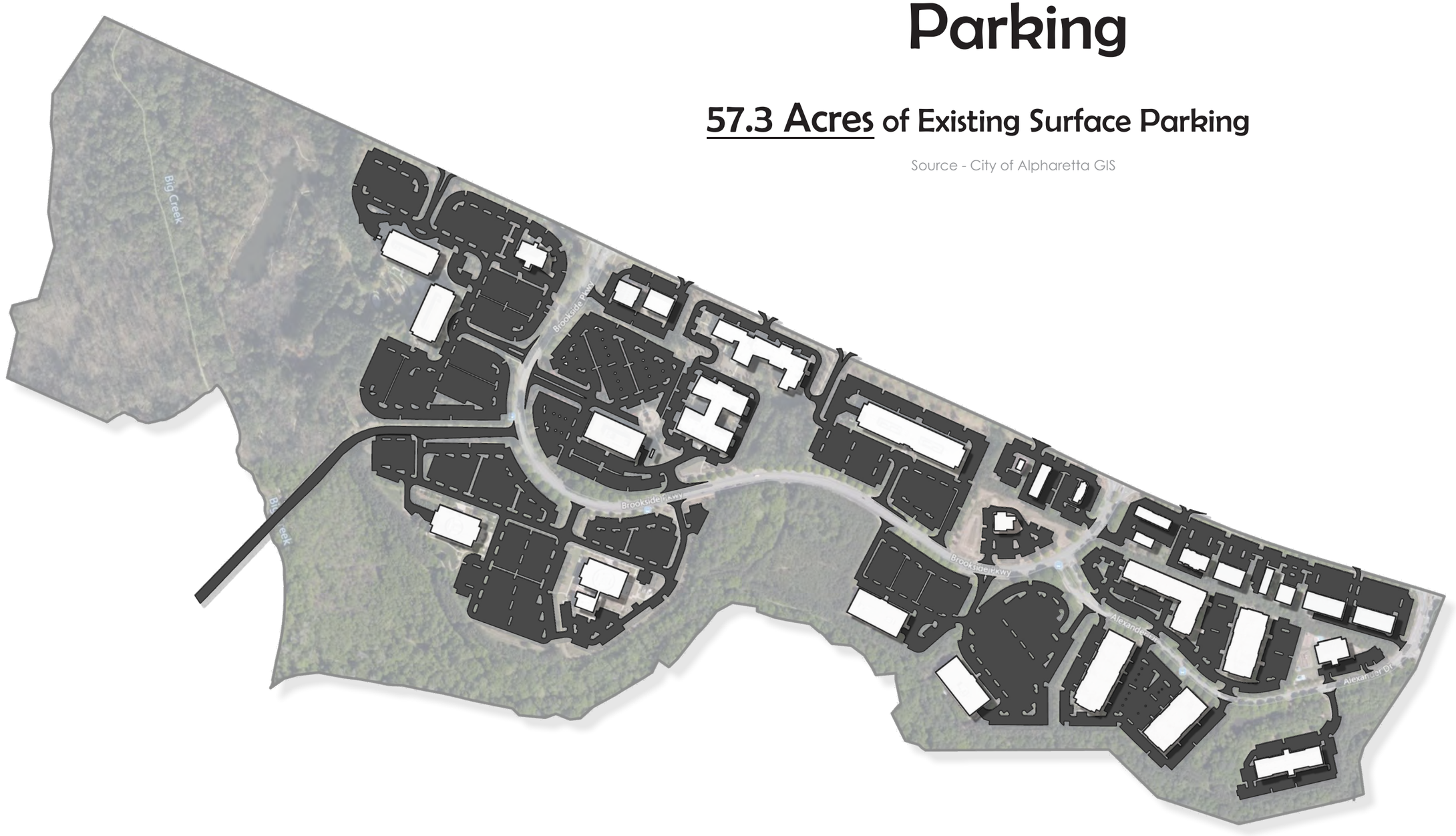
Old Milton Parkway sees over 50,000 vehicle trips daily and contains dozens of curb cuts, making it difficult to walk or bike the corridor, even though there is much demand to do so. The trail system at Brookside (and proposed shared-use path along Brookside Parkway and Alexander have the potential to provide multimodal opportunities that connect to several other existing multimodal assets nearby. In totality, this could provide an East-West connection out to Webb Bridge Park (and into Johns Creek) that compliments the North-South connectivity provided by the Big Creek Greenway.

EXISTING CONDITIONS

Parking

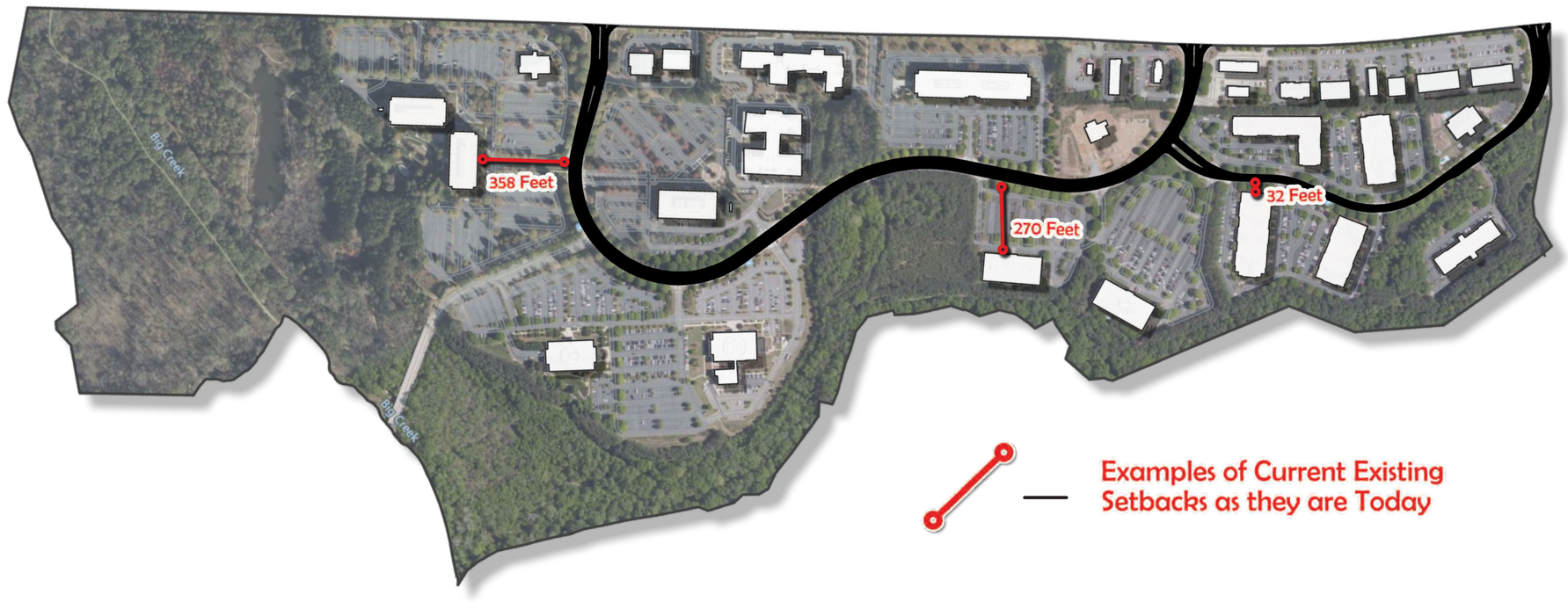
57.3 Acres of Existing Surface Parking

Source - City of Alpharetta GIS



EXISTING CONDITIONS

Setbacks



Building Setbacks Requirements from Street

Existing

Old Milton Pkwy: 65’

Brookside Pkwy & Alexander Pkwy:
30’ minimum (no maximum)

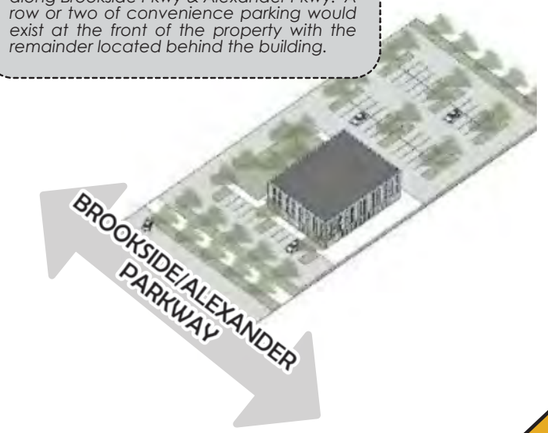
**Per the Brookside Master Plan*

Proposed (for New Buildings)

Old Milton Pkwy: 65’

Brookside Pkwy & Alexander Pkwy:
20’ minimum and 100’ maximum

Visual example of what new buildings closer to the street’s edge could look like along Brookside Pkwy & Alexander Pkwy. A row or two of convenience parking would exist at the front of the property with the remainder located behind the building.

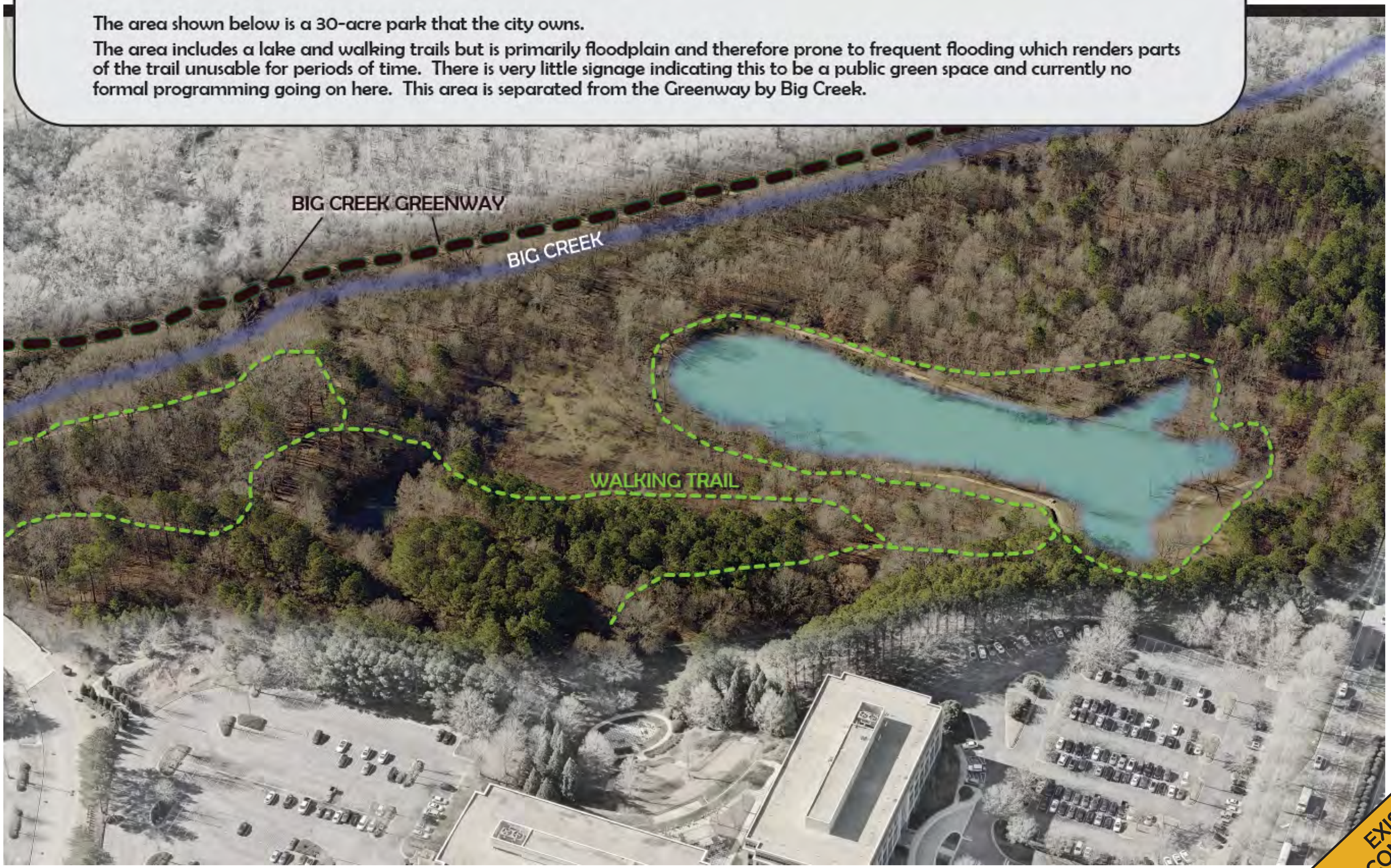


EXISTING CONDITIONS

BROOKSIDE PARK

The area shown below is a 30-acre park that the city owns.

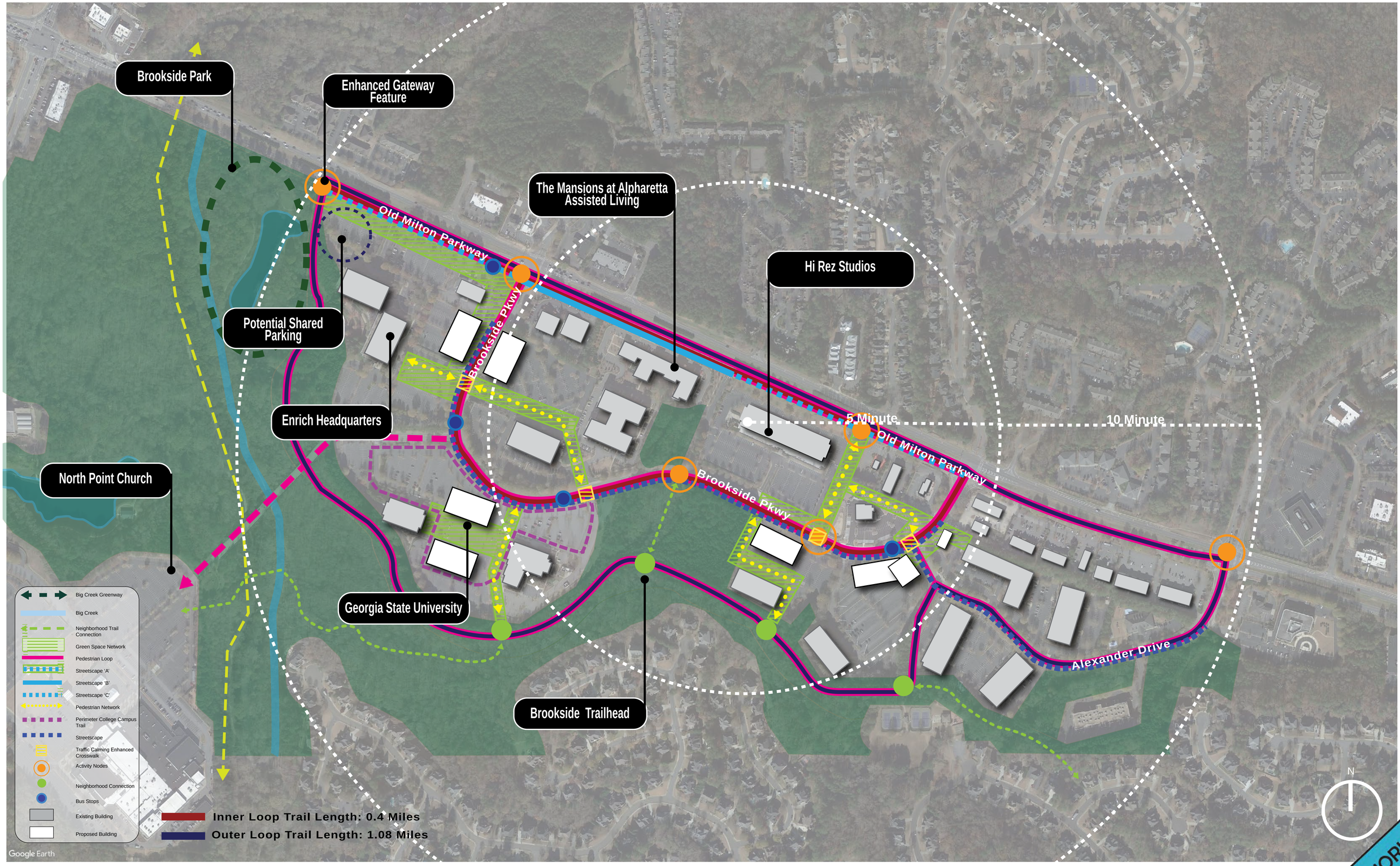
The area includes a lake and walking trails but is primarily floodplain and therefore prone to frequent flooding which renders parts of the trail unusable for periods of time. There is very little signage indicating this to be a public green space and currently no formal programming going on here. This area is separated from the Greenway by Big Creek.



EXISTING CONDITIONS

Brookside Framework Plan

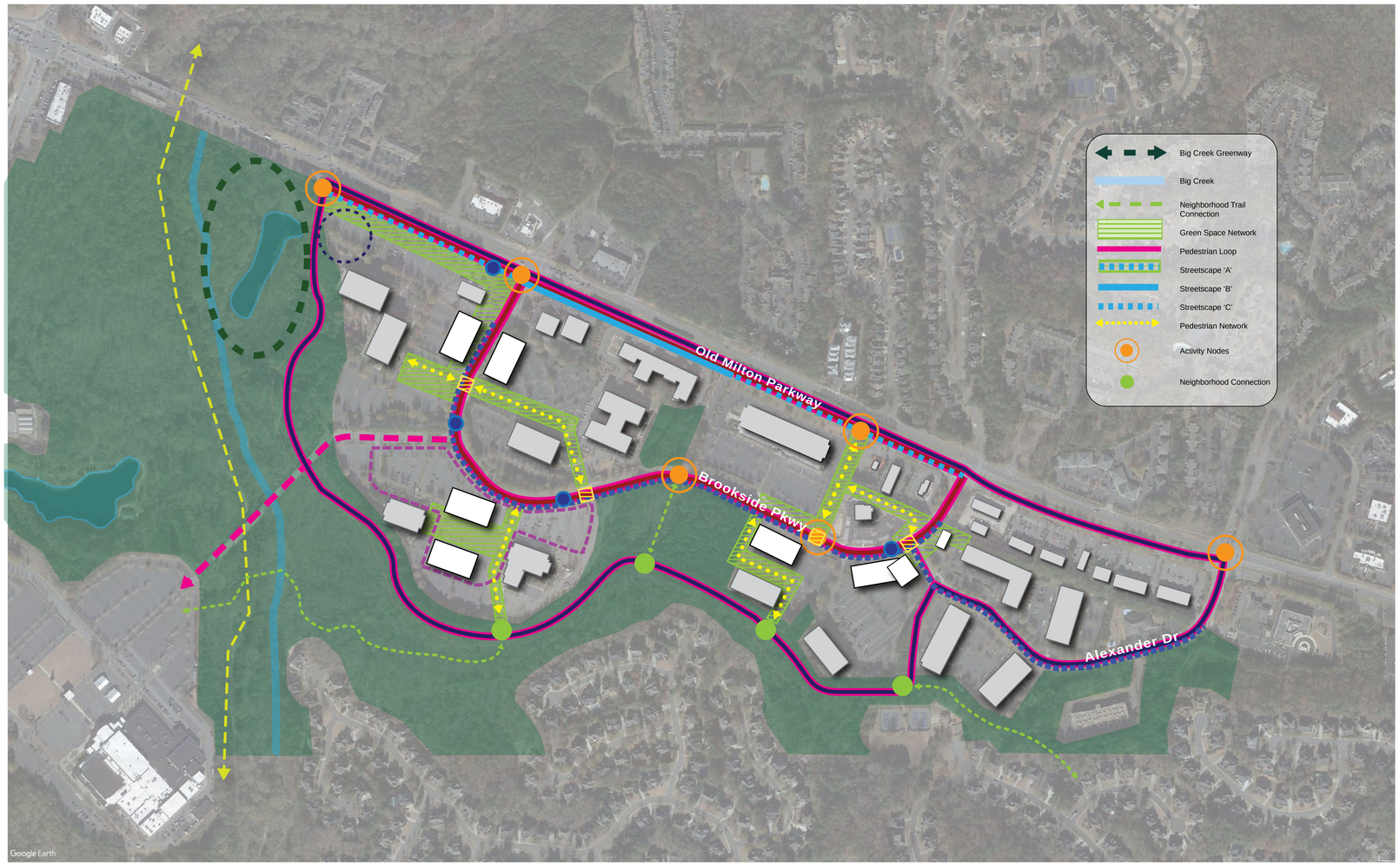
Alpharetta, Georgia



FRAMEWORK PLAN

Brookside Opportunities

Alpharetta, Georgia



Brookside Opportunities

Pedestrian Loop System

- Provide better access to Brookside Park to connect to the Big Creek regional trail network
- Create an enhanced trail network throughout Brookside Park and Brookside Commercial area to create an interconnected pedestrian network by enhancing the streetscape, promoting a better pedestrian and bike experience

Open Space Network

- Partner with land owners to develop an open space network through parking areas to connect buildings and create opportunities for programs and placemaking

Intersection Enhancements

- Implement “high-visibility” crosswalks at Brookside Parkway and Old Milton Parkway intersections to promote pedestrian safety and walkability

Traffic Calming

- Provide traffic calming strategies along Brookside Parkway to slow traffic and facilitate a safer pedestrian experience, and enhance pedestrian crossing at intersections

Placemaking

- Provide landmarks at important intersections and nodes of activity to promote community identity and better wayfinding
- Implement signage and lighting throughout development to orient users, increasing accessibility to trails and improving safety

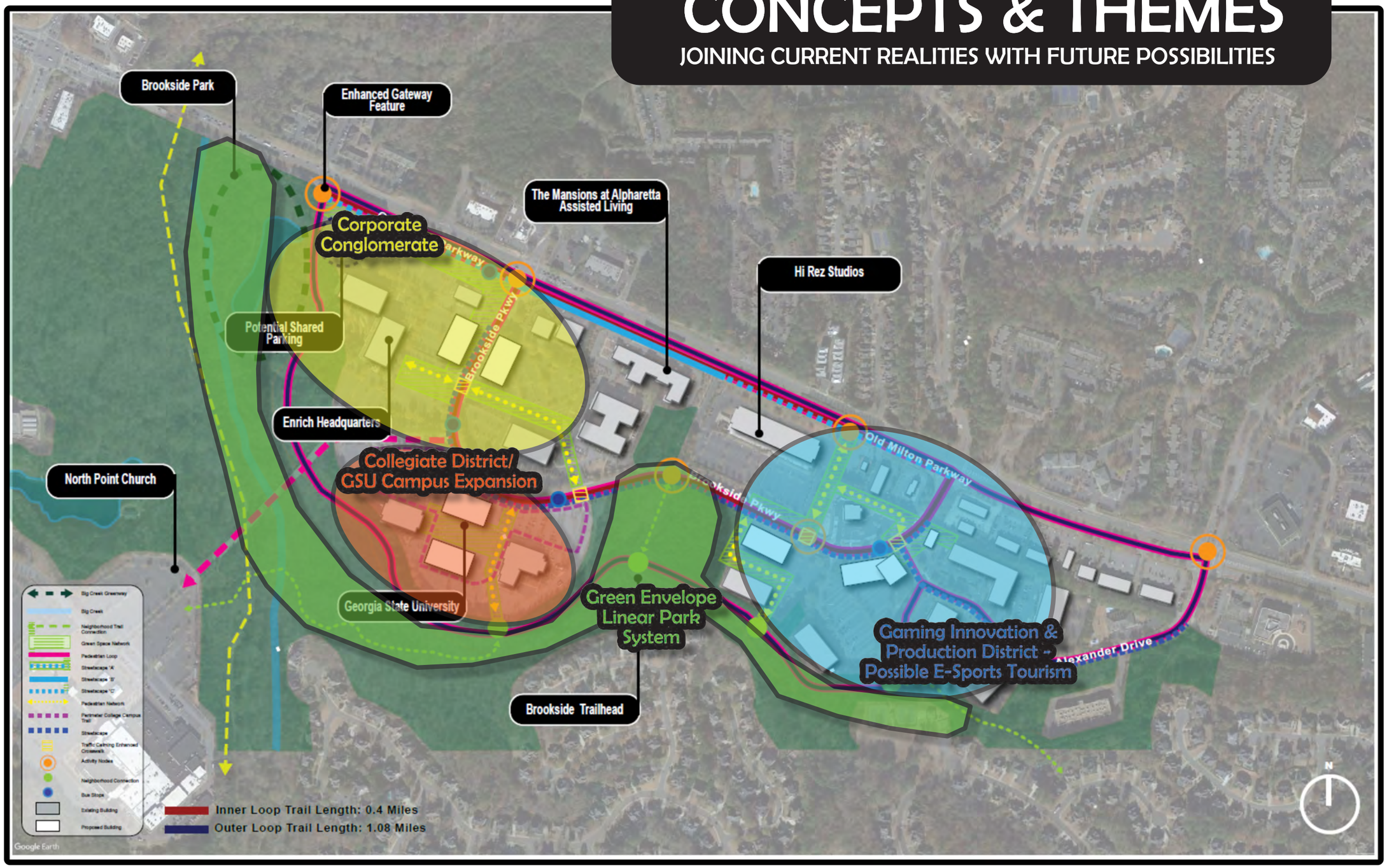
Development Opportunities

- Partner with Brookside land owners and businesses on development opportunities within parking lots and undeveloped areas to front roadways and create a more pedestrian oriented environment
- Consider an outdoor space or pavillion at the intersection of Brookside Parkway and Alexander Drive to provide opportunities for staging outdoor events

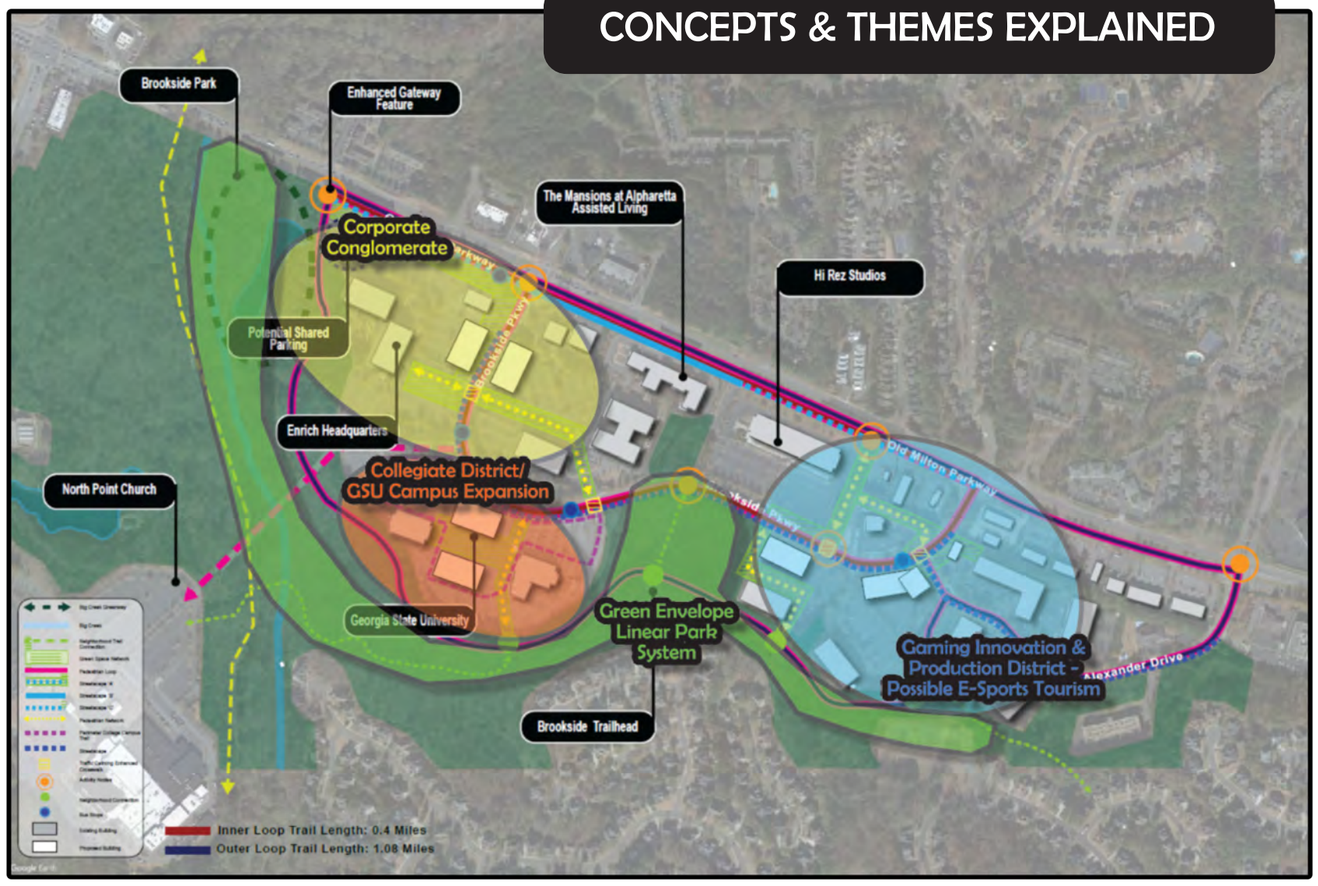
FRAMEWORK PLAN

CONCEPTS & THEMES

JOINING CURRENT REALITIES WITH FUTURE POSSIBILITIES



CONCEPTS & THEMES EXPLAINED



Corporate Conglomerate

This is the area where the existing Class A office space is. This also has the most seamless and direct connection to Brookside Park and Brookside Trail, which could be a big draw for corporate workers who need visible and convenient connections to use such amenities. The office buildings at 3625 and 3655 Brookside Parkway have recently invested in outdoor amenity spaces that further blend together the corporate setting with the natural environment of the park and trail. This area has the highest vacancy rates in the district, which combined with deep building setbacks and large empty parking lots, presents a good amount of space that be activated by future investment. Additional buildings as you enter Brookside Parkway and connecting green spaces may add the spatial synergy needed to spark a revived corporate campus feel that possesses an energized liveliness.

Collegiate District/GSU Campus Expansion

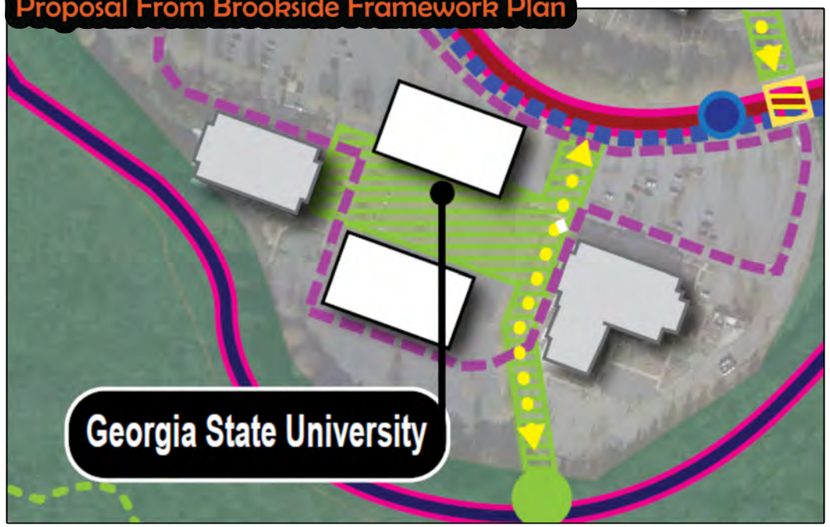
The current setup of this campus is very much a commuter destination where students are either in the classroom or are leaving the campus. Two buildings exist that currently provide mainly associates degree classes Monday-Thursday from 10am-2pm. Outside of that time window the campus sees very little use. The spatial environment of some of the nicest college campus' typically involve a campus lawn or plaza that acts as a invigorating study location, social gathering point, and engaging civic space for students and teachers alike. The current proposal envisions creation of such a space with additional buildings (and hopefully prompting additional GSU offerings at the Alpharetta campus). The Alpharetta-John's Creek area also has a strong pipeline of dual-enrolled high school students that could find great benefit in a physical space in this collegiate district to study and gather with other students who are also dual-enrolled. A new building could have a porch/canopy with outdoor study spaces overlooking the central green/plaza.

Gaming Innovation & Production District - Possible E-Sports Tourism

Through stakeholder interviews and research, an existing cluster of video gaming companies occupy space in this area, most notable Hi-Rez Studios, who rent space at 3750 Brookside Parkway for game development while using 4300 Alexander Parkway as a production studio for live E-Sports events. Hi-Rez flies in various teams of competitors and houses them in nearby hotels (sometimes for months) while they are competing at the studio. They have also had numerous occasions where fans of their games want to visit their studio (even on Honeymoons). These occurrences hint at a possible appetite for tourism venues that could benefit and further enhance the synergy of the district. This could include an outdoor pavilion with occasional events or even a hotel tailored for the gaming community. 4400 Alexander Drive is a completely vacant class B office building (the same type of building Hi-Rez uses for its production studio) which could be marketed as a unique indoor space flexible to the needs of the gaming community. A few years ago a loose partnership existed between the computer science program at GSU and the gaming companies up the street from them. This partnership connected computer science students to the real world environment of video game production. Prophecy Games is another game development company with over 100 employees and they currently lease space in the 3925 Brookside Parkway building. Most employees at these companies now work remotely, but with some investments into the physical space in the office district, and enhanced mobility and green space, there seems to be an appetite to possibly return, especially with the existing synergy that exists.

Green Envelope - Linear Park System

Over 2 miles of very natural trails are hidden from view in much the same manner that the Big Creek Greenway subtlety winds through the North Point district. Many people don't know this Brookside Trail exists, partly because they are out of sight with little to signage, but also because a good bit of the trail network is on private property without regular maintenance. The paved path is also only 5 feet in width making it very difficult for bikers or multiple people walking together. There are existing connections up to Brookside Parkway, the GSU campus, and a few other office buildings, and these provide a "respite into nature" for those wishing to step away from the office or classroom for a bit. Better trail-heads and formalized trail maintenance agreements would be a good first step, with more long-range goals entailing with trail widening and parkland enhancements, which would drive up value and usability throughout the entire area.



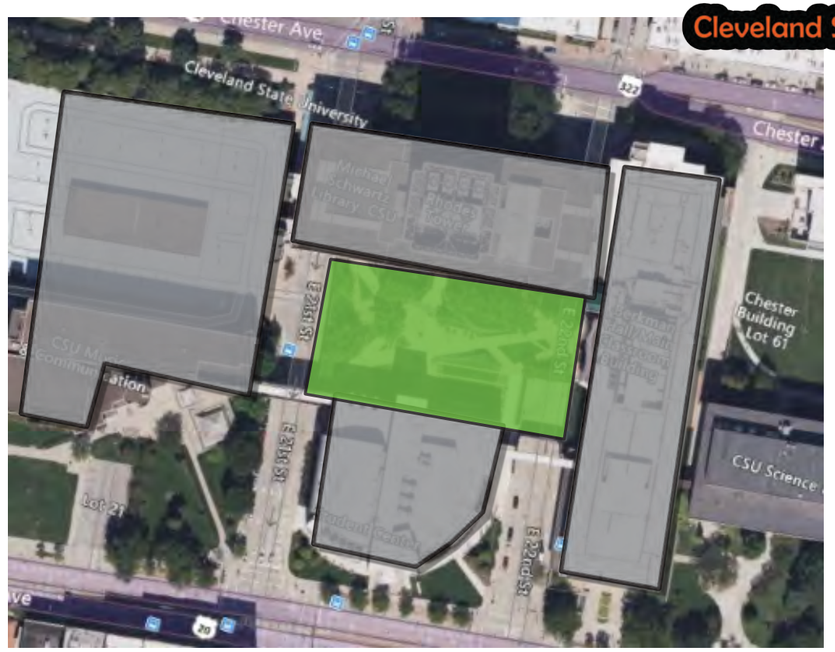


CURRENT CAMPUS ATMOSPHERE



FUTURE CAMPUS ATMOSPHERE











**The geometric configuration of Cleveland State's central plaza is bounded by 4 buildings and shows a very active plaza space in between them all. The Brookside Framework plan shows a similar configuration, with two additional buildings that could create a central plaza space (replacing surface parking) if added to the two GSU buildings that currently exist. Even if two buildings are never added here, there is still opportunity for a connecting plaza between the two existing buildings, with the Cortex Innovation District serving as a good example of replacing surface parking with a linear plaza (see above and on the following page).*

INSPIRATION IMAGERY FOR POTENTIAL OF THE

COLLEGIATE DISTRICT

Brookside Placemaking

Alpharetta, Georgia





1 Outdoor Flex Space



2 Nature Trails



9 Public art



3 Food Trucks



8 Outdoor Seating



7 Gateway Signage



6 Outdoor Workspace



5 Bike Lanes



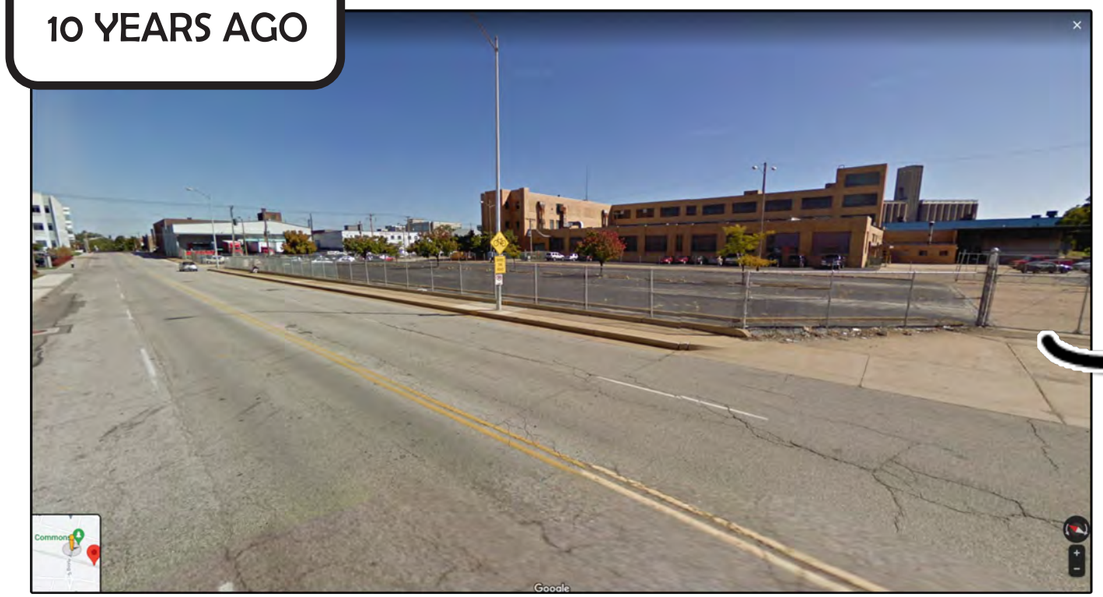
4 Organized Play

FRAMEWORK PLAN

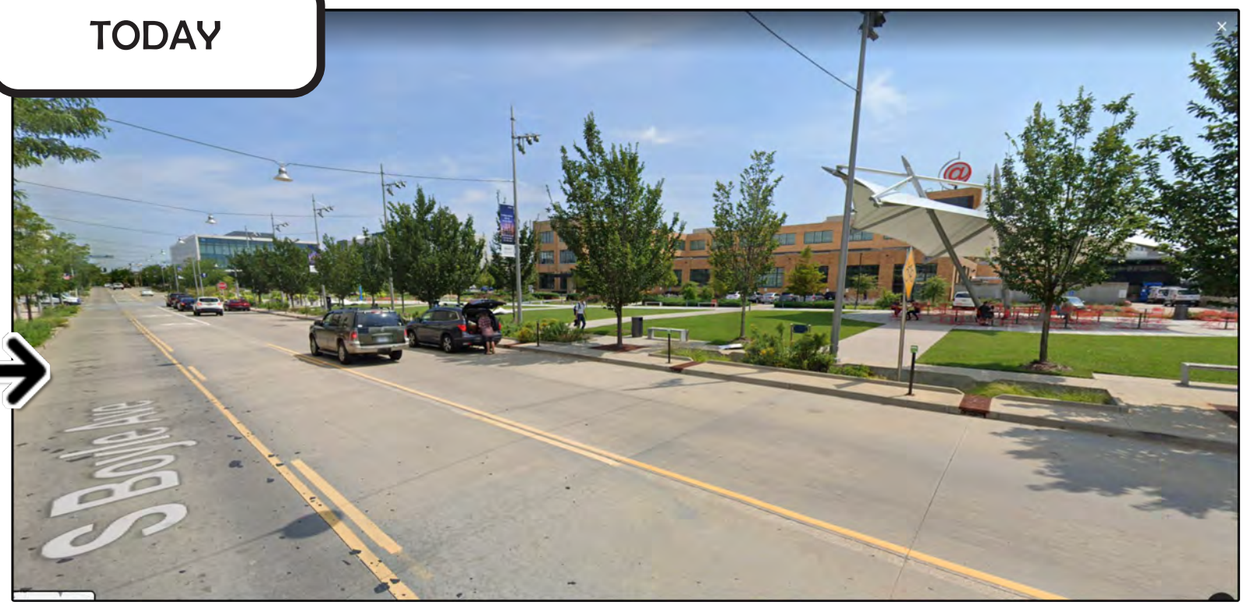
PARKING LOT to PLAZA

**The Cortex Innovation District in Saint Louis, Missouri, offers a good glimpse into second generation reuse of surface parking lots, all while keeping many existing buildings while peppering in new construction.*

10 YEARS AGO



TODAY



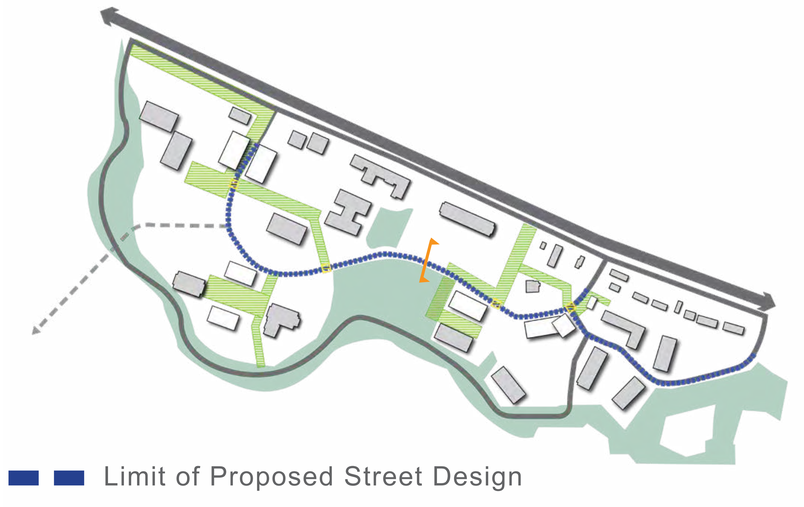




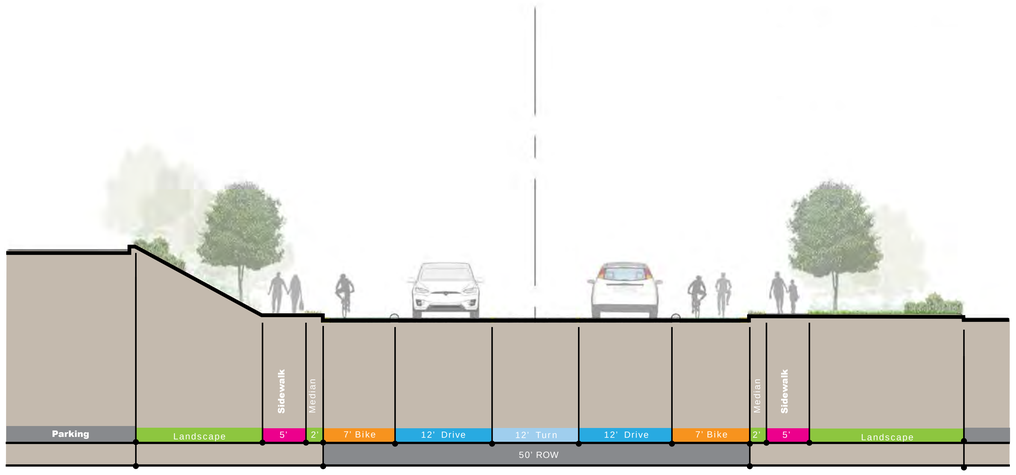
Brookside Streetscape

Alpharetta, Georgia

Brookside Parkway

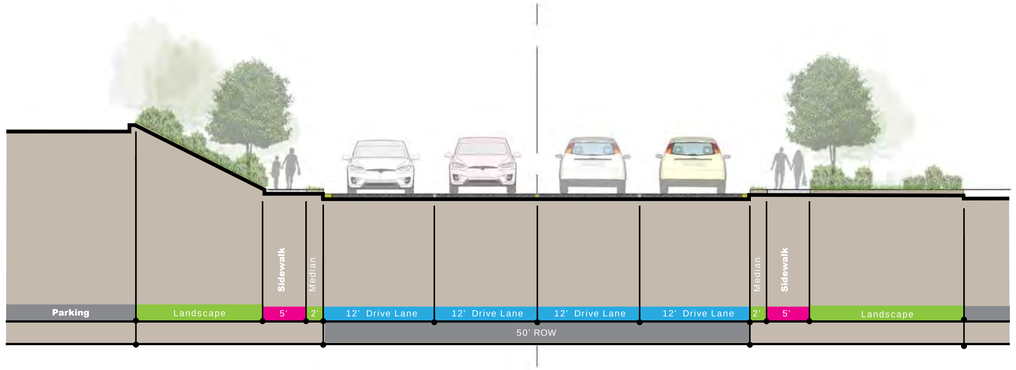


Limit of Proposed Street Design



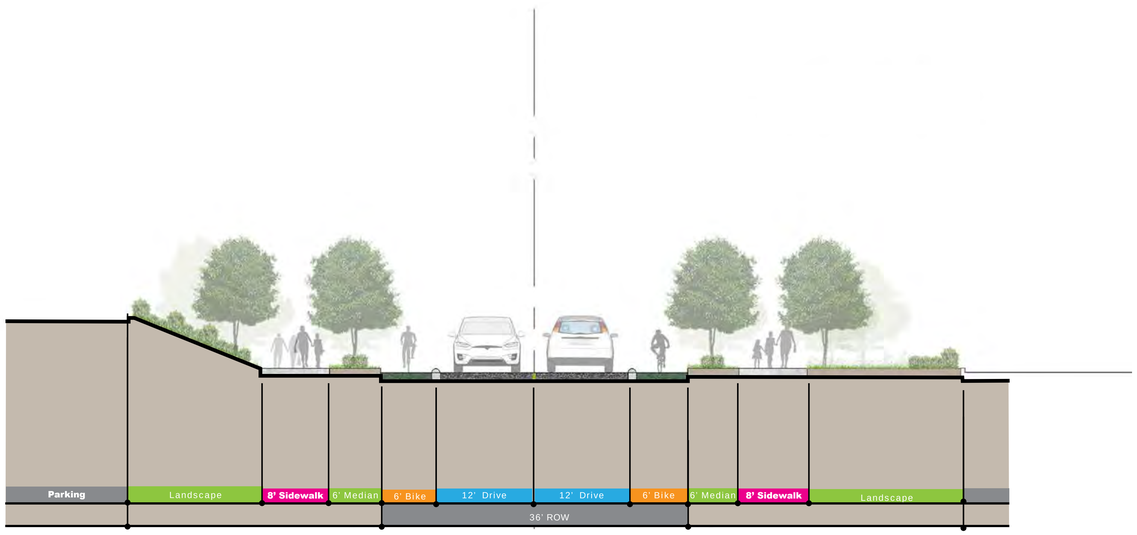
Proposed Street Section

Phase 1: Restriping



Street Section

Existing Condition



Proposed Street Section

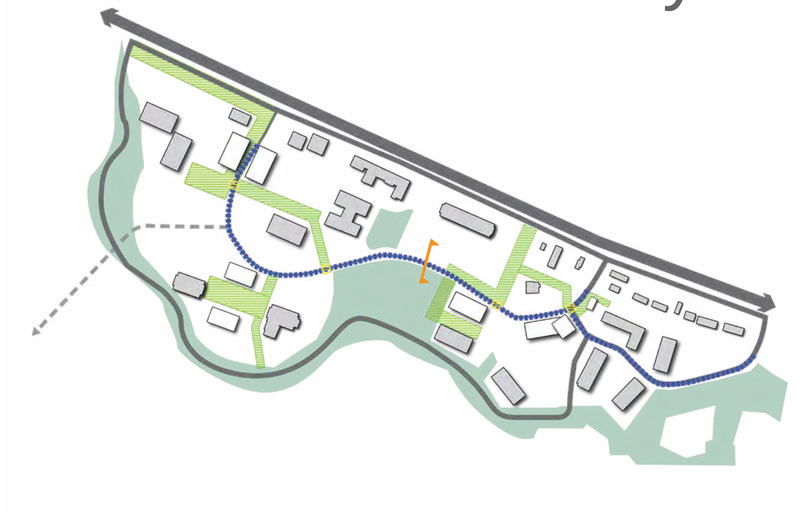
Phase 2: Redesign

FRAMEWORK PLAN

Brookside Streetscape

Alpharetta, Georgia

Brookside Parkway





Existing Condition

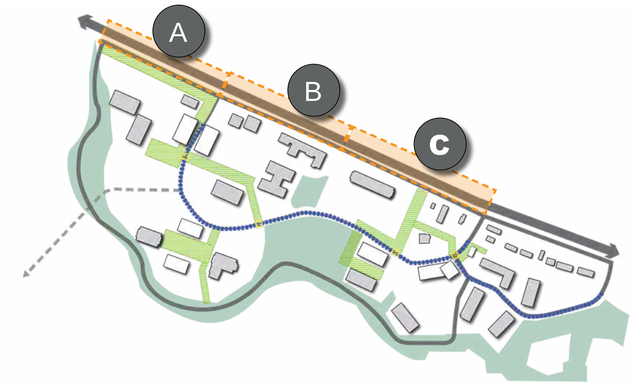


Proposed Street Section

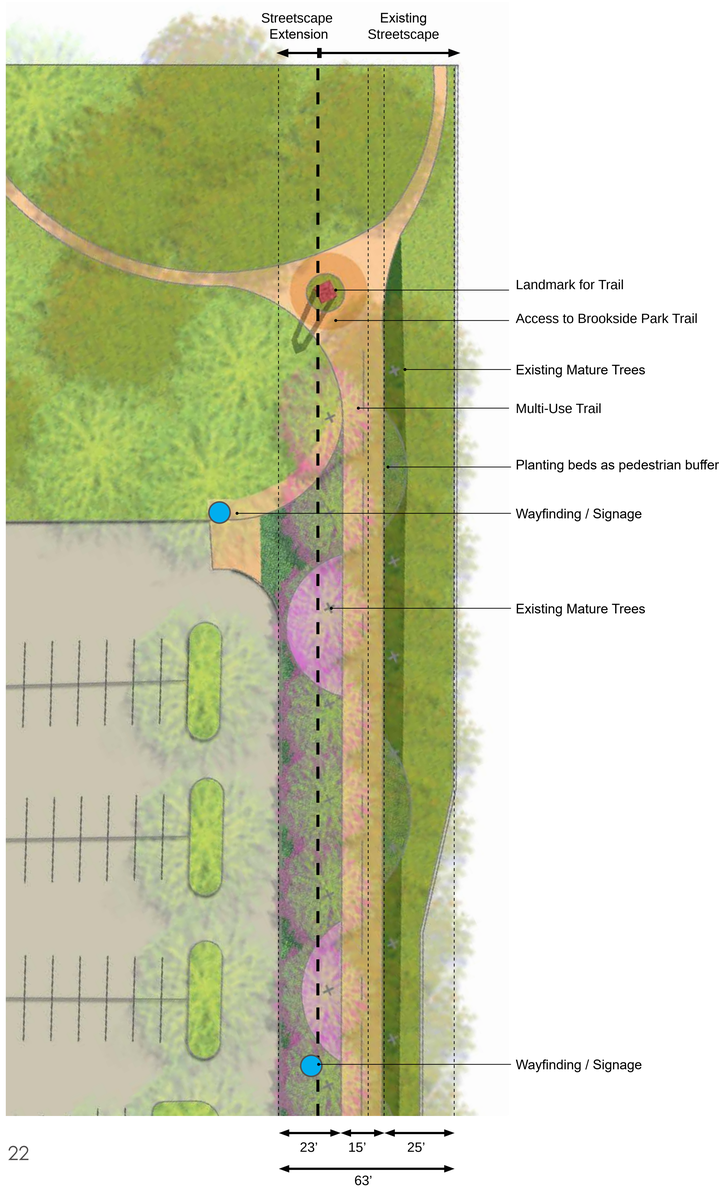
Brookside Streetscape

Alpharetta, Georgia

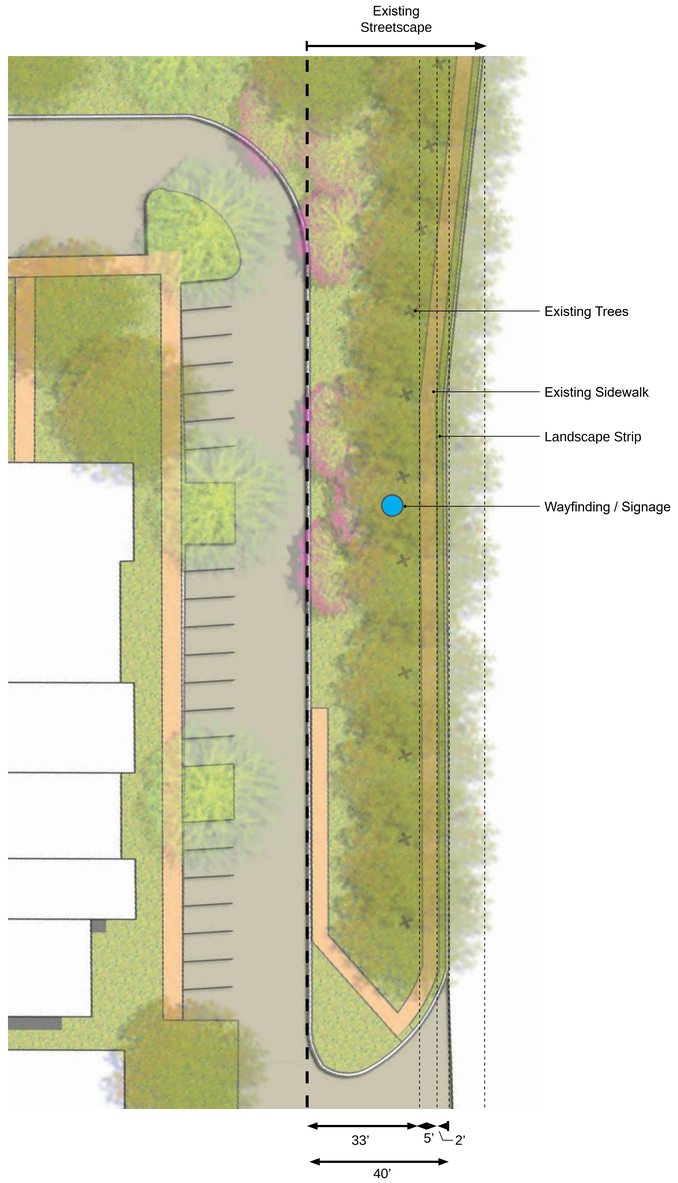
Old Milton Parkway



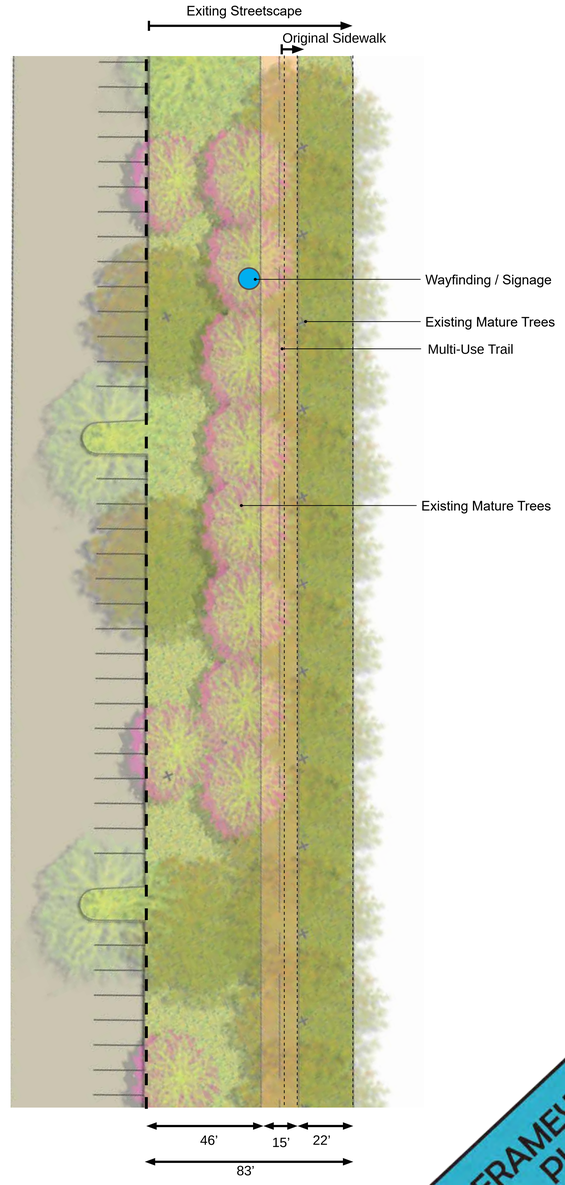
Streetscape ‘A’



Streetscape ‘B’



Streetscape ‘C’

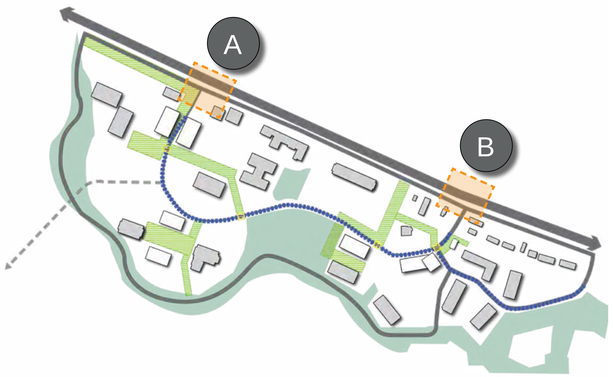


FRAMEWORK PLAN

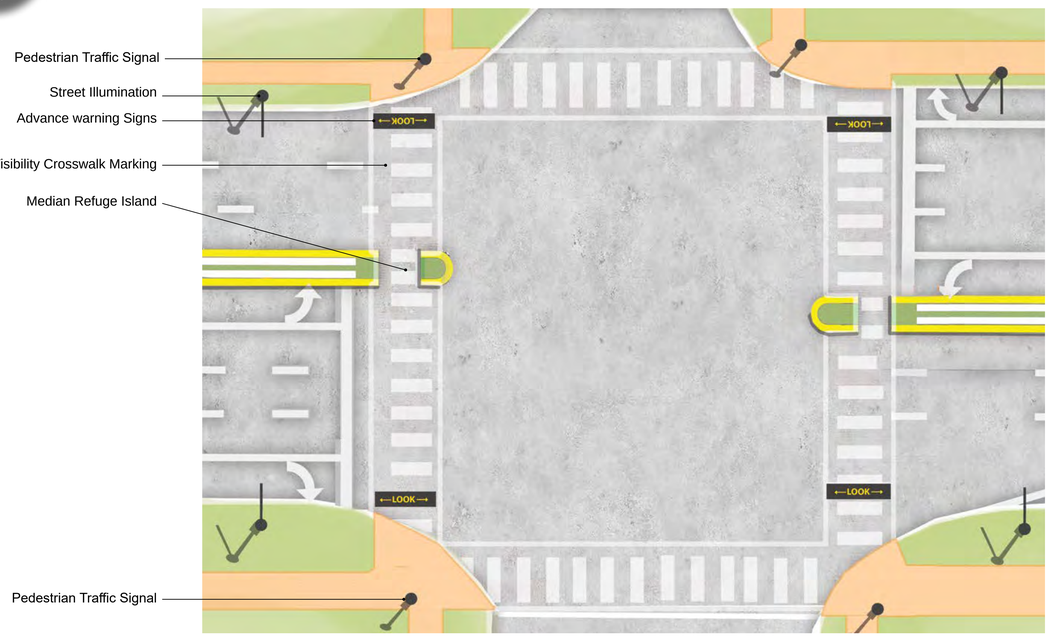
Brookside Intersection

Alpharetta, Georgia

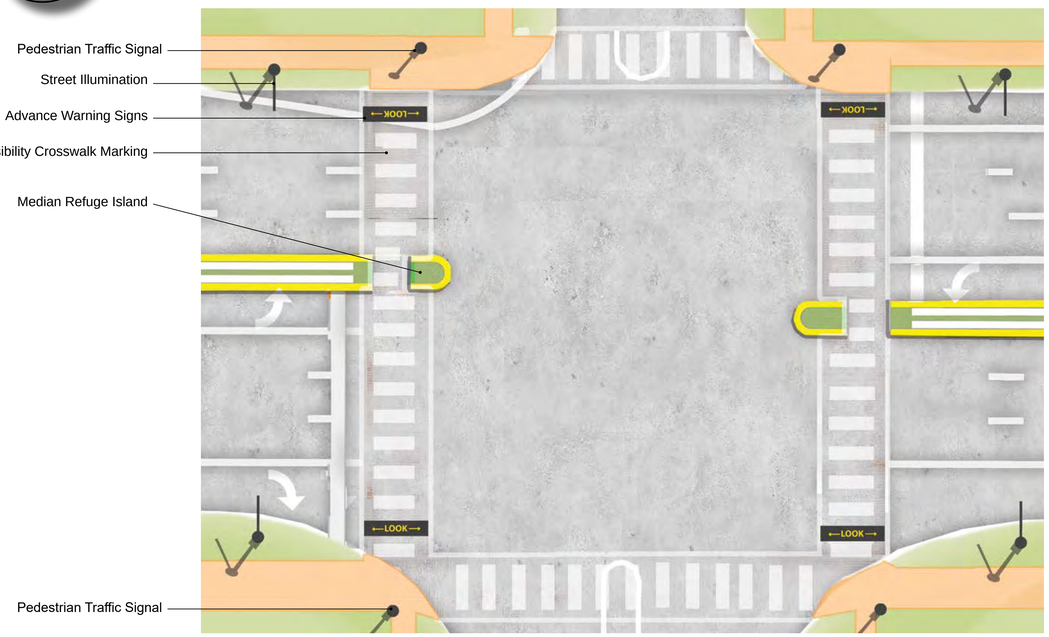
Old Milton Parkway- High Visibility Intersection



A Old Milton Parkway and Brookside Drive- Northwest



B Old Milton Parkway and Brookside Drive- Southeast





High Visibility Crosswalk Markings



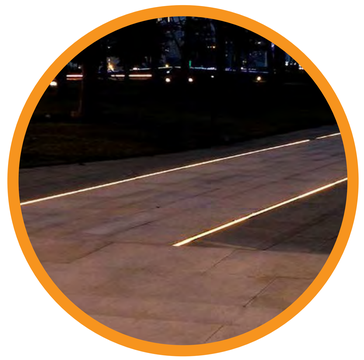
Advance Warning Signs



Median Refuge Island



Pedestrian Signs



Street Illumination

City of Alpharetta, Georgia
Brookside Area Plan
Project List Opinion of Probable Cost

#	Applicable Area	Name	Description	Type of Improvement	Engineering		Construction			Total Project Cost
					Year	Cost	Year	Lower Cost	Upper Cost	
I.1a	Brookside Parkway	Restriping and Streetscape Upgrades: Brookside Parkway Phase 1	Corridor enhancements along Brookside Parkway, including a first phase of restriping, the addition of separated bike lanes, and enhanced planting to form a cohesive streetscape	Infrastructure		$ 40,000		$ 200,000	$ 300,000	**$ 340,000**
I.1b	Brookside Parkway	Roadside Diet and Streetscape Upgrades: Brookside Parkway Phase 2 Enhanced Planting: Alexander Drive	Corridor enhancements along North Point Parkway, including a first phase of restriping and the addition of separated bike lanes, and a second phase of road diet, pedestrian sidewalk widening, separated bike lanes, and street trees to form a cohesive streetscape	Infrastructure		$ 1,200,000		$ 4,700,000	$ 7,400,000	**$ 8,600,000**
I.2	Alexander Drive	Streetscape Upgrades: Alexander Drive	Corridor enhancements along Alexander Drive, including pedestrian sidewalk widening, separated bike lanes, and street trees to form a cohesive streetscape.	Infrastructure						
2.1	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape A"	Corridor enhancements along Old Milton Parkway, including landmark for trail, access to Brookside Park Trail, multi-use trail, planting beds as pedestrian buffer, and wayfinding/signage.	Infrastructure		$ 200,000		$ 1,000,000	$ 1,200,000	**$ 1,400,000**
2.2	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape B"	Corridor enhancements along Old Milton Parkway, including wayfinding/signage.	Infrastructure		$ 1,000		$ -	$ 10,000	**$ 11,000**
2.3	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape B" and "Streetscape C"	Corridor enhancements along Old Milton Parkway, including multi-use trail and wayfinding/signage.	Infrastructure		$ 200,000		$ 600,000	$ 900,000	**$ 1,100,000**
3.1	Old Milton Parkway and Brookside Drive	Intersection Upgrades: Old Milton Parkway at Brookside Drive (Northwest and Southeast)	Intersection enhancements at existing signalized intersection of Old Milton Parkway and Brookside Drive (Northwest), including signal timing verification/enhancements, pedestrian traffic signal, street illumination, advanced warning signs, and high visibility crosswalk marking.	Infrastructure		$ 20,000		$ 80,000	$ 100,000	**$ 120,000**
3.2	Old Milton Parkway and Brookside Drive - Southeast	Intersection Upgrades: Old Milton Parkway at Brookside Drive (Southeast)	Intersection enhancements at existing signalized intersection of Old Milton Parkway and Brookside Drive (Southeast), including pedestrian traffic signal, street illumination, advanced warning signs, high visibility crosswalk marking, and a median refuge island.	Infrastructure						
4.1	Pedestrian Loop	Parallel Trail Pathway	Construct an outer loop multiuse path situated parallel to Brookside Parkway	Walkability		$ 200,000		$ 700,000	$ 1,200,000	**$ 1,400,000**
5.1	Brookside Park	Park Gateway	Design a gateway into Brookside Park to include entrance feature, landscape, hardscape, and wayfinding signage	Park		300,000				300,000
Subotals						**$ 2,161,000**		**$ 7,280,000**	**$ 11,110,000**	**$ 13,271,000**

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA FOR THE ADOPTION OF THE BROOKSIDE SMALL AREA PLAN AND INCORPORATION INTO THE CITY OF ALPHARETTA HORIZON 2040 COMPREHENSIVE PLAN

WHEREAS, the community identified the Brookside/Old Milton Parkway area as a priority redevelopment opportunity in conjunction with the Horizon 2040 Comprehensive Plan; and

WHEREAS, the area has one of the highest office vacancy rates in the City; and

WHEREAS, the purpose of the study was to clarify the vision of the Brookside area, provide additional detail to the City of Alpharetta Comprehensive Plan, and offer recommendations that promote connectivity, walkability, and appropriate future redevelopment; and

WHEREAS, the City developed the Brookside Small Area Plan with input and feedback from the public, including commercial brokers, office tenants, Georgia State University and adjacent and nearby HOA's; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby adopts the Brookside Small Area Plan and authorizes its incorporation into the City of Alpharetta Horizon 2040 Comprehensive Plan.

SO RESOLVED this _____ day of _____, 2022.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

COUNCIL MEMBERS

_____

Mayor Pro Tem Merkel

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

_____
Council Member Binder

_____
Council Member DeRito

_____
Council Member Hipes

_____
Council Member Mitchell

_____
Council Member Will

(SEAL)

Attest:

_____

Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____

City Attorney

STAFF REPORT

Submitting Department: Legal
Submitted By: Lauren Shapiro
Sponsored By:
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: ORDINANCE TO AMEND THE CHARTER OF THE CITY OF ALPHARETTA, GEORGIA

SECOND READING

PUBLIC HEARING #1 AND FIRST READING OCCURRED DURING THE NOVEMBER 7, 2022 CITY COUNCIL MEETING AND PUBLIC HEARING.

APPROVAL OF AN ORDINANCE TO AMEND THE ALPHARETTA CITY CHARTER; TO CLARIFY AND AMEND PROVISIONS REGARDING THE ACQUISITION, DISPOSAL, AND LEASING OF MUNICIPAL PROPERTY; TO REVISE PROVISIONS PERTAINING TO CONTRACTING; TO PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

II. RECOMMENDATION:

Approve an Ordinance to amend the Alpharetta City Charter; to clarify and amend provisions regarding the acquisition, disposal, and leasing of municipal property; to revise provisions pertaining to contracting; to provide for an effective date; to repeal conflicting ordinances; and for other purposes.

III. REPORT IN BRIEF:

If approved, this Ordinance will amend the following sections of the Alpharetta Charter:

- Section 1.13(6) Municipal property ownership and control;
- Section 6.28 Contracting procedures; and
- Section 6.30 Sale and lease of property; contracts for use, operation, or management.

The proposed language of the Alpharetta Charter amendments is incorporated within the attached Ordinance, and also attached are the current versions of Alpharetta Charter Sections, 1.13, 6.28, and 6.30.

The second reading of this Ordinance will take place during the November 28, 2022 City Council meeting, which begins at 6:30 p.m. and will take place at Alpharetta City Hall.

IV. ALTERNATIVES:

Do not amend the Charter and maintain current contract policies and procedures.

V. ATTACHMENTS:

Ordinance for Charter Amendment

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ALPHARETTA CITY CHARTER; TO CLARIFY AND AMEND PROVISIONS REGARDING THE ACQUISITION, DISPOSAL, AND LEASING OF MUNICIPAL PROPERTY; TO REVISE PROVISIONS PERTAINING TO CONTRACTING; TO PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, Article IX, Section II, Paragraph II of the Constitution of the State of Georgia, entitled *Home Rule for Municipalities*, allows the General Assembly of the State of Georgia to provide by law for the self-government of municipalities, which the General Assembly has done with The Municipal Home Rule Act of 1965, O.C.G.A. § 36-35-1, *et seq*.; and

WHEREAS, O.C.G.A. § 36-35-3(a) provides that the governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinances, resolutions and regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

WHEREAS, O.C.G.A. § 36-35-3(b) provides that a municipal corporation may, as an incident of its home rule power, amend its charter by ordinance, except where prohibited pursuant to O.C.G.A. § 36-35-6; and

WHEREAS, the Council desires to amend the Charter of the City of Alpharetta to clarify and amend provisions regarding the acquisition, disposal, and leasing of municipal property; and

WHEREAS, the Council additionally desires to amend the Charter of the City of Alpharetta to revise provisions pertaining to contracting; and

WHEREAS, the modifications provided for in this Resolution and Ordinance may be lawfully completed by home rule; and

WHEREAS, O.C.G.A. § 36-35-3(b)(1) provides that, in order to amend its charter, a municipal corporation must duly adopt an ordinance at two regular consecutive meetings of the municipal governing authority, not less than seven (7) nor more than sixty (60) days apart; and

WHEREAS, additionally, O.C.G.A. § 36-35-3(b)(1) provides that a notice, containing a synopsis of the proposed amendment and stating that a copy of the proposed amendment is on file in the office of the City Clerk and in the Office of the Clerk of the Superior Court of Fulton County for the purpose of examination and inspection by the public, shall be published in the official organ of the county of the legal situs of the municipal corporation or in a newspaper of general circulation in the municipal corporation once a week for three weeks within a period of 60 days immediately preceding its final adoption; and

WHEREAS, in accordance with O.C.G.A. § 36-35-3(b)(1), a legal ad identifying this Home Rule charter revision was published in the City's legal organ, The Alpharetta-Roswell Herald, for the weeks beginning October 31, 2022, November 7, 2022, and November 14, 2022; and

WHEREAS, those requirements applicable to amendments to the charter of a municipal corporation by an ordinance duly adopted by the municipality's governing authority as set forth in O.C.G.A. § 36-35-3 have been met and satisfied, and, specifically, notice of the consideration of this Ordinance has been advertised and this Ordinance has been duly adopted by the governing authority at two regularly consecutive meetings in compliance with O.C.G.A. § 36-35-3; and

WHEREAS, a majority of the Council deems it to be in the best interests of the citizens of the City of Alpharetta that the Alpharetta Charter be further amended.

NOW THEREFORE, the Council of the City of Alpharetta hereby ordains and resolves that the Charter of the City of Alpharetta shall be amended as follows:

Section 1: Section 1.13(6) of the Alpharetta Charter is hereby amended by deleting Section 1.13(6) in its entirety and substituting a new Section 1.13(6) as follows:

Sec. 1.13…

(6) *Municipal property ownership and control.* To acquire, dispose of, lease, enter into a contract for valuable consideration for the use, operation, or management of, and hold in trust or otherwise any real, personal, or mixed property, in fee simple or lesser interest, inside or outside the property limits of the city;

Section 2: Section 6.28 of the Alpharetta Charter is hereby amended by deleting Section 6.28 in its entirety and substituting a new Section 6.28 as follows:

Sec. 6.28. Contracting procedures.

The city council may, by ordinance, establish contracting procedures; provided, however, that no contract with the city shall be binding on the city unless:

(1) It is in writing; and

(2) It is drawn by or reviewed by the city attorney and as a matter of course is signed by the city attorney to indicate such drafting or review; and

(3) It is reviewed as to substance by the city administrator or the director of the department most affected by the contract, signed by the city administrator to indicate approval as to substance, and signed by the mayor; and

(4) If it involves the expenditure of more than $50,000.00, it is authorized by the city council, and such approval is entered in the city council journal of proceedings pursuant to section 2.19 of this Charter.

Section 3: Section 6.30 of the Alpharetta Charter is hereby amended by deleting Section 6.30 in its entirety and substituting a new Section 6.30 as follows:

Sec. 6.30. - Sale and lease of property; contracts for use, operation, or management.

(a) The city council may sell and convey, lease, or enter into a contract for valuable consideration for the use, operation, or management of any real or personal property owned or held by the city for governmental or other purposes as now or hereafter provided by law, as well as any abandoned or surplus property.

(b) The city council may quitclaim any rights it may have in property not needed for public purposes by adoption of a resolution, finding that the property is not needed for public or other purposes, and that the interest of the city has no readily ascertainable monetary value.

(c) Whenever in opening, extending or widening any street, alley, avenue or public place of the city, a small parcel or tract of land is cut off or separated by such work from a larger tract or boundary of land owned by the city, the city council may authorize the mayor to execute and deliver, in the name of the city, a deed conveying said cut-off or separated parcel or tract of land to an abutting or adjoining property owner or owners in exchange for rights-of-way of said street, avenue, alley or public place or in settlement of any alleged damages sustained by said abutting or adjoining property owner. All deeds and conveyances heretofore and hereafter so executed and delivered shall convey all title and interest the city has in such property, notwithstanding the fact that no public sale after advertisement was or is hereafter made.

Section 4: Severability. If any portion of this Resolution and Ordinance or the application thereof shall be held invalid or unconstitutional, the other provisions of this Resolution and Ordinance shall not be affected, and thus, the provisions of this Resolution and Ordinance are declared severable.

Section 5: Repealer. Any other Ordinance, Resolution, or local law, or portion thereof, now in effect, that is in conflict with any of the provisions of this Resolution and Ordinance is hereby repealed.

Section 6: Effective Date. This Resolution and Ordinance shall become effective when all required documents have been filed with the Secretary of State and in the Office of the Clerk of Superior Court of Fulton County as required by O.C.G.A. § 36-35-5.

Section 7: Adoption at Two Consecutive Meetings. This Ordinance was adopted at two (2) regular consecutive meetings of the Council of the City of Alpharetta held on the 7th day of November, 2022, and the 28th day of November, 2022, as required by O.C.G.A. § 36-35-3.

[SIGNATURES ON FOLLOWING PAGE]

BE IT SO RESOLVED AND ORDAINED, the public's health, safety, and welfare demanding it, this ___ day of _____, 2022, by the Council of the City of Alpharetta, Georgia.

CITY OF ALPHARETTA, GEORGIA

By:_____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
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

STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Sponsored By: N/A
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: CITY OF ALPHARETTA COMMUNITY AGRICULTURE PLAN

REVIEW AND DISCUSSION OF THE FINAL DRAFT OF THE CITY OF ALPHARETTAS COMMUNITY AGRICULTURE PLAN. THIS ITEM, PENDING DISCUSSION, IS SET TO SEEK APPROVAL AT THE DECEMBER 5, 2022 COUNCIL MEETING.

II. RECOMMENDATION:

This workshop item is presented for Mayor and City Council discussion and information purposes. No vote or formal action is requested at this time.

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: Food Well Alliance has agreed to provide funding not to exceed $75,000 for the City Agricultural Plan's implementation. The City of Alpharetta, in accordance with an MOU approved by City Council on January 18, 2022, must provide matching fiscal support in the amount of $75,000 towards implementation of the City Agriculture Plan.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
City Agriculture Plan - Capital Expense Account 30161150 541500 / C2248	$75,000

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
City Agriculture Plan - FWA Grant Expense Account 34061150 541500 / C2248	$75,000

IV. REPORT IN BRIEF:

BACKGROUND:

The Food Well Alliance (FWA) and the Atlanta Regional Commission (ARC) both have missions to improve the quality of life for varying communities and recognize the value that a strong local ecosystem brings to the social, economic, and environmental infrastructure of a city.

In 2018, FWA launched the City Agriculture Plan program to address major findings of Metro Atlanta's Local Food Baseline Report. In 2019, FWA and the Atlanta Regional Commission (ARC) partnered to develop the region's first plan for the City of East Point, Georgia. The plan was finalized in 2021 and the two organizations began the search for a second city.

The City of Alpharetta also came to realize the value of urban agriculture through the continued, successful development of Old Rucker Farm. With the expansion in offerings and explosion of interest in the community farm, the City applied to be considered for the region's second City Agriculture Plan and was ultimately selected from the competing cities in Food Well Alliance's five-county service area.

ALPHARETTA AGRICULTURAL PLAN

Together, the City of Alpharetta, FWA, and ARC have established a vision and formal plan for the City's agricultural program to ensure the best success and sustainability. The formulation process included connecting with the Alpharetta's growers, residents, and City officials to develop a plan that was not only consensus-based and community-led, but also integrative into the City's overall plans and programs. Under the plan attached

hereto, the City Agricultural Plan details the following priorities and respective blueprint for success of the City's program:

A: Supporting Local Growers

Recommendations Include:

1. Facilitating the creation of a Home Growers' Cooperative.
2. Expanding the partnership with the Alpharetta Farmers Market and encouraging enrollment in a program that doubles SNAP/EBT dollars such as Wholesome Wave Georgia.
3. Strengthening volunteer support for community gardens and other programs.
4. Including community garden space at not only Old Rucker Farm and Wills Park, but also Webb Bridge Park, Windward Community Park, Rock Mill Park, and Mid Broadwell Park.
5. Providing workshops, training, and education for beginner, intermediate, and experienced gardeners.
6. Establishing a community seed library and tool bank.
7. Supporting other existing local farms.
8. Expanding the community agriculture program.

B. Cultivating a Sense of Place

Recommendations Include:

1. Developing a local food branding program.
2. Formulating a North Fulton Local Food Working Group.

C. Sustainable Stewardship

Recommendations Include:

1. Exploring community composting models and piloting a community program.
2. Supporting pollinators and pollinator habitats.

D. City Initiatives & Partnerships

Recommendations Include:

1. Strengthening educational partnerships.
2. Promoting local food through policy and permitting.
3. Holding internal city meetings to track implementation and align food and agriculture goals.
4. Incentivizing food businesses and startups.
5. Reviewing city landscaping and procurement practices.
6. Creating a local food-friendly HOA pilot program.
7. Facilitating a shared commercial kitchen space.

The Memorandum of Understanding approved by City Council on January 18, 2022 and entered into by the City of Alpharetta in support of the City Agriculture Plan includes acceptance of a $75,000 monetary grant from the Food Well Alliance with required matching fiscal support match from the City of Alpharetta in the amount of $75,000. The grant and match would result in $150,000 being applied towards implementation of the plan.

At this time, City staff, FWA, and ARC wish to present the final draft of Alpharetta's City Agriculture Plan to the Mayor and City Council for review and discussion. Upon the Mayor and Council's review, staff will recommend approval and adoption of the plan at the December 5, 2022, Council Meeting.

V. ALTERNATIVES:

Should revisions and edits to the City Agriculture Plan be requested by the Mayor and City Council prior to adoption and approval, the City of Alpharetta Agricultural Steering Committee would reconvene, incorporate the feedback from Mayor and Council, and make the revisions accordingly. The time predicted to complete the revisions and present the newly formulated plan is estimated at six months.

VI. ATTACHMENTS:

Alpharetta City Agriculture Plan

ALPHARETTA CITY AGRICULTURE PLAN



ACKNOWLEDGEMENTS

SPECIAL THANKS TO:

The Mayor and City Council of Alpharetta

The Steering Committee:

Julie Carter, Manager, Alpharetta Farmers Market
Stella Chen, Agriculture Club President, Alpharetta High School
Kathi Cook, Director of Community and Economic Development, City of Alpharetta
Emily Dillard, Community Agriculture Coordinator, City of Alpharetta
Rossy Finol-Bishop, Wholesale Account Executive, Alpine Bakery & Trattoria
James Graeme, Old Rucker Farm Advisory Board
Amanda Musilli, Community Services Manager of Marketing, Special Events & Community Agriculture, City of Alpharetta
Morgan Rodgers, Director of Recreation, Parks & Cultural Services, City of Alpharetta
Sydney Rookes, Vice President, North Fulton Future Farmers of America
Jeremy Scott, Recreation Commissioner, City of Alpharetta
Michael Woodman, Planning and Development Services Manager, City of Alpharetta

FOOD WELL ALLIANCE PROJECT TEAM:

Sarah Brown, Policy and Planning Manager
Eirin Murphy, Policy and Planning Coordinator
Kate Conner, Executive Director

ARC PROJECT TEAM:

Bonnie Lapwood, Project Manager
Keri Stevens, Planning Administrator
Samyukth Shenbaga, Project Advisor

Unless otherwise specified, all photos are provided by the project team or courtesy of City of Alpharetta.

PREPARED FOR:

THE CITY OF ALPHARETTA GEORGIA

PREPARED BY:

ARC Atlanta Regional Commission

FOOD WELL ALLIANCE

TABLE OF CONTENTS

6 INTRODUCTION
10 COMMUNITY ENGAGEMENT
16 PLAN STRUCTURE
18 PRIORITY A: SUPPORTING LOCAL GROWERS
36 PRIORITY B: CULTIVATING A SENSE OF PLACE
42 PRIORITY C: SUSTAINABLE STEWARDSHIP
48 PRIORITY D: CITY INITIATIVES AND PARTNERSHIPS
64 NEXT STEPS
66 MATRIX OF RECOMMENDATIONS
70 APPENDIX

FOOD WELL ALLIANCE

Community Engagement Partner

MISSION

Food Well Alliance provides resources and support to local growers to connect and build healthier communities.

VISION

Food Well Alliance's vision is an equitable, local food ecosystem in which everyone can participate and benefit.

WHY CITY AGRICULTURE PLANNING?

Food Well Alliance believes that farms and gardens strengthen the heart of our cities and that they must be prioritized as cities continue to grow and develop. Successful City Agriculture Plans are possible when cities and communities are equally engaged in the process and urban growers have a seat at the planning table. When municipal leaders and diverse community leaders plan together for inclusive policies and projects, urban growers can provide greater access to locally grown food across the city, leading to healthier people, environments, and communities.

The creation of Food Well Alliance was made possible through funding from the founding benefactor, the James M. Cox Foundation.

THE JAMES M. COX FOUNDATION

ARC Atlanta Regional Commission

Planning Partner

MISSION

The Atlanta Regional Commission advances the national and international standing of the region by leveraging the uniqueness of its evolving communities, anticipating and responding to current realities, and leading a a data-driven planning process that provides a high quality of life, balancing social, economic, and environmental needs of all our communities.

VISION

The Atlanta Regional Commission employs shared foresight, expert staff, the ability to convene diverse communities and its reputation as a regional and national leader in order to support local governments, enhancing the lives of all our citizens by providing world-class infrastructure, building a competitive economy, and shaping a regional ecosystem comprised of healthy and livable communities.

WHY CITY AGRICULTURE PLANNING?

In its role as the regional planning agency, ARC develops and updates the Atlanta Region's Plan, a long-range blueprint that details investments needed to ensure metro Atlanta's future success and improve the region's quality of life. As a part of this long-range plan, ARC develops a Regional Resource Plan to protect and manage metro Atlanta's natural and cultural resources. City Agriculture Planning aligns with two adopted policies outlined in the Regional Resource Plan. Creating and protecting space for urban farms, gardens, and orchards fulfills the plan's objectives to preserve passive greenspaces as well as preserving areas for local food production activities.



INTRODUCTION

The City Agriculture Plan program was launched in 2018 to address major findings of Atlanta's Local Food Baseline Report developed by Food Well Alliance (FWA)[1]. This comprehensive review of the metro Atlanta regional food system revealed a need for growers and community members to have more meaningful participation in the development and implementation of policies and programs affecting local food and agriculture.

FWA and the Atlanta Regional Commission (ARC) partnered in 2019 to develop the region's first City Agriculture Plan for the City of East Point, Georgia. When the East Point City Agriculture Plan was finalized in 2021, FWA and ARC began the process of selecting a second city to continue the initiative. After considering applications from cities across FWA's five-county service area and holding Community Food Forums in the finalist cities of Alpharetta and Decatur, ARC and FWA selected the City of Alpharetta to develop the region's second City Agriculture Plan.

What is a City Agriculture Plan?

A City Agriculture Plan provides a roadmap for a community to achieve its vision of creating a vibrant and sustainable local food system over the next five to ten years. A local food system refers to the place-based relationships between producers, processors, distributors, consumers, and post-consumer waste disposal of food. In contrast to conventional food systems, a strong local food system makes these ties visible and integrates them to enhance the environmental, economic, social, and nutritional health of a community and its residents.[2,3]

Urban agriculture is an integral part of the community food system and goes beyond food production in urban areas. Urban agriculture is the production, distribution, and marketing of food, pollinator plants, flowers, and related products within metropolitan areas and their edges. Within cities, urban agriculture encompasses community and school gardens, green roofs and backyard gardens, and other methods that maximize food production in limited space. At metropolitan edges, urban agriculture encompasses smaller-scale farms that typically supply farmers markets, community supported agriculture (CSA) programs, and family farms. Overall, urban agriculture is a complex activity that affects food security, community development, environmental sustainability, and land use.[4]

The City Agriculture Plan is developed using a consensus-based and community-led process that brings together growers, residents, and City officials to identify community priorities. The plan outlines strategies for achieving these priorities including initial steps and recommended partners for implementation. A City Agriculture Plan is not meant to be a stand-alone document, but is meant to identify ways in which local food and agriculture can be integrated into City plans and programs.

How can Alpharetta benefit from a City Agriculture Plan?

Over the past several decades, Alpharetta has transformed from a rural farming community to a large and flourishing city that has become a destination for technology companies. The population has risen from 3,000 residents in 1980 to over 65,000 residents today, and still more people commute into Alpharetta daily.[5] This population and employment growth has spurred both residential and commercial development, meaning that much formerly agricultural land has been developed and is no longer used to produce food. This plan lays out a vision for Alpharetta where local food production is intentionally incorporated into the City's growth and development.

1. Food Well Alliance. "Atlanta's Local Food Baseline Report." (2017).
2. Growing Food Connections. "Community Food Systems Planning." (2017).
3. Samina Raja, Branden Born, and Jessica Kozlowski Russel. "A Planners Guide to Community and Regional Food Planning: Transforming Food Environments, Facilitating Healthy Eating." American Planning Association Planning Advisory Service (2008).
4. Kimberley Hodgson, Marcia Caton Campbell, and Martin Bailkey. "Urban Agriculture: Growing Healthy, Sustainable Places." American Planning Association Planning Advisory Service (2007).
5. US Census Bureau, Decennial Census.

INTRODUCTION

Alpharetta residents are passionate about growing and seeking out local food. They are interested in finding ways to contribute to a sustainable food cycle, where food is distributed equitably and responsibly and food waste is used regeneratively. This document draws upon community priorities and feedback from diverse stakeholders to lay out guidelines for integrating local food and agriculture into Alpharetta's policies, programs, and development. The Alpharetta City Agriculture Plan intersects with other City plans and documents to be a framework for actions that will strengthen the local food system in the City of Alpharetta and its communities.

The following vision statement was developed collaboratively by the steering committee in April 2022 to guide their efforts throughout the planning process. It is a reflection of the core values and focus areas of the City Agriculture Plan's development.



PROCESS

The Alpharetta City Agriculture Plan was created through a three-phase process:

1. Community Engagement Phase
2. Planning Phase
3. Implementation Phase

FWA led the community engagement phase, consisting of six community conversations held across Alpharetta, as well as surveys sent to multiple stakeholder groups. ARC led the planning phase, which involved five steering committee meetings held monthly to gain insight from members into issues raised during the community conversations. Steering committee members included representatives from Alpharetta's City staff, local business owners, students, and residents.

Feedback and learnings from the first two phases have culminated in this document, which will be presented to the City of Alpharetta's Recreation Commission, Planning Commission, and City Council for approval and adoption. This City Agriculture Plan will then provide guidance to the City during the final implementation phase.



COMMUNITY FOOD FORUM
December 2021

FOOD WELL ALLIANCE SELECTS ALPHARETTA
January 2022

PHASE I: COMMUNITY ENGAGEMENT
March - April 2022

PHASE II: PLANNING
April - August 2022

FINAL PLAN
September 2022

CITY COUNCIL ADOPTION
November 2022

PHASE III: IMPLEMENTATION



COMMUNITY ENGAGEMENT

Community input, supplemented by stakeholder insights and research into regional best practices, provides the basis for the recommendations contained within this document. The first phase of the City Agriculture Plan process consisted of a Community Food Forum to engage the community and introduce the plan concept, six community conversations facilitated by members of Alpharetta's local food and agriculture community, and targeted surveys sent to stakeholder groups. The primary goals for this engagement were to create accessible opportunities for diverse residents to contribute their thoughts on Alpharetta's local food system, and to summarize existing food assets and food-related programs within the City. The planning phase, the second phase of the process, consisted of monthly meetings with the steering committee, where they engaged with and built upon community feedback to propose ways to strengthen Alpharetta's food system. A full summary of the community engagement phase with detailed survey results can be found in the Appendix.



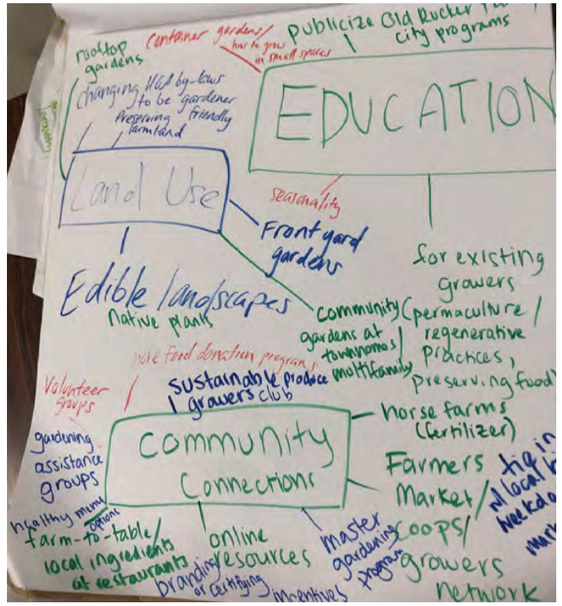
Community Food Forum

FWA hosted a Community Food Forum in the City of Alpharetta on December 4, 2021 to provide information about the City Agriculture Plan process and to elicit input on the local food and agriculture system in Alpharetta. The Food Forum was held at Old Rucker Farm, with 92 residents of Alpharetta and the surrounding areas in attendance. This event included speakers from FWA and ARC, as well as Alpharetta City staff, followed by a Q&A portion where attendees reflected on how a City Agriculture Plan could benefit Alpharetta. Attendees were enthusiastic about the opportunities that a City Agriculture Plan could bring to the City.

Community Conversations

FWA conducted six focus group-style Community Conversations during March and April of 2022, which were facilitated by local food leaders and consisted of informal dialogue centered around key questions about local food and agriculture in Alpharetta. The Community Conversations were spread geographically across Alpharetta and offered on weekend mornings and weekday evenings in accessible, public locations for equitable access. FWA and the City of Alpharetta promoted the events through social media, online newsletters, and news articles featured in the Atlanta Journal Constitution and by Appen Media.

Each Community Conversation averaged 15 attendees, with the best attended being the kickoff at Old Rucker Farm with 38 participants. Six key themes emerged during these meetings: education, increasing access to locally grown food, community connectivity and empowerment, homeowners association (HOA) regulations, sustainability and greenspaces, and reducing food waste via composting. These key themes informed steering committee discussion topics and brainstorming sessions and ultimately guided the priority areas identified in this plan.





Stakeholder Surveys

Online surveys targeted towards specific stakeholder groups were sent out electronically via email distribution lists during March and April of 2022. These surveys were meant to capture specific viewpoints outside of the resident-based Community Conversations that would be valuable in the planning process. A total of 110 responses were received, with the vast majority of respondents being residents of the City.

Eight key stakeholder groups – residents, city officials, educators and parents, growers, food businesses, faith-based organizations, homeowners association leaders, and Farmers Market participants – were identified collaboratively by FWA, ARC, and City of Alpharetta Community Agriculture Program staff. Distribution lists were compiled through a combination of established City of Alpharetta mailing lists and research into local institutions and organizations. The survey for residents was more widely distributed through a combination of social media posts on the Old Rucker Farm channels and via physical QR code fliers posted in strategic locations across Alpharetta including Recreation, Parks, and Cultural Services facilities and local restaurants.

Residents received a broad survey on Alpharetta's local food system, while specific stakeholder groups each received a 10-15 question survey that was tailored to their role within the food system. All surveys included three key questions as a baseline:

- What does local food mean for you in Alpharetta?
- What is Alpharetta doing right in terms of local food?
- What could Alpharetta do better in terms of local food?

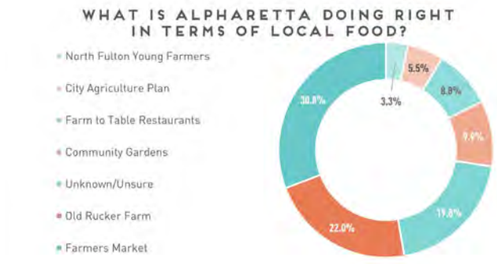
Survey feedback was provided to steering committee members for further discussion and insight, which has shaped the recommendations contained in this plan.

Key takeaways from the collective survey data are summarized at right.

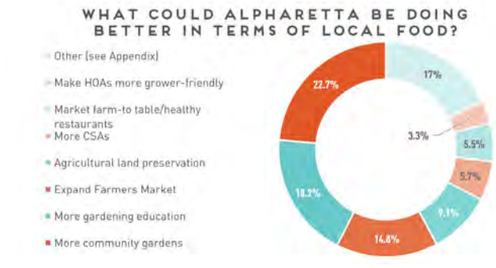
- The majority of respondents (22.5%) wrote that local food meant food grown in Alpharetta, while an additional 17% felt that it described food grown in Georgia.



- About a third (31%) of respondents identified the Farmers Market as a local food asset, with 22% identifying Old Rucker Farm in this capacity.



- Many survey responses (23%) pointed out that additional community gardens, especially on Alpharetta's East side, would be a step in the right directions for local food, while others pointed to more gardening education (18%) and expanding the Farmers Market to be more frequent and/or include more vendors and locations (15%).



COMMUNITY ASSET MAPPING

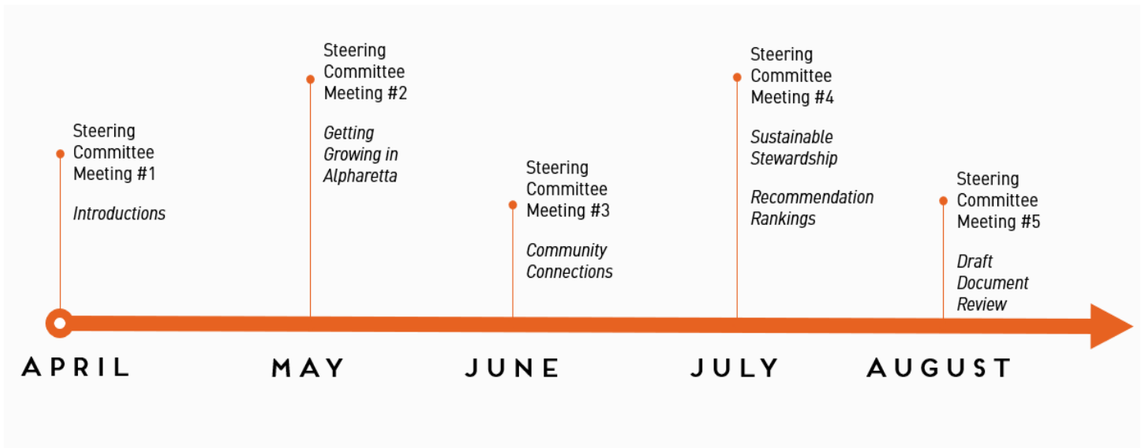
Community food and agriculture assets are places, organizations, or institutions involved in growing, preparing, sharing, distributing, or educating about food.[6] Through research, in-depth discussion with City staff and other stakeholders, and GIS analysis, an extensive list was compiled of Alpharetta's assets across seven categories: gardens, farms, and orchards; direct marketing outlets (CSAs and farmers markets); grocery stores; native plant and pollinator organizations; schools with gardens or an interest in being involved with local food; restaurants who currently serve local food or were interested in doing so; and non-profit and faith-based organizations.

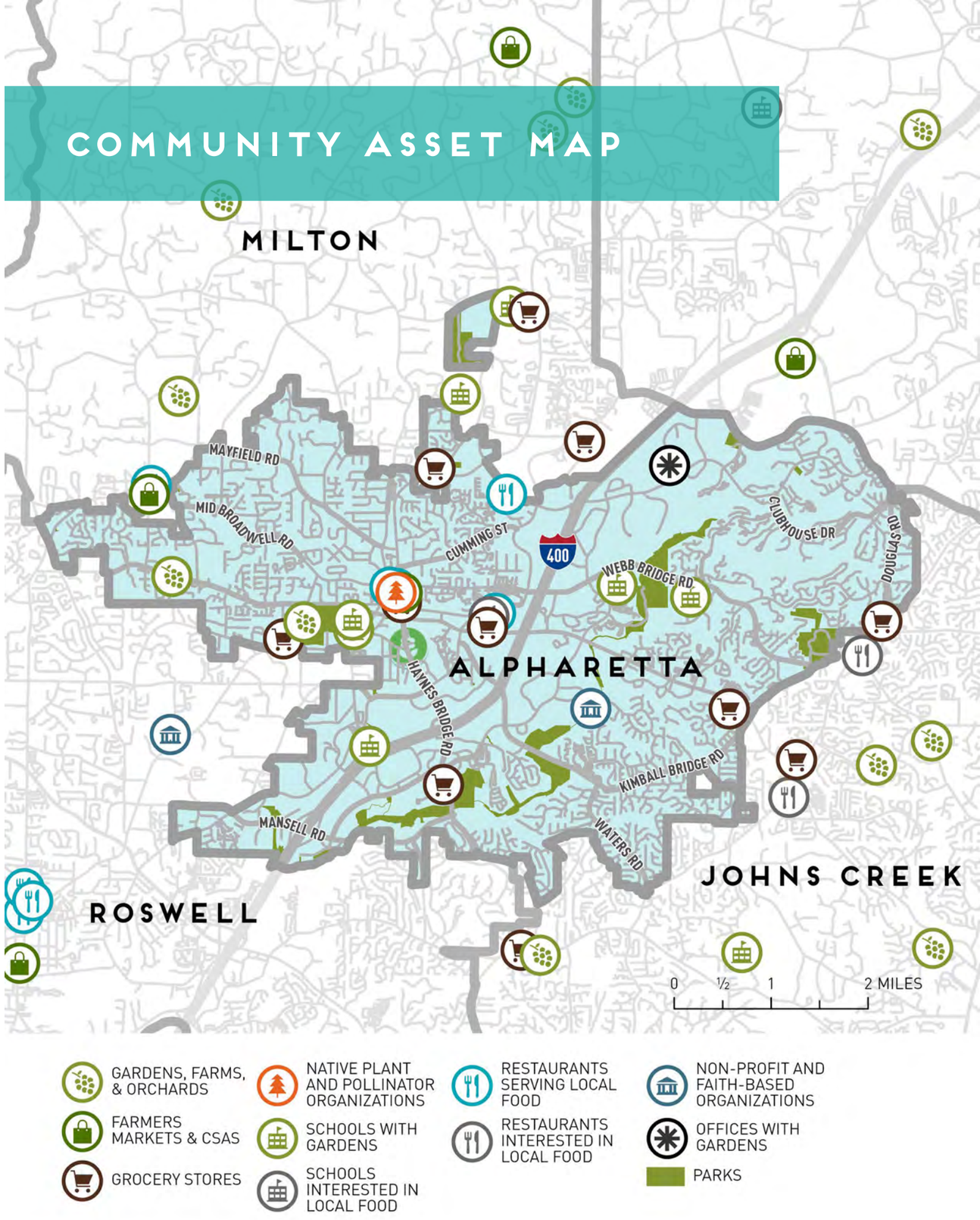
Through this process, over 50 community assets were identified in Alpharetta and nearby cities, including farms like Springwood Cashmere Farm and Moss Hill Farm; several schools which house school gardens; community garden spaces at Old Rucker Farm, Wills Park, and the Atley; farmers markets in Alpharetta, Roswell, Milton, and Duluth; and a number of local restaurants and grocery stores. The map on the following page shows a sampling of these assets by category. A full list is provided in the Appendix.

6. Vancouver Coastal Health. "Food Asset Maps." 2020.

STEERING COMMITTEE

A steering committee was convened to review the key themes and details that emerged during the community engagement phase and generate innovative ideas that would respond to challenges faced by residents in accessing and growing food. The steering committee consisted of City staff, residents, students, and business owners, all of whom met monthly at City Hall for meetings facilitated by ARC. Many steering committee members also participated in Community Conversations and heard firsthand from residents concerning the needs and opportunities surrounding local food and agriculture in Alpharetta. City staff from the Recreation, Parks, and Cultural Services, Community Development, and Economic Development departments contributed their expertise to discussions about feasible action items that could be outlined in the plan.







PLAN STRUCTURE

Six key themes emerged from the community engagement phase:

- Education
- Increasing Access to Locally Grown Food
- Community Connectivity and Empowerment
- Homeowners Association (HOA) Regulations
- Sustainability and Green Spaces
- Compost and Reducing Food Waste

These key themes were the basis for discussion at the three steering committee meetings held between May and July of 2022. The first of these meetings was dedicated to discussing barriers to accessing local food, including obstacles to growing food at home and the role of HOA bylaws in determining where food could be grown on single family residential properties. The steering committee covered community connectivity and education at the following meeting, listing existing and potential community partners across sectors, including educational programs and partnerships. Finally, the third meeting was focused on sustainable practices and included conversations about food waste and composting. As these meetings produced recommendations, the initial key themes were distilled into the following priority areas:

- Priority A: Supporting Local Growers
- Priority B: Cultivating a Sense of Place
- Priority C: Sustainable Stewardship
- Priority D: City Initiatives and Partnerships

These categories are not mutually exclusive, and many recommendations address multiple priority areas. Each recommendation includes a projected time frame for implementation. Ongoing strategies are those which are already underway or that should be pursued continuously once initiated. Short-term items are actionable within the next year following plan adoption. Medium-term recommendations can be pursued within a two-year time frame. Recommendations considered long-term could be implemented over the next five years.





PRIORITY A: SUPPORTING LOCAL GROWERS

SUPPORTING LOCAL GROWERS

Alpharetta residents who attended the Community Conversations and responded to the survey during the community engagement phase were enthusiastic about growing their own food. Participants described growing radishes, okra, sorrel, cucumbers, and even bitter melon to discourage deer, among many other fruits, vegetables, and herbs. Of the 72 residents who responded to the general survey, well over half grew their own food at home, while a quarter of respondents demonstrated their interest in growing food if they had better access to gardening resources and education. Residents also described informal groups of growers that had developed through friend groups and social media, allowing them to share excess produce or help out in older neighbors' gardens.

The recommendations in this priority area build on existing strengths among Alpharetta's local growers, such as informal associations or word-of-mouth produce sales, while also addressing some of the obstacles to growing that residents described during community engagement. The local growers referenced in this section range from apartment residents wishing to grow herbs on a windowsill to farmers growing multiple crops on several acres, with recommendations ranging in scale from providing basic educational programming on home growing to protecting farmland for future generations.

Supporting local growers means that more fresh produce will be close at hand, serving the goal of increasing fresh food access for all Alpharetta residents. A key theme throughout the community engagement and planning processes was the importance of prioritizing food security and access for the entire community. A food secure community exists when "all community residents obtain a safe, personally acceptable, nutritious diet through a sustainable food system that maximizes healthy choices, community self-reliance, and equal access for everyone."[7] While Alpharetta has a median household income of $119,568 and is largely perceived as a prosperous community, the 5% of Alpharettans who live below the poverty line and others who find themselves in need of food assistance must be considered when planning for the community food system. Pursuing the recommendations in this priority area also works towards decreasing barriers faced by food insecure individuals and families in accessing local food.

6. Anne Bellows and Michael Hamm. "Community Food Security and Nutrition Educators." Viewpoint (2003).



ONGOING STRATEGIES

RECOMMENDATION A-1:
Facilitate the Creation of a Home Growers' Cooperative

One of the most frequently cited community needs throughout both phases of the community engagement process was a centralized online space for local growers to connect with resources available in Alpharetta and to each other. 58% of general residents who were surveyed said they grow their own food at home, with over 50% of those respondents expressing interest in participating in a home growers' cooperative. This cooperative network could be a resource for offering assistance in preparing beds, trading plant starts, exchanging harvests, and advertising garden-related events and programs throughout the city. Creating an online space that is centralized, accessible, welcoming, and easy to use will hopefully help new gardeners feel empowered with the knowledge and support to grow their own food.

In addition to a digital space for exchanging resources and information, a physical space for the growers co-op could be established at the Alpharetta Farmers Market. The City could cover booth fees for the season, and co-op members could sell their excess harvest throughout the season. Many home growers cited that they do not know what to do with their excess produce, and would love the opportunity to share with neighbors. By establishing a booth at the farmers market, it would provide an additional outlet for fresh produce at the farmers market, allow growers to have an alternative stream of income, and contribute to a sense of place and community.

Keep Growing Detroit is one example of what a successful growers co-op could look like, as it provides an all-encompassing network of resources for gardeners in Detroit. The organization offers information, workshops, and internship opportunities related to all things food and agriculture, including how to build garden and farm infrastructure and guides on establishing a community garden. Their Garden Resource Program participants receive seeds, transplants, technical assistance from Keep Growing Detroit staff, and are connected to the thriving network of gardeners and farmers throughout Detroit. They also offer the "Grown in Detroit" program, which is open to all members of the Garden Resource Program. All members are committed to growing without the use of chemicals, pesticides, fertilizers, or GMO seeds, and with that commitment any member is eligible to sell their produce through their online farm store/CSA, at the farmers market, or wholesale directly to restaurants, commercial re-sale, or redistribution, all through the Keep Growing Detroit platform.



Radishes grown by a Keep Growing Detroit member, branded with the "Grown in Detroit" logo. Image sourced from the Future City Detroit website.

RECOMMENDATION A-1:
Facilitate the Creation of a Home Growers' Cooperative

TIMEFRAME:

Ongoing

ADDRESSES:

- **Supporting Local Growers**
- City Initiatives and Parnerships

LEAD:

City of Alpharetta Recreation, Parks, and Cultural Services; Community Agriculture Program

SUPPORT:

Alpharetta Farmers Market; Eatzos

STARTING STEPS:

- Collect relevant resources for gardening assistance, growing in Alpharetta, building beds, etc.
- Build out relevant social media platform accounts and website space.
- Invite Alpharetta community members to join the network and participate.
- Explore options for sponsoring the booth fee for co-op sellers at the Farmers Market.

RESOURCES:

1. Keep Growing Detroit

RECOMMENDATION A-2:
Expand Farmers Market Partnership and Offer Doubled SNAP/EBT

The Downtown Alpharetta Farmers Market is a seasonal event that takes place weekly on Saturdays between April and November. The Farmers Market is hosted by the Alpharetta Business Association and includes around 140 vendors. However, many residents who participated in the Community Conversations for this plan noted that there are few vendors who sell fresh produce, with many selling items like soaps, candles, and jewelry. Currently, none of the fresh produce sold at the Farmers Market is grown in Alpharetta. One resident noted: "There are too many vendors that don't sell grocery type foods. It's not a great place to shop for weekly food and I'd prefer the rule to be local producers only." The Farmers Market has taken some steps to balance the variety of products on offer, restricting new applications from baked goods, honey, jewelry, candle, soap, coffee, sauce, and spice vendors. Should the City of Alpharetta recruit a commercial kitchen and business incubator space (Recommendation E-6), this facility should be advertised to Farmers Market vendors through a partnership with the Alpharetta Business Association as an option for vendors to prepare their products locally.

To further encourage the sale of fresh fruits and vegetables at the Farmers Market, the City should consider wholly or partially subsidizing the $50 application fee and/or $40 weekly booth fee for vendors of locally grown produce as small business support, provided that the vendor is located within Alpharetta City limits. An arrangement could also be negotiated with the Alpharetta Business Association to provide reduced fees for these vendors. In tandem with facilitating a cooperative network for Alpharetta home growers, the City should assess the provision of a standing, funded Farmers Market booth for sale of co-op produce (Recommendation A-1). A standing City-sponsored booth could also be provided to restaurant and prepared food startups.



Vendors at the Alpharetta Farmers Market. Photo sourced from the Atlanta Journal Constitution website.

To facilitate increased access to fresh foods for families receiving federal nutrition benefits, the City should encourage the Alpharetta Farmers Market to enroll in a program that doubles SNAP/EBT dollars. Wholesome Wave Georgia is a non-profit organization dedicated to increasing access to fresh, healthy, local food for all Georgians. Through the Georgia Fresh for Less program, Wholesome Wave Georgia matches SNAP/EBT dollars spent on fresh produce at farmers markets. This program would be an effective way to increase the availability of fresh, healthy food to low-income families, while also making it clear that these families are welcome at the Alpharetta Farmers Market.

In Canton, Georgia, the local Farmers Market is managed by the City's downtown development manager. The market is held weekly on Saturdays in a downtown park. The Canton Farmers Market limits vendors to produce and prepared food, intentionally opting to focus on the market as a means to access a variety of local foods. The market provides free stalls for farmers, and charges only $10 weekly for prepared and value-added food vendors. The Canton Farmers Market does not have a program for doubling SNAP/EBT benefits. Further west, however, the Cartersville Farmers Market has opted into the Georgia Wholesome Wave Fresh for Less benefit doubling program. This farmers market is a joint effort on the part of Bartow County, City of Cartersville, and UGA Extension. The Cartersville Farmers Market is also guided by an advisory board made up of community members and other stakeholders, which informs the market's policies.

RECOMMENDATION A-2:
Expand Farmers Market Partnership and Offer Doubled SNAP/EBT

TIMEFRAME:

Ongoing

ADDRESSES:

- **Improving Local Food Access**
- Cultivating a Sense of Place
- City Initiatives and Partnerships

LEAD:

Alpharetta Business Association; City of Alpharetta Economic Development

SUPPORT:

Wholesome Wave Georgia

STARTING STEPS:

- Determine a funding source for supporting local produce vendors' Farmers Market costs, including the FWA City Agriculture Plan implementation grant and state small business assistance programs.
- Assess the feasibility of a standing City-sponsored Farmers Market stall for small business startups and home growers.
- Encourage the doubling of SNAP/EBT dollars at the Alpharetta Farmers Market to provide greater access to fresh fruits and vegetables for families receiving assistance.

RESOURCES:

1. Alpharetta Farmers Market Vendor Guidelines
2. Georgia Wholesome Wave Fresh For Less

RECOMMENDATION A-3:
Strengthen Volunteer Support for Community Gardens and Other Programs

Alpharetta's Community Agriculture Program has been successful in building a dedicated base of volunteers who assist with projects and maintenance at Old Rucker Farm. The program regularly hosts corporate volunteers from a variety of partners, as well as interested Alpharetta residents who want to contribute to their local community. The City should consider building upon the successes of the Community Agriculture Program's efforts to build volunteer capacity by facilitating a larger network of volunteers.

The City of Bloomington, Indiana, has a dedicated City-facilitated volunteer network, the City of Bloomington Volunteer Network (CBVN). An online portal and dedicated website allows interested residents to sign up to be contacted about volunteer opportunities, while opportunities are advertised through an online calendar and via a variety of social media platforms. Bloomington's volunteer portal encourages residents to volunteer with their Parks and Recreation Department or at the local Animal Shelter, and also encourages potential volunteers to get involved with their communities through serving on a board or commission or joining a neighborhood group. The online portal uses volunteer management software provided by a company called Galaxy Digital.

Creating an all-inclusive volunteer sign-up portal and management system would allow the City of Alpharetta to lend volunteer support to its various programs, including the Community Agriculture Program, when it is most needed. For example, the Wills Park Master Plan, completed in 2019, recommended against expansion of the Alpharetta Community Garden due to lack of volunteer support. A centralized volunteer network would allow the City to support community gardens and school gardens as needed using established volunteer connections. A volunteer network could also be implemented in tandem with the home growers' cooperative network (Recommendation A-1), with volunteer opportunities publicized when co-op members need additional assistance with garden preparation or harvesting.



Volunteers from Ernst & Young helping with a workday at Old Rucker Farm.

RECOMMENDATION A-3:
Strengthen Volunteer Support for Community Gardens and Other Programs

TIMEFRAME:

Ongoing

ADDRESSES:

- **Supporting Local Growers**
- City Initiatives and Partnerships

LEAD:

City of Alpharetta Recreation, Parks, and Cultural Services

SUPPORT:

City of Alpharetta Department of Information Technology

STARTING STEPS:

- Work with the Department of Information Technology to implement a centralized volunteer sign-up form and database through the City website.
- Advertise volunteer opportunities, both City-led and with community partners, through social media and email lists.

RESOURCES:

1. City of Bloomington Volunteer Network

RECOMMENDATION A-4:
Include Community Garden Space in Parks

Currently, Alpharetta offers two public community garden locations within City-owned parkland:

- Old Rucker Farm Community Garden
- Alpharetta Community Garden at Wills Park

Both of these gardens are located on the western side of the City and have extensive waiting lists for plots to become available. The demand for additional community garden space was a frequent comment throughout the community engagement process, and this demand has previously been recognized by the Recreation, Parks, and Cultural Services Department. According to the 2025 Recreation and Parks Master Plan, there is potential to develop community garden space within:

- Webb Bridge Park
- Windward Community Park
- Rock Mill Park
- Mid Broadwell Park

Three of these parks are located east of Highway 400, and the development of additional community gardens in these parks would be a first for the east side of Alpharetta. There is also potential for the expansion of the Alpharetta Community Garden at Wills Park, which would increase the number of available plots and provide more gardening opportunities for families who are already on the waiting list.

In order to increase accessibility and meet this growing demand for community garden space, partnering with the Recreation, Parks, and Cultural Services Department and ensuring land, resources, and leadership will be dedicated to the development of future garden space is essential to meeting this goal. Community gardens could be administered by a garden club, similar to the Alpharetta Community Garden at Wills Park.

Dane County, which contains the City of Madison, Wisconsin, has over 4000 individual community garden plots spanning across 43 acres of land dedicated to community gardening space. The Dane Gardens Network provides a centralized hub for residents to find a garden near them, see available plots, resources for establishing their own community garden, microgrants, and gardening knowledge. The program is operated through partnerships with the City of Madison, University of Wisconsin's Dane County Extension Office, and Community GroundWorks, a Madison-area food and gardening nonprofit. The City of Madison has gardens spanning across multiple City-owned parks, Department of Transportation easements, and University-owned land. Dane Gardens Network provides the following support services to their gardeners:

- Hold the lease for gardens on City-owned land and provide liability insurance to gardens as needed
- Mentor organizers at current and future gardens and connect them with resources and institutions
- Educate gardeners about growing vegetables and fruits in Wisconsin through sharing of technical publications, workshops, and an annual garden summit
- Promote connections between gardeners around the county

This kind of strong interorganizational partnership and clear leadership for community gardeners could be a useful model for Alpharetta on a smaller scale. All information that a gardener would need to know is centralized in one place and communicated effectively through interactive maps and links. The community gardens listed go beyond just those on City-owned parkland, and each garden includes a description of where it is located, how long it has been active, and who manages the space, along with relevant contact information.

RECOMMENDATION A-4:
Include Community Garden Space in Parks

TIMEFRAME:

Ongoing

ADDRESSES:

- **Supporting Local Growers**
- City Initiatives and Partnerships

LEAD:

City of Alpharetta Recreation, Parks, and Cultural Services

SUPPORT:

North Fulton Master Gardeners; FWA; UGA Extension

STARTING STEPS:

- Examine current master plans for Webb Bridge Park, Windward Soccer Complex, Rock Mill Park, and Mid Broadwell Park to ensure a community garden is being planned alongside other amenity developments.
- Research the feasibility and timeline for the expansion of Alpharetta Community Garden at Wills Park.

RESOURCES:

1. Food Well Alliance Community Garden Resource Center

RECOMMENDATION A-5:
Provide Workshops, Trainings, and Education

Expanded educational resources and opportunities for beginner, intermediate, and experienced gardeners to connect and grow their knowledge was one of the most frequently cited needs that came out of the community engagement process. Currently, Old Rucker Farm offers an extensive array of programming that varies depending on staffing availability, contracted partners to lead classes, and other events on the farm. The classes currently offered focus on a range of topics including personal health and wellness, dehydrating and preserving foods, and installing irrigation. There are also opportunities beyond Old Rucker Farm to bring local food and agriculture education to the community. The Alpharetta Farmers Market can act as a weekly conduit of connection to encourage residents to visit the farm, seek out a class, or explore how to establish their own garden. Workshops could be hosted directly at the Alpharetta Farmers Market to capture a base of Farmers Market customers who might otherwise not have the time to seek out workshops or training at Old Rucker Farm. Alpharetta also has a vibrant social culture of food-based events, such as Taste of Alpharetta and the Food Truck Alley. These local food events could be utilized as regular platforms for food and gardening education and short, interactive programming. By incorporating gardening and agriculture into these City-wide food events, it will encourage residents to think about their food system from plant to plate and enhance an already vibrant culture of local food champions.



An advertisement for one of the educational events offered at Old Rucker Farm.

RECOMMENDATION A-5:
Provide Workshops, Trainings, and Education

TIMEFRAME:

Ongoing

ADDRESSES:

- **Supporting Local Growers**
- Sustainable Stewardship
- City Initiatives and Partnerships

LEAD:

City of Alpharetta Recreation, Parks, and Cultural Services; Alpharetta Business Association

SUPPORT:

Fab Food Trucks; North Fulton Master Gardeners; Local Food Advocates; 99 Plants; Green Cell

STARTING STEPS:

- Analyze current workshop programming and see what classes have had most attendance and could be expanded.
- Identify gaps in programming to encourage gardeners of all experience levels to attend.
- Develop gardening handouts, fliers, and other resource packets to give away at events and farmers markets.
- Look into hiring additional educators/workshop leaders.

MEDIUM-TERM STRATEGIES

RECOMMENDATION A-6:
Establish a Community Seed Library and Tool Bank

Saving seeds has a variety of benefits for both the gardener and local ecosystem as a whole including helping to preserve genetic diversity in edible plants, saving money on seeds and plant starts, and encouraging gardeners to grow their favorite native varieties year after year. Allowing crops to go to seed also acts as an extended food source for pollinators. A seed library promotes community resilience and relationship building by allowing growers to participate in a non-monetary form of exchange and connection.

A seed library operates similarly to a book library; users "check out" a packet of seeds, return the packet after planting, and after they have raised their own crops and collected seeds from their harvest, bring those seeds to contribute back to the library. It is a self-sustaining and community supported system. The seed library could be hosted and managed by Old Rucker Farm, and if popular amongst residents, could expand to other publicly accessible locations like Alpharetta Recreation Centers. The initial investment into a seed library would require an organized box or cabinet, labels, dividers, seed packets, stamps, a checkout management system, and an initial supply of seeds. A resource guide on how to save seeds would also be beneficial for residents who might not be familiar with the practice.

A tool bank operates under some of the same principles as a seed library in that it promotes community connection, accessibility, and trust. A tool bank for Alpharetta would encourage residents to pursue home and garden projects that they may not have the means to otherwise, due to barriers in procuring the right equipment. The tool bank could also be hosted at Old Rucker Farm, in a shed with a coded lock and a check out system for accountability. The initial start-up costs could be higher than that of a seed library, due to acquiring multiple tools to be used and having storage built to contain the inventory. Depending on the types of tools present in the bank, renting may require safety trainings and/or liability waivers. Tool bank users could also benefit from frequent maintenance education so tools can be repaired in a timely manner. Hosting a community garden tool drive could reduce start up costs and act as an advertisement for the launch of the program.

The Cleveland Seed Library was established to increase resilience, biological diversity, and food security throughout the region. Managed by the Hummingbird Project, seed libraries are present at 22 different library locations across 5 different counties, each containing over 20 unique varieties of organic, open-pollinated, non-GMO seeds for the community to access. The seed bank is open from early spring until the first day of fall. They are actively seeking to add additional seed libraries to other locations across the region, if there is community interest in doing so. They also offer seed saving workshops, literature, and extensive resources on their website.



Alpharetta's Community Agriculture Program offers seeds at the Taste of Alpharetta festival.

RECOMMENDATION A-6:
Establish a Community Seed Library and Tool Bank

TIMEFRAME:

Medium-term

ADDRESSES:

- **Supporting Local Growers**
- Sustainable Stewardship
- City Initiatives and Partnerships

LEAD:

City of Alpharetta Recreation, Parks, and Cultural Services

SUPPORT:

Additional North Fulton Cities; Fulton County Library; Atlanta Community Tool Bank

STARTING STEPS:

- Select a location to host the seed library with considerations for storage and accessibility.
- Create community guidelines for use of seeds and tools.
- Acquire seeds and tools.
- Establish a "check out" protocol for the tool library.

RESOURCES:

1. Starting a Seed Library
2. Share Starter: How to Start a Library of Things

LONG-TERM STRATEGIES

RECOMMENDATION A-7:
Support Existing Farms

According to the American Farmland Trust, an estimated 2000 acres of farmland a day are paved over, fragmented, and converted to land uses that are not agricultural.[8] Over the next 15 years, one third of America's farm and ranchland will exchange hands as farmers and ranchers age, with many of those sales resulting in the loss of viable farmland. Alpharetta has already seen the effects of this process over the last 50 years through its evolution from a primarily agrarian community to a thriving center of enterprise and technology.

Currently, there are four working farms in Alpharetta, including Old Rucker Farm. One means of expanding Alpharetta land available for agricultural production is through the use of agricultural conservation easements. Operating through the Georgia branch of the Natural Resource Conservation Department (NRCS), the Agricultural Conservation Easement Program (ACEP) helps landowners, land trusts, and other entities protect, restore, and enhance wetlands, grasslands, and working farms and ranches through conservation easements. Under the Agricultural Land Easements component, NRCS helps American Indian tribes, state and local governments, and non-governmental organizations protect working agricultural lands and limit non-agricultural land uses. Conserving farmland in Alpharetta and surrounding cities would encourage alternative forms of land use and enhance the agricultural resilience and security for the entire region's local food system. Individual farmers cannot directly receive funding for the ACEP program, so the City of Alpharetta would be a crucial partner to pursue this kind of easement.

The Athens Land Trust (ALT) currently protects 20,000 acres through conservation easements and fee donations in Athens-Clarke County and 39 other counties in Georgia. This land consists of working family farmland and forest, wetlands, neighborhood open space, and scenic vistas. ALT works with landowners to protect ecologically rich areas, working farmland, and scenic areas in Georgia. Protecting natural areas sustains critical ecosystem products such as clean air and water, wildlife habitat, biodiversity, water supply and productive soils. These natural commodities provide a wide array of benefits to humans and wildlife and create the foundation for environmental and economic sustainability. Through the Agricultural Land Easement program, the landowner gets paid for keeping the country' best soil and farmland for agricultural use, which keeps the nation's future food supply more secure. The ACEP-ALE program purchases 75% of a conservation easement value, which is funded 50% by Farm Bill support and 25% by a local match. The landowner donates the remaining 25% value of land through the easement, which could have federal tax benefits.

An additional resource for farmland conservation throughout metro Atlanta is the Conservation Fund's Working Farms Fund. The program has been piloted in Atlanta and Chicago and seeks to fill the land access gap that prevents small farmers from scaling up their operations. The Conservation Fund acquires farmland that is at threat of being converted to other development under a conservation easement, then a lease-to-own contract is established between the Conservation Fund and the farmer. The conservation easement is then sold back to the farmer at an agricultural-use value, which is far below market value price. The fund has assisted eight farmers so far across metro Atlanta with expanding their farm operations significantly while also preserving vulnerable ecosystems through conservation. Snapfinger Farm recently partnered with the program in 2022 and secured a 197-acre farm in Covington, Georgia. This property borders the South River, a major watershed of Atlanta. The farm's ecosystems include floodplain, wetlands, streams, and lakes, with extensive farmland, resulting in high biodiversity across the property. Over the next four years, Snapfinger Farm will expand production on more than 50 acres of cropland to sell to Atlanta wholesale markets.

8. American Farmland Trust. "What's at Stake."

RECOMMENDATION A-7:
Support Existing Farms

TIMEFRAME:

Long-term

ADDRESSES:

- **Supporting Local Growers**
- City Initiatives and Partnerships

LEAD:

City of Alpharetta Recreation, Parks, and Cultural Services

SUPPORT:

Athens Land Trust; American Farmland Trust; Georgia NRCS; The Conservation Fund - Working Farms Fund; Additional North Fulton Cities

STARTING STEPS:

- Identify active farms in Alpharetta and assess interest in establishing conservation easements.
- Identify former farmland or other wildlands that have not been developed yet that could benefit from a conservation easement, and consider partnership with Athens Land Trust.
- Assess tools to invite interested farmers within Alpharetta to manage protected land.

RESOURCES:

1. Georgia Farm Link
2. Athens Land Trust ACEP-ALE
3. American Farmland Trust
4. Georgia NRCS Agricultural Conservation Easement Program (ACEP)

RECOMMENDATION A-8:
Expand Community Agriculture Program

Old Rucker Farm offers a wealth of opportunities to the City of Alpharetta and surrounding communities. As Alpharetta continues to grow, Old Rucker Farm will need to be able to accommodate the increase in community members interested in local food systems, home gardening, and community gardening as well as the growing demand for food at North Fulton Community Charities. This could mean expanding space at Old Rucker Farm, or pursuing options for a second location for the Community Agriculture Program. The property currently has additional space within the "park" portion which is unsuitable for vegetable gardening, but could be used to plant a larger orchard, or a field of native or edible species that would not only support pollinators, but also be used for families to enjoy and for photography opportunities. Additionally, a 2-3 stall small barn could be built on this side of the property with bleacher-style seating to host educational demonstrations with future livestock: how to milk a cow, taking care of goats, etc. This would incorporate a whole new facet of education to the Community Agriculture Program, and would provide fun and exciting opportunities to interact with animals.

Looking beyond the current property, the Community Agriculture Program could expand to the Mayfield property, which is currently co-owned by Alpharetta and Milton. This property, which formerly served as a family homestead, has 12 acres and a pond. It could serve as a location for a community compost site, larger rented plots for grower-coop members, and expanded educational opportunities. Other partners for expanding growing space could include local churches with large properties and private property owners interested in using tax-based incentives to protect portions of their private land for conservation and food production.

Community Agriculture Program staff and volunteer capacity will need to grow in tandem with the program's offerings. Additional staff and volunteer leads will be needed to draft management plans for an expanding program, potentially including multiple community gardens (Recommendation A-4), a growers' co-op network (Recommendation



A-1), and other initiatives. Currently, the Community Agriculture Program is staffed by one part-time employee, with the full-time Community Services manager overseeing the program as part of a range of responsibilities. The program is currently hiring for a temporary, contractor Education and Volunteer Coordinator. In order for the program to expand and thrive, the City should pursue creating a full-time Farm Manager role. This position would oversee day-to-day farm operations: crop planning and rotation, compost management, animal care, etc. Subsequently, the addition of a Program and Communications Coordinator position should be considered to manage the growers' co-op, additional community gardens, and other new programming initiatives.

A comparable community farm to look to as an example is the CAC Beardsley Community Farm funded through the City of Knoxville's Community Action Committee. Their mission is to provide fresh produce, accessible education, and land for gardening to the greater Knoxville community. Similar to Old Rucker Farm, all of their produce is donated to charity. They have three permanent staff members, an internship program, and a strong volunteer base. In addition to their permanent staff, they also have a range of 3-8 Americorps service members coordinating their volunteer programs, school garden initiatives, and other education ventures. Although Americorps members might not be the best fit for supplementing staff with the Community Agriculture Program, CAC Beardsley has built their staff capacity through an Americorps partnership and pursuing grant funding.

RECOMMENDATION A-8:
Expand Community Agriculture Program

TIMEFRAME:

Long-term

ADDRESSES:

- **Supporting Local Growers**
- City Initiatives and Partnerships

LEAD:

Alpharetta Recreation, Parks, and Cultural Services Community Agriculture Program

SUPPORT:

City of Alpharetta Community and Economic Development

STARTING STEPS:

- Complete development of a Master Plan for Old Rucker Farm, considering expansion of Community Agriculture facilities.
- Pursue funding to hire new staff.
- Create partnerships to assist with management of new programming.
- Look into expanding internship opportunities.

PRIORITY B: CULTIVATING A SENSE OF PLACE

CULTIVATING A SENSE OF PLACE

Since it was chartered in 1858 through the 1970s, Alpharetta was a primarily agrarian community with a quiet downtown district. Over the past 40 years, the population of Alpharetta has grown twenty-one times over from 3,000 to 66,000. That figure is projected to further increase to 83,000 by 2040, making Alpharetta one of the fastest-growing communities in the South. As development puts pressure on surrounding green spaces, the City of Alpharetta has set goals to "develop a land use pattern and structure that fully complements the vision of Alpharetta as a signature community in the region" as well as to "protect and nurture natural, cultural, and historic resources."[9]

These recommendations can be used as tools to promote local food and agriculture as an additional community amenity, a means of preserving a grounded and connected local culture, and a regenerative practice to strengthen local ecosystems. Residents often referenced the agricultural history of their city in the community engagement phase, and these recommendations serve to honor and build upon that connection.

9. City of Alpharetta. Horizon 2040 Comprehensive Plan. 2021.



ONGOING STRATEGIES

RECOMMENDATION B-1:
Local Food Branding Program

To build a sense of community around the local food system, the City of Alpharetta should consider launching a locally made and/or produced brand campaign, i.e. "Alpharetta Grows." A local branding campaign adds a unique selling point to products that connects businesses and/or growers to the local consumer base.

A local brand not only promotes affiliated producers, but also promotes its host city. Local brand platforms can enable a connection between local food advocates and the City's efforts to boost economic development and tourism. While other economic development support programs should also be considered, a local brand platform offers important support for local businesses and producers with a specific focus on new market development and brand differentiation. Local brand platforms can provide marketing exposure, create new distribution opportunities, and foster business-to-business sales such as local restaurant procurement.

By promoting geographic connections, a local brand taps into growing consumer trends for local goods and fosters a unique appreciation of place. The campaign to market the local brand to consumers should tap into the multitude of benefits of local food and agriculture including, but not limited to:

1. Supporting local businesses and keeping dollars in the local economy.
2. Reducing the environmental impact of certain foods by limiting transportation and packaging needs and avoiding chemically intensive conventional growing practices.
3. Increasing access to fresh, seasonal, and maximally nutritious food options.
4. Bringing the Alpharetta community together around good and nutritious food while connecting to the City's agricultural history.

Locally, Alpharetta can look to Atlanta's local food promotion program, AgLanta Grown, as an example of establishing a local food and agriculture brand. AgLanta Grown syncs the collective efforts of contributors and consumers in Atlanta's local food system by developing a trusted brand for the local agriculture economy, increasing access to markets for producers and consumers, and building a broad coalition of producers, consumers, and advocates to stimulate the local food economy and increase revenue for farmers.

This recommendation follows national trends towards differentiating local food brands. For example, Community Involved in Supporting Agriculture's "Be a Local Hero, Buy Locally Grown" campaign in the Pioneer Valley of Massachusetts has had tremendous success since it launched in 1999. 82% of surveyed residents in the three-county region recognized the brand's logo, and those that did recognize it were twice as likely to prioritize purchasing local food. In the 2002-2007 USDA Census of Agriculture, farmers in the brand's region reported that they doubled the amount of products (including wood, flowers, and produce) sold to local customers, increasing sales from $4.5 million to almost $9 million after the launch of this branding campaign.

The AgLanta Grown logo. Image sourced from the AgLanta website.

RECOMMENDATION B-1:
Local Food Branding Program

TIMEFRAME:

Ongoing

ADDRESSES:

- Supporting Local Growers
- **Cultivating a Sense of Place**
- City Initiatives and Partnerships

LEAD:

City of Alpharetta Community and Economic Development, City of Alpharetta Recreation, Parks, and Cultural Services

SUPPORT:

Alpharetta Business Association, Alpharetta Chamber of Commerce, Alpharetta Convention and Visitors Bureau

STARTING STEPS:

- Create a sub-committee including growers, consumers, food business owners, and marketing specialists to draft the parameters of the brand protocol including geographic limitations, certification requirements, and marketing brand standards.
- Identify funding to create or commission a marketing firm to create materials to market brand opportunity including web and social media assets and physical marketing materials such as QR code postcards, stickers for branding, or other display materials.
- Utilize current City and food business communication networks including social media accounts to promote the new branding protocol. This should be done in conjunction with content uplifting current food and agricultural organizations, events, volunteer opportunities, and activity related to City Agriculture Plan implementation.
- Pilot the branding initiative with current local growers, producers, and food businesses. Consider including incentives for business participation as well as consumer participation, such as a "local food passport" activity.
- Consider hiring an agricultural communications part-time or temporary employee within the Recreation, Parks, and Cultural Services Department to run social media campaigns and accounts and spearhead advertising of related events. This position could tie in to the marketing curricula of Cambridge High School's Agribusiness and Leadership class.

SHORT-TERM STRATEGIES

RECOMMENDATION B-2:
Form a North Fulton Local Food Working Group

Alpharetta's close relationship with surrounding North Fulton County cities presents a unique opportunity to cross-leverage local food and agriculture resources and community assets. To formalize this relationship, Alpharetta could spearhead the creation of a North Fulton Local Food and Agriculture Working Group or Coalition in partnership with the cities of Johns Creek, Milton, Mountain Park, and Roswell.

The purpose of a Working Group would be to strengthen the regional food system by connecting its various sectors across jurisdictional boundaries. By connecting and examining the functionality of the regional food system, the Working Group would be able to propose beneficial policy changes and community initiatives to help improve the regional quality of life by increasing local food access, supporting local entrepreneurial opportunities, and proposing sustainable practices. A regional Working Group would encourage collaborative projects between food sectors that more organically reflect local food sheds and the way that North Fulton residents produce and source their local food and products.

This recommendation follows a growing national trend of forming Food Networks or Food Policy Councils. Two groups that can be modeled in the Southeast are the Davidson County Local Food Network and the Harvey County Food & Farm Council.

The Davidson County Local Food Network in Davidson County, North Carolina, is a group composed of private citizens, representatives from the Health Department, Cooperative extension, businesses, farms, governmental and non-governmental organizations who feel the need to make food a priority. They have formed three action committees to address the current issues facing their county: Community and Home Gardens, Health Promotion and Access (Food Security and Recovery), and Farm and Food Economy.

In Harvey County, Kansas, the Harvey County Food and Farm Council is a group of community members, farmers, food retail establishments, organizations serving at-risk populations, the health department, and schools and other institutions all appointed by the Harvey County Commission. Their mission is to promote access to affordable, nutritious, and safe food for all residents; to promote local food as a means of enhancing economic development, promoting agritourism, and strengthening the local food system; and to effect improvement in the health and well-being of all Harvey County residents.



The Newtown Community Garden in Johns Creek. Photo sourced from the Atlanta Area Parks website.

RECOMMENDATION B-2:
Form a North Fulton Local Food Working Group

TIMEFRAME:

Short-term

ADDRESSES:

- Supporting Local Growers
- **Cultivating a Sense of Place**
- Sustainable Stewardship
- City Initiatives and Partnerships

LEAD:

City of Alpharetta Recreation, Parks, and Cultural Services

SUPPORT:

Related officials from other participating cities, Alpharetta Convention and Visitors Bureau

STARTING STEPS:

- Develop a Planning Committee. The committee could include representatives from legislative bodies, farms and gardens, and food businesses from each of the participating cities.
- Determine the structure of the Working Group. The Working Group can be structured with various committees to address priority issues and/or projects. It can also vary in terms of political affiliation with models including, but not limited to, independent/non-political groups, groups formed through a resolution passed by the county board, or groups formed through joint resolutions from participating cities.
- Consider conducting additional community outreach in participating cities outside of Alpharetta to assist with determining regional priorities. The Working Group could model the community engagement undertaken as part of the Alpharetta City Agriculture Plan and then synthesize cross-city and county level data to inform prioritization of projects.
- Host a small, hyper-local Food System Summit with sponsorship from the Alpharetta Convention and Visitors Bureau to bring regional stakeholders together for networking and learning opportunities.
- Craft an outreach and messaging strategy to promote the Working Group across North Fulton County.

RESOURCES:

1. Johns Hopkins Center for a Livable Future & Food Policy Network Collaborations
   a. Developing a Communications Strategy: A Guide for Food Policy Councils
   b. From Partnerships to Policy: Promising Practices for New Food Policy Councils

PRIORITY C: SUSTAINABLE STEWARDSHIP

SUSTAINABLE STEWARDSHIP

A common thread ran through the many conversations that produced this plan: the sense that all of us must be responsible stewards of our land and resources. The steering committee engaged in an in-depth discussion on what sustainable stewardship means in the context of local food and agriculture in Alpharetta. Working together, steering committee members agreed upon this definition:

"Responsibly stewarding resources and the environment by enabling a circular cycle where food and other plants are grown using regenerative practices that contribute to healthy soil, food is distributed and preserved with little waste, and food waste and organic materials are composted and added to soil to begin the cycle anew."

Recommendations in this priority area are written in recognition that growing food relies upon healthy soil, clean water and air, and a thriving ecosystem that supports pollinators and other wildlife.



MEDIUM-TERM STRATEGIES

RECOMMENDATION C-1:
Explore Community Composting Models and Pilot a Community Program

Locally-based composting builds healthy soils while promoting social inclusion and empowerment. When materials are collected and transported out of the community for processing, these benefits are not realized at the local level. Worse, when they continue to circulate in traditional waste management streams, they decompose in landfills emitting harmful greenhouse gasses.

In community composting programs, resources are recognized and managed as community assets. These programs are characterized by local control, community access, and participation. Community composting involves relatively small-scale systems in which organic material is converted into compost within a local community using community inputs and producing community assets.

Community composting operations that source off-site materials, such as food scraps or yard trimmings, fall under Georgia Environmental Protection Department's (GA EPD) designation as a Class II compost operation. This class is for sites that process feedstocks that are Category A (yard trimmings, land clearing debris, on-site agricultural residuals, and untreated wood) and Category B (off-site agricultural residuals, herbivorous animal manure, and source-separated organics such as food residuals and compostable papers). Class II sites that process less than 500 tons of Category B feedstock per month are required to qualify for a GA EPD permit-by-rule. This permit-by-rule requires that they comply with certain design and operating standards including appropriate signage and a management plan that includes trained operators.

20% of residents that participated in the Community Engagement survey noted that they already compost at home, indicating a high level of community interest in composting. Additional avenues to participate via community composting systems or drop off sites offered in tandem with additional resources and education would surely attract even more composters.

Food scraps drop off locations could be simple collection receptacles that are then transported to a composting site. These drop offs could be coordinated weekly at the Alpharetta Farmers Market or at a recycling facility such as the Roswell Recycling Center. A pilot project could be undertaken via the Community Agriculture Program through the acquisition of a food dehydrator, which would allow for easy transport of organic materials once dehydrated. This type of community composting meets residents where they are already gathering or engaging in recycling. One example is the City of Alexandria, Virginia, which coordinates Food Waste Drop-Off Stations operated by their Department of Transportation & Environmental Services' Resource Recovery Division. These sites are located at Farmers Markets across the City where residents can drop off food waste free of charge. The food waste is taken to a local composting site and processed into compost. Staff are on site at the Farmers Market Drop-Off sites to accept items for composting and share information on how to compost food and yard waste at home.

There are also a number of potential partners that could assist in facilitating composting within Alpharetta. CompostNow requires 500 interested residents or businesses in order to expand their service area. They also accept applications for donation site partners, which could allow Alpharetta residents to donate their compost to Old Rucker Farm or to another local garden. Goodr is another potential partner or resource, providing surplus food recovery and composting services through a variety of partnership models. Organix Recycling is another food waste collector that provides food waste management on a range of scales, from farms to industrial processors. Based on the success of a community composting program, the City could consider pursuing organic waste management on a larger scale.

RECOMMENDATION C-1:
Explore Community Composting Models and Pilot a Community Program

TIMEFRAME:

Medium-term

ADDRESSES:

- Supporting Local Growers
- **Sustainable Stewardship**
- City Initiatives and Partnerships

LEAD:

City of Alpharetta Recreation, Parks, and Cultural Services

SUPPORT:

Other garden and/or drop off site managers; Georgia Environmental Protection Department

STARTING STEPS:

- Old Rucker Farm is recommended for the pilot site since it already has a 6-bin composting system, regular staff, and compost signage.
  - Farm managers should determine the average amount of additional food scrap material (outside of that produced on the farm) that the 6-bin system could support on a weekly basis and determine the number of pilot participants from that calculation.
  - Starting with regular volunteers, community garden members, or CSA members, reach out to the target number of participants to identify interest in a weekly food scrap and/or browns drop off opportunity.
  - Consider procuring items for pilot participant toolkit including sealed 5-gallon bucket, countertop compost bin, and suite of educational materials. Small dehydrators could also be an alternative that would permit ease of transport without spills or odor.
- Given the success of the pilot program and assuming broader interest in participation, the drop off program could be expanded to additional sites in Alpharetta.
  - Identify potential drop off sites, which are most easily sited at existing farms, gardens, or park spaces. Sites should include adequate space for a small compost system reasonably set back from the property line, and should be regularly monitored and/or staffed by individuals/organizations willing to be trained operators.
  - Conduct community outreach to identify critical mass of local neighbors interested in participating in community composting programs at proposed sites. This could involve door-to-door outreach or a neighborhood survey.

RESOURCES:

1. State of Georgia Rules and Regulations for Composting and Anerobic Digestion Facilities
2. Institute for Local Self Reliance: Growing Fertility - A Guide to Community Composting
3. Institute for Local Self Reliance: Community Composting Done Right - A Guide to Best Management Practices
4. Additional funding to expand the program to a City-level may be available through US Department of Agriculture (USDA) grant opportunities for municipal composting planning and implementation through Composting and Food Waste Reduction cooperative agreements
5. CompostNow
6. Goodr

LONG-TERM STRATEGIES

RECOMMENDATION C-2:
Support Pollinators and Pollinator Habitats

The health and biodiversity of native pollinators is essential to the wellbeing of our agricultural systems. Taking steps to support pollinators, including the creation and enhancement of pollinator habitats, will in turn support the health and productivity of local agriculture. Strategies could include encouraging residents to plant pollinator-friendly plants, replacing traditional landscaping in commercial areas and on City-owned property with pollinator-friendly plants, and promoting beehive cultivation on rooftops and in other greenspaces where appropriate management is available.

Supporting wildlife habitat has already been established as a priority of Alpharetta's City Council when they decided to pursue certification as a Community Wildlife Habitat through the National Wildlife Federation. This certification would increase the diversity and resiliency of native plants and wildlife and create a healthier local ecosystem. Achievement and maintenance of this certification is a goal of Alpharetta's Wild Side, a program sponsored by the Alpharetta Natural Resources Commission to promote the preservation of green spaces in Alpharetta that support wildlife. The program focuses on using native plants as habitats for pollinators and other neighborhood-friendly animals. This program, which is under the purview of the Public Works Department, should be re-prioritized in order to attain certification. Certification also requires community projects and educational workshops that could be bolstered during the City Agriculture Plan implementation phase.

In addition to Alpharetta's Wild Side, several other residents, local apiary organizations, and school programs have established and maintained beehives and pollinator gardens throughout Alpharetta. Connecting these groups and coordinating their efforts to support pollinators across the city would be an effective way to share best practices, leverage shared resources, and identify geographic areas that need pollinator support. The Alpharetta's Wild Side program or a similar spin-off program could be created to facilitate mapping and tracking of pollinator habitat through contributions by Alpharetta citizen scientists.

A prime example of strategic action comes from the City of Toronto, Canada, which passed a Pollinator Protection Strategy in 2018 to support the City's vision of being home to diverse pollinator communities that contribute to resilient ecosystems and enhance urban biodiversity. This strategy framework has been incredibly successful in sustaining and improving pollinator diversity and is a model for urban pollinator conservation strategies around the globe. The 30 actions in Toronto's Pollinator Protection Strategy are multifaceted, addressing improvements in educational outreach and the need for sustained funding and increased capacity, while keeping in mind the importance of building and sustaining partnerships with stakeholder groups, including underrepresented communities. With around 7,000 citizens engaged in the public consultation process, the strategy outlines diverse approaches to protect Toronto's 360+ species of native bees and 112 species of butterflies.



RECOMMENDATION C-2:
Support Pollinators and Pollinator Habitats

TIMEFRAME:

Long-term

ADDRESSES:

- Supporting Local Growers
- **Sustainable Stewardship**
- City Initiatives and Partnerships

LEAD:

Alpharetta Natural Resources Commission

SUPPORT:

City of Alpharetta Recreation, Parks, and Cultural Services; City of Alpharetta Public Works; Innovation Academy STEM High School; Metro Atlanta Beekeepers Association; Cambridge High School Future Farmers of America beekeepers

STARTING STEPS:

- Cultivate partnerships between current Alpharetta pollinator-support organizations.
- Cultivate partnerships between Alpharetta pollinator-support network and related regional non-profits such as:
  - Georgia Tech Urban Honey Bee Project: a research program that studies the effects of urban environments on honey bee populations.
  - Greater Atlanta Pollinator Partnership: a group that supports pollinator conservation research and habitat restoration, develops clear guidelines for pollinator-friendly habitat design and installation, and helps restore both abandoned and endangered pollinator sites.
  - Atlanta Botanical Garden Plant Pollinator Program: a group focused on the creation and restoration of metro Atlanta pollinator habitats, surveying and monitoring pollinators, and developing educational material on pollinator conservation in the region.
- Survey practices of city landscaping and land use to identify opportunities to increase native and pollinator-friendly plantings.

PRIORITY D: CITY INITIATIVES AND PARTNERSHIPS

CITY INITIATIVES & PARTNERSHIPS

The recommendations in this document were written to be implemented wholly or in part by the City of Alpharetta. A conscious decision was made during the planning process to focus on action items that could be undertaken with the City either leading or facilitating the initiative. Hence, while there is important work being done by a variety of organizations to enhance local food connections in Alpharetta, this plan is centered around the City's role in strengthening this network.

Residents are supportive of the resources the City of Alpharetta has dedicated towards Old Rucker Farm and the Community Agriculture Program. Many survey respondents felt that Old Rucker Farm was representative of what Alpharetta is doing right in terms of local food. The Community Agriculture Program also constitutes a strong partnership between the City and local educational institutions. One resident described Old Rucker Farm as a "tremendous start," which speaks to the potential to expand the reach of the Community Agriculture Program and leverage the strong community partnerships the City is already engaged in to encourage and incentivize locally produced food.



North Fulton Young Farmers starting seeds at Old Rucker Farm. Photo sourced from North Fulton Young Farmers Facebook page.

ONGOING STRATEGIES

RECOMMENDATION D-1:
Strengthen Educational Partnerships

The City of Alpharetta's Community Agriculture Program forms a strong basis for educational relationships between the City and local schools centered around agriculture. Fulton County Schools offers Agriculture, Food, and Natural Resources programming at some local schools through the Georgia Career, Technical, and Agricultural Education (CTAE) program. The City of Alpharetta currently partners with the North Fulton Young Farmers, as well as with Cambridge High School Agribusiness students, providing growing space at Old Rucker Farm for the produce sold through their CSA program, the AGaretta Box. Cogburn Woods Elementary School is another school in the area offering Agriculture, Food, and Natural Resources pathways through CTAE, while Amana Academy, The Lionheart School, and Fulton Science Academy also offer school gardens and farm to school programming. Alpharetta High School's Culinary Arts Program, also a CTAE pathway, uses produce from Old Rucker Farm to prepare value-added products for inclusion in AGaretta Boxes.

To further support and facilitate school-based education and training around agriculture, the City should consider facilitating the establishment of a fund that can be used to assist schools within Alpharetta with the start-up costs associated with opting into the CTAE program and/or for establishing school gardens. This funding could be used to focus on implementing agricultural education at all levels K-12, creating a pipeline to careers in agriculture for Alpharetta students. Grant funding could be administered as a match to state CTAE grants or student fundraising. The City of Alpharetta can also support established programs by continuing to provide training and growing space at Old Rucker Farm and other sites (such as the Mayfield property discussed in Recommendation A-8), and by coordinating with local schools to direct volunteer resources to schools in need of assistance. Old Rucker Farm's existing educational programming could include resources and supplies for teachers starting or growing in school gardens.

The City of Perris, California, established the Grow Perris initiative in 2016 as an offshoot of its public health campaign, Live Well Perris. The initiative supports endeavors that increase access to healthy, fresh food, such as urban farms and community gardens. As part of this initiative, the City received a $50,000 USDA Farm to School Grant to create a Farm to School Framework and Action Plan in conjunction with one of the local school districts. Following completion of this plan in 2021, the Val Verde Unified School District received a further $100,000 in USDA Farm to School funding for implementation in 16 local schools, including garden expansions and agricultural education programming. The City of Alpharetta should consider pursuing joint funding with Fulton County Schools or North Fulton Young Farmers using a similar partnership model.

In addition to agricultural education, Fulton County Schools has farm to school procurement in place. The district's School Nutrition Program has been a participant in the National Farm to School Initiative for over a decade, sourcing locally grown produce for school lunches. Alpharetta High School was a previous participant in the Georgia Department of Agriculture Georgia Grown Test Kitchen program. The City should pursue plans to provide further support to the Alpharetta High School Culinary Arts Program through encouragement or recruitment of a shared commercial kitchen facility (Recommendation D-7).

RECOMMENDATION D-1:
Strengthen Educational Partnerships

TIMEFRAME:

Ongoing

ADDRESSES:

- Supporting Local Growers
- **City Initiatives and Partnerships**

LEAD:

City of Alpharetta Parks, Recreation, and Cultural Services; City of Alpharetta Economic Development

SUPPORT:

Fulton County Schools, North Fulton Young Farmers, Future Farmers of America (FFA) Chapter at Cambridge High School, USDA

STARTING STEPS:

- Reach out to existing agricultural education contacts at Fulton County Schools to determine areas where the City could be of assistance, such as providing volunteer support.
- Identify potential funding sources that could be directed towards an agricultural education fund.
- Encourage the formation of a multi-school educators network to facilitate sharing of best practices and cross-leveraging resources under the guidance of North Fulton Young Farmers leadership.

RESOURCES:

1. Fulton County Schools CTAE
2. Georgia CTAE Grants
3. USDA Farm to School Grant Program
4. Whole Kids Foundation
5. FarmLab

RECOMMENDATION D-2:
Promote Local Food through Policy and Permitting

Alpharetta's Unified Development Code is generally accommodating of agricultural practices. The Agricultural (AG) zoning district permits farmland and raising of livestock, and there are a number of parcels zoned AG distributed across Alpharetta. There are no restrictions on gardening in residential districts, and backyard chickens are permitted in single-family residential districts on lots of over one acre. In addition, community gardens are permitted in all downtown zoning districts by right. While the code as it stands does not represent a barrier to local food production, the City should consider actively incentivizing local food through the adoption of an Urban Agriculture Ordinance.

In 2020, the City of Stockton, California, adopted an Urban Agricultural Ordinance which expressly permits the keeping of hens, ducks, and bees and enables farm stands for on-site fruit and vegetable sales. The ordinance followed the City's Food and Ag Action Plan, which was completed in 2017 and included a primary objective of creating a policy environment supportive of urban agriculture. The ordinance amends Stockton's code to allow the sale of produce in open air venues such as farms, farmers markets, and farm stands. It also defines agricultural activities and facilities, community gardens, conservation areas, market gardens and urban farms, urban agriculture, and food and beverage product manufacturing as distinct uses and permits them by right in multiple zoning districts. Stockton's Urban Agricultural Ordinance also lays out clear guidelines for types of animals that can be kept and makes allowances for number of animals per square foot by land use and zoning district. Closer to home, the City of Atlanta passed an Urban Agriculture Ordinance in 2014 and a Local Farmstand Ordinance in 2021.

As an intermediary step, the City should consider a code amendment that permits open lot sale of fruit and vegetables on properties that are zoned Agricultural (AG), as this use is currently permitted only as a temporary use in non-residential districts with a limit of 45 days. The City should also consider lowering the minimum lot size for backyard chickens



and instead limit the number of hens by square footage. Many residents who provided feedback for this plan expressed an interest in beekeeping, which is not currently addressed in the Code and could be codified as a permitted accessory use in residential and agricultural districts.

Another way to support local food and agriculture is through permitting procedures. For the North Point overlay district, developers are required to follow EcoDistrict measures that are based on a point system and subject to interpretation by the Director of Community Development. Components of the EcoDistrict measures are assessed during the permitting process, which presents an opportunity to count community garden space and pollinator-friendly native landscaping towards achievement of measures such as landscaped civic space and sustainable landscaping. The City should consider assessing other areas of the permitting process that could be adjusted to facilitate local food and agriculture, such as reduced permitting fees for developments that include community garden space, or requiring simplified permitting for tree removal when homeowners of single-family properties are removing trees to provide sunlight to a garden, provided they submit documentation showing the garden plan.

RECOMMENDATION D-2:
Promote Local Food through Policy and Permitting

TIMEFRAME:

Ongoing

ADDRESSES:

- Supporting Local Growers
- Cultivating a Sense of Place
- Sustainable Stewardship
- **City Initiatives and Partnerships**

LEAD:

City of Alpharetta Community Development

SUPPORT:

City of Alpharetta Recreation, Parks, and Cultural Services

STARTING STEPS:

- Draft amendments to the Unified Development Code to permit farm stands, expand backyard chicken ordinance, and codify beekeeping.
- Conduct an audit of the zoning code, compiling amendments that will facilitate agricultural activities into a cohesive Urban Agriculture Ordinance.

RESOURCES:

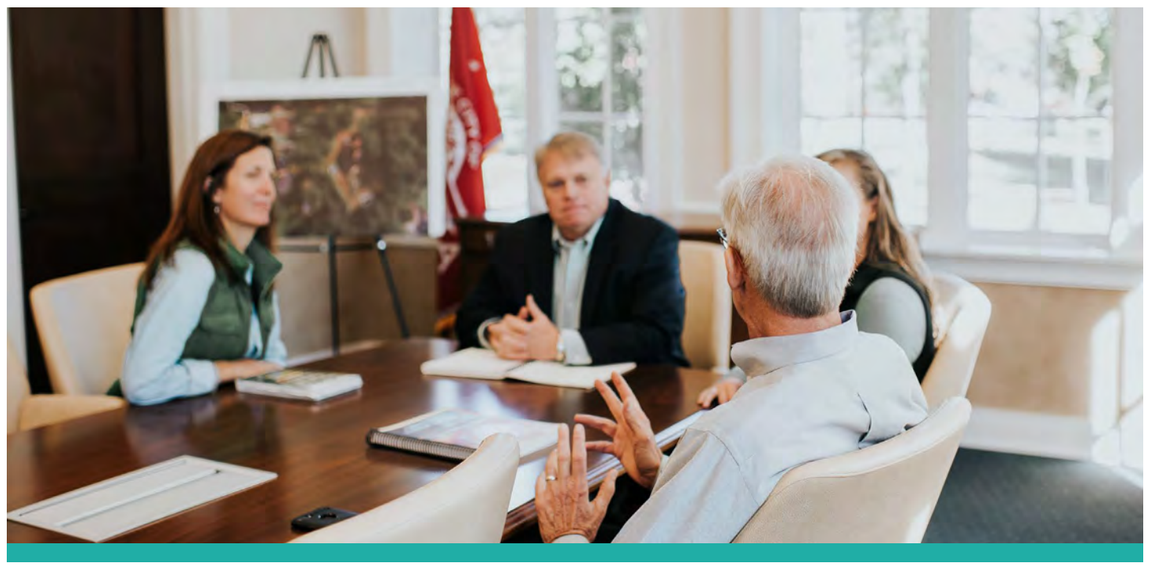
1. City of Stockton Urban Agriculture Ordinance
2. City of Stockton Food and Ag Action Plan
3. City of Atlanta Urban Agriculture Ordinance
4. North Point Overlay Regulations
5. How to Establish an Urban Agriculture Ordinance (University of Florida Extension)

RECOMMENDATION D-3:
Hold Internal City Meetings to Track Implementation and Align Food and Agriculture Goals

As part of the implementation phase of this plan, the City of Alpharetta should consider establishing a quarterly interdepartmental meeting that would bring representatives from different City departments together to track City Agriculture Plan action items and to more broadly align sustainability and local food and agriculture goals across City departments. This working group could be either an informal or a formal committee and should include some representatives from the steering committee for this plan and other staff members responsible for implementing these recommendations. It could also include representatives from organizations such as North Fulton Community Charities, which distributes produce donated through Old Rucker Farm.

The City of Seattle, Washington, has been pursuing municipal food policy since 2008, when the Seattle Local Food Action Initiative was enacted. Part of this initiative called for the creation of an interdepartmental food system team. By 2012, this team consisted of representatives from the Departments of Human Services, Parks and Recreation, Neighborhoods, Transportation, and Planning and Development, as well as staff members from the offices of Public Health and Sustainability and Environment. This team was instrumental in the preparation of Seattle's first Food Action Plan a decade ago, and the group as it stands today is coordinating the first update of that plan in 2022. In the meantime, the group has met and published progress reports expressing successful Food Action Plan implementation using measures such as pounds of food grown, dollars of fresh produce provided to low-income recipients, and number of fruit trees planted.

Convening such a group would not only offer the chance to monitor City Agriculture Plan implementation, but also ensure that the City has staff members across departments that can include food and agriculture-related initiatives in other plans, such as the City's comprehensive plan, small area plans, and park plans, as well as the Alpharetta's Wild Side program which is housed in the City's Public Works department. Dedicated quarterly meetings will allow departments to discuss and align their implementation activity and enable work to be done in a coordinated, collaborative manner.



RECOMMENDATION D-3:
Hold Internal City Meetings to Track Implementation and Align Food and Agriculture Goals

TIMEFRAME:

Ongoing

ADDRESSES:

- Supporting Local Growers
- Cultivating a Sense of Place
- Sustainable Stewardship
- **City Initiatives and Partnerships**

LEAD:

City of Alpharetta Parks, Recreation, and Cultural Services

SUPPORT:

All City Departments

STARTING STEPS:

- Designate staff members from each relevant department to be part of a food and agriculture working group.
- Set dates on the calendar for quarterly meetings.
- Develop and adjust performance metrics for action items from this plan.

RESOURCES:

1. Championing Food Systems Change in Seattle, Washington

RECOMMENDATION D-4:
Incentivize Food Businesses and Startups

Alpharetta has become known as a tech hub for its many startups and technology companies. The City has encouraged this status, establishing the Alpharetta Technology Commission in 2012, which has since become the independent Tech Alpharetta startup incubator. Alpharetta is also proactive about attracting new businesses that hire local residents. The Alpharetta Development Authority offers economic incentives to businesses that create jobs within Alpharetta through the Local Jobs Creation Incentive, which can be used in conjunction with state tax credits as an economic development tool. This incentive program provides an additional $500 tax credit for each job created in the City where a resident is hired and remains employed for at least one year. The credit prioritizes businesses that originate within Tech Alpharetta, awarding an additional $250 per job created. Although the program focuses strongly on biotechnology, the City could encourage Tech Alpharetta to seek out agricultural technology startups for incubation.

The City should consider utilizing existing economic development tools to prioritize startups and businesses related to local food, including businesses focused on agricultural innovation such as vertical agriculture and hydroponics, as well as restaurants and small businesses using locally grown ingredients. These tools could also be leveraged to attract the commercial kitchen facility described in Recommendation E-7. This recommendation would be best implemented in tandem with the local food branding program (Recommendation B-1) as part of a broader strategy to promote local food and agriculture businesses.



The Taste of Alpharetta festival is a showcase of Alpharetta's restaurants and food businesses. Photo sourced from the Atlanta Magazine website.

RECOMMENDATION D-4:
Incentivize Food Businesses and Startups

TIMEFRAME:

Ongoing

ADDRESSES:

- Supporting Local Growers
- Cultivating a Sense of Place
- **City Initiatives and Partnerships**

LEAD:

City of Alpharetta Economic Development; Alpharetta Development Authority

SUPPORT:

Tech Alpharetta, Eatzos

STARTING STEPS:

- Review the Alpharetta Economic Development Plan to identify potential actions that would benefit local food and agriculture businesses.
- Investigate the feasibility of adding an additional credit to the Local Jobs Creation Incentives for jobs that involve local food.
- Coordinate with Tech Alpharetta to host an informational event centered around agricultural technology.

RESOURCES:

1. Local Jobs Creation Incentive
2. Tech Alpharetta
3. Alpharetta Economic Development Plan
4. Planning & Policy Brief: Incentivizing the Sale of Healthy and Local Food
5. Municipal Policy Options for Healthy Food Access in Stores and Restaurants

RECOMMENDATION D-5:
Review City Landscaping and Procurement Practices

A topic that came up frequently during engagement for this plan was the responsibility of the City of Alpharetta to act as a leader and role model in terms of sustainable and locally-oriented practices and policies, specifically in the realm of landscaping and maintenance. The City should consider participation in an educational program like the free Fruitful Communities toolkit offered by Roots Down. The process begins with a forum event which educates staff, elected officials, and residents about productive urban landscapes. The process can also include a policy audit to review landscaping practices and suggest sustainable alternatives. The organization provides technical training, which could be beneficial for Alpharetta's Recreation, Parks, and Cultural Services and Public Works departments. Community Foodscapes is another organization that provides consultation on edible landscaping. The City could also consider certifying a park or greenspace that has been sustainably landscaped through the Georgia Green Landscape Stewards Program, which is a University of Georgia Extension initiative to aid in sustainable land management practices.

Another area to consider implementing sustainability measures is procurement. The City of Cleveland, Ohio, adopted a Local and Sustainable Purchasing ordinance in 2010. Through the Local Producer, Local Food Purchaser, and Sustainable Business Program, the City offers bid discounts on bid contracts and evaluation credits on service contracts to businesses that are defined as either Local Producers (headquartered in the surrounding five counties), Sustainable Businesses (must be certified sustainable by a third-party program and based in the five-county area), or Local Food Purchasers (purchasing more than 20% of food produced in the surrounding 15 counties). Some certifying organizations include Global Reporting, Carbon Disclosure Project, and Go Green Sustainability. While Alpharetta's current Procurement Policy does include a preference for local vendors, and the City has pursued green procurement practices in the past, this could be revised to add additional preferences based on sustainable practices and certifications.



Native plant landscaping at Rodney Cook Sr. Park in Atlanta. Image sourced from the HDR website.

RECOMMENDATION D-5:
Review City Landscaping and Procurement Practices

TIMEFRAME:

Ongoing

ADDRESSES:

- Supporting Local Growers
- Sustainable Stewardship
- **City Initiatives and Partnerships**

LEAD:

City of Alpharetta Finance; City of Alpharetta Recreation, Parks, and Cultural Services

SUPPORT:

City of Alpharetta Public Works; Roots Down; Community Foodscapes; UGA Extension

STARTING STEPS:

- Apply for the Roots Down Fruitful Communities program or a similar technical assistance program.
- Pursue training for Recreation, Parks,and Cultural Services and Public Works staff.
- Review the City Procurement Policy and consider adding additional preferences for vendors using sustainable practices.

RESOURCES:

1. Roots Down
2. Community Foodscapes
3. Georgia Green Landscape Stewards Program
4. City of Alpharetta Procurement Policy
5. Sustainable Purchasing Program Guidance: A Landscape Scan of Available Resources

LONG-TERM STRATEGIES

RECOMMENDATION D-6:
Create a Local Food-Friendly HOA Pilot Program

One of the key themes which emerged from the community engagement phase of this plan was the effect of homeowners association (HOA) covenants, conditions, and regulations (CC&Rs) on the ability of homeowners to grow food and engage in other activities like composting on their property. Residents who attended the Community Conversations and respondents to the resident survey indicated that HOA rules were a major barrier to growing and raising food at home, for reasons ranging from restrictions dictating solely ornamental plantings in front yards and bans on beehives and chicken coops, to complex administrative processes to request permits for landscaping changes, tree removal, or building sheds and greenhouses.

It is difficult for the City of Alpharetta to assist residents in overcoming these obstacles, as the City does not regulate HOAs. However, it does maintain contact information for HOAs that choose to register and seeks to involve these registered HOAs in decisions that affect their residents, as well as having regular meetings where HOA leaders can interact with the Mayor. The City also conducts regular Community Zoning Information Meetings (CZIM) open to all residents to provide additional information and discussion on zoning matters. The City should consider using these existing networks and communication channels to advertise a pilot program where one HOA will be selected to participate in becoming "local food-friendly." This could include amending approved plant lists to include edible plants, auditing and amending CC&Rs to make them more garden-friendly, such as allowing front yard edible gardens and composting, and/or establishing a community garden in common space. The City could provide matching funds for these efforts through FWA's grant funding for implementation of this plan. If successful, this program could continue and accept applications on an annual basis.

The City of Peoria, Arizona, is an outstanding example of municipal partnership with local HOAs. Like Alpharetta, the City of Peoria maintains a database of registered HOAs and contacts. Peoria administers two programs oriented around HOAs. The HOA Academy program provides monthly classes for HOAs centered around legal topics and best practices. Peoria's HOA Grants program provides up to $10,000 in funding dedicated towards projects that promote public safety, improve quality of life, and establish a sense of community. For the most recent cycle of grants, the City of Peoria limited applications for this grant to water conservation projects. The City of Alpharetta could use this engagement and programming as a basis for the Local Food-Friendly HOA Pilot Program, both by holding regular meetings to educate HOAs about steps they can take to make it easier for residents to grow and raise food, and through creating a grant program targeted at HOAs who take action to become local food-friendly.

RECOMMENDATION D-6:
Create a Local Food-Friendly HOA Pilot Program

TIMEFRAME:

Long-term

ADDRESSES:

- Supporting Local Growers
- Cultivating a Sense of Place
- Sustainable Stewardship
- **City Initiatives and Partnerships**

LEAD:

City of Alpharetta Community Development

SUPPORT:

City of Alpharetta Economic Development; HOAs

STARTING STEPS:

- Establish parameters for pilot program (e.g. timeline for program, requirements for participation, grant or matching amount and funding source).
- Utilize existing contacts for HOAs and meetings such as CZIMs to distribute information about the program and request applications.

RESOURCES:

1. City of Alpharetta HOA Registry
2. City of Peoria HOA Programs

RECOMMENDATION D-7:
Facilitate a Shared Commercial Kitchen Space

The City should consider attracting a commercial kitchen space that will allow small businesses to produce prepared food and value-added products. This facility could also be used for health and wellness programming, such as cooking and nutrition classes. A shared kitchen could also present opportunities to further educational partnerships, such as providing kitchen space to culinary students from Alpharetta High School, an idea that has been previously discussed as part of future plans for the Community Agriculture Program. Such a facility could also be pursued through a regional partnership with other North Fulton cities like Roswell or Johns Creek (Recommendation B-2), as the City of Roswell has existing kitchen facilities such as the culinary kitchen at East Roswell Park.

In South Carolina, the City of Florence repurposed a warehouse space as a commercial kitchen and business incubator, City Center Market and Kitchen, as part of its Local Foods Initiative. The City of Florence rents the facility by the hour for use by small businesses and food truck vendors. The space includes a variety of appliances such as meat slicers and commercial ovens. In addition to offering a space for business incubation and classes on nutrition and food preparation, City of Florence hosts their farmers market on the same property, offering a point of sale for value-added goods prepared at the kitchen and produce from local growers. The facility was financed through Tax Increment Financing (TIF) and complemented the creation of a surrounding overlay district.

A commercial kitchen would allow a local option for Alpharetta Farmers Market vendors who wish to prepare or preserve locally grown food, as there do not currently appear to be any shared kitchen spaces available within the area. Makers of sauces, jams, and other value-added products must either use home kitchens, which prevents wholesale distribution due to state licensing restrictions, or seek out commercial kitchens outside of Alpharetta. A shared commercial kitchen space could be part of a larger local food hub and provide economic opportunity for small business owners to both prepare and sell their food in Alpharetta. Such a facility could be attracted through revision of the Unified Development Code to codify commercial kitchen as a principal use permitted by right in the Light Industrial (L-I) and other appropriate zoning districts. It could also be pursued through economic development strategies.



The Florence City Center Market and Kitchen includes a space with an awning for farmers market vendors. Photo sourced from the Florence Downtown website.

RECOMMENDATION D-7:
Facilitate a Shared Commercial Kitchen Space

TIMEFRAME:

Long-term

ADDRESSES:

- Cultivating a Sense of Place
- **City Initiatives and Partnerships**

LEAD:

City of Alpharetta Recreation, Parks, and Cultural Services; City of Alpharetta Economic Development

SUPPORT:

Other North Fulton Cities; Alpharetta Business Association Board

STARTING STEPS:

- Assess current inventory of City-owned facilities and properties to determine feasibility of building out commercial kitchen space.
- Consider funding sources for the upfront costs of establishing a City-owned commercial kitchen, including funding from the North Point Tax Allocation District, Community Development Block Grant (CDBG) funding, and/or a portion of the FWA City Agriculture Plan implementation grant.
- Explore the possibility of locating the commercial kitchen as part of a broader community food hub, potentially seeking technical assistance for planning a food hub through the EPA/USDA Local Foods, Local Places program.

RESOURCES:

1. City Center Market
2. Local Foods, Local Places
3. The Role of Food Hubs in Local Food Marketing



NEXT STEPS

This plan will be submitted to the City of Alpharetta's Recreation Commission, Planning Commission, and City Council for their review, approval, and adoption. Upon adoption of the City Agriculture Plan, the implementation phase will begin. FWA is granting $75,000 in funding to assist with this process, while the City is providing matching fiscal support. FWA will remain a partner during the implementation phase, as the steering committee and relevant City departments work to prioritize and take the starting steps on the recommendations provided by this plan.

This plan's recommendations are categorized within each priority area by their status as a short-term, ongoing, or long-term prospect for implementation. Progress towards implementing all recommendations would be furthered by taking the immediate step of determining the staff members who will be part of an internal food team that meets regularly to align departmental strategies and monitor progress towards implementation, as suggested in Recommendation D-3.

Another key recommendation to address during the initial period of the implementation phase is the need for a community composting program (Recommendation C-1). This was of foremost concern for residents who provided feedback for this plan, as well as the highest priority recommendation identified by the steering committee during the planning phase. Identifying a means to implement a composting program also lays the groundwork for supporting community gardens and home growers through sustainably enhanced soil.

Finally, implementing an Urban Agriculture Ordinance and promoting local agriculture during the permitting process, as proposed in Recommendation D-2, would modify Alpharetta's Development Code to proactively encourage residents to grow and raise their own food, as well as sending a clear message to developers that community gardens and pollinator-friendly are a desirable amenity within Alpharetta.



MATRIX OF RECOMMENDATIONS

MATRIX OF RECOMMENDATIONS

	RECOMMENDATION	TIME-FRAME	LEAD	SUPPORT
PRIORITY A: SUPPORTING LOCAL GROWERS	A-1. Facilitate the Creation of a Home Growers' Cooperative	Ongoing	Alpharetta Recreation, Parks, and Cultural Services; Community Agriculture Program	Alpharetta Farmers Market; Eatzos
	A-2. Expand Farmers Market Partnership and Offer Doubled SNAP/ EBT	Ongoing	Alpharetta Business Association; City of Alpharetta Economic Development	Wholesome Wave Georgia
	A-3. Strengthen Volunteer Support for Community Gardens and Other Programs	Ongoing	Alpharetta Recreation, Parks, and Cultural Services	Alpharetta Department of Information Technology
	A-4. Include Community Garden Space in Parks	Ongoing	Alpharetta Recreation, Parks, and Cultural Services	North Fulton Master Gardeners; FWA; UGA Extension
	A-5. Provide Workshops, Trainings, and Education	Ongoing	Alpharetta Recreation, Parks, and Cultural Services; Alpharetta Business Association	Fab Food Trucks; North Fulton Master Gardeners; Local Food Advocates; 99 Plants; Green Cell
	A-6. Establish a Community Seed Library and Tool Bank	Medium-term	Alpharetta Recreation, Parks, and Cultural Services	Additional North Fulton Cities; Fulton County Library; Atlanta Community Tool Bank
	A-7. Support Existing Farms	Long-term	Alpharetta Recreation, Parks, and Cultural Services	Athens Land Trust; American Farmland Trust; Georgia NRCS; The Conservation Fund - Working Farms Fund; Additional North Fulton Cities

	RECOMMENDATION	TIME-FRAME	LEAD	SUPPORT
PRIORITY A	A-8. Expand Community Agriculture Program	Long-term	Alpharetta Recreation, Parks, and Cultural Services Community Agriculture Program	City of Alpharetta Community and Economic Development
PRIORITY B	B-1. Local Food Branding Program	Ongoing	Alpharetta Recreation, Parks, and Cultural Services	Alpharetta Business Association, Alpharetta Chamber of Commerce, Alpharetta Convention and Visitors Bureau
	B-2. Form a North Fulton Local Food Working Group	Short-term	East Point Planning & Community Development, UAC	Related officials from other participating cities, Alpharetta Convention and Visitors Bureau
PRIORITY C	C-1. Explore Community Composting Models and Pilot a Community Program	Medium-term	Alpharetta Recreation, Parks, and Cultural Services	Other garden and/or drop off site managers; Georgia Environmental Protection Department
	C-2. Support Pollinators and Pollinator Habitats	Long-term	Alpharetta Natural Resources Commission	City of Alpharetta Recreation, Parks, and Cultural Services; City of Alpharetta Public Works; Innovation Academy STEM High School; Metro Atlanta Beekeepers Association; Cambridge High School Future Farmers of America beekeepers
PRIORITY D	D-1. Strengthen Educational Partnerships	Ongoing	Alpharetta Parks, Recreation, and Cultural Services; Alpharetta Economic Development	Fulton County Schools, North Fulton Young Farmers, Future Farmers of America (FFA) Chapter at Cambridge High School, USDA
	D-2. Promote Local Food through Policy and Permitting	Ongoing	Alpharetta Community Development	Alpharetta Recreation, Parks, and Cultural Services
	D-3. Hold Internal City Meetings to Track Implementation and Align Food and Agriculture Goals	Ongoing	Alpharetta Parks, Recreation, and Cultural Services	All City Departments

	RECOMMENDATION	TIME-FRAME	LEAD	SUPPORT
PRIORITY D: CITY INITIATIVES & PARTNERSHIPS	D-4. Incentivize Food Businesses and Startups	Ongoing	Alpharetta Economic Development; Alpharetta Development Authority	Tech Alpharetta; Eatzos
	D-5. Review City Landscaping and Procurement Practices	Ongoing	Alpharetta Finance; Alpharetta Recreation, Parks, and Cultural Services	Alpharetta Public Works; Roots Down; Community Foodscapes; UGA Extension
	D-6. Create a Local Food-Friendly HOA Pilot Program	Long-term	Alpharetta Community Development	Alpharetta Economic Development; HOAs
	D-7. Facilitate a Shared Commercial Kitchen Space	Long-term	Alpharetta Recreation, Parks, and Cultural Services; Alpharetta Economic Development	Other North Fulton Cities; Alpharetta Business Association Board

APPENDIX


CITY
AGRICULTURE
PLAN
Alpharetta
City Agriculture Plan
Community Engagement Phase
Feedback Analysis
Spring 2022
FOOD WELL
ALLIANCE
THE CITY OF
ALPHARETTA
GEORGIA
ARC

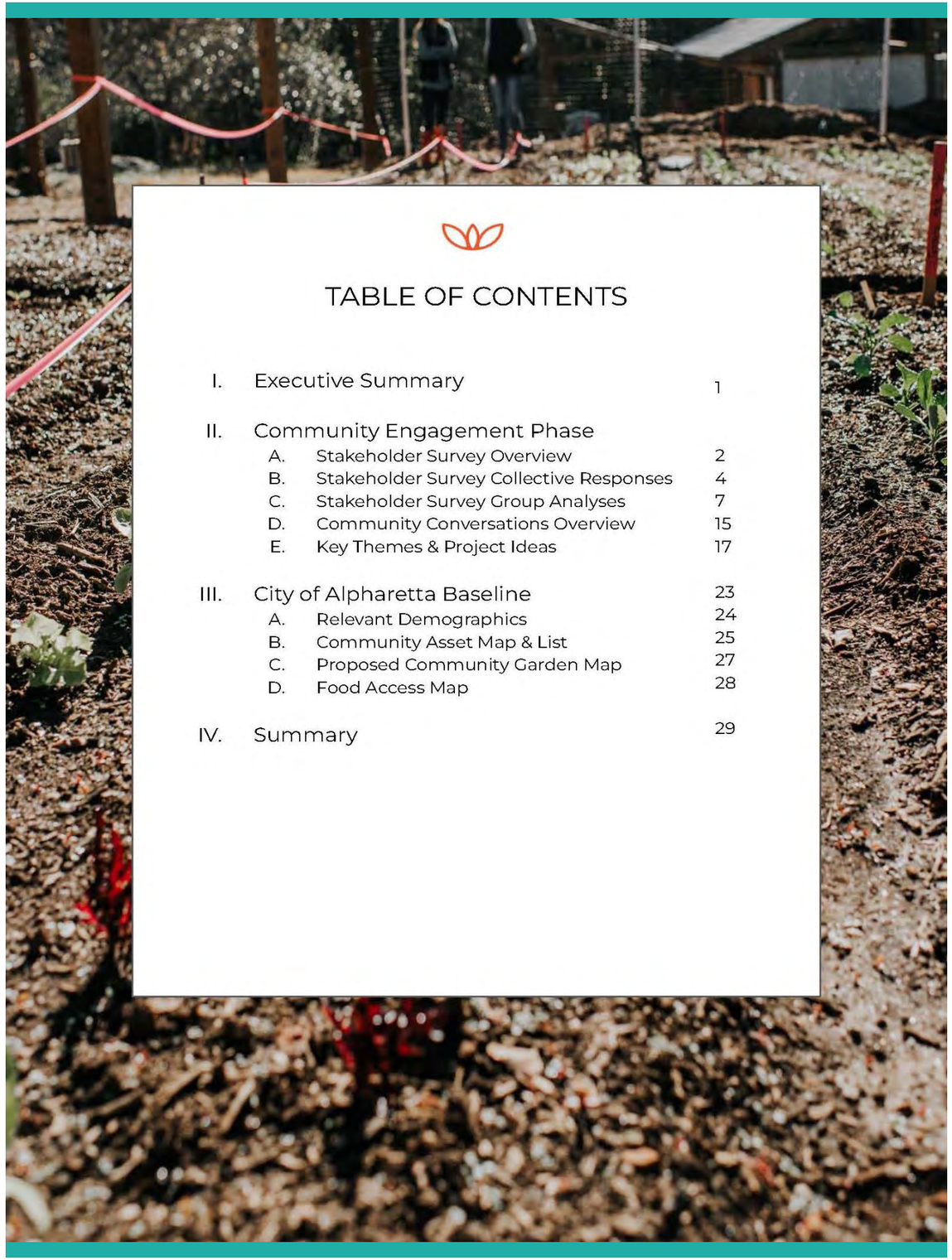


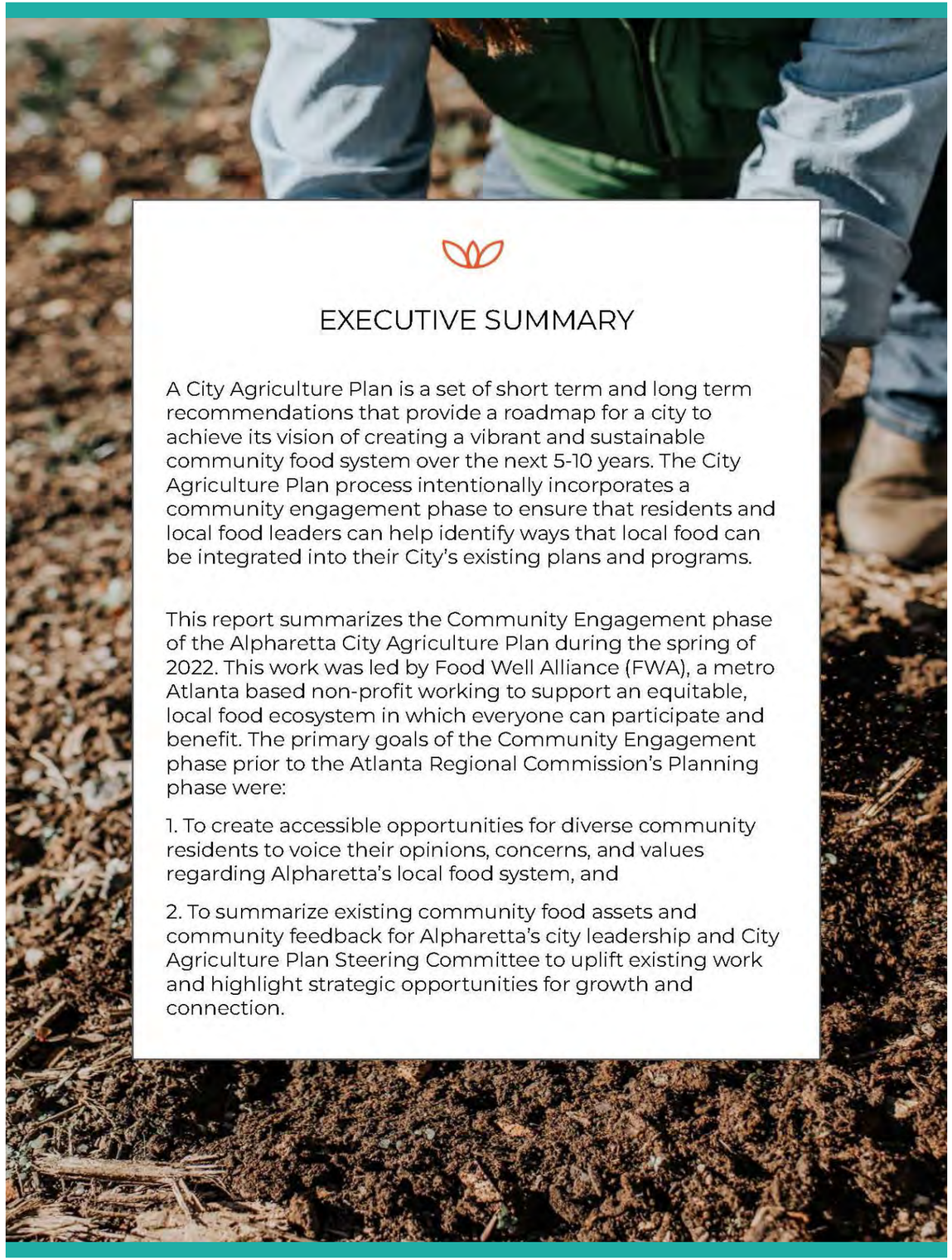
TABLE OF CONTENTS

I. Executive Summary 1

II. Community Engagement Phase
- A. Stakeholder Survey Overview 2
- B. Stakeholder Survey Collective Responses 4
- C. Stakeholder Survey Group Analyses 7
- D. Community Conversations Overview 15
- E. Key Themes & Project Ideas 17

III. City of Alpharetta Baseline 23
- A. Relevant Demographics 24
- B. Community Asset Map & List 25
- C. Proposed Community Garden Map 27
- D. Food Access Map 28

IV. Summary 29



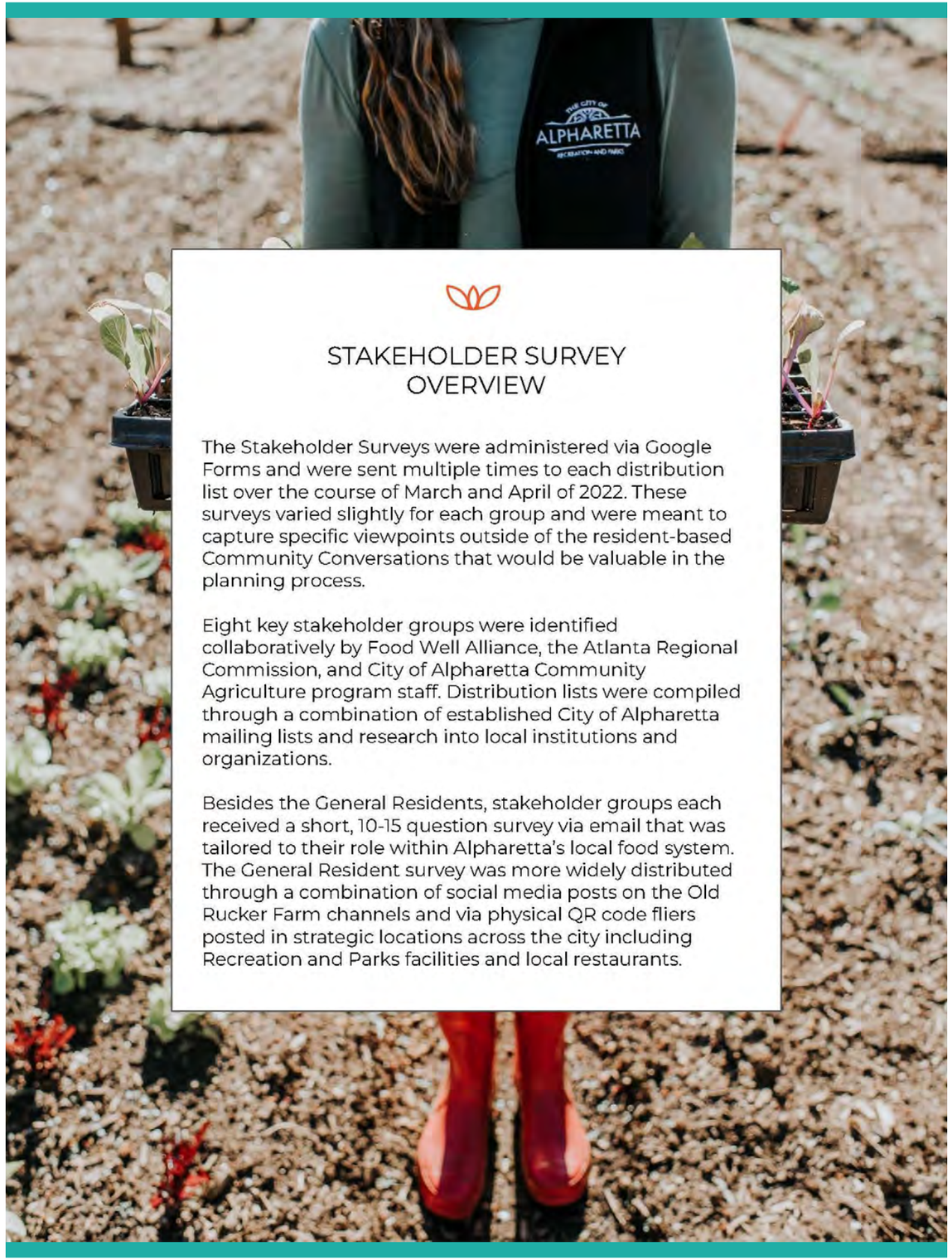
EXECUTIVE SUMMARY

A City Agriculture Plan is a set of short term and long term recommendations that provide a roadmap for a city to achieve its vision of creating a vibrant and sustainable community food system over the next 5-10 years. The City Agriculture Plan process intentionally incorporates a community engagement phase to ensure that residents and local food leaders can help identify ways that local food can be integrated into their City's existing plans and programs.

This report summarizes the Community Engagement phase of the Alpharetta City Agriculture Plan during the spring of 2022. This work was led by Food Well Alliance (FWA), a metro Atlanta based non-profit working to support an equitable, local food ecosystem in which everyone can participate and benefit. The primary goals of the Community Engagement phase prior to the Atlanta Regional Commission's Planning phase were:

1. To create accessible opportunities for diverse community residents to voice their opinions, concerns, and values regarding Alpharetta's local food system, and

2. To summarize existing community food assets and community feedback for Alpharetta's city leadership and City Agriculture Plan Steering Committee to uplift existing work and highlight strategic opportunities for growth and connection.

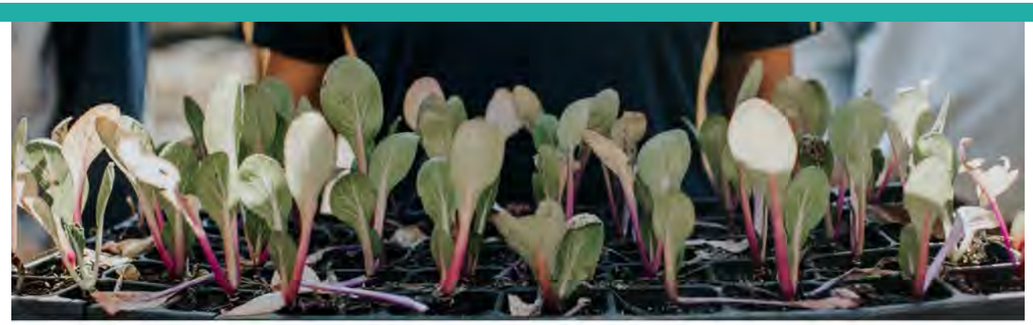


STAKEHOLDER SURVEY OVERVIEW

The Stakeholder Surveys were administered via Google Forms and were sent multiple times to each distribution list over the course of March and April of 2022. These surveys varied slightly for each group and were meant to capture specific viewpoints outside of the resident-based Community Conversations that would be valuable in the planning process.

Eight key stakeholder groups were identified collaboratively by Food Well Alliance, the Atlanta Regional Commission, and City of Alpharetta Community Agriculture program staff. Distribution lists were compiled through a combination of established City of Alpharetta mailing lists and research into local institutions and organizations.

Besides the General Residents, stakeholder groups each received a short, 10-15 question survey via email that was tailored to their role within Alpharetta's local food system. The General Resident survey was more widely distributed through a combination of social media posts on the Old Rucker Farm channels and via physical QR code fliers posted in strategic locations across the city including Recreation and Parks facilities and local restaurants.



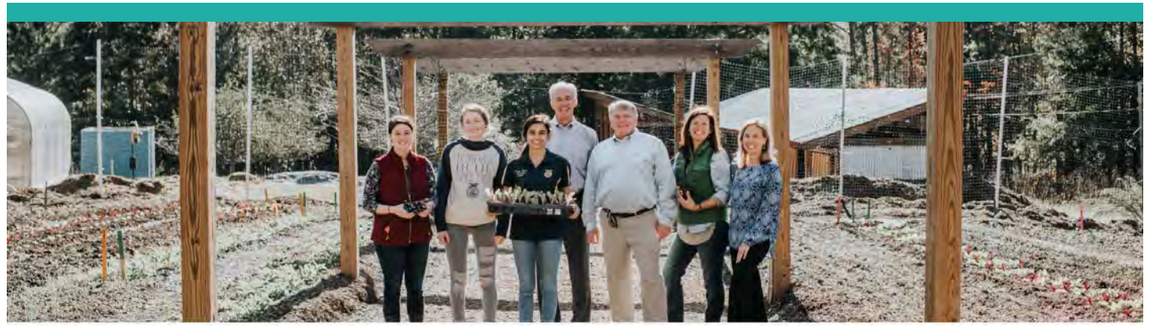
Stakeholder Survey Methodology

Stakeholder Groups & Response Rates

General Resident Distribution: n/a Responses: 72	**City Officials** Distribution: 32 Responses: 11	**Educators/Parents** Distribution: 62 Responses: 11	**Growers** Distribution: 46 Responses: 7
Food Businesses Distribution: 121 Responses: 7	**Faith Based Orgs** Distribution: 26 Responses: 2	**HOA Leaders** Distribution: n/a Responses: 0	**Farmers Market** Distribution: n/a Responses: 0

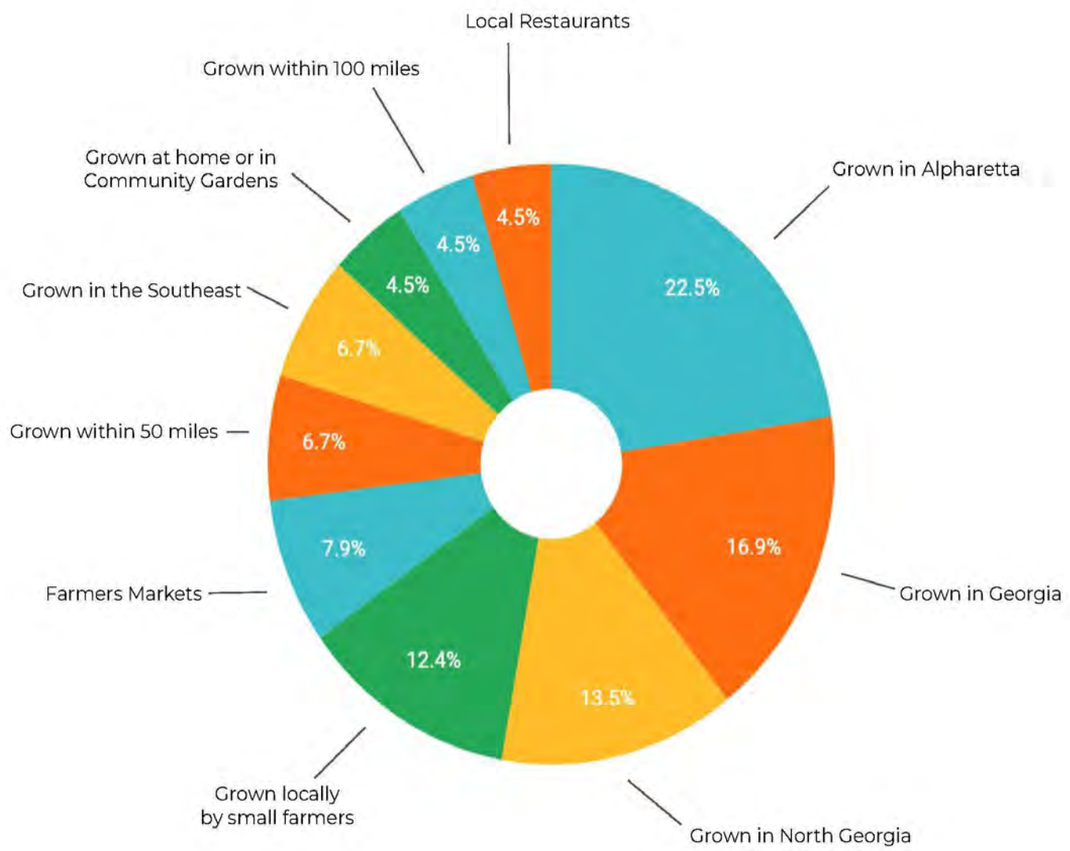
Each of the 110 stakeholder surveys contained three common questions to serve as a baseline for the community feedback:

1. **What does local food mean for you in Alpharetta?**
   This question is meant to establish a shared understanding of the parameters of planning around the "local" food system in Alpharetta. Local and regional food systems do not conform to municipal boundaries, so this feedback gives an idea of the community's view of local food and agriculture. The availability of products can vary based on proximity to local producers, accessibility to points of sale, and seasonality.
2. **What is Alpharetta doing right in terms of local food?**
   This question is meant to give insight into the community's level of familiarity with Alpharetta's current food and agricultural assets and programming. A lack of knowledge regarding ongoing work could highlight the need for more marketing efforts.
3. **What could Alpharetta do better in terms of local food?**
   This question is meant to establish a baseline for residents to share their main priorities regarding the growth and development of Alpharetta's local food system and what they would like to see more of.



Stakeholder Survey Collective Responses

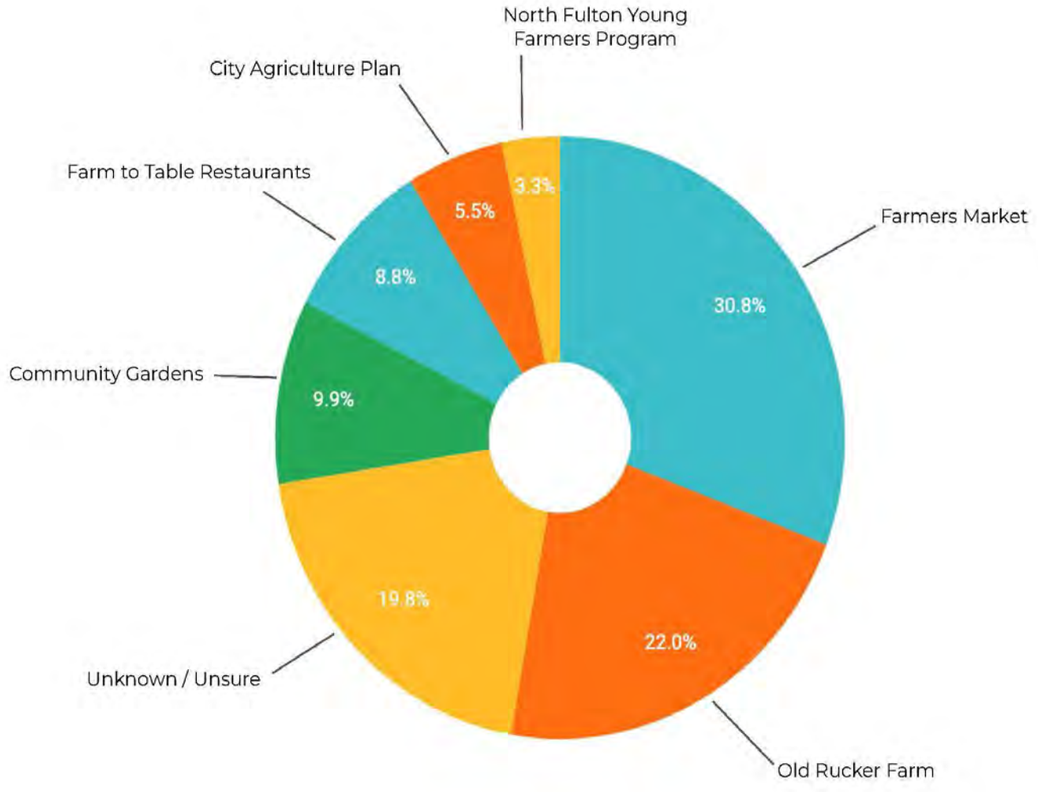
What does local food mean for you in Alpharetta?

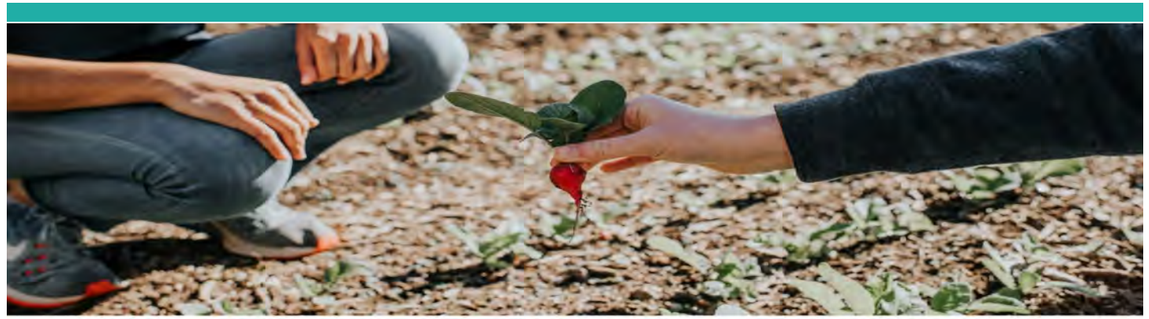




Stakeholder Survey Collective Responses

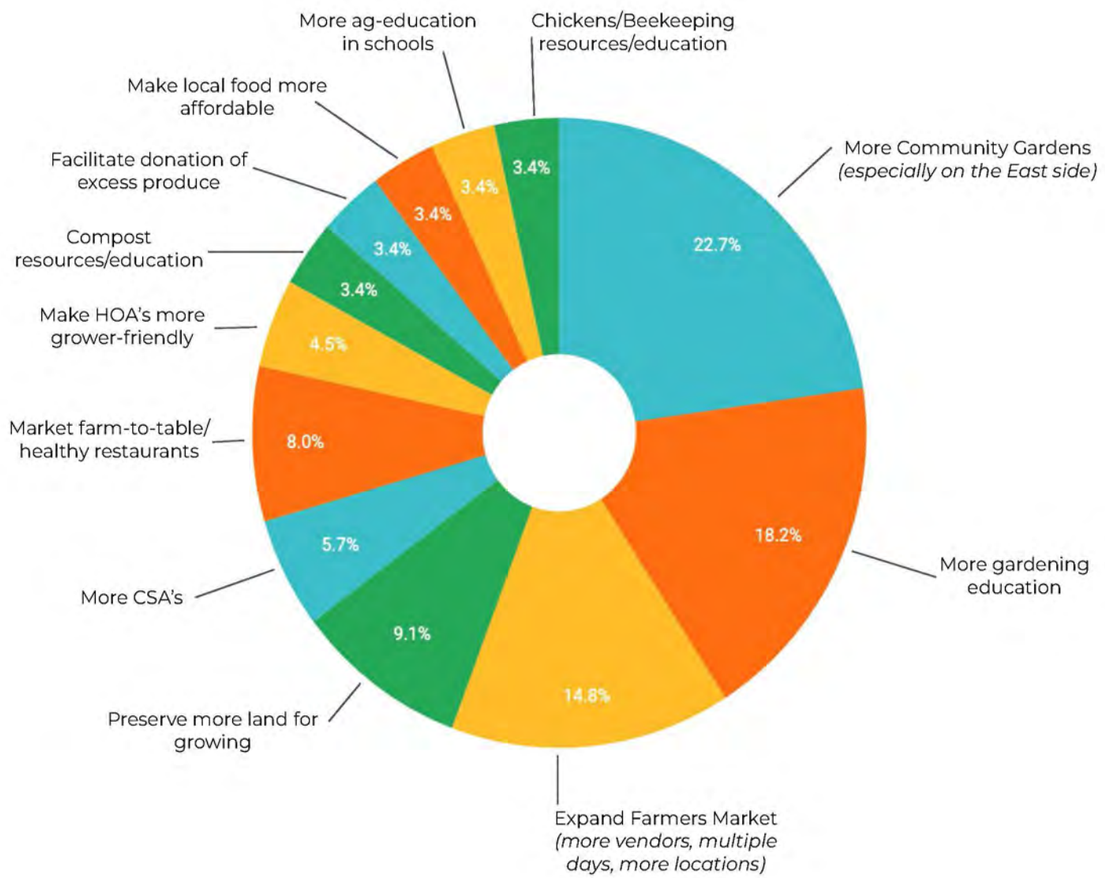
What is Alpharetta doing right in terms of local food?





Stakeholder Survey Collective Responses

What could Alpharetta be doing better in terms of local food?





General Resident Survey Response Highlights

72 Alpharetta resident responses

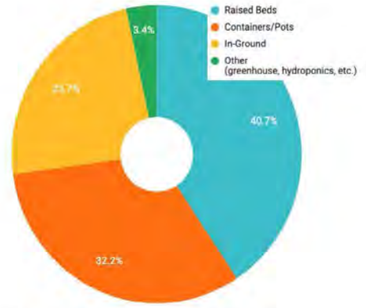
Alpharetta residents' practices at home

58.3 % Of respondents grow food at home using a variety of methods

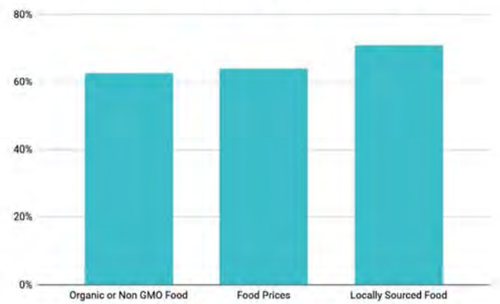
53.3 % Of respondents that grow food at home would participate in a home growers cooperative to sell or donate excess produce

20.8 % Of respondents compost food and yard waste at home using tumblers, small tubs/bins, wire structures, piles and subsurface bins

0 % Of respondents keep chickens or bees at home



What do Alpharetta residents rate as "somewhat" or "very" important in their food purchasing decisions?





General Resident Survey Response Highlights

Alpharetta residents' recommendations for the City Agriculture Plan

- Offer Community Education
  - Ensure accessibility: evening/weekend classes, in-person and virtual
  - Information on growing food, seed saving, keeping chickens, canning and preserving, food safety, packaging and selling value added products
  - Guide to restaurants and organizations that use local food
- Increase Community Food and Agriculture Resources
  - Tool lending program
  - Community commercial kitchen for processing and education
  - Land access: more community gardens, especially on the East side and at apartment complexes
  - Distribute seeds/seedlings, compost/soil amendments
  - UGA Cooperative Extension office in Alpharetta
  - Agrotourism guide
- Focus on Sustainability
  - Community-wide composting (including yard waste)
  - ARC Green Community certification
  - Limit pesticide and herbicide use
  - Increase edible and pollinator plantings throughout city
- Make Local Food More Accessible
  - Broaden Farmers Market offerings: more days, more produce vendors, better parking, multiple locations

Alpharetta residents' issues with various Homeowners Associations regarding food and agriculture

- Prevent raised beds in common areas - no ability to grow communally
- Require landscape architecture plans and permits in addition to city approval to remove trees - properties are often too shady to grow
- Limits on spacing of garden plots ie. not allowed past back corner of house
- Limits on "natural" plantings ie. preventing anything other than ornamentals in front yards
- Often prohibited:
  - Greenhouse structures
  - Fences or other barriers to keep wildlife out of gardens
  - Chickens
  - Beehives
  - Composting



General Resident Survey Quotes

"Community Gardens should be encouraged and planned, with space set aside to encourage people to come together and get back to basics and develop a passion for growing and enjoying heirloom vegetable gardens."

"I love Old Rucker Farm and despite my frustration with large developers coming into my hometown and clear-cutting lands and habitats to build fancy homes - Old Rucker farm has given me hope and I wish to see more efforts like this for the well-being of my generation and future generations"

"Provide more community gardens. At the Alpharetta Community Garden, there are many people on the waiting list to get in. The residents want to be able to garden but do not have space at home. Also encourage/support people to get involved in growing in their yards and possibly hosting those who want to garden but don't have the space."

"Local food prices at the farmers market are way too high because this is Alpharetta. Similar vendors at the Grant Park Farmers Market have much more reasonable prices for the exact same things. There are also too many vendors that don't sell grocery type foods. It's not a great place to shop for weekly food and I'd prefer the rule to be local producers only. "

"I think it may be too late to fix what could be improved. Zoning should not have changed from ag so rapidly. We moved here 10 years ago and have honestly been shocked at the level of destruction to nature that has taken place to allow development. Once it's gone, there is no going back."

"Provide a local source for the land and education for residents. Centralized so that people with the same interests can interact and learn from each other. Provide resources to have access to decent land (good sun), quality seeds, quality fertilizer and how to put the three together."

"We have such great diversity! Celebrate that with the different produce that we can grow here and flavors the global cuisines, no need to import it."

"Plant fewer ornamentals, but fruit trees and pollinator strips instead wherever Parks & Rec or construction work is done. partner with/incentivize real estate, companies and restaurants that are interested in green roofs for growing produce."



City Officials Survey Response Highlights

11 Alpharetta city official responses

81.8% Of respondents stated local food was "somewhat" or "very" important to their residents served

Issues raised by residents to city officials include:

- Limited availability of garden plots
- Space requirements for raising backyard chickens

Alpharetta City Officials' recommendations for the City Agriculture Plan

- Create a centralized or municipal composting program
- Create a strategy for recommending food/ag friendly practices for HOAs
- Connect food and agriculture efforts to other city initiatives including:
  - Greenspace preservation strategies
  - Stormwater management strategies
  - Art, music, and history programs
- Promote community education on:
  - Opportunities to donate excess food
  - Current food and ag organizations and events - increase marketing efforts
  - Local farm to table restaurants
- Work with residential and commercial developers to designate greenspace and growing space in new and existing multi-family housing, apartment buildings, office complexes, and mixed use developments
- Designate city owned land for growing including:
  - More community gardens in parks
  - More edible and pollinator friendly landscaping
- Expand agricultural education to more schools outside of Cambridge High School, focus on elementary and middle school programs to feed into established high school programs



Educators & Parents Survey Response Highlights

11 Alpharetta educator and parent responses

100% Of respondents stated food and agriculture education was "somewhat" or "very" important to them

9 Schools represented in survey

- **Cambridge High School:** garden program, compost program, uses locally sourced food
- **Cogburn Woods:** garden program, compost program, uses locally sourced food
- **New Prospect Elementary:** uses locally sourced food

Alpharetta schools' barriers to local food and agriculture programming

- Lack of staff/parent capacity to sustainably support a program
  - Have a garden club, but no succession plan for management
  - Have space for a garden, but no one available to cultivate
  - Have interested students, but no one to organize them
  - Have legacy gardening/composting programs that died out without support
- Lack of resources
  - Have a staffed and interested garden club, but no resources to expand to growing food
  - Have a garden as part of the school's "continuous improvement plan," but no immediate plans to develop



Educators & Parents Survey Response Highlights

Alpharetta educators and parents suggestions for improving food and agriculture programming in schools

- Provide assistance to schools to procure resources necessary for gardening and composting programs
  - Grants for seeds/seedlings, soil/compost, garden bed materials, small gardening tools, signage, compost bins, etc.
- Provide educational and programmatic materials
  - Toolkit for starting a school garden
  - Methods for integrating agricultural education into existing curricula
  - Information on composting methods and the science behind them
  - Planting and harvesting schedule for local varietals
- Provide assistance with management
  - Help needed to harvest and water during summer months
  - Coordinate interested educators and parents for networking and best practice sharing

"We would love funds to support these things happening in our school. We are really tight on money due to educational cuts and people to help us run these types of things. We have a "gardening club" but they don't do anything but clean up right now. The kids are really excited but our lack of resources prevent us from doing a lot."

"I don't know if the schools in Alpharetta are equipped with kitchen and personnel to prepare and cook food from scratch."

"We have to find a way to engage students as stakeholders. They have to understand the benefits of local food and agriculture and what they can do to make a difference."

"We would love to have people come talk to our students about what Alpharetta is doing in terms of agriculture. Our students have no clue where there food comes from and this would be eye opening."

"Yes! I want a garden and a composting process and have students who are interested in helping; however, I do not have adults who can take on one more thing."

"Working on a grant to build gardens in schools would be amazing. Students want to learn and love working with their hands."



Growers Survey Response Highlights

7 Alpharetta Grower responses

71.4% Of respondents felt "somewhat" or "very" disconnected from the Alpharetta local food system

42.8% Of respondents either sell products locally or donate excess produce to local organizations

Recommendations for increasing grower support in Alpharetta

- Farmers Market
  - Assistance with high booth fees
  - Allow small growers to come 1x/month and/or share booth space
  - Increase opportunities for small local sales
    - Winter covered market, additional days, additional locations
- Marketing
  - Assistance with marketing small local producers (as a collective?)
  - Highlight local organizations that do or want to procure local food
- Available growing space
  - Increase community garden plots available for interested growers
  - Work with HOAs to amend boilerplate language barring certain gardens, composting, and/or chickens and bees
  - Extend the city's community agriculture program to additional sites to help with garden/farm management and marketing
  - Adopt a more holistic approach to development - Alpharetta is losing viable green and growing space to rapid construction
- Education
  - Offer classes on farm business, marketing, processing value added products, composting, keeping chickens, bees, etc.
  - Expand agricultural programs offered in schools to create a pipeline of qualified and interested growers



Food Business Leaders Survey Response Highlights

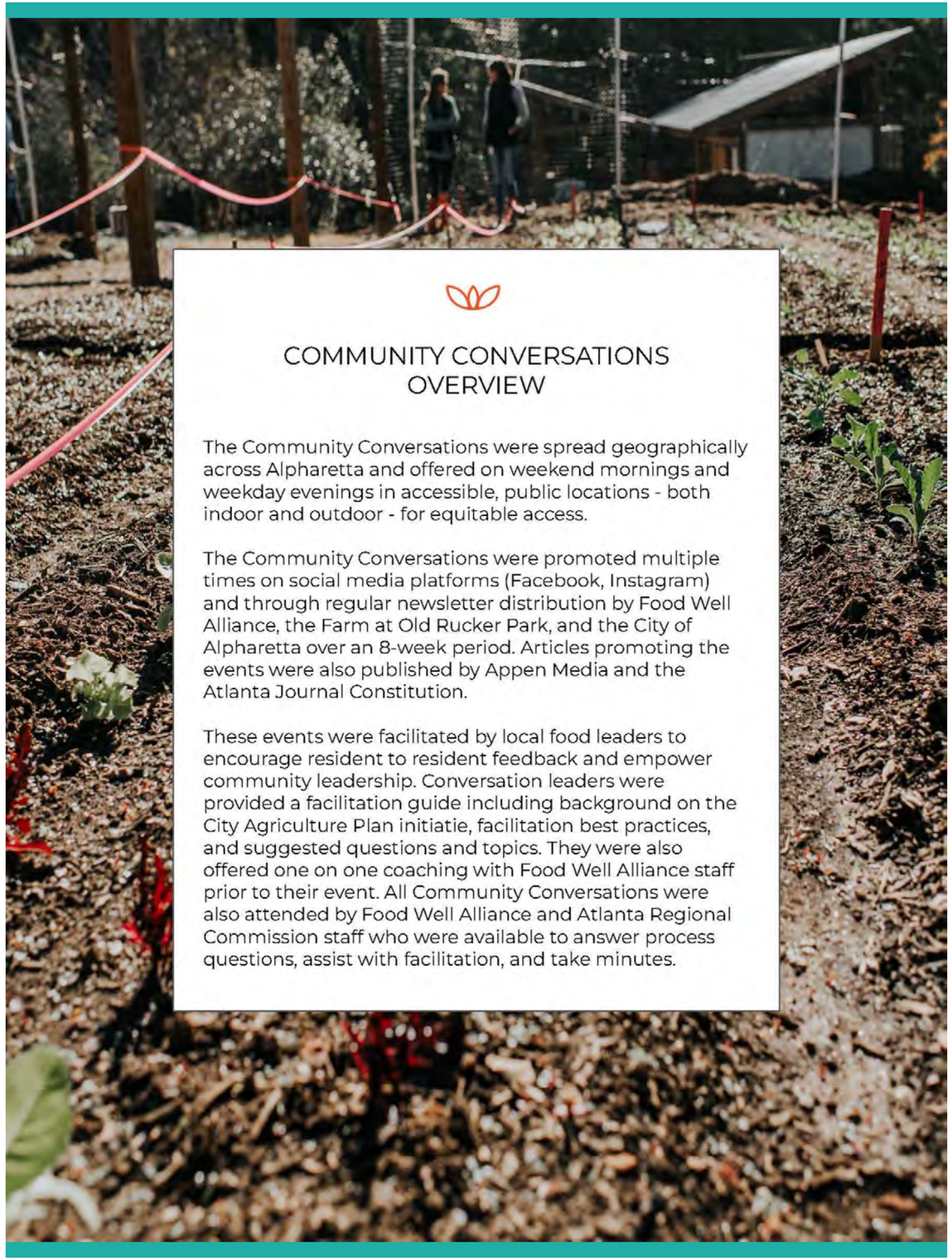
7 Alpharetta Food Business leader responses

71.4% Of respondents felt “somewhat” or “very” disconnected from the Alpharetta local food system

71.4% Of respondents stated that eating local food is “somewhat” or “very” important to their customers

Barriers to sourcing local food in Alpharetta

- Scale
  - Not enough local producers large enough to consistently satisfy commercial contracts
  - Local products less likely to be certified/inspected, quality can be less trustworthy for purchasers
- Pricing
  - Local producers cannot compete with conventional agriculture pricing - adjusting sourcing can make or break restaurant margins
- Marketing/Consumer Education
  - City of Alpharetta could assist with marketing of local food businesses that do source locally and connecting local producers with purchasers
    - Could lead the way in mandating local food procurement for certain percentages of city events/uses
  - Assist with marketing the general benefits of consuming local food, supporting local food economies, and eating seasonally
- Other suggestions
  - Municipal or centralized compost with pick up options would be useful for restaurants interested in diverting food waste from landfills
    - Need composting options that



COMMUNITY CONVERSATIONS OVERVIEW

The Community Conversations were spread geographically across Alpharetta and offered on weekend mornings and weekday evenings in accessible, public locations - both indoor and outdoor - for equitable access.

The Community Conversations were promoted multiple times on social media platforms (Facebook, Instagram) and through regular newsletter distribution by Food Well Alliance, the Farm at Old Rucker Park, and the City of Alpharetta over an 8-week period. Articles promoting the events were also published by Appen Media and the Atlanta Journal Constitution.

These events were facilitated by local food leaders to encourage resident to resident feedback and empower community leadership. Conversation leaders were provided a facilitation guide including background on the City Agriculture Plan initiatie, facilitation best practices, and suggested questions and topics. They were also offered one on one coaching with Food Well Alliance staff prior to their event. All Community Conversations were also attended by Food Well Alliance and Atlanta Regional Commission staff who were available to answer process questions, assist with facilitation, and take minutes.



Community Conversation Summary

3/19/22 Old Rucker Farm - 38 attendees

3/24/22 Preston Ridge - 8 attendees

3/26/22 Preston Ridge - 4 attendees

3/31/22 Amana Academy - 13 attendees

4/2/22 Community Center - 15 attendees

4/23/22 Old Rucker Farm - 16 attendees





Community Engagement Themes

The following pages summarize the key themes as drawn from community feedback from both the 110 Stakeholder Surveys and the 6 Community Conversations.

- Education
- Increasing Access to Locally Grown Food
- Community Connectivity and Empowerment
- Homeowners Associations
- Sustainability and Greenspaces
- Compost and Reducing Food Waste



THEME I: EDUCATION

- Expand agricultural programs at all levels of education across multiple schools and creating a pipeline for agricultural education
  - Provide guidance and support for new FFA programs at Milton High School and Alpharetta High School
- Expand curriculum tie ins
  - Research full breadth of 30+ CTAE agriculture-related pathways
- Expand opportunities for teacher training and networking
  - Establish network of interested school administrators and educators to meet regularly with guidance from North Fulton Young Farmers leadership
- Offer suite of resources to new and existing school garden and farm education programs
  - Monetary grants, garden supplies (garden bed materials, small garden tools, hoses, etc), soil and compost, seeds and seedlings, signage
- Provide educational and programmatic materials
  - Toolkit for starting a school garden
  - Information on composting methods and the science behind them
  - Planting and harvesting schedule for local varietals
- Assist with coordinating volunteers, especially for harvest and watering over the summer months

Potential Partners

- Future Farmers of America
- North Fulton Young Farmers
- Old Rucker Farm
- School programs: Alpharetta High School, Amana Academy, Cambridge High School, Cogburn Woods Elementary School, Fulton Science Academy, New Prospect Elementary School, The Lionheart Academy

"We have to find a way to engage students as stakeholders. They have to understand the benefits of local food and agriculture and what they can do to make a difference."

"Working on a grant to build gardens in schools would be amazing. Students want to learn and love working with their hands. Offering composting bins for schools would be amazing."



THEME II: INCREASING ACCESS TO LOCALLY GROWN FOOD

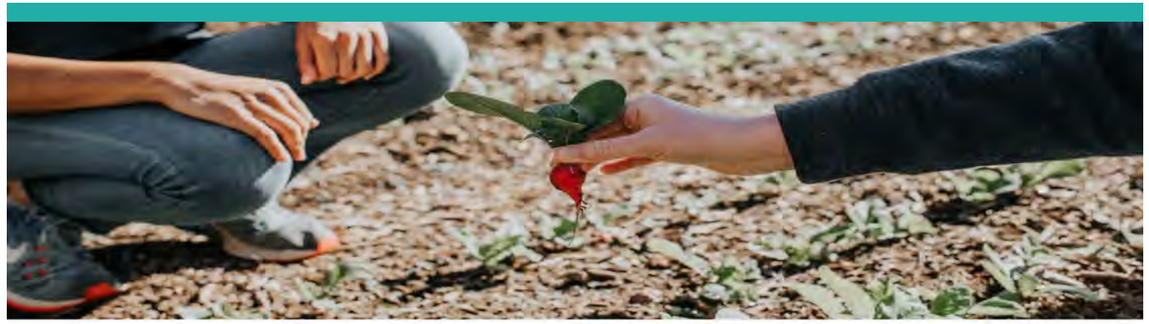
- Encourage the formation of new local food and agriculture organizations
  - City-promoted incubator for new local agriculture organizations
- Support production of local value added products
  - Explore spaces for a community food kitchen for processing and packaging of products
- Expand local food points of sale beyond Farmers Market
  - Explore creation of co-op for local food - see Living Well Farmers Market in Suwannee as a case study
  - Incentivize other food businesses, markets, and grocery stores to source and advertise locally grown food
- Expand Farmers Market offerings
  - Expand access to local food to SNAP recipients by doubling EBT at Farmers Markets
  - Recruit additional local produce vendors
  - Offer additional days, explore additional locations, consider winter market
  - To support small growers, offer assistance with booth fees and consider allowing booth rotations
- Create guide to local food in Alpharetta and assist with marketing local growers and organizations using local food and products
  - Include benefits of supporting local food economies and eating seasonally

Potential Partners

- Farmers Markets: Alpharetta Farmers Market, Halycon Farmers Market
- Farms: Old Rucker Farm, Moss Hill Farm
- Restaurants Sourcing Local Food: 7 Acre Bar & Grill, Fellows Café Local Expedition Wood-Fired Grill, Farm to Ladle, Gracious Plenty Bakery & Breakfast
- Milton's Cuisine and Cocktails, South Main Kitchen, Table & Main

"Community education on how to package and sell produce as well as local county and state regulations. A community commercial kitchen would be huge and unique."

"Bring more produce to the farmers market - offer incentives, discounts, assistance setting up tents and tables, etc, anything we can do to bring more produce to our Farmer's Market."



THEME III: COMMUNITY CONNECTIVITY & EMPOWERMENT

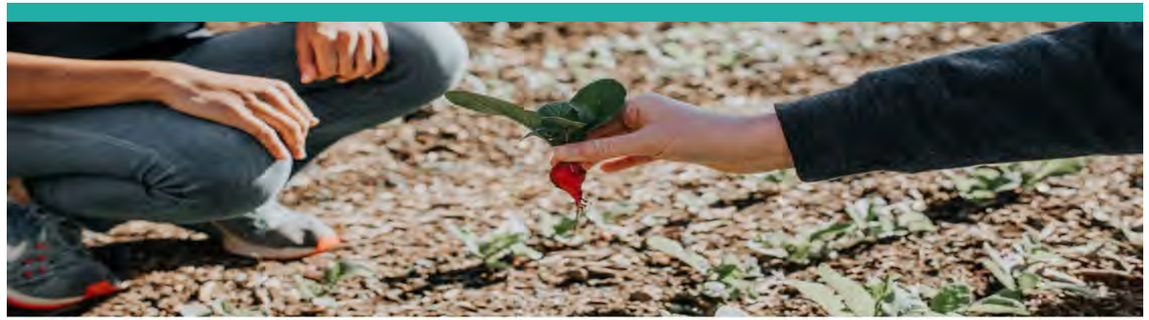
- Expand diverse volunteer opportunities related to food and agriculture
- Break down silos of work between food and agriculture organizations
- Support access to resources and training for home growers
  - Creating a community seed bank
  - Creating a community toolbank
  - Funding home growing startup toolkit including materials, resources, seedlings, etc. out of Old Rucker Farm
  - Connect home growers through cooperative model in which excess produce is pooled and distributed
- Expand community education on food and agriculture topics
  - Growing food, seed saving, keeping chickens, canning and preserving, food safety, packaging and selling value added products, etc.
- Connect City Agriculture Plan to current and future art, music, and history based programming to build community

Potential Partners

- Old Rucker Farm
- 99 Plants
- Green Cell
- City of Alpharetta
- City of Alpharetta libraries and community centers
- City of Alpharetta Arts Center

"Grower support. Provide resources to have access to decent land (good sun), quality seeds, quality fertilizer and how to put the three together."

"A few suggestions..seed bank at the library (do I really need all 100 heirloom tomato seeds that came in this packet?), more community gardens (why is Wills Park the only one?), work with HOA/apartment complexes to make garden beds possible, and the opportunity to trade (not sell) excess food."



THEME IV: HOMEOWNERS ASSOCIATIONS

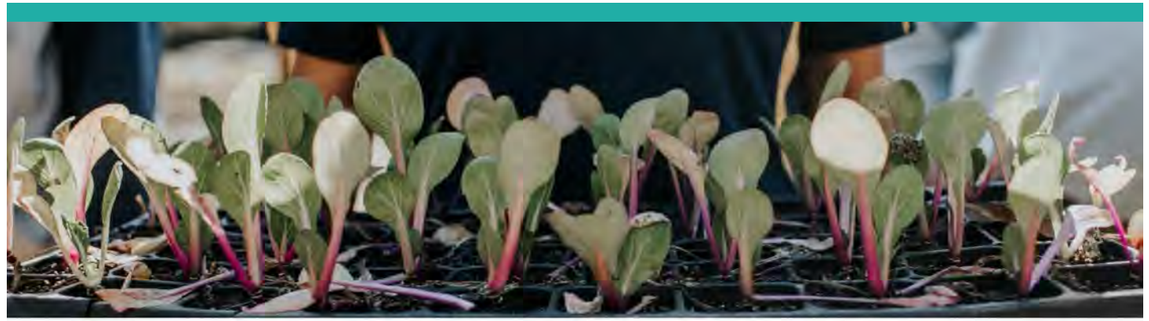
- Incentivize HOAs to allow for expanded agricultural and composting activity
- Create HOA network to share best practices for amending by-laws, supporting community gardens, expanding native/pollinator plantings in common spaces
- Propose model by-law language removing barriers to growing including
  - Allowing for raised beds or other forms of growing in common areas to encourage communal growing
  - Allowing for side and/or front yard gardens, allowing homeowners to take advantage of optimal growing spaces
  - Allow for non-ornamental plantings in side and front yards
  - Allow for well-managed composting at home
  - Consider allowances for keeping chickens and/or bees, erecting small greenhouse structures, fencing in growing spaces to exclude pests

Potential Partners

- City of Alpharetta
- Various Homeowners Associations
- Atlanta Regional Commission

"We need to encourage local HOAs to allow food gardens, and ensure close by pieces of land are turned into managed community gardens."

"Promoting growing food at home so that it is easier to justify such setup in front of HOA. Think about expanding community gardens. Maybe even handing out some native edible plants/seeds."



THEME V: SUSTAINABILITY & GREEN SPACES

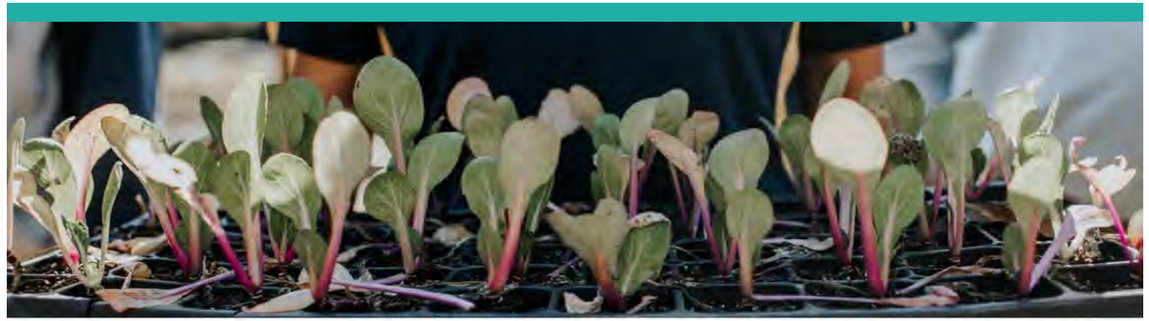
- Leverage use of passive park space for pollinator gardens and community gardens
  - Explore supporting public works training as arborists/garden managers
- Explore options for less toxic weed and pest management across the city
  - Develop integrated pest management program at city level to reduce use of herbicides, pesticides
  - Explore certification as pollinator friendly/bee friendly city
- Incentivize new and existing developments to incorporate green and growing spaces as a community amenity
- Encourage use of other public/private green spaces for growing
  - Allow native/pollinator/produce plantings as part of tree recompense program
- Explore tax incentives for preservation of land for agricultural use and/or conservation easements
  - Examine Conservation Fund's Working Farm Fund as model
- Connect City Agriculture Plan to current stormwater management strategies

Potential Partners

- City of Alpharetta
  - Alpharetta Parks and Recreation, Public Works
- New and existing developers operating with City of Alpharetta
- Mixed-use development managers
- Apartment complex managers
- Office space property managers

"We should incentivize developers to incorporate pocket gardens in their plans."

"Introduce vertical gardening, provide more food planters and containers that fit the downtown landscape look and feel. Stop building more townhouses and ensure enough land is close by for growing things for the community."



THEME VI: COMPOST & REDUCING FOOD WASTE

- Increase opportunities for community composting
- Support access to resources and education for composters of various levels
- Explore options for compost collection at recycling drop off points or other centralized locations
- Incentivize donation of excess food and/or composting of excess food waste
  - ➢ Explore partnerships with coordination/collection organizations

Potential Partners

- City of Alpharetta
- Local organizations and institutions diverting food waste: restaurants, schools, apartment complexes, hotels etc.
- CompostNow
- Concrete Jungle
- Second Helpings Atlanta
- North Fulton Community Charities
- Republic Services

"No, I do not compost at home, but I would like to incorporate. I need support through information on how to properly compost and what equipment to use."

"I want to see education on recycling and waste management with composting services for businesses and residents. The city needs to publish a sustainability report and strive to make efforts towards that."

CITY OF ALPHARETTA BASELINE

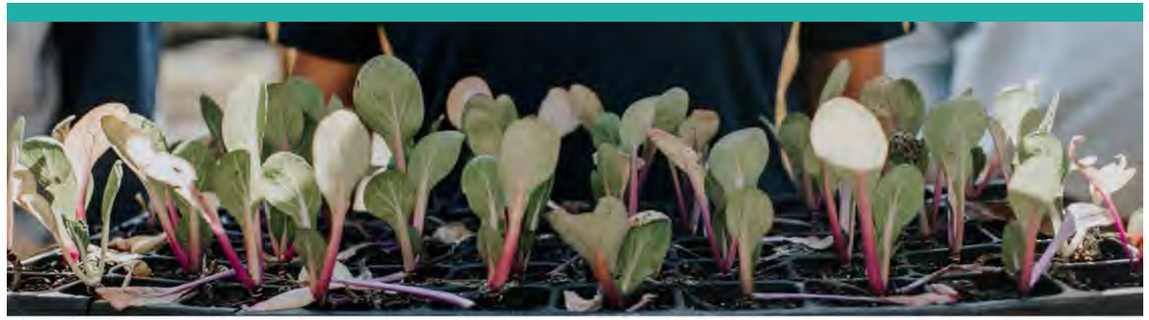
Since it was chartered in 1858 through 1980, Alpharetta was a primarily agrarian community with a quiet downtown district. Over the past 40 years, the population of Alpharetta has grown twenty-one times over from 3,000 to 66,000. That figure is projected to further increase to 83,000 by 2040, making Alpharetta one of the fastest-growing communities in the South. The city's incredible growth has been fueled by its strong economic base and annexation of surrounding areas, creating room for those looking for an ideal environment to raise families and take part in the city's quality amenities. Alpharetta is also a major employment hub with a concentrated technology sector branded as "Georgia's Connected City."

As development puts pressure on surrounding green spaces, the City of Alpharetta has set goals to "develop a land use pattern and structure that fully complements the vision of Alpharetta as a signature community in the region" as well as to "protect and nurture natural, cultural, and historic resources."

The City Agriculture Plan will be a tool to promote local food and agriculture as an additional community amenity, a means of preserving a grounded and connected local culture, and a regenerative practice to strengthen local ecosystems.







City Demographics

Population — 65, 818 Total

Age & Sex		**Race**	
< 5 years old	5.6%	White	59.5%
<18 years old	25.7%	Black	12.2%
>65 years old	10.1%	Asian	23.0%
		> Two Races	3.7%
Male/Female	50.0/50.0%	Hispanic/Latino	8.0%

Other

Veterans	1,984
Foreign-born	29.1%

Housing

Total housing units	23,958	Avg. persons per household	2.76
Single family detached	57%	Median rent	$1,464
Multi-family	30%	Owner occupied	67.7%
Townhomes	9%	Median home value	$447,400
Small multi-family (2-4 units)	4%	(Inc. by $285k 2014-2019)	

Education

High school or higher	96.7%
Bachelor's degree or higher	69.9%

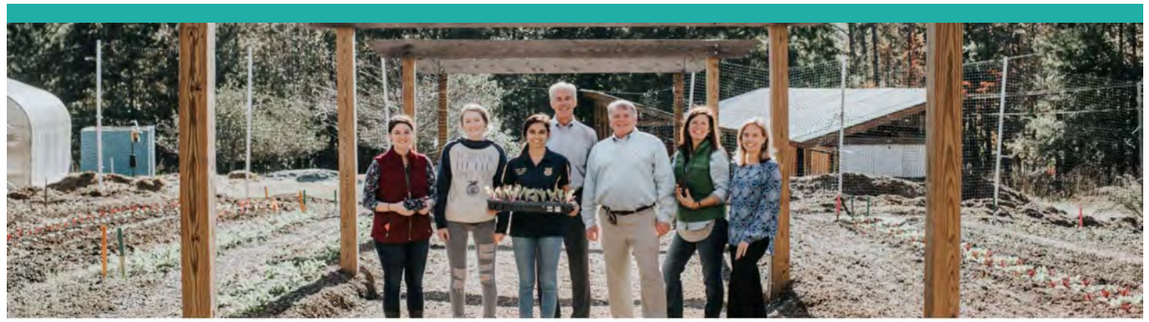
Economy

Median household income	$119.568
Persons in poverty	5.1%
>16 yo in labor force	72.0%
>16 yo female in labor force	63.1%
All businesses	9.144
Women-owned businesses	2.804
Minority-owned businesses	2,234
Office buildings >15k sq. ft.	40 (10% of metro ATL large office inventory)

Geography

Square miles	26.91
Population per sq. mi.	2,138
Parkspace	339 acres
+Big Creek Greenway	459 acres
Tree canopy	53.2%

Demographics based on 2020 US Census data & Alpharetta Comprehensive Plan - Horizon 2040







Food & Agriculture Community Assets

COMMUNITY GARDENS

Old Rucker Farm Community Garden
Wills Park Community Garden
The Atley
St. Thomas Aquinas Giving Garden & Orchard

FARMS

Old Rucker Farm
Springwood Cashmere Farm
Good Life Flower Farm
Moss Hill Farm

SCHOOL GARDENS

Cambridge High School
Cogburn Woods Elementary
Alpharetta High School
Autrey Mill Nature Preserve
Amana Academy
The Lionheart School
Fulton Science Academy

FARMERS MARKETS

Downtown Alpharetta Farmers Market
Halcyon Farmers Market

OTHER LOCAL FOOD & AG ORGANIZATIONS

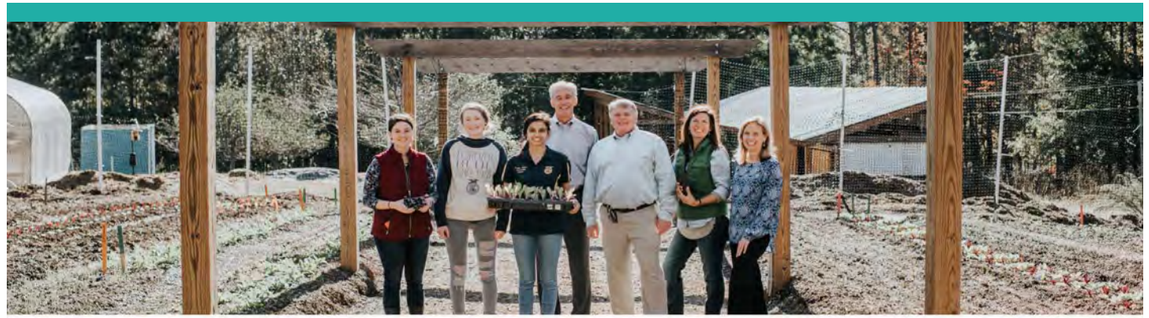
North Fulton Young Farmers
Georgia Native Plant Society
Cambridge High School FFA Chapter
Metro Atlanta Beekeepers Association (MABA)

FARM-TO-TABLE/ LOCALLY SOURCED FOOD SERVICE

Table & Main
South Main Kitchen
7 Acre Bar & Grill
Milton's Cuisine and Cocktails
Gracious Plenty Bakery & Breakfast
Fellows Café Local Expedition Wood-Fired Grill
Farm to Ladle

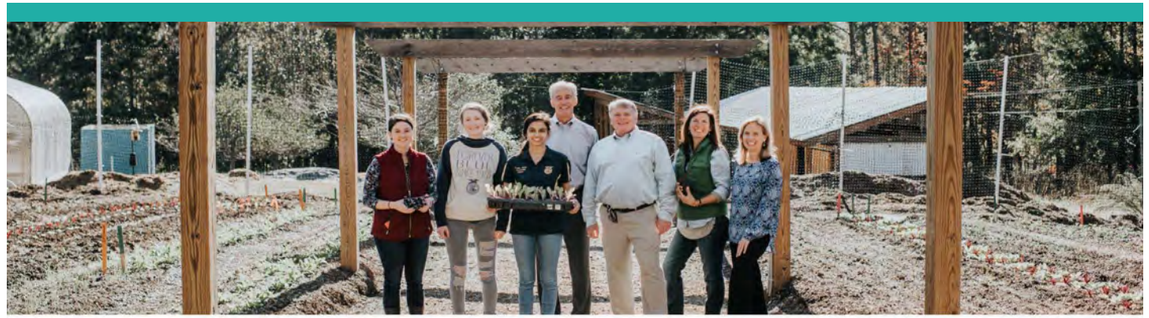
CSAs

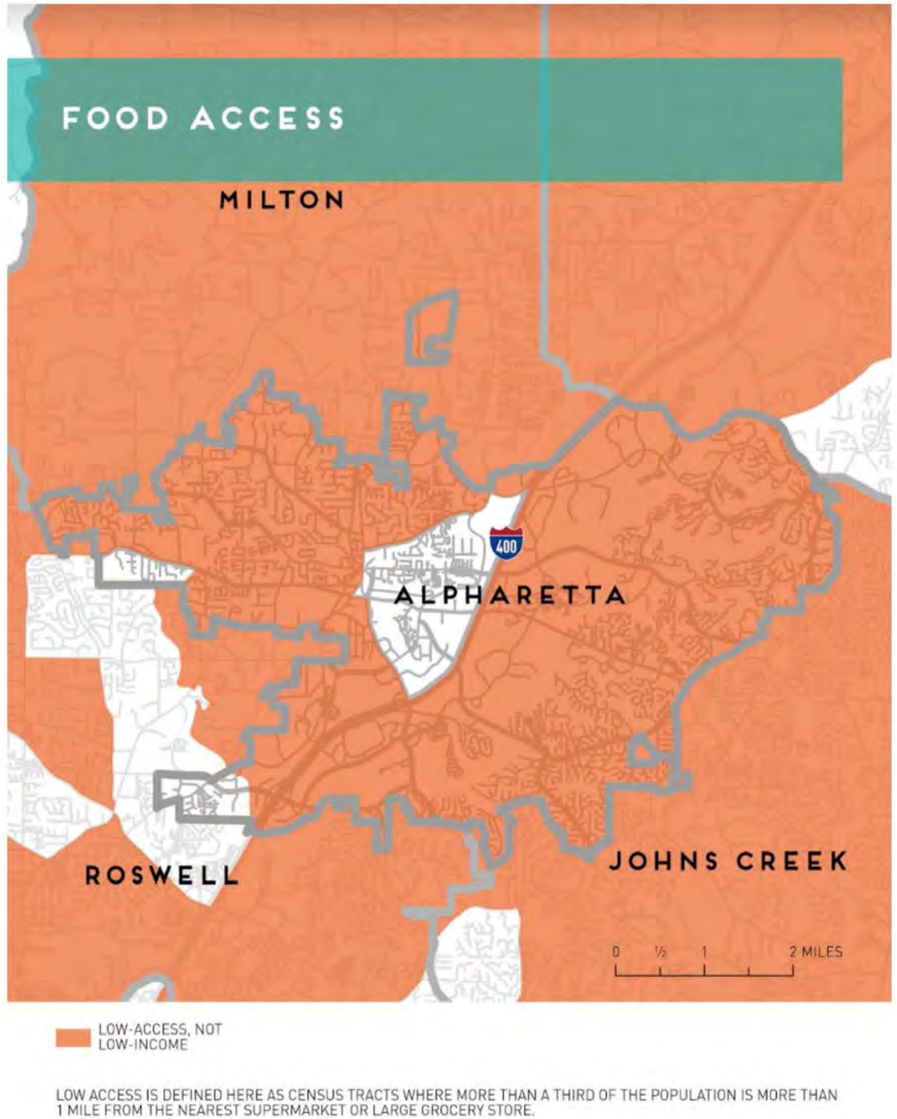
Moss Hill Farm
Old Rucker Farm Agaretta Box

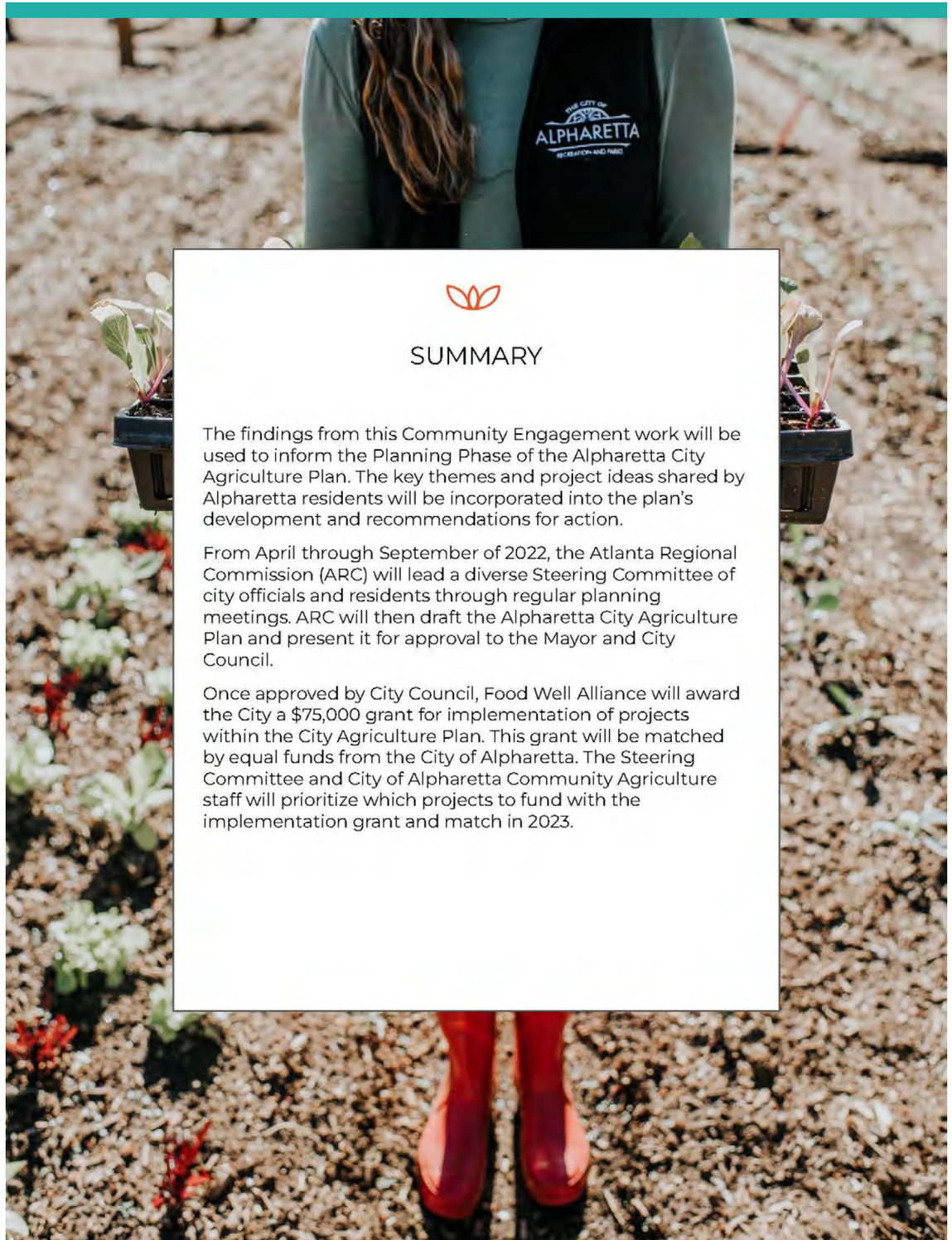




This map represents a geographic representation of proposed locations for new Community Gardens based on feedback from the 2040 Alpharetta Comprehensive Plan and the 2025 Recreation and Parks Master Plan processes.







SUMMARY

The findings from this Community Engagement work will be used to inform the Planning Phase of the Alpharetta City Agriculture Plan. The key themes and project ideas shared by Alpharetta residents will be incorporated into the plan's development and recommendations for action.

From April through September of 2022, the Atlanta Regional Commission (ARC) will lead a diverse Steering Committee of city officials and residents through regular planning meetings. ARC will then draft the Alpharetta City Agriculture Plan and present it for approval to the Mayor and City Council.

Once approved by City Council, Food Well Alliance will award the City a $75,000 grant for implementation of projects within the City Agriculture Plan. This grant will be matched by equal funds from the City of Alpharetta. The Steering Committee and City of Alpharetta Community Agriculture staff will prioritize which projects to fund with the implementation grant and match in 2023.

ALPHARETTA CITY AGRICULTURE PLAN

STAFF REPORT

Submitting Department: Legal
Submitted By: Lauren Shapiro
Sponsored By:
Meeting Date: November 28, 2022

I. AGENDA ITEM TITLE: ETHICS ORDINANCE AMENDMENTS
DISCUSSION OF PROPOSED TEXT AMENDMENTS TO CHAPTER 2, ARTICLE V CODE OF ETHICS AND CONDUCT OF THE ALPHARETTA CITY CODE.

II. RECOMMENDATION:

This item is for discussion purposes only. No formal action or vote will be requested or taken for this item.

III. REPORT IN BRIEF:

It is not uncommon following the adoption of an ordinance for unforeseen issues to be identified with the ordinance language or defined processes when the first implementation of the ordinance occurs. Such was the case when the City received, processed, and adjudicated the first ethics complaint received in a accordance with Chapter 2, Article V of the City Code. This workshop is for discussion of proposed text amendments to Chapter 2, Article V Code of Ethics and Conduct of the Alpharetta City Code that are being recommended to address those issues.

Sections 2-189 - 2-194 of the Ethics Ordinance do not have proposed text amendments at this time. The attached proposed text amendments would replace current Ethics Ordinance Sections 2-195 through 2-200 in whole. A copy of the current Ethics Ordinance is also attached.

The proposed amendments may be summarized as:

- Creating a statute of limitations for bringing forward an ethics complaint
- Specifying the requisite supporting documentation for filing an ethics complaint (affidavit, separate complaints required, no double jeopardy)
- Revising the composition and qualifications of the Ethics Panel members
- Revising the process for processing an ethics complaint
- Adding a "wrongful use" provision
- Adding an opportunity to seek attorney's fees

IV. ALTERNATIVES:

City Council may direct alternative means of addressing the identified issues or may choose to leave the ordinance in its current form.

V. ATTACHMENTS:

Ethics Ordinance Amendment Presentation, Proposed Ethics Ordinance Text Amendments, Current Ethics Ordinance

Ethics Ordinance Revisions

ALPHARETTA CITY COUNCIL

NOVEMBER 28, 2022

Existing Ordinance

- No requirements for when ethics complaints must be filed.
- Provides for appointment of fourteen (14) individuals, from which five (5) members are drawn to compose the Ethics Board.
- Drawing must occur during a Council meeting
- Requires the Ethics Board to determine the validity of the complaint within 30 days of filing. If not dismissed within 30 days, the Ethics Board must hold a hearing.
- At the ethics hearing, both the complaining party and charged official may present evidence and witnesses, and may cross-examine witnesses.
- The Ethics Board makes a finding regarding the complaint and may make a recommendation to the City Council regarding any adverse action to be taken.
- The City Council takes final action, which may include public reprimand/censure or a request for resignation.

Proposed Changes: Ethics Complaints

- Complaints must be filed within six (6) months of when the alleged violation is said to have occurred (or within six (6) months of when such violation was or should have been discovered).
- Requires complaints to identify the specific provisions of the ethics ordinance alleged to be violated.
- Requires complaints to be supported by affidavits based on personal knowledge.
- Requires separate complaints to be filed for each person alleged to have engaged in any action violating the ordinance, even if the allegations arise from the same factual basis.
- Prohibits action from being taken when a complaint arises out of the same facts or circumstances serving as the basis of a prior complaint.

Proposed Changes: Ethics Panel Composition

- On an annual basis, City Council will jointly appoint no less than nine (9) and no more than fifteen (15) individuals from which to draw members of ethics panels.
- Qualifications:
  - Attorney in good standing;
  - At least five (5) years experience, with at least three (3) years experience in general civil litigation;
  - Does not reside in or maintain an office in the City;
  - Is not, and has never been, an employee or City official, and not the spouse, parent, child or sibling of an existing or former City employee or official;
  - Has no business or contractual relationship with the City;
  - Has not provided money or in kind campaign contributions to City Council members;
  - Has not been convicted of a felony involving moral turpitude

Proposed Changes: Processing a Complaint

- The City Clerk has five (5) business days to review the complaint to determine if it is valid on its face
  - If the complaint is not valid, the Clerk shall notify the complainant in writing of the defects and the complainant has the opportunity to cure by resubmitting within five business days.
- When the Clerk determines a complaint is valid, the Clerk must promptly forward a copy to the charged official, who has 30 days from receipt of the complaint to submit a written response.
- The Clerk must also draw the names of five (5) individuals to serve on the Ethics Panel.
  - Must be witnessed by another staff member or the City Attorney
  - The validity of the selection must be memorialized in writing and the legitimacy shall be attested by the Clerk and witness.
- Selected Panel members must sign an affidavit regarding their qualification to serve on the Ethics Panel.

Proposed Changes: Processing a Complaint

- Within 60 days of the determination that the ethics complaint is valid, the Ethics Panel must meet to conduct an initial review to determine whether specific, substantiated evidence from credible source(s) exists in the ethics complaint to support a reasonable belief that there has been a violation.
- The Panel may either dismiss the complaint (in writing) or may or set a hearing for further consideration of the ethics complaint.
- If a hearing is set, the Clerk shall provide written notice of the hearing time, date, and location to the complainant and respondent by certified mail.

Other Changes

- Provides for removal, resignation, and replacement of Ethics Panel members.
- Authorizes the issuance of subpoenas.
- Expands possible action on complaints:
  - Written warning, censure, or reprimand
  - Request for resignation from office
  - Removal from office to the extent provided by Georgia law
  - Repayment to the City of any unjust enrichment.
- Prohibits ex parte communications

Wrongful Use of Ethics Complaints

- A wrongful use occurs if and when a frivolous, false, or politically motivated ethics complaint is filed in a negligent, reckless, or purposeful manner without a basis in law or fact and for purpose other than reporting a violation.
- An ethics complaint is not frivolous if the complainant reasonably believes that facts exist to support the claim and either reasonably believes that under those facts the ethics complaint is valid under this article or acts upon the advice of counsel sought in good faith and given after full disclosure of all relevant facts within his/her knowledge and information.
- Allegations of a wrongful use an ethics complaint must be raised by the charged official in their formal response to the complaint.
- If the Panel determines there was a wrongful use of an ethics complaint, the City Council may impose penalties including:
  - Public reprimand
  - Criminal prosecution for perjury
  - Payment of costs and attorneys fees.

Proposed Changes: Attorney's Fees

- If a complaint is dismissed, the charged official may seek reimbursement from the City of attorney's fees, up to $5,000.
- The charged official must submit itemized documentation of attorney's fees to the City Administrator with a sworn statement from the attorney verifying the amount submitted.

Sec. 2-195. Implementation.

Ethical standards shall be included in the regular orientations for candidates for city council, applicants to boards and commissions, and newly elected and appointed officials. Members entering office shall sign a statement affirming they have read and understood the city code of ethics and conduct.

Sec. 2-196. Ethics complaints.

(a) Any person may file an ethics complaint alleging a violation of any of the provisions of this article by a City Official by completing and submitting to the City Clerk the ethics complaint form adopted by the City Council. The person filing an ethics complaint shall be referred to in this article as the "complainant." In the event the City Clerk is the subject of an ethics complaint, all duties of the City Clerk in this article shall be undertaken by the City Administrator.

(b) The ethics complaint shall, at a minimum, identify the specific provisions of this Article alleged to be violated, shall be supported by affidavits based on personal knowledge, and shall show affirmatively that the affiant is competent to testify to the matters stated therein. All documents referred to in an affidavit shall be attached to the affidavit. Every ethics complaint shall be signed and notarized, and shall contain the following statement:

"I have read the ethics complaint and aver that the facts contained therein are true to the best of my knowledge and belief, and I am aware that the Ethics Ordinance authorizes the imposition of penalties against me for filing a frivolous complaint, including without limitation, payment of costs and attorney's fees associated with the handling and processing of the ethics complaint, and/or all other penalties applicable under the law."

(c) An ethics complaint shall be filed within six months of the date the alleged violation is said to have occurred, or in case of concealment or nondisclosure, within six months of the date the alleged violation was or should have been discovered by the complainant after due diligence.

(d) No action may be taken on any ethics complaint which arises out of substantially the same facts or circumstances which have previously served as the basis for an ethics complaint pursuant to this article.

(e) A separate ethics complaint shall be filed for each person alleged to have engaged in any activity violating this article even if the allegations arise from the same factual basis. The person alleged to have violated this article shall be referred to in this article as the "respondent."

Sec. 2-197. Ethics panel.

(a) Each ethics panel shall be constituted for the sole purpose of considering a single ethics complaint.

(b) Each ethics panel shall consist of three randomly selected members from a list maintained by the City Clerk.

(c) Notwithstanding the requirements of Section 2-111 of this Code, the City Clerk shall maintain a list of not less than nine (9) nor more than fifteen (15) qualified individuals from which to draw members of ethics panels. The City Clerk shall confirm the qualifications and willingness to serve of the members of the ethics panel not less than once per year. The list of qualified individuals shall reviewed and confirmed by the City Council at the first regular meeting of City Council in January of every year.

(d) Individuals shall be deemed qualified to serve on the ethics panel for so long as they:

(1) Are attorneys at law in good standing with the State Bar of Georgia;

(2) Have at least five years experience in the practice of law, with no less than three of those years dedicated to general civil litigation practice;

(3) Do not reside or maintain an office within the City limits of the City of Alpharetta, Georgia;

(4) Are not, and have never been, an employee or City official, and are not the spouse, parent, child, or sibling of an existing or former employee or City official;

(5) Have no, and the members of their immediate family have no, business or contractual relationship with the City of Alpharetta, have not provided monetary or in-kind campaign contributions to sitting City council members, and otherwise have no conflict of interest in providing service on the ethics panel; and

(6) Have not been convicted of a felony involving moral turpitude in this state or any other state, unless such person's civil rights have been restored and at least ten years have elapsed from the date of the completion of the sentence without a subsequent conviction of another felony involving moral turpitude.

(e) Upon the City Clerk determining that an ethics complaint meets the requirements of section 2-196 of this article on its face, the City Clerk shall promptly draw names randomly from the list of qualified individuals and contact the individual to determine their availability to serve on the ethics panel. The drawing of names by the City Clerk shall be witnessed by at least one other member of the City staff or the City Attorney to ensure the integrity of the selection process. Upon selection of three qualified individuals who are available to serve on the ethics panel, the City Clerk shall prepare a document identifying panel membership and both the City Clerk and the staff member or City Attorney that witnessed the selection process shall attest on that document to the legitimacy of the selection process.

(f) Upon selection, members of the ethics panel shall sign an affidavit attesting to their qualification to serve as a member of the ethics panel.

(g) No person shall be qualified to serve on more than one ethics panel at any given time unless all other qualified individuals are either serving on an ethics panel or have expressed their unavailability to so serve. Service on an ethics panel shall be deemed to have terminated upon the entry of the written dismissal or decision of the ethics panel after the conclusion of an ethics hearing.

(h) An individual shall cease to be qualified immediately upon the third consecutive refusal (whether by choice or unavailability) to serve on an ethics panel after being randomly drawn from the list and contacted by the City Clerk to serve.

Sec. 2-198. Processing ethics complaints.

(a) Upon receipt of an ethics complaint, the City Clerk shall, within five business days from receipt of the ethics complaint, determine whether the ethics complaint on its face satisfies the requirements of section 2-196 of this article.

(1) If the ethics complaint does not meet the requirements set forth in section 2-196 of this article, the City Clerk shall notify the complainant in writing of the defect(s) via certified mail, return receipt requested. Thereafter, the complainant shall be afforded five business days from receipt of the notification of defect from the City Clerk to cure any defects that may be cured and re-submit the ethics complaint. If an ethics complaint is not re-submitted within the allotted time period, the City and the City Clerk shall take no further action on the ethics complaint.

(2) If the City Clerk finds that the ethics complaint meets the requirements of section 2-196 of this article on its face, the ethics complaint will be processed pursuant to the provisions of this article.

(b) Upon confirmation by the City Clerk that the ethics complaint meets the requirements of section 2-196 of this article on its face, the City Clerk shall promptly forward a copy of the ethics complaint by certified mail, return receipt requested, to the City official against whom the ethics complaint was filed. In addition, the City Clerk shall promptly begin the process of randomly selecting an ethics panel as provided in section 2-197 of this article.

(d) The respondent shall respond to the ethics complaint within 30 days of receipt of the ethics complaint from the City Clerk. The respondent's response shall be supported by affidavits based on personal knowledge and shall show affirmatively that the affiant is competent to testify to the matters stated therein. The response may include allegations of a violation of Section 2-210 of this Article. All documents referred to in an affidavit shall be attached to the affidavit. The respondent shall verify the response by his or her signature thereon, which shall be notarized.

(e) Within 60 days of the determination by the City Clerk that the ethics complaint meets the requirements of section 2-196 of this article, unless such time is extended by the ethics panel convened to hear the ethics complaint upon good cause shown, the ethics panel shall convene a meeting to conduct an initial review of the ethics complaint to determine whether specific, substantiated evidence from a credible source(s) exists in the ethics complaint to support a reasonable belief that there has been a violation of this article.

(f) If, after reviewing the ethics complaint, the ethics panel determines that no specific, substantiated evidence from a credible source(s) exists to support a reasonable belief that there has been a violation of this article or determines that no violation occurred as a matter of applying the facts alleged and accepted as true to the terms of the article, the ethics panel shall dismiss the ethics complaint without further proceedings. Such dismissal shall be entered in writing stating the basis therefor.

(g) If the ethics panel determines that specific, substantiated evidence from a credible source(s) exists to support a reasonable belief that there has been a violation of this article by the respondent, the ethics panel shall set a hearing for consideration of the allegations of the ethics complaint ("ethics hearing"). Written notice of the ethics hearing, containing the time,

date, and place of such hearing, shall be sent to the complainant and the respondent by the City Clerk by certified mail, return receipt requested.

Sec. 2-199. Ethics hearings.

(a) All ethics hearings shall be conducted so as to ensure the requirements of due process. At the ethics hearing, the complainant and respondent shall be entitled to make opening statements, testify, present witnesses and evidence, and make a closing statement after the submission of all evidence. The complainant and respondent shall not be required to testify unless subpoenaed to do so. Both the complainant and the respondent shall be allowed to question any witness that testifies.

(b) The respondent and the complainant shall be entitled to be represented by legal counsel at all stages of consideration of an ethics complaint, including at the ethics hearing.

(c) The ethics panel may not call witnesses or tender evidence of its own accord; however, members of the ethics panel may question any witnesses that are called to testify by either the respondent or the complainant.

(d) Any final determination resulting from the ethics hearing shall include written findings of fact and conclusions of law. In reaching its decision on the ethics complaint, the ethics panel shall decide if clear and convincing evidence presented at the ethics hearing establishes a violation of this article.

Sec. 2-200. Organization and internal operating regulations.

(a) Each ethics panel shall elect a chairperson and vice chairperson to serve during the pendency of the ethics panel.

(b) Members of the ethics panel shall serve without compensation.

(c) The City council shall provide meeting space for the ethics panel. Subject to budgetary procedures and requirements of the City, the City shall provide the ethics panel with such supplies and equipment as may be reasonably necessary to perform its duties and responsibilities. The City Clerk shall serve as recording secretary to the ethics panel.

(d) Subject to budgetary procedures and requirements of the City, the City Attorney shall be available to assist the ethics panel in carrying out its responsibilities or to act as an ethics hearing administrator, whose duties shall be limited to conducting the ethics hearing as directed by the ethics panel. In the event the City Attorney has a conflict of interest in acting as an ethics hearing administrator on a particular case, the ethics panel may petition the City Council for appointment of counsel on a case-by-case basis. Any such appointed counsel shall be approved by the City Council, shall perform services at an approved hourly rate, and shall serve at the joint pleasure of the ethics panel and the City Council.

(e) The chairperson shall be entitled to the same voting rights as the other members of the ethics panel.

(f) All meetings or public hearings shall be open to the public and conducted in accordance with the open meeting requirements under state law. Deliberations may be conducted in executive sessions. Any final report or recommendation to the mayor and council shall be conducted in an open meeting.

(g) No official action concerning complaints shall be taken by an ethics panel, except by the affirmative vote of at least two members of the ethics panel.

Sec. 2-201. Removal of members.

The City Council may remove a member of the ethics panel on grounds of neglect of duty or misconduct in office. For purposes of this section, an ethics panel member that, without good cause, misses two scheduled ethics panel meetings during the handling of a single case shall be deemed to have neglected their duty such that no further evidence demonstrating neglect need be shown. Before initiating the removal of a member from the ethics panel, the City Council shall give the member written notice of the reason for the intended action, and the member shall have the opportunity to reply. Thereafter, the City Council shall afford such member an opportunity for a hearing before the City Council. Upon removal of a member by the City Council, the City Clerk shall promptly undertake the same process as set forth in subsection 2-197(e) to designate a replacement member of the ethics panel, and the selection process shall be subject to the same witnessing protocol as set forth in subsection 2-197(e).

Sec. 2-202. Resignation of member.

If a member of the ethics panel decides to resign prior to the final resolution by the ethics panel of an ethics complaint, the member's resignation shall be submitted in writing to the City Clerk who shall forward the resignation to the City Council, the Mayor, and the other members of the ethics panel. A resignation shall be deemed effective upon submission to the City Clerk and cannot be revoked. Upon receipt of the resignation, the City Clerk shall promptly undertake the same process as set forth in subsection 2-197(e) to designate a replacement member of the ethics panel, and the selection process shall be subject to the same witnessing protocol as set forth in subsection 2-197(e).

Sec. 2-203. Duties and powers.

The ethics panel shall have the following duties and powers:

(1) To establish any procedures, rules, and regulations governing its internal organization and conduct of its affairs, provided that such procedures, rules, and regulations do not conflict with any provision contained herein;

(2) To consider and hear complaints of violations of this article;

(3) To administer oaths;

(4) To issue subpoenas only when requested to do so by the complainant or the respondent in accordance with section 2-196 of this article;

(5) To recommend such action as provided in this article as deemed appropriate because of any violation of this article; and

(6) To perform any other function authorized by this article.

Sec. 2-204. Custodian of records.

The City Clerk shall serve as legal custodian of the ethics panel records, and shall accept, file, maintain, and administer, in accordance with all applicable laws, any information related to the purposes of this article.

Sec. 2-205. Limitation of liability.

No member of the ethics panel, or any person acting on behalf of the ethics panel, shall be liable to any person for any damages arising out of the enforcement or operation of this ethics article, except in the case of willful or wanton misconduct. This limitation of liability shall apply to the City, the members of the ethics panel, the City Clerk, the City Attorney, and any person acting under the direction of the ethics panel.

Sec. 2-206. Subpoenas.

(a) Any request for a subpoena made by a party to the ethics panel shall be made at least five business days prior to the ethics hearing date, and shall state the names and addresses for whom the subpoenas are to be issued and the date and time for the witnesses to appear. Any party requesting a subpoena shall also notify the opposing party in writing as to whom the subpoenas will be issued. A failure to provide such notification or to timely request a subpoena under this Paragraph may result in a waiver of the right to subpoena such witness.

(b) The ethics panel adopts O.C.G.A. § 45-20-9(c), which states:

"Subpoenas shall be issued without discrimination between public and private parties. When a subpoena is disobeyed, any party may apply to the superior court of the county where the hearing is being held for an order requiring obedience. Failure to comply with such order shall be cause for punishment as for contempt of court. The costs of securing the attendance of witnesses, including fees and mileage, shall be computed and assessed in the same manner as prescribed by law in civil cases in the superior court. Once issued a subpoena may be quashed by the board or an administrative law judge if it appears that the subpoena was used primarily as a means of harassment, that the testimony or documents sought are cumulative, that the testimony or documents sought are not relevant, that the testimony or documents sought are not material, that to respond to the subpoena would be unduly burdensome, or that for other good reasons basic fairness dictates that the subpoena should not be enforced."

(c) It is intended that O.C.G.A. § 24-13-25 shall apply to require $25.00 per diem as a witness fee for any witnesses who are not City employees. City employees shall not be entitled to receive a witness fee during hours in which they are being paid by the City for performance of job duties. Additionally, if a witness resides outside the City, O.C.G.A. § 24-13-25 will apply to require the $25.00 per diem witness fee and $0.45 per mile for travel expenses as a condition for appearance. If applicable, O.C.G.A. § 24-13-28 shall govern issuance of subpoenas to off-duty law enforcement officers.

(d) The complainant and the respondent shall be individually responsible for costs of securing the attendance of any subpoenaed witness, including the costs of fees and mileage as applicable, and shall be individually responsible for service of any subpoena.

Sec. 2-207. Disciplinary action.

(a) Upon a determination that a City official has violated this article, the ethics panel shall recommend to the mayor and the City council that the City impose any combination of the following penalties and actions:

(1) No further action;

(2) Written warning, censure, or reprimand;

(3) Request for resignation from office;

(4) Removal from office to the extent provided by Georgia law; and

(5) Repayment to the City of any unjust enrichment.

(b) The City council shall retain the discretion to determine whether any recommendation presented by the ethics panel under subsection (a) shall be imposed. In exercising this discretion, the City council shall not be bound by the recommendation of the ethics panel and may impose any combination of the penalties listed in the relevant section. This discretion shall not entitle the City council to override a determination by the ethics panel that a violation has occurred.

(c) In addition to any other remedy provided herein, upon determination of a violation of this article, the ethics panel may recommend to the mayor and the City council in writing that any contract, bid, or change order that was the subject of the violation be cancelled or rescinded. The City council shall retain the discretion to determine whether such a cancellation or rescission would be in the best interest of the City and shall not be bound in any way by a recommendation of the ethics panel.

(d) In addition to any other remedy provided herein, the ethics panel may also forward its written decision to the Fulton County District Attorney's Office and/or the Office of the Governor for appropriate action.

Sec. 2-208. Judicial review.

(a) Any party against whom a decision of the ethics panel is rendered may obtain judicial review of the decision by writ of certiorari to the Superior Court of Fulton County. The application for the writ shall be filed within 30 days from the date of the decision of the City council with respect to the punishment to be imposed. If the ethics panel dismisses the ethics complaint or finds no violation to have been proven by clear and convincing evidence after an ethics hearing, the writ shall be filed within 30 days of the written dismissal or decision. Judicial review shall be based upon the record. No party shall be entitled to a de novo appeal.

(b) Upon failure to timely request judicial review of the decision by writ of certiorari as provided in this section, the decision shall be binding and final upon all parties.

Sec. 2-209. Ex parte communications.

(a) After an ethics complaint has been filed and during the pendency of an ethics complaint before the ethics panel, no member of the ethics panel may communicate directly or indirectly with any party or other person about any issue of fact or laws regarding the ethics complaint, except as follows:

(1) The members of the ethics panel may obtain legal advice from the City attorney and may discuss the ethics complaint with any City staff provided by the City council to assist the ethics panel; and

(2) The members of the ethics panel may discuss the ethics complaint at a lawfully conducted meeting.

(b) If any person attempts to communicate with an ethics panel member regarding an ethics complaint pending before the ethics panel, the ethics panel member shall report the substance of the communication to the ethics panel on the public record at the next meeting or hearing of the ethics panel.

(c) No ethics panel member shall undertake an independent investigation of any complaint or matter before the ethics panel.

Sec. 2-210. Confidentiality of ethics panel information.

No member of the ethics panel, nor any public servant who has access to any confidential information related to the functions or activities of the ethics panel, shall divulge that information to any person not authorized to have it.

Sec. 2-211. Wrongful use of this article.

(a) The purpose of this article is to maintain a high standard of ethical behavior by City officials. This will be most effective when City officials and citizens work together to set and maintain high ethical standards.

(b) In order to accomplish this purpose, ethics complaints shall be based on fact and have the intent to improve the ethical climate of the City.

(c) A wrongful use of this article shall occur if and when a frivolous, false, or politically motivated ethics complaint is filed in a negligent, reckless, or purposeful manner without a basis in law or fact and for purpose other than reporting a violation of this article.

(d) An ethics complaint is not frivolous if the complainant reasonably believes that facts exist to support the claim and either reasonably believes that under those facts the ethics complaint is valid under this article or acts upon the advice of counsel sought in good faith and given after full disclosure of all relevant facts within his/her knowledge and information.

(e) In deciding if an ethics complaint is a wrongful use of this article, the ethics panel shall consider the following, without limitation:

(1) The timing of the ethics complaint with respect to when the facts supporting the alleged violation became known or should have become known to the complainant, when the ethics complaint was filed, and the date of any pending election in which the respondent is a candidate or is involved with a candidacy, if any;

(2) The nature and type of publicity surrounding the filing of the ethics complaint, and the degree of participation by the complainant in publicizing the fact that an ethics complaint was filed;

(3) The existence and nature of any relationship between the respondent and the complainant before the ethics complaint was filed;

(4) If respondent is a candidate for election to office, the existence and nature of any relationship between the complainant and any candidate or group opposing the respondent;

(5) Whether the complainant knew or reasonably should have known that the allegations in the ethics complaint were groundless; and

(6) The complainant's motives in filing the complaint.

(f) Allegations of a violation of this section shall be raised by the respondent as part of the respondent's response to an ethics complaint.

(g) Allegations of a violation of this section shall be considered by the ethics panel considering the ethics complaint that is alleged to be a violation of this section. Evidence supporting and opposing the allegations of a violation of this section shall be presented at the same ethics hearing conducted with respect to the ethics complaint that is alleged to be a violation of this section.

(h) Upon a finding by the ethics panel that clear and convincing evidence of a violation of this section was presented at the ethics hearing, the ethics panel shall recommend to the mayor and the City council that the City impose any combination of the following penalties and actions:

(1) Public reprimand;

(2) Criminal prosecution for perjury; and

(3) Payment of costs and attorney's fees associated with the handling and processing of the ethics complaint. For purposes of this subsection, the term "costs" shall include the staff time dedicated to processing the ethics complaint as well as copy costs and other directly attributable administrative expenses. For purposes of this subsection, the phrase "attorney's fees" shall include the reasonable fees of the attorney retained, if any, by the subject of the ethics complaint as well as any fees necessary to be paid to the ethics panel attorneys.

Sec. 2-212. Reimbursement for reasonable attorney's fees.

In the event an ethics complaint brought against the respondent arising out of their official duties is dismissed (by either voluntary withdrawal of the complaint by the complainant or by action of the ethics panel dismissing the complaint as unfounded or otherwise subject to dismissal), the respondent shall be entitled to reimbursement from the City for reasonable attorney's fees incurred in defending said ethics complaint. Upon securing a final determination by the ethics panel of the complaint being dismissed (to include voluntary withdrawal of the complaint by the complainant), the respondent shall submit a copy of the order making such findings or complainant’s withdrawal, whichever is applicable, to the Alpharetta City Administrator along with a copy of all applicable itemized attorney's fees incurred in defending same. The itemized attorney's fees shall have attorney time and tasks broken down in one-tenth of an hour increments along with the attorney's hourly fee, coupled with a sworn statement by the attorney that the amount submitted for repayment is the same amount for which the respondent would otherwise have been responsible, or has already paid. Other than attorney time, no other expense or fees shall be subject to reimbursement.

The City Administrator shall submit the attorney fee statement to the City Attorney for a determination of reasonableness, of which determination shall be provided in writing (including e-mail) to the City Administrator. Upon all or a portion of the fees being deemed reasonable, the City Administrator shall submit all documentation to the City Finance Department for issuance of a reimbursement check to the respondent or respondent's attorney, at respondent's discretion. In no event shall reimbursement under this paragraph exceed $5,000.00 per ethics complaint.

Secs. 2-213—2-224. Reserved.

ARTICLE V. CODE OF ETHICS AND CONDUCT[1]

Sec. 2-189. Purpose.

Recognizing that stewardship of the public interest must be their primary concern, city officials will work for the common good of the people of Alpharetta and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims and transactions coming before the city council, boards and commissions.

The purpose of this code of ethics is to:

(1) Encourage high ethical standards in official conduct by city officials;

(2) Establish guidelines for ethical standards of conduct for all such officials by setting forth those acts or actions that are incompatible with the interest of the city;

(3) Require disclosure by such officials of private financial or other interest in matters affecting the city; and

(4) Serve as a basis for disciplining those who refuse to abide by its terms.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-190. Scope.

The provisions of this code of ethics shall be applicable to all elected or appointed city officials. Notwithstanding anything herein to the contrary, state law and the Charter of the city shall be controlling in the event of an actual conflict with the provisions of this code of ethics. This article shall be interpreted to supplement, and not replace, said provisions of state law and the Charter. These laws include, but are not limited to: the United States and Georgia Constitutions; laws pertaining to conflicts of interest, election campaigns, financial disclosures, employer responsibilities, and open processes of government; and city ordinances and policies.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-191. Definitions.

Solely for the purpose of this code of ethics:

City official or *official*, unless otherwise expressly defined does not include city employees but does mean the mayor and members of the city council. The term "city official" also includes all individuals, including city

[1]Editor's note(s)—Ord. No. 755, § 1, adopted Apr. 30, 2018, amended art. V in its entirety to read as herein set out. Former art. V, §§ 2-189—2-204, pertained to similar subject matter, and derived from Code 1989, §§ 2-141—2-147, 2-149—2-155, 2-157, 2-158; Ord. No. 587, §§ 1—7, 9—15, 17, 18, adopted May, 1, 2006; and Ord. No. 662, §§ 1—7, 9—15, 17, 18, adopted May, 21, 2012.

State law reference(s)—Code of ethics for governmental service, O.C.G.A. § 45-10-1; conflicts of interest, O.C.G.A. § 45-10-10 et seq.

employees, appointed by the mayor and/or city council as appropriate to city authorities, commissions, committees, boards, task forces, or other bodies which can or may vote or take formal action or make official recommendations to the mayor and/or city council.

Decision means any ordinance, resolution, contract, franchise, formal action or other matter voted on by the city council or other city board or commission, as well as the discussions or deliberations of the council, board, or commission which can or may lead to a vote or formal action by that body.

Employee means any person who is a full-time or part-time employee of the city.

Financial interest means any interest which shall yield, directly or indirectly, a monetary or other material benefit to the official, other than the duly authorized salary or compensation for the official's services to the city, or to any person employing or retaining the services of the official or to a person or entity in which the official has a substantial interest.

Immediate family means the spouse, mother, father, grandparent, brother, sister, son or daughter of any city official related by blood, adoption or marriage. The relationship by marriage shall include in-laws.

Incidental interest means an interest in a person, entity or property which is not a substantial interest as defined herein and which has insignificant value.

Reasonably foreseeable means a result or event that can be reasonably anticipated or expected, and is more than hypothetical or theoretical.

Remote interest means an interest of a person or entity, including a city official, which would be affected in the same way as the general public. For example, the interest of an official in the property tax rate, general city fees, city utility charges or a comprehensive zoning ordinance or similar matters is deemed remote to the extent that the official would be affected in common with the general public.

Substantial interest means an interest, either directly or through a member of the immediate family, in another person or entity, where:

(1) The interest is ownership of five percent or more of the voting stock, shares or equity of the entity or ownership of $5,000.00 or more of the equity or market value of the entity; or

(2) The funds received by the person from the other person or entity during the previous 12 months either equal or exceed (a) $5,000.00 in salary, bonuses, commissions or professional fees, or $5,000.00 in payment for goods, products or services, or (b) ten percent of the recipient's gross income during that period, whichever is less;

(1) The person serves as a corporate officer or member of the board of directors or other governing board of a for-profit entity other than a corporate entity owned or created by the city council; or

(2) The person is a creditor, debtor, or guarantor of the other person or entity in an amount of $5,000.00 or more.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-192. Conduct.

(a) *Conduct of city officials.* The professional and personal conduct of city officials must be above reproach and avoid even the appearance of impropriety. City officials shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of council, boards and commissions, or the staff.

(b) *Respect for process.* City officials shall perform their duties in accordance with the processes and rules of order established by the city council and boards and commissions governing the deliberation of public policy

issues, meaningful involvement of the public, and implementation of policy decisions of the city council by city staff.

(c) *Conduct of public meetings.* City officials shall prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings.

(d) *Decisions based on merit.* City officials shall base their decisions on the merits and substance of the matter at hand.

(e) *Communication.* City officials shall publicly share substantive information that is relevant to a matter under consideration by the council or boards and commissions which they may have received from sources outside the public decision-making process.

(f) *Policy roles of city officials.* City officials shall respect and adhere to the structure of government of Alpharetta as outlined in the city Charter and policies and procedures. In this structure, the city council determines the policies of the city with the advice, information and analysis provided by the public, boards, commissions, and city staff.

(g) *Liaison responsibility.* City officials serving as liaisons to city departments shall serve to facilitate communications and information from those departments to city council, but shall not direct the activities of the department directors. City officials shall not interfere with the day-to-day administrative functions of the city or the professional duties of city staff; nor shall they impair the ability of staff to implement council policy decisions.

(h) *Independence of boards and commissions.* Because of the value of the independent advice of boards and commissions to the public decision-making process, city officials of council shall refrain from using their position to influence unduly the deliberations or outcomes of board and commission proceedings.

(i) *Positive work place environment.* City officials shall support the maintenance of a positive and constructive work place environment for city employees and for citizens and businesses dealing with the city. City officials shall recognize their special role in dealings with city employees and refrain from creating the perception of inappropriate direction to staff.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-193. Prohibitions.

(a) No city official shall use such position to secure special privileges or exemptions for himself or herself or others, or to secure confidential information for any purpose other than official duties on behalf of the city.

(b) No city official, in any matter before the council or other city body, relating to a person or entity in which the official has a substantial interest, or where it is reasonably foreseeable to a reasonable person that the decision will have a financial effect to a person or entity in which the official has a substantial interest unless it can be demonstrated that the financial effect is indistinguishable from the effect on the public generally, shall fail to disclose for the record the substantial interest prior to any discussion or vote or fail to recuse himself/herself from such discussion or vote as applicable.

(c) Where the substantial interest of a city official has not been disclosed as required by subsection (b) of section 2-193 by reason of a city official's absence from the meeting referred to therein, the city official shall disclose the interest and otherwise comply with subsection (b) of section 2-193 at the first meeting of the council, board or commission, as the case may be, attended by the city official after the meeting referred to in subsection (b) of section 2-193.

(d) No city official shall act as an agent or attorney for another in any matter before the city council or other city body.

(e) No city official shall directly or indirectly receive, or agree to receive, any compensation, gift, reward, or gratuity in any matter or proceeding connected with, or related to, the duties of his office except as may be provided by law.

(f) No city official shall enter into any contract with, or have any interest in, either directly or indirectly, the city except as authorized by state law. All public funds shall be used for the general welfare of the people and not for personal economic gain.

(g) Public property shall be disposed of in accordance with state law.

(h) No city official shall solicit or accept other employment to be performed, or compensation to be received, while still a city official if the employment or compensation could reasonably be expected to impair such official's judgment or performance of city duties.

(i) If a city official accepts or is soliciting a promise of future employment from any person or entity who has a substantial interest in a person, entity or property which would be affected by any decision upon which the official might reasonably be expected to act, investigate, advise, or make a recommendation, the official shall disclose the fact to the city council and shall recuse himself/herself and take no further action on matters regarding the potential future employer.

(j) No city official shall use city facilities, personnel, equipment or supplies for private purposes, except to the extent such are lawfully available to the public.

(k) No city official shall utilize the city's name or logo for the purpose of endorsing any business.

(l) No city official shall grant or make available to any person any consideration, treatment, advantage or favor beyond that which it is the general practice to grant or make available to the public at large.

(m) A city official shall not directly or indirectly make use of, or permit others to make use of, official information not made available to the general public for the purpose of furthering a private interest.

(n) A city official shall not use his or her position in any way to coerce, or give the appearance of coercing, another person to provide any financial benefit to such official or persons within the official's immediate family, or those with whom the official has business or financial ties amounting to a substantial interest.

(o) A city official shall not order any goods and services for the city without prior official authorization for such expenditure. No city official shall attempt to obligate the city nor give the impression of obligating the city without proper prior authorization.

(p) No city official shall draw travel funds or per diem from the city for attendance at meetings, seminars, training or other educational events and fail to attend such events without promptly reimbursing the city therefore.

(q) A city official shall represent the official policies or positions of the city council, board and commission to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, city officials shall explicitly state they do not represent their body or the city, nor will they allow the inference that they do.

(r) In keeping with their role as stewards of the public interest, members of council shall not appear on behalf of the private interests of third parties before the council or any board or commission, or proceeding of the city, nor shall members of boards and commissions appear before their own bodies or before the council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-194. Conflict of interest.

(a) A city official may not participate in a vote or decision on a matter affecting an immediate family member or any person, entity, or property in which the official has a substantial interest.

(b) A city official who serves as a corporate officer or member of the board of directors of a nonprofit entity must disclose their interest in said entity to the mayor and council prior to participating in a vote or decision regarding funding of the entity by or through the city.

(c) Where the interest of a city official in the subject matter of a vote or decision is remote or incidental, the city official may participate in the vote or decision and need not disclose the interest.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-195. Board of ethics.

(a) The board of ethics of the city (the "board") shall be composed of five residents of the city to be appointed as follows: the mayor and councilmembers shall each designate two qualified citizens to provide a pool of 14 individuals who have consented to serve as a member of such board and who will be available for a period of two years to be called upon to serve in the event a board is appointed. The city clerk shall maintain a listing of these qualified citizens. Upon receipt of a properly verified complaint and timely forwarding of that complaint to the city official charged in the complaint, the mayor and council, at the next regularly scheduled public meeting or at a specially called public meeting, shall draw names randomly from the listing of qualified citizens until five members of the board have been appointed. Such board will elect one of its members to serve as chair.

(b) All members of the board shall be residents of the city for at least one year immediately preceding the date of taking office and shall remain a resident while serving on the board.

(c) The selected members of the board shall serve until the complaint is resolved, at which time the selected members shall no longer be in the pool of 14. The mayor and councilmembers who originally designated the departing members shall designate their replacements.

(d) No person shall serve as a member of the board if the person has, or has had within the preceding one-year period, any interest in any contract or contracting opportunity with the city or has been employed by the city.

(e) Members of the board with any permit or rezoning application pending before the city, or any pending or potential litigation against the city or any city official charged in the complaint shall be disqualified from serving on the board for that complaint. An alternate member of the board shall be selected in the same manner as the disqualified individual.

(f) The members of the board shall serve without compensation. The city council shall provide meeting space for the board and, subject to budgetary procedures and requirements of the city, such supplies and equipment as may be reasonably necessary for the board to perform its duties and responsibilities.

(g) No person shall serve on the board who has been convicted of a felony involving moral turpitude in this state or any other state, unless such person's civil rights have been restored and at least ten years have elapsed from the date of the completion of the sentence without a subsequent conviction of another felony involving moral turpitude.

(h) No person shall serve on the board who is less than 21 years of age, who holds a public elective office, who is physically or mentally unable to discharge the duties of a member of the board, or who is not qualified to be a registered voter in the City of Alpharetta.

(i) Upon appointment, members of the board of ethics shall sign an affidavit attesting to their qualification to serve as a member of the board.

(j) Members of the board may be removed with or without cause by majority vote of the city governing authority.

(k) The city attorney shall be available to provide legal advice to the board and shall attend all meetings and hearings of the board to insure that all proceedings are conducted properly and in accordance with applicable law. The proceedings of the board shall, to the extent authorized by law, remain confidential and not be disclosed to third parties. All meetings or public hearings where evidence is taken shall be open. Deliberations may be conducted in executive sessions. Any final report or recommendation to the mayor and council shall be conducted in an open meeting. The mayor and council shall be the body to take final action as provided in section 2-199.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-196. Receipt of complaints; initial review.

(a) All complaints against city officials shall be filed with the city clerk. All complaints shall be submitted in writing and signed under oath, shall be legibly drawn and shall clearly address matters within the scope of this article. Upon receipt of a complaint in proper form, the city clerk or the clerk's designee shall forward a copy of the complaint to the mayor and council and city official or officials charged in the complaint within no more than seven calendar days. The charged official may, but is not required, to file a response to the board. If a response is provided, it shall be filed not later than ten calendar days after receipt of the complaint. The response shall be submitted in writing and signed under oath and shall address why the complaint is invalid on its face. All determinations under this section shall be made not later than 30 days after the filing of the complaint.

(b) Upon receipt of a complaint in proper form, the board shall conduct an initial review to determine whether the complaint on its face is unjustified, frivolous, patently unfounded or fails to state facts sufficient to invoke the disciplinary jurisdiction of the city council. The board is empowered to dismiss in writing complaints that it determines are unjustified, frivolous, patently unfounded or fail to state facts sufficient to invoke the disciplinary jurisdiction of the city council; provided, however, that a rejection of such complaint by the board shall not deprive the complaining party of any action such party might otherwise have at law or in equity against the city official. The board shall report in writing to the city council any complaint dismissed under this section. For complaints that are not dismissed or adjudicated within the deadline under this section, the board shall proceed as set forth in section 2-197.

(c) The board is empowered to adopt forms for formal complaints, notices, and any other necessary or desirable documents within its jurisdiction where the city council has not prescribed such forms.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-197. Further proceedings on complaints.

(a) If the board does not dismiss the complaint pursuant to section 2-196 or if no action is taken within the deadline stated in this section, the city clerk or board shall cause the complaint to be formally served on the city official charged as soon as practicable but in no event later than seven calendar days after the determination of the board. Service may be by personal service, by certified mail, return receipt requested or by statutory overnight delivery. The official shall, within 20 days of service submit a response to the board addressing the charges. Such response shall be in writing, and under oath. A hearing shall be held within 60 calendar days after filing of the complaint. The board is empowered to conduct investigations, to take

evidence, and to hold hearings to address the subject matter of a complaint. The board shall conduct hearings in accordance with the procedures and regulations it establishes but, in all circumstances, at least one hearing shall include the taking of testimony and the cross-examination of available witnesses. The decision of the board shall be rendered to mayor and council within seven calendar days after completion of the final hearing. At any hearing held by the board, the city official who is the subject of inquiry shall have the right to written notice of the hearing and the allegations at least seven calendar days before the first hearing, to be represented by counsel, to hear and examine the evidence and witnesses and, to oppose or try to mitigate the allegations. The city official subject to the inquiry shall also have the right but not the obligation of submitting evidence and calling witnesses. Failure to comply with any of time deadlines in this section of the article shall not invalidate any otherwise valid complaint or in any way affect the power or jurisdiction of the board or the city council to act upon any complaint.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-198. Right to appeal.

(a) Any city official or complainant adversely affected by the findings or recommendations of the board may obtain judicial review of such decision as provided in this section.

(b) An action for judicial review may be commenced by filing an application for a writ of certiorari in the superior court of Fulton county within 30 days after the decision of the board. The filing of such application shall act as supersedeas.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-199. Penalty.

Any person violating any provision of this article is subject to:

(1) Public reprimand or censure by the city council; or

(2) Request for resignation by the vote of city council.

(Ord. No. 755, § 1, 4-30-2018)

Sec. 2-200. Implementation.

Ethical standards shall be included in the regular orientations for candidates for city council, applicants to boards and commissions, and newly elected and appointed officials. Members entering office shall sign a statement affirming they have read and understood the city code of ethics and conduct.

(Ord. No. 755, § 1, 4-30-2018)

Secs. 2-201—2-224. Reserved.