City Council Meeting
JUNE 5, 2017

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

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **PLEDGE TO THE FLAG**

IV. **CONSENT AGENDA**

- A. **Council Meeting Minutes (Meeting of 05/22/2017)**
- B. **Financial Management Report: Month Ending April 30, 2017**

V. **PUBLIC HEARING**

- A. **Public Hearing On The Fiscal Year 2018 Budget And Millage Rate Levy**

VI. **OLD BUSINESS**

- A. **PH-17-15: Unified Development Code - Text Amendments (2nd Reading)**
  Consideration of text amendments to the Unified Development Code to add a definition to Section 1.4.2 and determine appropriate zoning districts in Section 2.2.

VII. **NEW BUSINESS**

- A. **First Extension of the Intergovernmental Agreement for Animal Control Services**
- B. **Bathroom Renovation Project at Fire Station 83**

VIII. **WORKSHOP**

- A. **Bethany Road Roundabouts**
- B. **Windward Parkway Corridor Improvements**
- C. **Alpharetta Arts Center Project Update**

IX. **PUBLIC COMMENT**

X. **REPORTS**

XI. **ADJOURNMENT**

THE CITY OF ALPHARETTA GEORGIA

CITY COUNCIL MEETING SUMMARY
MEETING OF MAY 22, 2017

PUBLISHED: FRIDAY, MAY 26, 2017
PUBLISHED BY: COTY THIGPEN
OFFICE OF THE CITY CLERK
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This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in ***summary*** *form.* ***This is not an official record*** *of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

- *Mayor Belle Isle called the meeting to order at 6:31 p.m.*

II. ROLL CALL

- Council Members
  - Mayor David Belle Isle
  - Chris Owens (Mayor Pro Tem)
  - Jason Binder
  - Jim Gilvin
  - Mike Kennedy
  - Dan Merkel
  - Donald Mitchell

- Staff
  - Bob Regus, City Administrator
  - Coty Thigpen, City Clerk
  - Sam Thomas, City Attorney
  - James Drinkard, Asst. City Administrator
  - John Robison, Director of Public Safety
  - Pete Sewczwicz, Director of Public Works
  - Peter Tokar, Director of Economic Development
  - Randy Bundy, Director of Information Technology
  - Morgan Rodgers, Director of Recreation, Parks, and Cultural Affairs

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. Retirement Proclamation - Lyn Kennedy

B. Alpharetta Arts Awareness Day

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 05/15/2017)

B. Alcoholic Beverage License Applications - PH-17-AB-12 LTF Club Operations Company, Inc. d/b/a Lifetime Fitness – 855 North Point Pkwy

- ❖ *Council Member Owens offered a motion to approve the Consent Agenda*
  - *The motion received a second from Council Member Kennedy*
  - *The motion was approved 7-0*

VI. PUBLIC HEARING

A. CLUP-17-03 / MP-17-05 / Z-17-05 / CU-17-05 / V-17-16: Northwinds Summit / Pope & Land
NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred by the Applicant and will be placed on the City Council Agenda for Thursday, June 1, 2017.

B. PH-17-12: Design Review Board Ordinance and Design Guidelines Amendments
NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred at the request of City Staff. A future date for consideration has not been scheduled.

C. CLUP-17-02 / Z-17-04: Taylor Morrison/40 Cumming Street/DT-R
NOTE: This item will be neither heard nor discussed during this meeting. It has been deferred by the Applicant and will be placed on the City Council Agenda for Thursday, June 1, 2017.

D. Z-17-03: Thompson Street / Burnett Circle / DT-LW

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff

- Approve Z-17-03 Thompson Street & Burnett Circle/DT-LW request for rezoning, subject to the following conditions:

1. The site, consisting of approximately 5.722 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 4/24/2017, except for

modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

2. The residential density shall be limited to no more than 7.51 dwelling units per acre.
3. Minimum building setbacks shall be: 10′ on Thompson Street and 20′ on Westside Parkway.
4. A minimum 15′ transitional, planted buffer shall be provided adjacent to the proposed City Park to the north, as shown on plan.
5. Final streetscape shall match the approved Thompson Street streetscape standards and include decorative pedestrian lighting as approved by Staff.
6. Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, if feasible, as approved by Staff.
7. Setback along Thompson Street shall be developed with a park like setting with heavy decorative landscape. The landscape shall tie into existing corner landscape and include plant selections promoting the entrance to the historic district. Area to be maintained by the HOA.
8. A stacked stone, brick or granite wall shall be constructed between homes and front landscape area. Under ledge wall lighting shall be required. Benches and a public art pedestal shall be approved by Staff.
9. Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
10. Development shall not be gated and roads will be private and maintained by the HOA.
11. Townhome architecture and materials shall be developed in compliance with the Alpharetta Downtown Code subject to approval by Staff. 4-sided architecture and materials shall be required.
12. In exchange for city-owned land and in lieu of payment for abandoned Burnett Circle right-of-way, the developer shall construct and dedicate a 0.98-acre City Park as depicted on the exhibit submitted by Site Solutions, including all depicted improvements. Trash in the stream at the northwest corner of the property shall be picked up by hand. City Park and Alpha Loop improvements shall be eligible for park impact fee credits. There shall be no credits for land value.
13. The greenspace amenity area between Units 5-10 and Units 33-38 shall link the Alpha Loop to the Thompson Street sidewalk through a pedestrian/bicycle connection. Connection shall be an 8′ concrete accessible path and incorporated within a 10′ pedestrian access easement dedicated to the City. Easement documents shall address maintenance responsibilities and remedies. The Decorative entrance signage with arch approved by Staff shall be provided in order to delineate public use of the Alpha Loop. Design to be approved by Staff in order to ensure uniform design. Trail shall be maintained by the HOA.
14. Developer shall also construct the Alpha Loop through the City Fitness Park property and receive parks impact fee credits.
15. Parking areas and internal driveways shall be heavily screened from Westside Parkway, Thompson Street and proposed City Park.
16. Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5′ with pedestrian-scale lighting provided throughout the development.
17. All buildings shall have connectivity to the sidewalk system.
18. Fencing visible from the street, Alpha Loop and City Fitness Park shall be decorative as approved by Staff.
19. Existing trees shall be preserved as depicted on Sheet Z5 zoning plan prepared by PEC, revised 4/24/2017. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.
20. Remove exotic and invasive trees and shrubs within open space/tree save areas and within City Park area and replant where sparse as approved by Staff.

21. Street trees shall be required along Westside Parkway within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed along Westside Parkway along with heavy landscape screening as approved by Staff. Street Trees along Thompson Street shall follow the Thompson Street Standards or as approved by Staff.
22. Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
23. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
24. Decorative paver aprons shall be required at the driveway as approved by Staff.
25. Landscape, hardscape, fences and walls shall compliment materials used along Thompson Street, as approved by Staff.
26. Developer shall provide easement to allow for a future road connection between the subject property and the property to the west.
27. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
28. The developer shall procure and install a fence along the north side of the property adjacent to Academy Park, with input from Academy Park as to the location, type and height, final approval by Staff.

- The applicant, Residential South Partners, is requesting a rezoning on 5.722 acres from R-12 (Dwelling, 'For-Sale' Residential) and R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of 43 'For-Sale' townhome units. The subject property is located on the north side of the Thompson Street/Westside Parkway intersection.

- The submitted request, if approved, will allow Residential South Partners to construct 43 'For-Sale' townhome units on 5.722 acres with a residential density of 7.51 dwelling units per acre. The property is located on the north side of the Thompson Street/Westside Parkway intersection.

- The subject property consists of 14 parcels of land zoned R-12 and R-15. Surrounding properties are zoned MU and R-15 to the east, R-4A to the north, MU to the south and R-12 to the west. These properties include a detached home to the west, Old Milton Holdings (A.K.A. East Village) and Avalon to the south, Academy Park to the north and Avalon and City Fitness Park to the east. The property has a comprehensive land use plan designation of Mixed Use Live Work, which permits the proposed townhome use.

- The properties are currently developed with ten (10) single-family detached homes and two (2) parcels are City-owned. Many of the privately-owned properties on Burnett Circle have received Code violations over the years, including violations for inoperable vehicles, dilapidated structures, trash, unmaintained fences, and overgrown vegetation.

- The applicant proposes a land swap whereby 0.62 acres of City-owned land would be provided to the applicant's development in exchange for a 0.98-acre improved City Park. The applicant also proposes the abandonment of the Burnett Circle right-of-way. If approved, the applicant will incorporate the abandoned right-of-way into the proposed development. New internal roads will be private and maintained by the HOA established for the subdivision.

- A total of 280 townhomes have been approved in the Downtown Overlay, including 111 along Thompson Street. For comparison, 156 single-family detached (SFD) units and 90 condominium units have been approved in the Downtown Overlay, including 94 SFD and 66 condominium units along Thompson Street. The Downtown Master Plan, which was approved in February 2015, included a Market Study (see table below) indicating that the Downtown area could absorb between 185 – 210 townhome units over the next five (5) years.

- The submitted site plan depicts 43 townhome units in nine (9) buildings. Each building is proposed to be three (3) stories or 40'. Townhome buildings along Thompson Street and Westside Parkway are oriented to those streets. 20 visitor parking spaces are depicted at various locations throughout the development, which complies with the Downtown Code requirement of 0.15 parking spaces per residential unit. One (1) project driveway is depicted on Thompson Street. 8' sidewalks are proposed along Thompson Street and Westside Parkway. Minimum building setbacks are shown as follows:
    - Westside Parkway – 20'
    - Thompson Street – 10'
    - Internal (Side) Setbacks – 0'
    - Internal (Rear) Setbacks – 10' (alley), 3' (No alley)

- A 0.98-acre linear park is depicted along the north side of the property, including a 12' path (Alpha Loop), overlook of the stream, seating, landscape and green space with connection to the City Fitness Park to the east. An eight-foot (8') path is provided through the development connecting the Alpha Loop on the north side of the property to the sidewalk along Thompson Street. The park is proposed in conjunction with a land swap for city-owned properties along Westside Parkway and Thompson Street.

- There are several trees on the subject property, consisting mainly of Hardwoods (Oak, Poplar, Maple and Dogwood). Staff had concerns with the applicant's initial site plan, which did not save many trees. However, staff encouraged the applicant to re-examine the proposed site plan and the applicant's revised site plan now incorporates several tree save areas throughout the site.

- The applicant intends to provide for underground detention, which will outfall into the stream.

- The applicant submitted an elevation which is described as Farmhouse Vernacular. Farmhouse Vernacular is not currently an approved architectural style in the Alpharetta Downtown Code. As depicted in the rendering below, the townhome buildings are proposed to be brick and stone accented with limited use of wood siding. Units 22, 32 and 39 have side elevations that could be visible from Westside Parkway. The applicant's architect provided the following description of the Farmhouse Vernacular style:
    - The City's Downtown Architect reviewed the proposed building elevations and finds that the proposed architectural style is not an approved style in the Alpharetta Downtown Code. The Farmhouse Vernacular style is consistent with the architecture historically common in rural areas. The Downtown Architect believes that this style is compatible with the approved architectural styles in the Alpharetta Downtown Code and supports adding this style to the Code. Staff will bring this style to Council for consideration in June. If the style is not approved, the applicant will be required to adhere to the existing architectural styles.

- According to the applicant, townhome units will range in size from approximately 2,700 to 3,250 square feet, with an anticipated price points ranging from $675,000 to $800,000.

- The applicant submitted trip generation figures for the proposed project showing that the proposed

43 townhome units would generate 30 PM Peak Hour trips.

- Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate.

- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 4 – 23 school age children. Numbers provided by Fulton County Schools show that Alpharetta High School has capacity; however, Manning Oaks Elementary School and Hopewell Middle School are currently over capacity.

- City Staff has reviewed the applicant's proposal and finds that it can generally support the request for rezoning. The proposal will result in a residential development that is consistent with the Downtown Master Plan and Comprehensive Land Use Plan. In addition, the proposed City Park would represent an expansion of the City Fitness Park and Alpha Loop. While staff has concerns over the number of townhomes approved in the Downtown Overlay, the applicant's proposal will result in the redevelopment of several properties and further facilitate the Alpha Loop project. Staff recommends conditions requiring single-family detached units along Thompson Street, which is consistent with the Old Milton Holdings and Edward Andrews Homes developments along Thompson Street.

- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The applicant held two (2) community meetings on February 2, 2017 and on April 17, 2017. According to the applicant's public participation report, there were no concerns from surrounding residents.

- This item was heard at the May 10, 2017 Planning Commission meeting. Two residents from Academy Park spoke regarding the applicant's request. Concerns were raised regarding the potential impacts of the applicant's stormwater outfall into the stream, as well as the need for a fence along the common property line with Academy Park. After discussion, the Planning Commission recommended to approve this item subject to the conditions below. Vote (4-2)

- Kenneth Wood came forward to make a brief presentation of the request on behalf of the applicant

- Monte Hewitt of Monte Hewitt Homes came forward to speak in favor of the project

Public Comment

- Steve Stole, 2459 Claystone Lane, Alpharetta, GA, came forward to speak on behalf of Academy Park HOA

❖ *Council Member Kennedy offered a motion to approve Z-17-03: Thompson Street / Burnett Circle / DT-LW with a change to condition #12 to delete, "and in lieu of payment for abandoned Burnette Circle right-of-way"*

- *The motion received a second from Council Member Merkel*
- *The motion was approved 7-0*

E. PH-17-06: Burnett Circle Road Abandonment
Consideration of a request to abandon the Burnett Circle right-of-way. The property is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of the request to abandon the Burnett Circle public right-of-way.
- The applicant, Residential South Partners, requests a road abandonment of the 0.283-acre Burnett Circle right-of-way to allow for the redevelopment of several residential properties. Residential South Partners has assembled 14 parcels of land in order to construct a 43-unit 'For-Sale' townhome development on 5.72 acres. Burnett Circle is located on the northwest side of Westside Parkway, just north of Thompson Street.
- The Burnett Circle right-of-way is approximately 0.283 acres. Burnett Circle is a 20' right-of-way providing access for several residential properties. If approved, the abandoned right-of-way will be incorporated into a proposed residential development. Residential South Partners is requesting a rezoning to allow for the redevelopment of 14 residential parcels with a 43-unit 'For-Sale' townhome development. The applicant also proposes a land swap whereby 0.62 acres of City-owned land would be provided to the applicant's development in exchange for a 0.98-acre improved City Park. New internal streets are proposed to be private, but will not be gated. If the requests for road abandonment and rezoning are approved, the developer will construct internal roadways that will be private as depicted on the zoning plan prepared by PEC, dated 4/24/17.
- Access will not be denied as a result of the proposed road abandonment.
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

❖ *Council Member Kennedy offered a motion to approve the Resolution*

- *The motion received a second from Council Member Owens*
- *The motion was approved 6-0; Binder absent*

F. PH-17-15: Unified Development Code - Text Amendments (1st reading)
AN ORDINANCE TO AMEND ARTICLE I, ARTILCE II AND APPENDIX A: ALPHARETTA DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD CERTAIN DEFINED TERMS TO SUBSECTION 1.4.2. DEFINED TERMS; TO ADD DISCOUNT STORE AS A PERMITTED USE IN THE LI ZONING DISTRICT; TO ADD BREWERY AND DISTILLERY AS A PERMITTED USE IN THE LI ZONING DISTRICT AND A CONDITIONAL USE IN THE CUP, O-I, C-1, C-2, PSC, MU, DT-C AND DT-MU ZONING DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSE

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- City Attorney, Sam Thomas, read the Ordinance constituting a 1st reading

Public Comment

None

- *Council Member Kennedy offered a motion to approve the Ordinance as read by the City Attorney and adding 'discount store' as a conditional use in the C2 zoning category*
  - *The motion received a second from Council Member Owens*
  - *The motion was approved 7-0*

VII. OLD BUSINESS

A. MP-16-13 / Z-16-11 / CU-16-19 / V-16-26: TPA/Fuqua Development / Peridot
NOTE: This item was tabled by City Council on Monday, April 17, 2017. It must be removed from the table prior to discussion or consideration.

- *Council Member Kennedy offered a motion to remove this item from the table*
  - *The motion received a second from Council Member Owens*
  - *The motion was approved 7-0*

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- This item was heard at the November 3, 2016 Planning Commission meeting. The applicant requested a deferral. After discussion, the Planning Commission recommended to defer the request. Vote (7-0)
- This item was heard at the March 2, 2017 Planning Commission meeting. Citizens spoke both for and against the request. Planning Commission recommended that the lake be activated by bringing non-residential uses closer to the lake and moving the townhomes and/or stacked townhomes away from the lake, which is consistent with the site layout reflected on the 2011 site plan. After discussion, the Planning Commission recommended to approve the request subject to staff conditions with a few

amendments, including a change to the site plan in order to activate the lake. Vote (6-1)

- The applicant provided a revised site plan for the purpose of addressing concerns raised by the Planning Commission. The new site plan depicts a lake side plaza with seating and area for food trucks. However, the site plan shows both the townhome and stacked townhome product next to the lake, which is contrary to the site plan recommended for approval by the Planning Commission. Staff has reviewed the new site plan and believes that it does not adequately address the concerns raised about activating the lake. The site plan referenced in the Planning Commission recommendation (SP-2, dated 9/28/16) depicts an office building next to the lake. Planning Commission recommended approval of this site plan because it included non-residential uses closer to the lake and more closely resembled the site layout on the 2011 plan. There were concerns that people would be reluctant to use the trail due to its close proximity to the residential product. Planning Commission suggested that the office building near the lake include a restaurant and that the dock and lake side plaza include an active use to draw visitors down to the lake.

- Staff recommends approval of MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA Fuqua/Peridot subject to the following conditions:

  Conditions that end with (GRTA) are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document dated July 13, 2015, RE: DRI 2499 – Innovation. RED= Changes to previously approved conditions.

1. The 62.47-acre property shall be zoned MU. Site shall be developed substantially similar to plans by Wakefield Beasley & Associates, dated 9/28/16 (SP-2), subject to the approved conditions. Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff. Townhomes shall be substantially as depicted in Exhibit A. Subject to approved conditions. Applicant shall work to add additional features to activate the lake; such as, hardscape, restaurants or other commercial uses as approved by Staff.
2. Development regulations shall be as follows:
   a. Office – 664,400 square foot maximum. Building height shall be limited as depicted on site plan dated 2/21/2017 with 1 building up to 12 stories, remaining office limited to a maximum 6 stories. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less.
   b. Up to 63 'For-Sale' townhome units and up to 104 'For-Sale' stacked townhomes shall be permitted in up to 4-story buildings with a maximum height of 50'. In lieu of the stacked townhomes, that portion of the property may be developed with zero lot line 'For-Sale' detached units with no reduction in the overall open space and within the same footprint of the stacked townhomes as depicted on the 12/13/2016 alternate plan prepared by Travis Pruitt and Associates, attached as Exhibit B. A minimum 25% of all residential units shall be 'For-Sale' units. No more than 10% of the 'For-Sale' residential units shall be permitted to be rented, as recorded in the development covenants.

c. Retail –Maximum of 26,100 square feet and height of 2 stories or 35', whichever is less. Permitted retail square footage shall include a 9,600 square foot food hall/market. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less. No more than 3 free standing retail buildings shall be permitted. No more than 2 free-standing 'Bank or Savings and Loan' buildings shall be permitted and shall be a minimum of 2 stories, or 24', and shall have significant architectural features as approved by Staff. Standalone retail buildings shall have a minimum height of 18'. A minimum 3,000 square foot neighborhood grocery shall be required.

d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 200 rooms and 7 stories shall be permitted. Hotel may not be an extended stay facility.

e. Restaurant – Maximum of 29,400 square feet and height of 2 stories or 35', whichever is less. A maximum of 3 free-standing restaurants with a combined square footage of not less than 3,500 square feet and not more than 10,000 square feet with no drive-thru or pick up windows. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities as approved by Staff. An open air "special event facility" shall be permitted adjacent to the lake with a maximum of 20,000 square feet. One jewel box building shall be permitted in the central park as depicted on the site plan.

f. 'For-Rent' Residential – After March 27, 2018, 220 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections. Building maximum height shall be 5 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with retail, 25% 'For-Sale' units and a minimum 60,000 square feet of office use. A Certificate of Occupancy shall not be issued for rental units until 60,000 square feet of office has been constructed or is substantially under construction as determined by Staff. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by March 27, 2019 residential units shall revert to 'For-Sale' only.

g. Parking Decks – Maximum of 5 levels, except parking deck along Haynes Bridge Road shall be a maximum of 2 levels. With the exception of the 2 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.

3. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
   a. office
   b. retail
   c. restaurant (no drive thru)
   d. hotel
   e. residential
4. Retail uses shall be those uses customarily accessory to or amenities for office uses, restricted to the following uses:
   a. Art Gallery
   b. Bakery
   c. Barber Shop
   d. Beauty Shop
   e. Book Store
   f. Bowling Entertainment Venue (with approval of a conditional use permit)
   g. Computer Supply Store
   h. Copy Center/Print Shop
   i. Drug Store (not to exceed 2,000 SF)
   j. Dry Cleaning Pick-up Station
   k. Fitness Studio
   l. Florist, Retail without Greenhouse
   m. Gourmet Food Store
   n. Office Supply Store (not to exceed 2,000 SF)
   o. Package Shipping/Mail Box Store
   p. Restaurant (no drive-thru)
   q. Retail Sales and Services Establishment
   r. Shop or Studio, Craftsman/Artist
   s. School, Commercial
   t. Spa Services (with approval of a conditional use permit)

5. Building Setbacks along Haynes Bridge Road and Morrison Parkway shall be 30' building setback with a 20' landscape strip. Building setbacks along Lakeview Parkway shall be 25' with a 20' landscape strip.
6. Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
7. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 60,000 square foot office use.
8. Specimen trees on the site shall be given special consideration and every attempt to incorporate them into the applicant's site plan shall be made as stipulated in the Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 545, 563, 566, 568, 821, 591, 593, 596, and 600 shall be saved.
9. A minimum 12.35 acres of park land is required for the proposed development with at least 6.18 acres required to be passive park area. A minimum 6.25 acres of public space shall be required. 29.36 acres of open/green space shall be provided as depicted on the 2/21/2017 zoning plan. The greenspace to the east of the lake shall remain undisturbed, except for the trail and related improvements around the lake. A bocce ball court, or an alternative outdoor recreational feature approved by Staff, shall be required

within an area designated public space as approved by Staff.

Design Conditions:

10. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Lakeview Parkway to the existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development.
11. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.
12. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped, as described in paragraph 2.g. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by landscaping or materials approved by DRB or other materials as approved by Staff, as described in paragraph 2.g.
13. Except for the 'For-Sale' product, priority parking spaces shall be provided for alternative fuel vehicles along with accommodation for a vehicle charging station.
14. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Haynes Bridge Road or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees, residents and guests. The public shall be permitted to park in the office parking lots on evenings and weekends.
15. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA/Fuqua Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2016 application, as amended. Design standards will be presented to Staff and the Design Review Board for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.
16. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.
17. Awnings shall be provided on buildings at street level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
18. Surface parking areas other than on-street parking shall be screened from the public right-of-way in compliance with the current UDC. A decorative, short wall shall be located along Lakeview Parkway where needed in order to obscure views of surface parking from Lakeview Parkway.
19. All buildings along Haynes Bridge Road, Morrison Parkway and Lakeview Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
20. Measurement of building heights shall not include spires or other decorative architectural features.
21. Streets within the development shall be private and shall include a planted median with sufficient space for tree plantings, as approved by Staff.
22. A view corridor shall be created from Haynes Bridge Road to the lake, along the main boulevard, as depicted on the plan. A structure for seating or gathering, such as a gazebo or similar structure, shall be provided at the end of the boulevard near the lake as approved by Staff.
23. The corner of Haynes Bridge Road and Lakeview Parkway shall be designed with a minimum 5,000 square

foot green space and shall incorporate existing wall and landscaping with a focal point feature (sculpture) added with final approval by the local arts committee. Applicant shall provide a minimum of 6 original sculptures located at prominent locations throughout the development as approved by Staff and the local arts committee. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.

24. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
25. Prior to the first LDP for development, applicant shall submit a construction phasing plan that shall demonstrate how construction will be staged and implemented in a manner that screens construction views from adjacent roadways.
26. Prior to the first LDP for development, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
    - Approved specifications and standards identified for each use within the total development.
    - Pedestrian network.
    - Overall planned green space areas.
27. Every plan submitted for a land disturbance permit shall include an on-going density and acreage tabulation.
28. Alcohol license distance requirements from residential development shall be waived.
29. Rooftop signs shall be permitted as approved by the Design Review Board.
30. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-16-13/Z-16-11/CU-16- 19/V-16-25 TPA/Fuqua"

Landscape Conditions:

31. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road, Lakeview Parkway and Morrison Parkway. Along Lakeview Parkway, the existing sidewalk shall be widened with brick or similar pavers an additional 2' in the beauty strip to the back of curb. All new utilities shall be located underground. Existing landscape strips adjacent to the development along Morrison Parkway, Haynes Bridge Road and Lakeview Parkway shall be replanted where needed, as approved by Staff. Parking areas adjacent to Lakeview Parkway shall be heavily screened with landscape material as approved by Staff.
32. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for multi-use path as approved by Staff.
33. At least 1 roof-top amenity shall be required within the development. In addition, at least 25% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the min. 29,400 SF of restaurant space.
34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of a Land Disturbance Permit and shall include retaining the current mature street trees, except at curb cuts and in accordance with an approved stream piping plan along Lakeview Parkway, Morrison Parkway and Haynes Bridge Road with final approval by Staff.
35. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.
36. Parking lot islands shall be planted with trees, shrubs and ground covers (not with mulch only). Provide sufficient green space to provide screening for parking decks. Investigate, as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to cover a minimum 15% of this surface.
37. The developer shall dedicate a permanent easement to the City and construct a 12' multi-use trail with

continuous connection from the adjacent Honda property, through the site, around the lake and through the Georgia 400 buffer to Haynes Bridge Road and to the west property line, with final alignment/design approved by Staff and construction completed prior to the first Certificate of Occupancy for residential units. A trail crossing shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway and shall be constructed of paver material approved by Staff. Trail entrance gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer for the installation of the trail; maintain such condition to the City's satisfaction until accepted for maintenance; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail as approved by Staff. Way finding signage shall be placed at key locations along the trail.

38. The 50' perimeter around the lake shall include a minimum 12' wide multi-use trail and gathering areas (gazebo, grilling stations, fire pits, benches, etc.) and exercise stations around the lake, as approved by Staff. The width of the multi-use trail may be reduced to save trees, as approved by Staff. The condition of the existing pedestrian bridges across the lake shall be assessed, repairs and widening shall be made by the developer/property owner as approved by Staff.
39. The 37,505 square foot park space near the corner of Haynes Bridge Road and Lakeview Parkway shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes.
40. The lake shall be designed for active recreation, including stocking the lake with fish and constructing a dock.
41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
42. Site access off Lakeview Parkway shall be unsignalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. A roundabout is recommended at site driveway

    2. Design of roundabout or other intersection improvement shall meet City LOS standards as approved by Staff.
43. Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by 3/27/2019.

<u>General Conditions of Approval to GRTA Notice of Decision:</u>

44. Development Intensity and Use
    - Provide a mix of residential, office and retail uses.
45. Access Management
    - Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
    - Provide a maximum of 4 site driveways on Lakeview Parkway.
    - Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
    - Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
    - Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
    - No direct site access is allowed onto Haynes Bridge Road.
    - No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
    - Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
    - All internal intersections shall be a minimum of 100' from Lakeview Parkway.
46. Pedestrian Facilities

- Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
- Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, including roundabouts.

47. Road Improvements to GRTA Notice of Decision:
Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway
    - Construct 1 additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes.
    - Construct 1 additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes.
    - All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.

- The applicant, TPA and Fuqua, is requesting a master plan amendment to the Metropolitan Life/Peridot Master Plan to change the development mix and previous conditions of zoning. A request to rezone 15.51 acres from O-I (Office-Institutional) to MU (Mixed-Use), as well as requests for conditional use to allow 'For-Rent' residential use and a bank or savings and loan use. A variance is requested to allow first-floor 'For-Rent' dwellings on three (3) building sides and to allow first-floor 'For-Rent' dwellings on a Storefront Street. If developed as submitted, the development would consist of 55,500 square feet of retail/restaurant, up to a 200-room hotel, 664,400 square feet of office (510,000 square feet new), 320 'For-Rent' units and 167 'For-Sale' townhome and stacked flat units on 62.47 acres. The property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

- The submitted request, if approved, will allow for the construction of a mixed-use development consisting of 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, 167 'For-Sale' townhome and stacked flat units, 320 'For-Rent' apartment units, and a 200-room hotel. The proposed residential density is 7.80 dwelling units/acre. The subject property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

- The subject property is currently zoned MU (Mixed Use) and O-I (Office-Institutional) and surrounding properties are zoned O-I to the north and east and LI (Light Industrial) to the west. The 62.47 acres is bounded to the north by Lakeview Parkway, to the west by Honda Motor Corp., to the south by Georgia 400, and Haynes Bridge Road to the east.

- The applicant is requesting a master plan amendment for a project called "360 Tech Village" to change the permitted mix of uses and changes to previous conditions of zoning. The site is currently entitled for 100,035 square feet of retail, a 211-room hotel, 447,200 square feet of office space and 470 'For-Sale' residential units. A rezoning is requested for 15.51 acres from O-I to MU, subject to the Metropolitan Life/Peridot Master Plan. Conditional use is requested to allow 'Dwelling, 'For-Rent' use and 'Bank, Savings and Loan' use. A variance is requested to allow first-floor 'For-Rent' dwellings on three (3) building sides and to allow first-floor 'For-Rent' dwellings on a Storefront Street.

- A conceptual development plan for the assembled tract was submitted in August 2007 at which time Staff submitted the application to the Department of Community Affairs for a Development of Regional Impact Review. On January 24, 2008, the ARC issued a finding that the proposal was in the best interest of the Region, and therefore the State. In 2011, a master plan amendment was approved along with a stream buffer variance. The 2011 master plan amendment did not require DRI review. GRTA submitted a "Notice of Decision" stating the project was approved as submitted with recommended conditions. A master plan amendment was approved in 2015, which included changes to previous conditions of zoning as reflected in the attachment labeled Exhibit A.

- The table below provides a comparison between the applicant's current proposal and previously proposed and approved master plan and amendments for the subject property.

		New Plan vs Previous Plans		
	2016 Proposed Plan	2011/2015 Plan	1988 Plan	Changes 2015-2016
Acreage	62.47 acres	47.05 acres	45.5 acres	+15.42 acres
Retail/Rest.	55,500 SF	100,035 SF	119,700 SF	-44,535 SF
Residential	487 Total Units: 167 'For-Sale' Attached 320 'For-Rent' units	470 Total Units: 445 'For-Sale' Condominium units, 25 'For-Sale' Townhomes	0	+320 'For-Rent' -303 'For-Sale' Attached
Density	7.8 du/ac	10 du/ac	0	-2.2 du/ac
Hotel	200 rooms	211 rooms	200 rooms	-11 rooms
Office	664,400 SF	447,200 SF	1,015,520 SF	+217,200 SF
Parking	3,372 spaces	3,415 spaces	N/A	-43 spaces
Open/Park	29.36 acres	11.08 acres	N/A	+18.28 acres

- The applicant requests a conditional use to allow 320 'For-Rent' units in a 4-story building with a parking deck. One (1) side of the building will contain 1st floor retail and/or office uses along the street frontage. The building will include studio, 1-bedroom and 2-bedroom units with rents from $1,145 for 540 – 610 square feet studios, $1,400 – $1,500 for 700 – 800 square foot 1-bedroom units, and 2-bedroom units will be 1,048 – 1,175 square feet and with rents from $2,000 – $2,250. Residents will have access to parking and a variety of amenities, including a pool, fitness center, dog park, cyber café, game room and business center. 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. Office space already exists on the site and high density housing should be tied to office space were jobs exist and are created and service uses are available to limit vehicular trips. The existing 406,853 square feet of office employs 2,034 people and the 510,000 square feet of new office will generate approximately 2,550 employees (1 employee per 200 square feet). A total of 4,584 office employees could be generated to support the residential and retail uses. Current apartment conditions in the City reflect occupancy ranges from 93% to 100% leased.

- The City's Rental Housing Study, which was prepared in May 2015 and recently updated, recommends that the City target an entitlement of between 93 and 159 'For-Rent' units per year in order to achieve a goal of 32% rental housing in the City. It should be noted that this annual target recommendation is not an approved City policy; however, the 32% 'For-Rent' policy is included in the 2035 Comprehensive Land Use Plan.

- The applicant is requesting 167 'For-Sale' units, which represents a reduction of 303 'For-Sale' units from the current master plan entitlement. It is recommended that a mixed-use development contain a variety of residential types. The applicant's proposed development mix provides a greater mix of 'For-Sale' vs. 'For- Rent' residential product as compared to the mixed-use developments at Milton Park and Avalon. Avalon is approved for 16% 'For-Sale' product and

Milton Park has over 25%. Staff recommends that the project provide a minimum of 25% 'For-Sale' units.

- The applicant's site plan depicts 63 'For-Sale' townhome units and 104 'For-Sale' stacked condominium units. The applicant is requesting flexibility to allow for zero lot line single-family detached units in lieu of the stacked condominiums. Townhome units will range from 2,200 – 2,800 square feet with a price point between $400,000 – $600,000. Stacked condominiums will range from 1,250 – 1,700 square feet with price points beginning in the high $200,000's. If single-family detached units are constructed, homes will be 2,000 – 3,000 square feet with a price point between $500,000 – $700,000.

- The applicant proposes 510,000 square feet of new office on the site, which is in addition to the 406,853 square feet of office existing in three (3) buildings within the Metropolitan Life/Peridot Master Plan. Two(2) office buildings are located north of Lakeview Parkway and the third is on the west side of the subject property. If the applicant's request is approved, a total of 916,853 square feet of office could be constructed within the master plan. For comparison, Northwinds is approved for 2.8 million square feet of office on 260 acres and Avalon for 660,000 square feet on 86 acres.

- The request includes a 12-story, 300,000 square foot office building near the existing lake, a six (6) story, 150,000 square foot office building along Morrison Parkway and a three (3) story, 60,000 square foot loft-style flex office building near Haynes Bridge Road. The applicant states that the 60,000 square foot office building will be constructed in the first phase of the development. The existing office buildings are six (6) and seven (7) stories and are 93.6% occupied.

- The development proposes 55,500 square feet of retail/restaurant uses located in freestanding and mixed- use buildings. This represents a 44,535 square foot reduction in retail/restaurant uses from the current master plan entitlement, which is consistent with an office-focused mixed-use development. The applicant proposes 16,500 square feet of retail space, 29,400 square feet of restaurant space, 400 square foot retail jewel box and 9,600 square foot market/food hall building surrounding the town center green and on the first floor of the 'For-Rent' building. A minimum 3,000 square foot neighborhood grocery will be provided within the requested entitlement of 55,500 square feet of retail/restaurant use. Retail uses will be those that are typically accessory to office use and retail services to support the proposed residential uses.

- The applicant proposes one (1) boutique or full-service hotel with a maximum of 200 rooms and seven (7) stories. A boutique hotel is defined as a small hotel that typically has between 10 to 100 rooms in unique settings with upscale accommodations and design. The current master plan entitlement is for a 211-room hotel, with a minimum of 6,000 square feet of meeting space. The applicant has indicated that the number of hotel rooms constructed will likely be less than the 200 rooms requested.

- The applicant's site plan depicts 3.74 acres of park land, a 9.83-acre lake, a 4.5-acre wetland area, and 3.16 acres in other public spaces. Park space and public space shall not include the Georgia 400 tree buffer (except area improved for multi-use path), building setbacks, or landscape strips. The 4.5-acre wetland area may only be counted as public/park space, if improvements such as boardwalks, walkways, or educational amenities are included.

- The 37,505 square foot town center green will be lined with ground floor retail, restaurant and office uses. Restaurants will have outdoor seating and the town center green will offer places for diners to sit and eat. The town center green will also include an outdoor band stand. Five (5) small park areas, totaling 0.57 acres, are depicted in the area of the townhomes and stacked flats. The lakeside park is shown to be 95,100 square feet.

- A 9.83-acre lake amenity will be active and include recreational amenities. The lake perimeter already includes walking paths and pedestrian bridges over the lake. The lake should be improved with wider walking paths, gathering and seating areas, grilling stations and exercise stations. The path around the lake will become part of the City's Alpha Loop system and shall be a minimum 12-feet wide.

- A 12' multi-use path will be provided through the subject property and connecting into the City's Alpha Loop system. The applicant's site plan depicts the multi-use path beginning at Morrison Parkway and running along Lakeview Parkway and Haynes Bridge Road. The path is also shown around the lake and on the south side of the lake. A future multi-use path easement is depicted running through the Georgia 400 buffer. Staff recommends that the developer provide an easement and construct the 12' multi-use path from Morrison Parkway, running along Lakeview Parkway before entering the site through the townhome portion of the development, continuing around the lake and running east and west along the south side of the property.

- The MU zoning district requires a minimum 10% of the land area be designated for public uses, such as recreation, entertainment and/or civic space. Based on the total site area, a minimum of 6.25 acres in public space is required for the proposed development. The total park space goal in the MU zoning district is one (1) acre of parkland per 100 population.

- The Metropolitan Life/Peridot Master Plan was amended on September 28, 2015, which included a condition of zoning requiring a Mercantile/warehouse architectural style, substantially similar to the renderings dated June 26, 2015. The applicant has submitted building architecture, which is described as Post-Industrial Mercantile style.

- The applicant prepared an Area of Influence analysis consistent with those previously required by ARC and GRTA was conducted for the proposed development. According to the employee recapture analysis, the site is likely to accommodate 3,529 employees based on the mix of land uses, projected occupations, and average monthly income likely to be paid to employees. 3,322 of those employees are generated from the proposed office space based on one (1) employee per 200 square feet.

- Kimley-Horn and Associates, Inc. prepared an update to the previous Traffic Impact Analysis. The updated traffic analysis also included capacity analysis of the intersections and proposed site driveways along Lakeview Parkway. Similar to the previous traffic studies, the intersection at Morrison Parkway is expected to operate well with the proposed development trafffic. At Haynes Bridge Road, the recommendations from the DRI study remain relavent; add duel northbound left-turn lanes along Haynes Bridge Road at Lakeview Parkway and provide duel eastbound right-turn lanes along Lakeview Parkway onto southbound Haynes Bride Road. The added right-turn lane would connect to an extension of the Georgia 400 right-turn lane along Haynes Bridge Road.

- Anaylsis of site driveways along Lakeview Parkway resulted in poor levels of service for vehicles exiting the site. Specifically, vehicles wishing to turn left onto Lakeview Parkway are expected to experience significant delay during the peak tavel times. The study further contends that traffic conditions will not likely meet federal guidelines to warrant a traffic signal. Previous site plans included a roundabout to reduce delay at these intersections. Including at least one roundabout along Lakeview Parkway would also help calm traffic and facilitate an offset left turn. The best location would be the highest traffic intersection, proposed site driveway 2. Based on the anticipated traffic movements, some modification will be required of the existing median islands along Lakeview Parkway in order to accommodate vehicle queuing and limit access.

- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 42 – 406 school age children. All three schools are shown to be over capacity.

- Staff has reviewed the application and is in general agreement with the requests for master plan amendment, rezoning, conditional use and variance. The proposed rezoning to MU is consistent with the vision of the Metropolitan Life/Peridot Master Plan, the North Point Activity Center LCI and Comprehensive Land Use Plan designation of the subject property, which includes a mix of uses within a walkable environment. However, the proposed number of 'For-Rent' units exceeds the annual target range recommended in the City's Rental Housing Study, as well as exceeding the City's desired balance between owner- and renter-occupied dwelling units. Therefore, staff recommends that no more than 220 'For-Rent' units be approved on the subject site in order to maintain the desired housing balance.

- The applicant's request is consistent with the following land use, transportation, housing and community services and facilities strategies in the 2035 Comprehensive Plan

- 'For-Rent' housing should only be considered within mixed-use developments in the Downtown and at Georgia 400 interchanges. These mixed-use developments should provide sufficient office density to generate jobs/employees to live in the residential units and utilize on-site retail services, grocery and parks and recreational uses to reduce vehicular trips.

- Since 2013, there have been three (3) 'For-Rent' mixed-use projects approved, including City Center with 168 units, Avalon with 526 units and Perling/Devore with 129 units. These mixed-use developments included 'For-Rent' product with retail, restaurant, and/or office uses on the first floor. Avalon has 101 'For- Sale' units and 526 'For-Rent' units resulting in a 16:84 ratio of 'For-Sale' to 'For-Rent' units. Milton Park, which was zoned in 1999, was developed prior to 2013 and has 490 'For-Rent' units on 107 acres. Milton Park has 150 'For-Sale' units representing over 25% 'For-Sale' units. If the applicant's request is realized, the mixed-use development would include 34% 'For-Sale' product.

- Conditions are recommended to require Post-Industrial Warehouse style, which is important to brand this particular mixed-use development and differentiate it from other mixed-use developments. Additionally, sufficient residential amenities and parks and recreational opportunities should be required in order to limit impacts on the City's parks. Concurrent construction of retail, office, residential and recreational uses should be required in order to ensure that a reduction in vehicular trips is realized.

- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received. The City has received correspondence from a resident objecting to the proposed development, specifically concerned with the rental units generating too much traffic.

- Attorney Kathy Zeigert, came forward to provide an overview of the request on behalf of the applicant

Public Comment

- Alexander Williamson, 12535 Wexcroft Lane, Alpharetta, GA came forward to speak on this item

❖ *Council Member Kennedy offered a motion to approve MP-16-13 / Z-16-11 / CU-16-19 / V-16-26: TPA/Fuqua Development / 360 Tech Village subject to the conditions with a few changes:*
  - *Condition 2B – "No more than 470 residential dwelling units shall be allowed onsite. No more than 276 for-rent units are included in this number. There should be a minimum of 48 stacked townhome for-sale units and the remaining 146 for-sale units may be developed for townhomes, stacked/flat condominiums, stacked townhome condominiums or single family zero lot line detached dwelling units."*
  - *Condition 2C – adding a minimum height on the bank building of 24 feet*
  - *Condition 2F – change for-rent units from 220 to 276*
  - *Condition 4 – add brewery as an allowed use*
  - *Condition 4F – clarify that bowling entertainment venue shall be allowed with approval of a condition use permit*

- *The motion received a second from Council Member Owens with a friendly amendment to Condition 42 to state, "Driveway #2 along Lakeview Parkway may be signalized upon issuance of Certificate of Occupancies for Phase 1 per concurrency condition as approved by staff. The median opening an existing office driveway 3 and proposed driveway 3 on Lakeview Parkway shall be closed in order to prevent unsafe turning movements. Design of all intersections shall meet City of Alpharetta level of service standards and be approved by staff.*
- *Accepted by Kennedy*
- *Council Member Mitchell offered a friendly amendment to Condition 2F to clarify that the for-rent architectural style shall be substantially similar to that shown in the "Heights of Berkley' submission. That submission shall be attached as a part of this item.*
- *Accepted by Kennedy and Owens*
- *The motion was approved 6-1; Gilvin voting no*

VIII. NEW BUSINESS

A. North Fulton Community Improvement District Expansion Request

- City Administrator, Bob Regus, came forward to present this item on behalf of staff
- North Fulton Community Improvement District is seeking City approval to expand their boundary to comprise additional businesses wishing to be included in the District

- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

❖ *Council Member Owens offered a motion to adopt the Resolution as read into the record by the City Attorney*

- *The motion received a second from Council Member Binder*
- *The motion was approved 7-0*

B. Janitorial Services for City Facilities, RFP 17-113

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends that Council award RFP 17-113 to American Facility Service for the janitorial service of City Facilities in the amount of $103,906.49, including the Innovation Center Building, Public Works Building, Police Headquarters, Detention/CID, Evidence Building, Parks Administrative Building, City Hall at City Center, City Center - Brooke St. Park Restrooms and Parking Deck Restrooms, in the amount of $99,653.04, and annual floor care for Fire Stations 1-4 in the amount of $4,253.45; and authorize the Mayor to execute all necessary documents.
- The award of this Request for Proposal is for Janitorial Services, including, but not limited to, the furnishing of all professional services, labor, materials, and certain supplies necessary for the cleaning of the City's Facilities. The City Facilities included in this request is the Innovation Center Building, Public Works Building, Police Headquarters, Detention/CID, Evidence Building, Parks Administrative Building, City Hall at City Center, City Center - Brooke St. Park restrooms and parking Deck Restrooms, and annual floor care at Fire Stations 1-4. Fire Stations 5 and 6 have an epoxy floor that is cleaned by sweeping/moping the floor. These tasks are accomplished by the firefighters on duty. Fire Stations 1-4 have floors that require them to be stripped of the wax on the flooring and then a wax reapplied. These tasks are performed quarterly. These specified services throughout include, but are not limited to, all office space, lobbies, corridors, basement areas, stairways, restrooms, passageways, service and utility areas, elevator cabs, and all areas in the buildings with the exception of garage areas, mechanical rooms, or hazardous material areas.
- The current City Facility Janitorial Contract expires on June 30, 2017.
- A Request for Qualifications (RFQ) was prepared by an Evaluation Committee including a representative from the Public Works, Public Safety, and Finance Departments. There were a total of six firms that submitted their qualifications. The responding firms were then shortlisted subject to the criteria contained within the RFQ and a Request for Proposals (RFP 17-113) was issued to the shortlisted firms in April 2017.Specifically, the RFP was made available to the following shortlisted firms: American Facility Services, Building Maintenance Services, and Intercontinental Commercial Services.

- The City received RFP proposals from two of the shortlisted firms: American Facility Services and Building Maintenance Services.
- The high scoring firm, American Facility Services, is our current janitorial provider for City facilities. American Facility Service has recognized that the quality of service that they provide could improve; therefore, if they are awarded the contract, they have agreed to completely clean all the carpet and strip all Vinyl Composition Tile flooring in all of the facilities within the first 30 days, at no cost to the City. They have also agreed to provide the City with all new cleaning equipment, including new vacuums, brooms, mops, and dusting equipment, to be used in our facilities. In addition to these changes, they have implemented a new standard that the Q/A Manager will do weekly inspections of the facilities to ensure that they quality of service is to standard. Therefore, staff recommends award of RFP 17-113 Janitorial Services for City Facilities to American Facility Services.

Public Comment

None

❖ *Council Member Owens offered a motion to award RFP 17-113 to American Facility Service for the janitorial service of City Facilities in an amount not to exceed $103,906.49 and authorize the Mayor to execute all necessary documents.*

- *The motion received a second from Council Member Gilvin*
- *The motion was approved 7-0*

C. Downtown Shuttle / Trolley Pilot Program

- Assistant City Administrator, James Drinkard, came forward to present this item on behalf of staff
- As City Solutions LLC is the low bidder, should City Council choose to move forward with the establishment of a pilot / proof of concept shuttle program to serve Downtown Alpharetta, it is Staff's recommendation that the contract for such service be awarded to City Solutions LLC.
- During the May 15, 2017 City Council Meeting a workshop was held to discuss the concept of establishing a shuttle service to provide connections between key public parking areas and the main business district of Downtown Alpharetta. The primary immediate motivation for provision of such a service was identified as giving support to Downtown Alpharetta businesses that may be negatively impacted due to construction in the district, especially that occurring on the City Center Site, negatively impacting pedestrian flow between parking areas and businesses.
- At the conclusion of the workshop, the general consensus of City Council was to explore the potential for launching a pilot program that could be used to gauge usage of a shuttle and its impacts on Downtown businesses.

- Based upon that interest, Staff contacted vendors to request Letters of Interest for providing services for the pilot program. Vendors were asked to respond by Friday, May 19 based upon the following operational parameters.

Total Pilot Program Period	56 Calendar Days
Service Days Per Week	4 (Thursday - Sunday)
Total Service Days In Period	32
Total Service Hours Per Day	8

- Two vendors, both of which are Alpharetta-based, provided response by the deadline, Aspen Limousines and City Solutions LLC. These vendor's propose significantly different approaches to the pilot program, and their pricing was separated by only $2,503.
- While City Solutions LLC offered the lower price, it is noted that their solution would require that the City provide a location within the existing public parking garage for the parking and charging of their two electric vehicles. They do plan to offer a smartphone app that would allow patrons to request a ride and to easily track the current location of the shuttles in relation to pickup / drop-off points; however, the app is currently in beta testing.
- Applicant came forward to speak on

Public Comment

None

❖ *Council Member Binder offered a motion to table this item until further information can be provided*

- *The motion received a second from Council Member Owens*
- *The motion was approved 7-0*

B. Presentation and Discussion of the Recommended Fiscal Year 2018 Budget

- Mayor Belle Isle provided a summary of his proposed budget changes
- The Fiscal Year 2018 Budget was distributed electronically to the City Council on April 27, 2017, and is available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.
- The Finance Department presented an overview at the May 1st and May 15th City Council meetings.
- An overview was provided of operating and capital initiatives included within the FY 2018 Budget.
- Public hearings and City Council action on the FY 2018 millage levy and budget are scheduled for June 5th, June 12th, and June 19th.

D. Approval: Release Of An Indication Of Interest To Solicit Potential Public / Private Partnership In The Development Of A Performing Arts Center

NOTE: This item was tabled by City Council on Monday, October 24, 2016. It must be removed from the table prior to discussion or consideration.

- *Council Member Kennedy offered a motion to untable this item*
  - *The motion received a second from Council Member Owens*
  - *The motion was approved 6-1; Gilvin voting no*

- City Administrator Bob Regus and Director of Finance Tom Harris came forward to present this item on behalf of staff
- Staff presented an Indication of Interest to solicit potential public/private partnership in the development of a Performing Arts Center.
- The City of Alpharetta, with the support of the Alpharetta Convention and Visitors Bureau (ACVB), engaged the firm of Johnson Consulting to study the market and feasibility of developing a Performing Arts Center in Alpharetta. Based on this study and discussions with the Executive Director of the Athens Classic Center, the City is considering the establishment of a public/private partnership for the development of a Performing Arts Center.

Public Comment

None

- *Council Member Kennedy offered a motion to approve the release of the Indication of Interest to solicit potential Public/Private partnerships for the development of a Performing Arts Center, stipulating that the Indication of Interest is to include the Johnson Consulting report*
  - *The motion received a second from Council Member Mitchell*
  - *The motion was approved 6-1; Gilvin voting no*

IX. WORKSHOP

A. Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (TSPLOST)

- Director of Public Works, Pete Sewczwicz, presented a conceptual layout of the Kimball Bridge Road TSPLOST project. This project's goals include bicycle, pedestrian, and operational improvements along Kimball Bridge Road between Westside Parkway and North Point Parkway.

B. Alpharetta Downtown Parking Study Update: Existing Conditions And Next Steps

- Director of Community Development, Kathi Cook, introduced consulting firm, Nelson Nygaard to discuss the Downtown Parking Study

C. Old Milton Parkway Capacity Improvements (TSPLOST)

- Director of Public Works, Pete Sewczwicz, presented two conceptual layouts for the Old Milton Parkway Capacity Improvements TSPLOST project. Alternative #1 eliminates the traffic signal at the intersection of Old Milton Parkway and North Point Parkway and calls for the construction of a grade separated interchange. Alternative #2 widens Old Milton Parkway to six lanes from North Point Parkway east to the City Limits at Kimball Bridge Road. A hybrid combination of both alternatives was also discussed.

X. PUBLIC COMMENT

None

XI. REPORTS

None

XII. ADJOURNMENT TO EXECUTIVE SESSION

❖ *Council Member Kennedy offered a motion to adjourn into Executive Session*

- *The motion received a second from Council Member Owens*
- *The motion was approved 6-1; Owens voting no*

Respectfully submitted,

City Council Meeting
STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Meeting Date: June 5, 2017

I. AGENDA ITEM TITLE: FINANCIAL MANAGEMENT REPORT: MONTH ENDING APRIL 30, 2017

II. RECOMMENDATION:

Approve the Financial Management Reports for the month ending April 30, 2017 (period 10 of Fiscal Year 2017).

III. REPORT IN BRIEF:

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

In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments $5,000 and greater;
3. Purchase orders with an estimated cost between $5,000 and $50,000; and
4. Status of current year bids/RFPs.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Financial Management Reports (April 2017)

City of Alpharetta, GA

Finance Department
2 Park Plaza
Alpharetta, GA 30009
Thomas G. Harris, Finance Director

Phone: (678) 297-6094
Fax: (678) 297-6063
www.alpharetta.ga.us

Financial Management Reports

THE CITY OF
ALPHARETTA
GEORGIA

for the month ending
April 30, 2017
(Period 10 of 12 - unaudited)

Financial Management Reports
Fiscal Year 2017

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

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR TGH

DATE: JUNE 5, 2017

RE: FINANCIAL MANAGEMENT REPORTS AS OF APRIL 30, 2017

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending April 30, 2017.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2017 revenues are budgeted at $62 million (net of Carryforward Fund Balance totaling $6 million). As of April 30, 2017, actual revenue collections total 92% or $57 million.

Early collection trends indicate a net gain over budget of $2.4 million. The revenue account detail is as follows:

• Delinquent Property Taxes:	$ 393,176
• Insurance Premium Taxes:	198,813
• Building Permit Fees:	995,000
• Business and Occupational Taxes:	180,000
• Court Fines:	175,000
• Hotel Taxes (City portion):	375,000
• Motor Vehicle Title Fee:	(250,000)
• Franchise Taxes:	(439,123)
• Other:	740,109
Estimated Gain:	$2,367,975

The FY 2017 budget for current year property taxes (non-motor vehicle) totals $19.9 million and is based on a billable digest of $4.4 billion (net of all exemptions/motor vehicle values). This figure was calculated in April/May 2016 based on staff forecasts of property values/appeals.

The actual digest for FY 2017, as provided by the Fulton County Board of Assessors ("Board of Assessors"), currently totals $4.4 billion (net of all

MAYOR
DAVID BELLE ISLE

COUNCIL MEMBERS
JASON BINDER
JIM GILVIN
MIKE KENNEDY
DAN MERKEL
DONALD F. MITCHELL
CHRIS OWENS

CITY ADMINISTRATOR
ROBERT J. REGUS

exemptions/motor vehicle values). This figure is net of all exemptions/motor vehicle values and assumes a 12%[1] write-down of appealed property values.

As detailed in the chart below, property tax collections at an estimated write-down trend of 12% on appealed properties would result in additional property tax collections of $200,000.

General Fund			
	FY 2016 Budget	FY 2016 Estimate	Variance
Digest	4.4 billion	4.4 billion	(44 million)
Est. Revenue at:			
97% Budgeted Collection Rate	✓		
99% Historical Collection Rate		✓	
Property Tax Collections	$19.9 million	$20.1 million*	$ 200,000

* Based on assessment (including appeals) write-down estimate of 12%.

The budgetary estimate for FY 2017 property tax collections will remain at $19.9 million pending further collection data and appeal write-down trends.

Delinquent Property Tax collections exceed budgetary estimates primarily due to the settlement with North America Properties (Avalon).

Insurance Premium Tax collections total $3.6 million in FY 2017 and represent an 8% increase over FY 2016 collections of $3.3 million.

Franchise Tax collections for electricity (Georgia Power and Suwanee) total $4.6 million in FY 2017 ($4.9 million was collected in FY 2016) which is $314,123 less than budget. According to Georgia Power, energy sales growth trailed forecasts at less than 1% and contributed to the revenue decline. Franchise Tax collections for telephone service is also trailing forecasts and is down over -9% compared to the same time period in FY 2016.

Building Permit Fee collections is trending 6% higher than FY 2016 and is conservatively estimated to total $2.4 million by year-end ($2.5 million was collected in FY 2016) which is $995,000 greater than budget. Building permit fee collections are variable but will likely exceed the estimate for FY 2017 and will be adjusted accordingly in future reports. Growth is being driven through an increase in the underlying number/value of permits.

Business and Occupational tax collections is trending 2% higher than FY 2016 and is estimated to total $1.1 million by year-end ($1.1 million was collected in FY 2016) which is $180,000 greater than budget.

Municipal Court Fine collections is trending 3% higher than FY 2016 and is estimated to total $2.2 million by year-end ($2.2 million was collected in FY 2016) which is $175,000 greater than budget.

[1] Most recent appealed property values for FY 2017 totaled $770 million with 79% ($608 million) of these values included in the billable digest and the remaining 21% ($162 million) representing the city's buffer. The most recent write-down trend of appealed properties totaled 12%, which is within the city's buffer.

Motor Vehicle Title Tax (TAVT) collections is trending lower than FY 2016 ($1.1 million was collected in FY 2016) and is estimated to total $750,000 by year-end (non-standard revenue collection as it is dependent upon vehicle sales) which is $250,000 less than budget. Main driver includes a revision in the TAVT formula that reduced the local share during 2016 from 45% to 41%. Starting January 1, 2017, the local share increased to 45%, which will improve collections moving forward.

The Other revenue category is exceeding budget through a combination of development related revenue growth (e.g. Development Permits, Plan Review Fees) and general tax/revenue growth (Financial Institution Tax, Financial Institution Tax, Tree Removal Permit, etc.).

The Finance Department will continue to monitor revenues and provide updates on collection trends as they become available.

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 April 30, 2017, city departments (not including General Government[2]) have encumbered and expensed 79%, or $43.8 million, of their FY 2017 budget appropriations.

Contingency: The General Fund contingency balance as of April 30, 2017 totals $487,959.

Special Revenue Funds (large funds only)

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

Hotel/Motel Fund: FY 2017 revenues are budgeted at $6 million (net of carryforward fund balance totaling $950,566) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or $2.6 million); Convention Center (18.75% or $775,630 for debt service on the Series 2016 Convention Center Bonds and $349,370 for debt service reserve); and the city (37.5% or $2.3 million). Total debt service reserve funding from the Convention Center portion of the tax currently approximates $1.3 million (includes current year appropriations and a carryforward of the prior year reserve balance) and is estimated to total $1.5 million by year-end. As of April 30, 2017, the city has collected 86% or $5.2 million (nine months of collections). All collections have been distributed to the participating entities based on their proportionate share.

Hotel Tax collections is trending higher than FY 2016 and is estimated to total $7 million by year-end ($6.4 million was collected in FY 2016) which is $1 million greater than budget.

E-911 Fund: FY 2017 revenues are budgeted at $3.7 million (net of carryforward fund balance totaling $1.5 million for capital initiatives and reserve balances in excess of the 16% Emergency Reserve designation). As of April 30, 2017, the city has collected 74% or $2.7 million (nine months of collections including the 1st – 3rd quarterly payments under the Milton IGA).

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

Expenditures/encumbrances during the same time period total $3.7 million and represent general operations, blanket purchase orders that will sustain operations/capital initiatives throughout the year, and one-time capital initiatives. There are no budget variances anticipated at this time.

Debt Service Fund

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

FY 2017 revenues are budgeted at $5.5 million (net of carryforward fund balance totaling $814,052). As of April 30, 2017, the city has collected over 100% of budget, or $5.5 million.

Grant Funds

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

Operating Grant Fund (Fund 220): Available funding totals $109,367 and represents unencumbered/unspent project appropriations of $89,938 and a non-allocated reserve for future projects (grant matches) of $19,429.

Capital Grants Fund (Fund 340): Available funding totals $265,900 and represents unencumbered/unspent capital project appropriations of $58,223 and a non-allocated reserve for future capital projects (grant matches) of $207,677.

Capital Project Funds

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

General Capital Project Fund (Fund 301): Available city funding totals $17.2 million and represents unencumbered/unspent capital project appropriations of $16.8 million and a non-allocated reserve for future capital projects of $416,004.

Available ABC (Alpharetta Business Community) funding totals $429,367 and represents unencumbered/unspent capital project appropriations (sidewalk connectivity).

Stormwater Capital Fund (Fund 302): Available funding totals $326,956 and represents unencumbered/unspent capital project appropriations.

Conference Center Bond Fund (Fund 316): This fund accounts for proceeds of the Development Authority of Alpharetta Revenue Bonds, Series 2016 (Alpharetta Conference Center Project). Design and construction related phases are fully encumbered and the bond issuance costs have been spent.

Parks and Transportation Bond Fund (Fund 317): This fund accounts for proceeds of the voter approved General Obligation Bonds, Series 2016. Available funding totals $47.5 million and represents unencumbered/unspent capital project appropriations.

TSPLOST Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017. Available funding totals $1.7 million (non-allocated reserve).

Enterprise Fund

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

Solid Waste Fund: FY 2017 revenues are currently budgeted at $3.3 million (net of carryforward fund balance totaling $593,989 constituting reserve balances in excess of the 16% Emergency Reserve designation). As of April 30, 2017, the city has collected $3.3 million, which represents the 1st-4th quarter billings and associated investment earnings. Expenditures/encumbrances during the same time period total $3.3 million and represent general operations and blanket purchase orders (e.g. sanitation hauler) that will sustain operations throughout the year. Any budget variances will be minor and coverable through fund balance.

Other Items

Council Member Stipend Activity Listing: The FY 2017 budget includes appropriations of $9,000 for the Mayor and $5,000 for each City Council Post and the available balances as of April 30, 2017 are as follows:

		Budget	Expenditures (year-to-date)	Available Balance
Mayor:	David Belle Isle	$ 9,000	$ 6,463	$ 2,537
Post #1:	Donald Mitchell	$ 5,000	$ 2,814	$ 2,186
Post #2:	Mike Kennedy	$ 5,000	$ 887	$ 4,113
Post #3:	Chris Owens	$ 5,000	$ 613	$ 4,387
Post #4:	Jim Gilvin	$ 5,000	$ 1,127	$ 3,873
Post #5:	Jason Binder	$ 5,000	$ 659	$ 4,341
Post #6:	Dan Merkel	$ 5,000	$ 1,169	$ 3,831

Development Authority[3] (Component Reporting Unit)

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

As of April 30, 2017, the Development Authority has $64,801 in available resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

Other reports included with this packet are as follows:

- Listing of Payments $5,000 and greater;
- Listing of PO's between $5,000 and $50,000; and
- Bid/RFP Status

[3] 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
For the month ended April 30, 2017

	Current Fiscal Year					Prior Fiscal Year		
	2017 Budget	2017 YTD	% Collected	2017 Estimated	Variance	2016 Actual	2016 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	$ 19,900,000	$ 19,779,575	99.4%	$ 19,900,000	$ -	$ 20,393,409	$ 20,560,043	100.8%
Delinquent	259,000	588,199	227.1%	652,176	393,176	404,543	350,670	86.7%
Motor Vehicle Tax	250,000	194,757	77.9%	250,000	-	390,577	313,918	80.4%
Motor Vehicle Title Fee	1,000,000	621,529	62.2%	750,000	(250,000)	1,132,961	929,303	82.0%
Local Option Sales Tax	15,100,000	11,318,960	75.0%	15,100,000	-	14,953,985	11,231,993	75.1%
Franchise Tax	6,725,000	5,819,236	86.5%	6,285,877	(439,123)	6,630,390	6,103,574	92.1%
Insurance Premium Tax	3,390,000	3,588,813	105.9%	3,588,813	198,813	3,313,175	3,313,175	100.0%
Alcohol Beverage Excise Tax	2,015,000	1,536,141	76.2%	2,015,000	-	2,053,173	1,505,829	73.3%
Building Permit Fees	1,405,000	2,078,845	148.0%	2,400,000	995,000	2,542,159	1,955,899	76.9%
Business and Occupational Tax	950,000	1,097,824	115.6%	1,130,000	180,000	1,112,259	1,072,061	96.4%
Municipal Court Fines	2,025,000	1,934,216	95.5%	2,200,000	175,000	2,198,202	1,873,556	85.2%
Recreation/Special Event Fees	2,423,900	2,121,422	87.5%	2,473,356	49,456	2,678,423	2,159,927	80.6%
Hotel/Motel Tax (City portion)	2,250,000	1,943,892	86.4%	2,625,000	375,000	2,429,994	1,735,213	71.4%
subtotal	$ 57,692,900	$ 52,623,409	91.2%	$ 59,370,221	$ 1,677,321	$ 60,233,250	$ 53,105,160	88.2%
Other Revenues	4,093,135	4,194,345	102.5%	4,783,789	690,654	4,848,356	3,941,361	81.3%
Total Revenues	$ 61,786,035	$ 56,817,754	92.0%	$ 64,154,010	$ 2,367,975	$ 65,081,606	$ 57,046,521	87.7%
Carryforward Fund Balance	6,067,830							

GENERAL FUND

Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports

General Fund (unaudited)

Expenditure Summary by Department

For the month ended April 30, 2017

	Current Fiscal Year						Prior Fiscal Year		
	2017 Budget	2017 Encumbrances	2017 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2016 Exp. (Total)	2016 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	$ 360,977	$ 278	$ 260,115	$ 100,584	72.1%	72.1%	$ 321,095	$ 266,077	82.9%
City Administration	2,037,438	55,081	1,623,730	358,628	82.4%	79.7%	1,893,792	1,534,122	81.0%
Finance	3,199,142	87,454	2,596,325	515,364	83.9%	81.2%	3,087,059	2,602,755	84.3%
City Attorney	650,000	-	417,826	232,174	64.3%	64.3%	726,165	572,590	78.9%
Information Technology	1,599,441	8,008	1,274,423	317,010	80.2%	79.7%	1,520,628	1,247,341	82.0%
Human Resources	401,756	6,990	277,660	117,106	70.9%	69.1%	393,603	304,356	77.3%
Municipal Court	1,092,257	43,711	780,542	268,004	75.5%	71.5%	955,841	765,538	80.1%
Public Safety	26,498,070	373,533	20,672,882	5,451,655	79.4%	78.0%	24,672,611	20,533,254	83.2%
Public Works	7,907,543	219,190	5,848,942	1,839,411	76.7%	74.0%	7,364,018	5,910,723	80.3%
Recreation & Parks	8,748,032	629,018	6,406,707	1,712,307	80.4%	73.2%	8,127,231	6,301,972	77.5%
Community Development	2,782,412	70,530	2,134,069	577,813	79.2%	76.7%	2,345,022	1,915,687	81.7%
subtotal	$ 55,277,068	$ 1,493,791	$ 42,293,221	$ 11,490,056	79.2%	76.5%	$ 51,407,064	$ 41,954,415	81.6%
General Government:									
Non-Departmental	$ 45,000	$ -	$ 10,000	$ 35,000	22.2%	22.2%	$ 45,000	$ 10,000	22.2%
Conv. Ctr Bonds Reserve	450,000	-	-	450,000	0.0%	0.0%	-	-	-
Insurance Premiums (Risk)	640,000	-	533,333	106,667	83.3%	83.3%	607,000	505,833	83.3%
Gwinnett Tech Bond P&I	286,940	-	286,940	-	100.0%	100.0%	290,340	290,340	100.0%
Transfer(s) to other Funds	10,549,857	-	8,791,548	1,758,310	83.3%	83.3%	8,943,236	7,452,697	83.3%
Contingency	605,000	2,500	114,541	487,959	19.3%	18.9%	84,663	22,967	27.1%
subtotal	$ 12,576,797	$ 2,500	$ 9,736,362	$ 2,837,935	77.4%	77.4%	$ 9,970,239	$ 8,281,837	83.1%
Total Expenditures	$ 67,853,865	$ 1,496,291	$ 52,029,583	$ 14,327,991	78.9%	76.7%	$ 61,377,304	$ 50,236,252	81.8%

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CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
For the month ended April 30, 2017

	Current Fiscal Year						Prior Fiscal Year		
	2017 Budget	2017 Encumbrances	2017 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2016 Exp. (Total)	2016 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	$ 25,093,188	$ -	$ 19,494,045	$ 5,599,143	77.7%	77.7%	$ 24,084,319	$ 19,557,358	81.2%
Overtime	1,045,000	-	880,238	164,762	84.2%	84.2%	1,174,251	954,612	81.3%
Group Insurance	7,573,002	-	5,678,360	1,894,642	75.0%	75.0%	6,528,813	5,541,155	84.9%
FICA and Social Security	1,997,108	-	1,464,267	532,841	73.3%	73.3%	1,812,614	1,468,958	81.0%
Defined Benefit Pension	2,387,665	-	2,387,665	-	100.0%	100.0%	2,276,470	2,276,470	100.0%
401(A) Retirement/Match	1,482,671	-	1,322,381	160,290	89.2%	89.2%	1,481,319	1,245,682	84.1%
(2) Other	791,126	-	640,639	150,487	81.0%	81.0%	778,040	646,866	83.1%
subtotal	$ 40,369,760	$ -	$ 31,867,595	$ 8,502,165	78.9%	78.9%	$ 38,135,826	$ 31,691,101	83.1%
Maintenance & Operations:									
Professional Services	$ 2,395,280	$ 456,887	$ 1,698,317	$ 240,076	90.0%	70.9%	$ 2,197,742	$ 1,604,259	73.0%
Legal Services	650,000	-	417,826	232,174	64.3%	64.3%	726,165	572,590	78.9%
Vehicle Fuel/Maintenance	1,109,715	12,359	668,551	428,805	61.4%	60.2%	888,211	711,236	80.1%
Maintenance Contracts	2,279,562	412,425	1,255,044	612,093	73.1%	55.1%	1,694,974	1,240,380	73.2%
IT Professional Services	1,396,932	188,291	1,153,099	55,543	96.0%	82.5%	1,297,004	1,121,133	86.4%
General Supplies	989,689	64,607	681,475	243,607	75.4%	68.9%	950,800	767,112	80.7%
Utilities	2,624,810	1,272	1,769,384	854,155	67.5%	67.4%	2,482,835	1,858,258	74.8%
Other	2,683,571	330,185	2,045,268	308,118	88.5%	76.2%	2,423,265	1,825,029	75.3%
subtotal	$ 14,129,559	$ 1,466,026	$ 9,688,962	$ 2,974,571	78.9%	68.6%	$ 12,660,996	$ 9,699,996	76.6%
Capital:									
OSSI/Fire Truck Leases	$ 522,972	$ -	$ 522,971	$ 1	100.0%	100.0%	$ 355,747	$ 355,747	100.0%
Software Leases	185,570	-	192,147	(6,577)	103.5%	103.5%	183,696	183,696	100.0%
Other	69,207	27,765	21,546	19,896	71.3%	31.1%	70,799	23,876	33.7%
subtotal	$ 777,749	$ 27,765	$ 736,664	$ 13,320	98.3%	94.7%	$ 610,242	$ 563,318	92.3%
General Government:									
Non-Departmental	$ 45,000	$ -	$ 10,000	$ 35,000	22.2%	22.2%	$ 45,000	$ 10,000	22.2%
Conv. Ctr Bonds Reserve	450,000	-	-	450,000	0.0%	0.0%	-	-	-
Insurance Premiums (Risk)	640,000	-	533,333	106,667	83.3%	83.3%	607,000	505,833	83.3%
Gwinnett Tech Bond P&I	286,940	-	286,940	-	100.0%	100.0%	290,340	290,340	100.0%
Transfer(s) to other Funds	10,549,857	-	8,791,548	1,758,310	83.3%	83.3%	8,943,236	7,452,697	83.3%
Contingency	605,000	2,500	114,541	487,959	19.3%	18.9%	84,663	22,967	27.1%
subtotal	$ 12,576,797	$ 2,500	$ 9,736,362	$ 2,837,935	77.4%	77.4%	$ 9,970,239	$ 8,281,837	83.1%
Total Expenditures	$ 67,853,865	$ 1,496,291	$ 52,029,583	$ 14,327,991	78.9%	76.7%	$ 61,377,304	$ 50,236,252	81.8%

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.

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GRANT FUNDS

Revenue & Expenditure Reports

CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of April 30, 2017

			Project Snapshot		FY 2017					
Account #		Project	Total Project Authorization	Prior Year Collections/ Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Collections/ Expenditures	Encumbrances	Remaining
Revenues										
Public Safety										
22031150-371000-	G1407	BAC Pedal Car Walmart 2013	$ 2,500	$ 2,500	$ -	$ -	$ -	$ -		$ -
22031150-331110-	C1617	2015 Bulletproof Vest Grant (DOJ)	29,586	4,242	7,319	18,025	25,344	3,560		21,784
22031150-331150-	G1701	2017 Bicycle Safety Grant (GOHS)	26,985	-	-	26,985	26,985	6,135		20,850
22031150-331110-	G1702	2017 Electronic Crime Taskforce	7,000	-	-	7,000	7,000	-		7,000
22031150-331110-	G1703	2016 Homeland Security Grant	17,497	-	-	17,497	17,497	7,242		10,255
		subtotal	*$ 83,568*	*$ 6,742*	*$ 7,319*	*$ 69,507*	*$ 76,826*	*$ 16,937*		*$ 59,889*
Recreation and Parks										
22061150-371000-	G1105	Camp Happy Hearts	$ 30,645	$ 29,845	$ 300	$ 500	$ 800	$ 500		$ 300
22061150-371000	G1700	Camp Happy Hearts	15,000	-	-	15,000	15,000	15,000		-
		subtotal	*$ 45,645*	*$ 29,845*	*$ 300*	*$ 15,500*	*$ 15,800*	*$ 15,500*	*$ -*	*$ 300*
General Government										
22090200-391100		Transfer-In from the General Fund (Match)			$ -	$ 20,000	$ 20,000	$ 16,667		$ 3,333
22090200-395000		Carryforward Fund Balance			49,593	-	49,593	-		49,593
		subtotal			*$ 49,593*	*$ 20,000*	*$ 69,593*	*$ 16,667*		*$ 52,926*
		Total			$ 57,212	$ 105,007	$ 162,219	$ 49,103		$ 113,116

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of April 30, 2017

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Collections/ Expenditures	FY 2017: Carryforward Budget	FY 2017: FY 2017 Appropriations	FY 2017: Total Budget	FY 2017: Collections/ Expenditures	FY 2017: Encumbrances	Remaining
Expenditures										
Public Safety										
22031150-531600-	G1407	BAC Pedal Car Walmart 2013	$ 2,500	$ 687	$ 1,813	$ -	$ 1,813	$ -	$ -	$ 1,813
22031150-542100	C1617	2015 Bulletproof Vest Grant (DOJ)	55,920	12,354	7,517	36,049	43,566	13,232	-	30,334
22031150-521200	G1701	2017 Bicycle Safety Grant (GOHS)	425	-	-	425	425	425	-	-
22031150-523500	G1701	2017 Bicycle Safety Grant (GOHS)	3,860	-	-	3,860	3,860	2,732	-	1,128
22031150-523700	G1701	2017 Bicycle Safety Grant (GOHS)	3,150	-	-	3,150	3,150	950	-	2,200
22031150-531100	G1701	2017 Bicycle Safety Grant (GOHS)	2,550	-	-	2,550	2,550	2,500	-	50
22031150-531600	G1701	2017 Bicycle Safety Grant (GOHS)	2,000	-	-	2,000	2,000	485	-	1,515
22031150-542100	G1701	2017 Bicycle Safety Grant (GOHS)	15,000	-	-	15,000	15,000	-	15,000	-
22031150-531600	G1702	2017 Electronic Task Force	7,000	-	-	7,000	7,000	-	-	7,000
22031150-531100	G1703	2016 Homeland Security	11,130	-	-	11,130	11,130	11,228	-	(98)
22031150-531600	G1703	2016 Homeland Security	6,367	-	-	6,367	6,367	6,300	-	67
		subtotal	*$ 109,902*	*$ 13,041*	*$ 9,330*	*$ 87,531*	*$ 96,861*	*$ 37,852*	*$ 15,000*	*$ 44,009*
Recreation and Parks										
22061150-531100-	G1105	Camp Happy Hearts	$ 38,351	$ 13,299	$ 24,552	$ 500	$ 25,052	$ -	$ -	$ 25,052
22061150-531100-	G1700	Camp Happy Hearts	15,000	-	-	15,000	15,000	-	-	15,000
22061150-521200-	G1401	Fresh Grant Special Needs	14,349	8,472	5,877	-	5,877	-	-	5,877
		subtotal	*$ 67,700*	*$ 21,771*	*$ 30,429*	*$ 15,500*	*$ 45,929*	*$ -*	*$ -*	*$ 45,929*
Non-Allocated										
(1) 22090200-579000		Reserve for City Grant Matches			$ 17,453	$ 1,976	$ 19,429	$ -	$ -	$ 19,429
		subtotal			*$ 17,453*	*$ 1,976*	*$ 19,429*	*$ -*	*$ -*	*$ 19,429*
		Total			$ 57,212	$ 105,007	$ 162,219	$ 37,852	$ 15,000	$ 109,367

Notes:

(1) Represents funding available for City matches to City Council approved Grants.

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)

As of April 30, 2017

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Collections/ Expenditures	FY 2017: Carryforward Budget	FY 2017: FY 2017 Appropriations	FY 2017: Total Budget	FY 2017: Collections/ Expenditures	FY 2017: Encumbrances	Remaining
Revenue										
Public Works										
34041100-331350-	C0005	Encore Pkwy Greenway Connection (TE Grant)	$ 780,795	$ 68,108	$ 712,687	$ -	$ 712,687	$ 121,804		$ 590,883
34041100-331351-	C0005	Encore Pkwy Greenway Connection (GDOT)	7,600,000	878,922	6,721,078	-	6,721,078	3,198,852		3,522,226
34041100-336001-	C0005	Encore Pkwy Greenway Connection (NFCID SRTA)	1,000,000	337,013	662,987	-	662,987	662,987		0
34041100-336002-	C0005	Encore Pkwy Greenway Connection (NFCID)	3,262,757	601,956	2,660,801	-	2,660,801	1,538,119		1,122,682
34041100-334310-	C1219	Milling & Resurfacing (LMIG)	1,797,124	1,253,115	544,009	-	544,009	544,009		0
34041100-331350-	C1525	SR9 Operational Improvements	978,228	946,334	31,894	-	31,894	31,894		0
34090200-371000-	G1109	Encore Pkwy Improvements (Cousins Properties)	54,469	54,469	-	-	-	-		-
34041100-334310-	C1620	Northwinds Parkway	1,869,353	1,869,353	-	-	-	-		-
		subtotal	*$ 17,342,727*	*$ 6,009,271*	*$ 11,333,456*	*$ -*	*$ 11,333,456*	*$ 6,097,663*		*$ 5,235,793*
Recreation and Parks										
34061150-331350-	C1539	LWCF Big Creek Drainage Improvement	$ 80,000	$ 72,167	$ 7,833	$ -	$ 7,833	$ -		$ 7,833
		subtotal	*$ 80,000*	*$ 72,167*	*$ 7,833*	*$ -*	*$ 7,833*	*$ -*		*$ 7,833*
General Government										
34090200-391100		Transfer-In from the General Fund (Match)			$ -	$ -	$ -	$ -		$ -
34090200-395000		Carryforward Fund Balance			(2,286,335)	-	(2,286,335)	-		(2,286,335)
		subtotal			*$ (2,286,335)*	*$ -*	*$ (2,286,335)*	*$ -*		*$ (2,286,335)*
		Total			$ 9,054,954	$ -	$ 9,054,954	$ 6,097,663		$ 2,957,291

CITY OF ALPHARETTA

Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of April 30, 2017

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Collections/ Expenditures	FY 2017: Carryforward Budget	FY 2017: FY 2017 Appropriations	FY 2017: Total Budget	FY 2017: Collections/ Expenditures	FY 2017: Encumbrances	Remaining
Expenditures										
Public Works										
34041100-541410-	C0005	Encore Parkway Greenway Connection	$ 12,643,552	$ 4,699,641	$ 7,943,911	$ -	$ 7,943,911	$ 4,326,793	$ 3,617,116	$ 2
34041100-541410-	C1219	Milling & Resurfacing (LMIG)	1,797,124	1,253,115	544,009	-	544,009	544,009	-	0
34041100-541410-	C1525	SR9 Operational Improvements	956,334	956,334	-	-	-	-	-	-
34041100-541410-	C1620	Northwinds Parkway	1,287,941	983,053	304,888	-	304,888	107,349	193,787	3,752
34041100-541410-	G1109	Encore Pkwy Improvements (LCI Grant)	54,469	-	54,469	-	54,469	-	-	54,469
		subtotal	*$ 16,739,421*	*$ 7,892,144*	*$ 8,847,277*	*$ -*	*$ 8,847,277*	*$ 4,978,150*	*$ 3,810,903*	*$ 58,223*
Recreation and Parks										
34061150-541510-	C1539	LWCF Big Creek Drainage Improvement	$ 160,000	$ 160,000	$ -	$ -	$ -	$ -	$ -	$ -
		subtotal	*$ 160,000*	*$ 160,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
Non-Allocated										
(1) 34090200-579000		Reserve for City Grant Matches			$ 207,677	$ (25,000)	$ 182,677	$ -	$ -	$ 182,677
	(2)	*North Point Activity Center LCI*			-	25,000	25,000	-	-	25,000
	(3)	*FY 2017 Multimodal Safety Program*			-	-	-	-	-	-
		subtotal			*$ 207,677*	*$ -*	*$ 207,677*	*$ -*	*$ -*	*$ 207,677*
		Total			$ 9,054,954	$ -	$ 9,054,954	$ 4,978,150	$ 3,810,903	$ 265,900

Notes:

(1) Represents funding available for City matches to City Council approved Grants.

(2) City Council approved the application for submission. Awaiting award determination by Grantor. Total Project = $125,000 ($100,000 grant; $25,000 City match).

(3) City Council approved the application for submission. Awaiting award determination by Grantor. Total Project = $161,500 ($1113,050 GDOT grant; $48,450 City match through Major Intersection Improvements account in the Capital Project Fund account# 30141100-541410-C1606).

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CAPITAL PROJECT FUNDS

Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of April 30, 2017

			Project Snapshot		FY 2017					
Account #		Project	Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Administration										
30113230-544100-	C1130	Downtown Façade Grant Program	$ 194,593	$ 113,568	$ 31,025	$ 50,000	$ 81,025	$ 18,503	$ -	$ 62,522
30113230-542400-	C1222	Records Management	5,000	-	5,000	-	5,000	2,425	-	2,575
30113230-544100-	C1300	Economic Development Initiatives	93,160	42,373	787	50,000	50,787	46,392	-	4,395
30113230-544300-	C1501	Alpharetta History Room Design Svcs (City Ctr)	303,500	9,500	44,000	250,000	294,000	44,912	249,088	-
30113230-544100-	C1502	Shop-Local Initiative for Downtown	7,501	4,857	2,644	-	2,644	-	-	2,644
30113230-544200-	C1527	Veterans Memorial	105,480	75,785	29,695	-	29,695	-	-	29,695
30113230-544100-	C1538	Arts Center Feasibility Study	50,894	40,788	10,106	-	10,106	5,500	5,500	(894)
30113230-544100-	C1600	Downtown Sculpture	165,000	-	90,000	75,000	165,000	-	-	165,000
30113230-544200	C1614	Senior Citizen History Project	50,000	25,000	-	25,000	25,000	10,000	15,000	-
30113230-544100-	C1625	Economic Development Video Marketing Program	145,600	45,600	-	100,000	100,000	100,000	-	-
		subtotal	$ 1,120,729	$ 357,472	$ 213,257	$ 550,000	$ 763,257	$ 227,732	$ 269,588	$ 265,937
Finance										
30115150-542400-	C1101	Archive Filing & Scanning	$ 20,000	$ 14,191	$ 5,809	$ -	$ 5,809	$ -	$ -	$ 5,809
30115150-542400-	C1102	Finance Software Improvement	94,972	64,641	30,331	-	30,331	19,790	8,656	1,885
30115150-542400-	C1141	Tyler ERP System	805,001	749,284	55,717	-	55,717	12,183	10,167	33,367
		subtotal	$ 919,973	$ 828,116	$ 91,857	$ -	$ 91,857	$ 31,973	$ 18,823	$ 41,061
Information Technology										
30117400-542400	C0900	Cisco Data Network	$ 300,001	$ 137,634	$ 162,367	$ -	$ 162,367	$ 6,424	$ -	$ 155,943
30117400-542400-	C0903	Data Center (Test Equip. & Software)	112,381	112,282	99	-	99	-	99	0
30117400-542400-	C1000	GIS Aerial Mapping	50,001	22,044	27,957	-	27,957	-	-	27,957
30117400-542400-	C1103	Network and VOIP	566,401	415,449	952	150,000	150,952	-	191	150,761
30117400-542400-	C1105	Fiber Connectivity Phase I	45,001	44,401	600	-	600	-	600	-
30117400-542400-	C1312	Backup Data Storage Management	510,001	243,432	46,569	220,000	266,569	202,385	-	64,184
30117400-542400-	C1313	Technology Replacement (recurring)	1,362,365	913,886	148,479	300,000	448,479	135,132	149,965	163,382
30117400-542400-	C1400	PW Data Center Server Replacement	207,503	202,215	5,288	-	5,288	-	5,287	1
30117400-542100	C1518	PW Data Center Generator/Air Conditioner	122,512	121,972	540	-	540	-	540	-
30117400-542400	C1615	App/Desktop Virtualization	140,001	74,254	15,747	50,000	65,747	1,445	-	64,302
30117400-542400	C1725	City Fiber Relocation	30,000	-	-	30,000	30,000	-	7,695	22,305
		subtotal	$ 3,446,167	$ 2,287,569	$ 408,598	$ 750,000	$ 1,158,598	$ 345,386	$ 164,378	$ 648,835

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of April 30, 2017

Account #		Project	Project Snapshot: Total Project Authorization	Project Snapshot: Prior Year Expenditures	FY 2017: Carryforward Budget	FY 2017: FY 2017 Appropriations	FY 2017: Total Budget	FY 2017: Expenditures	FY 2017: Encumbrances	Funds Available
Public Safety										
30131150-542200-	C1202	Public Safety Fleet (recurring)	$ 6,883,463	$ 6,605,761	$ (22,298)	$ 300,000	$ 277,702	$ 256,523	$ -	$ 21,179
30131150-542400-	C1205	Security Camera System Expansion	68,383	6,555	61,828	-	61,828	-	61,828	-
30131150-541300	C1229	PS Roof Repair/Replacement	237,295	44,941	-	192,354	192,354	192,354	-	-
30131150-541300	C1241	Fire Truck	3,323,333	-	-	3,323,333	3,323,333	993,555	-	2,329,778
30131150-542100-	C1315	Cardiac Monitor Replacement	372,115	-	-	372,115	372,115	358,150	13,964	1
30131150-542100	C1401	PS Equipment Replacement	449,971	232,154	32,317	185,500	217,817	145,477	70,394	1,946
30131150-541300	C1609	PS Headquarters Improvements	289,000	67,110	153,890	68,000	221,890	39,433	7,975	174,482
30131150- 541300	C1630	PS HQ Expansion	650,000	-	-	650,000	650,000	-	-	650,000
30131150-541300	C1706	RAPSTC Improvements	171,623	-	-	171,623	171,623	-	-	171,623
30131150-544200	C1707	License Plate Rec Grant	80,000	-	-	80,000	80,000	-	-	80,000
		subtotal	$ 12,525,182	$ 6,956,520	$ 225,737	$ 5,342,925	$ 5,568,662	$ 1,985,492	$ 154,162	$ 3,429,009
Public Works										
30141100-541410-	C0005	Encore Parkway Greenway Connection	$ 804,462	$ 369,138	$ 435,324	$ -	$ 435,324	$ 324,135	$ 106,683	$ 4,506
30141100-541410-	C0041	Traffic Signal Interconnect	958,596	708,595	250,001	-	250,001	-	-	250,001
30141100-541200-	C0910	Tree Replacement Fund	952,286	469,693	482,593	-	482,593	10,156	115,166	357,272
30141100-541200-	C1008	Cemetery Authority - Maintenance	517,567	122,728	394,839	-	394,839	8,961	15,300	370,578
30141100-541000-	C1100	Land Acquisition	538,804	-	538,804	-	538,804	538,803	-	1
30141100-541410-	C1207	Bridge Maintenance (recurring)	1,125,994	950,994	-	175,000	175,000	10,413	13,000	151,588
30141100-541410-	C1208	Mast Arm Maintenance (recurring)	463,558	445,174	18,384	-	18,384	-	-	18,384
30141100-541410-	C1215	Striping & Signage (recurring)	1,916,136	1,589,650	146,486	180,000	326,486	127,057	179,083	20,345
30141100-541430-	C1216	Storm/Drainage Repair & Maintenance (recurring)	893,689	865,345	28,344	-	28,344	27,494	220	630
30141100-541410-	C1217	Traffic Calming Equipment/Intersection Safety Improvements (recurring)	515,166	468,239	11,927	35,000	46,927	17,980	-	28,947
30141100-541410-	C1218	Traffic Signal System Maintenance (recurring)	328,108	247,860	5,248	75,000	80,248	35,273	5,248	39,727
30141100-541410-	C1219	Milling & Resurfacing (recurring)	14,248,293	12,292,506	-	1,955,787	1,955,787	937,485	968,553	49,749
30141100-541410-	C1220	Traffic Control Equipment (recurring)	1,489,000	1,375,591	38,409	75,000	113,409	53,384	43,927	16,098
30141100-541410-	C1221	Design Services (recurring)	796,119	653,575	27,544	115,000	142,544	46,320	26,414	69,810
30141100-542200	C1223	Fleet Replacement	426,946	232,565	(619)	195,000	194,381	170,443	-	23,938
30141100-541200-	C1302	Tree Planting & Landscaping Improvements (recurring)	458,314	338,304	45,010	75,000	120,010	11,165	48,220	60,626
30141100-541430	C1308	Pipe/Storm Structure Replacement	746,920	577,313	169,607	-	169,607	169,148	-	459
30141100-541200-	C1311	Downtown Improvements	110,001	87,421	-	22,580	22,580	3,119	-	19,461
30141100-541410-	C1324	Charlotte Drive @ Rucker Rd Intersection Improvements	25,000	-	25,000	-	25,000	-	-	25,000

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of April 30, 2017

		Project Snapshot		FY 2017					
Account #	Project	Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
30141100-541420-	C1325 Rucker Rd Sidewalk Improvements	50,000	-	50,000	-	50,000	5,000	-	45,000
30141100-541410-	C1407 Minor Intersection Upgrades	112,168	75,003	37,165	-	37,165	2,101	-	35,064
30141100-541410-	C1410 Rucker Road Corridor Design	734,571	465,712	268,859	-	268,859	258,262	10,596	1
30141100-541430-	C1416 Clairborne Drive Culvert Design	52,762	41,033	11,729	-	11,729	-	11,729	0
30141100-541420-	C1442 Main St. Improvements	87,565	86,904	661	-	661	-	-	661
30141100-541410-	C1444 Davis Drive Extension (Design)	93,800	89,294	4,506	-	4,506	-	4,506	-
30141100-541430-	C1503 Stormwater Studies/Design	426,386	301,826	124,560	-	124,560	73,460	51,100	-
30141100-541410-	C1507 Rucker Rd Corridor Improvements (ROW)	50,000	19,100	30,900	-	30,900	-	-	30,900
30141100-541420-	C1512 Sidewalk Improvements	824,799	354,155	470,644	-	470,644	273,228	-	197,416
30141100-541430-	C1513 Stormwater Inventory & GIS Update	449,999	306,421	143,578	-	143,578	141,132	2,445	1
30141100-541410-	C1533 Main St. Watermain (Fulton County)	68,637	68,637	-	-	-	-	-	-
30141100-541430-	C1604 Stormwater Inspections (recurring)	83,706	64,371	19,335	-	19,335	19,335	-	-
30141100-541410-	C1606 Major Intersection Improvements	150,427	63,514	86,913	-	86,913	2,246	15,625	69,042
30141100-541410-	C1607 Signal @ Westside (Fiserv)	689	689	-	-	-	-	-	-
30141100-542100-	C1608 Lowboy Trailer	60,000	27,820	32,180	-	32,180	12,901	17,130	2,149
30141100-541430-	C1616 Stormwater Ordinance	80,257	64,257	16,000	-	16,000	16,000	-	-
30141100-541300-	C1620 Northwinds Parkway	508,727	334,938	173,789	-	173,789	31,891	-	141,898
30141100-541000-	C1627 Academy @ City Center Intersection Improveme	18,220	-	18,220	-	18,220	-	-	18,220
30141100-571000-	C1631 McGinnis Ferry Road Expansion IGA	400,000	-	400,000	-	400,000	-	-	400,000
30141100-541000-	C1632 West Parking Garages/Lot Land	1,003,580	1,000,000	-	3,580	3,580	3,579	-	1
30141100-541300-	C1632 West Parking Garages/Lot Construction	122,191	11,653	-	110,538	110,538	43,873	25,664	41,001
30141100-541410	C1637 Old Roswell St Pedestrian Imp	150,000	-	-	150,000	150,000	-	-	150,000
30141100-541410	C1638 Webb Bridge Rd Corridor Imp	100,000	-	-	100,000	100,000	1,198	36,820	61,982
30141100-541300	C1639 Pole Barn Extension	40,055	-	5,055	35,000	40,055	40,055	-	-
30141100-541410	C1700 Northwinds St/Ped Lights	-	-	-	-	-	-	-	-
30141100-541410	C1701 Pedestrian Intersection Imp	60,000	-	-	60,000	60,000	-	-	60,000
30141100-541300	C1704 West Parking Garages	6,317,250	-	-	6,317,250	6,317,250	-	-	6,317,250
30141100-541300	C1705 Old City Hall Brick Wall	25,000	-	-	25,000	25,000	3,745	4,800	16,455
30141100-541410	C1720 Temporary Traffic Signal Northwinds	21,690	-	-	21,690	21,690	-	11,262	10,428
30141100-541430	C1721 Mayfield Road Culvert	420,000	-	-	420,000	420,000	-	-	420,000
30141100-541410	C1722 Traffic Signal Improvements	290,000	-	-	290,000	290,000	-	34,766	255,235
30141100-541410	C1723 Teasley Street Improvements	18,075	-	-	18,075	18,075	-	-	18,075
30141100-541200	C1724 Bagwell Parking Lot	94,488	-	-	94,488	94,488	47,244	47,244	1
30141100-541420	C1726 Sidewalks 2017 Phase 1	269,707	-	-	269,707	269,707	-	269,707	0
	subtotal	$ 40,499,709	$ 25,170,019	$ 4,510,995	$ 10,818,695	$ 15,329,690	$ 3,466,588	$ 2,065,205	$ 9,797,897

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of April 30, 2017

		Project Snapshot		FY 2017					
Account #	Project	Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Recreation and Parks									
30161150-541000	C1100 Park Land Acquisition	$ 1,000,000	$ -	$ 1,000,000	$ -	$ 1,000,000	$ -	$ -	$ 1,000,000
30161150-541500	C1221 Design Services	102,501	38,013	14,488	50,000	64,488	28,244	10,834	25,410
30161150-541500-	C1225 Athletic Scoreboards (maint/replacement)	180,052	167,635	11,318	1,099	12,417	740	-	11,677
30161150-541300-	C1229 Rec & Parks Building Re-Roof	732,254	643,469	19,785	69,000	88,785	88,785	-	-
30161150-542200-	C1232 Recreation/Parks Fleet (recurring)	391,808	287,953	53,855	50,000	103,855	-	56,105	47,750
30161150-541510-	C1327 Greenway (AMLI Developer Contribution)	10,001	9,015	986	-	986	986	-	-
30161150-541200-	C1332 Milton Center Field Re-Sod	20,000	6,900	13,100	-	13,100	-	-	13,100
30161150-542100-	C1402 Rec/Parks Equipment Replacement	310,001	255,112	12,889	42,000	54,889	34,228	-	20,661
30161150-541430-	C1422 Webb Bridge Park Erosion & Repaving	534,025	534,024	1	-	1	-	-	1
30161150-541500-	C1424 Wills Park Pool Renovation	1,340,451	28,460	11,991	1,300,000	1,311,991	501	-	1,311,491
30161150-541500-	C1524 Adaptive Playground Equipment	28,501	20,422	8,079	-	8,079	-	-	8,079
30161150-541500-	C1612 Park Signage	55,000	-	55,000	-	55,000	45,859	4,041	5,100
30161150-541500-	C1613 Wills Park Batting Pavilion	271,401	8,150	16,850	246,401	263,251	162,670	100,581	1
30161150-541510-	C1636 Greenway Repair and Maintenance	44,500	39,081	5,419	-	5,419	3,250	-	2,169
30161150-541500	C1641 Park Master Plans	68,000	-	-	68,000	68,000	7,950	30,500	29,550
30161150-541500	C1642 Webb Br Pk Spectator Seating	135,000	-	-	135,000	135,000	109,383	15,199	10,418
30161150-541300	C1710 Log Cabin Relocation	50,000	-	-	50,000	50,000	-	-	50,000
	subtotal	$ 5,273,497	$ 2,038,236	$ 1,223,761	$ 2,011,500	$ 3,235,261	$ 482,595	$ 217,260	$ 2,535,407
Community Development									
30174150-544100-	C0019 Downtown Parking Fund	$ 263,250	$ 160,030	$ 103,220	$ -	$ 103,220	$ 45,652	$ 57,567	$ 1
30174150-542400	C1222 Records Management	50,001	8,082	41,919	-	41,919	8,490	-	33,429
30174150-542200-	C1433 Fleet Replacement	145,001	85,613	9,388	50,000	59,388	46,395	-	12,993
30174150-541410	C1602 Lilly Garden Terrace	40,000	27,750	12,250	-	12,250	-	11,000	1,250
30174150-541410	C1603 Design Services	123,037	29,827	18,210	75,000	93,210	25,888	38,880	28,443
30174150-521200	C1634 TSPLOST Project Consultant	35,000	30,793	4,207	-	4,207	2,407	0	1,800
	subtotal	$ 656,289	$ 342,095	$ 189,194	$ 125,000	$ 314,194	$ 128,832	$ 107,446	$ 77,916

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of April 30, 2017

		Project Snapshot		FY 2017					
Account #	Project	Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Alpharetta Business Community Sidewalk Projects									
30176100-541420- C0005	Encore Parkway Sidewalk	$ 1,705,000	$ 507,859	$ 1,197,141	$ -	$ 1,197,141	$ 822,436	$ 320,387	$ 54,318
30176100-541420- C1442	Main St. Improvements	1,812,724	1,774,772	37,952	-	37,952	-	-	37,952
30176100-541420- C1712	City Trail (Loop)	388,769	-	237,879	150,890	388,769	40,741	10,932	337,097
	subtotal	$ 3,906,494	$ 2,282,632	$ 1,472,972	$ 150,890	$ 1,623,862	$ 863,176	$ 331,319	$ 429,367
Non-Departmental									
30190200-579000	Non-Allocated			$ -	$ 416,004	$ 416,004	$ -	$ -	$ 416,004
	subtotal			$ -	$ 416,004	$ 416,004	$ -	$ -	$ 416,004
	Total	$ 68,348,040	$ 40,262,659	$ 8,336,371	$ 20,165,014	$ 28,501,385	$ 7,531,774	$ 3,328,180	$ 17,641,432

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)

As of April 30, 2017

		Project Snapshot		FY 2017					
Account #	Project	Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Administration									
30241100-541000-C1100	Land Acquisition (Stormwater)	$ 60,842	$ -	$ -	$ 60,842	$ 60,842	$ 60,841	$ -	$ 1
30241100-541430-C1216	Stormwater Drainage Maintenance	89,428	-	-	89,428	89,428	40,688	7,754	40,986
30241100-541430-C1308	Stormwater Pipe & Structure Maintenance	1,090,054	-	-	1,090,054	1,090,054	715,547	368,536	5,970
30241100-541430-C1604	Stormwater Inspections	83,420	-	-	83,420	83,420	31,918	51,502	-
30241100-541430-C1721	Mayfield Road Culvert	280,000	-	-	280,000	280,000	-	-	280,000
30261150-541430-C1521	Wills Park Water Quality Improvement	36,496	-	-	36,496	36,496	30,268	6,228	-
30261150-541430-C1640	Wills Park Drainage Improvement	34,760	-	-	34,760	34,760	27,808	6,952	-
	Total	$ 1,675,000	$ -	$ -	$ 1,675,000	$ 1,675,000	$ 907,071	$ 440,973	$ 326,956

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
Convention Center Capital Fund Detail (Fund 316; life-to-date for all projects)
As of April 30, 2017

		Project Snapshot		FY 2017					
Account #	Project	Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Administration									
31613230-541300-C1618	Conference Center (Construction/Design)	$ 23,570,420	$ -	$ 23,570,420	$ -	$ 23,570,420	$ 10,247,812	$ 13,322,607	$ 1
31613230-541300-C1619	Conference Center (Consulting)	234,829	-	234,829	-	234,829	9,766	22,393	202,670
31690200-579000	Non-Allocated	12,083	-	12,083	-	12,083	-	-	12,083
31690200-584000	Conference Center Issuance Cost	-	-	-	-	-	-	-	-
	Total	$ 23,817,332	$ -	$ 23,817,332	$ -	$ 23,817,332	$ 10,257,578	$ 13,345,000	$ 214,754

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

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

As of April 30, 2017

		Project Snapshot		FY 2017					
Account #	Project	Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Administration									
31741100-541410- C1410	Rucker Road Corridor Design	$ 14,850,000	$ -	$ 14,850,000	$ -	$ 14,850,000	$ 208,003	$ 130,764	$ 14,511,233
31741100-541420- C1512	Sidewalk Improvements	4,630,632	-	6,000,000	(1,369,368)	4,630,632	156,941	41,610	4,432,081
31741100-541410- C1602	Lilly Garden Terrace Ext.	1,500,000	-	1,500,000	-	1,500,000	-	-	1,500,000
31740055-541410- C1702	Kimball Br Rd Improvements	9,000,000	-	9,000,000	-	9,000,000	222,194	264,905	8,512,901
31741100-541410- C1703	Windward Pkwy Improvements	2,000,000	-	2,000,000	-	2,000,000	-	-	2,000,000
31741100-541420 C1726	Sidewalks 2017 Phase 1	436,998	-	-	436,998	436,998	-	436,997	1
31761150-541000- C1100	Park Land Acquisition	4,000,000	-	4,000,000	-	4,000,000	2,531,150	350	1,468,500
31761150-541500- C1424	Wills Park Pool Design	2,700,000	-	2,700,000	-	2,700,000	261,957	133,269	2,304,774
31761150-541500- C1611	Mayfield Arts Center	1,500,000	-	1,500,000	-	1,500,000	357	-	1,499,643
31761150-541300- C1708	Greenway Ext to Forsyth County	6,500,000	-	6,500,000	-	6,500,000	94,590	-	6,405,410
31761150-541300- C1709	Eastside Community Center	2,500,000	-	2,500,000	-	2,500,000	-	-	2,500,000
31761150-541000- C1711	Cultural Arts Land/Park Land	1,450,000	-	1,450,000	-	1,450,000	-	-	1,450,000
31741100-541420 C1727	Mayfield Rd Sidewalk	932,370	-	-	932,370	932,370	5,600	-	926,770
31741100-579000	Public Works Reserve	2,420	-	2,420	-	2,420	-	-	2,420
31761150-579000	Parks Reserve	2,147	-	2,147	-	2,147	-	-	2,147
31790200-584000	Bond Issuance Cost	378,119	-	378,119	-	378,119	361,301	-	16,818
	Total	$ 52,382,686	$ -	$ 52,382,686	$ -	$ 52,382,686	$ 3,842,094	$ 1,007,895	$ 47,532,697

CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
TSPLOST Fund Detail (Fund 335; life-to-date for all projects)
As of April 30, 2017

			Project Snapshot		FY 2017					
Account #		Project	Total Project Authorization	Prior Year Expenditures	Carryforward Budget	FY 2017 Appropriations	Total Budget	Expenditures	Encumbrances	Funds Available
Administration										
33541100-541410		Roadway Improvements	$ 1,650,901	$ -	$ -	$ 1,650,901	$ 1,650,901	$ -	$ -	$ 1,650,901
33541100-541410	C1713	Kimball Br Rd Operational Improvements	462,929	-	-	462,929	462,929	1,957	460,972	-
33541100-541410	C1714	Bethany Rd @ Mid-Broadwell Rd Intersection Improvements	163,004	-	-	163,004	163,004	47,323	115,681	-
33541100-541410	C1715	Bethany Rd @ Mayfield Rd Intersection Improvements	159,505	-	-	159,505	159,505	31,910	127,595	-
33541100-541410	C1716	Morris Rd Operational Improvements	276,714	-	-	276,714	276,714	60,626	216,088	-
33541100-541410	C1717	Old Milton Pkwy Capacity Improvements	83,556	-	-	83,556	83,556	1,958	81,598	-
33541100-541410	C1718	Windward Pkwy Business Dist/Union Hill Rd Capacity Improvements	203,391	-	-	203,391	203,391	26,978	176,413	-
		Total	$ 3,000,000	$ -	$ -	$ 3,000,000	$ 3,000,000	$ 170,752	$ 1,178,347	$ 1,650,901

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OTHER REPORTS

Payments $5,000 and Greater

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended April 30, 2017

Vendor	Description	Department	$ Amount
Ace American Insurance Company (EFT)	Monthly Worker Comp Claims	Risk Management	$ 36,692.22
Advanced Metro Construction Inc.	Pre-Engineered Metal Building Erected	Public Works	$ 40,055.00
AECOM Technical Services Inc.	Rucker Road Corridor	Public Works	$ 40,419.49
AFLAC	March 2017 Premiums	Finance	$ 10,382.87
Alpharetta Convention & Visitors Bureau	Hotel/Motel Tax for April 2017	Finance	$ 282,162.93
Alpharetta Technology Commission	May 2017 ATC CEO Pay	Development Authority	$ 10,416.66
Alta Planning + Design	Alpharetta Parks and Trails WO2	Recreation & Parks	$ 19,876.55
American Facility Services Inc.	March 2017 Janitorial Services	Public Works	$ 8,287.02
Amir Mehmood Sheikh and Misbah Aqeel	Land Purchase for ROW	Public Works	$ 9,920.00
Ashley Banan	April 2017 Team Gymnastics and Late Add Ons	Recreation & Parks	$ 7,472.07
AT&T/Bellsouth @ 85 Annex	4/11 thru 5/10/17 Phone Service	Public Safety	$ 23,021.54
Atkins North America Inc.	Project Management Services on Road Improvements	Public Works	$ 10,237.00
Atlanta Pyrotechnics Int'l Inc.	Deposit for July 4th 2017 Fireworks Display	Recreation & Parks	$ 15,000.00
Avalon Hotel Associates LLC (EFT)	Alpharetta Conference Center and Hotel Avalon Funding Request	Finance	$ 3,068,785.94
B&T Shavings Inc.	Premium Flake Shavings	Recreation & Parks	$ 5,460.00
Bank of New York (wire)	Bond Payments	Finance	$ 389,981.25
Bank of New York (wire)	Bond Payments	Finance	$ 1,175,393.75
Bank of New York (wire)	Bond Payments	Finance	$ 1,738,256.50
Bank of New York (wire)	Bond Payments	Finance	$ 228,470.00
Bank of New York (wire)	Bond Payments	Finance	$ 5,940.00
Bank of New York (wire)	Bond Payments	Finance	$ 1,077,550.00
Benchmark Design PC	City Parking Deck Designs	Community Development	$ 14,518.62
Bennett Fire Products Co Inc.	Fire Protection Clothing	Public Safety	$ 6,888.00
Bovis Kyle & Burch LLC	Professional Services thru February 2017 and Avalon North LLC vs City of Alpharetta	Legal Services	$ 141,358.63
Butch Thompson Enterprises Inc.	Brierfield Outlet Repairs	Public Works	$ 66,215.80
Care Environmental Corp	Hazardous Material and Waste Services	Finance	$ 10,715.20
Cigna Premium (wire)	Monthly Premium	Finance	$ 33,838.05
Cigna Premium (wire)	Monthly Premium	Finance	$ 36,469.16
Cigna Premium (wire)	Monthly Premium	Finance	$ 113,435.91
City of Roswell	3rd Quarter Budget - Training Center	Public Safety	$ 34,245.42
CW Matthews Contracting Co Inc.	Encore Bridge-Water & Sewer and Big Creek Greenway Trail Extension	Public Works	$ 25,332.11

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended April 30, 2017

Vendor	Description	Department		$ Amount
D&B Rentals	Balance on 2017 Taste of Alpharetta	Recreation & Parks	$	9,655.00
Dana Safety Supply Inc.	Point Blank AXII and Point Blank AXIIIA	Public Safety	$	5,715.00
David Eristavi	Payment 4 of 4 Final - Coaching Soccer	Recreation & Parks	$	11,526.66
Dell Marketing LP	Optiplex 7440 and Latitude E5470	Information Technology	$	35,355.00
Dewberry Consultants LLC	Long Indian Creek WIP	Public Works	$	6,550.00
Downey Trees Inc.	Tree Trimming and Pruning Services	Recreation & Parks	$	7,470.00
Energy Systems Southeast LLC	Generator Maintenance and Repairs	Public Works	$	5,952.58
Fulton County Board of Commissioners	March 2017 State Reports - LVAP Fund Disbursements	Municipal Courts	$	11,378.25
Fulton County Board of Education	March 2017 Fuel Bill	Finance	$	31,741.40
Georgia Power Co	Power Bill	Finance	$	140,298.92
Georgia Superior Court Clerks	March 2017 State Reports	Municipal Courts	$	49,768.87
Gulf States Distributors Inc.	Ammunition	Public Safety	$	12,291.44
Holland & Knight LLP	City Center Outparcel Development	Finance	$	6,037.50
J&J Computer Connection Inc.	PagePack	Finance	$	7,502.68
J&J Computer Connection Inc.	PagePack	Finance	$	5,558.11
Jones Contracting Group LLC	Mansell House Maintenance/Repairs and Front Porch Railings	Recreation & Parks	$	5,380.00
Katherine Kilgore	Land Purchase for ROW	Public Works	$	10,310.00
LD Gymnastics Inc.	Payment 2 of 4 Spring Gymnastics	Recreation & Parks	$	9,378.29
LeadsOnLine LLC	Annual PowerPlus Investigation System Maintenance Contract	Public Safety	$	7,988.00
M C Dean Inc.	Vigilon System	Recreation & Parks	$	11,109.00
Mass Services Inc.	March 2017 Clean Stalls @ Wills Park Equestrian Center	Recreation & Parks	$	6,892.52
Media Frenzy Global	April 2017 Public Relations	City Administration	$	10,714.29
Mohammed and Shaiman Hussain	Land Purchase for ROW	Public Works	$	24,640.00
Mohammed and Shaiman Hussain	Land Purchase for ROW	Public Works	$	5,720.00
Mohammed and Shaiman Hussain	Land Purchase for ROW	Public Works	$	7,410.00
Moore To Hoopz LLC	Spring Break Multi Sport Camp	Recreation & Parks	$	5,868.00
Munano, John & Christine	Land Purchase for ROW	Public Works	$	10,500.00
Municipal Emergency Svcs Depository Acct.	Hazardous Material Equipment and Equipment Replacement	Public Safety	$	7,738.42
Municipal Emergency Svcs Depository Acct.	Hazardous Material Equipment and Equipment Replacement	Public Safety	$	5,449.57
Old Roswell St LLC	Bagwell Property - Temporary Parking Improvements	Public Works	$	47,243.59
Patterson Pope Inc.	Custom Folders and Custom Laser Labels	Community Development	$	9,138.34

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended April 30, 2017

Vendor	Description	Department	$ Amount
Peace Officers Annuity & Benefit Fund of GA	March 2017 State Reports	Municipal Courts	$ 11,872.00
Peek Pavement Marking LLC	Pavement Marking Services	Public Works	$ 5,995.00
Physio-Control	LP15 Cardiac Monitors and Defibs	Public Safety	$ 358,149.98
Pitney Bowes Inc.	Meter Refill	City Administration	$ 5,017.00
Pond & Company	Greenway Extension/Webb Bridge Park Environmental/Union Hill-Windward Park Plans	Recreation & Parks	$ 9,606.03
Pond & Company	Morris Road Operational Improvements	Public Works	$ 14,640.00
Pyramid Remedial Systems Inc.	90/92 Milton Avenue Building Demolition	Public Works	$ 23,130.00
Raul Hernandez and Maria O Nino	Land Purchase for ROW	Public Works	$ 11,570.00
RCS Productions.Com	Taste of Alpharetta - Artist Fees and Balance	Recreation & Parks	$ 9,112.50
Republic Services #800	March 2017 Waste Services and Trash Tags	Finance	$ 6,980.65
Republic Services #800	March 2017 Waste Services and On Call Services	Finance	$ 259,512.80
Robert and Leslie Halpern	Land Purchase for ROW	Public Works	$ 6,000.00
Ruppert Landscape	March 2017 Landscape Maintenance	Public Works	$ 27,496.92
Russell Landscape Georgia LLC	SR400 @ 4 Interchanges	Public Works	$ 21,600.00
Sanjay Dharmaraji & Vijitha Ratnavel	Land Purchase for ROW	Public Works	$ 9,500.00
Sawnee Electric Membership Corp	Power Bills	Finance	$ 30,433.39
Southern Hydro Vac Inc.	Hydrovac Truck Services	Public Works	$ 9,228.00
SunTrust Pcard	Procurement Card Payment	Finance	$ 141,805.77
Telerik Inc.	Sitefinity Enterprise Edition	City Administration	$ 8,999.00
Tetra Tech	Intersection Improvement Projects	Public Works	$ 77,220.50
Tri Scapes Inc.	March 2017 Landscape Maintenance	Recreation & Parks	$ 19,605.83
Vedat Akgun	Land Purchase for ROW	Public Works	$ 12,583.00
Veristor Systems Inc.	Annual Global Protect Gateway Subscription	Information Technology	$ 5,864.01
Veristor Systems Inc.	HP DL360 Server and 5 Year Support	Information Technology	$ 13,836.80
Verizon Wireless Services LLC	3/13/17 thru 4/12/17 Cellular MiFi Service/Datacards/Cellphone/IPhone & IPad Services	Information Technology	$ 19,908.55
Welker, William and Joan	Land Purchase for ROW	Public Works	$ 18,000.00
Xtreme Concepts	K9 Drax and 3 Week Handler Course	Public Safety	$ 13,500.00

OTHER REPORTS

Purchase Orders between $5,000 and $50,000

CITY OF ALPHARETTA

Financial Management Reports

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

for the month ended April 30, 2017

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
17000487	Gulf States Distributors	Public Safety	$ 12,291.44	Ammunition for back-up pistols
17000489	GTG Traffic Signals	Public Works	$ 12,000.00	Installation of temporary traffic signal at Academy Street at Park Plaza
17000496	CDK Enterprises Inc.	Public Works	$ 19,815.50	Vehicle radar detection equipment for temporary traffic signal at Academy St at Park Plaza
17000498	Xtreme Concepts	Public Safety	$ 13,500.00	Purchase of canine with 3-week handler course
17000501	Comfort by Design	Recreation and Parks	$ 5,855.03	HVAC replacement unit for Adult Activity Center
17000502	Ed's Public Safety	Public Safety	$ 43,267.50	Back-up pistols for sworn officers
17000503	Pro Am Tennis LLC	Recreation and Parks	$ 8,079.30	Tennis instructor at North Park
17000506	Dana Safety Supply	Public Safety	$ 28,663.00	(50) Active Shooter Kits
17000507	Allstar Custom Concrete Staining	Public Works	$ 12,500.00	Fire Station 86 concrete floor resurfacing and resealing
17000508	RCS Productions.Com Inc.	Recreation and Parks	$ 5,750.00	Artist fees for Taste's main stage
17000510	Bliss Products and Service Inc.	Recreation and Parks	$ 15,787.44	Routine maintenance and storm repairs to Webb Zone Playground
17000511	Atlanta Pyrotechnics International Inc.	Recreation and Parks	$ 30,000.00	Firework display for July 4th Celebration
17000512	Lowe's Companies Inc.	Public Safety	$ 9,850.48	Deck replacement for Fire Station 86
17000513	Telerik-Sitefinity	Administration	$ 8,999.00	Sitefinity software maintenance and support
17000514	Brooks-Berry-Haynie & Associates Inc.	Public Works	$ 7,695.00	Relocation of existing fiber cable on Academy Street due to construction
17000515	Temple Inc.	Public Works	$ 16,729.47	Traffic signals and equipment for temporary signal at Kimball Bridge at Northwinds Pkwy
17000516	Dataworks Plus LLC	Public Safety	$ 20,844.00	(6) All-in-one mobile fingerprint scanners with data service and training for Uniform Patrol and Traffic divisions
17000517	Rescue One Corporation	Public Safety	$ 27,765.26	Replacement rescue boat, including motor
17000520	Screensmith	Recreation and Parks	$ 5,600.00	(800) August 790 Dri-Fit Soccer Jerseys
17000522	CDW LLC	Information Technology	$ 10,708.53	Adobe software products and licenses for City Departments
17000523	Brumbelow-Reese and Associates Inc.	Public Works	$ 6,800.00	Surveying services for (3) sites on Milton Ave
17000524	Jace Chandler & Associates Inc.	Public Works	$ 10,140.00	(6) Histar Traffic Analyzers radar instruments
17000525	GTG Traffic Signals	Public Works	$ 30,000.00	Installation of temporary traffic signal at Kimball Bridge at Northwinds Pkwy

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OTHER REPORTS

Bid/RFP Status

CITY OF ALPHARETTA

Financial Management Reports

Bid/RFP Status

for the month ended April 30, 2017

Bid#	RFP#	Department	Description	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	14-116	Administration	City Center Out-Parcels, Master Developer	3	8/10/2015	MidCity Real Estate Partners; Morris & Fellows; South City Partners; Hedgewood Homes	N/A	1	n/a	n/a
	RFQ 16-1008	Administration	Downtown Sculpture Project: Instruments of Inspiration	5	12/5/2016	Gregory Johnson; Ayokunle Odeleye; Sirlin Arts; Dillon Forge; Outdoor Art	22,500; 20,000; 30,400; 32,000; 20,000 (contingency 12,490)			
	16-1009 RFQ	Public Works	On-Call Engineering Services	14	8/1/2015	AECOM Technical Services, Inc.; Pond & Company; Tetra Tech, Inc.	N/A			
	~~Re-Issue 16-109 RFP~~	~~Public Works~~	~~On-Call Storm Structure & Drainage Repair~~	~~5~~	~~7/18/2016~~	~~Georgia Earth and Pipe, LLC: Cancelled 10-20-16~~	~~$ 200,000.00~~	~~2~~	~~8/3/2016~~	~~17000150~~
	Re-Issue 16-109 RFP	Public Works	On-Call Storm Structure & Drainage Repair	5	11/14/2016	Butch Thompson Enterprises, Inc.	$ 200,000.00	2	1/6/2017	17000365
	16-111 RFP	Public Works	On-Call Pipe Lining Services	5	7/18/2016	IPR Southeast, Inc.; Utility Asset Management, Inc.; Chase Plumbing & Mechanical, Inc.	$350,000.00; $75,000.00; $75,000.00	3	8/26/2016; 9/8/2016; 9/8/2016	17000181; 17000205; 17000206
17-002		Public Works	FY 2017 Milling and Resurfacing	6	8/1/2016	Northwest Georgia Paving, Inc.	$ 1,905,823.49		8/26/2016	17000180
	17-1001 RFQ	Rec/Parks	Wills Park Pool Design Services	7	8/12/2016	Shortlisted 3 Bidders for RFP 17-104	N/A			
	17-1002 RFQ	Rec/Parks	On-Call Park Planning Services	11	9/19/2016	Alta Planning + Design, Pond & Co., TSW	N/A			
	17-101 RFP	Rec/Parks	Design/Build for Webb Bridge Park Spectator Seating	4	9/26/2016	Ed Castro Landscape, Inc.	$ 124,581.70		10/27/2016	17000296
	17-1003 RFQ	Public Works	City-wide landscape maintenance-ROW-excluding Park lands	9	N/A	Shortlisted 2 Bidders for RFP 17-103	N/A			
	17-1004 RFQ	Community Development	Design / Build for Downtown Parking Deck	10	N/A	Shortlisted 4 Bidders for RFP 17-102	N/A			
	17-104 RFP	Rec/Parks	Wills Park Pool Renovation	3	9/21/2016	Stevens & Wilkinson GA, Inc.	$ 49,995.00		9/22/2016	17000240
	17-1006 RFQ	Community Development	On-Call Planning Services for Community Development	9	10/17/2016	2 Awards: TSW; Kimley-Horn	N/A			
17-001		Rec/Parks	Wills Park Batting Pavilion	5	12/5/2016	Riley Contracting, Inc.,	$ 282,893.00		1/12/2017	17000381
	17-1007 RFQ	Public Works	Project Management Services	3	11/14/2016	Atkins North America, Inc.	N/A			
	17-1005 RFQ	Rec/Parks	Park Landscape Maintenance Services	7	N/A	Shortlisted Bidders for RFP 17-105 Parks and 17-106 Cty Ctr & Container Gardens	N/A			
	17-103 RFP	Public Works	City-wide landscape maintenance-ROW-excluding Park lands	2	11/14/2016	Ruppert Landscaping	$ 329,963.00	4	2/7/2017	17000410
17-003		Public Works	Northwinds Street Lighting	4	12/12/2016	Brooks-Berry-Haynie & Associates, Inc.	$ 193,787.00		1/26/2017	17000395
	17-1009 RFQ	Public Works	Landscape Maintenance Services: SR 400 at Five Interchanges	6	1/5/2017	Shortlisted 3 Bidders for ITB 17-005	N/A			

CITY OF ALPHARETTA

Financial Management Reports

Bid/RFP Status

for the month ended April 30, 2017

Bid#	RFP#	Department	Description	Number of Vendor Responses	Award Date	Awarded To	Award Amount	Note	Purchase Order Date	Purchase Order #
	17-105 RFP	Rec/Parks	Landscape Maintenance of City Parks and Athletic Fields	3	2/6/2017	Tri Scapes	$ 235,270.00	5	3/8/2017	17000458
	17-106 RFP	Rec/Parks	Landscape Maintenance of City Center & Surrounding Area; & Maintenance of Downtown Container Gardens	4	2/6/2017	Ed Castro Landscape, Inc.	$96,427.00; $50,208.00	6	3/6/2017	17000454
17-004		Public Works	North Hickory Trace Storm Drain Repairs	8	2/20/2017	Tople Construction & Engineering, Inc.	$ 114,770.00		3/21/2017	17000473
17-005		Public Works	Landscape Maintenance Services: SR 400 at Five Interchanges	2	3/20/2017	Russell Landscape	$ 159,410.00			
17-006		Public Works	Multiple Sidewalk Improvements	11	3/20/2017	Excellere Construction, LLC	$ 706,703.63		4/7/2017	17000497
	17-1010 RFQ	Rec/Parks	Renovation of Wills Park Pool Construction	3	N/A	Shortlisted 3 Bidders for RFP 17-109	N/A			
	~~17-107 RFP~~	~~Public Works~~	~~Mayfield Road Culvert Replacement~~	~~1~~	~~N/A~~					
	17-1011 RFQ	Rec/Parks	Alpharetta Arts Center Construction	11	N/A	Shortlisted 3 Bidders for RFP 17-112	N/A			
	17-1012 RFQ	Public Works	Janitorial Services for City Facilities and Park Restrooms	6	N/A	Shortlisted 3 Bidders for PW RFP 17-113 & R/P ITB 17-009	N/A			
	~~17-108 RFP~~	~~Public Safety~~	~~Public Safety Uniforms & Duty Gear~~	~~8~~	~~N/A~~			7		
	17-102 RFP	Community Development	Design / Build for Downtown Parking Decks	4						
	17-110 RFP	Information Technology	Telephone Maintenance & Monitoring	6						
	17-109 RFP	Public Works	Renovation of Wills Park Pool Construction	3						
17-007		Public Works	Mayfield Road Sidewalk Improvements-Chantilly Dr to Bates Rd	13						
	17-111 RFP	Information Technology	Cadastral Conversion Services							
17-008		Public Works	FY2017 Demolition Phase 1	7	5/1/2017	J. Mitchell Contracting, LLC	$ 70,537.00			
	17-112 RFP	Rec/Parks	Alpharetta Arts Center	3						
	17-113 RFP	Public Works	Janitorial Services for City Facilities	2						
	17-1013	Public Works	Rucker Road Corridor Improvements							
17-010		Public Works	Windward Sidewalk Improvements							

Notes:

1 Negotiations for sale of City Center Out Parcels to MidCity Real Estate Partners
Update: 3-3-17 closing on parcels #1, #3, #4, and #7.
2 On-Call contract with annual appropriations: Update 10-20-16 contract with GEPI terminated. Butch Thompson Ent. willing to maintain pricing in proposal-award recommendation to council 10-14-16.
3 On-Call Contracts for 3 different types of Pipe Lining Services with annual appropric
4 Contract period begins 2-1-17
5 Contract period begins 3-1-17
6 Contract period begins 3-1-17; Two Contracts: City Center and Surrounding Areas = $96,427.00 / year; Downtown Container Garden = $50,208.00 / year
7 To be rebid in Fiscal Year 2018

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THE CITY OF
ALPHARETTA
GEORGIA

OTHER REPORTS

GAAP Financial Statements

City of Alpharetta
Balance Sheet
Governmental Funds
April 30, 2017

	Major Governmental Funds						Non-Major	Total
	General Fund	**Capital Project Fund**	**Capital Grant Fund**	**Conf Center Bond Fund**	**S2016 Const Bond Fund**	**T-Splost Capital Fund**	**Governmental Funds**	**Governmental Funds**
ASSETS								
Cash / Cash Equivalents / Investments	$ 32,897,172	$ 14,550,202	$ -	$ 13,663,524	$ 48,702,188	$ (170,752)	$ 10,183,267	$ 119,825,601
Receivables (net of allowance			803,761					803,761
for uncollectibles)								
Taxes Receivable								-
Property Taxes	183,458	-		-	-	-	41,675	225,133
Other Taxes	-	-		-	-	-	-	-
Interest	-	-		-	-	-	-	-
Accounts	38,626	1,309,045		-	-	-	16,577	1,364,247
Due from Other Funds	310,379	-	-	-	-	-	-	310,379
Prepaid Items	-	-		-	-	-	-	-
Cash - Restricted	-	-		-	-	-	-	-
Intergovernmental Receivable	-	-		-	-	-	-	-
Restricted	-	-		-	-	-	-	-
Total Assets	**33,429,635**	**15,859,247**	**803,761**	**13,663,524**	**48,702,188**	**(170,752)**	**10,241,519**	**122,529,122**
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	1,060,884	2,558	0	-	-	-	39	1,063,480
Retainage Payable	-	120,897	54,401	-	-	-	-	175,297
Intergovernmental Payable			-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-
Accounts payable/AR Suspense acct	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Payroll Payable	76,196	-		-	-	-	5,189	81,385
Due to Other Funds	-	-	-	-	-	-	122	122
Deferred Revenue	229,965	1,279,337	$ 1,919,463	-	-	-	62,118	3,490,884
Unearned Revenue	-	-		-	-	-	-	-
Teen Driving/Donation	-	-		-	-	-	-	-
T.A.D Payment to County	-	-		-	-	-	-	-
Compensated Absences	-			-	-	-	-	-
Non-Current		-						
Unclaimed Property	-	-		-	-	-	-	-
Claims Payable	-	-		-	-	-	-	-
Total Liabilities	**1,367,046**	**1,402,791**	**1,973,864**	**-**	**-**	**-**	**67,468**	**4,811,168**
Fund Balances:								
Restricted for:								
Capital Projects	-	405,930	(1,170,103)	13,663,524	48,702,188	(170,752)	4,231,566	65,662,353
Law Enforcement	-	-		-	-	-	1,606,299	1,606,299
Emergency Telephone Activities	-	-		-	-	-	1,146,883	1,146,883
Grant Projects	-	-		-	-	-	1,453,404	1,453,404
Debt Service	-	-		-	-	-	1,186,145	1,186,145
Promotion of Tourism	-	-		-	-	-	-	-
Assigned for:								
Grant Projects	-			-	-	-	60,991	60,991
Capital Projects		14,050,526						14,050,526
2017 Fiscal year Expenditures	6,049,857	-		-	-	-	-	6,049,857
Unassigned	26,012,733			-	-	-	488,762	26,501,495
Total Fund Balances	32,062,590	14,456,456	(1,170,103)	13,663,524	48,702,188	(170,752)	10,174,050	117,717,952
Total Liabilities and Fund Balances	**$ 33,429,635**	**$ 15,859,247**	**$ 803,761**	**$ 13,663,524**	**$ 48,702,188**	**$ (170,752)**	**$ 10,241,519**	**$ 122,529,122**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended April 30, 2017

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	Conf Ctr Fund Fund	S2016 Const Bond Fund	T-Splost Bond Fund	Governmental Funds	Governmental Funds
REVENUES								
Taxes:								
Property Tax	$ 20,367,774	-		-	-		5,183,710	$ 25,551,484
Local Option Sales Tax	11,318,960	-		-	-		5,503,497	16,822,457
Other Taxes	13,970,299	-		-	-		2,710,492	16,680,791
Licenses and permits	2,896,842	-		-	-		1,466,846	4,363,688
Intergovernmental	407,607	232,814	6,097,663	-	-		208,413	6,946,496
Charges for services	3,575,092	-		-	-		31,937	3,607,029
Impact Fees		-		-	-		500	500
Fines/Forfeitures	1,948,750	-		-	-		21,008	1,969,758
Investment earnings	70,429	20,634	(3,281)	84,858	161,596		2	334,238
Contributions and Donations	-	1,345,794	-	-	-			1,345,794
Other	174,474	5,106,479		18,911	1,527,686		-	6,827,550
Total revenues	**54,730,226**	**6,705,720**	**6,094,382**	**103,769**	**1,689,282**	**-**	**15,126,405**	**84,449,784**
EXPENDITURES								
Current:		-						
Unallocated	-						2,267,874	2,267,874
General government	7,231,339	605,091		10,257,578	361,301		-	18,455,309
Public safety	20,675,831	1,985,492	-	-	-		3,776,910	26,438,233
Public works	5,849,511	3,466,588	4,978,150	-	592,739	170,752	848,995	15,906,735
Economic and community development	2,134,395	128,832	-	-	-		-	2,263,227
Alpharetta Business Community	-	863,176		-	-		-	863,176
Culture and recreation	6,407,239	482,595	-	-	2,888,054		218,576	9,996,464
Debt service:								-
Principal	170,000	-		-	-		2,705,550	2,875,550
Interest	116,940	-		-	-		3,207,900	3,324,840
Other Costs	657,875	134		-	-		-	658,009
Bond issuance costs		-		-	-		2,350	2,350
Capital outlay				-	-		-	-
Total expenditures	**43,243,129**	**7,531,908**	**4,978,150**	**10,257,578**	**3,842,094**	**170,752**	**13,028,155**	**83,051,766**
Excess (deficiency) of revenues over (under) expenditures	11,487,097	(826,188)	1,116,232	(10,153,809)	(2,152,812)	(170,752)	2,098,249	1,398,018
OTHER FINANCING SOURCES (USES)								
Transfers in	1,950,471	7,379,048		-	-		-	9,329,519
Transfers out	(8,791,548)	(6,579)		-	-		(531,392)	(9,329,519)
Loan Proceeds	-			-	-		-	-
Capital Leases	-	1,364,922		-	-		-	1,364,922
Sale of capital assets	76,117	-		-	-		-	76,117
Sale of non-capital assets	50,082	-		-	-		-	50,082
Insurance Proceeds		-		-	-		-	-
Bond Proceeds		-		-	50,855,000		-	50,855,000
Total other financing sources and (uses)	(6,714,878)	8,737,390	-	-	50,855,000	-	(531,392)	52,346,121
Net change in fund balances	4,772,220	7,911,203	1,116,232	(10,153,809)	48,702,188	(170,752)	1,566,858	53,744,139
Fund balances - beginning	**27,290,370**	**6,545,253**	**(2,286,335)**	**23,817,332**	**-**	**-**	8,607,194	**63,973,814**
Fund balances - ending	**$ 32,062,590**	**$ 14,456,456**	**$ (1,170,103)**	**$ 13,663,524**	**$ 48,702,188**	**$ (170,752)**	**$ 10,174,052**	**$ 117,717,952**

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget-Positive (Negative)
REVENUES			
Taxes:			
Property Tax	$ 20,159,000	$ 20,367,774	$ 208,774
Local Option Sales Tax	15,100,000	11,318,960	(3,781,040)
Other Taxes	15,534,500	13,970,299	(1,564,201)
Licenses and Permits	1,820,550	2,896,842	1,076,292
Intergovernmental	511,000	407,607	(103,394)
Charges for Service	3,640,400	3,575,092	(65,308)
Fines/Forfeitures	2,404,000	1,948,750	(455,250)
Investment Earnings	60,000	70,429	10,429
Contributions and Donations			-
Other	201,585	174,474	(27,111)
Total revenues	59,431,035	54,730,226	(4,700,809)
EXPENDITURES			
Current:			
General government			
City Administration	2,037,438	1,678,917	358,521
Finance	3,199,142	2,684,037	515,105
Human Resources	401,756	284,667	117,089
Legal	650,000	417,826	232,174
Mayor and Council	360,977	260,504	100,473
Municipal Court	1,092,257	824,339	267,918
Information Technology	1,599,441	1,282,570	316,871
Non-Departmental	685,000	543,333	141,667
Contingency	1,055,000	117,041	937,959
Total general government	11,081,011	8,093,234	2,987,777
Public Safety	26,498,070	21,049,364	5,448,706
Public works	7,907,543	6,068,701	1,838,842
Economic and community development	2,782,412	2,204,924	577,488
Culture and recreation	8,748,032	7,036,256	1,711,776
Debt Service			
Principal	170,000	170,000	-
Interest	116,940	116,940	-
Total expenditures	57,304,008	44,739,419	12,564,589
Excess (Deficiency) of revenues over expenditures	2,127,027	9,990,807	7,863,780
OTHER FINANCING SOURCES (USES)			
Transfers in	2,250,000	1,950,471	(299,529)
Transfers out	(10,549,857)	(8,791,548)	1,758,310
Capital leases	-		-
Sale of capital assets	70,000	76,117	6,117
Sale of non-capital assets	35,000	50,082	15,082
Total other financing sources and uses	(8,194,857)	(6,714,878)	1,479,979
Net change in fund balances	(6,067,830)	3,275,929	9,343,759
Fund balances - beginning		**27,290,370**	
Fund balances - ending		**$ 30,566,299**	
Adjustments to GAAP basis:			
Encumbrances		1,496,291	
Misc adj			
Fund balances-ending		**$ 32,062,590**	

City of Alpharetta
Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget- Positive (Negative)
REVENUES			
Intergovernmental	$ 944,397	$ 232,814	$ (711,583)
Contributions & Donations	3,354,954	1,345,794	(2,009,160)
Investment earnings	-	20,634	20,634
Misc Revenue	-	-	-
Other	5,106,479	5,106,479	-
Total revenues	9,405,830	6,705,720	(2,700,110)
EXPENDITURES			
Capital Outlay			
General Government:			
City Administration	763,257	497,320	265,937
Finance	91,857	50,796	41,061
Information Technology	1,158,598	509,763	648,835
Non-departmental	416,004	6,714	409,290
Total general government	2,429,716	1,064,593	1,365,123
Public Safety	5,568,662	2,139,653	3,429,009
Engineering & Public Works	15,329,690	5,531,793	9,797,897
Alpharetta Business Community	1,623,862	1,194,495	429,367
Economic and community development	314,194	236,278	77,916
Culture and recreation	3,235,261	699,855	2,535,407
Total Capital Outlay	28,501,385	10,866,667	17,634,718
Excess (Deficiency) revenue over expenditures	(19,095,555)	(4,160,947)	14,934,608
OTHER FINANCING SOURCES (USES)			
Transfers in	8,854,857	7,379,048	(1,475,810)
Capital leases	3,695,446	1,364,922	(2,330,524)
Budgeted Fund Balance	-	-	-
Total other financing sources and uses	12,550,303	8,743,970	(3,806,333)
Net change in fund balances	(6,545,252)	4,583,023	11,128,275
Fund balances - beginning		**6,545,253**	
Fund balances - ending		**$ 11,128,276**	
Adjustments to GAAP basis:			
Encumbrances		3,328,180	
Misc adj-			
Fund balances-ending		**$ 14,456,456**	

City of Alpharetta
Capital Grant Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Revenues:			
Intergovernmental	$ 11,341,289	6,097,663	$ (5,243,626)
Contributions & Donations	-	-	-
Interest Earnings	-	(3,281)	(3,281)
Total	11,341,289	6,094,382	(5,246,907)
Expenditures:			
Public Safety	-	-	-
General Government	207,677	-	207,677
Community Development	-	-	-
Public Works	8,847,277	8,789,054	58,223
Recreation & Parks	-		-
Non-Departmental	-	-	-
Total	9,054,954	8,789,054	265,900
Excess (Deficiency) revenue over expenditures	2,286,335	(2,694,672)	(4,981,007)
Other Financing Sources & Uses:			
Transfers in		-	-
Budgeted Fund Balance	-	-	-
Subtotal:	-	-	-
Net change in fund balance	2,286,335	(2,694,672)	(4,981,007)
Fund balance - beginning		**(2,286,335)**	
Fund balance - ending		**$ (4,981,007)**	
Adjustments to GAAP basis:			
Misc adj			
Encumbrances		3,810,903	
Fund balances - ending		**$ (1,170,103)**	

City of Alpharetta
Conference Center Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget-Positive (Negative)
REVENUES	$ -	$ -	$ -
Bond Proceeds	-	-	-
Premium on Bond Proceeds	-	-	-
Misc Rev	-	18,911	18,911
Investment Earnings	-	84,858	84,858.04
Total revenues	-	103,769	103,769.34
EXPENDITURES			
General Government:			
Cost of Bond Issuance		-	-
Non-Departmental	12,083	-	12,083
Total general government	12,083	-	12,083
City Administration	23,805,249	23,602,578	202,671
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	(23,817,332)	(23,498,809)	318,523
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(23,817,332)	(23,498,809)	318,523
Fund balances - beginning		**23,817,332**	
Fund balances - ending		**$ 318,524**	
Adjustments to GAAP basis:			
Encumbrances		13,345,000	
Fund balances-ending		**$ 13,663,524**	

City of Alpharetta
Bond Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget-Positive (Negative)
REVENUES			
Bond Proceeds	$ 50,855,000	$ 50,855,000	$ -
Premium on Bond Proceeds	1,527,686	1,527,686	
Investment Earnings		161,596	161,596
Total revenues	52,382,686	52,544,282	161,596
EXPENDITURES			
General Government:			
Cost of Bond Issuance	378,119	361,301	16,818
Public Works	33,352,420	1,467,015	31,885,405
Recreation & Parks	18,652,147	3,021,673	15,630,474
Total general government	52,382,686	4,849,989	47,532,697
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues Over expenditures	-	47,694,292	47,694,292
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	-	47,694,292	47,694,292
Fund balances - beginning			
Fund balances - ending		**$ 47,694,292**	
Adjustments to GAAP basis:			
Encumbrances		1,007,895	
Fund balances-ending		**$ 48,702,188**	

City of Alpharetta
T Splost Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget-Positive (Negative)
REVENUES			
Bond Proceeds	$ 3,000,000		$ (3,000,000)
Premium on Bond Proceeds			
Investment Earnings			-
Total revenues	3,000,000	-	(3,000,000)
EXPENDITURES			
General Government:			
Cost of Bond Issuance			-
Public Works	3,000,000	1,349,099	1,650,901
Recreation & Parks			-
Total general government	3,000,000	1,349,099	1,650,901
City Administration			-
Public Safety	-	-	-
Excess (Deficiency) of Revenues			-
Over expenditures	-	(1,349,099)	(1,349,099)
OTHER FINANCING SOURCES			
General Obligation Bond Proceeds	-	-	-
Operating Transfers Out			-
Total other financing sources (uses)	-	-	-
Net change in fund balances	-	(1,349,099)	(1,349,099)
Fund balances - beginning			
Fund balances - ending		**$ (1,349,099)**	
Adjustments to GAAP basis:			
Encumbrances		1,178,347	
Fund balances-ending		**$ (170,752)**	

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Net Position
April 30, 2017

ASSETS		
Current Assets:		
Cash and Cash Equivalents & Investments	$	2,061,450
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		2,061,450
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		-
Total Noncurrent Assets		-
Total Assets		**2,061,450**
LIABILITIES		
Current Liabilities:		
Accounts Payable		-
Claims Payables		956,319
Accrued Interest Payable		-
Due to Other Funds		286,000
Total Current Liabilities		1,242,319
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		-
Noncurrent Liabilities:		-
Other Non-Current Liabilities		
Total Noncurrent Liabilities		-
Total Liabilities		**1,242,319**
NET ASSETS		
Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		819,131
Total Net Assets		819,131
Total Liabilities & Net Assets	**$**	**2,061,450**

City of Alpharetta
Internal Service Fund - Medical Insurance
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	$ -	$ 93	$ (93)
Employer Medical Contribution	6,520,032	5,014,261	(1,505,771)
Employee Medical Contribution	724,448	622,588	(101,860)
Insurance Proceeds	-	-	
Total revenues	7,244,480	5,636,943	(1,607,537)
EXPENDITURES			
Medical Premiums	1,441,673	1,124,418	317,255
Medical Claims	5,714,666	3,617,332	2,097,334
Contingency	12,079	0	12,079
Total expenditures	7,168,418	4,741,750	2,426,668
Excess (Deficiency) of Revenues Over expenditures	76,062	895,193	819,131
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	76,062	895,193	819,131
Fund balances - beginning		**(76,062)**	
Fund balances - ending		**$ 819,131**	
Adjustments to GAAP basis:			
Encumbrances		-	
Misc adj			
Fund balances-ending		**$ 819,131**	

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
April 30, 2017

.	Solid Waste
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 1,976,702
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	9,565
Prepaid Insurance Expenses	-
Total Current Assets	1,986,267
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	**1,986,267**
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
Accounts Payable/ Customer Credit Balances	(56)
Accounts Payable/ Customer Pre-Paid Service	-
Accounts Payable/ A/R Module Suspense Acct	1,704
Payroll Liabilities	183
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	1,831
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	**1,831**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,984,436
Total Net Assets	1,984,436
Total Liabilities & Net Assets	**$ 1,986,267**

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended April 30, 2017

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	$ 3,304,816
Misc Revenue	4,646
Total operating revenues	3,309,462
Operating expenses:	
Administration	3,276,080
Non-departmental	-
Total operating expenses	3,276,080
Operating Gain (loss)	33,383
Non-operating revenues (expenses):	
Investment earnings	-
Total non-operating revenue (expenses)	-
Income (loss) before transfers	33,383
Transfers In	-
Transfers Out	-
Change In Net Assets	33,383
Total net assets-beginning	**1,123,990**
Total net assets-ending (net of encumbrances)	**1,157,373**
Adjustments to GAAP basis:	
Encumbrances	827,065
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	**$ 1,984,436**

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Net Position
April 30, 2017

ASSETS		
Current Assets:		
Cash and Cash Equivalents & Investments	$	1,182,773
Accounts Receivables (net of allowance for uncollectibles)		-
Total Current Assets		1,182,773
Noncurrent Assets:		
Restricted Cash, Cash Equivalents, and Investments		-
Total Restricted Assets		-
Total Noncurrent Assets		-
Total Assets		**1,182,773**
LIABILITIES		
Current Liabilities:		
Accounts Payable		811
Claims Payables		279,903
Accrued Interest Payable		-
Due to Other Funds		-
Total Current Liabilities		280,714
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		-
Noncurrent Liabilities:		-
Other Non-Current Liabilities		328,692
Total Noncurrent Liabilities		328,692
Total Liabilities		**609,406**
NET ASSETS		
Invested in Capital Assets, net of related debt		-
Reserved for Debt Service		-
Reserved for Encumbrances		-
Unreserved		573,366
Total Net Assets		573,366
Total Liabilities & Net Assets	**$**	**1,182,773**

City of Alpharetta
Internal Service Fund - Risk Management
Statement of Revenues, Expenses, and Changes in Net position - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES			
Investment Earnings	$ 2,200	$ 1,984	$ (216)
Charges for Service	1,310,000	1,091,667	(218,334)
Discounts	-	-	-
Insurance Proceeds	-	98,274	98,274
Total revenues	1,312,200	1,191,924	(120,276)
EXPENDITURES			
Workers Compensation Admin	-	-	-
Professional Fees	125,000	118,354	6,646
Auto Liability	137,000	143,111	(6,111)
Property & Equipment Liability	88,000	83,823	4,177
General Liability	60,000	56,244	3,756
Law Enforcement Liability	100,000	94,931	5,069
Public Entity Liability	55,000	57,900	(2,900)
Workers Comp Excess Liabilty	90,000	100,239	(10,239)
Employee Benefits Liability	-	-	-
Criminal Liability	4,200	4,275	(75)
Cyber Liability	8,000	6,806	1,194
Umbrella Liability	60,000	56,725	3,275
Medical Services	40,000	8,908	31,092
Claims/Judgements	545,000	498,200	46,800
Contingency	589,041	-	589,041
Total expenditures	1,901,241	1,229,515	671,726
Excess (Deficiency) of Revenues Over expenditures	(589,041)	(37,591)	551,450
OTHER FINANCING SOURCES			
Asset Disposition		-	
Operating Transfers In	-	-	-
Operating Transfers Out	-	-	-
Total other financing sources (uses)	-	-	-
Net change in fund balances	(589,041)	(37,591)	551,450
Fund balances - beginning		**589,041**	
Fund balances - ending		**$ 551,450**	
Adjustments to GAAP basis:			
Encumbrances		21,917	
Misc adj			
Fund balances-ending		**$ 573,366**	

City of Alpharetta
Statement of Net Position
OPEB Trust Fund
April 30, 2017

		OPEB Plan
ASSETS		
Current Assets:		
Cash and Cash Equivalents	$	1,158,563
Investments		
		-
Accounts Receivables (net of allowance for uncollectibles)		-
Total Assets		1,158,563
LIABILITIES		
Current Liabilities:		
Accounts Payable	$	25,999
		-
Due to Other Funds		-
Total Current Liabilities		25,999
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		-
Noncurrent Liabilities:		
		-
Total Noncurrent Liabilities		-
Total Liabilities		25,999
NET ASSETS		
Net Assets held in trust for pension benefits		1,132,563
Total Net Assets		1,132,563
Total Liabilities & Net Assets	**$**	**1,158,563**

City of Alpharetta
Statement of Changes in Fiduciary Net Position
OPEB Trust Fund
For the Period Ended April 30, 2017

		Actual Amounts
Additions:		
Employer Contribution	$	70,834
Employee Contribution		
Total Contribution		70,834
Investment Income		-
Net appreciation in FMV		-
Interest and Dividends		4,727
Total Investment Income		4,727
Total Additions (Deductions)		**75,560**
Deductions:		
Benefits payments		-
Professional Fees		-
Total deductions		-
Net Increase (Decrease)		75,560
Net Assets held in trust for pension benefits		
Beginning of year		1,057,003
Total net assets	**$**	**1,132,563**

City of Alpharetta
Statement of Net Position
Pension Trust Fund
April 30,2017

	Pension Trust Fund
ASSETS	
Current Assets:	
Cash and Cash Equivalents	$ -
Investments	64,880,443
	-
Accounts Receivables (net of allowance for uncollectibles)	-
Total Assets	64,880,443
LIABILITIES	
Current Liabilities:	
Accounts Payable	-
	-
Due to Other Funds	-
Total Current Liabilities	-
Current Liabilities Payable from Restricted Assets:	
	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
	-
Total Noncurrent Liabilities	-
Total Liabilities	-
NET ASSETS	
Net Assets held in trust for pension benefits	64,880,443
Total Net Assets	64,880,443
Total Liabilities & Net Assets	**$ 64,880,443**

City of Alpharetta
Statement of Changes in Fiduciary Net Position
Pension Trust Fund
For the Period Ended April 30, 2017

	Actual Amounts
Additions:	
Employer Contribution	$ 2,500,000
Employee Contribution	293,956
Total Contribution	2,793,956
Investment Income	-
Net appreciation in FMV	5,597,570
Interest and Dividends	1,509,597
Total Investment Income	7,107,167
Total Additions (Deductions)	**9,901,122**
Deductions:	
Benefits payments	1,450,943
Professional Fees	775,361
Total deductions	2,226,304
Net Increase (Decrease)	7,674,819
Net Assets held in trust for pension benefits	
Beginning of year	57,205,625
Total net assets	**$ 64,880,443**

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
April 31, 2017

	Special Revenue							Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operating	E911	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	$ 1,146,883	$ 4,231,566	$ 1,606,234	$ 60,992	$ 1,458,818	$ 1,190,012	$ 488,762	$ 10,183,267
Taxes Receivable	-	-	-	-	-			-
Pre-Paid Expenditures	-	-	-	-	-			-
Accounts Receivable	-	-	-	16,577	$ -			16,577
Property Taxes						41,675	-	41,675
Intergovernmental Receivable								-
Due From Other Funds								-
Restricted					-			-
Total Assets	**1,146,883**	**4,231,566**	**1,606,234**	**77,568**	**1,458,818**	**1,231,687**	**488,762**	**10,241,519**
LIABILITIES								
Accounts Payable	-	-	-	-	39		-	39
Retainage Payable	-	-	-	-	-			-
Intergovernmental Payable					-			-
Arbitrage Payable	-	-	-	-				-
Accounts payable/AR Suspense acct	-	-	-	-				-
Compensated Absences	-	-	-	-				-
Payroll Liabilities	-	-	(186)	-	5,375			5,189
Due to Other Fund	-	-	122	-				122
Deferred Revenue	-	-	-	16,577	-	45,541	-	62,118
Unearned Revenue	-	-	-	-				-
Total Liabilities	**-**	**-**	**(64)**	**16,577**	**5,414**	**45,541**	**-**	**67,468**
FUND BALANCES								
Restricted:								
Capital Projects		4,231,566	-	-				4,231,566
Law Enforcement	-	-	1,606,299	-				1,606,299
Promotion of Tourism	1,146,883	-	-	-				1,146,883
Emergency Telephone Activities	-	-	-	-	1,453,404			1,453,404
Debt Service						1,186,145	-	1,186,145
Assigned for: Grant Projects	-	-	-		-			-
Grant Projects				60,991				60,991
Unassigned:	-	-	-	-	-		488,762	488,762
Total Fund Balances	1,146,883	4,231,566	1,606,299	60,991	1,453,404	1,186,145	488,762	10,174,050
Total Liabilities and Fund Balances	**$ 1,146,883**	**$ 4,231,566**	**$ 1,606,234**	**$ 77,568**	**$ 1,458,818**	**$ 1,231,687**	**$ 488,762**	**$ 10,241,519**

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ending April 30, 2017

	Special Revenue							Total Non-major
	Hotel Motel	Impact Fee	Confiscated Assets	Grant Operations	E911 Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:								
Hotel Motel Tax	$ 5,183,710	-	-	-				$ 5,183,710
Property tax						5,503,497	-	5,503,497
Charges for Service	-	-	-	-	2,710,492			2,710,492
Impact Fees	-	1,466,846		-				1,466,846
Forfeiture Income	-	-	208,413	-				208,413
Intergovernmental	-	-	-	31,937	-			31,937
Contributions & Donations	-	-	-	500				500
Investment Earnings	-	8,578	935	146	2,582	8,766	-	21,008
Other	1		-			1	-	2
Total revenues	**5,183,711**	**1,475,424**	**209,348**	**32,583**	**2,713,075**	**5,512,264**	**-**	**15,126,405**
EXPENDITURES:								
Tourism	2,267,874	-	-	-	-			2,267,874
Community Development	-	-	-	-	-			-
Culture/Recreation	-	160,501	-	-	-		58,076	218,576
Public Safety	-	10,621	345,909	37,852	3,382,529			3,776,910
Public Works							848,995	848,995
General Government	-	-	-	-	-	-	-	-
Debt Service:						-	-	-
Principal						2,705,550	-	2,705,550
Interest	775,629					2,432,271	-	3,207,900
Bond Issuance Costs						2,350	-	2,350
Total expenditures	**3,043,503**	**171,122**	**345,909**	**37,852**	**3,382,529**	**5,140,171**	**907,071**	**13,028,155**
Excess (deficiency) of revenues over expenditures	2,140,208	1,304,302	(136,561)	(5,269)	(669,454)	372,093	(907,071)	2,098,249
OTHER FINANCING SOURCES (USES):								
Transfers in / out:								-
Debt service fund	-	-	-	-				-
Capital Projects								-
Operating grants fund	-	-	-	-				-
Capital grants fund	-	-	-	-				-
General fund	(1,943,892)	-	-	16,667	-		1,395,833	(531,392)
Budgeted Fund Balance:	-	-	-	-				-
Total other financing sources	-	-	-	-				-
and (uses)	(1,943,892)	-	-	16,667	-		1,395,833	(531,392)
Net change in fund balances	196,316	1,304,302	(136,561)	11,398	(669,454)	372,093	488,762	1,566,858
Fund balances - beginning	**950,567**	**2,927,264**	**1,742,859**	**49,594**	**2,122,858**	**814,052**	**-**	**8,607,194**
Fund balances - ending	**1,146,883**	**$ 4,231,566**	**$ 1,606,299**	**$ 60,992**	**$ 1,453,404**	**$ 1,186,145**	**$ 488,762**	**$ 10,174,050**

City of Alpharetta
Hotel Motel Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Hotel Motel Tax	$ 6,000,000	$ 5,183,710	$ (816,290)
Misc Revenue	-	1	1
Investment Earnings	-	-	-
Total revenues	6,000,000	5,183,711	(816,289)
EXPENDITURES:			
Alpharetta Convention & Visitor's Bureau	2,625,000	2,267,874	357,127
Alpharetta Business Community	-	-	-
Debt Service Reserve	1,299,936		1,299,936
Bond Interest	775,630	775,629	1
Contingency	-	-	-
Total Expenditures	4,700,566	3,043,503	1,657,063
Excess of revenues over expenditures	1,299,434	2,140,208	840,774
OTHER FINANCING SOURCES (USES):			
Transfers Out	(2,250,000)	(1,943,892)	306,108
Total other financing sources and uses	(2,250,000)	(1,943,892)	306,108
Net change in fund balances	(950,566)	196,316	1,146,882
Fund balances - beginning		**$ 950,567**	
Fund balances - ending		**$ 1,146,883**	

City of Alpharetta
Impact Fee Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Impact Fees	$ 605,000	$ 1,466,846	$ 861,846
Investment Earnings	3,000	8,578	5,578
Total Revenues	608,000	1,475,424	867,424
EXPENDITURES:			
Public Safety	524,063	252,663	271,401
Public Works	1,275,235	35,468	1,239,767
Recreation & Parks	1,300,000	242,700	1,057,300
Community Development	435,965	-	435,965
General Government	-	-	-
Total expenditures	3,535,263	530,830	3,004,433
Excess (deficiency) of revenues over expenditures	(2,927,263)	944,594	(3,871,857)
OTHER FINANCING SOURCES (USES):			
Transfers Out	-		-
Total other financing sources and uses	-	-	-
Net change in fund balances	(2,927,263)	944,594	(3,871,857)
Fund balances - beginning		**2,927,264**	
Fund balances - ending		**$ 3,871,858**	
Encumbrances		359,709	
Fund balances - ending		$ 4,231,566	

City of Alpharetta
Confiscated Assets Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Forfeiture Income	$ 99,329	$ 208,413	$ 109,084
Investment Earnings	976	935	(41)
Misc Revenue	-		
Total Revenues	100,305	209,348	109,044
EXPENDITURES:			
Public Safety	1,843,164	438,684	1,404,481
Non-Departmental	-		-
Total expenditures	1,843,164	438,684	1,404,481
Excess (deficiency) of revenues over expenditures	(1,742,859)	(229,335)	1,513,525
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balances	(1,742,859)	(229,335)	1,513,525
Fund balances - beginning		**1,742,859**	
Fund balances - ending		**$ 1,513,524**	
Adjustments to GAAP basis:			
Encumbrances		92,775	
Fund balances - ending		**$ 1,606,299**	

City of Alpharetta
Grant Fund - Operating
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Intergovernmental	$ 91,826	$ 31,937	(59,889)
Contributions & Donations	800	500	(300)
Discounts Taken		-	-
Interest Earnings	-	146	146
Transfers in	20,000	16,667	(3,333)
Contingencies	-	-	-
Total	112,626	49,250	(63,376)
EXPENDITURES:			
General Government	19,429	-	19,429
Community Development	-	-	-
Engineering/Public Works	-	-	-
Public Safety	96,861	52,852	44,009
Recreation & Parks	45,929	-	45,929
Contingencies	-	-	-
Operating Transfers Out	-	-	-
Non-Allocated	-	-	-
Total	162,219	52,852	109,367
Excess (deficiency) of revenues over expenditures	(49,593)	(3,602)	45,991
OTHER FINANCING SOURCES (USES):	-	-	-
Net change in fund balance	(49,593)	(3,602)	45,991
Fund balance - beginning		**49,594**	
Fund balance - ending		**$ 45,992**	
Adjustments to GAAP basis:			
Encumbrances		15,000	
Fund balances - ending		**$ 60,991**	

City of Alpharetta
Emergency 911 Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Charges for Service	$ 3,665,000	$ 2,710,492	$ (954,508)
Misc Revenue	-	-	-
Investment Earnings	5,259	2,582	(2,677)
Total Revenues	3,670,259	2,713,075	(957,184)
EXPENDITURES:			
Public Safety	5,203,116	3,702,433	1,500,683
Total expenditures	5,203,116	3,702,433	1,500,683
Excess (deficiency) of revenues over expenditures	(1,532,857)	(989,358)	543,499
OTHER FINANCING SOURCES (USES):			
Transfers In	-	-	-
Transfers Out - Capital Project Fund	-	-	-
Total other financing sources and uses	-	-	-
Net change in fund balances	(1,532,857)	(989,358)	543,499
Fund balances - beginning		**2,122,858**	
Fund balances - ending		**$ 1,133,500**	
Adjustments to GAAP basis:			
Encumbrances		319,904	
Fund balances - ending		**$ 1,453,404**	

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Property tax	$ 5,505,000	$ 5,503,497	$ (1,503)
Misc Revenue		1	1
Investment earnings	9,000	8,766	(234)
Total revenues	5,514,000	5,512,264	(1,736)
EXPENDITURES:			
Current:			
General government			
Finance			-
Non-departmental		-	-
Total general government	-	-	-
Debt Service:			
Principal	2,560,550	2,705,550	(145,000)
Interest	3,251,257	2,432,271	818,986
Contingency	511,245	-	511,245
Bond issuance costs	5,000	2,350	2,650
Total debt service	6,328,052	5,140,171	1,187,881
Total expenditures	6,328,052	5,140,171	1,187,881
Excess (Deficiency) of revenues over expenditures	(814,052)	372,093	1,186,145
OTHER FINANCING SOURCES (USES):			
Transfers in			-
Transfers out			-
Total other financing sources and uses	-	-	-
	(814,052)	372,093	1,186,145
Fund balances - beginning		**814,052**	
Fund balances - ending		**$ 1,186,145**	

City of Alpharetta
Stormwater Capital Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Period Ended April 30, 2017

	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
REVENUES:			
Misc Revenue	-	-	-
Investment Earnings	-	-	-
Total Revenues	-	-	-
EXPENDITURES:			
Public Works	1,603,744	1,276,788	326,956
Recreation & Parks	71,256	71,256	-
Total expenditures	1,675,000	1,348,044	326,956
Excess (deficiency) of revenues over expenditures	(1,675,000)	(1,348,044)	326,956
OTHER FINANCING SOURCES (USES):			
Transfers In	1,675,000	1,395,833	(279,167)
Transfers Out	-	-	-
Total other financing sources and uses	1,675,000	1,395,833	(279,167)
Net change in fund balances	-	47,790	47,790
Fund balances - beginning			
Fund balances - ending		**$ 47,790**	
Adjustments to GAAP basis:			
Encumbrances		440,973	
Fund balances - ending		**$ 488,762**	

DEVELOPMENT AUTHORITY

Revenue & Expenditure Report
GAAP Financial Statements

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of April 30, 2017

	Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues						
	99575100-346900	Bond Application Fee	$ -	$ 91,625		$ (91,625)
	99575100-361000	Investment Earnings	-	141		(141)
	99575100-334310-C1528	FISERV REBA Grant	125,000	-		125,000
	99575100-371000-C1625	Alpharetta Virtual Reality Video (ACVB Contribution)	12,500	-		12,500
	99575100-381000-C1535	Innovation Center Operations (ATC)	6,780	4,397		2,383
		subtotal	*$ 144,280*	*$ 96,163*		*$ 48,117*
(1)	99575100-395000	Carryforward Fund Balance	$ 314,374	$ -		$ 314,374
		subtotal	*$ 314,374*	*$ -*		*$ 314,374*
		Total	**$ 458,654**	**$ 96,163**		**$ 362,491**
Expenditures						
	99575100-571000-C1403	Local Job Creation Grant Program	$ 60,000	$ 14,000	$ -	$ 46,000
	99575100-544100-C1532	ATC Operational Funds	150,000	109,167	-	40,833
	99575100-544100-C1719	ATC Kitchen Remodel	26,025	23,179	-	2,846
	99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
	99575100-544100-C1528	FISERV REBA Grant	125,000	-	-	125,000
	99575100-544100-C1625	Alpharetta Virtual Reality Video (Economic Development)	25,000	25,000	-	-
	99575100-571000	Convention Center Issuance Costs	18,912	18,911	-	1
		subtotal	*$ 425,885*	*$ 190,257*	*$ -*	*$ 235,628*
(2)	99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	$ 5,658	$ 5,252	$ -	$ 406
	99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	785	784	-	1
	99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	52	132	-	(80)
	99575100-531220-C1535	Innovation Center Operations (Natural Gas)	2,983	2,983	-	0
	99575100-531230-C1535	Innovation Center Operations (Electricity)	4,945	4,932	-	13
		subtotal	*$ 14,423*	*$ 14,084*	*$ -*	*$ 339*
	99575100-579000	Reserve	$ 18,346	$ -	$ -	$ 18,346
		subtotal	*$ 18,346*	*$ -*	*$ -*	*$ 18,346*
		Total	**$ 458,654**	**$ 204,341**	**$ -**	**$ 254,313**

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

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

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of April 30, 2017

Account #	Project	Total Budget		Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Fund Balance Reconciliation						
Fund Balance (beginning of Fiscal Year)			$	314,374		
	Revenues collected to date			96,163		
	Expenditures incurred to date			(204,341)		
Fund Balance (current)			$	206,197		
	Forecasted revenue collections			139,883		
Fund Balance (forecasted)			$	346,079		
	Allocation of Forecasted Fund Balance:					
	Spendable (available for investment by the Board)		$	64,801		
	Non-Spendable (City Center Contribution - sidewalks/utilities)			45,312		
	Non-Spendable (unspent/remaining project allocations)			235,967		
			$	346,079		

THE CITY OF ALPHARETTA GEORGIA

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GAAP

Financial Statements

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
April 30, 2017

ASSETS		
Current Assets:		
Cash and Cash Equivalents	$	208,579
Investments		
Restricted Cash for Bond Issuance Costs		-
Total Assets		208,579
LIABILITIES		
Current Liabilities:		
Deferred Revenue		2,382
Due to Other Funds		-
Total Current Liabilities		2,382
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		-
Noncurrent Liabilities:		
		-
Total Noncurrent Liabilities		-
Total Liabilities		2,382
Fund Balance		
Restricted		141,396
Unassigned		64,801
Total Fund Balance		206,197
Total Liabilities & Fund Balance	**$**	**208,579**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended April 30, 2017

		Actual Amounts
Revenues		
Rent/Royalties	$	4,397
State Grant		-
Fees		91,625
Contributions & Donations		-
Miscellaneous Income-Interest		141
Total Revenues		**96,163**
Expenditures		
Economic Development		157,346
Utilities - Miscellaneous		46,995
Debt Service:		
Principal		-
Interest		-
Total Expenditures		**204,341**
Excess (deficiency) of revenues over (under) expenditures		(108,177)
Other Financing Sources (Uses)		
Sale of capital assets		-
Net Change in Fund Balances		(108,177)
Fund Balance, Beginning of Year		**314,374**
Fund Balance, End of Year	**$**	**206,197**

THE CITY OF

ALPHARETTA

GEORGIA

City Council Meeting
STAFF REPORT

Submitting Department: Finance
Submitted By:
Meeting Date: June 5, 2017

I. AGENDA ITEM TITLE: PUBLIC HEARING ON THE FISCAL YEAR 2018 BUDGET AND MILLAGE RATE LEVY

II. RECOMMENDATION:

The purpose of this hearing is to obtain public comment on the Recommended Fiscal Year 2018 Budget.

III. REPORT IN BRIEF:

The FY 2018 Budget was distributed electronically to the City Council on April 28, 2017, and is available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.

The Finance Department presented an overview of the operating and capital budget at the May 1st, 15th, and 22nd City Council meetings.

Tonight is the first of three public hearings on the FY 2018 Budget with the schedule as follows:

- June 5, 2017

  Public Hearing

- June 12, 2017

  Public Hearing
  City Council Meeting
  - E-911 Resolution
  - Budget Ordinance (1st reading)
  - Millage Ordinance (1st reading)

- June 19, 2017

  Public Hearing
  City Council Meeting
  - Budget Ordinance (2nd reading)
  - Millage Ordinance (2nd reading)

Changes resulting from the May 22, 2017 workshop resulted in the following net changes:

Revenue

$1,000,000	Hotel/Motel Tax (city's Expanded Portion through FY 2017)
$ 100,000	Additional DEA funding
$1,100,000	

Expense

$1,100,000	Additional Wills Park Pool funding
$ 225,000	Additional City Center funding (utilities)
$ 150,000	Additional Public Safety HQ funding
($ 400,000)	Reduction in Cultural Arts/Parkland Acquisition funding
($ 571,632)	Reduction in AlphaLoop funding (phase B)

$ 503,368

Unallocated Capital
$ 596,632 increase to total of $2,069,560

IV. ALTERNATIVES:

V. ATTACHMENTS:

FY 2018 Budget (excerpt)

THE CITY OF ALPHARETTA GEORGIA

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

May 22, 2017

To the City Council and Citizens of Alpharetta:

We are pleased to present our Annual Operating and Capital Budget (line-item budget detail) for Fiscal Year 2018 (the "Budget") of the City of Alpharetta, Georgia. Our recommendations are based on direction provided at the City Council Retreat as well as a thorough review of our current financial status, revenue trends, economic data, and our standard of providing top level service while maintaining our focus on keeping Alpharetta an affordable option for our citizens and stakeholders.

This budget is the culmination of years of financial stewardship by the City Council, City Administrator, city departments, and includes the following:

- ✓ Tax-burden reductions for our homeowners and business owners including:
  - Maintenance of the city's $40,000 homestead exemption which saves our homeowners $2.4 million annually. This savings equates to a 1.3 mill reduction for the average homeowner (see section entitled *Taxpayer Savings* for more information).
  - Maintenance of the city's millage rate at 5.750 mills (flat with FY 2016) including funding $4.5 million from General Fund operations for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.).
- ✓ Forecasted funding totaling $34 million for capital investment within our city (includes the $4.5 million in recurring capital discussed above) and described in detail under the *Capital Initiatives* section of this report.
- ✓ Continuation of the same high service levels our citizenry, business owners, and stakeholders have to expect from our city.

MAYOR
DAVID BELLE ISLE

COUNCIL MEMBERS
JASON BINDER
JIM GILVIN
MIKE KENNEDY
DAN MERKEL
DONALD F. MITCHELL
CHRIS OWENS

CITY ADMINISTRATOR
ROBERT J. REGUS

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✓ Expanded service levels within multiple departments are available for your review and described in detail under the *Operating Initiatives* section of this report.

BUDGET PROCESS AND OVERVIEW

The Fiscal Year 2018 Budget process was refined through an update of the city's financial condition which was presented during the City Council retreat (January 29-30, 2017). During this update, a financial plan was established which prioritized the use of available fund balance to most effectively position the city for financial success in the future. This information was also shared with the city's department directors during the budget review process.

As provided monthly to the City Council through the Financial Management Reports, the Finance Department has closely monitored our revenue and expenditure trends, indicating spending would continue to be closely managed for FY 2017 to ensure operations are funded at an acceptable level while also maximizing available funding for recurring capital initiatives (e.g. milling and resurfacing of city streets, stormwater maintenance, etc.). Accordingly, the Finance Department analyzed departmental spending needs and calculated target budgets for each department.

City departments responded to the direction provided by the Finance Department and submitted base operating budgets (non-personnel) for each activity and program in line with current revenue estimates that cover the city's primary cost drivers (e.g. salaries, healthcare, etc.).

The FY 2018 Budget is balanced for all funds and totals $132 million with the breakdown by fund type as follows:

– General Fund:	$ 72,920,069	
– Special Revenue Funds:	13,844,384	(A)
– Debt Service Fund:	5,479,658	
– Capital Project Funds:	28,428,526	(A)
– Solid Waste Fund:	3,304,006	
– Risk Management Fund:	1,338,000	
– Medical Insurance Fund:	6,991,662	
Total	$132,306,305	

(A) Amounts contained herein represent new appropriations for FY 2018. Unexpended FY 2017 appropriations for Council approved projects are re-appropriated annually pursuant to city policy.

Several of the major points of the FY 2018 Budget are as follows:

- Property Taxes: The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills. Property tax digest growth is estimated at 3% with additional new construction values forecasted for recent development within the city (e.g. Eastgate, Hearthstone, Ruth's Farm, Avalon, etc.).

  The property tax revenue estimates are net of the city's $40,000 homestead exemption which saves our homeowners $2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the

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amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

- Operating expenditures of the General Fund are up 4% over FY 2017. This figure includes the incremental budget impact for the initiatives approved during the FY 2017 Mid-Year Budget (seasonal customer service personnel for Community Development, growth in landscape maintenance contract costs, etc.), funding for the November 2017 general election, and operating initiative funding set aside for FY 2018. After adjusting for these new incremental budget impacts, **the base operational budget growth totals 2.9%**.
  - Management of personnel and compensation program to align with current market environment:
    - ✓ Continuation of staffing level at 442.5 full-time equivalents[1].
    - ✓ Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of $237,000 citywide[2]). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
    - ✓ Coverage of group insurance premiums (5% premium increase; $355,698[3] incremental budget impact citywide). The premium growth is less than the market growth for comparably sized entities due to city claims patterns that are trending at 75% of premiums (industry standard is 80-85%).
    - ✓ Increase in the actuarially determined defined benefit pension contribution of 5%, or $125,000 (citywide), compared to FY 2017. This increase is due to new pronouncements and their impact on certain actuarial assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (0.2% or $32,082) in departmental maintenance and operations budgets (General Fund).
- The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). During FY 2017, the Fire Apparatus included as part of the retired FY 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were

---

[1] Not including personnel recommended as part of the FY 2018 Operating Initiatives (see Operating Initiatives section for detailed descriptions).

[2] This represents the financial impact in FY 2018 (i.e. April-June 2018).

[3] The General Fund increased $389,003 while the other operating funds (combined) decreased $33,305.

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not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an increased lease payment.

- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); continuation of funding for the Police Athletic League ($35,000) and Friends of the Library ($10,000); Operating Initiatives reserve[4] ($584,090); and debt service reserve for the Conference Center Bonds.

Please refer to the *Budget Narrative* tab for a detailed narrative of the FY 2018 Budget, including a multi-year personnel listing by department.

BUDGET AND MILLAGE RATE HEARINGS

As set forth under Georgia law and the City Code, citizen input is solicited during the process of adopting the budget through publicly advertised meetings as follows:

- April 28, 2017: Distributed the FY 2018 Mayor's Recommended Budget
- May 1, 2017: Council Meeting
- May 15, 2017: Council Meeting
- May 22, 2017: Council Meeting
- June 5, 2017: Public Hearing and Council Meeting (Budget/Millage)
- June 12, 2017: Public Hearing and Council Meeting (Budget/Millage)
  1st reading of Budget Ordinance
  1st reading of Millage Rate Ordinance
  E-911 Resolution
- June 19, 2017: Public Hearing and Council Meeting (Budget/Millage)
  2nd reading of Budget Ordinance
  2nd reading of Millage Rate Ordinance

BUDGET ISSUES AND PRIORITIES

The FY 2018 Budget formalizes numerous key financial factors which have been themes for several years within the government:

- Bond ratings;
- Sustainability of existing services;
- Cost of government;
- Taxpayer savings;
- Debt service payments;
- Expansion of departmental service levels;

[4] Please see the Operating Initiatives section for detailed descriptions of the 2018 operating initiatives.

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- Maintaining an effective capital improvement program;
- Proper use of fund balance; and
- Funding recurring capital from operating budget.

Bond Ratings

The city's AAA bond rating was reaffirmed by *Moody's* and *Standard & Poor's* ("*S&P*") during July 2016 in conjunction with the sale of $51 million (par) of City of Alpharetta General Obligation Bonds, Series 2016, for improvements aimed at alleviating traffic congestion, expanding sidewalk connectivity, improving park amenities, extending the Big Creek Greenway north to connect with Forsyth County's Greenway, and securing parkland for future active and passive park systems.

The AAA rating represents the highest rating available to municipalities and translates to significant savings to our citizens and stakeholders through reduced borrowing costs. This rating demonstrates the strongest creditworthiness relative to other US municipal or tax-exempt issuers and reflects the city's current sound financial position as well as strong financial management practices guiding our ongoing decision making. These practices are supported by formal policies to guide budget and procurement practices, capital investment, and debt management. Other positive factors include a relatively strong economic base, moderate debt burden, and manageable capital needs. The FY 2018 Budget is mindful of these factors and the importance of maintaining the highest rating, not only for our citizens but also our bondholders. Alpharetta is one of only 214 (*Moody's*)/336 (*S&P*) cities in the United States to earn an AAA bond rating. Additionally, Alpharetta is one of only two cities in Georgia to earn an AAA rating from both *Moody's* and *S&P*.

S&P raised the city's Financial Management Assessment score from "good" to "strong" based on the city's formalized long-term financial projections (operations and capital) during 2016.

Sustainability of Existing Services

The City Council, City Administration, and City Departments have displayed impressive financial stewardship over the years through an established philosophy of budgetary evaluation. This philosophy entails reviewing the needs of the city relative to a standard that services and associated costs should not be appropriated unless they are justified as strategic goals of the organization that serve to accomplish our guiding principles.

This philosophy is the foundation of our budget process as evidenced by the Finance Department's direction to departments that base operating budgets should be submitted in line with the city's revenue trends. City departments responded to the direction provided by the Finance Department and submitted base operating budgets (non-personnel) for each activity and program in-line with current revenue estimates that cover the city's primary cost drivers (e.g. personnel compensation and healthcare).

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As with many employers, one item that is affecting the sustainability of services is healthcare costs. The City of Alpharetta has been proactive in the latest wellness initiatives to help reduce these costs in the long run and as such has been recognized by the Atlanta Business Chronicle as one of "Atlanta's Healthiest Employers". To mitigate the rising costs of healthcare, the city is focused on the following initiatives:

- Continuation with our consumer driven HRA (Health Reimbursement Account) and HSA (Health Savings Account) healthcare plans supplemented with a wellness program. Together these programs engage the employee and his/her family into making more informed decisions about their medical care and overall health.
- Incentivizing our wellness program for all employees who elect city health coverage through discounts in their health insurance premiums. This includes the completion of a health risk assessment questionnaire, biometric screening, and in-person meetings with a trained wellness coach. Failure to enroll (employee and covered spouse) includes a loss of the wellness program discount and results in higher premiums paid by the employee.
- Instituting measures to facilitate trend management of chronic illnesses including allowing employees/spouses identified as high risk (including tobacco use) for chronic disease via the biometric screening receive wellness program discounts by actively meeting with a wellness coach through the year or by enrolling in a tobacco cessation program.
- Instituting a Minimum Premium Plan model with our insurance carrier (CIGNA) that reduces premium taxes while maintaining coverage benefits.

Cost of Government

The city has historically acknowledged the need to provide a taxation rate commensurate with the government's level of service. The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills.

The table to the right provides a historical snapshot of millage rate levies.

The portion of the millage rate funding debt service (Debt Service Fund) will decrease from 1.13 mills in FY 2017 to 1.03 mills in FY 2018. Estimated growth in the property tax digest, coupled with available cash in the Debt Service Fund, allows for a reduction in the millage rate dedicated for debt

Fiscal Year	Operating Millage Levy	Debt Service Millage Levy	Total Millage Levy	% Increase (Decrease)
2018	4.720	1.030	5.750	0.0%
2017	4.620	1.130	5.750	0.0%
2016	5.000	0.750	5.750	0.0%
2015	4.950	0.800	5.750	0.0%
2014	4.870	0.880	5.750	0.0%
2013	4.820	0.930	5.750	0.0%
2012	4.215	1.535	5.750	0.0%
2011	4.215	1.535	5.750	0.0%
2010	4.215	1.535	5.750	0.0%
2009	4.215	1.535	5.750	-8.0%
2008	4.508	1.740	6.248	-5.3%
2007	4.150	2.450	6.600	-5.7%
2006	4.550	2.450	7.000	0.0%
2005	4.700	2.300	7.000	0.0%
2004	4.750	2.250	7.000	-3.2%
2003	4.900	2.330	7.230	-3.3%
2002	5.060	2.420	7.480	-5.1%
2001	4.930	2.950	7.880	0.0%
2000	5.170	2.710	7.880	

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service. The FY 2018 Budget proposes to program the debt service millage reduction into the General Fund for funding of operating initiatives[5].

The portion of the millage rate funding operations and recurring capital investment (General Fund) will increase from 4.62 mills in FY 2017 to 4.72 mills in FY 2018. Property tax revenue estimates for FY 2018 total $21.2 million (excluding motor vehicle taxes). Of this amount, $4.5 million is included for a recurring capital program (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). The capital funding will be transferred to the Capital Projects Fund and Stormwater Capital Fund to properly account for the capital improvement activities.

The city has estimated a 3% increase in digest values with additional new construction values forecasted for recent development within the city (e.g. Eastgate, Hearthstone, Ruth's Farm, Avalon, etc.).

Taxpayer Savings

The FY 2018 millage rate, coupled with the city's substantial Homestead Exemption, goes great lengths in keeping Alpharetta an affordable place to live and also strategically positions us relative to neighboring areas. The city's homestead exemption totals $40,000 and saves our homeowners over $2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities.

Debt Service Payments

The city's primary method of funding large scale capital projects is through the issuance of bonds (e.g. general obligation bonds, Development Authority bonds, etc.). General obligation bonds have been issued to fund numerous large scale projects including public safety facilities, parks and recreation facilities, and transportation improvements that continue to define Alpharetta as a desirable community to work and live. The Alpharetta Development Authority, a component unit of the city that is focused on economic development within our borders, issued bonds in 2016 to fund construction of a new state-of-the-art Conference Center. These bonds are funded by a portion of the Hotel/Motel Tax.

Principal and interest payments for fiscal year 2018 are budgeted at $6.5 million with the following forecast: 2019 - 2041[6]: $7.2 million (annual average). These figures include city and Development Authority obligations.

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[5] Please refer to the *Operating Initiatives* section of this document for detailed descriptions.
[6] Represents the final maturity of the Series 2016 Alpharetta Parks and Transportation Bonds issued in FY 2017.

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Expansion of Departmental Service Levels (Operating Initiatives)

Available funding for operating initiatives and/or an increase in recurring capital funding is included in the table below:

	General Fund	E-911 Fund
Total Funding Available for Operating Initiatives/ Recurring Capital Transfer:	$ 584,090	$ 72,500
Recommended Initiaitves		
City Administration	(10,000)	-
Municipal Court	(20,000)	-
Public Safety	(322,750)	(72,500)
Recreation and Parks	(95,040)	-
Residual Funding Available for Operating Initiatives/ Recurring Capital Transfer:	**$ 136,300**	**$ -**

Operating initiative funding for FY 2018 has been programmed into the General Fund and E-911 Budget. The capital initiative investment associated with the recommended operating initiatives totals $175,000 and is included within the FY 2018 Capital Budget request. Operating Initiatives not recommended for funding total $126,450. Please refer to the *Operating Initiatives* section for a detailed listing of operating initiatives including descriptions.

Maintaining an Effective Capital Improvement Program (Capital Initiatives)

The FY 2018 Capital Plan includes funding of $34 million for capital initiatives. As part of the capital planning process, departments submitted capital/one-time initiative funding requests totaling $38.2 million. Recommended capital projects total $31 million, with an additional $3.1 million set aside for future capital initiatives, and is described in detail under the *Capital Initiatives* section of this report.

FY 2018 Capital Improvement Program
Source and Use

		General Fund	Impact Fee Fund	E-911 Fund	DEA Fund	T-SPLOST Fund	Subtotal (3)	Other Sources (4)	Total
	Sources:								
	Available Fund Balance (General Fund)	$ 8,842,313	$ 1,080,000	$ 481,200	$ 228,000	$ 1,650,901	$ 12,282,414	$ -	$ 12,282,414
(1)	Recurring Capital Program	3,245,000	-	-	-	-	3,245,000	-	3,245,000
(1)	Recurring Stormwater Capital Program	1,255,000	-	-	-	-	1,255,000	-	1,255,000
	Pay-as-you-go Capital Investment	-	550,000	-	-	13,000,000	13,550,000	-	13,550,000
(5)	Available Fund Balance (Capital Fund)	410,000	-	-	-	-	410,000	-	410,000
(2)	Other Sources	45,312	-	-	-	-	45,312	3,287,226	3,332,538
		$13,797,625	**$1,630,000**	**$ 481,200**	**$228,000**	**$14,650,901**	**$30,787,726**	**$3,287,226**	**$34,074,952**
	Uses:								
(2)	Capital/Grant-Matching	$ 11,728,065	$ 1,630,000	$ 481,200	$ 228,000	$ 13,650,901	$ 27,718,166	$ 3,287,226	$ 31,005,392
		$11,728,065	**$1,630,000**	**$ 481,200**	**$228,000**	**$13,650,901**	**$27,718,166**	**$3,287,226**	**$31,005,392**
	Non-Allocated:								
	Future Capital/one-time Initiatives	**$ 2,069,560**	**$ -**	**$ -**	**$ -**	**$ 1,000,000**	**$ 3,069,560**	**$ -**	**$ 3,069,560**

(1) Represents funding programmed within the General fund budget to cover recurring capital needs (e.g. milling & resurfacing of city roadways, fleet replacement, etc.).

(2) All Capital Initiative funding will be transferred and accounted for within the Capital Projects Fund, Stormwater Capital Fund, Impact Fee Fund, E-911 Fund, DEA Fund, T-SPLOST Capital Fund, and Operating Grant Fund.

(3) Represents capital appropriations included in the base FY 2018 Budget.

(4) Represents capital appropriations that will be appropriated upon (1) receipt of the funds or (2) receipt of executed grant agreements or comparable documentation in accordance with the FY 2018 Budget Ordinance. Sources include LMIG Grants, Avalon parkland funding, other potential grant funding/developer contributions, etc.

(5) Represents the FY 2017 Non-Allocated balance within the Capital Project Fund.

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Proper Use of Fund Balance

General Fund - Based on audited financial statements for the year ended June 30, 2016, the city's fund balance totaled $27.3 million. Of this amount, approximately $6.1 million was appropriated in the FY 2017 Budget for capital/one-time initiatives and $13 million has been designated as an emergency account based on a conservative policy of 21% of total appropriations (i.e. roughly 2½ months of operating expenditures). It has been the city's policy to utilize the remaining fund balance above the emergency requirement for one-time capital expenditures. Available capital/one-time initiative funding resulting from FY 2016 operations totals $8.2 million. Additionally, an estimated $619,773 in FY 2017 Hotel/Motel collections (expanded 0.6 pennies) is available for capital/one-time initiative funding in FY 2018. In summary, available capital/one-time initiative funding for FY 2018 totals $8.8 million.

Funding Recurring Capital from Operating Budget

FY 2018 includes appropriations totaling $4.5 million within the General Fund for recurring capital initiatives (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). By programming the capital program into the operating budget, the city is announcing to its citizens and stakeholders that capital investment in our roads and infrastructure is a priority that should be funded with certainty as opposed to relying on fund balance which may or may not be accumulated.

In closing, this budget is committed to continuing our focus on providing effective and efficient savings to our citizens and stakeholders.

Respectfully Submitted,

David Belle Isle	Robert J. Regus	Thomas G. Harris
Mayor	City Administrator	Finance Director

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OPERATING INITIATIVE REQUESTS

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City of Alpharetta
FY 2018 Budget
Operating Initiative Requests

Executive Summary

Available funding for operating initiatives and/or an increase in recurring capital funding is included in the table below.

	General Fund	E-911 Fund
Total Funding Available for Operating Initiatives/ Recurring Capital Transfer:	$ 584,090	$ 72,500
Recommended Initiaitves		
City Administration	(10,000)	-
Municipal Court	(20,000)	-
Public Safety	(322,750)	(72,500)
Recreation and Parks	(95,040)	-
Residual Funding Available for Operating Initiatives/ Recurring Capital Transfer:	**$ 136,300**	**$ -**

Operating initiative funding for FY 2018 has been programmed into the General Fund and E-911 Budget. The capital initiative investment associated with the recommended operating initiatives totals $175,000 and is included within the FY 2018 Capital Budget request. Operating Initiatives not recommended for funding total $126,450.

RECOMMENDED OPERATING INITIATIVES

General Fund

City Administration

Community Affinity Campaign/Promotion **$10,000**

This request is for the development and first-level implementation of a public relations campaign designed to increase resident affinity and connectivity to the community and promote the positive aspects of Alpharetta. This would be the first true, focused public relations campaign that the city has ever undertaken. Elements of the campaign could include marketing materials, specialty promotions, video, online content, email marketing, and event management. Operational costs are estimated at $10,000 annually.

Municipal Court

Court Management Software/Fingerprint Equipment **$20,000**

This request is for an upgraded Court Management Software and associated equipment. The current software does not meet the needs of either the external or internal customers (e.g. Public Safety). The Judicial Council's Administrative Office of the Courts (AOC) provides a court management software solution through Journal Tech Inc. (eCourts) that meets our functionality needs and also provides judicial data

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exchange functionality that will improve the quality, accuracy, and consistency of data by reducing data entry (i.e. integration of data between the various levels of the Court system). Milton and Roswell are both planning to implement eCourts as well giving a solid local customer base to aid in dialogue and cross training opportunities. The current plan is to enter into an MOU with AOC for the court management software. Also, the Department desires to purchase a LiveScan Plus fingerprinting system (similar to what is in use at Public Safety) so fingerprinting (in certain situations) can be done at Courts as opposed to having to send the users to Public Safety Headquarters.

Startup costs total $20,000 in year one and include one-time equipment costs for LiveScan Plus fingerprint equipment, one laptop, three signature pads, etc. Licensing fees for the court management software would start in year 2 (FY 2019; AOC funds the first year of licensing fees) and are estimated at $17,500 annually (approximately 10 court management user licenses).

Public Safety

Assistant Fire Marshal position (1.0 FTE) $89,000 (operations);$48,000 (capital)

This request is for the addition of one (1) Assistant Fire Marshal position to the Public Safety Department to assist the Fire Marshal's office in maintaining its existing level of service to the community.

With the growth of commercial and multifamily residential construction, the Fire Marshal's office is struggling to keep pace with the demands of fire plan reviews and the annual business inspections. The current projections for the next five years show an increase of over 1,800 man hours per year. After the plan review process is complete, each building and business is required by law to have annual fire inspections completed. On top of the additional building permit and inspections increase, the request for Fire Prevention education programs has increased from 114 events in 2015 to 243 so far in 2016. We have had over 27,000 attend these fire prevention events so far this year. Each event takes at least 2-3 staff hours.

This position will assist in multiple areas including fire safety inspections, public education, fire investigations and plan review. Additionally, this position requires annual training and maintenance of applicable certifications.

Operational costs total $89,000 and includes $78,500 for salary/benefits and $10,500 for general operations (e.g. cell phone, iPad, associated cellular service, uniforms, etc.). Capital costs total $48,000 and include the acquisition of one (1) pickup truck and associated upfitting costs ($33,000) and the redesign of the workspace layout (i.e. cubicles) within Community Development to make (1) additional space and (2) improve the workflow and efficiency of the area ($15,000). The capital request is a component of the FY 2018 Capital Budget Request. This position is funded through development and permit related fees.

Police Officer position (1.0 FTE) $80,750 (operations); $33,000 (capital)

This request is for the addition of one (1) Police Officer position focused on alcoholic beverage license compliance and permitting.

Currently we have one police officer that handles all alcohol beverage license compliance and permitting checks for Alpharetta. The number of licenses in the City of Alpharetta has increased dramatically over the last 5-years. Due to the increased numbers, our current officer can complete a compliance check of each business only

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once or twice a year which is not sufficient. More frequent compliance checks is beneficial to ensure compliance with alcohol beverage excise taxes (enforce collection efforts), alcohol beverage permits, etc.

This position will enable the Department to double compliance checks to four times a year. Also, the two permitting officers would also be available to handle calls for service in the lobby. Currently we receive about 4-5 calls for service in the lobby per day. Most of these calls require a police officer to come off the streets to meet the customer service needs of our citizens. This additional position would allow the uniform patrol division to spend more time on the road patrolling their zones.

Operational costs total $80,750 and includes $72,750 for salary/benefits and $8,000 for general operations (e.g. cell phone, iPad, associated cellular service, uniforms, etc.). Capital costs total $33,000 for the acquisition of one (1) unmarked police car and associated upfiitting costs. The capital request is a component of the FY 2018 Capital Budget Request.

Body and In-Car Cameras $135,000 (operations); $70,000 (DEA capital)

This request is for the implementation of a body camera video recording system to be utilized by public safety to record their interactions with the public, gather video evidence at crime scenes, etc. and has been known to increase both officer and citizen accountability. Also included is the replacement of in-car camera units to maximize integration with the new system.

This program involves the acquisition of 70 body camera units and associated equipment (vest carriers, duty shirts, antennas, etc.), the replacement of existing in-car cameras (front and rear cameras), support, maintenance, and unlimited cloud storage. Startup costs are estimated at $70,000 for the equipment (initial capital investment through the DEA Fund) and $135,000 annually for support and maintenance costs. The capital request is a component of the FY 2018 Capital Budget Request (DEA Fund).

Electronic Warrant Interface System/Services $18,000

This request is for the purchase, installation, and maintenance (year 1) of a computer based Electronic Warrant Interface (EWI) which will facilitate a timely response during all working hours when making application for search warrants – especially those for DUI blood search warrants which are quickly becoming a required item for a successful DUI prosecution.

The Chief Judge will hear cases during normal business hours. The Associate Judge will hear blood search warrant applications after-hours on an on-call basis. EWI facilitates compliance with OCGA 17-5-21 for the issuance of search warrants by video conference. Included in this request is funding for a firm to complete blood-draws which are currently planned to be conducted at an Alpharetta Fire Station or other suitable location. Said firm will respond to the designated location, draw the blood, package blood and/or urine in the GBI Blood Kit and turn it over to the police officer (market prices for each blood draw approximates $60). The EWI system will enable officers to have a better conviction rate on DUI offenders who refuse implied consent.

Operational costs total $18,000 in year one and include $1,200 in one-time equipment costs (desktop video communicator) and $16,800 in annually recurring fees ($9,000 for three EWI software licenses; $600 for MiFi mobile data connection for Municipal

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Court Judge; and $7,200 in professional service fees for an estimated 120 DUI warrant blood draws).

Recreation and Parks

Janitorial Services Expansions (Parks Facilities) $35,000

This request is to expand janitorial services at city park restroom facilities. The current level of service is 3 days per week (Friday, Saturday, & Sunday) for 9 months per year (March through November). The expanded level of service would be to 7 days per week, 12 months per year. Janitorial service of park restrooms is currently being completed by city staff on the days when the cleaning company is not scheduled to clean. Expanding the janitorial services contract will allow parks staff to focus on more pressing and/or skilled duties such as park beautification efforts, preventive maintenance, athletic field maintenance, facility repairs (fencing, playgrounds, windscreens, bridges, pavilions, picnic tables/benches, etc.). Staff would still make periodic checks of the facilities on busy days, but the deep cleaning provided by a contracted vendor whose specialty is janitorial services would reduce the amount of time staff spends cleaning park restrooms by two to three hours per day (depending on the park location). It should be noted that the pool restrooms are only cleaned mid-April through mid-September.

Alpharetta Concert Series (3 Events) $51,200

This request is for the creation and implementation of a new event (Alpharetta Concert Series) hosted in the bandstand behind City Hall. Attendees would bring their own chairs/blankets and food for the event. The events could be themed around decades (70's, 80's, etc.) or genres of music (country, rock, etc.). These themes would rotate for variety or per requests.

Operational costs for the 3 events total $51,200 and include funding for band fees, advertising, printing, supplies, etc.

Sponsorships can be sought to offset costs. However, if corporate sponsorships are sought, staff recommends adding this scope to Premiere Events' contract which would result in additional annual costs (not included above) that should be recouped through said sponsorships.

Bike Share Program Expansion (Zagster) $8,840

The Alpharetta Bike Share Program provides residents and visitors a bike-friendly transportation alternative. Alpharetta currently has 4 locations (North Point, Rock Mill Park, YMCA, and Avalon). All locations are funded by Alpharetta with the exception of the Avalon location.

There are 2 additional Bike Share Program locations planned – Thompson Street Park and City Center. The concrete pads are already funded and planned for construction. This request is for the one-time capital and annual operating costs for the 2 additional stations.

- One-time fees include the installation of bike stations at each location which has spaces for 8 bicycles. The cost per station is $2,000 ($4,000 total for the two stations).
- Recurring fees are comprised of monthly maintenance charges of $110 per bicycle which totals $10,560 annually (4 bicycles * 2 locations * $110 monthly maintenance charge * 12 months).

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Early forecasts indicate the Thompson Street Park site could be open by November 2017 (8 months of service in FY 2018) and the City Center site open by April 2018 (3 months of service).

Operational costs total $8,840 in year one and include $4,000 in one-time setup costs (bike station expenses detailed above) and $4,840 in recurring fees estimated in FY 2018 (based on service dates detailed above). Recurring fees related to the 2 additional Bike Share locations will total $10,560 annually beginning in FY 2019.

<u>E-911 Fund</u>

Public Safety

Alarm Interface Module **$2,500 (operations); $24,000 (capital)**

This request is for the purchase, installation, and maintenance (year 1) of the Automated Secure Alarm Protocol Interface (ASAP) which is an add-on module to the current 911 Computer Aided Dispatch (CAD) system. This module interfaces between our CAD system and participating alarm companies and automatically dispatches a police officer when there is an alarm activation - eliminating telephone calls from the alarm companies to the E-911 Center. In 2015, the Alpharetta E-911 Center processed a total of 8,880 alarm calls. The average talk time for processing an alarm call is 2 minutes, 49 seconds. That equals out to roughly 417 hours a year processing alarm calls. This costs the city $10,158 a year in processing alarm calls while inhibiting our communications officers from processing 911 calls.

The ASAP module will transfer calls to the E-911 Center without the use of a phone call, thus impacting operator workloads in several critical areas: (1) reduce the que/hold times for incoming 911 and admin calls by freeing operators from answering alarm calls; (2) reduce response times; (3) reduce the error rate of imputing information; (4) provides alarm company with dispatch, en route, and arrival times in real time; and (5) allows operators to view streaming video for video equipped alarms which enhances officer safety. Also, in major storm events, dispatchers can setup a rejection for certain alarm types freeing officers to respond to higher priority events.

Estimated costs total $26,500 in year one and include $24,000 in one-time capital installation/licensing fees ($8,000 licensing fee for ASAP; $9,000 professional services fee for SunGard OSSI integration services; and $7,000 professional services fee for ASAP implementation services) and $2,500 in annually recurring software maintenance fees (operations).

Mobile Radios Upgrade/Replacement **$70,000 (annual payment)**
$560,000 (capital lease financing)

Mobile radio units for all apparatus, patrol cars, Mobile Command vehicle and specialty units need to be upgraded to the new radio firmware. This will allow all units to be able to communicate with the new system and provide a digital clarity volume inside the vehicle. The digital system also takes our nine (9) channel system to an eighteen (18) channel system for conversations.

The Public Safety Department has approximately 91 mobile radio units in need of replacement. Radio costs range from $5,500 to $8,100 per unit depending on the model and have a life expectancy of 10-years. Estimated costs for this investment total $560,000 will be financed through a capital lease with the E-911 Fund providing the annual appropriation for lease payment. Estimated lease terms include the following:

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$560,000 principal amount; 10-year term; 3.5% annual interest rate; $70,000 annual payment.

OPERATING INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

General Fund

Recreation and Parks

Special Events Seasonal Staff **$12,000**

This request is for seasonal staff to assist the Special Events Division during their busiest periods. Duties include, but are not limited to, the following: road closure notifications; distribution of posters; working the events; organizing supplies; making signs; helping with public phone calls; preparing event sites; etc. Leveraging seasonal labor will enable staff to efficiently meet obligations during heavy event workloads while not increasing base staffing levels (no increase in full-time-equivalent staffing levels).

Christmas Tree Lighting Event **$30,000**

The Christmas Tree Lighting Event has benefitted over the last several years through sponsorships from Jackson Healthcare and North Point Community Church. The sponsors have notified the city that they will not sponsor the event in 2017 (loss of approximately $30,000 in event investment). As such, maintaining the event at its current scope will require additional funding totaling $30,000.

The current budget for this event is approximately $55,000 (not including the $30,000 provided by the sponsors). If the additional funds are not allocated, the current budget will be sufficient to host a very nice and tasteful event for the community.

Human Resources

Employee Development/Training Coordinator position (1.0 FTE) **$84,450**

This request is for the addition of one (1) full-time-equivalent (FTE) position to the Human Resources Department to coordinate employee training, development, assessment, and performance management. This position would also assist with employee recruitment/retention as well as with disciplinary matters.

Due to increased regulatory and process mandates, Human Resources is experiencing increased time demands related to compliance issues that are resulting in an inability to support training and talent development. This has had a direct impact on the quality of employee performance; especially as it relates to leadership and management, written communications, and customer service. Further, increasing needs relative to employee recruitment as we experience higher turnover resulting from an aging workforce and increased competition from other employers is resulting in increasing delays in the hiring process as the workload continues to stretch and exceed current bandwidth of the Human Resources Department.

Costs are estimated at $84,450 for salary/benefits (operating expenses are minimal and will be covered within the operating budget).

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CAPITAL INITIATIVE REQUESTS

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City of Alpharetta
FY 2018 Budget
Capital Initiative Requests (Narrative)

Executive Summary

General Fund	
Recurring Capital Program	$ 4,500,000
Available Fund Balance	8,842,313
Capital Project Fund (Fund Balance)	410,000
T-SPLOST Fund	14,650,901
Impact Fee Fund[1]	1,630,000
E-911 Fund[2]	481,200
DEA Fund[3]	228,000
Potential Grants[4]	1,250,000
Development Authority Contributions[5]	45,312
Potential Land Sales/Developer Contributions[6]	1,537,226
2016 Bond Proceeds Reallocation[7]	500,000
Total Sources:	**$34,074,952**
Recommended Capital Initiatives*:	
T-SPLOST Initiatives	$13,650,901
Recurring Capital Initiatives	8,067,070
Recurring Stormwater/Drainage Initiatives	1,255,000
General Capital Initiatives	8,032,421
Total Uses:	**$31,005,392**
Reserve for Future Capital/One-Time Investment:	**$ 2,069,560**
T-SPLOST Reserve for Eligible Projects:	**$ 1,000,000**

** Capital initiatives not recommended for funding total $7,229,600.*

1 Funding pursuant to impact fee eligibility ratios for parks projects (Cultural Arts/Parkland Acquisition, Wills Park Pool Renovation/Expansion, and City Center sidewalks) and public safety projects (Public Safety Headquarters Expansion).

2 Funding for the E-911 allocable share of the Public Safety Headquarters expansion project ($457,200) and full funding of the alarm interface module ($24,000).

3 Funding for eligible initiatives including Body Cameras ($70,000), Live Scan Fingerprinting equipment upgrades for the Jail facility and the Records division ($58,000), and additional funding for the Public Safety Headquarters expansion ($100,000).

4 Includes potential LMIG grant funding for milling and resurfacing initiatives ($500,000) as well as potential grant funding from other sources for the AlphaLoop ($750,000). Grants would be appropriated upon execution of grant agreements (or comparable documentation) and/or actual receipt of the grant.

5 Contribution towards estimated costs related to the City Center Development (Phase 2) – sidewalks, utilities, and fiber relocation.

6 Developer contributions towards the AlphaLoop ($1,000,000 from Avalon and $100,000 est. from other developers) and the Parking Deck project (residual City Center land sales for Parcel 13 of $262,226 and developer contributions towards parking at the Old Roswell Street location of $175,000). Contributions would be appropriated upon receipt of the funds.

7 Proposed reallocation of sidewalk funds (specifically those sidewalk projects that will now be funded through the T-SPLOST projects) within the 2016 GO Bond towards the AlphaLoop project.

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Priority 1: **Imperative/ Urgent**
Priority 2: **Essential/ Needed**
Priority 3: **Important**

T-SPLOST Initiatives

Public Works

Haynes Bridge Road Capacity Improvements (COA Share) $5,000,000

Priority 1: The Haynes Bridge Corridor is an important collector connecting neighborhoods to the south with schools, GA 400, employment and commercial centers. This request is widening Haynes Bridge Road from Mansell Road to Old Alabama Road. The Project will require a partnership with the City of Johns Creek. The proposed project consists of adding an additional lane in each direction, landscape medians and turn lanes where appropriate, and the addition of a multi-use trail to connect to the Big Creek Greenway. Funding request included herein represents Alpharetta's estimated share of total project costs.

Old Milton Parkway Capacity Improvements (Design) $1,707,120

Priority 1: Project consists of widening Old Milton Parkway (SR 120) between GA 400 and State Bridge Road to provide a 6-lane divided section with appropriate pedestrian and bicycle amenities. Additionally, this project includes the design and construction of intersection improvements throughout the corridor that would add capacity to improve safety and intersection operations. Intersections include, but are not limited to, the following locations:

- Old Milton Parkway at Cotton Creek entry/Brookside Parkway;
- Old Milton Parkway at Vista Forest Drive/Brookside Parkway;
- Old Milton Parkway at Park Bridge Parkway/Alexander Drive.

Funding sources to include local (TSPLOST), state and/or Federal Funds. Total project costs are currently estimated at $28M; Alpharetta's allocable costs are currently estimated at $6 million assuming 30% match of construction costs.

Conceptual design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for design.

Windward Pkwy Business Dist./Union Hill Rd Capacity Imp. (Design) $2,000,000

Priority 1: This capacity improvement is intended to relieve congestion through Windward's business district east of Union Hill Road, complementing the concurrent Alpharetta bond project and interchange enhancement efforts west of GA 400. Project includes design and construction of the following improvements:

- Widening of Windward Parkway between North Point Parkway and Union Hill Road.
- Widening of Hill Road from Westside Parkway to McGinnis Ferry Rd.
- Widening and replacement/reconstruction of the bridges over Big Creek and Camp Creek (Big Creek tributary).
- Inclusion of appropriate pedestrian and bicycle amenities throughout.

Conceptual design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for design.

Academy St./Webb Bridge Rd Operational Improvements (Design) $1,000,000

Priority 1: The Academy Street/ Webb Bridge Road Corridor is a vital collector street connectin+A1g Downtown Alpharetta and Avalon to neighborhoods, parks, schools and the Big Creek Greenway. The proposed project provides operational improvements

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between Main Street (SR 9) and Kimball Bridge Road (SR 120) to ease existing congestion and enhances bicycle and pedestrian accommodations. This project scope does not include replacement of the bridge over GA 400 (please see the Academy St/Webb Bridge Rd GA 400 Bridge Improvement project for more information on the bridge replacement project). FY 2018 request represents funding for design.

Morris Road Operational Improvements (Construction) $2,423,286

Priority 1: This operational project along Morris Road will provide the appropriate auxiliary lanes/roundabout to accommodate the heavy traffic flow from both Old Milton Parkway and Webb Bridge Road. Project will also provide pedestrian and bicycle accommodations. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for construction of the underlying improvements.

Bethany Rd at Mayfield Rd Intersection Imp. (Construction) $1,120,495

Priority 1: Intersection operational improvements potentially incorporating roundabouts at the intersection of Bethany Road and Mayfield Road. Existing traffic volumes now warrant intersection improvements to properly handle the current traffic volumes at the intersection of Bethany Road and Mayfield Road. Given the proximity of this intersection with the intersection of Bethany Road and Mid Broadwell Road (another T-SPLOST project), both projects will be pursued together to ensure proper functionality. Extensive utility relocations and adjustments are anticipated including eight utility poles, two gas vaults, two telephone pedestals, and two telephone cabinets. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for construction of the underlying improvements.

Bethany Rd at Mid-Broadwell Rd Intersection Imp. (ROW) $400,000

Priority 1: Intersection operational improvements potentially incorporating roundabouts at the intersection of Bethany Road and Mid Broadwell Road. The City has received numerous complaints regarding left turns onto Mid Broadwell Road from motorists traveling south on Bethany Road and from residents of the Pindell Glen Subdivision trying to leave their subdivision. Residents have complained about the speed of vehicles on Mid Broadwell road and have requested a reduction of the speed limit or the installation of a traffic signal or four-way stop. As these options do not meet warrants, a roundabout is proposed to reduce speeds in the area and assist in left-turn movements. Given the proximity of this intersection with the intersection of Bethany Road and Mayfield Road, both projects will be pursued together to ensure proper functionality. Design was funded in as part of the FY 2017 capital budget amendment (TSPLOST). FY 2018 request represents funding for right-of-way/construction related expenditures.

Recurring Capital Initiatives

City Administration

Roof Replacement (2970 Webb Bridge Rd) $140,000

Priority 1: This request is for the replacement of the roof at 2970 Webb Bridge Road (old Finance Department Offices). A roof inspection was completed in January 2014 that identified a Ballasted EPDM roof membrane that is over 18-years old, becoming brittle, and is beginning to pull away from the flashings and walls leaving access points for moisture to leak through the structure. The roof area totals approximately 10,000 square feet. Numerous leaks have been reported and repaired over the previous 18-months.

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Scope of Work includes: (1) remove ballast and remove EPDM Membrane and dispose of properly; (2) review existing insulation and provide per sq. ft. cost for removal and replacement of damaged areas. Replace as necessary and ensure it is fastened to deck per I-90 specifications (withstands an uplift force of 90 pounds per square foot); (3) fasten down 1/2 in recovery board per I-90 specs; (4) squeegee down 80 mil SBS modified base sheet in cold applied adhesive at 2 and 1/2 gal per square foot; (5) squeegee down 120 mil cap sheet in cold applied adhesive at 2 and 1/2 gal per square foot; (6) install Flashings with flashing adhesive (parapet avg. height is 1 ft.); (7) coat all field and wall flashings with reflective aluminizer in 2 coats at 1/2 gal per coat (must wait 30 days for membrane to lose glossiness); (8) paint all perimeter copings with 1 coat rust-go primer (.5 gal per square foot) and 2 coats (.5 gal per square foot) rust-go top coat; and (8) replace damaged upper wall coping (approximately 90 lineal feet) with 22 gal Kynar metal copings. Additionally, due to the condition of the Metal Copings from the upper roof, and poorly sealed windows, the EIFS walls have become damaged and streaked with mildew or mold. This request also includes funding for the full repair and restoration treatment. These walls and windows could also be a future source of leaks. This scope would be identical to the crabapple wall and window work completed last year.

Community Development

Recurring Fleet Replacement (F-150s; Qty: 2) $50,000

Priority 1: This request is for the replacement of one 2000 Ford F-150 and one 2004 Ford F-150 (Unit CD5527 has 85,702 miles, and Unit CD2110 has 48,522 miles) for the Building Safety and Development Services divisions. These vehicles warrant replacement based on age and maintenance/repair costs.

Public Works

Recurring Traffic Signal System Maintenance $75,000

Priority 1: This request is for the continual maintenance and repair of vehicle detectors (sensors that tell the traffic signal a car is waiting) and traffic signal communications throughout the city. Vehicle detectors are required to be repaired and/or replaced in order to maintain traffic signal responsiveness. Traffic signal communications enable the intersections to work together and smooth traffic flow. The annual funding request also allows for the replacement of loops removed during the milling and resurfacing projects.

Recurring Milling and Resurfacing $2,500,000

Priority 1: This request is for the on-going maintenance of milling and resurfacing of city streets. Resurfacing of city streets increases the life expectancy of the roads. Without resurfacing, roadways will deteriorate and be more costly to repair. It is anticipated that this project will be augmented through an LMIG grant (additional $500,000 that will be appropriated upon grant submission/approval).

The city maintains a road rating database similar to that of the Georgia Department of Transportation. In using this approach, each road receives a rating from 1 to 100, with lower scores representing a greater need for maintenance. **Funding to be provided through the following sources: Recurring Capital ($2,000,000); LMIG Grant ($500,000).**

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Recurring Traffic Control Equipment $100,000

Priority 1: This request is for equipment necessary for maintaining traffic control throughout the City. This includes traffic signal communications, traffic monitoring, and temporary traffic control measures. Traffic signal communications enable the intersections to work together and smooth traffic flow. Traffic signal monitoring includes equipment necessary to maintain the Traffic Control Center. Temporary traffic control equipment includes devices used to detour or delineate traffic flow, examples include: cones, delineators and barricades. An additional $25,000 is requested for FY 2018 for the Traffic Control Center (TCC). This will be for computer/software upgrades and necessary equipment to view traffic from the TCC.

Recurring Traffic Striping and Signage $180,000

Priority 1: This request is for the (a) replacement and repair of traffic/Bike-lane striping and traffic control signs and the (b) restriping of city roadways after milling and resurfacing. This funding will provide ongoing maintenance to the city's existing traffic system.

Recurring Traffic Calming/Intersection Safety Improvements $35,000

Priority 1: This request is for the identification and implementation of safety improvements in neighborhoods and at high crash rate intersections. Additionally, funds will enable staff to implement necessary traffic calming measures within the city. Projects will consist of roadway striping, signage, channelization, and minor widening to mitigate existing safety deficiencies. Program will enhance public health and safety for users of the city's transportation system.

Recurring Bridge Maintenance $175,000

Priority 1: This request is for the continual performance of required repairs and maintenance measures identified by Georgia Department of Transportation (GDOT) inspectors during their biennial inspections of city owned bridges. Tasks include: the removal of corrosion and repainting of bridge supports; remediation of erosion issues; installation/extension of concrete encasements around piles; cleaning and sealing deck joints; and replacement of failed wing walls. Failure to address these items can lead to further deterioration of bridge conditions.

FY 2018: Work items to be based on 2015 GDOT Inspections and include pile encasements (McGinnis Ferry over Big Creek, Webb Bridge Road over Big Creek, Windward Parkway over Big Creek), cleaning and sealing of deck joints (multiple bridges), and addressing erosion issues (Windward Parkway over Camp Creek, Mansell Road over Big Creek).

Recurring Tree Planting and Landscape Improvements $100,000

Priority 1: This request is for tree pruning, tree removal, tree planting, and landscape improvements within city right-of-ways. The city's aging tree canopy within right-of-way areas requires pruning and removal to address issues such as conflicts with street lights, signal head clearance, intersection sightline clearance, and removal of dead wood. The FY 2018 request also includes funding for tree planting and other landscape improvements. Proposed areas of improvement include sections of Westside Parkway and Mansell Road. The projects will include the planting of trees, shrubs and groundcovers. Approximately $80,000 towards planting and design work and $20,000 for tree pruning, removal, and other tree care.

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Recurring Sidewalk Maintenance and Repair $100,000

Priority 1: This request is for the continual maintenance and repair of the city's sidewalk inventory. Over the last 10 years, the city has expended in excess of $5,000,000 on sidewalk projects. During that same period of time, the city's sidewalk inventory has also been increased through larger roadway and streetscape projects, through private development, and through annexation. The Public Works Department has prepared a prioritized list of sidewalks needing repair. Currently this list identifies over 3,500 panels of sidewalk totaling in excess of 17,000 linear feet in need of repair.

For FY 2018, work will include the repair of sidewalk segments along both sides of Old Milton Parkway between Wills Road and Roswell Street.

Recurring Fleet Replacement (F-350 Crew Cab Service Truck) $55,000

Priority 1: This request is for the replacement of one 1995 F-8000 (Unit #68) covered bed service truck within the Public Works fleet. The replacement request is based on the fact that the city purchased Unit #68 as a Water Department Service Truck prior to selling the water system to Fulton County. Staff feels that downsizing to an F-350 Service Bed Truck would better serve the needs of the Public Works Department.

Recurring Fleet Replacement (F-750 Dump Truck) $110,000

Priority 2: This request is for the purchase of an F-750 Box Dump Truck with Sand Spreader Insert to replace a 1988 F-800 Dump Truck (Unit #67). The 1988 F-800 Dump Truck currently needs engine repairs and a new or rebuilt fuel injector unit. Repair costs are estimated to be between $2,000 and $5,000 depending on part availability and severity of internal damage. Due to the vehicle's age (28 years) staff does not believe it is feasible to invest more money into it. The replacement truck will be dual purpose so it may be used as a dump truck during the spring and summer months and have the spreader inserts installed for use during the winter months for ice and snow events.

Recurring Equipment Replacement/Upgrade (Mini Excavator) $45,000

Priority 2: This request is for the purchase of a new Compact Excavator to replace a 1989 Ford 4610 Tractor (Unit #230). The 1989 Ford 4610 Tractor was originally purchased for clearing City right-of-ways. With that worked being performed by contractors now, the 1989 Ford 4610 tractor is not as essential to the Public Works fleet. Staff believes that replacing the 4610 tractor with a compact excavator will better serve the needs of the Public Works Fleet. This equipment will allow staff to perform various digging, grading, demolition, and lifting tasks on jobsites. The smaller size of the compact excavator gives it the ability to operate in smaller spaces and also to be transported more easily. Their light weight and maneuverability allows them to work with less track damage than larger machines. The compact excavator has many attachments available to accomplish multiple tasks on the same jobsite while only having the single machine onsite. Due to many stormwater repairs occurring within easements of residential properties a smaller piece of equipment will minimize the amount of area disturbed as well as decrease the amount of time for the repair to be completed.

<u>Information Technology</u>

Recurring Technology Replacement (all city departments) $300,000

Priority 1: This request is to provide for the annual replacement of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which

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may or may not equate to the actual need during the fiscal year). The city currently has 455 computers in operation (265 desktops; 190 laptops). The main component of the FY 2018 request includes funding for the replacement of approximately 110 PCs, 57 cellular phones, 97 iPhones, 42 iPads, and wireless access points throughout city facilities (although actual replacement will be driven by equipment condition).

The current city standards for technology replacement (based on funding availability)are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (3 years); iPad tablets (2 years); iPhones (2 years);large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access Points [WAPs] (5 years);network routers/switched/firewalls (5 years); telephony gateways (5-6 years). Larger replacement initiatives are not included in this appropriation (e.g. CISCO network devices).

Public Safety

Recurring Fleet Replacement (Qty: 16) $635,000

Priority 1: This request is for the forecasted annual replacement of police and fire sedans, light trucks and motorcycles. The replacement need is driven by the mileage and mechanical condition of the vehicles. Emergency response vehicles are expected to last in excess of 110,000 miles; administrative vehicles are generally run somewhat longer.

The forecast need based on a mileage threshold of 110,000 miles is 15 to 20 vehicles annually. Replacement vehicles to be purchased in FY 2018 include 12 Ford Explorers, 2 Chevrolet Tahoe (one K-9 unit and one for Battalion 1), 1 Ford Truck (DEA Task Force), and 1 Ford Escape (FBI Child Crimes Task Force).

Recurring Public Safety Equipment (replacement) $114,000

Priority 1: This request is for scheduled replacement of equipment that is essential for the safety of firefighters and police officers which has expired, failed inspection, is uneconomical to repair or otherwise must be taken out of service.

The FY 2018 request includes the following: Furniture and bedding for fire stations ($12,500); Ice makers at 3 fire stations ($10,500); New turnout gear (new hires and replacements) 12 sets ($31,200); tool boxes at all fire stations ($1,800); and Live Scan Fingerprint upgrade 2 units (Jail and Records Division; $58,000). Funding is split between the Capital Project Fund ($56,000) and the DEA Fund ($58,000).

Recurring PS Facility Roof Restoration/Replacement $175,000

Priority 1: Roof replacement of PS Headquarters (upper roof) ($150,000) and restoration of the Evidence Building roof ($25,000).

PS Headquarters (Phase 2)

Due to the age of the existing ballasted EPDM roof system and consistent roof leak service calls at this location since 2013, a three-phase re-roofing plan for the Public Safety Facilities was developed. The purpose of a multi-phase approach is to help absorb the costs of this sizable job over three years. Phase 1 was implemented and completed over the jail roof in December 2016. In 2017, the second phase will begin, covering "the large upper roof over the main HQ building". Garland (the roof manufacturer) has agreed to combine all the roof phases under

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a single long term thirty 30-year warranty at the completion of the project phases. In addition to the 30-year warranty, the roof specifications will increase the roof insulation R-Value, provide a reflective surface rated by the Cool Roof Rating Council, and is cold applied and VOC compliant.

Evidence Building Roof Restoration

The evidence building is the only roof at this location with a non-ballasted, smooth EPDM (rubber) surface at the Public Safety facilities. Coupled with the fact that it is not currently leaking, it is a great candidate for roof restoration, which will provide a 10-year warranty at a much lower cost than a roof replacement, and may have a service life up to 15-years.

Recurring RAPSTC Repairs/Improvements $45,070

Priority 1: The Roswell/Alpharetta Public Safety Training Center (RAPSTC) is a joint venture between the City of Alpharetta and the City of Roswell that is dedicated to providing Public Safety Professionals with the most comprehensive educational and training curriculum available. RAPSTC provides training for both State and Local Public Safety personnel. This includes Police, Fire, and Emergency Medical professionals. This training prepares our first responders to meet the dynamic demands placed on the public safety community so that they can provide exemplary emergency services to their communities. RAPSTC terms are set forth in an IGA with associated costs allocated based on the relative facility use. The most recent measurement period indicated Alpharetta used the facility 53% of the time and would be responsible for 53% of all allocated operational costs. Capital investment into RAPSTC is split 50/50.

Improvements scheduled for FY 2018 total $90,140 and include the following: $49,300 for a new FATS simulator (FireArms Training Simulator); $30,000 to repave the driveway; and $10,840 to upgrade the parking lot lighting to LED as the existing lights have experienced significant repair/maintenance issues. Alpharetta's share of these improvements totals $45,070.

Recreation & Parks

Recurring Athletic Scoreboards (maintenance/replacement) $20,000

The city owns and maintains thirty-one athletic and equestrian scoreboards.

Staff has developed a plan for systematic replacement of scoreboards. The replacement cost is estimated at $20,000 for a wireless scoreboard (includes shipping, installation, and stamped engineering drawings). Maintenance/refurbishment of scoreboards is estimated at an additional $1,000 to $2,000 annually. FY 2018 request is for the replacement of the scoreboards at North Park softball fields 5-8 and Wills Park baseball field 2. Scoreboard replacement may vary from what's included herein if it is in the Director's opinion that a higher priority replacement is needed (e.g. due to mechanical malfunction) or if additional funds are available.

Recurring Park Equipment Replacement $47,000

This request is for the replacement of one 1990s era Lay-Mor Street Sweeper with a T550 Bobcat Skid Steer Loader with tracks for the greenway. The tracked skid steer will be a more suitable replacement for the aging Lay-Mor street sweeper. This piece of equipment with the proper attachments can serve the existing maintenance needs of the street sweeper. The updated skid steer will allow a sweeper to expand in areas of the

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trail that the existing equipment cannot access. Unlike the street sweeper which serves only one function, a skid steer can serve in so many more maintenance capacities.

The Multi-purpose ability of the skid steer will allow staff to perform additional maintenance needs that were not an issue when the Lay-Mor street sweeper was purchased. With the proper attachments, the skid steer will be used for:
- Loading and moving rip rap to areas of erosion on the trail;
- Addressing the drainage issues that have occurred due to flooding;
- Repairing damaged areas of the trail such as washout and surface areas;
- Maintaining that invasive vegetation that interferes user safety of the Greenway trail;
- Moving grounds maintenance materials such as mulch; and
- Storm clean-up on the trail as well as assisting Public Works in extreme inclement weather events.

Recurring Community Center Bleacher Replacement $35,000
The bleachers in Alpharetta Community Center gym 1 are the original bleachers installed during construction of Phase 1 in 1997. They are in need of replacement due to excessive wear and tear. Parts of the bleachers are in various stages of structural break down and do not meet current safety codes. Replacement of the bleachers will greatly enhance the safety and spectator experience for ACC visitors. Proposed replacement to provide seating for 236 and allowing for adjustable ADA handicapped seating (up to 8 spaces if needed). This is up from the 233 seats plus 7 ADA handicapped spaces available now. Price includes demo and disposal of existing bleachers. Timeline for replacement would be August 2018, after summer camps and prior to winter youth basketball season.

Recurring Synthetic Turf Field Replacement (Webb Bridge Park) $600,000
Recreation Commission Priority: #1
This request is to replace the synthetic turf soccer field at Webb Bridge Park. This field was installed in 2008 and has a 10-year life expectancy under normal use conditions. However, our use of the field has far exceeded the recommended usage which has resulted in premature maintenance needs and warranty repairs (e.g. replacement of various segments of the turf have been made). The field has reached the end of its useful life and requires replacement.

Our youth soccer program has approximately 850 participants and 1,125 participants in the spring and fall seasons, respectively. These teams practice on the turf field 5 days per week, 5 hours per day, 8 months per year. Games are played on weekends (between 6 and 12 hours per day) for 6 months per year. Youth team camps are also held on this field for 2 weeks in July (5 days x 2 weeks x 7 hours per day). Our youth lacrosse teams also utilize the field when not in use by soccer. In addition to the scheduled use, the field receives significant non-scheduled use. For example, there is a group of 20-30 adults who meet at the park at least 3 days per week for lunchtime soccer (2 hours per day). On Sunday mornings, prior to the start of our scheduled youth soccer activities, the field is often used by random people (youth and adults) who play pick-up games.

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Recurring Park Repairs/Improvements $100,000

Recreation Commission Priority: #2

This request would cover types of ground maintenance repairs such as asphalt trail repairs, concrete repair and parking lot striping, etc. at parks and along the greenway. FY 2018 funding would be utilized for repairs to the walking trail at Wills Park (100,000 linear feet of overlay asphalt), boardwalk replacement for the Greenway (approximately 25 sections), concrete repair along numerous walkways, etc.

Recurring Parks Facility Roof Repair/Replacement/Wall Restoration $86,000

Recreation Commission Priority: #7

This request is for the roof repair/rehab/replacement at multiple Parks and Recreation facilities.

Wall restoration at the Alpharetta Community Center ($45,000); roof replacement at the Webb Bridge Park (WBP) Tennis Restroom building ($15,000), WBP Soccer restroom/Concession building ($15,000), Wacky World Pavilion #2 ($5,000), and Webb Zone Pavilion ($6,000).

> **Alpharetta Community Center Wall Restoration**
>
> The front of this facility (visible from public parking area only) received the wall restoration treatment in the Spring of 2014 both to stop moisture intrusion and improve the aesthetics of the building. The elastomeric acrylic product used (Tuff Coat) is still tightly adhered today and has proven to be effective at this location. This new project will extend the restoration project around the remainder of the building, while leaving the decorative red bricks and bronze metal trim intact.
>
> **Roof Replacements at (1) Webb Bridge Park Tennis Restroom, (2) Webb Bridge Park Soccer Restroom/Concession, (3) Wacky World Pavilion #2, and (4) Webb Zone Pavilion**
>
> These shingle roofs are highly faded from UV degradation and show a large percentage of granule loss. The shingles are curling along the roof perimeters and the metal trim and downspouts are in poor condition. After reviewing all shingle roofs owned by the city, these are currently in the worst condition and should be replaced as they are nearing the end of their useful life.

Recurring Restroom Replacement/Expansion Design (North Park) $30,000

Recreation Commission Priority: #8

This request is for design of a replacement concession/restroom building at North Park softball fields 1-4. The current concession/restroom facility at North Park softball fields 1-4 was built in the late 1980s and no longer meets community needs (e.g. insufficient size/layout of concession space; insufficient number of restroom facilities; high maintenance needs; etc.). Construction costs would be part of future funding requests.

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Recurring Playground Equipment (repair/replacement) $50,000
Recreation Commission Priority: #10
This request is for the replacement of playground equipment at the Wacky World Playground (built in 1997) and Webb Zone (built in 1999) as recommended in the Master Plan 2025.

Wacky World is a 20 year old pressure treated wood structure. Although the 6-inch round posts are structurally sound, most of the wood platforms, bridges, hand rails, as well as some of the play equipment are showing signs of wear and weather degradation. Staff is constantly making repairs. Playgrounds-by-Leathers conducted an inspection last fall and provided their findings and recommendations on the repairs and forms the basis for this cost estimate. Leathers was the playground company that supplied the playground and equipment and was onsite when the playground was built.

The Webb Zone is also made of wood and is 18-years old. It was built out of cedar. Staff members who are Certified Playground Safety Inspectors have inspected the playground and noted several areas of concern. There are wood several support posts, handrails, bridges, and platforms in need of replacement as well as the wood fence/barrier that surrounds the entire playground.

Recurring Lightning Prediction Equipment (replacement) $65,000
Priority 1: The city currently has lightning prediction systems installed at three parks (Wills Park, North Park, and Webb Bridge Park) and the system is no longer functioning and the vendor cannot be located (feared to be out-of-business). A lightning prediction system detects atmospheric conditions likely to produce lightning strikes and sounds an alarm, warning those nearby that lightning is imminent and giving them the chance to find safety before the storm arrives in the area. Lightning protection systems are often installed in outdoor areas which are often congested with people, lack sufficient shelter, and are difficult to evacuate quickly (such as water parks, college campuses, and large swimming pool or athletic field complexes). These locations are particularly dangerous during lightning storms.

This request is for the replacement of the non-functioning lighting prediction systems at the three parks identified above. Current lightning prediction systems provide mobile functionality that alerts staff through smartphone apps of dangerous weather activity. Furthermore, current systems allow for integration into the city's website to provide weather notices that may impact field availability. Support/maintenance costs are estimated at $3,000 annually.

Wills Park Pool (replacement/Expansion) $2,100,000
Priority 1: Renovation of public pool facilities at Wills Park, which has not been updated since it was constructed in 1987. The project includes the construction of one new competition pool, one new leisure pool, three pavilions, and other amenities. Also included is a complete renovation of the Bathhouse and showers. Interior renovations will include up-to-date registration/circulation as well as training rooms for lifeguard staff.

Total construction costs (including an owner's contingency) are estimated at $5.7 million. The FY 2017 capital budget includes funding totaling $3.6 million for

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construction. Remaining funding required totals $2.1 million and is funded through city fund balance ($1 million) and Impact Fee Fund contributions ($1.1 million).

Recurring Stormwater/Drainage Initiatives

Public Works

Recurring Stormwater Pipes/Structure Repair/Maintenance $905,000

Priority 1: This request is for stormwater pipe and structure maintenance, repair, and replacement. This category includes unclogging pipes and structures filled with sediment and debris, repairing pipes by relining, contractual repairs to stormwater structures, and pipe replacement projects. The contractual pipe unclogging and structure repair will be throughout the city based on inspection results. Lantern Ridge subdivision has been identified for pipe repair/replacement. The following subdivisions will have pipe lining projects: (1) The Pines; and (2) Hunters Oak.

Recurring Stormwater Drainage Maintenance $150,000

Priority 1: This request is for the continual maintenance and small drainage maintenance work within the city including: (1) small repairs such as grouting, paved inverts, and replacing tops; (2) annual maintenance of the city's stormceptor units, oil/water separators, and city-owned detention ponds (as required by the Georgia Environmental Protection Division); and (3) Water Quality lab testing (as required by the Georgia Environmental Protection Division). FY 2018 will also include education and outreach focusing on reducing fecal coliform bacteria contaminated runoff to streams.

Recurring Stormwater Inspections $100,000

Priority 1: The National Pollutant Discharge Elimination System (NPDES) Stormwater Permit requires Alpharetta to complete a number of inspections to protect our stormwater system. These inspections include site visits to private industrial facilities, private carwash and auto body repair shops, city ponds and stormwater management facilities, private ponds and stormwater management facilities, and city maintained storm structures and pipes. These inspections help us identify maintenance repair work, help us prioritize our crews and CIP lists, and help us recognize private violations of the stormwater ordinance. This project includes hiring a private consultant to complete the inspections so that city staff can focus their efforts toward planning, maintenance, and enforcement activities.

Recurring Stormwater Design/Studies $100,000

Priority 1: This request funds various drainage, flood, and watershed studies that are required by state and federal regulations. Watershed studies identify capital projects to improve water quality in impaired streams. Additional studies include dam breach analysis, bacterial source testing, emergency planning and estimating damage, GIS maintenance, inventory updates, stream delisting, etc. These studies also identify future capital improvement projects or provide specific information that can be used by the city to meet regulatory compliance or further our service to our citizenry. The FY 2018 budget would be used to study Big Creek and the major tributaries to identify areas of extreme erosion or instability, especially those that may impact the greenway. The study will include creation of standard design repair details which can be applied to multiple areas for maintenance needs. It will also identify those areas that need unique repair designs and provide cost estimates for design and construction of those projects.

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General Capital Initiatives

City Administration

Economic Development Toolbox **$125,000**

Priority 1: The City of Alpharetta provides local incentives through its economic development toolbox and facilitated by our team of experienced economic development professionals. New or growing businesses that demonstrate a serious economic impact through job creation and capital investment qualify for these programs. The programs funded in this request include the Alpahretta360 Video Marketing Fund which has been influential in marketing the city as a business destination and has been directly responsible for the location of new businesses to the city. A new tool-kit item will be created with this funding called the Start-Up Relocation Grant which is aimed at attracting out-of-state technology start-ups to relocate and grow in the city. We will target 5 mid-stage tech based start-up for the pilot program of this tool-kit item. Relocated start-up companies will be placed in the Alpharetta Innovation Center to help fuel our innovative community and attract more venture capital investment.

Alpharetta Technology Commission Operational Funding **$95,000**

Priority 1: This request is to provide operational funding for the Alpharetta Technology Commission (ATC) including funding for the ATC Director pursuant to terms set forth in the MOU between the ATC and the Development Authority of Alpharetta. The Director performs the day-to-day tasks and responsibilities necessary for the delivery of operational management services. Specifically, the MOU is for a period of two years (February 2017 – February 2019) with compensation approximating $125,000 annually. The Development Authority has residual funds approximating $30,000 leaving a balance needed for FY 2018 of $95,000.

Alpharetta Public Arts Initiative **$85,000**

Priority 1: Arts Alpharetta is a nonprofit organization dedicated to bringing quality arts to Alpharetta. At the request of staff, Arts Alpharetta formed a steering committee to look at introducing outdoor public art to the exciting new Thompson Street Greenway trail. Arts Alpharetta feels that by lining the trail with unique, high quality temporary installations, residents and visitors like will be enticed to use and explore the trail. The working title for this project is Phase II – Outdoor Art Gallery loan project. Phase I is the Instruments of Inspiration permanent installations currently approved by the City Council in December 2016.

Briefly, the works would be on loan from the artists for a 9-month period tentatively March through November 2018. This would become an annual event where new and returning artists would be selected each year. The artists would receive a loan-fee, half paid at installation and half at the end of the loan period. Several communities around Alpharetta have a similar program but what is unique about this initiative is that the Thompson Street Greenway allows us to select and prep the sites while the trail is being built. Further the steering committee feels that we do not merely want to replicate what others communities have done but rather we strive to elevate the project to the highest possible quality art and experience.

Costs total $75,000 for year one and include funding for the loan of an estimated 12 art installations including installation, marketing, events, juror stipends, with additional funding for the purchase of an estimated one/two art pieces for permanent display in

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Alpharetta. Arts Alpharetta is also requesting $10,000 in seed funding from the City to assist in meeting their core mission as stated above.

Senior Citizen History Project **$25,000**
Priority 2: This project entails video recording the stories and oral history of our citizens and their memories of the Alpharetta Experience. This project will continue into the future and involve the recordings of a number of citizens each year as seniors are willing to express their emotions, memories and recollections of the Alpharetta they have known. As time progresses, the videos will be compiled so they can be used as an online story of our past and its respected citizens who have helped to shape our city. This documentation can also be used within the History Center as an oral history of Alpharetta's development over time. We are hoping to record 50 citizens within the next year.

Community Development
Design Services **$75,000**
Priority 2: This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Comprehensive Plans, Small Area Plans, project designs such as plazas, landscape architecture, hosting a series of public input sessions, conceptual design standards, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of performance by City Staff that our citizens and business owners are accustomed to.

Public Works
City Center (Phase 2) Sidewalks/Utilities/Fiber **$625,000**
Priority 1: This request is to allocate funds for Alpharetta’s obligations under the terms of agreement with MMS Alpharetta LLC for Phase 2 of City Center (private development position). Obligations include:

- Funding hard costs for installing new sidewalks in public right-of-way (max of $300,000) to be funded through impact fees; and
- Assist in funding costs associated with moving Georgia Power and AT&T utilities in right-of-way. The City’s is obligated to fund any costs above the $100,000 funded through MMS Alpharetta LLC. Current estimates for utility relocation total $425,000 with the city’s share totaling $325,000.

The Development Authority of Alpharetta is contributing 50% of its bond inducement fees (est. at $45,312) generated from the City Center development towards the costs detailed above. Remaining funding is provided through impact fees ($300,000 - new sidewalk installations) and city fund balance ($279,688).

Parking Decks (west side of Main Street) **$1,693,750**
Priority 1: As identified in the Downtown Master Plan, this project would enhance parking opportunities on the west side of Main Street and provide opportunities for new development and redevelopment within the city’s Downtown area.

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Discussion on the location of structured parking originally centered on two sites that came to be referenced as Sites A and D. Site A (Option A) is located along Old Roswell Street on the site of the existing municipal parking lot, and Site D (Option D) is located on Milton Avenue just west of the veterinary clinic on property recently purchased by the City. The deck on Site A would have a below ground level and a level above that at the highest point includes a 10' wall behind the existing tree in order to save the greenspace area and provide positive drainage. The deck on Site D would be three levels, all above ground. The decks would provide 355 spaces (168 spaces for Site A and 187 spaces for Site B).

The FY 2017 capital budget includes funding totaling $6.3 million ($5.1 million from City Center land sales, $1 million from city capital funds, and $175,000 from Developer parking contributions). FY 2018 requested funding totals $1.7 million and is funded through city fund balance ($1.3 million), residual City Center land sales for Parcel 13 ($262,226), and contributions from private development ($175,000) towards parking. Resulting funding for downtown parking decks will total $8 million.

AlphaLoop (City Trail) $2,428,368

Priority 1: This request is to provide construction funding for the AlphaLoop City Trail. AlphaLoop is envisioned as a multi-use trail and park system intended to connect City Center, Avalon, and the Northwinds Area together via paved pedestrian pathways.

Design/engineering costs are estimated at $600,172. Design scope includes full design of Phase A (Old Milton Parkway to Westside Parkway) and Phase B (Westside Parkway to Kimball Bridge Road) including tiers 1 (trail) and 2 (pocket parks/plazas) as well as the intersections and crossings (e.g. Old Milton Parkway, Westside Parkway, Northwinds Parkway, etc.). The Alpharetta Business Community (ABC) has allocated funding totaling $344,697 towards design leaving a balance of $255,475 to be requested in FY 2018. Total construction costs for Phases A/B (tier 1) and the intersections/crossings are estimated at $5.4 million.

The funding request for FY 2018 includes approval for full design funding (discussed above) and construction of Phase A (tier 1). Funding sources include:

- $1 million – Avalon parkland contribution;
- $78,368 – general city contribution.
- $500,000 – 2016 Park Bond Sidewalk monies (reallocation);
- $750,000 – Potential grants funding; and
- $100,000 – Private donation.

FY 2019 forecasted funding request will be to fund Phase B (tier 1) and the intersections and crossings. Timing of the funding request for tier 2 costs will be determined at a later date.

Design Services $115,000

Priority 1: This request is for various design services associated with minor projects unable to be completed by city staff. Such services include structural designs and or evaluations, sub-surface geotechnical investigations, miscellaneous right-of-way/easement research. Utilizing experts in various fields enables city staff to make the appropriate decisions related to resolving construction issues. Additionally, the

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information gathered by the design professionals allows staff to properly design or address issues in the field.

<u>Information Technology</u>
GIS Parcel Corrections **$80,000**
Priority 1: This request is for a one-time project to provide corrections and updates to the GIS maps to correct misaligned, missing, and incorrect land parcel boundaries within the City of Alpharetta. This will greatly improve the accuracy of the current maps the City systems utilize for critical information.

This will allow the City to address outstanding issues relating to:
- Matching parcel boundaries with zoning boundaries (Community Development)
- Matching parcel boundaries with land-use boundaries (Community Development)
- Determining and displaying accurate ROW (Public Works)
- Greenway boundaries issues (Recreation and Parks)
- Crimestats by zoning – unable to do due to parcel line matchup (Public Safety)
- In-accurate tax assessments (Economic Development)
- In-accurate floodplain mapping vs parcel boundaries – flood insurance (Public Works)

Other cities including Roswell are already funding and correcting their parcel base maps. We are currently working with the City of Milton to hire a firm to begin this process in 2017.

Application and Desktop Virtualization (Phase 1) **$125,000**
Priority 2: This request is for the deployment of desktop services and associated technology for the City for local, remote, and mobile platforms. This will provide greater reliability, and greater efficiency and capability for the use of system applications for the City and provide core functionality. This equipment is scheduled to be replaced every 5-6 years (normal maintenance life) in order to provide for both reliable and efficient service. The Application and Desktop Virtualization initiative will provide greater reliability, possible reduced annual costs, and enhanced system applications security. Through the virtualization of the desktop, each user's profile and desktop are stored centrally in the data center to be available for use from any pc or remote system given the appropriate security measures. This technology is rapidly becoming the standard deployment for organizations as they move more applications and capability to the "Cloud" and seek to provide more reliable and efficient service. The initial test system has been deployed a several City Departments with key personnel for evaluation.

This request will also lead to the deployment of virtual application technology. The ability to manage city software applications from a central platform rather than deploying the system to every desktop will save significant amounts of time needed to "touch" each desktop and/or deploy the systems individually over the network. This way, each user accesses the software they need using the latest updates and tested systems. This will provide greater reliability, reduced annual costs for desktop support, and greater security with respect to the city's software applications. This initiative should lead to decreased costs in annual desktop system replacements (reduces need for certain computer components such as a hard drives and a fully configured PC). Phase I is requested as part of the FY 2018 capital budget and is primarily aimed at the Public Safety Department

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with the primary cost driver being Mirage and Horizon software licensing. While not immediately providing relief for replacement of the primary device (laptops), the Mirage software will provide both image custom deployment management and reliability improvements and daily snapshots of the state of the laptops to provide a quick reinstatement of the laptop in case of corruption or damage. Horizon software will also provide the accessibility to applications independent of the laptop and have functionality in the cloud supported through our Data Center.

Phase II (FY 2019) will finalize the Public Safety rollout discussed above and is estimated at $125,000 and will be requested as part of next year's capital budget. Phase III (FYs 2020-2021) will expand the virtual deployment across various Departments (based on need and ability to reduce hardware costs) to include desktops as well as the Mirage and Horizon benefits listed above. Desktops will emulate the experience end users have with traditional Windows OS and applications on their existing systems. Overtime, this will defray costs for refreshing PC systems with less expensive form factors (e.g. thin clients, terminals, mobile devices, etc.). This will also have an effect of reducing the need for multiple devices per user (tablets, desktops, laptops, and smartphones). Phase III costs are currently estimated at $270,000 and will be requested as part of future capital budgets.

<u>Public Safety</u>

PS Headquarters Expansion $2,097,303

Priority 1: This request is for an expansion of the current Headquarters building, which is needed for several reasons. First and foremost is the need to better serve the public. There has been tremendous growth in the number of lobby visits for services such as filing and obtaining reports, applying for permits, getting fingerprinted for various reasons, and meeting with personnel. The building lobby as currently configured is unable to meet the need in an efficient and professional manner. Related to this is the need to expand the physical size of the Records Unit, which has outgrown the space allocated to it nearly fifteen years ago. Also, there is a need to provide for public meeting/function space in a way that preserves the privacy of public safety-related visits. Finally, there is a need for additional workspace for personnel, particularly specialized functions such as Intelligence and Special Investigations. Both of these functions improve efficiency in law enforcement operations, but require dedicated, confidential space for personnel and equipment. Also included in this funding request is $50,000 to cover the temporary relocation costs of the Records Division to an alternate site during the construction phase.

Total construction costs are estimated at $3.5 million and includes an alternate addition to the scope related to the installation of Kevlar around certain portions of the E-911 perimeter. The FY 2017 capital budget includes funding totaling $1.4 million for construction. Remaining funding required totals $2.1 million and is funded through city fund balance ($1.5 million), additional Impact Fee Fund contributions ($80,000), additional DEA Fund contributions ($100,000), and E-911 Fund contributions ($457,200; includes funding for the alternate scope addition discussed above).

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2018 Operating Initiatives – New Fleet (Qty: 2); Office Redesign $81,000
Priority 1: This initiative constitutes the capital component (new fleet and associated upfitting costs) of the two new positions requested in FY 2018 (Operating Initiatives) which are as follows:

Fire Marshal position (1.0 FTE) - This position will assist in multiple areas including fire safety inspections, public education, fire investigations and plan review. Capital costs total $48,000 and include the acquisition of one (1) pickup truck and associated upfitting costs ($33,000) and the redesign of the workspace layout (i.e. cubicles) within Community Development to make (1) additional space and (2) improve the workflow and efficiency of the area ($15,000).

Police Officer position (1.0 FTE) - This position will enable the Department to double alcohol beverage license compliance and permitting checks to four times a year. Capital costs total $33,000 for the acquisition of one (1) unmarked police car and associated upfitting costs.

Please refer to the Operating Initiatives section of this document for a detailed write-up of position duties and justification.

Body and In-Car Cameras $70,000 (partial; see companion operating initiative)
Priority 1: This request is for the implementation of a body camera video recording system to be utilized by public safety to record their interactions with the public, gather video evidence at crime scenes, etc. and has been known to increase both officer and citizen accountability. Also included is the replacement of in-car camera units to maximize integration with the new system.

This program involves the acquisition of 70 body camera units and associated equipment (vest carriers, duty shirts, antennas, etc.), the replacement of existing in-car cameras (front and rear cameras), support, maintenance, and unlimited cloud storage. **Startup costs are estimated at $70,000 for the equipment (initial capital investment) and $135,000 annually for support and maintenance costs (General Fund operating initiative). Capital funding is being provided through the DEA Fund.**

Alarm Interface Module $24,000 (partial; see companion operating initiative)
Priority 1: This request is for the purchase, installation, and maintenance (year 1) of the Automated Secure Alarm Protocol Interface (ASAP) which is an add-on module to the current 911 Computer Aided Dispatch (CAD) system. This module interfaces between our CAD system and participating alarm companies and automatically dispatches a police officer when there is an alarm activation - eliminating telephone calls from the alarm companies to the E-911 Center. In 2015, the Alpharetta E-911 Center processed a total of 8,880 alarm calls. The average talk time for processing an alarm call is 2 minutes, 49 seconds. That equals out to roughly 417 hours a year processing alarm calls. This costs the city $10,158 a year in processing alarm calls while inhibiting our communications officers from processing 911 calls.

The ASAP module will transfer calls to the E-911 Center without the use of a phone call, thus impacting operator workloads in several critical areas: (1) reduce the que/hold times for incoming 911 and admin calls by freeing operators from answering alarm calls; (2) reduce response times; (3) reduce the error rate of imputing information; (4) provides

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alarm company with dispatch, en-route, and arrival times in real time; and (5) allows operators to view streaming video for video equipped alarms which enhances officer safety. Also, in major storm events, dispatchers can setup a rejection for certain alarm types freeing officers to respond to higher priority events.

Estimated costs total $26,500 in year one and include $24,000 in one-time capital installation/licensing fees ($8,000 licensing fee for ASAP; $9,000 professional services fee for SunGard OSSI integration services; and $7,000 professional services fee for ASAP implementation services) and $2,500 in annually recurring software maintenance fees (FY 2018 Operating Initiative request) all of which would be funded in the E-911 Fund.

<u>Recreation and Parks</u>

Design Services **$50,000**

Recreation Commission Priority: #11

This request is to provide funding for various studies and professional services that arise each year from Council and/or Department initiatives. Such services may include revisions to Recreation Master Plans, construction plans for recreation amenities including pavilions, gazebos, etc. These types of studies and professional services are essential and will assist in forecasting the current market environment, recommend standards that will assist in policy decisions, improve project completion timelines and functionality to maintain the high level of services our customers are accustomed to.

Park Master Plans for newly acquired Park Land **$68,000**

Recreation Commission Priority: #14

This request is for the development of master plans and studies as recommended in the Recreation and Parks Master Plan 2025. Specific Master Plans to be conducted with this funding include newly acquired properties from the 2016 Bond Issue such as property on Mid-Broadwell, Milton Avenue, Kimball Bridge Road/Waters Road, and Old Rucker Road.

Cultural Arts/Parkland Acquisition **$150,000**

Strategic acquisition of undeveloped land for the purpose of creating public parks/cultural spaces and preserving greenspace. Funding is being provided through Impact Fee Fund contributions pursuant to parks impact fee eligibility ratios for new cultural arts/park land. Upon approval of this initiative, the balance in the Cultural Arts/Parkland account will total $1.6 million.

<u>General Government</u>

Matching Funds for City Grants **$20,000**

Priority 2: This request is to provide available funding to serve as matching funds for grant opportunities as they arise throughout the year. Operating grants, such as the Bulletproof Vest Partnership Program, typically require matching funds in order to carry out the required grant activities. This funding will allow the City of Alpharetta to pursue a multitude of grant opportunities.

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CAPITAL INITIATIVES NOT RECOMMENDED FOR FUNDING AT THIS TIME

Community Development

Cricket Lane Improvements (Design) $125,000

Priority 3: This request improves traffic operation and pedestrian accommodations through Downtown Alpharetta. The project improves Cricket Lane north from the Academy Street Development East of Main Street to Cumming Street by adding sidewalk and pedestrian scale lighting. The project creates an additional north/south alternative to Main Street, providing opportunities for new pedestrian scale connections between Main Street and Haynes Bridge Road. The700 foot project provides one travel lane in each direction, five foot sidewalks on each side, and a six foot planting space. Intersection safety at Cricket Lane and Cumming Street will also be improved.

FY 2018 Funding is for design. Right-of-way ($200K) and construction ($200K) costs would be part of future funding requests.

Downtown Parking and Wayfinding Signage $150,000

Priority 3: This project is intended to develop and implement a comprehensive parking sign package for Downtown Alpharetta. Major components include monument signage at city parking lots, wayfinding signage directing the traveling public to city lots, and time restriction parking signage. Decorative sign poles and bases will be identified. In addition, a signature logo will be proposed in order to coordinate the entire downtown parking infrastructure. The proposed design guidelines will be presented to the downtown business association and approved by the Design Review Board. Deliverables from this project will include the following:

- Downtown Parking Sign design Guidelines;
- Installation of monument signage at the two City Surface lots (Old Roswell lot, Roswell/Marietta lot);
- Wayfinding signage throughout Downtown (Main Street, Academy Street, Roswell Street, Milton Avenue); and
- Time restricted signage for Milton Avenue (2 hour limit/15 min limit).

Public Works

Recurring Park Facilities Pavement Preservation $225,000

Priority 1: This request is for the on-going maintenance of pavement within the city's park facilities. Preservation of the roads, drives, and parking lots increases their life expectancy. Without preservation, these pavements will deteriorate and be more costly to repair.

FY 2018 work items to include preservation of the back parking lot and associated drives for the Wills Park Equestrian Center. The work will involve the application of a high density mineral bond and the milling and resurfacing of select problem areas.

Major Intersection Improvements $300,000

Priority 2: This request would allow the City to quickly address major intersection improvement projects, such as adding turn lanes at major intersections. Projects will be selected based on their effect on traffic flow and safety.

The requested design funds is for the design of a left-turn lane from Kimball Bridge Road to Park Brooke Drive. The City has received a number of requests over recent years to

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provide this improvement. The requested construction funding for FY 2018 is for the construction of dual left turn lanes from south-bound Haynes Bridge Road to east-bound North Point Drive. This project was originally bid out in 2016 but the bids received were significantly over budget. The requested construction funds are reflective of the bids received and will cover the current funding short fall.

Flashing Yellow Signals **$125,000**
Priority 1: This request is to upgrade 66 signalized intersections within the city to the flashing yellow arrow standard. This signal change introduces a flashing yellow arrow during the permissive left turn phase of the signal operation. The Federal Highway Administration had demonstrated that this new application has helped reduce left turn crashes, causes less driver confusion on the decision to turn, and provides additional traffic management flexibility. Implementing the new federal standard for permissive phasing also provides consistency with neighboring jurisdictions. Currently SR 120 has 2 flashing yellow intersections and GDOT has plans to continue upgrades to the rest of the corridor. The city's upgrade will be done over a 4-year period doing the arterial streets, then moving to collector and local streets. The following is a list of intersections to be done in FY 2018: Haynes Bridge Road at Georgia Lane; Haynes Bridge Road at Westside/Morrison Parkway; Haynes Bridge Road at Rainwater Boulevard; Haynes Bridge Road at Woodhaven Way; Haynes Bridge Road at Devore Road; Haynes Bridge Road at Alpha Crossing; Mansell Road at Kingswood Place; Mansell Road at Duke Drive; Mansell Road at Davis Drive; North Point Parkway at Mansell Crossing South; North Point Parkway at Mansell Crossing Middle; North Point Parkway at Mansell Crossing North; North Point Parkway at Ga Lane; and North Point Parkway at North Point Drive. Estimated cost for the project is $500,000 and would be allocated over the four-year period beginning in FY 2018.

Davis Rd Extension to Westside Parkway **$2,000,000**
Priority 1: This project would construct the extension of Davis Drive from its current cul-de-sac at The Cooler & Pappadeaux to Westside Parkway at Sanctuary Parkway. The constructed road segment would by a two lane road with bicycle lanes and 5’ sidewalks. Also included in the project scope is modifying the existing four lane configuration of Davis Drive to a two lane configuration with a center turn lane and bicycle lanes. The new roadway section would be approximately 1,400 linear feet in length. Design for this project was funded in FY 2014. Transportation impact fees can offset a portion of these costs.

City Center Decorative Sign Posts **$180,000**
Priority 1: This request is to upgrade the sign posts at City Center to the approved decorative black Wadsworth design post. This project will include 55 sign posts located in and around City Center including Academy Street (SR 9 to Haynes Bridge Road) and Haynes Bridge Road (Academy Street to Old Milton Parkway). As a part of this project, a GIS inventory of the permanent sign locations will be done and sign clutter will be taken into consideration to reduce the overall number of signs.

Connector Road (NP Pkwy to Edison Dr.; Design) **$115,000**
Priority 1: This project would create a new two-lane roadway with sidewalks connecting North Point Parkway and Edison Drive. Proposed roadway would utilize the existing curb cut for the AT&T property on the east side of North Point Parkway at Dryden Road. Proposed roadway would be approximately 900 linear feet in length. FY 2018 funding

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request is for design. ROW and construction costs are estimated at $930,000 and would be part of future funding requests.

Pedestrian/Safety Improvements at Marietta Street and SR9 $155,000
Priority 2: This request is for the construction of pedestrian enhancements and safety improvements at the intersection of SR 9 and Marietta Street. A proposed pedestrian enhancement at this intersection will assist pedestrians in crossing SR 9 by removing conflicting side-street straight and left-turn movements.

Marjean Way Extension (Design) $300,000
Priority 2: This request is for the design of the extension of Marjean Way from its current terminus at Orchid Lane north to Milton Avenue. The roadway extension will include brick sidewalks on both sides of the road to match the roadway section approved as part of the Windsong Townhomes development. Also included in the project scope will be the design of a regional stormwater facility designed to accommodate any future redevelopment of the adjacent upstream properties (currently occupied by the Masonic Lodge and Krogh Cabinetry) and the city-owned property at 90 & 92 Milton Avenue. The stormwater facility will be designed in such a manner to provide an attractive amenity to the area. Aesthetic improvements will also be made to the existing stormwater facility serving the Victoria Square townhomes (at the intersection of Orchid Lane and Marjean Way). Construction costs are estimated at $3 million and would be part of future funding requests.

Waters Road Traffic Calming (Design) $150,000
Priority 1: The city has received numerous complaints from citizens living along Waters Road regarding the volume of traffic and speed of vehicles. Several options and locations were evaluated and it has been determined that a roundabout at the intersection of Waters Road and Waters Glen Way/Waters Ridge Drive would be the most feasible method for addressing these concerns. Design funds are being requested for FY 2018. It is anticipated that right-of-way (est. of $100,000) will be needed from four property owners and will be acquired after completion of the design documents in FY 2019. Construction (est. of $1 million) is anticipated in FY 2020 to align with the completion of the Kimball Bridge Road Congestion Mitigation bond project.

North Point Dr. Corridor Improvements $100,000
Priority 1: New construction and traffic growth on North Point Drive have led to increased delays and safety issues at the intersection of North Point Drive and North Point Court. During the holiday season, to assist in providing a safer intersection, Alpharetta Public Works turns the North Point Court access to North Point Parkway into a right in / left in and right out. These restricted movements are accomplished with a median on North Point Drive at North Point Court. This temporary restriction worked so well the City has decided to make the restrictions permanent. Prior to a permanent implementation, Public Works will meet with the businesses around this intersection and explain the proposed improvement.

Citywide Sign Inventory $150,000
Priority 3: This request is for a citywide sign inventory. The City does not currently have an inventory of our right-of-way signage which hinders our ability to adequately maintain these assets. With this inventory the management, location, and condition of signage will be tracked. This inventory will provide data collection, post processing, and a geodatabase that will integrate with the city’s asset management system (Cityworks)

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and the city's GIS. Each year, Public Works performs over 250 work orders associated with street signage and the work orders are reactionary based on complaints. The inventory system will enable Public Works to identify when signage was installed and develop a pro-active replacement program for when signage exceeds its useful life (e.g. degradation of reflectivity).

Douglas Rd Drainage and Erosion Control Improvements $150,000

Priority 1: This request is for the reconstruction of approximately 915 linear feet of existing sidewalk along the west side of Douglas Road between Newport Bay Passage and the bridge over Caney Creek. Along this stretch of Douglas Road there is no curb and gutter between the road and the existing sidewalk. When it rains, runoff from the road runs across and along the sidewalk making it unusable for pedestrians. This is also causing erosion problems to develop in the area. This project will reconstruct the sidewalk, install curb and gutter, install storm drainage structures and pipes, and address the erosion issues. Design will be performed by Public Works staff.

Information Technology

Wireless Access Points $60,000

Priority 2: This request is for the design, procurement, and deployment of additional Wireless Access Points (WAPs) primarily for use by city employees. This expansion of our existing WAP system is needed to supplement both current rate of use and the expected growth in the numbers and use of bandwidth by city employees.

Primarily, we are looking at supplementing both interior and exterior systems for Public Safety (PS) and Public Works (PW) but some additional units will be used for Recreation and Parks and Municipal Court. We are already experiencing issues with access and bandwidth with some PS and PW systems.

Current deployment estimates are as follows:

- PS – 6 additional internal units at various locations for increased coverage; 8 additional external units at various locations for uploading and connections for vehicles.
- PW – 4 additional internal units for increased coverage; 6 additional external units for (same use as above with increasing impact on mobile devices from the Cityworks system).
- Recreation and Parks – 4 additional internal units at various locations, 4 additional external units at various locations (supplemental for better coverage and new deployments); and
- Municipal Court – 2 additional internal units for better coverage and bandwidth.

Cost estimates include acquisition of the 34 WAP units, fiber runs, and system design and coverage analysis.

Public Safety

Recurring Opticom System (replacement) $179,600

Priority 2: The request is to fund the replacement and upgrade of the Opticom System. This is the equipment that links emergency vehicles (in Alpharetta's case, fire trucks) with traffic signal control boxes. The current system is line-of-sight based, with a transmitter in fire trucks hitting a receiver on traffic signal mast arms to trigger a green

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light for the approaching fire truck. This system is beyond end-of-life and no longer effective.

The proposed replacement is a GPS-based system with several advantages:
(1) The GPS link can be programmed for distances well beyond line of sight, allowing a green light to drain traffic well ahead of the approaching emergency vehicle. This speeds response times and improves traffic safety for all motorists. (2) The Signal changes are guided by turn signals on the fire truck so that fewer traffic lights are affected unnecessarily. (3) Again, because the new system is not line-of-sight the receiving antennae can be moved from mast arms to control boxes, reducing damage and lowering maintenance costs. (4) The system is programmable for distances and features, allowing better customization for Alpharetta. (5) 40 intersections have been identified for this project.

Funding for FY 2018 would include the following:

- $116,200 to install equipment on apparatus (14 trucks * $8,300 per truck).
- $63,400 to purchase and install the Opticom equipment at 10 intersections ($3,840 equipment and $2,500 installation costs per intersection). The intersections to be completed during this phase include: Main Street and Milton Avenue/Academy Street; Westside Pkwy and Old Milton Pkwy; Westside Pkwy and Windward Pkwy; Westside Pkwy and Haynes Bridge Road; North Point Pkwy and Windward Pkwy; North Point Pkwy and Old Milton Pkwy; North Point Pkwy and Haynes Bridge Road; Old Milton Pkwy and Haynes Bridge Road; Old Milton Pkwy and South Main Street; and South Main Street and Maxwell Road.

Funding for the remaining 30 intersections would be requested as part of future capital budgets.

Community Center Generator (new) $200,000
Priority 2: The Alpharetta Community Center is targeted to serve as an emergency shelter. However, the American Red Cross and Salvation Army require emergency shelters that serve the public to have emergency generators servicing the facility. The Community Center does not currently have generators. This projects includes the purchase and installation of a new 400kw Natural Gas Generator.

High Risk Incident Equipment (new) $55,000
Priority 3: This request is for equipment designed to help resolve high-risk incidents such as hostage situations, barricaded gunmen, and mass shootings. With the sincere hope that such tools are never needed, having them in a time of need can make a huge difference in the outcome. The specific request is for a rolling shield ($30,000), and a camera-equipped robot ($25,000).

Recreation & Parks
Wills Park Drainage Improvements (main parking lot) $350,000
Recreation Commission Priority: #3
This project is located in the forested area between the main parking lot for Wills Park Pool and the stream that runs east to west through the park. Currently the area receives runoff from the parking lot, the baseball fields, and a large portion of this side of the park. High volume and velocity storm flows have carved a large gully through the wooded area impacting mature trees, threatening the walking path, and creating a dangerous hazard

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condition for Frisbee golfers. The FY 2017 Capital Budget included funding for the design of a solution to repair the inflow pipes and stabilize the channel. The corrugated metal inflow pipes have deteriorated and the headwalls structures have fallen off the pipes. This project will add two junction boxes and replace approximately 150 linear feet of the most downstream pipe. The gully will be re-shaped using a regenerative stormwater conveyance system including rock step pools and stone weirs to cascade the water gently downslope into the stream. This will reduce erosion and stabilize the area near the walking path and the Frisbee golf course. Additionally, a new pedestrian safe bridge will be added for the Frisbee golf course allowing players to safely reach the pin. Some large sweetgums will be removed for safety during construction. This project addresses measure 1 in the watershed improvement plan. FY 2017 Capital Budget included funding for design. FY 2018 request is for construction of the underlying improvements.

Alpharetta Community Center Interior Makeover **$450,000**
Recreation Commission Priority: #4
This request is for design/construction of an interior makeover of the Alpharetta Community Center lobby, hallways, restrooms, and common office space. This project would be completed in three phases beginning in FY 2018 and ending in FY 2020. The approximate size of the affected area is 5,800 square feet (lobby, hallways, restrooms, etc.).

The Department will utilize funding in FY 2018 for Phase 1 which consists of vestibule enclosure, offices and vending areas, restrooms off of lobby and the reception area. Funds would be requested in the FY 2019 budget for Phase 2, which is for corridors and restrooms off of corridor to gym with lockers and additional security equipment. Phase 3 is for the proposed addition to the exterior. Funds for Phase 3 would be requested in the FY 2020 capital budget.

Recurring Restroom Replacement/Expansion (Wills Park) **$450,000**
Recreation Commission Priority: #5
Funds are requested for design/construction of a new replacement restroom facility that services the Wacky World playground, two picnic pavilions, and baseball fields 1-4 at Wills Park. The existing facilities are very old and not sufficient to accommodate the high usage it receives on a daily basis. The ventilation system does not always work properly. The existing facilities were in the park when it was owned by Fulton County and they are not up to the standards of other Alpharetta Recreation and Parks restroom facilities. Current plans call for the replacement and expansion of the bathrooms from 575 sq.ft. (current) to over a 1,000 sq.ft. (proposed) to include more stalls/urinals.

Neighborhood Park Renovation/Development **$525,000**
Recreation Commission Priority: #6
This request is for the design/conversion/construction of the Windward Soccer Complex based on the 2017 park master plan which is currently underway.

Wills Park Stream Restoration #1 **$300,000**
Recreation Commission Priority: #9
There are three reaches of stream in Wills Park that would benefit from stream restoration and/or buffer enhancement; reaches A, B, and C. In stream restoration it is generally best practice to work from upstream to downstream. This project was identified

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in the Foe Killer Creek Watershed Improvement Plan as project #13a and is named Reach A. Reach A is highly incised due to storm runoff. The channel should be raised and reconnected with the floodplain to reduce erosion. This project will be done in conjunction with donations and volunteers from the Alpharetta Rotary. The design money is to be used for the required state permitting. The construction money will be used for the heavier construction beyond the ability of volunteers. Approximately 800 linear feet of stream restoration is planned.

Pocket Park Development **$250,000**

Recreation Commission Priority: #12

Continue developing pocket parks as was recommended in the Master Plan 2025. The focus would be on newly acquired properties specifically at Mid-Broadwell Road, Milton Avenue, Kimball Bridge/Waters Road, and Old Rucker Road. The specific location for development and the actual amount of funding needed to begin development of these properties will be dependent upon the plan that is approved by the city.

Wills Park Pool Concession Building Renovation **$110,000**

Recreation Commission Priority: #13

This request is for renovation of the concession building at the Wills Park Pool, which has not been updated since it was constructed. Interior renovations will include up-to-date kitchen, storage, and serving areas to accommodate increased attendance at the pool after it has been renovated. The current facility has two small serving windows which do not sufficiently serve pool patrons. The height of the counters are too low for the concession stand volunteers to properly assist customers without being hunched over all day. The kitchen space is very small. The current stove and hood vent is not used and would be removed and replaced with a warming oven, microwave, and hot dog machine. The storage area is very cramped and small. The HVAC does not sufficiently condition the air when under stress (such as when volunteers are cooking which results in added heat). Also, the service window faces west which adds to the issues with the air temperatures in the room. It heats up very quickly and is uncomfortable for the volunteers.

Although not ideal, if this project has to be a phased approach, we would remove the new HVAC system for a cost savings of about $15,000 but would want to replace the system in the FY 2019 budget.

Park System Wayfinding/Signage **$75,000**

Recreation Commission Priority: #15

This project is the beginning of the implementation of the park system wayfinding and signage plan that is being developed in FY 2017. The purpose of the signage plan is to bring uniformity to the numerous signs in our entire park system. The plan will define a specific sign style that will become our “brand” and help park patrons easily identify Alpharetta parks. The plan will also recommend locations for signs to help visitors locate various amenities in the parks, such as fields, playgrounds, tennis courts, restrooms, etc. Signs within parks will be evaluated and prioritized for replacement. Staff will systematically replace signs using the new guidelines outlined in the plan.

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BUDGET NARRATIVE

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City of Alpharetta
FY 2018 Budget Narrative

Budget Rollup: All Funds

The FY 2018 Budget is balanced for all funds and totals $132 million with the breakdown by fund type as follows:

• General Fund:	$ 72,920,069	
• Special Revenue Funds:	13,844,384	(1)
• Debt Service Fund:	5,479,658	
• Capital Project Funds:	28,428,526	(1)
• Solid Waste Fund:	3,304,006	
• Risk Management Fund:	1,338,000	
• Medical Insurance Fund:	6,991,662	
Total	$132,306,305	

(1) Amounts contained herein represent new appropriations for FY 2018. Unexpended FY 2017 appropriations for Council approved projects are re-appropriated annually pursuant to city policy.

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General Fund

Revenues: FY 2018 General Fund operating revenues are forecasted to grow by 3.7%, or $2.3 million, compared to Amended FY 2017. The following table compares major revenue categories within the General Fund:

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	$ 19,900,000	$ 21,160,000	$ 1,260,000	6.3%
Motor Vehicle	250,000	180,000	(70,000)	-28.0%
Motor Vehicle Title Tax Fee	1,000,000	775,000	(225,000)	-22.5%
Prior Year/Delinquent	259,000	239,000	(20,000)	-7.7%
Local Option Sales Tax	15,100,000	15,200,000	100,000	0.7%
Other Taxes:				
Franchise Fees	6,725,000	6,640,000	(85,000)	-1.3%
Insurance Premium Tax	3,390,000	3,620,000	230,000	6.8%
Alcohol Beverage Excise Tax	2,015,000	2,100,000	85,000	4.2%
Other Taxes	2,154,500	2,339,500	185,000	8.6%
Licenses & Permits	2,352,050	2,722,050	370,000	15.7%
Intergovernmental	511,000	435,000	(76,000)	-14.9%
Charges for Services	3,108,900	3,388,250	279,350	9.0%
Fines & Forfeitures	2,404,000	2,209,250	(194,750)	-8.1%
Interest	60,000	75,000	15,000	25.0%
Other Revenues	304,366	275,956	(28,410)	-9.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,250,000	2,718,750	468,750	20.8%
Total Operating Revenues	**$ 61,783,816**	**$ 64,077,756**	**$ 2,293,940**	**3.7%**
Fund Balance Carryforward	6,067,830	8,842,313		
Total Revenues	**$ 67,851,646**	**$ 72,920,069**		

The following section provides brief narratives on major variances within the revenue categories detailed in the table above.

- Property Taxes: The FY 2018 Budget is based on maintenance of the city's millage rate at 5.750 mills. Property tax digest growth (existing values) is estimated at 3%.
  - The portion of the millage rate funding debt service (Debt Service Fund) will decrease from 1.13 mills in FY 2017 to 1.03 mills in FY 2018. Estimated growth in the property tax digest, coupled with available cash in the Debt Service Fund, allows for a reduction in the millage rate dedicated for debt service. The FY 2018 Budget proposes to program the debt service millage reduction into the

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General Fund for additional funding of capital initiatives (discussed below).

– The portion of the millage rate funding operations and recurring capital investment (General Fund) will increase from 4.62 mills in FY 2017 to 4.72 mills in FY 2018. Property tax revenue estimates for FY 2018 total $21.2 million (excluding motor vehicle taxes). Of this amount, $4.5 million is included for a recurring capital program (e.g. milling and resurfacing of city streets; traffic equipment replacement; drainage maintenance; etc.). The capital funding will be transferred to the Capital Projects Fund and Stormwater Capital Fund to properly account for the capital improvement activities.

The property tax revenue estimates are net of the city's $40,000 homestead exemption which saves our homeowners $2.4 million annually (e.g. equates to a 1.3 mill reduction for the average homeowner). The city's homestead exemption is more than double the amounts offered from our companion cities and goes great lengths in keeping Alpharetta an affordable place to live and raise a family.

- Motor vehicle taxes are experiencing declines due to House Bill 386 which is phasing out motor vehicle taxes on all vehicles titled on or after March 1, 2013. The city will still receive motor vehicle taxes on vehicles titled before March 1, 2013 until the vehicle is sold/transferred. The city is forecasting motor vehicle revenues to be fully phased-out over the seven year period ending in FY 2020. HB 386 created a Motor Vehicle Title Fee that is intended to partially offset the reduction in motor vehicle taxes. A reduction of -23% is forecasted for FY 2018 for motor vehicle title fees from a budget-to-budget standpoint. However, actual collections are estimated at $750,000 in FY 2017 which equates to a revised growth rate of 3%. The main driver for the variances is a revision in the title fee revenue sharing formula (State/Counties/Cities) that reduced the local share during 2016 from 45% to 41%. Starting January 1, 2017, the local share increased to 45% which will improve collections moving forward and is reflected in the forecast.
- Local Option Sales Taxes ("LOST"): Growth of 1% is forecasted for FY 2018 and is based on year-to-date growth in FY 2017. Market indicators highlight continued growth in the economy but that has not translated into increased spending on taxable goods/services over the last several years.
- Franchise Fees: Reduction of -1.3% is forecasted for FY 2018 from a budget-to-budget standpoint. Franchise Fee revenue is sensitive to fluctuations in usage (e.g. cool summer significantly lessens the need for air conditioning and associated energy usage). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source. Collections from GA Power, the largest contributor of this revenue source (65% of total franchise fees), totaled $4.1

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million in FY 2017 and represents a -$223,464 decrease over the prior year ($4.3 million was collected in FY 2016) due primarily to relatively milder seasons (e.g. cooler summer and warmer winter) that reduced energy usage needs.

- Insurance Premium Taxes: Growth of 6.8% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections during FY 2017 totaled $3.6 million which equates to a revised growth rate of 1%.
- Alcohol Beverage Excise Taxes: Growth of 4% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at $2.1 million for FY 2017 which is flat compared to the FY 2018 forecast.
- The Other Taxes category includes collections for Intangibles Taxes (14% growth to $625,000), Real Estate Transfer Taxes (3% growth to 385,000), Business and Occupational Taxes (8% growth to $1 million), Financial Institution Taxes (9% growth to $300,000), etc.
- Licenses & Permits: Growth of 15.7% is forecasted for FY 2018 based on current collection patterns and permit activity. Actual collections are estimated at $3.4 million in FY 2017 which is greater than the FY 2018 budget. License and Permit revenue is cyclical and sensitive to fluctuations in the market (e.g. construction market, employment market, etc.). As such, budgetary practice is to be conservative with forecasting these collections so as to insulate the operating budget from the associated short-term collection fluctuations inherent in this revenue source. The largest revenue source is Building Permit Fees ($1.6 million forecast for FY 2018; $2 million conservatively estimated for FY 2017).
- Charges for Services: Growth of 9% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at $3.4 million in FY 2017 which is essentially flat with the 2018 budget forecast. Specific revenue sources for FY 2018 include Recreation Program Activity Fees ($2 million) and Special Event collections ($209,900).
- Fines and Forfeitures: Reduction of -8% is forecasted for FY 2018 from a budget-to-budget standpoint. However, actual collections are estimated at $2.2 million in FY 2017 which is essentially flat with the 2018 budget forecast. The revenue decline is Revenue decline is due primarily to the elimination of the Red Light Camera Program pending a review by the City Council (similar reduction in lease payment expenditures as the program was generally self-sufficient).

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Expenditures: The following table compares departmental appropriations within the General Fund (please refer to the departmental summaries included herein for detailed budgetary analysis).

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	$ Variance	% Variance
Expenditures (by Department):				
Mayor and Council	$ 360,977	$ 364,488	$ 3,511	1.0%
City Administration	2,037,438	2,180,565	143,127	7.0%
Legal Services	650,000	665,000	15,000	2.3%
Community Development	2,782,412	2,857,116	74,704	2.7%
Public Works	7,907,543	8,377,022	469,479	5.9%
Finance	3,199,142	3,347,009	147,867	4.6%
Public Safety	26,496,171	26,915,508	419,337	1.6%
Human Resources	401,756	415,782	14,026	3.5%
Municipal Court	1,092,257	1,106,546	14,289	1.3%
Recreation and Parks	8,747,712	8,892,183	144,471	1.7%
Information Technology	1,599,441	1,681,857	82,416	5.2%
Non-Departmental:				
Contingency	605,000	650,000	45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	543,750	93,750	20.8%
Operating Initiatives Reserve	-	584,090	584,090	-
Donations/Contributions	45,000	45,000	-	0.0%
Total Operating Expenditures	**$ 57,301,789**	**$ 59,577,756**	**$ 2,275,967**	**4.0%**
Interfund Transfer:				
Capital Project Fund	8,854,857	12,067,313		
Operating Grant Fund	20,000	20,000		
Stormwater Capital Fund	1,675,000	1,255,000		
Total Expenditures	**$ 67,851,646**	**$ 72,920,069**		

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The following table compares expenditure category appropriations within the General Fund.

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	$ Variance	% Variance
Expenditures (by Category):				
Personnel Services:				
Salaries	$ 26,174,583	$ 26,890,555	$ 715,972	2.7%
Group Insurance	7,573,002	7,962,005	389,003	5.1%
Pension (Defined Benefit)	2,387,665	2,500,954	113,289	4.7%
Pension (401A)	1,482,671	1,675,068	192,397	13.0%
Miscellaneous Benefits	2,788,234	2,836,174	47,940	1.7%
subtotal	$ 40,406,155	$ 41,864,756	$ 1,458,601	3.6%
Maintenance and Operations:				
Professional Services	$ 2,350,678	$ 2,547,692	$ 197,014	8.4%
Repair/Maintenance	1,386,984	1,519,350	132,366	9.5%
Maintenance Contracts	2,279,562	2,018,351	(261,211)	-11.5%
Professional Services (IT)	1,396,932	1,432,277	35,345	2.5%
General Supplies	988,706	992,185	3,479	0.4%
Utilities	2,629,810	2,607,475	(22,335)	-0.8%
Fuel	616,000	467,150	(148,850)	-24.2%
Legal Services	650,000	665,000	15,000	2.3%
Miscellaneous	1,788,371	1,869,645	81,274	4.5%
subtotal	$ 14,087,043	$ 14,119,125	$ 32,082	0.2%
Capital/Lease:				
Fire Truck/Cardiac Monitor Leases	$ 522,972	$ 578,669	$ 55,697	10.7%
Tyler ERP Lease	109,263	110,904	1,641	1.5%
Work Order Software Lease	76,307	76,622	315	0.4%
Miscellaneous	73,109	53,000	(20,109)	-27.5%
subtotal	$ 781,651	$ 819,195	$ 37,544	4.8%
Other Uses:				
Contingency	$ 605,000	$ 650,000	$ 45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	543,750	93,750	20.8%
Operating Initiatives Reserve	-	584,090	584,090	-
Donations/Contributions	45,000	45,000	-	0.0%
subtotal	$ 2,026,940	$ 2,774,680	$ 747,740	36.9%
Total Operating Expenditures	**$ 57,301,789**	**$ 59,577,756**	**$ 2,275,967**	**4.0%**
Interfund Transfer:				
Capital Project Fund	8,854,857	12,067,313		
Operating Grant Fund	20,000	20,000		
Stormwater Capital Fund	1,675,000	1,255,000		
Total Expenditures	**$ 67,851,646**	**$ 72,920,069**		

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Meeting the Internal Needs of Operating Departments

Several of the major points of the FY 2018 Budget are as follows:

- Operating expenditures of the General Fund are up 4% over FY 2017. This figure includes the incremental budget impact for the initiatives approved during the FY 2017 Mid-Year Budget (seasonal customer service personnel for Community Development, growth in landscape maintenance contract costs, etc.), funding for the November 2017 general election, and operating initiative funding set aside for FY 2018. After adjusting for these new incremental budget impacts, **the base operational budget growth totals 2.9%**.
- Management of personnel and compensation program to align with current market environment:
  - Continuation of staffing level at 442.5 full-time equivalents[1].
  - Continuation of a performance-based merit program of 3% on April 1, 2018, per authorized/funded position (estimated cost of $237,000 citywide[2]). This merit program is contingent upon a mid-year review of revenue trends to determine if sufficient funding is available. Research of national and local wage growth data indicates the 3% rate is a responsible average (i.e. not among the highest or the lowest).
  - Coverage of group insurance premiums (5% premium increase; $355,698[3] incremental budget impact citywide). The premium growth is less than the market growth for comparably sized entities due to city claims patterns that are trending at 75% of premiums (industry standard is 80-85%).
  - Increase in the actuarially determined defined benefit pension contribution of 5%, or $125,000 (citywide), compared to FY 2017. This increase is due to new pronouncements and their impact on certain assumptions which offset accrued liabilities as well as adjustments recommended by our actuary.
- Targeted growth (0.2% or $32,082) in departmental maintenance and operations budgets (General Fund) that is primarily attributable to the following:
  - Increase in professional services of $197,014 due primarily to the following: costs associated with conducting the November 2017 election; (2) increases in the bank processing fees (e.g. credit card processing fees) due to increased permit activity, the need for additional engineering and architectural support services, as well as on-call radio

[1] Not including personnel recommended as part of the FY 2018 Operating Initiatives (see Operating Initiatives section for detailed descriptions).

[2] This represents the financial impact in FY 2018 (i.e. April-June 2018).

[3] The General Fund increased $389,003 while the other operating funds (combined) decreased $33,305.

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frequency consulting services; (3) additional funding for GBI fingerprint check expenses and LEADS Online transaction expenses; (4) funding established for general professional studies (e.g. engineering, architectural, CityWorks training, etc.) as well as increases in instructor fees due to growth in program utilization (also results in program revenue growth); etc.

- Increase in repair/maintenance (facility, vehicle, grounds, etc.) of $132,366 due primarily to: vehicle repair/maintenance within public works and public safety (based on current maintenance trends which have increased along with the targeted mileage expectancy of vehicles); additional grounds repair/maintenance growth at parks based on historical and year-to-date expenditure trends; and growth in facility maintenance appropriations based on year-to-date expenditure trends. Now that all facility maintenance is managed by the Public Works Department under the CityWorks asset management program, staff expectation levels have aligned with the Public Works facility maintenance team's capabilities which is resulting in growth of maintenance work orders (items that previously would not have been reported/repaired).
- Increase in legal service fees of $15,000 based on historical and year-to-date usage of legal services coupled with planned initiatives requiring legal review.
- Increase in travel and training of $63,115 based on anticipated training and certification needs in addition to additional funding to cover training needs due to staff turnover.
- Increase in equipment rental of $30,905 due primarily to the Wire and Wood event (tents, tables, chairs, etc.) and general growth based on historical and year-to-date expenditure trends
- Decrease in maintenance contracts of -$261,211 due to the elimination of funding for the Red Light Camera Program pending a review by the City Council (similar reduction in revenue as the program was generally self-sufficient) which is partially offset through growth in expenses associated with support costs from North Fulton Regional Radio System Authority (43 radios within Public Works) as well as cost growth under the generator maintenance, ROW landscape maintenance, parks landscape maintenance, HVAC maintenance, Equestrian Center stall cleaning, and Fulton County Animal Control contracts.
- Decrease in fuel of -$148,850 based on year-to-date expenditure trends and forecasted fuel prices.

• The departmental operating capital/lease budget primarily represents funding for the city's capital lease obligations (fire trucks, finance software, public works and community development software, etc.). During FY 2017, the Fire Apparatus included as part of the retired 2007 Capital Lease

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Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an increased lease payment.

- The Other Uses category includes the following: contingency (approximately 1% of the operating budget); Risk Management claims funding (this allocation represents funding for insurance premiums; funding for claims and administration/brokerage fees has been allocated to departments through the personnel services category); funding of debt service on the Gwinnett Technical College contribution (Alpharetta campus); continuation of funding for the Police Athletic League ($35,000) and Friends of the Library ($10,000); Operating Initiatives reserve[4] ($584,090); and debt service reserve for the Conference Center Bonds.

The following table provides a comparison of personnel by fiscal year.

	Actual FY 2014	Actual FY 2015	Actual FY 2016	Actual FY 2017	Actual FY 2018	Variance
Detail by Department:						
General Fund						
Mayor & City Council	7.0	7.0	7.0	7.0	7.0	-
City Administration	14.0	14.0	11.0	10.0	10.0	-
Community Development	22.0	22.0	23.0	26.0	26.0	-
Public Works	55.0	55.0	55.0	52.0	52.0	-
Finance	21.5	21.5	21.5	21.5	21.5	-
Public Safety	217.5	217.5	218.5	219.0	219.0	-
Human Resources	2.0	2.0	2.0	2.0	2.0	-
Municipal Court	9.0	9.0	9.0	9.0	9.0	-
Recreation and Parks	48.0	48.0	51.0	51.0	51.0	-
Information Technology	11.0	11.0	11.0	11.0	11.0	-
subtotal	***407.0***	***407.0***	***409.0***	***408.5***	***408.5***	**-**
E-911 Fund (Special Revenue Fund)						
Public Safety	25.0	25.0	25.0	29.0	29.0	-
Information Technology	1.0	1.0	1.0	1.0	1.0	-
subtotal	***26.0***	***26.0***	***26.0***	***30.0***	***30.0***	**-**
DEA Fund (Special Revenue Fund)						
Public Safety	3.0	3.0	3.0	3.0	3.0	-
Solid Waste Fund (Enterprise Fund)						
Finance	1.0	1.0	1.0	1.0	1.0	-
Full-Time-Equivalent (FTE) Positions	***437.0***	***437.0***	***439.0***	***442.5***	***442.5***	**-**

4 Please see the Operating Initiatives section for detailed descriptions of the 2018 operating initiatives.

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The departmental base budgets are discussed below and detailed further under the respective departmental tab of this document.

Mayor and City Council

The Fiscal Year 2018 Budget for Mayor and City Council totals $364,488 and represents an increase of 1%, or $3,511, compared to the FY 2017 budget. This variance represents the maintenance and operations growth discussed below which is partially offset through changes in insurance coverage elections (e.g. family, employee-only, etc.) and correspondingly reduced group insurance premiums.

The Maintenance and Operations category increased 20%, or $9,068, due primarily to funding for general professional/consulting services (e.g. minor studies, etc.). The annual discretionary expense appropriation will remain at $5,000 for Council Members and $9,000 for the Mayor.

Base level personnel totals 7.0 full-time-equivalents ("FTE") and represent the following:

	FTEs					
	FY 2014	**FY 2015**	**FY 2016**	**FY 2017**	**FY 2018**	**Variance**
Mayor	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 1	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 2	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 3	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 4	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 5	1.0	1.0	1.0	1.0	1.0	-
Councilperson Post 6	1.0	1.0	1.0	1.0	1.0	-
	7.0	7.0	7.0	7.0	7.0	-

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City Administration

The FY 2018 Budget for City Administration totals $2,180,565 and represents an increase of 7%, or $143,127, compared to FY 2017.

The Personnel Services category increased 2.9%, or $42,755, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 10 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Assistant City Administrator	1.0	1.0	1.0	1.0	1.0	-
Assistant City Clerk	1.0	1.0	1.0	1.0	1.0	-
City Administrator	1.0	1.0	1.0	1.0	1.0	-
City Clerk	1.0	1.0	1.0	1.0	1.0	-
Economic Development Director	1.0	1.0	1.0	1.0	1.0	-
Economic Development Manager	1.0	1.0	1.0	1.0	1.0	-
Executive Office Coordinator	1.0	1.0	1.0	1.0	1.0	-
Grants Administrator	1.0	1.0	1.0	-	-	-
Internal Auditor	1.0	1.0	1.0	1.0	1.0	-
Records Manager	1.0	1.0	1.0	1.0	1.0	-
Special Events Coordinator (1FT;2PT)*	2.0	2.0	-	-	-	-
Special Events Manager*	1.0	1.0	-	-	-	-
Web Administrator	1.0	1.0	1.0	1.0	1.0	-
	14.0	14.0	11.0	10.0	10.0	-

* The Special Events Division was transferred to the Recreation and Parks Department in FY 2016.

The Maintenance and Operations category increased 17.3%, or $100,372, due primarily to the following activity:

- Increase in professional services of $71,627 due primarily to costs associated with conducting the November 2017 municipal election.
- Increase in advertising costs of $21,267 due to expenses for conducting the November 2017 municipal election and multiple sponsorship initiatives (e.g. Metro Atlanta Chamber of Commerce).
- Increase in maintenance contract costs of $10,475 due primarily to the planned purchase of an online form creation, management, and distribution software package to assist departments in creating and distributing electronic forms.
- Increase in general supplies costs of $11,740 based on year-to-date expenditure trends and forecasted needs (e.g. number of meetings, etc.).
- Decrease in professional services (IT) of -$5,119 due to multiple factors including reduced cellular service allocations, reduced Microsoft licensing allocations, etc.
- Decrease in non-recurring of -$6,941 due to one-time costs in FY 2017 for pass-thru funding for property taxes on the newly acquired 90/92 Milton Avenue parcel.

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Community Development Department

The FY 2018 Budget for Community Development totals $2,857,116 and represents an increase of 2.7%, or $74,704 compared to FY 2017.

The Personnel Services category increased 3%, or $74,000, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums; annualized funding for the two part-time seasonal positions approved during the FY 2017 Mid-Year Budget (Admin Assistant I/Permit Technician); which is partially offset through staff turnover.

Base level personnel total 26.0 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Administrative Assistant II	2.0	1.0	1.0	1.0	1.0	-
Arborist	1.0	1.0	1.0	1.0	1.0	-
Boards Assistant*	1.0	1.0	1.0	1.0	-	(1.0)
Building Inspector*	4.0	4.0	5.0	5.0	4.0	(1.0)
Building Official	1.0	1.0	1.0	1.0	1.0	-
Building Plans Examiner	2.0	2.0	2.0	2.0	2.0	-
Code Enforcement Manager	-	-	-	1.0	1.0	-
Code Enforcement Officer	4.0	4.0	3.0	3.0	3.0	-
Director of Community Development	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Community Development	1.0	1.0	-	-	-	-
Development Services Engineer (Stormwater)	1.0	1.0	1.0	1.0	1.0	-
Inspectors	-	-	-	3.0	3.0	-
Planner/GIS Specialist	1.0	1.0	1.0	1.0	1.0	-
Planning and Zoning Coordinator*	-	-	-	-	1.0	1.0
Permit Technician	-	1.0	1.0	1.0	1.0	-
Project Administrator	-	-	-	1.0	1.0	-
Senior Building Inspector*	-	-	-	-	1.0	1.0
Senior Engineer (Transportation)	1.0	1.0	1.0	1.0	1.0	-
Senior Planner	-	-	1.0	1.0	1.0	-
Specialized Assistant - Permits Plus	1.0	1.0	1.0	-	-	-
Zoning Administrator	1.0	1.0	1.0	1.0	1.0	-
Zoning Enforcement Officer	-	-	1.0	-	-	-
	22.0	22.0	23.0	26.0	26.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 0.2%, or $704, due primarily to the following activity:

- Increase in professional services of $25,500 due primarily to increases in the bank processing fees (e.g. credit card processing fees) due to increased permit activity, the need for additional engineering and architectural support services, as well as on-call radio frequency consulting services.
- Increase in advertising costs of $4,000 due to continued growth in development activity and associated notice requirements.
- Increase in professional services (IT) of $12,242 due to multiple factors including increased cellular service allocations (increase in number of smartphones), increased Microsoft licensing allocations, etc.

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- Decrease in maintenance contract costs of -$11,261 due primarily to the following: (1) buyout of an existing copier lease during FY 2017 that reduced lease expenses; (2) reduction in records storage fee estimates to more closely track actual expenditure activity; (3) which is partially offset through the addition of an open records request tracking software license.
- Decrease in Non-Recurring costs of -$33,427 due primarily to a one-time sound-masking initiative approved in FY 2017 that will not continue in FY 2018.

Public Works Department

The FY 2018 Budget for Public Works totals $8,377,022 and represents an increase of 5.9%, or $469,479, compared to FY 2017.

The Personnel Services category increased 7%, or $310,874, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums including changes in insurance coverage elections (e.g. family, employee-only, etc.).

Base level personnel total 52.0 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Administrative Assistant II	2.0	2.0	2.0	1.0	1.0	-
Administrative Office Coordinator	-	-	-	1.0	1.0	-
Assistant Construction Manager*	-	-	-	-	1.0	1.0
Civil Engineer	2.0	1.0	2.0	2.0	2.0	-
Construction Manager	1.0	1.0	1.0	1.0	1.0	-
Deputy Director of Public Works	-	1.0	1.0	1.0	1.0	-
Director of Public Works	1.0	1.0	1.0	1.0	1.0	-
Engineering Technician*	7.0	7.0	4.0	4.0	6.0	2.0
Environmental Program Coordinator	1.0	1.0	1.0	1.0	1.0	-
Fleet Coordinator	1.0	1.0	1.0	1.0	1.0	-
Inspector**	4.0	3.0	3.0	-	-	-
Project Administrator	1.0	1.0	1.0	1.0	1.0	-
Public Works Crew Leader	7.0	7.0	7.0	8.0	8.0	-
Public Works Supervisor*	3.0	3.0	3.0	3.0	4.0	1.0
Public Works Technician	4.0	-	-	-	-	-
Public Works Technician I*	7.0	11.0	11.0	11.0	6.0	(5.0)
Public Works Technician II*	9.0	9.0	8.0	7.0	10.0	3.0
Senior Engineer	2.0	3.0	2.0	2.0	2.0	-
Senior Engineering Technician*	1.0	1.0	1.0	1.0	-	(1.0)
Senior Inspector	-	1.0	1.0	1.0	1.0	-
Senior Operations Manager	1.0	-	-	-	-	-
Senior Water Resources Analyst	-	1.0	1.0	1.0	1.0	-
Traffic Operations Manager	-	-	1.0	1.0	1.0	-
Traffic Signal Engineer	-	-	1.0	1.0	1.0	-
Urban Forestry Program Manager	-	-	1.0	1.0	1.0	-
Utility Locator*	-	-	1.0	1.0	-	(1.0)
Water Resources Technician	1.0	-	-	-	-	-
	55.0	55.0	55.0	52.0	52.0	-

* Position reclassifications occurred during FY 2017.

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The Maintenance and Operations category increased 4.6%, or $158,290, due primarily to the following activity:

- Increase in facility repair and maintenance of $150,900 due primarily to the reallocation of all facility maintenance functions from the Recreation and Parks Department to Public Works coupled with general growth in facility maintenance needs in non-parks facilities.
- Increase in maintenance contracts of $68,858 due primarily to the expenses associated with support costs from North Fulton Regional Radio System Authority (43 radios) as well as cost growth under the generator maintenance, ROW landscape maintenance, and Fulton County Animal Control contracts. Additionally, as Public Works now manages maintenance of Parks facilities, all HVAC maintenance related funding was reallocated from the Parks budget to Public Works for FY 2018 (est. $45,000).
- Decrease in general supplies and fuel costs based on historical and year-to-date expenditure trends.

The Capital/Lease category includes funding for the CityWorks work-order management software lease.

Finance Department

The FY 2018 Budget for Finance totals $3,347,009 and represents an increase of 4.6%, or $147,867, compared to FY 2017. The Personnel Services category increased 5%, or $116,602, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 21.5 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Accountant (3FT; 1PT)	3.5	3.5	3.5	3.5	3.5	-
Accounting & Operations Manager	1.0	1.0	1.0	1.0	1.0	-
Accounts Payable Technician	1.0	1.0	1.0	1.0	1.0	-
Billing/Collections Rep.	-	-	1.0	1.0	1.0	-
Benefits Manager	1.0	1.0	1.0	1.0	1.0	-
Benefits Coordinator	1.0	1.0	1.0	1.0	1.0	-
Billing Coordinator	1.0	1.0	1.0	1.0	1.0	-
Budget & Procurement Manager	1.0	1.0	1.0	1.0	1.0	-
Cash Management Officer	1.0	1.0	-	-	-	-
Cash Management Coordinator	-	-	1.0	1.0	1.0	-
Chief Accountant	1.0	1.0	1.0	1.0	1.0	-
Customer Account Coordinator	1.0	1.0	-	-	-	-
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
Director of Finance	1.0	1.0	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Payroll Coordinator	1.0	1.0	1.0	1.0	1.0	-
Safety/Risk Administrator	1.0	1.0	1.0	1.0	1.0	-
Senior Budget & Procurement Analyst	3.0	3.0	3.0	3.0	3.0	-
Treasury Services Manager	1.0	1.0	1.0	1.0	1.0	-
	21.5	21.5	21.5	21.5	21.5	-

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The Maintenance and Operations category increased 3.8%, or $29,624, due primarily to the following activity:

- Increase in professional fees of $19,250 due primarily to increases in credit card transactions and associated processing fees.
- Increase in maintenance contracts of $15,990 due to licensing fees associated with the Socrata CIP dashboard software solution implemented during FY 2017.
- Increase in professional services (IT) of $8,049 due to multiple factors including growth in Microsoft Enterprise licensing fees, Tyler Munis disaster recovery service fees, etc.
- Decrease in employee training of -$5,445 based on historical and year-to-date expenditure trends and forecasted training needs.
- Decrease in employee wellness program of -$5,000 based on historical and year-to-date expenditure trends and forecasted needs.

The Capital/Lease category includes funding for the ERP system (Munis software) lease.

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Public Safety Department

The FY 2018 Budget for Public Safety totals $26,915,508 and represents an increase of 1.6%, or $419,337, compared to FY 2017.

The Personnel Services category increased 3.1%, or $707,725, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 219 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Sworn Police Officers						
Director of Public Safety	1.0	1.0	1.0	1.0	1.0	-
Captain	8.0	6.0	7.0	7.0	7.0	-
Lieutenant	16.0	16.0	16.0	15.0	15.0	-
Division Chief - Administrative Services	-	1.0	-	-	-	-
Field Training Officer	10.0	10.0	10.0	10.0	10.0	-
Officer	69.0	69.0	69.0	70.0	70.0	-
Public Information Officer	1.0	1.0	1.0	1.0	1.0	-
Public Safety Budget/Finance Administrator	-	1.0	1.0	1.0	1.0	-
	105.0	105.0	105.0	105.0	105.0	-
Certified Firefighters						
Deputy Director of Public Safety	1.0	1.0	1.0	1.0	1.0	-
Battalion Chief	4.0	3.0	3.0	3.0	3.0	-
Division Chief - Training	-	1.0	1.0	1.0	1.0	-
Captain	24.0	24.0	23.0	23.0	23.0	-
Accreditation/Emer. Mgmt. Coord. (Captain)	1.0	1.0	1.0	1.0	1.0	-
Training/Emergency Medical Svcs Coord.	-	1.0	1.0	1.0	1.0	-
Fire Apparatus Engineer	23.0	22.0	22.0	22.0	22.0	-
Firefighter/Paramedic	20.0	20.0	20.0	20.0	20.0	-
Firefighter II	19.0	19.0	21.0	21.0	21.0	-
Fire Logistics Officer	1.0	1.0	1.0	1.0	1.0	-
Fire Marshal (Battalion Chief)	1.0	1.0	1.0	1.0	1.0	-
Deputy Fire Marshal	1.0	1.0	1.0	1.0	1.0	-
Assistant Fire Marshal (2FT; 1PT)	2.5	2.5	2.5	2.5	2.5	-
	97.5	97.5	98.5	98.5	98.5	-
Civilian Positions						
Administrative Assistant II	2.0	2.0	2.0	2.0	2.0	-
Criminal Intelligence Analyst	1.0	1.0	1.0	1.0	1.0	-
Data Entry Clerk (1PT)	0.5	0.5	0.5	-	-	-
Evidence Technician	1.0	1.0	-	-	-	-
Evidence Custodian	-	-	1.0	1.0	1.0	-
Fingerprint Technician	0.5	0.5	0.5	1.0	1.0	-
Parking Enforcement Officers (2PT)	-	-	1.0	1.0	1.0	-
Public Safety Volunteer Manager	1.0	1.0	-	-	-	-
Records Clerk	4.0	4.0	4.0	4.5	4.5	-
Records Supervisor	1.0	1.0	1.0	1.0	1.0	-
School Crossing Guard (8PT)	4.0	4.0	4.0	4.0	4.0	-
	15.0	15.0	15.0	15.5	15.5	-
	217.5	**217.5**	**218.5**	**219.0**	**219.0**	**-**

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The Maintenance and Operations category decreased -9.9%, or -$344,085, due primarily to the following activity:

- Decrease in maintenance contracts of -$341,000 due primarily to the elimination of funding for the Red Light Camera Program pending a review by the City Council (similar reduction in revenue as the program was generally self-sufficient).
- Decrease in fuel of -$119,000 based on historical and year-to-date expenditure trends and forecasted fuel prices.
- Increase in professional fees of $11,132 due primarily to additional funding for GBI fingerprint check expenses and LEADS Online transaction expenses.
- Increase in vehicle/facility repair and maintenance of $35,585 based on historical and year-to-date expenditure trends.
- Increase in travel and training of $53,235 based on anticipated training and certification needs in addition to additional funding to cover training needs due to staff turnover.
- Increase in employee uniforms of $10,100 based on historical and year-to-date expenditure trends.

The Capital/Lease category includes funding for fire truck leases and heart monitors and increased $55,697 compared to FY 2017. During FY 2017, the Fire Apparatus included as part of the retired FY 2007 Capital Lease Program were replaced as part of the 2017 Capital Leases. Increases in overall Capital Lease program expenses are associated with inflationary cost increases in the underlying apparatus that were replaced. Additionally, the Phillips Heart Monitor replacements approved during FY 2017 were not delivered due to technical defects which necessitated moving to the next highest rated vendor (Physio) which cost more and resulted in an additional loan payment of approximately $33,000 annually.

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Human Resources

The FY 2018 Budget for Human Resources totals $415,782 and represents an increase of 3.5%, or $14,026, compared to FY 2017.

The Personnel Services category increased 5.7%, or $13,790, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, and an increase in the tuition reimbursement program (based on historical and year-to-date usage trends).

Base level personnel total 2.0 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Human Resources Manager	1.0	1.0	1.0	1.0	1.0	-
	2.0	2.0	2.0	2.0	2.0	-

Assistant City Administrator (acting HR Director) is funded within the City Administration budget.

The Maintenance and Operations category remained flat at a $236 increase and included the following activity:

- Increase in professional fees of $2,500 based on year-to-date and historical expenditure trends for pre-employment evaluations, psychological evaluations, employment physicals, etc.
- Decrease in all other budgetary line items of -$2,264 based on year-to-date and historical expenditure trends.

Municipal Court

The FY 2018 Budget for Municipal Court totals $1,106,546 and represents an increase of 1.3%, or $14,289, compared to FY 2017.

The Personnel Services category increased 4%, or $28,186, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Base level personnel total 9.0 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Court Clerk/Director of Court Services	1.0	1.0	1.0	1.0	1.0	-
Deputy Clerk I	1.0	1.0	1.0	1.0	1.0	-
Deputy Clerk II	5.0	5.0	5.0	5.0	5.0	-
Deputy Clerk III	1.0	1.0	1.0	1.0	1.0	-
Judge	1.0	1.0	1.0	1.0	1.0	-
	9.0	9.0	9.0	9.0	9.0	-

The Maintenance and Operations category decreased -3.6%, or -$13,897, due primarily to the following activity:

- Decrease in maintenance contracts of -$4,000 due primarily to reduced funding for document scanning/records management initiatives to match actual expenditure trends.

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- Decrease in utilities (water, gas, electric, etc.) of -$16,525 due primarily to the IGA with Milton for use of Alpharetta Court Facilities. Revenue from Milton under the IGA was estimated in the FY 2017 budget at $36,000 annually. Additionally, IGA expenditures related to increased utility and repair/maintenance costs were estimated in the FY 2017 budget at $14,925. However, Milton did not finalize the IGA and move into the Alpharetta Court Facility space. As such, the IGA impacts for FY 2018 were removed.
- Increase in professional fees of $8,500 due primarily to additional substitute judge staffing requirements (new DUI warrant procedures).

Recreation and Parks Department

The FY 2018 Budget for Recreation and Parks totals $8,892,183 and represents an increase of 1.7%, or $144,471, compared to FY 2017.

The Personnel Services category increased 2%, or $90,013, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums; which is partially offset through employee turnover.

Authorized personnel total 51.0 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Administrative Assistant I*	3.0	2.0	2.0	2.0	5.0	3.0
Administrative Assistant II	1.0	1.0	1.0	1.0	1.0	-
Athletic Coordinator	2.0	-	-	-	-	-
Arts Coordinator	1.0	1.0	1.0	1.0	1.0	-
Customer Service Representative*	3.0	3.0	3.0	3.0	-	(3.0)
Deputy Director of Recreation/Parks	1.0	1.0	1.0	1.0	1.0	-
Director of Recreation/Parks	1.0	1.0	1.0	1.0	1.0	-
Equestrian Center Manager	1.0	1.0	1.0	1.0	1.0	-
Facility Technician	4.0	4.0	4.0	4.0	4.0	-
Marketing/Accreditation Coordinator	-	1.0	1.0	1.0	1.0	-
Office Manager	1.0	1.0	1.0	1.0	1.0	-
Park Services Manager	1.0	1.0	1.0	1.0	1.0	-
Parks Maintenance Technician	8.0	8.0	-	-	-	-
Parks Maintenance Technician I	5.0	5.0	13.0	13.0	13.0	-
Parks Maintenance Technician II	5.0	5.0	5.0	5.0	5.0	-
Parks Supervisor II	4.0	4.0	4.0	4.0	4.0	-
Program Coordinator	4.0	-	-	-	-	-
Recreation Coordinator	-	5.0	5.0	5.0	5.0	-
Recreation Supervisor II	3.0	4.0	4.0	4.0	4.0	-
Special Events Coordinator (1FT;2PT)	-	-	2.0	2.0	2.0	-
Special Events Manager	-	-	1.0	1.0	1.0	-
	48.0	48.0	51.0	51.0	51.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance and Operations category increased 1.8%, or $74,567, due primarily to the following activity:

- Increase in professional fees of $47,005 based on funding established for general professional studies (e.g. engineering, architectural, CityWorks

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training, etc.) as well as increases in instructor fees due to growth in program utilization (also results in program revenue growth).

- Increase in grounds repair and maintenance of $28,921 due primarily to the Wire and Wood event (tents, tables, chairs, etc.) and general growth based on historical and year-to-date expenditure trends.
- Increase in equipment rental of $33,155 due primarily to anticipated increases in grounds maintenance at Rock Mill Park (tree removal, sidewalk repairs, etc.) and general growth based on historical and year-to-date expenditure trends.
- Increase in travel and training of $10,225 based on anticipated training and certification needs (and associated travel).
- Increase in utilities (water, gas, electric, etc.) of $8,850 based on historical and year-to-date expenditure trends.
- Increase in small equipment of $14,455 to fund soccer goals/nets/wagons, gymnastics equipment, woodshop equipment (replacement), equestrian center hand tools, etc.
- Increase in maintenance contracts of -$273 due to growth in the landscape maintenance contract for parks (including newly acquired parkland), Equestrian Center stall cleaning service, etc. which is fully offset through the reorganization of HVAC maintenance funding into the Public Works Department which is now managing maintenance of Recreation and Parks facilities.
- Decrease in facility repair and maintenance of -$92,240 due primarily to the reallocation of all facility maintenance functions from the Recreation and Parks Department to Public Works coupled with growth in non-standard facility maintenance needs (e.g. Equestrian Center, floor refinishing, painting, etc.).

The Capital/Other category includes funding for: replacement of life guard stands and lounge chairs at the Wills Park Pool, Equestrian Center equipment, and general equipment at the Wills Park Recreation Center, Webb Bridge Park, North Park, and Rock Mill Park.

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Information Technology Department

The FY 2018 Budget for Information Technology totals $1,681,857 and represents an increase of 5.2%, or $82,416, compared to FY 2017.

The Personnel Services category increased 5.5%, or $80,213, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018 and increases in group insurance premiums.

Authorized personnel total 11.0 FTEs and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Director	1.0	1.0	1.0	1.0	1.0	-
Database Administrator*	-	1.0	1.0	-	-	-
GIS Coordinator	1.0	-	-	-	-	-
GIS Manager	1.0	1.0	1.0	1.0	1.0	-
IT Manager	-	-	2.0	3.0	3.0	-
IT Systems Administrator	1.0	1.0	-	-	-	-
Network Administrator	-	-	2.0	2.0	2.0	-
Network Analyst I*	1.0	1.0	1.0	1.0	-	(1.0)
Network Analyst II*	1.0	1.0	-	-	1.0	1.0
Network Manager	1.0	1.0	-	-	-	-
Systems Analyst II	2.0	2.0	2.0	2.0	2.0	-
Systems Manager	1.0	1.0	-	-	-	-
Telecommunications Manager	1.0	1.0	1.0	1.0	1.0	-
	11.0	11.0	11.0	11.0	11.0	-

* Position reclassifications occurred during FY 2017.

The Maintenance & Operations category increased 1.6%, or $2,203, due primarily to the following activity:

- Increase in travel and training of $9,000 due primarily to a continued focus on training and certification.
- Decrease in professional services (IT) of -$2,147 due to multiple factors including reduced Microsoft Enterprise licensing fee allocation, line and circuit service allocation, etc.
- Decrease in professional fees and general supplies of -$4,500 based on historical and year-to-date expenditure trends.

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Emergency-911 Fund

The FY 2018 Budget for the E-911 Fund totals $4,426,678 and represents a decrease of -14.9%, or -$776,438, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017[5]. After adjusting for the non-allocated reserve, the true operational budget growth totals 7%.

The Personnel Services category decreased -0.1%, or -$2,070, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, all of which is offset through employee turnover (and corresponding changes in salary and health care coverage elections).

Authorized personnel total 30.0 FTEs.

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Communications Officer	14.0	14.0	13.0	17.0	17.0	-
Communications Shift Supervisor	5.0	5.0	5.0	5.0	5.0	-
Communications Training Coord. (Captain)	1.0	1.0	1.0	1.0	1.0	-
Public Safety Administrator (Battalion Chief)	1.0	-	-	-	-	-
Division Chief - Technology	-	1.0	1.0	1.0	1.0	-
Sr. Communications Officer	4.0	4.0	5.0	5.0	5.0	-
IT Systems Administrator	1.0	1.0	-	-	-	-
Network Analyst II	-	-	1.0	1.0	1.0	-
	26.0	26.0	26.0	30.0	30.0	-

The Maintenance and Operations category decreased -4.7%, or -$67,281, due primarily to the following activity:

- Decrease in communications of -$17,000 based on multiple factors including: increased costs relating to the upgraded phone system's PRI requirement to make outbound calls; increased cost estimates related to Bellsouth service; all of which is offset through reduced cost estimates for E-911 Cost Recovery charges.
- Decrease in travel and training of -$13,000 based on historical and year-to-date expenditure trends.
- Decrease in professional services (IT) and maintenance contracts of -$18,684 due to reduced operational cost estimates (Alpharetta’s allocable share) for the North Fulton Regional Radio System Authority.

The Capital and Other categories include funding totaling $553,700[6] to cover operating and capital initiatives.

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[5] Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the city’s share of the North Fulton Radio Initiative. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

[6] Please refer to the Operating Initiatives and/or Capital Initiatives tab of this document for detailed descriptions of the initiatives.

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Impact Fee Fund

The FY 2018 Budget totals $1,630,000.

This fund accounts for fees assessed upon development activity. These fees are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the city's impact fee ordinance. Impact Fees (non-allocated reserve balances from prior year collections) are being allocated to specific system improvements as follows:

- System Improvements[7]
    - Parks (Cultural Arts/Parkland Acquisition: $150,000)
    - Parks (Wills Park Pool Renovation/Expansion: $1,100,000)
    - Parks (City Center Sidewalks: $300,000)
    - Public Safety (Headquarters Expansion: $80,000)

Drug Enforcement Agency Fund

This fund accounts for revenues received from the enforcement of drug laws and the confiscation of property from drug offender arrests that can be used by public safety to aid in drug enforcement activity. Funds cannot be used to supplant the Public Safety Department's normal operational budget.

The FY 2018 Budget for the DEA Fund totals $517,706 and represents a decrease of -72%, or -$1,325,458, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017[8].

The Personnel Services category decreased -7.3%, or -$18,871, due primarily to wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018, increases in group insurance premiums, all of which is offset through employee turnover (and corresponding changes in salary and health care coverage elections). Included in this funding is a Special Investigations Unit (three Police Officer positions) approved in FY 2014.

Authorized personnel total 3 FTEs.

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Officer	3.0	3.0	3.0	3.0	3.0	-
	3.0	3.0	3.0	3.0	3.0	-

The Maintenance and Operations category decreased -100%, or -$112,383, due primarily to the cessation of all operational costs. Funding for initiatives will be approved on an individual basis through the city's established procedures.

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7 Please refer to the Capital Initiatives tab of this document for detailed descriptions of the initiatives.

8 Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. A portion of this Non-Allocated Reserve was used to fund the Public Safety Headquarters Expansion project. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

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Capital/Lease expenses include lease costs under the Taser replacement program approved during FY 2016 and planned capital investment for implementation of a body camera program, replacement/upgrade of the LiveScan fingerprinting equipment, and additional funding for the Public Safety Headquarters expansion[9].

Hotel/Motel Fund

The FY 2018 Budget totals $7,250,000.

This fund accounts for occupancy tax collections from area hotels and motels for the purpose of promoting conventions, tourism, and trade shows, while providing funds to facilitate economic vitality in downtown areas. The city levies a hotel/motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: City of Alpharetta (37.5%); Alpharetta Convention & Visitor's Bureau (43.75%); and the Conference Center (Tourism Product Development; 18.75%). The Conference Center portion of the revenue is dedicated to funding debt service on the Conference Center bonds with residual monies allocated towards the debt service reserve[10]. The Alpharetta Conference Center (state-of-the-art 44,000 square foot conference center) is being constructed through a public-private partnership with North American Properties (developer of Avalon). Along with the Alpharetta Conference Center, North American Properties will construct a 325-room Marriott Autograph hotel abutting the Center. North American Properties is operating the Center that will include the largest meeting room in the north Fulton market. Economic impact studies have indicated that a conference center could bring in almost $23.5 million in visitor spending, generating 545 jobs with more than $15.7 million in earnings and over $51.3 million in total economic output annually. The FY 2018 budget includes funding within the Hotel/Motel Fund to cover debt service on the bonds issued to fund construction of the Center. The debt service is fully funded through the hotel/motel tax.

Hotel/Motel Tax collections are forecasted to grow to $7.3 million (FY 2017 collections are estimated at $7 million) due primarily to an increase in business spending on travel and training.

Debt Service Fund

The FY 2018 Budget totals $5,479,658 and includes funding for: the payment of principal and interest on general long-term debt ($5,474,658) and associated administrative fees ($5,000).

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[9] Please refer to the Capital Initiatives tab of this document for a detailed description of these initiatives.

[10] It is the city's intent to reserve $1.5 million of surplus hotel/motel taxes for a debt service reserve on the Conference Center bonds. The intent of this reserve is to be fully funded through the Conference Center portion of the tax.

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Solid Waste Fund

The FY 2018 Budget for the Solid Waste Fund totals $3,304,006 and represents a decrease of -15.2%, or -$594,261, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017[11]. After adjusting for the non-allocated reserve, the operational budget is flat with FY 2017.

The Personnel Services category increased 17.4%, or $11,072, due primarily to: wage increases associated with the 3% performance-based merit program scheduled for April 1, 2018; increases in group insurance premiums and changes employee health care coverage elections (e.g. family coverage vs. employee only coverage).

Authorized personnel total 1.0 FTE and represent the following:

	FTEs					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Variance
Customer Account Representative	1.0	1.0	1.0	1.0	1.0	-
	1.0	1.0	1.0	1.0	1.0	-

The Maintenance & Operations category is primarily flat with FY 2017 (-0.4% variance). The main expense is our private solid waste hauling contract (growth in the service base) which is estimated to remain at the same base rates in FY 2018 while providing expanded service levels (glass recycling route).

Risk Management Fund

The Risk Management Fund is responsible for funding all insurance premiums, workers compensation claims, etc.

The FY 2018 Budget for the Risk Management Fund totals $1,338,000 and represents a decrease of -29.6%, or -$563,241, compared to FY 2017. The main driver of this variance is the non-allocated reserve (i.e. available fund balance) budgeted in FY 2017[12]. After adjusting for the non-allocated reserve, the true operational budget growth totals 2%. This growth is driven through insurance premium increases/coverage changes (e.g. vehicle insurance, workers compensation excess liability insurance, etc.).

[11] Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Non-Allocated Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

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Medical Insurance Fund

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City is able to reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

The FY 2018 Budget totals $6,991,662 and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g. General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the City's costs.

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FUND SUMMARIES

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CITYWIDE FUND SUMMARIES

City of Alpharetta
FY 2018 Budget
Citywide Statement of Revenues and Expenditures (by Department)

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		Special Revenue Funds						Capital Project Funds			Enterprise Fund	Internal Service Funds		
	General Fund	E-911 Fund	Impact Fee Fund	DEA Fund	Hotel/Motel Fund	Operating Grant Fund	Debt Service Fund	Capital Projects Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	TOTAL
REVENUES:														
Property Taxes	$ 22,354,000	$ -	$ -	$ -	$ -	$ -	$ 5,164,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,518,000
Local Option Sales Taxes/T-SPLOST	15,200,000	-	-	-	-	-	-	-	-	13,000,000	-	-	-	28,200,000
Other Taxes	14,699,500	-	-	-	7,250,000	-	-	-	-	-	-	-	-	21,949,500
Licenses and Permits	2,722,050	-	-	-	-	-	-	-	-	-	-	-	-	2,722,050
Intergovernmental Revenue	435,000	940,000	-	-	-	-	-	45,312	-	-	-	-	-	1,420,312
Charges for Services	3,388,250	3,000,000	550,000	-	-	-	-	-	-	-	3,296,300	1,335,000	6,991,662	18,561,212
Fines and Forfeitures	2,209,250	-	-	-	-	-	-	-	-	-	-	-	-	2,209,250
Interest Earnings	75,000	5,478	-	-	-	-	12,000	-	-	-	7,706	3,000	-	103,184
Other/Miscellaneous	275,956	-	-	-	-	-	-	-	-	-	-	-	-	275,956
subtotal	$ 61,359,006	$ 3,945,478	$ 550,000	$ -	$ 7,250,000	$ -	$ 5,176,000	$ 45,312	$ -	$ 13,000,000	$ 3,304,006	$ 1,338,000	$ 6,991,662	$ 102,959,464
Other Financing Sources														
Interfund Transfer from General Fund	$ -	$ -	$ -	$ -	$ -	$ 20,000	$ -	$ 12,067,313	$ 1,255,000	$ -	$ -	$ -	$ -	$ 13,342,313
Interfund Transfer from Hotel/Motel Fund	2,718,750	-	-	-	-	-	-	-	-	-	-	-	-	2,718,750
Budgeted Fund Balance	8,842,313	481,200	1,080,000	517,706	-	-	303,658	410,000	-	1,650,901	-	-	-	13,285,778
subtotal	$ 11,561,063	$ 481,200	$ 1,080,000	$ 517,706	$ -	$ 20,000	$ 303,658	$ 12,477,313	$ 1,255,000	$ 1,650,901	$ -	$ -	$ -	$ 29,346,841
Total Revenues	**$ 72,920,069**	**$ 4,426,678**	**$ 1,630,000**	**$ 517,706**	**$ 7,250,000**	**$ 20,000**	**$ 5,479,658**	**$ 12,522,625**	**$ 1,255,000**	**$ 14,650,901**	**$ 3,304,006**	**$ 1,338,000**	**$ 6,991,662**	**$ 132,306,305**
EXPENDITURES:														
Mayor and City Council	$ 364,488	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 364,488
City Administration	2,180,565	-	-	-	-	-	-	470,000	-	-	-	-	-	2,650,565
Legal Services	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Community Development	2,857,116	-	-	-	-	-	-	125,000	-	-	-	-	-	2,982,116
Public Works	8,377,022	-	-	-	-	-	-	4,749,892	1,255,000	13,650,901	-	-	-	28,032,815
Finance	3,347,009	-	-	-	-	-	-	-	-	-	3,304,006	1,338,000	1,501,694	9,490,709
Public Safety	26,915,508	4,354,178	80,000	517,706	-	-	-	2,452,173	-	-	-	-	-	34,319,565
Human Resources	415,782	-	-	-	-	-	-	-	-	-	-	-	-	415,782
Municipal Court	1,106,546	-	-	-	-	-	-	-	-	-	-	-	-	1,106,546
Recreation and Parks	8,892,183	-	1,550,000	-	-	-	-	2,151,000	-	-	-	-	-	12,593,183
Information Technology	1,681,857	-	-	-	-	-	-	505,000	-	-	-	-	-	2,186,857
Non-Departmental	-	-	-	-	-	-	5,000	-	-	-	-	-	-	5,000
Insurance Premiums (Risk Fund)	665,000	-		-	-	-	-	-	-	-	-	-	-	665,000
Medical Claims	-	-	-	-	-	-	-	-	-	-	-	-	5,408,414	5,408,414
Contingency	650,000	-	-	-	-	-	-	-	-	-	-	-	-	650,000
Non-Allocated (Reserve)	584,090	72,500	-	-	-	20,000	-	2,069,560	-	1,000,000	-	-	81,554	3,827,704
Alpharetta Convention and Visitors Bureau	-	-	-	-	3,171,875	-	-	-	-	-	-	-	-	3,171,875
Debt Service (Principal and Interest)	286,840	-	-	-	779,963	-	5,474,658	-	-	-	-	-	-	6,541,461
Debt Service Reserve	543,750	-	-	-	579,412	-	-	-	-	-	-	-	-	1,123,162
Donations/Contributions	45,000	-	-	-	-	-	-	-	-	-	-	-	-	45,000
subtotal	$ 59,577,756	$ 4,426,678	$ 1,630,000	$ 517,706	$ 4,531,250	$ 20,000	$ 5,479,658	$ 12,522,625	$ 1,255,000	$ 14,650,901	$ 3,304,006	$ 1,338,000	$ 6,991,662	$ 116,245,242
Other Financing Uses														
Interfund Transfer to General Fund	$ -	$ -	$ -	$ -	$ 2,718,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,718,750
Interfund Transfer to Grant/Capital Funds	13,342,313	-	-	-	-	-	-	-	-	-	-	-	-	13,342,313
subtotal	$ 13,342,313	$ -	$ -	$ -	$ 2,718,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,061,063
Total Expenditures	**$ 72,920,069**	**$ 4,426,678**	**$ 1,630,000**	**$ 517,706**	**$ 7,250,000**	**$ 20,000**	**$ 5,479,658**	**$ 12,522,625**	**$ 1,255,000**	**$ 14,650,901**	**$ 3,304,006**	**$ 1,338,000**	**$ 6,991,662**	**$ 132,306,305**

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City of Alpharetta
FY 2018 Budget
Citywide Statement of Revenues and Expenditures (by Category)

		Special Revenue Funds						Capital Project Funds			Enterprise Fund	Internal Service Funds		
	General Fund	E-911 Fund	Impact Fee Fund	DEA Fund	Hotel/Motel Fund	Operating Grant Fund	Debt Service Fund	Capital Projects Fund	Stormwater Capital Fund	T-SPLOST Capital Fund	Solid Waste Fund	Risk Management Fund	Medical Insurance Fund	TOTAL
REVENUES:														
Property Taxes	$ 22,354,000	$ -	$ -	$ -	$ -	$ -	$ 5,164,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,518,000
Local Option Sales Taxes/T-SPLOST	15,200,000	-	-	-	-	-	-	-	-	13,000,000	-	-	-	28,200,000
Other Taxes	14,699,500	-	-	-	7,250,000	-	-	-	-	-	-	-	-	21,949,500
Licenses and Permits	2,722,050	-	-	-	-	-	-	-	-	-	-	-	-	2,722,050
Intergovernmental Revenue	435,000	940,000	-	-	-	-	-	45,312	-	-	-	-	-	1,420,312
Charges for Services	3,388,250	3,000,000	550,000	-	-	-	-	-	-	-	3,296,300	1,335,000	6,991,662	18,561,212
Fines and Forfeitures	2,209,250	-	-	-	-	-	-	-	-	-	-	-	-	2,209,250
Interest Earnings	75,000	5,478	-	-	-	-	12,000	-	-	-	7,706	3,000	-	103,184
Other/Miscellaneous	275,956	-	-	-	-	-	-	-	-	-	-	-	-	275,956
subtotal	$ 61,359,006	$ 3,945,478	$ 550,000	$ -	$ 7,250,000	$ -	$ 5,176,000	$ 45,312	$ -	$ 13,000,000	$ 3,304,006	$ 1,338,000	$ 6,991,662	$ 102,959,464
Other Financing Sources														
Interfund Transfer from General Fund	$ -	$ -	$ -	$ -	$ -	$ 20,000	$ -	$ 12,067,313	$ 1,255,000	$ -	$ -	$ -	$ -	$ 13,342,313
Interfund Transfer from Hotel/Motel Fund	2,718,750	-	-	-	-	-	-	-	-	-	-	-	-	2,718,750
Budgeted Fund Balance	8,842,313	481,200	1,080,000	517,706	-	-	303,658	410,000	-	1,650,901	-	-	-	13,285,778
subtotal	$ 11,561,063	$ 481,200	$ 1,080,000	$ 517,706	$ -	$ 20,000	$ 303,658	$ 12,477,313	$ 1,255,000	$ 1,650,901	$ -	$ -	$ -	$ 29,346,841
Total Revenues	**$ 72,920,069**	**$ 4,426,678**	**$ 1,630,000**	**$ 517,706**	**$ 7,250,000**	**$ 20,000**	**$ 5,479,658**	**$ 12,522,625**	**$ 1,255,000**	**$ 14,650,901**	**$ 3,304,006**	**$ 1,338,000**	**$ 6,991,662**	**$ 132,306,305**
EXPENDITURES:														
Personnel Services	$ 41,864,756	$ 2,501,047	$ -	$ 240,759	$ -	$ -	$ -	$ -	$ -	$ -	$ 74,739	$ -	$ -	$ 44,681,301
Maintenance and Operations	14,119,125	1,371,931	-	-	-	-	5,000	-	-	-	3,229,267	1,338,000	1,501,694	21,565,017
Capital/Capital Lease	819,195	481,200	1,630,000	276,947	-	-	-	10,453,065	1,255,000	13,650,901	-	-	-	28,566,308
Other														
Insurance Premiums (Risk Fund)	665,000	-	-	-	-	-	-	-	-	-	-	-	-	665,000
Medical Claims	-	-	-	-	-	-	-	-	-	-	-	-	5,408,414	5,408,414
Contingency	650,000	-	-	-	-	-	-	-	-	-	-	-	-	650,000
Non-Allocated (Reserve)	584,090	72,500	-	-	-	20,000	-	2,069,560	-	1,000,000	-	-	81,554	3,827,704
Alpharetta Convention and Visitors Bureau	-	-	-	-	3,171,875	-	-	-	-	-	-	-	-	3,171,875
Debt Service (Principal and Interest)	286,840	-	-	-	779,963	-	5,474,658	-	-	-	-	-	-	6,541,461
Debt Service Reserve	543,750	-	-	-	579,412	-	-	-	-	-	-	-	-	1,123,162
Donations/Contributions	45,000	-	-	-	-	-	-	-	-	-	-	-	-	45,000
subtotal	$ 59,577,756	$ 4,426,678	$ 1,630,000	$ 517,706	$ 4,531,250	$ 20,000	$ 5,479,658	$ 12,522,625	$ 1,255,000	$ 14,650,901	$ 3,304,006	$ 1,338,000	$ 6,991,662	$ 116,245,242
Other Financing Uses														
Interfund Transfer to General Fund	$ -	$ -	$ -	$ -	$ 2,718,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,718,750
Interfund Transfer to Grant/Capital Funds	13,342,313	-	-	-	-	-	-	-	-	-	-	-	-	13,342,313
subtotal	$ 13,342,313	$ -	$ -	$ -	$ 2,718,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,061,063
Total Expenditures	**$ 72,920,069**	**$ 4,426,678**	**$ 1,630,000**	**$ 517,706**	**$ 7,250,000**	**$ 20,000**	**$ 5,479,658**	**$ 12,522,625**	**$ 1,255,000**	**$ 14,650,901**	**$ 3,304,006**	**$ 1,338,000**	**$ 6,991,662**	**$ 132,306,305**

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THE CITY OF ALPHARETTA GEORGIA

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GENERAL FUND SUMMARY

EXCERPT

City of Alpharetta
General Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 AMENDED BUDGET	FY 2018 RECOMMENDED BUDGET	$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	$ 19,900,000	$ 21,160,000	$ 1,260,000	6.3%
Motor Vehicle	250,000	180,000	(70,000)	-28.0%
Motor Vehicle Title Tax Fee	1,000,000	775,000	(225,000)	-22.5%
Prior Year/Delinquent	259,000	239,000	(20,000)	-7.7%
Local Option Sales Tax	15,100,000	15,200,000	100,000	0.7%
Other Taxes:				
Franchise Fees	6,725,000	6,640,000	(85,000)	-1.3%
Insurance Premium Tax	3,390,000	3,620,000	230,000	6.8%
Alcohol Beverage Excise Tax	2,015,000	2,100,000	85,000	4.2%
Other Taxes	2,154,500	2,339,500	185,000	8.6%
Licenses & Permits	2,352,050	2,722,050	370,000	15.7%
Intergovernmental	511,000	435,000	(76,000)	-14.9%
Charges for Services	3,108,900	3,388,250	279,350	9.0%
Fines & Forfeitures	2,404,000	2,209,250	(194,750)	-8.1%
Interest	60,000	75,000	15,000	25.0%
Other Revenues	304,366	275,956	(28,410)	-9.3%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,250,000	2,718,750	468,750	20.8%
Total Operating Revenues	**$ 61,783,816**	**$ 64,077,756**	**$ 2,293,940**	**3.7%**
Fund Balance Carryforward	6,067,830	8,842,313		
Total Revenues	**$ 67,851,646**	**$ 72,920,069**		
Expenditures (by Category):				
Personnel Services:				
Salaries	$ 26,174,583	$ 26,890,555	$ 715,972	2.7%
Group Insurance	7,573,002	7,962,005	389,003	5.1%
Pension (Defined Benefit)	2,387,665	2,500,954	113,289	4.7%
Pension (401A)	1,482,671	1,675,068	192,397	13.0%
Miscellaneous Benefits	2,788,234	2,836,174	47,940	1.7%
subtotal	$ 40,406,155	$ 41,864,756	$ 1,458,601	3.6%
Maintenance and Operations:				
Professional Services	$ 2,350,678	$ 2,547,692	$ 197,014	8.4%
Repair/Maintenance	1,386,984	1,519,350	132,366	9.5%
Maintenance Contracts	2,279,562	2,018,351	(261,211)	-11.5%
Professional Services (IT)	1,396,932	1,432,277	35,345	2.5%
General Supplies	988,706	992,185	3,479	0.4%
Utilities	2,629,810	2,607,475	(22,335)	-0.8%
Fuel	616,000	467,150	(148,850)	-24.2%
Legal Services	650,000	665,000	15,000	2.3%
Miscellaneous	1,788,371	1,869,645	81,274	4.5%
subtotal	$ 14,087,043	$ 14,119,125	$ 32,082	0.2%
Capital/Lease:				
Fire Truck/Cardiac Monitor Leases	$ 522,972	$ 578,669	$ 55,697	10.7%
Tyler ERP Lease	109,263	110,904	1,641	1.5%
Work Order Software Lease	76,307	76,622	315	0.4%
Miscellaneous	73,109	53,000	(20,109)	-27.5%
subtotal	$ 781,651	$ 819,195	$ 37,544	4.8%
Other Uses:				
Contingency	$ 605,000	$ 650,000	$ 45,000	7.4%
Insurance Premiums (Risk Fund)	640,000	665,000	25,000	3.9%
Gwinnett Tech Contribution (Debt Svc)	286,940	286,840	(100)	0.0%
Conference Ctr Debt Service Reserve	450,000	543,750	93,750	20.8%
Operating Initiatives Reserve	-	584,090	584,090	-
Donations/Contributions	45,000	45,000	-	0.0%
subtotal	$ 2,026,940	$ 2,774,680	$ 747,740	36.9%
Total Operating Expenditures	**$ 57,301,789**	**$ 59,577,756**	**$ 2,275,967**	**4.0%**
Interfund Transfer:				
Capital Project/Grant Funds	10,549,857	13,342,313		
Total Expenditures	**$ 67,851,646**	**$ 72,920,069**		
Personnel (full-time-equivalent)	408.5	408.5		

EXCERPT

City of Alpharetta
General Fund
Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	$ 21,330,297	$ 20,951,279	$ 20,873,496	$ 23,586,068	$ 27,290,370	$ 21,222,540
Revenues:						
Property Taxes	$ 18,740,931	$ 19,892,754	$ 20,765,849	$ 22,321,490	$ 21,409,000	$ 22,354,000
Local Option Sales Taxes	12,173,275	13,575,938	14,757,780	14,953,985	15,100,000	15,200,000
Other Taxes	13,030,797	12,706,783	13,875,057	14,615,779	14,284,500	14,699,500
Licenses and Permits	1,859,213	2,400,059	2,912,433	3,814,821	2,352,050	2,722,050
Intergovernmental	385,000	376,000	386,458	495,916	511,000	435,000
Charges for Services	2,649,450	2,857,898	3,264,768	3,767,927	3,108,900	3,388,250
Fines and Forfeitures	2,787,875	2,360,816	2,767,465	2,208,782	2,404,000	2,209,250
Interest	36,642	51,065	40,334	119,786	60,000	75,000
Other Revenue	350,979	166,200	204,218	181,625	199,366	175,956
	$ 52,014,162	$ 54,387,513	$ 58,974,363	$ 62,480,110	$ 59,428,816	$ 61,259,006
Expenditures:						
Mayor and City Council	$ 277,376	$ 282,367	$ 308,237	$ 321,095	$ 360,977	$ 364,488
City Administration	2,281,112	2,651,745	2,722,528	1,893,792	2,037,438	2,180,565
Legal Services	442,650	504,045	608,630	726,165	650,000	665,000
Community Development	2,022,668	2,257,827	2,340,068	2,345,022	2,782,412	2,857,116
Public Works	6,773,707	6,891,550	7,084,379	7,364,018	7,907,543	8,377,022
Finance	2,818,456	2,894,001	2,953,855	3,087,059	3,199,142	3,347,009
Public Safety	22,697,945	23,051,613	24,212,086	24,672,611	26,496,171	26,915,508
Human Resources	316,187	351,050	376,580	393,603	401,756	415,782
Municipal Court	935,750	954,463	969,417	955,841	1,092,257	1,106,546
Recreation and Parks	6,115,651	6,238,989	6,669,756	8,124,273	8,747,712	8,892,183
Information Technology	1,395,703	1,389,411	1,467,121	1,520,628	1,599,441	1,681,857
Non-Departmental:						
Contingency	158,909	221,353	224,249	84,663	605,000	650,000
Insurance Premiums (Risk Fund)	664,500	690,800	545,000	607,000	640,000	665,000
Operating Initiatives Reserve	-	-	-	-	-	584,090
Gwinnett Tech Contribution (Debt Svc)	-	153,465	288,640	290,340	286,940	286,840
Conference Ctr Debt Service Reserve	-	-	-	-	450,000	543,750
Donations/Contributions	45,000	45,000	45,000	45,000	45,000	45,000
	$ 46,945,614	$ 48,577,680	$ 50,815,544	$ 52,431,110	$ 57,301,789	$ 59,577,756
Other Financing Sources (Uses):						
Proceeds from the sale of Capital Assets	$ 94,329	$ 549,213	$ 162,797	$ 168,544	$ 105,000	$ 100,000
Interfund Transfer:						
Hotel/Motel Fund	1,544,900	1,656,674	1,858,068	2,429,994	2,250,000	2,718,750
Operating Grant Fund	-	-	-	-	(20,000)	(20,000)
Capital Project Fund	(7,086,795)	(8,093,503)	(7,467,112)	(8,943,236)	(8,854,857)	(12,067,313)
Stormwater Capital Fund	-	-	-	-	(1,675,000)	(1,255,000)
Risk Management Fund	-	-	-	-	-	-
	$ (5,447,566)	$ (5,887,616)	$ (5,446,248)	$ (6,344,698)	$ (8,194,857)	$ (10,523,563)
Ending Fund Balance: (1)	**$ 20,951,279**	**$ 20,873,496**	**$ 23,586,068**	**$ 27,290,370**	**$ 21,222,540**	**$ 12,380,227**
Changes in Fund Balance (actual/est.)	*$ (379,018)*	*$ (77,783)*	*$ 2,712,572*	*$ 3,704,302*	*$ (6,067,830)*	*$ (8,842,313)*
Personnel (full-time-equivalent)	*405.0*	*407.0*	*407.0*	*409.0*	*408.5*	*408.5*

Notes:

(1) Pursuant to the City's financial management policies, fund balance in excess of the City's current 21% Fund Balance Reserve can be used for one-time capital initiatives. Additionally, the budgetary presentation for fiscal years 2017 and 2018 assumes all appropriations will be spent; historically, a portion of the appropriations will go unspent which will augment the fund balance (i.e. the actual reduction in fund balance will be lower than what is presented above).

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EXCERPT

SPECIAL REVENUE FUND SUMMARIES

EXCERPT

City of Alpharetta
E-911 Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Charges for Services:				
E-911 Service Fees (land lines)	$ 1,310,000	$ 1,425,000	$ 115,000	8.8%
E-911 Service Fees (cell phones)	1,335,000	1,460,000	125,000	9.4%
E-911 Service Fees (prepaid cell cards)	95,000	115,000	20,000	21.1%
Intergovernmental:				
City of Milton	925,000	940,000	15,000	1.6%
Interest	5,259	5,478	219	4.2%
Other Financing Sources: (2)				
Budgeted Fund Balance ("FB")	1,532,857	481,200	(1,051,657)	-68.6%
Total Revenues (All Sources): (1)	**$ 5,203,116**	**$ 4,426,678**	**$ (776,438)**	**-14.9%**
Personnel Services:				
Salaries	$ 1,603,232	$ 1,630,236	$ 27,004	1.7%
Benefits	899,885	870,811	(29,074)	-3.2%
Maintenance and Operations:				
Communications	445,000	428,000	(17,000)	-3.8%
Maintenance Contracts	504,310	502,545	(1,765)	-0.3%
Professional Services (IT)	257,858	240,939	(16,919)	-6.6%
Utilities	52,375	48,725	(3,650)	-7.0%
Miscellaneous	179,669	151,722	(27,947)	-15.6%
Capital:				
Capital (3)	386,309	481,200	94,891	24.6%
North Fulton Radio System (COA)	343,748	-	(343,748)	-100.0%
Other Uses: (2)				
Non-Allocated/Reserve	530,730	72,500	(458,230)	-86.3%
Transfer to Capital Project Fund	-	-	-	0.0%
Total Expenditures (All Uses): (1)	**$ 5,203,116**	**$ 4,426,678**	**$ (776,438)**	**-14.9%**

Personnel (full-time-equivalent)	*30.0*	*30.0*

Notes:

(1) Includes non-operating revenue and expenditures such as Carryforward Fund Balance and Non-Allocated/Reserves. The true operational budget variance after adjusting for non-operating items approximates -3%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget. FY 2018 Reserve is allocated to cover operating initiatives. Please refer to the Operating Initiative Requests section of this document for detailed information.

(3) The FY 2017 budget included funding for various one-time public safety equipment (replacement/new) initiatives and funding for the North Fulton Regional Radio System. FY 2018 includes funding for capital initiatives ($457,200 for the E-911 allocable portion of the PS Headquarters Expansion project; and $24,000 for capital costs related to the Alarm Interface Module). Please refer to the Capital Initiative Requests section of this document for detailed information.

EXCERPT

City of Alpharetta
E-911 Fund
Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	$ 3,325,910	$ 3,971,701	$ 2,150,701	$ 2,122,860	$ 1,120,733
Revenues:					
Charges for Services	$ 2,705,732	$ 3,235,946	$ 3,020,347	$ 2,740,000	$ 3,000,000
Interest	10,211	3,803	5,777	5,259	5,478
City of Milton Agreement	1,033,485	898,734	921,918	925,000	940,000
Other	-	6,912	-	-	-
	$ 3,749,428	$ 4,145,396	$ 3,948,042	$ 3,670,259	$ 3,945,478
Expenditures:					
Public Safety	$ 3,103,637	$ 5,966,396	$ 3,975,883	$ 4,672,386	$ 4,426,678
	$ 3,103,637	$ 5,966,396	$ 3,975,883	$ 4,672,386	$ 4,426,678
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund (subsidy/other)	$ -	$ -	$ -	$ -	$ -
Capital Project Fund	-	-	-	-	-
	$ -	$ -	$ -	$ -	$ -
Adjustments/Reconciliation:	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance: (1)	**$ 3,971,701**	**$ 2,150,701**	**$ 2,122,860**	**$ 1,120,733**	**$ 639,533**
Changes in Fund Balance (actual/est.) (2)(3)	*$ 645,791*	*$ (1,821,000)*	*$ (27,841)*	*$ (1,002,127)*	*$ (481,200)*
Personnel (full-time-equivalent)	*26.0*	*26.0*	*26.0*	*30.0*	*30.0*

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) FY 2015 fund balance usage was for the city's share of the North Fulton Radio System initiative. This initiative is 100% funded by the City of Alpharetta and is being tracked in a separate project (PEM01) to ensure transparency. FYs 2016/2017 fund balance usage is for multiple one-time capital initiatives including mobile radio replacements, replacement of the 911 Phone System with a state-of-the-art VOIP system, emergency communications equipment, and continued funding for the North Fulton Regional Radio System Authority.

(3) FY 2018 includes funding for capital initiatives ($457,200 for the E-911 allocable portion of the PS Headquarters Expansion project; and $24,000 for capital costs related to the Alarm Interface Module) and operating initiatives ($2,500 for annual support/maintenance costs related to the Alarm Interface Module; and $70,000 for annual lease financing payment for the upgrade of mobile radios). Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

EXCERPT

City of Alpharetta
Impact Fee Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Charges for Services:				
Impact Fees (streets/highways)	$ 200,000	$ -	$ (200,000)	-100.00%
Impact Fees (recreation/parks)	320,000	550,000	230,000	71.88%
Impact Fees (public safety)	85,000	-	(85,000)	-100.00%
Interest	3,000	-	(3,000)	-100.00%
Other Financing Sources:				
Budgeted Fund Balance	2,927,264	1,080,000	(1,847,264)	-63.11%
Total Revenues (All Sources):	**$ 3,535,264**	**$ 1,630,000**	**$ (1,905,264)**	**-53.89%**
Non-Departmental/Other Uses:				
Impact Fee Administration	18,150	-	(18,150)	-100.00%
Capital	3,099,298	1,630,000		
(1) Non-Allocated/Reserve	417,816	-	(417,816)	-100.00%
Total Expenditures (All Uses):	**$ 3,535,264**	**$ 1,630,000**	**$ (435,966)**	**-53.89%**

Notes:

(1) Impact Fee monies are being reserved for future system improvements.

EXCERPT

City of Alpharetta
Impact Fee Fund
Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Estimated Actual	FY 2018 Recommended Budget
Beginning Fund Balance:	$ 796,084	$ 1,119,410	$ 1,582,560	$ 2,927,264	$ 1,479,267
Revenues:					
Charges for Services	$ 337,108	$ 529,004	$ 1,425,667	$ 1,642,723	$ 550,000
Interest	2,581	2,204	10,779	8,578	-
	$ 339,689	$ 531,208	$ 1,436,446	$ 1,651,301	$ 550,000
Expenditures:					
Non-Departmental	$ 16,363	$ 68,058	$ 17,055	$ -	$ -
Capital	-	-	74,688	3,099,298	1,630,000
	$ 16,363	$ 68,058	$ 91,743	$ 3,099,298	$ 1,630,000
Other Financing Sources (Uses):					
Interfund Transfer:					
Debt Service Fund	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance: (1)	**$ 1,119,410**	**$ 1,582,560**	**$ 2,927,264**	**$ 1,479,267**	**$ 399,267**
Changes in Fund Balance (actual/est.)	*$ 323,326*	*$ 463,150*	*$ 1,344,704*	*$ (1,447,997)*	*$ (1,080,000)*

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Impact Fee monies for FY's 2014-2016 are being reserved for future system improvements. FY's 2017-2018 includes the appropriation of impact fee monies toward eligible projects.

EXCERPT

City of Alpharetta
Drug Enforcement Agency Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Fines and Forfeitures	$ 99,329	$ -	$ (99,329)	-100.00%
Interest	976	-	(976)	-100.00%
Other Financing Sources:				
Budgeted Fund Balance	1,742,859	517,706	(1,225,153)	-70.30%
Total Revenues (All Sources): (1)	**$ 1,843,164**	**$ 517,706**	**$ (1,325,458)**	**-71.91%**
Personnel Services	$ 259,630	$ 240,759	$ (18,871)	-7.27%
Maintenance and Operations	122,383	-	(122,383)	-100.00%
Capital (3)	562,886	276,947	(285,939)	-50.80%
Other Uses:				
Non-Allocated/Reserve (2)	898,265	-	(898,265)	-100.00%
Total Expenditures (All Uses):	**$ 1,843,164**	**$ 517,706**	**$ (1,325,458)**	**-71.91%**

Notes:

(1) Includes non-operating revenue and expenditures such as Budgeted Fund Balance and Non-Allocated/Reserves. The true operation budget variance after adjusting for non-operating items approximates -2%.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

(3) FY 2018 capital initiative funding includes: $100,000 in additional funding for the Public Safety Headquarters expansion; $70,000 for the purchase of Body Cameras; and $58,000 for the upgrade of two Live Scan Fingerprinting units. Please refer to the Capital Initiative Requests and Operating Initiative Requests section of this document for detailed information.

EXCERPT

City of Alpharetta
Drug Enforcement Agency Fund
Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	$ 2,116,149	$ 2,096,209	$ 1,974,754	$ 1,742,859	$ 898,265
Revenues:					
Fines and Forfeitures	$ 505,142	$ 769,983	$ 244,352	$ 99,329	$ -
Interest	(28)	1,276	1,435	976	-
Miscellaneous	-	-	-	-	-
	$ 505,114	$ 771,259	$ 245,786	$ 100,305	$ -
Expenditures:					
Public Safety	$ 525,054	$ 892,714	$ 477,682	$ 944,899	$ 517,706
	$ 525,054	$ 892,714	$ 477,682	$ 944,899	$ 517,706
Ending Fund Balance: (1),(2)	**$ 2,096,209**	**$ 1,974,754**	**$ 1,742,859**	**$ 898,265**	**$ 380,559**
Changes in Fund Balance (actual/est.)	*$ (19,940)*	*$ (121,455)*	*$ (231,895)*	*$ (844,594)*	*$ (517,706)*

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) FYs 2014-2016 fund balance is being used for various capital initiatives (e.g. North Fulton Radio Initiative, Jail Door Lock improvements, etc.). FY 2017 fund balance is being used for the Public Safety Headquarters expansion project. FY 2018 fund balance is being used to fund operations, taser lease, and FY 2018 Capital Initiatives ($100,000 in additional funding for Public Safety Headquarters expansion; $70,000 for the purchase of Body Cameras; and $58,000 for the upgrade of two Live Scan Fingerprinting units). Please refer to the Capital Initiatives section of this document for detailed information.

EXCERPT

City of Alpharetta
Hotel/Motel Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Other Taxes:				
Hotel/Motel Taxes	$ 6,000,000	$ 7,250,000	$ 1,250,000	20.8%
Interest:	-	-	-	0.0%
Other:				
Budgeted Fund Balance	950,566	-	(950,566)	0.0%
Total Revenues (All Sources):	**$ 6,950,566**	**$ 7,250,000**	**$ 299,434**	**4.3%**
Other Uses:				
Alpharetta Business Community	$ -	$ -	$ -	-
Alpharetta Convention & Visitor's Bureau	2,625,000	3,171,875	546,875	20.8%
City of Alpharetta	2,250,000	2,718,750	468,750	20.8%
Conference Center Debt Service:				
Series 2016 Bonds (Principal/Interest)	775,630	779,963	4,333	0.0%
Debt Service Reserve	1,299,936	579,412	(720,524)	-55.4%
Total Expenditures (All Uses):	**$ 6,950,566**	**$ 7,250,000**	**$ 299,434**	**4.3%**

Notes:

The City of Alpharetta levies a Hotel/Motel occupancy tax of 8% on total rental charges. The resulting revenue is distributed as follows: Alpharetta Convention & Visitor's Bureau (43.75%); City of Alpharetta (37.50%); and Tourism Product Development (18.75%; e.g. Conference Center). The tax was changed from 6% to 8% effective October 1, 2015 to fund construction of a Conference Center.

EXCERPT

City of Alpharetta
Hotel/Motel Fund
Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Estimated Actual	FY 2018 Recommended Budget
Beginning Fund Balance:	$ 11,114	$ 0	$ (0)	$ 950,567	$ 1,487,437
Revenues:					
Other Taxes	$ 4,130,570	$ 4,645,169	$ 6,391,842	$ 7,000,000	$ 7,250,000
Interest	-	-	-	-	-
	$ 4,130,570	$ 4,645,169	$ 6,391,842	$ 7,000,000	$ 7,250,000
Expenditures:					
Alpharetta Business Community	$ 690,419	$ 774,350	$ 220,403	$ -	$ -
Alpharetta Convention & Visitor's Bureau	1,794,592	2,012,752	2,790,878	3,062,500	3,171,875
City of Alpharetta	1,656,674	1,858,068	2,429,994	2,625,000	2,718,750
Conference Center Debt Service:					
Facility Debt Service	-	-	-	775,630	779,963
	$ 4,141,684	$ 4,645,170	$ 5,441,275	$ 6,463,130	$ 6,670,588
Ending Fund Balance:	**$ 0**	**$ (0)**	**$ 950,567**	**$ 1,487,437**	**$ 2,066,849**
Changes in Fund Balance (actual/est.)	*$ (11,114)*	*$ (1)*	*$ 950,567*	*$ 536,870*	*$ 579,412*

Notes:

Revenue is to be distributed to the participating entities based on their relative share. Funding for Tourism Product Development is used for debt service on the Series 2016 Conference Center Bonds or reserved for debt service/future eligible initiatives (fund balance within the Hotel/Motel Fund).

EXCERPT

City of Alpharetta
Operating Grant Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Intergovernmental Revenues:				
Grants	91,826	-	(91,826)	-100.00%
Interest	-	-	-	-
Other/Miscellaenous:				
Contributions/Donations	800	-	(800)	-100.00%
Other Financing Sources:				
General Fund Transfer	20,000	20,000	-	100.00%
Budgeted Fund Balance	49,593	-	(49,593)	-100.00%
Total Revenues (All Sources):	**$ 162,219**	**$ 20,000**	**$ (142,219)**	**-87.67%**
Maintenance and Operations:	82,880	-	(82,880)	-100.00%
Capital:	59,910	-	(59,910)	-100.00%
Non-Allocated:	19,429	20,000	571	2.94%
Total Expenditures (All Uses):	**$ 162,219**	**$ 20,000**	**$ (142,219)**	**-87.67%**

EXCERPT

City of Alpharetta
Operating Grant Fund
Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	$ 73,654	$ 57,907	$ 50,160	$ 49,594	$ 19,430
Revenues:					
Intergovernmental (Grants)	$ 36,595	$ 47,737	$ 18,872	$ 91,826	$ -
Interest	230	105	240	-	-
Other/Miscellaneous	-	-	-	800	-
	$ 36,825	$ 47,842	$ 19,112	$ 92,626	$ -
Expenditures:					
Non-Departmental	$ -	$ -	$ -	$ -	$ -
Public Safety	42,958	55,297	14,311	96,861	-
Recreation and Parks	9,614	292	5,367	45,929	-
	$ 52,572	$ 55,589	$ 19,678	$ 142,790	$ -
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	$ -	$ -	$ -	$ 20,000	$ 20,000
	$ -	$ -	$ -	$ 20,000	$ 20,000
Ending Fund Balance:	**$ 57,907**	**$ 50,160**	**$ 49,594**	**$ 19,430**	**$ 39,430**
Changes in Fund Balance (actual/est.)	*$ (15,747)*	*$ (7,747)*	*$ (566)*	*$ (30,164)*	*$ 20,000*

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EXCERPT

DEBT SERVICE FUND SUMMARY

EXCERPT

City of Alpharetta
Debt Service Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Property Taxes:				
Property Taxes	$ 5,426,000	$ 5,106,000	$ (320,000)	-5.9%
Delinquent	20,000	20,000	-	0.0%
Motor Vehicle Taxes	59,000	38,000	(21,000)	-35.6%
Interest	9,000	12,000	3,000	33.3%
Other Financing Sources:				
Transfer-In from Impact Fee Fund	-	-	-	0.0%
Budgeted Fund Balance (1)	814,052	303,658	(510,394)	-62.7%
Total Revenues (All Sources)	**$ 6,328,052**	**$ 5,479,658**	**$ (848,394)**	**-13.4%**
Maintenance & Operations:				
Professional Services	$ 5,000	$ 5,000	$ -	0.0%
Debt Service (Principal and Interest):				
City of Alpharetta				
GO Bonds, Series 2012	1,500,100	1,483,900	(16,200)	-1.1%
GO Bonds, Series 2014 (refunding)	1,936,513	1,935,477	(1,036)	-0.1%
GO Bonds, Series 2016	2,250,000	1,930,788	(319,212)	-14.2%
Development Authority of Alpharetta				
Revenue Refunding Bonds, Series 2009	125,194	124,493	(701)	-0.6%
Other Uses:				
Debt Service Reserve (2)	511,245	-	(511,245)	-100.0%
Total Expenditures (All Uses)	**$ 6,328,052**	**$ 5,479,658**	**$ (848,394)**	**-13.4%**

Notes:

(1) FYs 2017-2018 utilize available fund balance to offset a portion of the debt service requirements.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

EXCERPT

City of Alpharetta
Debt Service Fund
Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	$ 745,672	$ 913,166	$ 845,511	$ 814,052	$ 511,245
Revenues:					
Property Taxes (incl. Motor Vehicle)	$ 3,803,904	$ 3,508,728	$ 3,519,961	$ 5,505,000	$ 5,164,000
Interest	4,463	4,513	8,578	9,000	12,000
Other	-	2	-	-	-
Refunding Bond Proceeds	17,695,000	-	-	-	-
	$ 21,503,368	$ 3,513,243	$ 3,528,539	$ 5,514,000	$ 5,176,000
Expenditures:					
Professional Services	$ 1,000	$ -	$ -	$ 5,000	$ 5,000
Non-Departmental:					
Debt Service	3,646,451	3,580,898	3,559,998	5,811,807	5,474,658
Debt Service Reserve	-	-	-	-	-
Refunding Bonds (Pmt to Escrow)	17,518,423	-	-	-	-
Refunding Bonds (Issue Costs)	170,000	-	-	-	-
	$ 21,335,874	$ 3,580,898	$ 3,559,998	$ 5,816,807	$ 5,479,658
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	$ -	$ -	$ -	$ -	$ -
(1) Capital Project Fund	-	-	-	-	-
	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance: (1)	**$ 913,166**	**$ 845,511**	**$ 814,052**	**$ 511,245**	**$ 207,587**
Changes in Fund Balance (actual/est.)	*$ 167,494*	*$ (67,655)*	*$ (31,459)*	*$ (302,807)*	*$ (303,658)*

Notes:

(1) FYs 2015-2018 utilize available fund balance to offset a portion of the debt service requirements.

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EXCERPT

CAPITAL PROJECT FUND SUMMARIES

EXCERPT

City of Alpharetta
Capital Project Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Adopted Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Other Financing Sources:				
General Fund Transfer	$ 8,854,857	$ 12,067,313	$ 3,212,456	36.28%
Intergovernmental Revenue (Dev. Authority)	-	45,312	45,312	-100.00%
Budgeted Fund Balance	1,730,000	410,000	(1,320,000)	0.00%
Total Revenues (All Sources):	**$ 10,584,857**	**$ 12,522,625**	**$ 1,937,768**	**18.31%**
Capital: (1)				
City Administration	$ 500,000	$ 470,000	$ (30,000)	-6.00%
Community Development	100,000	125,000	25,000	25.00%
Public Works	4,493,271	4,749,892	256,621	5.71%
Public Safety	1,661,123	2,452,173	791,050	47.62%
Recreation and Parks	1,896,500	2,151,000	254,500	13.42%
Information Technology	720,000	505,000	(215,000)	-29.86%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	1,213,963	2,069,560	855,597	70.48%
Total Expenditures (All Uses):	**$ 10,584,857**	**$ 12,522,625**	**$ 1,937,768**	**18.31%**

Notes:

(1) Please refer to the *Capital Initiatives* section of this document for detailed descriptions of the FY 2018 capital initiatives.

EXCERPT

City of Alpharetta
Stormwater Capital Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Adopted Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Other Financing Sources:				
General Fund Transfer	$ 1,675,000	$ 1,255,000	$ (420,000)	-25.07%
Budgeted Fund Balance	-	-	-	0.00%
Total Revenues (All Sources):	**$ 1,675,000**	**$ 1,255,000**	**$ (420,000)**	**-25.07%**
Capital: (1)				
Public Works	$ 1,550,000	$ 1,255,000	$ (295,000)	-19.03%
Recreation and Parks	125,000	-	(125,000)	-100.00%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	-	-	-	-
Total Expenditures (All Uses):	**$ 1,675,000**	**$ 1,255,000**	**$ (420,000)**	**-25.07%**

Notes:

(1) Please refer to the Capital Requests tab for detailed descriptions of the FY 2018 capital initiatives.

EXCERPT

City of Alpharetta
T-SPLOST Capital Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Taxes: (1)				
T-SPLOST	$ 3,000,000	$ 13,000,000	$ 10,000,000	333.33%
Other Financing Sources:				
Budgeted Fund Balance	-	1,650,901	1,650,901	0.00%
Total Revenues (All Sources):	**$ 3,000,000**	**$ 14,650,901**	**$ 11,650,901**	**388.36%**
Capital: (2)				
Public Works	$ 1,349,099	$ 13,650,901	$ 12,301,802	911.85%
Other Uses:				
Non-Allocated (Future Capital/One-time Initiatives)	1,650,901	1,000,000	(650,901)	-39.43%
Total Expenditures (All Uses):	**$ 3,000,000**	**$ 14,650,901**	**$ 11,650,901**	**388.36%**

Notes:

(1) Please refer to the Capital Requests tab for detailed descriptions of the FY 2018 capital initiatives.

(2) FY 2017 included only 3 months of collection (T-SPLOST tax went into effect on April 1, 2017).

EXCERPT

ENTERPRISE FUND SUMMARY

EXCERPT

City of Alpharetta
Solid Waste Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Licenses and Permits:				
Solid Waste Permits (Penalties/Interest)	$ -	$ -	$ -	0.00%
Charges for Services:				
Solid Waste Collection Fees	3,250,000	3,240,000	(10,000)	-0.31%
Solid Waste Tag Fees	500	1,000	500	100.00%
Solid Waste Commercial Hauler Fees	25,000	25,000	-	0.00%
Solid Waste Fees (Penalties/Interest)	25,000	30,000	5,000	20.00%
Bad Check Fees	300	300	-	0.00%
Interest	3,478	7,706	4,228	121.56%
Other:				
Miscellaneous Revenue	-	-	-	0.00%
Other Financing Sources:				
Budgeted Fund Balance	593,989	-	(593,989)	-100.00%
Total Revenues (All Sources): (1)	**$ 3,898,267**	**$ 3,304,006**	**$ (594,261)**	**-15.24%**
Personnel Services:				
Salaries	$ 38,393	$ 38,542	$ 149	0.39%
Benefits	25,274	36,197	10,923	43.22%
Maintenance & Operations:			-	
Professional Fees	3,188,360	3,175,360	(13,000)	-0.41%
Miscellaneous	52,251	53,907	1,656	3.17%
Capital/Other Uses:			-	
Non-Allocated/Reserve (2)	593,989	-	(593,989)	-100.00%
Total Expenditures (All Uses): (1)	**$ 3,898,267**	**$ 3,304,006**	**$ (594,261)**	**-15.24%**
Personnel (full-time-equivalent)	*1.0*	*1.0*		

Notes:

(1) Includes non-operating revenue and expenditures such as Carryforward Fund Balance and Non-Allocated/Reserves. Operational budget growth is flat (0%) after adjusting for non-operating items.

(2) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

EXCERPT

City of Alpharetta
Solid Waste Fund
Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	$ 1,026,865	$ 1,013,493	$ 967,766	$ 1,123,991	$ 1,123,991
Revenues:					
Licenses and Permits	$ 368	$ 763	$ 743	$ -	$ -
Charges for Services	3,194,401	3,214,475	3,224,290	3,300,800	3,296,300
Interest	5,250	3,131	8,598	3,478	7,706
Miscellaneous Revenue	-	-	-	-	-
	$ 3,200,019	$ 3,218,369	$ 3,233,631	$ 3,304,278	$ 3,304,006
Expenditures:					
Solid Waste Operations	$ 3,213,391	$ 3,264,095	$ 3,077,407	$ 3,304,278	$ 3,304,006
	$ 3,213,391	$ 3,264,095	$ 3,077,407	$ 3,304,278	$ 3,304,006
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund (subsidy/other)	$ -	$ -	$ -	$ -	$ -
				$ -	$ -
Ending Fund Balance: (1)	**$ 1,013,493**	**$ 967,766**	**$ 1,123,991**	**$ 1,123,991**	**$ 1,123,991**
Changes in Fund Balance (actual/est.)	*$ (13,372)*	*$ (45,727)*	*$ 156,224*	*$ -*	*$ -*
Personnel (full-time-equivalent)	*1.0*	*1.0*	*1.0*	*1.0*	*1.0*

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts. The minor reductions in fund balance between FYs 2014-2015 is based on the acquisition and implementation of new billing software for sanitation (e.g. Munis billing software) and general operations.

EXCERPT

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EXCERPT

INTERNAL SERVICE FUND SUMMARIES

EXCERPT

City of Alpharetta
Risk Management Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Recommended Budget	$ Variance	% Variance
Charges for Services				
Risk Fund	$ 1,310,000	$ 1,335,000	$ 25,000	1.9%
Interest Earnings	2,200	3,000	800	100.0%
Other:				
Budgeted Fund Balance	589,041	-	(589,041)	-100.0%
Total Revenues (All Sources):	**$ 1,901,241**	**$ 1,338,000**	**$ (563,241)**	**-29.6%**
Maintenance & Operations: (1)				
Professional Services	$ 125,000	$ 125,000	$ -	0.0%
Vehicle Insurance	137,000	150,000	13,000	9.5%
Property and Equipment Insurance	88,000	90,000	2,000	2.3%
General Liability Insurance	60,000	60,000	-	0.0%
Law Enforcement Liability Insurance	100,000	100,000	-	0.0%
Public Entity Liability Insurance	55,000	60,000	5,000	9.1%
Workers Comp. Excess Liability Insurance	90,000	105,000	15,000	16.7%
Criminal Liability Insurance	4,200	5,000	800	19.0%
Cyber Liability Insurance	8,000	8,000	-	100.0%
Umbrella Liability Insurance	60,000	60,000	-	0.0%
Medical Services (PS Custody)	40,000	30,000	(10,000)	-25.0%
Claims and Judgments	545,000	545,000	-	0.0%
Other Uses: (2),(3)				
Reserve	589,041	-	(589,041)	-100.0%
Total Expenditures (All Uses):	**$ 1,901,241**	**$ 1,338,000**	**$ (563,241)**	**-29.6%**

Notes:

(1) Variances are based on current year-to-date premium expenditures.

(2) Includes non-operating revenue and expenditures such as Budgeted Fund Balance and Reserve. The true operational budget variance after adjusting for non-operating accounts approximates 2%.

(3) Annually after the year-end accrual period (i.e. September), the city carries-forward available fund balance and places in a Reserve account. The purpose is to provide elected officials, city staff, citizens, and stakeholders with a transparent view of the funding available for future initiatives. The carry-forward for FY 2018 will occur subsequent to adoption of the budget.

EXCERPT

City of Alpharetta
Risk Management Fund
Statement of Revenues, Expenditures, and changes in Fund Balance (1)

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Amended Budget	FY 2018 Recommended Budget
Beginning Fund Balance:	$ 646,622	$ 334,110	$ 367,912	$ 589,042	$ 589,042
Revenues:					
Charges for Services	$ 1,075,800	$ 1,115,000	$ 1,262,000	$ 1,310,000	$ 1,335,000
Interest Earnings	2,815	1,724	3,984	2,200	3,000
Other:					
Insurance Proceeds	105,618	89,298	25,537	-	-
	$ 1,184,232	$ 1,206,021	$ 1,291,522	$ 1,312,200	$ 1,338,000
Expenditures:					
Maintenance & Operations:					
Workers Comp. Administration	$ -	$ -	$ -	$ -	$ -
Professional Services	116,273	122,141	93,457	125,000	125,000
Vehicle Insurance	109,997	128,809	135,169	137,000	150,000
Property and Equipment Insurance	65,384	62,856	84,628	88,000	90,000
General Liability Insurance	71,942	52,315	54,387	60,000	60,000
Law Enforcement Liability Insurance	93,996	91,350	93,429	100,000	100,000
Public Entity Liability Insurance	55,175	48,825	49,295	55,000	60,000
Workers Comp. Excess Liability Insurance	74,829	79,485	87,050	90,000	105,000
Employee Benefits Liability Insurance	-	-	-	-	-
Criminal Liability Insurance	4,075	4,075	4,075	4,200	5,000
Cyber Liability Insurance	-	-	6,584	8,000	8,000
Umbrella Liability Insurance	59,393	52,115	53,602	60,000	60,000
Medical Services (PS Custody)	25,336	19,210	6,608	40,000	30,000
Claims and Judgments	820,343	511,038	402,107	545,000	545,000
	$ 1,496,745	$ 1,172,219	$ 1,070,391	$ 1,312,200	$ 1,338,000
Other Financing Sources (Uses):					
Interfund Transfer:					
General Fund	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance: (1)	**$ 334,110**	**$ 367,912**	**$ 589,042**	**$ 589,042**	**$ 589,042**
Changes in Fund Balance (actual/est.) (2)	*$ (312,512)*	*$ 33,802*	*$ 221,131*	*$ -*	*$ -*

Notes:

(1) In order to accurately measure anticipated fund balance usage, this schedule omits the Carryforward Fund Balance and Non-Allocated/Reserve accounts.

(2) Available Fund Balance was used in FY 2014 to supplement the reserve for claims and judgments.

EXCERPT

City of Alpharetta
Medical Insurance Fund
Statement of Budgetary Comparisons (FY 2017-2018)

	FY 2017 Amended Budget	FY 2018 Adopted Budget	$ Variance	% Variance
Charges for Services:				
Medical Insurance Premiums				
Employer Contribution	$ 6,520,032	$ 6,289,453	$ (230,579)	-3.5%
Employee Contribution	724,448	702,209	(22,239)	-3.1%
Interest	-	-	-	0.0%
Other Financing Sources:				
Budgeted Fund Balance	867,483	-	(867,483)	100.0%
Total Revenues (All Sources):	**$ 8,111,963**	**$ 6,991,662**	**$ (1,120,301)**	-13.8%
Maintenance and Operations				
Medical Premiums	$ 1,441,673	$ 1,501,694	$ 60,021	4.2%
Other				
Medical Claims	5,714,666	5,408,414	(306,252)	-5.4%
Reserve	955,624	81,554	(874,070)	-91.5%
Total Expenditures (All Uses):	**$ 8,111,963**	**$ 6,991,662**	**$ (1,120,301)**	-13.8%

Notes:

The Medical Insurance Fund accounts for activity under the City's Minimum Premium Plan (MPP) in accordance with Generally Accepted Accounting Principles.

Accounting rules dictate the creation of an Internal Service Fund to track activity under an MPP. As such, this fund does not represent new costs. Rather, it represents a flow of funds from the Operating Funds (e.g. employer/employee premiums) that does have the effect of grossing-up the totals as the appropriations are reflected in multiple Funds.

Under the MPP, the City and the medical insurer (CIGNA) agree that the City will be responsible for paying all claims up to an agreed-upon aggregate level, with the insurer responsible for the excess. The insurer will continue to process claims and administrative services. Through the MPP arrangement, the City is able to reduce premium taxes while maintaining coverage benefits. The MPP is still a fully insured medical plan.

The FY 2018 Budget totals $7 million and represents premiums (employer and employee) and the associated expenditures (administration, claims, and reserves). The operating funds (e.g. General Fund, E911 Fund, DEA Fund, and Sanitation Fund) all include group insurance expenses that represent the City's costs.

EXCERPT

City of Alpharetta
Medical Insurance Fund
Statement of Revenues, Expenditures, and changes in Fund Balance

	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2016 Amended Budget	FY 2017 Adopted Budget
Beginning Fund Balance:	$ -	$ -	$ -	$ 665,623	$ 753,764
Revenues:					
Charges for Services	$ -	$ -	$ 6,538,496	$ 7,244,480	$ 6,991,662
Interest	-	-	116	-	-
	$ -	$ -	$ 6,538,612	$ 7,244,480	$ 6,991,662
Expenditures:					
Medical Premiums	$ -	$ -	$ 1,334,740	$ 1,441,673	$ 1,501,694
Medical Claims	-	-	4,538,250	5,714,666	5,408,414
	$ -	$ -	$ 5,872,990	$ 7,156,339	$ 6,910,108
Other Financing Sources (Uses):					
Interfund Transfer:					
Debt Service Fund	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance:	**$ -**	**$ -**	**$ 665,623**	**$ 753,764**	**$ 835,318**
Changes in Fund Balance (actual/est.)	*$ -*	*$ -*	*$ 665,623*	*$ 88,141*	*$ 81,554*

City Council Meeting
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Meeting Date: June 5, 2017

I. AGENDA ITEM TITLE: PH-17-15: UNIFIED DEVELOPMENT CODE - TEXT AMENDMENTS (2ND READING)
CONSIDERATION OF TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE TO ADD A DEFINITION TO SECTION 1.4.2 AND DETERMINE APPROPRIATE ZONING DISTRICTS IN SECTION 2.2.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Sec 1.4 Definitions, Sec 3.4 Uses Allowed by District, Ordinance

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-17-15 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – DISCOUNT STORE, BREWERY & DISTILLERY

CITY COUNCIL: MAY 22, 2017

CITY COUNCIL (2ND READING) JUNE 5, 2017

This item was heard at the May 19, 2017 Planning Commission meeting. No one from the public spoke for or against the request. The Planning Commission asked Staff re-examine the definition of 'Discount Store' to make it more specific. After discussion, the Planning Commission recommended to approve this item. Vote (6-0)

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code for 'Discount Store', 'Brewery' and 'Distillery' definitions.

III. REPORT IN BRIEF:

Consideration of amendments to the Unified Development Code (UDC) Section 1.4 Definitions to add definitions for 'Discount Store', 'Brewery' and 'Distillery'. Text amendments are proposed within UDC Section 2.2 Permitted Use Districts and Regulations and UDC Appendix A: Alpharetta Downtown Code, Section 3.4 to identify 'Discount Store', 'Brewery' and 'Distillery' as permissible and conditional uses in the appropriate zoning districts.

Discount Store:
Staff proposes adding a definition for 'Discount Store' and to add the use as an allowable use in the LI (Light Industrial) zoning district and a conditional use in the C-2 zoning district. Currently, staff interprets a 'Discount Store' to be a 'Retail Establishment, Mixed Sales', which is a permitted use in the C-2 and LI zoning districts and a conditional use in the CUP, C-1 and PSC zoning districts. Staff proposes the following definition:

> "Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public."

Brewery & Distillery:
Staff proposes adding definitions for 'Brewery' and 'Distillery' and to add the uses as permissible in the LI district and as a conditional use in the CUP, O-I, C-1, C-2, PSC, MU, DT-C and DT-MU districts. Staff proposes the following definitions:

> "Brewery. A facility where malt beverages are manufactured or brewed."

> "Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended)."

Definitions were provided by the City Attorney and are directly from State law and the City's Alcohol Ordinance.

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits

1.4.2 Defined terms.

Words and phrases defined herein shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in this Ordinance shall be construed to have the meaning given by common and ordinary use as defined by Webster's New International Dictionary, Latest Edition. Figures associated with defined terms in this Section are provided for illustration only and do not limit or change the meaning of the term as defined in writing.

Acceleration Lane. An added roadway lane which permits integration and merging of slower moving vehicles into the main vehicular stream.

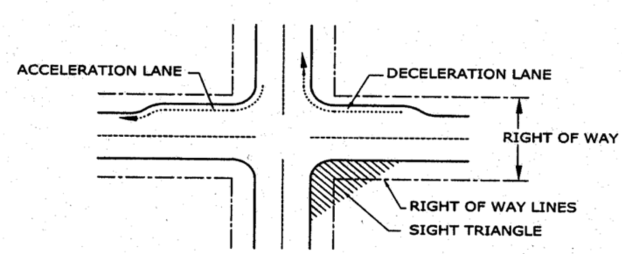


FIGURE 1

Access. A way or means of approach to provide physical entrance to a property.

Accessory Structure. A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.

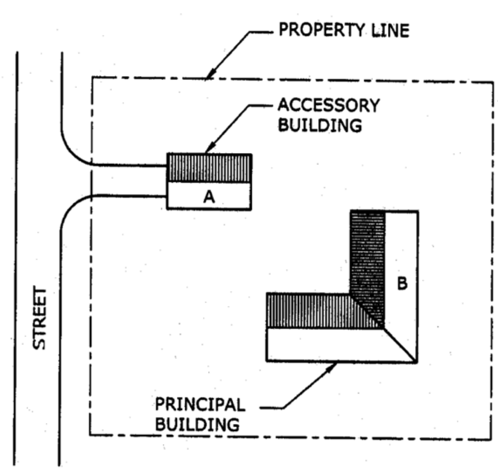


FIGURE 2

Accessory Use. A use customarily incidental and subordinate to the principal use and located on the same lot with such principal use.

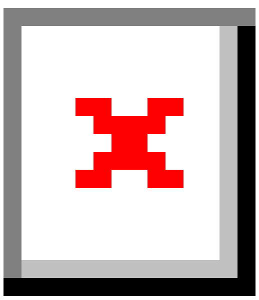
Acre. A measure of land area containing 43,560 square feet.

1. *Acreage, Gross.* The total area of a property measured in acres and fractions thereof rounded to the nearest one-tenth acre.
2. *Acreage, Net.* The total buildable area of a property measured in acres to the nearest one-tenth, as existed when originally approved for its current zoning district, less any flood plain, easements and land dedicated to and accepted for streets or other public improvements by the City.

Adult Book Store. A retail establishment, a majority of whose inventory consists of books, magazines, videotapes and similar materials containing sexual activities or specified anatomical parts.

Airport. A property or structure licensed and approved by the Federal Aviation Administration where fixed wing aircraft or helicopters can land and take off, which may be equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

Aisle. The traveled way, which is not the public right-of-way, by which cars enter and depart parking spaces.



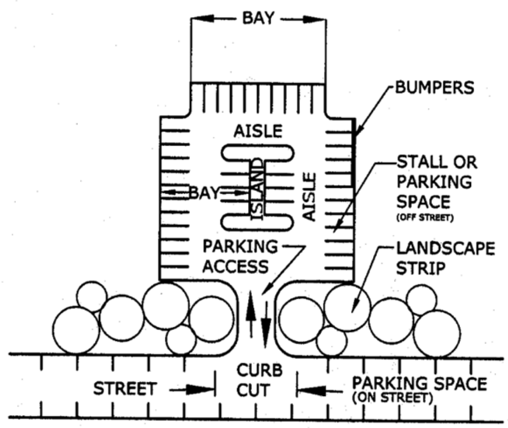


FIGURE 3

Alley. A non-exclusive private easement or publicly dedicated service way providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Alteration of Building. Any change in the supporting members of a building (such as bearing walls, columns or girders); any change in the non-supporting interior walls of a building; any addition or reduction to a building; any change in use; or any relocation of a building from one location or position to another.

Amphitheater. An outdoor area designed or intended for the projection of sound to be heard by a nearby audience.

Amenity. A natural or man-made feature which is intended to enhance or make more attractive or satisfying a particular property.

Animal Hospital, Large Animals. A place where horses, cattle, sheep or other animals normally kept in agricultural settings are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Animal Hospital, Small Animals. A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Annexation. The incorporation of a land area into the City with a resulting change in the city limit boundaries.

Antenna. See Section 2.8 for definition of 'antenna.'

Apartment. One or more rooms comprising an independent dwelling unit in a 'For-Rent' building.

Applicant. Any person making a request to the City for any approval, permit or authorization under the procedures contained in this Ordinance.

Art Galleries. An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This does not include libraries, museums, or non-commercial art galleries, or where such display of art is incidental to the primary use.

Asphalt Plant. A business which manufactures, mixes, or blends asphaltic products for distribution.

Assisted Living Facility. See Congregate Housing.

Associations. An organization of persons having common interests or purposes.

Auditorium. An indoor building or structure designed or intended for use for the gathering of people as an audience to hear music, lectures, plays, and other presentations.

Auto Sales and Leasing. The use of any building, land area, or other premises or portions thereof, for the display, sales or lease of automobiles, trucks, vans, trailers or recreational vehicles, including internet transactions where most vehicles are not stored on site.

Automobile. A self-propelled, free moving vehicle, with at least four but no more than six wheels, designed primarily for the transportation of passengers or for conveyance of up to two tons of materials on a street or roadway.

Automobile Service Station. Any building, land area or other premises, or portion thereof used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories, or the provision of tune-up or light maintenance services for vehicles.

Automotive Service Establishment. A business principally engaged in the repair of automobiles or other motorized vehicles, or the installation or repair of equipment or parts on motorized vehicles such as mufflers, brakes, tires, radios, transmissions, and engines or engine parts.

Bakery. An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service.

Bank. A freestanding building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds. This may include credit unions, savings and loans, and traditional banks.

Barber Shop. Any establishment or place of business within which the practice of barbering is engaged in or carried on by one or more barbers.

Basement. An area below the first floor of a building used for storage, garages, and utilities or for common use of the occupants of the building. A basement used for any one or more of the above purposes shall not be counted as a story.

Beauty Shop. Any commercial establishment, residence, vehicle, or other establishment, place, or event wherein cosmetology is offered or practiced on a regular basis for compensation.

Bed and Breakfast. A building in which lodging and meals are provided for no more than 15 guest and meals are served in a common dining room.

Berm. A mound of earth, or the act of pushing earth into a mound.

Block. A tract of land bounded by streets or a combination of streets and public land, rights-of-way or any other barrier to the community or development.

Board of Appeals. The appointed Board of Appeals of the City of Alpharetta.

Boarding House. A dwelling where more than two, but fewer than six rooms are provided for lodging for definite periods of times. Meals may or may not be provided, but there is one common kitchen facility. No meals are provided to outside guests.

Book or Stationery Store. An establishment for the sale or distribution of books and miscellaneous stationery by direct retail sales to the public.

Bottled Gas Storage and Distribution. An establishment where gas is stored for wholesale distribution.

Brewery. A facility where malt beverages are manufactured or brewed.

Broadcasting Studio. An establishment for the dissemination of radio, television, satellite, or similar medium, which may include a transmission tower.

Buffer Area or Buffer Strip. That portion of a lot set aside for open space and screening purposes pursuant to applicable provisions of this Ordinance to separate different zoning districts or uses on one property from uses on another property. A required set back area may not be included in a required buffer area or visa-versa.

Buffer, Undisturbed. An area of land as defined above that exists in its natural state without intrusion or alteration. The addition of landscaping into areas of sparse vegetation within undisturbed buffers does not constitute intrusion or alteration.

Buildable Area. See "Lot Building Area."

Builder's Equipment. An area designed or intended for the storage and use of equipment or materials common in the construction trade. This may not include sales of such equipment or materials.

Building. Any structure built for or intended for occupancy, storage or shelter of persons, animals, personal or business property, or machinery of any kind which is entirely separated from any other structure.

Building Code. The latest edition of all codes relating to the construction of buildings and their mechanical, electrical and other systems, as adopted by the City of Alpharetta pursuant to the Georgia Uniform Building Code Act and also referred to as the Standard Building Code.

Building Frontage. The linear width of a building facing or most nearly facing a street.

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

Building Inspector. The Building Official of the City of Alpharetta or the Building Official's designated representative.

Building Site. A parcel or lot or land occupied or intended to be occupied by a building or structure having not less than the minimum area permitted by the code.

Bus Shelter. A small, roofed structure, having from one to three walls, located near a street, and designed primarily for the protection and convenience of bus passengers.

Car Wash. Any building or premises or portions thereof dedicated to use for washing automobiles; or a structure containing facilities for washing automobiles.

Carpenter Shop. An establishment utilized for the manufacture or assemblage of wood into usable forms for sale and distribution.

Carpet and Rug Sales. An establishment for the retail or wholesale sale of floor coverings.

Cemetery. Land used or dedicated to the burial or internment of human or animal remains, including crematoriums, mausoleums, necessary sales, and maintenance facilities.

Center Line of Street. Any line surveyed as such by the City of Alpharetta or the Georgia Department of Transportation or their designee, or, if no such survey exists, the line which is midway between the edge of pavement or back of curb of a street.

Central Business District (CBD). That portion of the City bounded by Mayfield Road to the North, Old Milton Parkway to the South, Haynes Bridge Road and Highway 9 to the east and Roswell and Canton Streets to the west. (see page 2-103)

Certificate of Occupancy. A document issued by the Director indicating that a particular building conforms with the requirements of this Ordinance and the building is complete and ready for use.

Church. A facility incorporating one or more buildings where religious services are conducted.

City. The City of Alpharetta, Georgia.

City Administrator. The Chief Operating Officer of the City of Alpharetta or his designee.

City Clerk. The City Clerk of Alpharetta, Georgia, or the City Clerk's designated representative.

City Council or Mayor and Council. The legally constituted and elected governing body of the City of Alpharetta, Georgia.

Clinic. An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, medical professionals, or social workers and where patients are not usually lodged overnight.

Club. Buildings and facilities owned or operated by an association or persons for a social or recreational purpose.

Collection Box. A container, trailer, vehicle or other structure, used for the purpose of acquiring donated goods, by a for-profit or not-for-profit entity.

Commercial Parking Lot. An area or structure dedicated to the temporary storage of automobiles or other vehicles for periods of less than 24 hours for a fee, operated as the principal use of the property or structure.

Community Development Director. The Director of the Community Development Department or his designee.

Comprehensive Plan (CP). The long-range plan for guiding development in the City of Alpharetta and the City's urban area to a point in time at least 15 years from when the plan was adopted, with the overall goal being to accommodate development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meet the needs of present and future residents and businesses.

Concept Plan. A generalized map presenting an image or representation of a proposed development, and showing those plan elements as further required by this Ordinance.

Concrete Plant. A business which manufactures, mixes, or blends concrete products for distribution.

Conditional Use. A use that generally would not be appropriate throughout a zoning district but which, if controlled as to visual appearance, number, area, height, location, or relation to abutting or nearby uses, would not be injurious to the public, health, safety, welfare, morals, order, comfort, convenience, appearance or general welfare. Such uses may be permitted only in zoning districts specified in this Ordinance and are subject to conditions and approval by the Mayor and Council.

Condominium. A legal form of multiple ownership consisting of a building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Condominium, Office. An office building (or group of buildings) organized, owned and maintained as a condominium.

Condominium, Residential. A building type consisting of individual units located within a single structure. The structure normally has at least two, but no more than six stories. The structure is designed to appear as a single building with no architectural distinction between the units. Architectural elements such as materials, colors and windows are repeated consistently throughout the building and there is usually a single roof element and a single point of primary entry. The architectural style typically expresses the horizontal lines of the building which then accentuates the floors of the building as a primary visual element. The common areas of the building such as the elevators and lobby may be expressed as special features on the main elevations of the structure.

Congregate Housing. Any group dwelling or facility licensed by the state, public or private, which for gain or otherwise, regularly provides one or more persons with assisted living care. The term "assisted living care" means specialized care and services including the provision of personal services, the administration of medications by a certified medication aide and the provision of assisted self-preservation. The term "personal services" includes, but is not limited to, individual assistance with or supervision of self-administered medication, assistance, essential activities of daily living such as eating, bathing, grooming, dressing, toileting, ambulation and transfer. The term "assisted self-preservation" means the capacity of a resident to be evacuated from an assisted living facility to a designated point of safety and within an established period of time as determined by the Office of Fire Safety Commissioner. Assisted self-preservation is a function of all of the following:

1. The condition of the individual.
2. The assistance that is available to be provided to the individual by the staff of the assisted living facility; and
3. The construction of the building in which the assisted living facility is housed, including whether such building meets the state fire safety requirements applicable to an existing health care occupancy.

Construction Trailer. A temporary structure used as an office and located on an active construction site.

Contractor's Office with outside storage. A room or group of rooms used for conducting business that includes an enclosed exterior space for the storage of business related equipment and supplies.

Contractor's Office without outside storage. A room or group of rooms used for conducting business that does not use any exterior storage area.

Convenience Center with Gas Pumps. A facility that combines a small retail store with the sale and dispensing of gasoline products.

Convenience Store. A retail establishment primarily selling packaged food and household convenience items, which may also dispense automobile fuel, oil and accessories. Excluded from this definition is any establishment providing automotive maintenance services or repairs.

Craftsman Shop or Studio. A facility where products are made or serviced on an individual basis without the use of mechanized or assembly line production equipment.

Curb Break or Curb Cut. Any interruption or break in the line of a street curb for the purpose of connecting a driveway to a street, or otherwise to provide vehicular access to abutting property.

Data Center. A building or complex of buildings in which a substantial portion of the gross square footage is dedicated to the housing of computer or data processing equipment or systems.

Day Care Center. Any establishment operated by an individual, partnership, society, agency, corporation, institution or group, and licensed by or registered with the State of Georgia as a group day care home or day care center, which enrolls therein for pay, for supervision and care, seven or more children or adults. Such facility may provide supervision, care, education, recreation and specialized programmings but does not provide overnight accommodations.

Deed. An instrument that conveys or transfers title to land or other real property.

Density. The average number of dwelling units or gross square feet of building floor area per gross acre of land. For an individual property, the density shall be calculated by dividing the total dwelling units or gross square footage of the building by the total gross acres of the property that existed when originally approved for its current zoning district.

Design Review Board. The Design Review Board of the City of Alpharetta, as established by this Ordinance and appointed by the Mayor and Council.

Development Activity. The construction of public improvements, site improvements, or buildings, including any alteration of a property in preparation for such construction. Development Activity shall also include the "thinning" or removal of trees from undeveloped land in conjunction with a forest management program, and the removal of trees incidental to the development of land or to the marketing of land for development.

Director. Unless otherwise specified, the Director of Community Development of the City of Alpharetta, Georgia, or the Director's designated representative.

Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public.

Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended).

Drainage. See Article III, Section 3.1 for all definitions relating to drainage and storm water control.

Drive or Driveway. A surfaced asphalt or concrete area on a lot which provides direct access for vehicles between a street and a private garage, carport or other permitted parking space or parking area or loading area.

Dry cleaning, pick-up station. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

Dry cleaning plant. A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and/or agitation, and other processes incidental thereto.

Duplex. A building type consisting of two independent units that are attached by a common side wall, floor and/or ceiling. Such units normally have at least two, but no more than four floors. These units may share a common front door and are sometimes designed to appear as a single unit.

Dwelling, 'For-Rent' (Downtown, Central Business District).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant and located within the Central Business District (map page 2-115).

b. Building—A structure incorporating multiple rental units. (See Apartments.)

c. See Section 2.7 Standards for Downtown, Central Business District.

Dwelling, 'For-Rent' (Outside of Central Business District).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant.

b. Building—A structure incorporating multiple rental units. (See Apartment.)

c. See Section 2.7 Standards for Units (outside of Central Business District).

Dwelling, 'For-Sale'.

a. Detached—A free-standing residential unit designed to be purchased and occupied by a single family.

b. Attached—A residential unit attached to other residential units and designed to be purchased and occupied by a single family.

c. Condominium—A type of property ownership in which a 'For-Sale' unit is purchased and the purchaser of each unit acquires full title to the unit and an undivided interest in the common elements (the land, roof, elevator, etc.).

Dwelling, Group. A building or portion of a building occupied or intended for occupancy by a number of unrelated persons or families, but in which separate cooking facilities are not provided for such resident persons or families. The term "group dwelling" includes but is not limited to the terms rooming house, apartment hotel, nursing home, fraternity or sorority house, YMCA or YWCA. A hotel, motel or bed and breakfast tourist home shall not be deemed to be a group dwelling as herein defined.

Dwelling Unit. One or more rooms connected together and constituting a separate, independent housekeeping establishment designed for use by one family with provision for cooking, eating, sleeping, bathing and personal sanitation, and physically set apart from any other rooms or dwelling units in the same structure or another structure.

Easement. A grant by a property owner of any designated part of a property for the use by another for a specified purpose without transfer of title or right of ownership.

Egress. An exit.

Electric power yards, substation. All equipment, fixtures, and personal property operated or maintained in connection with the production of electricity using any source of thermal, steam, wind, or solar energy with a generating capacity of more than 500 kilowatts and less than 50 megawatts.

Existing Use. The use of a lot or structure at the current time or another time if so designated.

Extended Stay Hotel. A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels and hotels (or motels) are separate and distinct uses. See, Section 2.7.3.

Family. One or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, living and cooking together as a single, nonprofit housekeeping unit.

Family Day Care Home. An accessory use within a private residence, licensed by or registered with the State of Georgia as a family day care home, operated by the occupant of the dwelling who enrolls for pay, for supervision and care without overnight accommodations, three but not more than six children or adults.

Fast Food Restaurant. See Restaurant, Drive-thru or Fast Food.

Fence. A structure made of manufactured materials—and used for the purpose of defining a boundary, creating an enclosure, providing security, privacy or screening, or as a means of protection.

Flood Control. See Article III, Section 3.4, for definitions relating to flooding and flood control.

Floor Area. The total number of square feet of heated floor space within the exterior walls of a building.

Floor, First. The location within a building in which the primary egress and ingress are provided.

Florist, Retail With Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is permitted as a normal accessory use.

Florist, Retail Without Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is not permitted.

Frontage Lot or Street Frontage. The width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

Funeral Home. A building used for the preparation of deceased human beings for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Future Land Use Map. The map named as such and contained in the Comprehensive Plan that indicates areas appropriate for various land uses and public facilities over time and as described in the Comprehensive Plan text.

Garage Sale. The sale or offering for sale of miscellaneous personal items on a residential zoned lot, (not including churches and schools).

Garden District. That portion of Canton Street bounded by Church Street to the south and Hopewell Road to the north.

Gasoline Station. A facility where primary use is the dispensation of fuels. (Also see Convenience Center with Gas Pumps)

Gazebo. An accessory, open air structure not exceeding 300 sq. ft. in size.

Governing Body. The Mayor and Council of the City of Alpharetta, Georgia, under whose authority this Ordinance is enacted into law, administered, and enforced.

Grade. The degree rise or descent of a sloping surface. The average elevation of the sidewalk or crown of road surrounding a building site.

Grade, Finished. See Section 3.1, "Site Grading and Land Disturbance."

Greenhouse. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for subsequent sale or for personal enjoyment.

Group Home. A dwelling shared by four or fewer persons, excluding resident owner, (or no more than six persons including the resident owner), who live together as a single housekeeping unit and in a long term, family-like environment in which the resident owner, serving as the primary caregiver to the residents, provides care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. 1. No group home shall be located within 2,000 ft. of another group home as measured at the property line. 2. A group home shall be limited to one structure and multiple structures located near one another shall not be considered components of one group home. Each structure shall meet distance requirements. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, and work release facility for convicts or ex-convicts, a home for detention and/or rehabilitation of juveniles adjudged delinquent or unruly and placed in custody of the state or other housing facilities serving as an alternate to incarceration. The term "group home" shall also not allow the use of a dwelling as an apartment or duplex. A "group home" shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

1. Having a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
2. Having a record of having such an impairment; or
3. Being regarded as having impairment.

However, the term "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals.

Hardware Store. A facility of 30,000 or fewer square feet gross floor area, primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliance, garden supplies, etc.; if greater than 30,000 square feet, such a facility is a Home Improvement Center.

Historic Business District. That portion of the Central Business District bounded by Church Street to the north, Highway 9 to the east, Marietta Street to the south and Milton High School to the west. (see page 2-122)

Home Improvement Center. A facility of more than 30,000 square feet gross floor area, engaged in the retail sale of various basic hardware lines, such as tools, builders hardware, paint and glass, houseware and household appliances, garden supplies, and cutlery.

Home Occupation. Any activity carried out as a business and/or for profit by the resident and conducted as an accessory use in the resident's dwelling unit.

Hospital. A building providing primary or tertiary health services and medical or surgical care to persons including in-patients and out-patients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel (or Motel). A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Guest rooms within the building contain no provisions for food preparation other than a mini-fridge and/or microwave, there are no self-serve laundry facilities (for guests use) within the building, and access to each guest room is through an inside lobby which is supervised at all hours.

Improvements. The buildings, public utilities and facilities, and accessory structures built on or serving a property.

A. *Public Improvements.* Any structure, owned by or to be dedicated to a government or a utility regulated by the Georgia Public Service Commission, together with its associated public land, easement or right-of-way, necessary to provide transportation, drainage, public or private utilities, or other public services such as education, recreation, or public safety.

B. *Site Improvements.* Any structure, other than a principal building or a structure intended for dedication to public ownership, constructed to support or provide for the use or occupancy of a property, such as driveways, parking and loading areas, retaining walls and other earthen works, erosion and sedimentation control facilities, stormwater drains and detention facilities, and connections to public water, sewer or other utilities.

Industrial Park. A development that contains a number of separate industrial buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Industrialized Buildings. Prefabricated structures as defined in O.C.G.A. 110-2 and usually used for a limited time period such as for a site construction office, portable classroom and site real estate office.

Ingress. Access or entry.

Island. In parking lot and street design, built-up curbs (and in parking lots usually placed at the end of parking rows) as a guide to traffic and also used for landscaping, signing or lighting.

Junk or Salvage Yards. Any area, lot, land, parcel, building or structure or part thereof used for the storage, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable vehicles or other type of junk. See Also "Recycling Center."

Kennel. An establishment in which more than six dogs or other domesticated animals more than one year old may be housed, groomed, bred, boarded, trained or sold.

Land Disturbance Permit. A permit issued by the City that authorizes Development Activity, and includes, but is not limited to, activity related to soil erosion control, clearing and grubbing, grading, public and site improvements. This permit does not authorize building construction.

Land Use. See "Use," "Principal Use," and "Accessory Use."

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form.

Loading Space, Off-street. A space or berth used for the loading or unloading of commercial vehicles, trucks or other vehicles.

Lot. A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included.

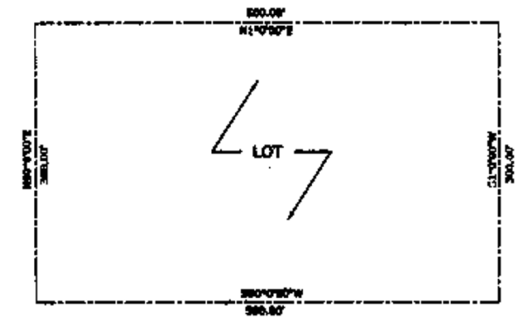


FIGURE 4

Lot Building Area. The portion of a lot located interior to the front, side and rear yard building setback lines; that is, the portion of a lot wherein a building may be located.

Lot, Corner. A lot abutting two or more streets at their intersection.

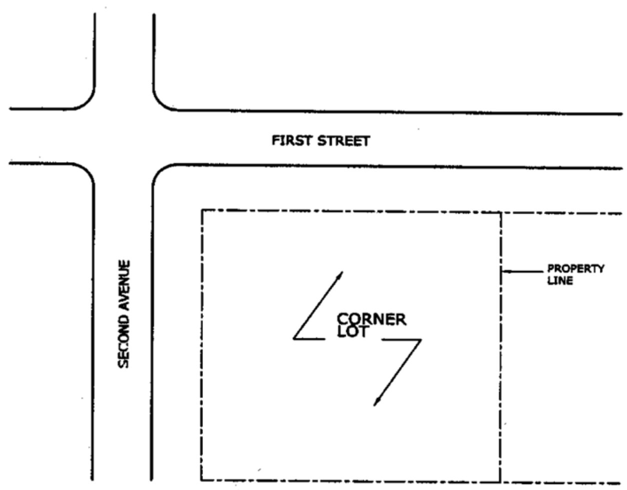
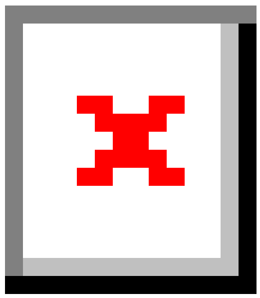


FIGURE 5

Lot Coverage. That portion of the lot that is covered by buildings, structures, and any other impervious surface.

Lot Depth. The distance between front and rear lot lines. If front and rear lines of said lot are not parallel, such least dimension shall be deemed to be the lot depth.

Lot, Double Frontage. A lot which has frontage on more than one street, provided however, that no corner lot shall qualify as a double frontage lot unless said corner lot has frontage on three or more streets.



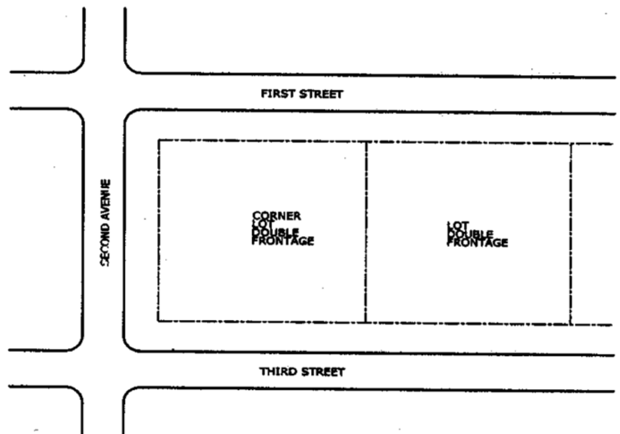


FIGURE 6

Lot, Flag. An "L" shaped lot whose frontage is provided by the driveway access which ties the buildable portion of the property to the street.

Lot Frontage. See "Frontage."

Lot Line. A line of record bounding a lot which divides one lot from another lot or from a street or any public space.

A. *Front Lot Line.* Any boundary line of a lot which is coterminous with a public street right-of-way line or private street easement line. For a corner lot, the narrow portion is usually considered the front.

B. *Rear Lot Line.* Any boundary line of a lot which does not intersect with a street right-of-way or private street easement line and which is usually opposite of the front lot line.

C. *Side Lot Line.* Any boundary line of a lot which intersects with a street right-of-way or private street easement line.

Lot of Record. A lot which exists as shown or described on a plat or deed recorded in the Office of the Clerk of the Superior Court of Fulton County.

Lot Width. The distance measured between side lot lines at the front minimum setback line between intersecting lot lines.

Lot Width—Cul-de-sac. The distance measured between side lot lines at the point of the property that is twice the front setback requirement from the front property line.

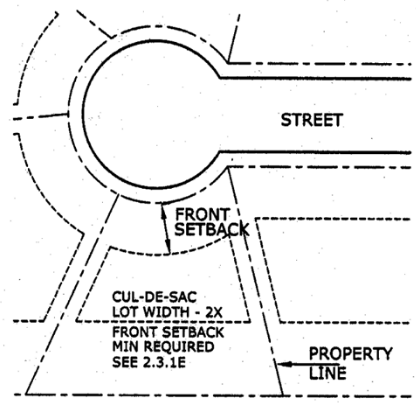


FIG 7

Mansard Façade. An architectural appendage or embellishment to a flat topped structure which is attached to the front external wall and if intended to create the appearance of a mansard roof. See also "Roof."

Manufactured Building. A factory-built, structure that meets national standards for manufactured buildings.

Manufacturing, Heavy. The extraction of natural resources or the transformation of raw materials through mechanical or chemical means into new products ready for assembly, fabrication or use in the production of finished goods.

Manufacturing, Light. The fabrication or assembly of parts into a finished product or component products.

Marquee. Any hood, canopy, awning or permanent construction which projects from a wall of a building, usually above an entrance.

Massage Parlor. Any facility, other than a hospital or clinic, where non-medical manipulative devices or exercises are practiced upon the human body by someone other than a licensed medical professional.

Master Plan. A plan map and associated statement of intent which, at least, includes a depiction of pods, roads, buffers, flood areas, permitted uses and development regulations which represents the framework for development activity on a property. See also "Concept Plan."

Median Break or Cut. Any interruption in the curb separating opposing vehicular travel lanes of a street for the purpose of allowing ingress or egress by left turning movements to a street, or abutting property.

Metes and Bounds. A method of describing the boundaries of land by directions and distances from a known point of reference.

Mezzanine. An intermediate floor between two other stories that does not contain more than 1/3 of the area of the floor below it.

Mini-Warehouse. A structure containing separate storage spaces of varying sizes leased or rented on an individual basis.

Mobile Home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling. 'For-Sale', with or without a permanent foundation when connected to public. utilities. The term mobile home shall not include motorized vehicles with temporary living quarters. Mobile homes built after 1976 are referred to as "Manufactured Homes" or "Industrialized Buildings".

Mobile Home Park. A site with required public and/or private improvements and utilities for the long-term parking of two or more mobile homes or manufactured homes each on a single lot, and which may include such accessory uses as retail convenience sales, Laundromat, and recreational facilities for the exclusive use of residents.

Motel. See "Hotel".

Nail Salon. An establishment that offers nail care services such as manicures, pedicures, and nail enhancements.

Natural Resources Commission. The appointed natural resources commission (formerly known as the Tree Commission) for the City of Alpharetta.

Neighborhood Grocery. A facility with a floor area of at least 3,000 square feet but not more than 50,000 square feet that sells primarily grocery items such as prepackaged food, produce, meats, baked goods, beverages and similar food items intended for off-site consumption. At least 60% of the floor area of the facility shall be dedicated to the sale of said grocery items, including any immediately adjacent circulation and service areas, but not including storage.

Nonconforming Lot. A lot of record whose area, frontage, dimensions, or location were lawful prior to the adoption, revision, or amendment of this Ordinance, and which, by reason of such adoption, revision or amendment, no longer meets or exceeds one or more such requirements of the applicable zoning district.

Nonconforming Sign. Any structure or sign which was lawfully erected and maintained prior to the adoption, revision, or amendment of this Ordinance, and which by reason of such adoption, revision or amendment fails to conform to all applicable regulations and restrictions of this Ordinance.

Nonconforming Structure. A structure or building whose size, dimensions, or location on a property were lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, no longer meets or conforms to one or more such requirements of this Ordinance.

Nonconforming Use. A use or activity that was lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, is not a use or activity permitted by right or no longer meets or conforms to the requirements of this Ordinance.

Nursery, Plant. Land or greenhouses used to raise flowers, shrubs and plants for sale to distributors or for subsequent replanting by the owner, a landscape company or others. See also "Florist, Retail."

Nursery School. See "Day Care Center."

Nursing Home. An extended or intermediate care facility required to be licensed or approved by the State of Georgia to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Office. A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

Office Building. A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

Office Park. A development that contains a number of separate office buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Opaque. Impenetrable to view, or so obscuring to view that buildings, structures, and uses become visually indistinguishable.

Open Space. A privately-owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian-oriented improvements as landscaping, sidewalks, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment, and benches, and which may further include up to 20% of its area in water bodies or other areas inappropriate for pedestrian use.

Outdoor Storage. The keeping, in an unroofed area of any goods, material, merchandise or vehicles in the same place for more than 24 hours.

Outdoor Vending. Sale and/or display of products in an area exposed to open air on two or more sides.

Owner. An individual, firm, association, syndicate, partnership or corporation having a majority proprietary interest in land or a building, or their authorized representative.

Parapet. That portion of a wall which extends above the roof line.

Parcel. A lot or tract of land, or several adjoining lots in common ownership.

Park Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which may include both outdoor and indoor areas developed for active and/or passive recreation.

Parking Area. Any public or private area at grade or within a structure used for the express purpose of temporarily parking automobiles and other vehicles otherwise in operation for personal or business use.

Parking Garage. An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use.

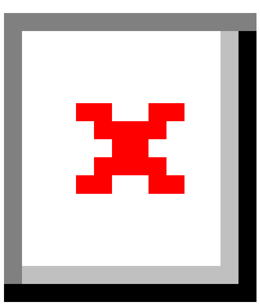
Parking Space. A space identified and set aside for the temporary parking of an automobile or other motor vehicle which is subdivided into the following categories:

A. *Compact Car Parking Space.* A designated space not less than 8 feet by 16 feet expressly provided within a parking area for purposes of temporarily parking a compact car or other compact motor vehicle.

B. *Handicapped Parking Space.* A designated space not less than thirteen feet in width (including loading area) and twenty feet in length, laid out and designated by signage in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.

C. *Handicap - Van Only.* A designated space not less than sixteen feet in width including loading area and twenty feet in length.

D. *Regular Parking Space.* A designated space not less than 9 feet in width by 19 feet in length.



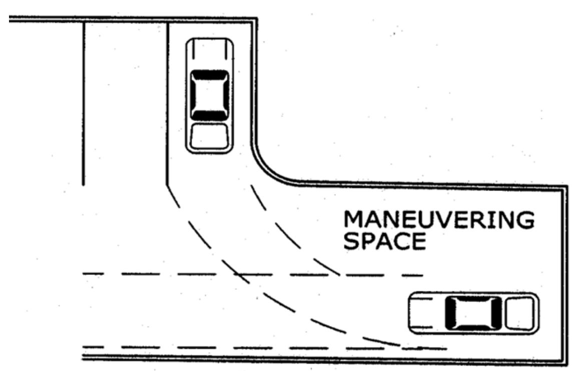
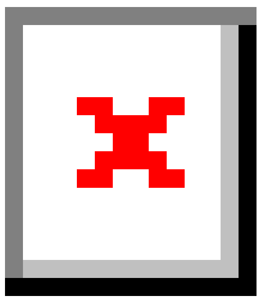


FIGURE 8

Patio House. A 'For-Sale' dwelling in which most, or all, of a lot is used with yard space combined instead of divided. Front, rear and side yard are consolidated into one garden area, either partially or completely bordered by rooms or enclosed by walls. See also "Zero Lot Line."



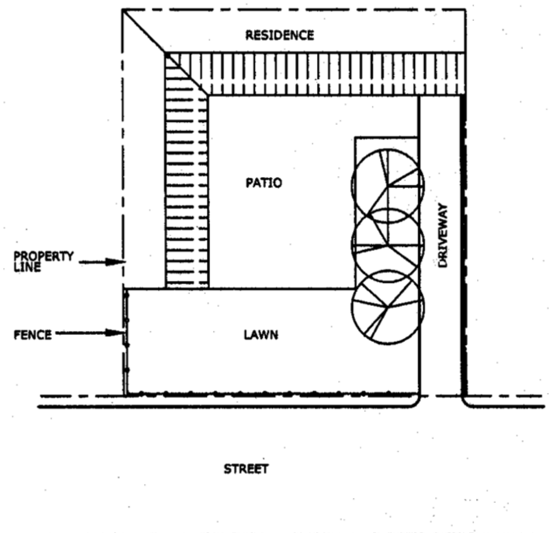


FIGURE 9

Pedestrian Walkway. A right-of-way within a block dedicated to public use, five feet or more in width, intended primarily for pedestrians or bicycles and other non-motorized vehicles.

Perimeter. The boundaries or borders of a lot, tract or parcel of land.

Permit. Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

Permitted Use. Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Person. Any individual, corporation, association, firm, partnership or other legal entity.

Pet Day Care. A facility that provides care on a regular basis to household animals for a period of less than 24 hours with no overnight accommodations.

Planned Center, Office, Commercial or Industrial. A group of rental stores, service establishments, offices, industries and any other businesses planned to serve the public, which is in common ownership or condominium ownership.

Planning Commission. The appointed Planning Commission of the City of Alpharetta, Georgia.

Planted Area. An area of living plant material created for the purpose of establishing open space and consisting of a minimum of 50% of the area devoted to trees and shrubs.

Plat. (1) a map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) a map of a subdivision or site plan.

Plat, Final. The final map of all or a portion of a subdivision which is presented to the proper review authority for final approval and recorded in the office of the Clerk of Superior Court of Fulton County.

Plat, Minor. A division of a tract or parcel of land into not more than four (4) lots and does not dedicate or offer for dedication any new street or require construction of any private road for access to any lots and does not require extension of sanitary sewer, stormwater, or water mains to service lots.

Plat, Preliminary. A preliminary map indicating the proposed layout of the subdivision or site plan which is submitted to the proper review authority for consideration and preliminary approval.

Portable. See Industrialized Buildings.

Premises. An area of land with its appurtenances and buildings which, because of its unity of use, is one unit of real estate.

Principal Building. The building or other structure within which is conducted (or intended to be conducted) the principal use of the lot on which said building is situated.

Principal Use. The primary or predominant use of any lot.

Prohibited Use. A use that is not permitted in a zoning district by right as a principal use, as an accessory use, or as a conditional use.

Public Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which is developed for recreation, entertainment, and/or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playgrounds, community gardens, or other areas where people can gather. Areas that are restricted to the general public, like residential amenities, may not be included within the public space requirement.

Recreation Facility. A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

1. *Recreation Facilities, Indoor.* Recreational uses conducted almost wholly indoors, including bowling alley, skating rink, shooting range, health club, etc.
2. *Recreation Facilities, Outdoors.* Recreational uses conducted almost wholly outdoors, including ball fields, soccer, etc.

Recycling Center. A use operated exclusively for the collection and temporary storage of used paper, glass, metal, and similar materials suitable for reprocessing, which are transported elsewhere for separating, processing, or storage.

Rental Services Establishment. Any business establishment which rents or leases items of personal property such as tools, appliances and equipment to the general public.

Residence. A dwelling unit.

Restaurant. An establishment where food and drink are prepared, served and consumed primarily within the principal building, and without a drive-in or drive-thru component.

Restaurant, Drive-thru or Fast-Food. Any establishment, building or structure where food or drink are served for consumption, either on or off the premises, with drive-thru components. This definition shall not include otherwise permitted restaurants where outdoor table service is provided to customers in outdoor dining areas.

Retail Establishment, Mixed Sales. Any business establishment selling a wide variety of goods arranged in several departments including, but not limited to, hardware, automotive, sporting goods, audio and video equipment, and clothing.

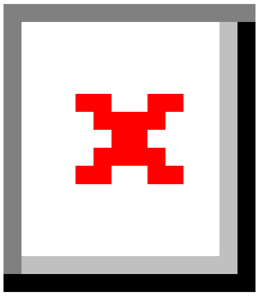
Retail Sales Establishment. A business principally engaged in offering a category of similar goods or products for sale to the general public, such as grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

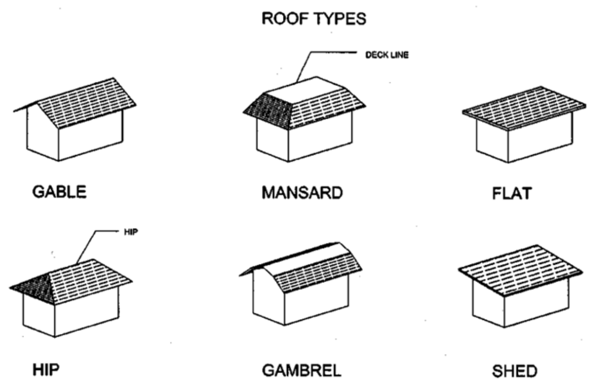
Retail Services Establishment. A business principally engaged in providing a service, as opposed to products, to the general public, such as a banking or financial institution, real estate or insurance office, barber or beauty shop, travel agency, amusement or recreation center, health clinic, legal firm, professional service, and the like.

Retail Strip Center. A group of retail stores designed as one development and being less than 50,000 square feet in size.

Right-of-Way. A strip of land occupied or intended to be occupied by a street, sidewalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special purpose use. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use in fee simple.

Roof. The outside top covering of a building.





Salvage Yard. A facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded material.

School, Academic. Any building or part thereof which is designed, constructed or used for education or instruction following the same curriculum offered in a public elementary, secondary, trade or technical, or higher education facility, and accredited to award diplomas as such.

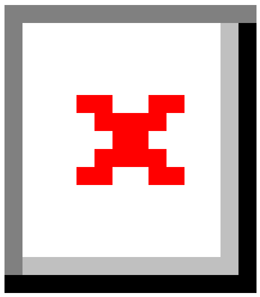
School, Commercial. Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or vocational pursuit, other than an academic school.

Semipublic Use. A use owned or operated by a nonprofit, religious, or educational institution for the purpose of providing educational, cultural, recreational, religious, or social services to the general public.

Service Drive. A minor, permanent, public right-of-way which is used primarily for vehicular service access to the back or side or properties otherwise abutting on a street.

Setback. The straight line distance between a street right-of-way or a lot line and the nearest point of a structure or building or projection therefrom (excluding steps, roof overhang, chimneys, bay windows and patios).

Setback, Front Cul-de-Sac.



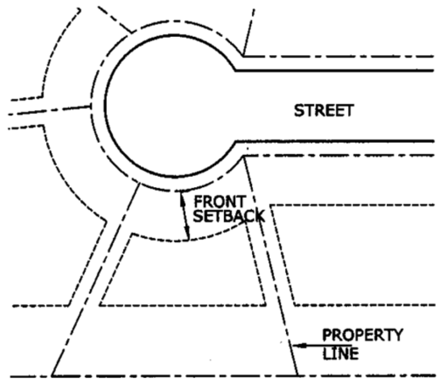


FIG 11

Setback, Minimum. The shortest distance allowed between a property line and any principal or accessory building on a lot, not including any required buffer areas. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a "side yard setback" is measured from a side lot line.

Shopping Center. A group of retail sales or services establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements with a total size of at least 50,000 square feet.

Shopping Center, Specialty. A shopping center whose shops cater to a specific market and are linked together by an architectural, historical or geographic theme or by a commonality of goods and services.

Sidewalk. A paved, surfaced or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sign. See Article II, Section 2.6, for all definitions relating to signs.

Site Plan. A plan accurately drawn to scale of a development project, depicting the buildings proposed to be placed on the property, related public and site improvements on the site, and additional information as required by this Ordinance or conditions of zoning approval, and other applicable ordinances.

Smoke Shop and Tobacco Store. Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco instruments; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store".

Spa Services. A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business.

Special Care Home. An accessory use in a 'For-Sale' dwelling occupied by one or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, some of whom are in need of special care, living together as a nonprofit housekeeping unit. The term "special care home" shall include a home for adolescents, a home for physically handicapped persons and a home for mentally handicapped persons. The term "special care home" shall not include the business of operating a boarding house, rooming house or other similar establishment. Additionally, the term shall not include a penal institution, any place for persons convicted of a crime or any place for persons found to be juvenile delinquents.

Storage, Climate Controlled. A facility consisting of a building or group of buildings that contain individual storage units of varying sizes in a climate controlled environment where customer access is through a lobby and where no commercial transactions or activities take place other than the rental of the storage units (permitted in L-I only).

Storage, Mini-Warehouse. A facility consisting of a building or group of buildings that are surrounded by a security fence with controlled access and which contains individual storage units of varying sizes whose doors open directly to the outside and where no commercial transactions or activities take place other than the rental of the storage units.

Storefront Street. A street, that by virtue of its pre-existing pedestrian-supportive qualities. or its future importance to pedestrian connectivity, requires that new development along it achieves a high standard of design and pedestrian orientation.

Storm Water Management Report. A report prepared by a Professional Engineer registered in the State of Georgia that details the pre and post development activity hydrologic conditions.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multi-story building used for parking, even if below grade, shall be classified as a story.

Street. A dedicated and accepted public right-of-way for vehicular traffic from which direct access may be gained to abutting properties, or an easement or private right-of-way approved by the City Council to serve such purpose. The term "street" shall refer to the full width located between the limits of the right-of-way or easement, and not be limited to the roadway itself.

A. *Principal Arterials* —are those streets and highways which serve major activity centers and emphasize traffic service rather than access to abutting land access. Principal arterials include all limited access freeways, expressways or parkways, and carry a high proportion of total area travel on a minimum of mileage.

B. *Major Arterials* —are those streets which interconnect with the principal arterial system and provide service to trips of moderate length with emphasis on both traffic service and land access and generally do not penetrate identifiable single family residential neighborhoods.

C. *Minor Arterials* —provide intra-community continuity but should not penetrate identifiable neighborhoods.

D. *Collector Streets* —distribute trips from arterial street to their ultimate origin or destination. Collector streets provide a greater level of land access than arterial streets, may enter or traverse identifiable neighborhoods, and rarely serve significant volumes of through traffic.

E. *Local Streets* —comprise all facilities not classified as arterial or collector. Local streets provide land access with service to through traffic being actively discouraged.

Street, Future Right-of-Way Line. The right-of-way line which is anticipated by the City, State or other agency for future development.

Street Right-of-Way Line. The limit of public ownership or private easement for property containing or intended to contain a street, dividing it from an adjacent lot.

Structure. A combination of materials to form a construction for use, occupancy or ornamentation which is fastened or attached to the ground.

Structure Height. The vertical distance to the highest point of a structure, as measured in the same manner as "Building Height" herein.

Subdivision. The division of a lot, tract or parcel of land into 2 or more lots, tracts, parcels or other divisions of land for sale, development, finance or lease.

Swimming Pool. A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

Temporary Use. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Theater. A building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances.

Townhouse/Rowhouse. A building type consisting of at least three, but not more than eight independent units that are attached by common side walls in a linear arrangement. Each unit occupies the space from the ground to the roof and normally has at least two, but no more than four floors. Such units typically feature a primary entrance on the front elevation and variations in materials, colors and/or windows to create a visual distinction between each of the attached units.

Tract. See "Lot."

Tree. See Article III, Section 3.2, for definitions relating to tree protection.

Use. The purpose for which a property or structure is designed, intended, reserved, or occupied.

Use, Accessory. See "Accessory Use."

Use, Conditional. See "Conditional Use."

Use, Principal. See "Principal Use."

Variance. Permission granted under circumstances prescribed herein to depart from the specific requirements of this Ordinance.

Vehicle for Hire Company. An establishment offering to transport passengers for a fee in any motorized or animal-drawn vehicle, the charges for which are determined by agreement, mileage or by the length of time for which the vehicle is engaged and also described as a taxi or limousine service.

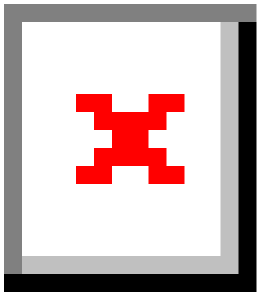
Warehouse. A building used primarily for the storage of goods and materials. See also "Mini-Warehouse."

Wholesale Trade. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wireless Tower. See Section 2.8 for definition of 'wireless tower.'

Yard. An area that lies between the buildings on a lot and the nearest lot line.

1. *Front Yard.* A yard situated along any public street right-of-way or private street easement.
2. *Rear Yard.* A yard situated along a rear lot line.
3. *Side Yard.* A yard situated along a side lot line.



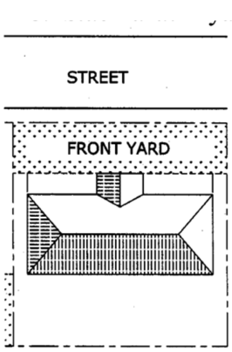


FIG 12

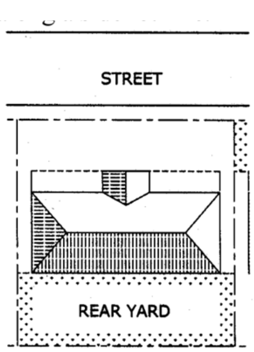


FIG 13

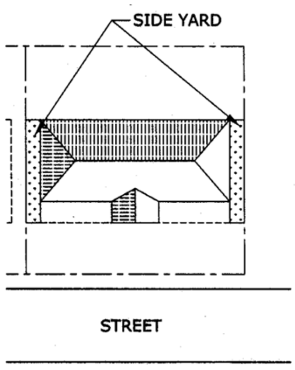


FIG 14

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zoning Change. An amendment to the Official Zoning Map or other action having the result of rezoning a property, approval of a Conditional Use on a particular property, or a change in conditions of approval applied to the zoning or conditional uses pertaining to a property.

Zoning Map. The Official Zoning Map of the City of Alpharetta, Georgia, which may include a series of maps in section.

(Ord. No. 689, § 1, 6-2-2014 ; Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 704, § 1, 6-1-2015 ; Ord. No. 715 , § 1, 9-28-2015; Ord. No. 718 , § 1, 12-14-2015)

SECTION 2.2 a - CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses within the framework of a masterplan. The district regulations are intended to allow greater design flexibility without increasing overall density.

A. *Permitted Principal Uses.* A property in the CUP district may be used only for those uses approved as part of the conditions of approval of the CUP zoning on the property and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall CUP development is further limited by the following requirements:

Dwelling, 'For-Sale', Detached Residential: A minimum of 25% of the gross land area of the CUP shall be utilized for 'For-Sale' detached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Sale', Attached Residential: No more than 20% of the gross land area of the CUP may be used for 'For-Sale' attached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Rent', Residential: Rental units and related accessory uses, streets and other facilities shall not exceed 20% of the gross land area of the CUP.

Commercial: Uses permitted in the C-1 category shall not exceed (in aggregate) 10% of the gross land area of the CUP.

Open Space: A minimum of 15% of the gross land area must be set aside as open space.

Office and Light Industrial: The following uses shall not exceed (in aggregate) 25% of the gross land area of the CUP:

Office buildings or office parks and related accessory uses, streets and other facilities.

Wholesale, storage or industrial uses and related accessory uses, streets and other facilities.

B. *Accessory Uses.* A property in the CUP district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted under the conditions of approval for the CUP zoning on the property.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.

3. Family Day Care Home in a residence.
4. Special Care Home in a 'For-Sale' detached dwelling.
5. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
6. Clubhouse, swimming pool, or community recreation facilities serving a development.
7. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
8. Signs, subject to all of the requirements regulating signage herein.
9. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.1, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. Agricultural and Residential Uses.
   a. Dwelling, Group (rooming house, assisted living facility, nursing home, fraternity, congregate housing).
   b. Dwelling, 'For-Sale' Attached.
   c. Dwelling, 'For-Sale' Detached.
   d. Dwelling, 'For-Rent'.
   e. Reserved.
   f. Bed and Breakfast.
2. Business Uses.
   a. Animal Hospital, small animals.
   b. Art Galleries.
   c. Automobile Sales and Leasing.
   d. Automobile Service Station.
   e. Automotive Parts.
   f. Automotive Service.
   g. Bakery.
   h. Barber Shop.
   i. Bank, Savings and Loan.
   j. Beauty Shop.
   k. Billiards.
   l. Book Store or Stationery.
   m. Bowling Alley.
   n. Brewery.
   o. Broadcasting Studio (radio or TV).
   p. Building Materials, retail with enclosed storage.

q. Clinic.

r. Commercial Parking Lot.

s. Contractor's Office without outside storage.

t. Contractor's office with outside storage.

u. Convenience Market with or without gas pumps.

v. Dance Studio.

w. Day Care Center.

x. Distillery.

y. Drug Store.

z. Dry Cleaning Pick-up Station.

aa. Equestrian Center.

bb. Extended stay hotel (see Section 2.7).

cc. Florist, Retail without Greenhouse.

dd. Funeral Home w/ no cemetery or mausoleum.

ee. Golf Course, Driving Range.

ff. Golf, Miniature.

gg. Grocery Store.

hh. Hardware and Garden Supply Store.

ii. Hotel or Motel.

jj. Laboratory, Research or Commercial.

kk. Laundry, Self-Serve, Pick-up.

ll. Liquor Store.

mm. Manufacturing.

nn. Office Building or Office Park.

oo. Outdoor Recreation Facilities.

pp. Park, playground.

qq. Pet Day Care.

rr. Pet Grooming.

ss. Print Shop.

tt. Public Building.

uu. Radio or TV, Transmitter or Studio.

vv. Rental Services Establishment without outside storage.

ww. Restaurant.

xx. Restaurant, with Drive-thru window.

yy. Retail Sales and Services Establishments not otherwise listed for this zoning district.

zz. Retail Establishment, Mixed Sales.

aaa. School, Commercial.

bbb. Shop or Studio, Craftsman/Artist.

ccc. Spa Services.

ddd. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.

   a. Laundry, Industrial.

   b. Locker, Frozen Food or Cold Storage.

   c. Manufacturing, Light.

   d. Wholesale Establishment.

4. Semipublic Uses, Utilities.

   a. Airport, public or private.

   b. Amphitheater.

   c. Athletic Facility.

   d. Auditorium.

   e. Church, Synagogue, or any other religious institution.

   f. Club, association or lodge.

   g. Country Club.

   h. Fire Station.

   i. Heliport, public or private.

   j. Hospital.

   k. Library.

   l. Museum.

   m. School, Academic.

   n. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.* Minimum Lot Size; the minimum area permitted to be zoned for a CUP is 100 acres.

Lot sizes in use areas: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the minimum lot size required by such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Maximum Density of Dwelling Units: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the lot size or, when applicable, density limitations of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Minimum Lot Width, Minimum Setbacks, Maximum Coverage by Principal Buildings, Maximum Building Height, Minimum Floor Area of a Dwelling Unit, Screening and Buffers: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open space shall not include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718 , §§ 2, 4, 12-14-2015)

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. *Conditional Principal Uses.* A property in the O-I district may be used for the uses listed below and shown in Table 2.1 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

   1. Residential Uses.

      a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility).

   2. Business Uses.

      a. Bank, Savings and Loan.

      b. Broadcasting Studio (radio or TV).

      c. Clinic.

      d. Congregate Housing.

      e. Day Care Center.

      f. Drug Store.

      g. Golf Course, Driving Range.

      h. Office Building or Office Park.

      i. Recreational Facilities (Indoor or Outdoor).

      j. Theater, Cinema.

   3. Semipublic Uses, Utilities.

      a. Church, Synagogue, or other religious institutions.

      b. Club, association or lodge.

      c. Heliport.

      d. Library.

      e. Museum.

      f. Public Building.

      g. School, Academic.

      h. Recreation Facilities (Indoor or Outdoor).

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

   Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

   The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

   The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

   The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

   The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

   The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.
8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.
   a. Reserved.
2. Business Uses.
   a. Art Galleries.
   b. Automobile Service Station.
   c. Bakery.
   d. Barber Shop.
   e. Beauty Shop.
   f. Book Store.
   g. Bowling Alley.
   h. Brewery.
   i. Car Wash.
   j. Contractor's Office without outside storage.

k. Commercial Parking Lot.

l. Convenience Market with or without gas pumps.

m. Dance Studio.

n. Distillery.

o. Dry Cleaning Pick-up Station.

p. Extended Stay Hotel (see Sec. 2.7).

q. Florist, Retail without Greenhouse.

r. Funeral Home w/out cemetery or mausoleum.

s. Hotel/motel.

t. Golf, Miniature, or Golf Driving Range.

u. Laboratory, Research or Commercial.

v. Liquor Store.

w. Print Shop.

x. Radio or TV, Transmitter or Studio.

y. Restaurant.

z. Restaurant, Drive-In or Fast-Food.

aa. Retail Sales and Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

bb. School, Commercial.

cc. Spa Services.

3. Wholesale, Storage and Industrial Uses.

   a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

   a. Airport.

   b. Amphitheater.

   c. Athletic Facility.

   d. Auditorium.

   e. Country Club.

   f. Hospital.

   g. Fire Station.

   h. Park or Playground.

   i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5.).*

F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718 , §§ 3, 6, 12-14-2015)

2.2.14 C-1 neighborhood commercial.

A. *Permitted Principal Uses.* A property in the C-1 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
    a. Dwelling, 'For-Sale'—in an existing or historic structure only.
    b. Reserved.
    c. Bed and Breakfast.
2. Business Uses.
    a. Art Gallery.
    b. Bakery.
    c. Barber Shop.
    d. Bank, Savings and Loan.
    e. Beauty Shop.
    f. Book Store.
    g. Carpet and Rug Sales.
    h. Clinic.
    i. Contractor's Office without outside storage.
    j. Day Care Center.
    k. Drug Store.

l. Dry Cleaning Pick-up Station.

m. Florist, Retail Without Greenhouse.

n. Gourmet Food Store.

o. Hardware and Garden Supply Store.

p. Jewelry Store.

q. Laundry, Self-Serve, Pick-up.

r. Office Building or Park.

s. Pet Day Care.

t. Pet Grooming.

u. Print Shop.

v. Reserved.

w. Restaurant, without Drive-thru or Drive-In facilities.

x. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).

y. School, Commercial.

z. Shop or Studio, Craftsman/Artist.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Club, association or lodge.

b. Library.

c. Museum.

d. Park or Playground.

e. Public Building.

B. *Accessory Uses.* A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed forty percent (40%) of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations, herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

a. Dwelling, 'For-Rent'.

b. Dwelling, Group (congregate housing, nursing home, etc.).

2. Business Uses.

a. Animal Hospital, small animals.

b. Assisted Living, Congregate housing

c. Automotive Parts.

d. Bowling Alley.

e. Brewery.

f. Check Cashing.

g. Church, Synagogue.

h. Commercial Parking Lot.

i. Contractor's Office with outside storage.

j. Distillery.

k. Extended Stay Hotel (see Sec. 2.7).

l. Funeral home with no cemetery or mausoleum.

m. Grocery Store.

n. Golf, Miniature.

o. Hotel/Motel.

p. Liquor Store.

q. Pest Control Business.

r. School, Academic.

s. Rental Services Establishment without outside storage.

t. Restaurant, Drive-In or Fast-Food.

u. Retail Establishment, Mixed Sales.

v. Smoke Shop and Tobacco Store.

w. Spa Services.

3. Semipublic Uses, Utilities.

a. Athletic Facility.

b. Auditorium.

c. Hospital.

d. Parking Lot, Commercial.

e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 6—8, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.

a. Dwelling, 'For-Sale'—in an existing or historic structure only.

b. Bed and Breakfast.

2. Business Uses.

a. Art Gallery.

b. Automobile Service Station.

c. Automotive Parts.

d. Automotive Service.

e. Bakery.

f. Barber Shop.

g. Bank, Savings and Loan.

h. Beauty Shop.

i. Book Store.

j. Bowling Alley.

k. Broadcasting Studio (radio or TV).

l. Building Materials, retail with enclosed storage.

m. Carpet and Rug Sales.

n. Clinic.

o. Clubs, fraternity, association or lodge.

p. Commercial Parking Lot.

q. Congregate Housing.

r. Contractor's Office with and without outside storage.

s. Convenience Market with or without gas pumps.

t. Dance Studio.

u. Day Care Center.

v. Drug Store.

w. Dry Cleaning Pick-up Station.

x. Florist, Retail Without Greenhouse.

y. Grocery Store.

z. Hardware Store.

aa. Home Improvement Store.

bb. Laundry, Self-Serve, Pick-up.

cc. Liquor Store.

dd. Office Building or Park.

ee. Pet Day Care.

ff. Pet Grooming.

gg. Print Shop.

hh. Public Building.

ii. Recreation Facilities (Indoor).

jj. Rental Services Establishment without outside storage.

kk. Restaurant.

ll. Restaurant, Drive-In or Fast-Food.

mm. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

nn. Retail Establishment, Mixed Sales.

oo. School, Commercial.

pp. Shop or Studio, Craftsman/Artist.

qq. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Athletic Facilities.

b. Club, association or lodge.

c. Hospital.

d. Library.

e. Museum.

f. Park or Playground.

g. Parking Lot, Commercial.

h. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

1. Dwelling, 'For-Sale' Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

    a. Dwelling, 'For-Rent'.

    b. Dwelling, 'For Sale' attached in a Vertically Mixed Use Building Over Retail or Restaurant.

    c. Dwelling, Group (congregate housing, nursing home, etc.).

2. Business Uses.

    a. Animal Hospital, small animals.

    b. Assisted Living, Congregate housing.

    c. Automobile Sales and Leasing.

    d. Brewery.

    e. Car Wash.

    f. Check Cashing.

    g. Church, Synagogue.

    h. Distillery.

    i. Extended Stay Hotel (see Sec. 2.7).

    j. Florist, Retail with Greenhouse.

    k. Funeral Homes.

    l. Golf, Miniature.

    m. Greenhouse with nursery.

    n. Hotel or Motel.

    o. Limousine Service and Taxi.

    p. Massage Therapy (see Sec. 2.7).

    q. Spa Services.

    r. Radio or TV, Transmitter or Studio.

    s. Recreation Facilities (Outdoor).

    t. Small Appliance Repair Shop.

    u. Smoke Shop and Tobacco Store.

3. Wholesale, Storage and Industrial Uses.

    a. Wholesale Establishment.

4. Semipublic Uses, Utilities.

    a. Auditorium.

    b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

    c. Recreational Facilities (Outdoor).

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—Conditional (based on prevailing development patterns).

Side yard—Conditional (based on prevailing development patterns).

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Historic Business District—90%).

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.1, only upon approval as a conditional use by the city council:

1. Business Uses.

a. Art Galleries.

b. Automobile Service Station.

c. Automotive Parts.

d. Bakery.

e. Barber Shop.

f. Bank, Savings and Loan.

g. Beauty Shop.

h. Book Store.

i. Brewery.

j. Car Wash.

k. Carpet and Rug Sales.

l. Clinic.

m. Convenience Market with or without gas pumps.

n. Dance Studio.

o. Day Care Center.

p. Distillery.

q. Florist, Retail Without Greenhouse.

r. Grocery Store.

s. Hardware Store.

t. Home Improvement Store.

u. Laundry, Self-Serve, Pick-up.

v. Liquor Store.

w. Office Building or Park.

x. Pest Control Business.

y. Pet Grooming.

z. Public Building.

aa. Recreational Facilities (Indoor).

bb. Rental Services Establishment without outside storage.

cc. Restaurant.

dd. Restaurant, Drive-In or Fast-Food.

ee. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ff. Retail Establishment, Mixed Sales.

gg. Theater.

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.

   a. Reserved.

2. Business Uses.

   a. Animal Hospital, small animals.

   b. Automotive Parts.

   c. Automotive Service.

   d. Bowling Alley.

   e. Broadcasting Studio (radio or TV).

   f. Building Materials, retail with enclosed storage.

   g. Commercial Parking Lot.

   h. Convenience Center with gas pumps.

i. Dry Cleaning Plant.

j. Dry Cleaning Plant with pick-up station.

k. Extended Stay Hotel (see Section 2.7).

l. Florist, Retail with Greenhouse.

m. Funeral Home with no cemetery or mausoleum.

n. Golf, Miniature.

o. Hotel or Motel.

p. Pet Day Care.

q. Pet Grooming.

r. Print Shop.

s. Radio or TV, Transmitter or Studio.

t. School, Commercial.

u. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Athletic Facility.

b. Auditorium.

c. Church, Synagogue.

d. Club, fraternity, association or lodge.

e. Heliport, public or private.

f. Museum.

g. Park or Playground.

h. Recreational Facilities (Outdoor).

i. School, Academic.

j. Spa Services.

k. Reserved.

l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

m. Wholesale Establishment.

D. *District Regulations.*

Minimum Lot Area—the shopping center development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 715 , § 2, 9-28-2015; Ord. No. 718 , §§ 3, 4, 12-14-2015)

2.2.17 L-I industrial.

A. *Permitted Principal Uses.* A property in the L-I district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.
    a. Greenhouse, Nursery.
2. Business Uses.
    a. Animal Hospital, small and large animals.
    b. Art Gallery.
    c. Automobile Service Station.
    d. Automotive Parts.
    e. Automotive Sales and Leasing.
    f. Automotive Service.
    g. Bakery.
    h. Bank, Savings and Loan.
    i. Book Store.
    j. Bowling Alley.
    k. Brewery.
    l. Broadcasting Studio (radio or TV).
    m. Building Materials with Outdoor Storage.
    n. Building Materials, Retail with enclosed storage.
    o. Car Wash.
    p. Carpenter Shop, Woodworking.
    q. Carpet and Rug Sales.
    r. Check Cashing.
    s. Church, Synagogue.
    t. Commercial Parking Lot.
    u. Congregate Housing.
    v. Contractor's Office with and without outside storage.

w. Convenience Market with or without gas pumps.

x. Dance Studio.

y. Day Care Center.

z. Discount Store.

aa. Distillery.

bb. Drug Store.

cc. Dry Cleaning Pick-up Station.

dd. Fireworks Sales.

ee. Funeral Home.

ff. Greenhouse, Nursery.

gg. Grocery Store.

hh. Hardware and Garden Center.

ii. Home, Elderly, Children, Nursing.

jj. Heliport.

kk. Home Improvement Store.

ll. Kennel.

mm. Laboratory, Research or Commercial.

nn. Laundry, Self-Serve, Pick-up.

oo. Liquor Store.

pp. Massage Therapy (see Sec. 2.7).

qq. Office Building or Office Park.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Radio or TV, Transmitter or Studio.

xx. Recreation Facilities (Indoor).

yy. Rental Services Establishment with outside storage.

zz. Rental Services Establishment without outside storage.

aaa. Restaurant.

bbb. Restaurant, Drive-In or Fast-Food.

ccc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Storage, Inside.

jjj. Tattoo Parlor, Body Piercing.

kkk. Taxidermist.

lll. Tire Retreading.

mmm. Vehicle for Hire Company.

3. Wholesale, Storage and Industrial Uses.

   a. Bottled Gas, storage and distribution.

   b. Builder's Equipment.

   c. Concrete Plant.

   d. Dry Cleaning Plant.

   e. Locker, Frozen Food or Cold Storage.

   f. Machine Shop.

   g. Manufacturing, Light.

   h. Mini-Warehouse.

   i. Septic Tank Sales, Construction.

   j. School, Commercial.

   k. Storage, Outside.

   l. Warehouse.

   m. Welding Shop.

   n. Wholesale Trade Establishment.

4. Semipublic Uses, Utilities.

   a. Athletic Facility—Outdoor.

   b. Amphitheater.

   c. Auditorium.

   d. Park or Playground.

   e. Hospital.

   f. School, Academic.

   g. Switching Station, Telecom.

B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

   Permitted accessory structures and uses include but are not limited to the following:

   1. Privacy and decorative fences and walls.

   2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. Conditional Uses. When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.

2. Property access.

3. Hours of operation of the business.

4. Vehicular trips generated by the use.

5. Impact of the use on surrounding properties.

6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).

b. Airport, Public/Private.

c. Golf Driving Range.

d. Glass Fabrication.

e. Tattoo Parlor, Body Piercing.

f. Taxidermist.

g. Tire Retreading.

h. Theater, Cinema.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.

b. Dry Cleaning Plant.

c. Concrete Plant.

d. Indoor Shooting Range (see Sec. 2.7).

e. Junk or Salvage Yard.

f. Laundry Industrial.

g. Manufacturing, Heavy.

h. Power Station.

i. Recycling Center.

j. Salvage Yard.

k. Sawmill.

l. Sewage Disposal Plant.

m. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

b. Reserved.

c. Church, Synagogue, or other religious institutions.

d. Museum and Library.

e. Power Station.

f. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

   Dwelling, 'For-Rent' units shall require conditional use approval.

3. *Commercial:* At least 25% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
4. *Public Space:* A minimum of 10% of the gross land area must be designed for public use as recreation, entertainment and/or civic space.
5. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
6. *Park Space:* Each MU development shall set a goal to provide a minimum of one acre of park land/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. Required park space and public space shall be achieved on-site and exclusive from each other.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.1, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*

a. Dwelling, Group (assisted living facility, progressive care facility).

b. Dwelling, 'For-Rent'.

c. Bed and Breakfast.

2. *Commercial Uses:*

a. Bank, Savings & Loan.

b. Brewery.

c. Contractor's Office (no on site storage).

d. Day Care Center.

e. Distillery.

f. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).

g. Hotel/Motel.

h. Liquor Store.

i. Outdoor/Indoor Recreation Facilities.

j. Religious Institution.

k. School, Commercial.

l. Spa Services.

m. Theater, Cinema.

3. *Semipublic Uses, Utilities:*

a. Athletic Facilities.

b. Public Building.

c. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Public Space: Each MU development shall have a minimum of 10% of the gross land area designed for public use. Public space shall be used for recreation, entertainment or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playground, community gardens or any other spaces where people can gather. Business kiosks shall be located outside of public space. Sidewalks and residential amenities may not be included within the public space requirement.

Park Space: Park space may include residential recreational amenities. However, at least 50% of the required park space shall be provided in passive park area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.
16. Number of office jobs internally captured on-site.

F. *Time Linkage.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project. When reviewing the phasing strategy or timeline, the City Council may link the issuance of permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the

zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.																					
USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O						O		X	
Amphitheater												O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O			O	O	O	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	O	O	X	X	O	X			O
Asphalt Plant																		O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	O	X	X	O			X	
Athletic Facilities/Fitness Studio	O											O	O	O	X	X	O	X			O
Auditorium	O											O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks, Vans, Cars and												O				O		X			

Accessories)																					
Automotive Parts												O			O	X	O	X			
Automotive Service												O				X	O	X			
Bakery												O	O	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company												O	O	X	X	X	O	X			O
Barber Shop												O	O	X	X	X	O				O
Beauty Shop												O	O	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O
Book Store or Stationery												O	O		X	X	O	X			O
Bottle Gas Storage and Distribution																		X			
Bowling Alley												O	O			X	O	X			
Brewery												O	O		O	O	O	X			O
Broadcasting Studio (Radio and TV)	O											O				X		X			
Builder's Equipment/Material	O											O				X		X			
Car Wash													O			O	O	X			
Carpenter Shop, Woodworking	O																	X			

Carpet and Rug Sales															X	X	O	X			
Cemetery	O																			O	
Check Cashing															O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X		O	O
Clinic, Public/Private												O	O	X	X	X	O				O
Concrete Plant																		O			
Congregate Housing, Assisted Living Facility											O	O	O		X	X		X			O
Contractor's Office without outside storage												O	O	X	X	X		X			O
Contractor's Office with outside storage												O			O	X		X			
Convenience Center w/Gas Pumps												O	O			X	O	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O									
Dance Studio												O	O		X	X	O	X			O
Day Care Center												O	O	X	X	X	O	X			O
Discount Store																		X			
Distillery												O	O		O	O	O	X			O

Drug Store (Pharmacy)												O	O		X	X		X			O
Dry Cleaning, Pick-Up Station												O	O	O	X	X	O	X			O
Dry Cleaning, Plant																	O	O			
Dwelling, 'For-Sale', Attached								X		X	X	O									O
Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O									
Dwelling, 'For-Rent', Group											X	O			O	O					O
Equestrian Center	O											O								X	O
Extended Stay Hotel (see Section 2.7)												O	O		O	O	O				
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	O							X	
Fireworks Sales																		X			
Florist, Retail												O	O	O	X	X	O				O
Florist, Retail with greenhouse																O	O				

Funeral Homes with no cemetery or mausoleum												O	O		O	O	O	X			
Glass Fabrication																		O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	O							X	
Golf, Miniature												O	O		O	O	O				
Greenhouse, Nursery	O															O		X			
Grocery Store												O			O	X	O	X			
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X														
Hardware and Garden Supply Store												O			X	X	O	X			
Heliport, Public/Private	O											O	O				O	X		X	O
Home Improvement Store																X	O	X			
Home-Elderly, Children, Nursing											O	O	O		X	X		X			
Hospital												O	O		O	X		X		X	
Hotel or Motel												O	O		O	O	O				O
Indoor Shooting Range																		O			

Junk Yard																	O				
Kennel	O																X				
Laboratory, Research Commercial												O	O				X				
Laundry, Industrial												O					O				
Laundry, Self-Serve, Pick-Up												O			X	X	O	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			
Liquor Store												O	O		O	X	O	X			O
Locker, Frozen Food or Cold Storage												O						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light, Limited												O	O					X			
Massage Therapy																O		X			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			

Museum and Libraries												O	O		X	X	O	X		X	O
Nail Salon												O	O		X	X	O	X			O
Office												O	O	X	X	X	O	X			O
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)												O	O		O	O	O	X		X	O
Park and Playground	X	X	X	X	X	X	X	X	X	X	X	O	O	X	X	X	O	X	X	X	O
Parking Lot, Commercial												O	O		O	X	O	X			
Pawn Shop																		X			
Pest Control Business (with or without onsite chemical storage)															O	O		X			
Pet Day Care												O			X	X	O	X			
Pet Grooming												O			X	X	O	X			O
Power Station												O						O		O	
Print Shop												O	O	X	X	X	O	X			O
Prison																				O	
Public Building												O	O	X	X	X	O	X		X	O
Radio, TV, Transmitter, Studio	O											O	O			O	O	X			

Recreation Facilities, Indoor (Health Clubs, Bowling Alleys, Skating Rink, Billiards, Children's event facilities, etc.)											O	O			X	O	X			O
Recycling Center																	O			
Rental Services Establishment with no outside storage											O			O	X	O	X			
Rental Services Establishment with outside storage (other than auto related)																	X			
Restaurant											O	O	O	X	X	O	X			O
Restaurant w/Drive-thru window											O	O		O	X	O	X			
Retail Establishment											O	O		X	X	O	X			O
Retail Establishment (Mixed Sales)											O			O	X	O	X			
Salvage Yards																	O			
Sawmill																	O			
School, Academic											O	O	O	X	X	O	X		X	O

School, Commercial (Beauty, Business)												O	O	O	X	X	O	X			O
Septic Tank, Sales, Construction																		X			
Service Station, Automotive												O	O			X	O	X			
Sewage, Disposal Plant																		O			
Shop or Studio, Craftsman/Artist												O		O	X	X	O	X			
Small Appliance Repair Shop																O		X			
Smoke Shop and Tobacco Store															O	O		X			
Spa Services												O	O	O	O	O	O	X			O
Storage, Inside																		X			
Storage, Outside																		X			
Switching Station (Telecom)												O						X			
Tattoo Parlor and Body Piercing																		O			
Taxidermist	X																	O			
Theater, Cinema												O	O		X	X	O	O			O
Tire Retreading																					
Wireless Tower																	O	O			

(subject to approval of conditional use permit in accordance with Section 2.8.7)																					
Transfer Station																		O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X	
Welding Shop																		X			
Wholesale (storage and distribution)												O					O	X			

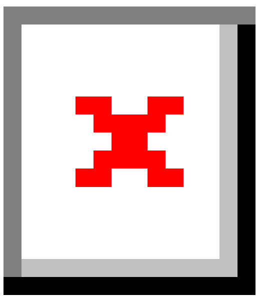
(Ord. No. 671, § 1, 2-4-2013 ; Ord. No. 675, § 1, 6-3-2013 ; Ord. No. 692, § 1(Exh. 1), 7-21-2014 ; Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 4, 9-28-2015; Ord. No. 718 , § 14(Exh. B), 12-14-2015)

SECTION 1.4 - DEFINITIONS

1.4.2 Defined terms.

Words and phrases defined herein shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in this Ordinance shall be construed to have the meaning given by common and ordinary use as defined by Webster's New International Dictionary, Latest Edition. Figures associated with defined terms in this Section are provided for illustration only and do not limit or change the meaning of the term as defined in writing.

Acceleration Lane. An added roadway lane which permits integration and merging of slower moving vehicles into the main vehicular stream.



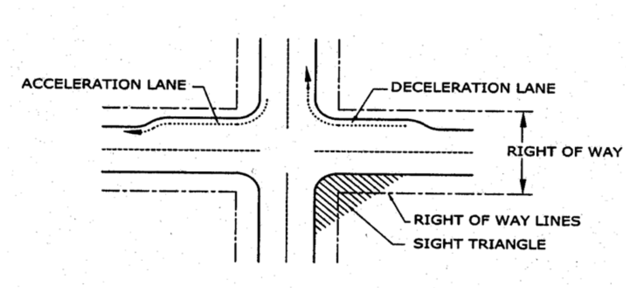
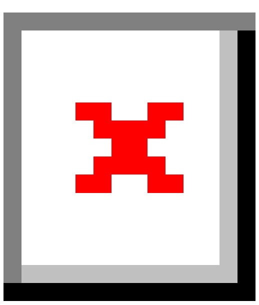


FIGURE 1

Access. A way or means of approach to provide physical entrance to a property.

Accessory Structure. A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.



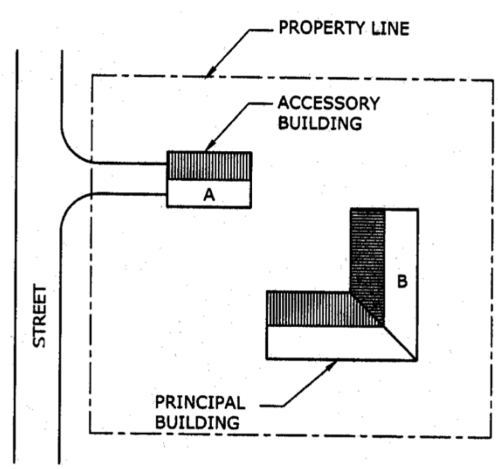


FIGURE 2

Accessory Use. A use customarily incidental and subordinate to the principal use and located on the same lot with such principal use.

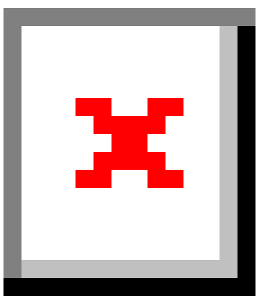
Acre. A measure of land area containing 43,560 square feet.

1. *Acreage, Gross.* The total area of a property measured in acres and fractions thereof rounded to the nearest one-tenth acre.
2. *Acreage, Net.* The total buildable area of a property measured in acres to the nearest one-tenth, as existed when originally approved for its current zoning district, less any flood plain, easements and land dedicated to and accepted for streets or other public improvements by the City.

Adult Book Store. A retail establishment, a majority of whose inventory consists of books, magazines, videotapes and similar materials containing sexual activities or specified anatomical parts.

Airport. A property or structure licensed and approved by the Federal Aviation Administration where fixed wing aircraft or helicopters can land and take off, which may be equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

Aisle. The traveled way, which is not the public right-of-way, by which cars enter and depart parking spaces.



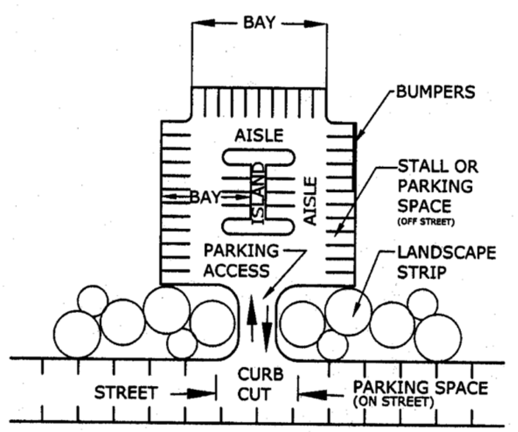


FIGURE 3

Alley. A non-exclusive private easement or publicly dedicated service way providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Alteration of Building. Any change in the supporting members of a building (such as bearing walls, columns or girders); any change in the non-supporting interior walls of a building; any addition or reduction to a building; any change in use; or any relocation of a building from one location or position to another.

Amphitheater. An outdoor area designed or intended for the projection of sound to be heard by a nearby audience.

Amenity. A natural or man-made feature which is intended to enhance or make more attractive or satisfying a particular property.

Animal Hospital, Large Animals. A place where horses, cattle, sheep or other animals normally kept in agricultural settings are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Animal Hospital, Small Animals. A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Annexation. The incorporation of a land area into the City with a resulting change in the city limit boundaries.

Antenna. See Section 2.8 for definition of 'antenna.'

Apartment. One or more rooms comprising an independent dwelling unit in a 'For-Rent' building.

Applicant. Any person making a request to the City for any approval, permit or authorization under the procedures contained in this Ordinance.

Art Galleries. An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This does not include libraries, museums, or non-commercial art galleries, or where such display of art is incidental to the primary use.

Asphalt Plant. A business which manufactures, mixes, or blends asphaltic products for distribution.

Assisted Living Facility. See Congregate Housing.

Associations. An organization of persons having common interests or purposes.

Auditorium. An indoor building or structure designed or intended for use for the gathering of people as an audience to hear music, lectures, plays, and other presentations.

Auto Sales and Leasing. The use of any building, land area, or other premises or portions thereof, for the display, sales or lease of automobiles, trucks, vans, trailers or recreational vehicles, including internet transactions where most vehicles are not stored on site.

Automobile. A self-propelled, free moving vehicle, with at least four but no more than six wheels, designed primarily for the transportation of passengers or for conveyance of up to two tons of materials on a street or roadway.

Automobile Service Station. Any building, land area or other premises, or portion thereof used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories, or the provision of tune-up or light maintenance services for vehicles.

Automotive Service Establishment. A business principally engaged in the repair of automobiles or other motorized vehicles, or the installation or repair of equipment or parts on motorized vehicles such as mufflers, brakes, tires, radios, transmissions, and engines or engine parts.

Bakery. An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service.

Bank. A freestanding building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds. This may include credit unions, savings and loans, and traditional banks.

Barber Shop. Any establishment or place of business within which the practice of barbering is engaged in or carried on by one or more barbers.

Basement. An area below the first floor of a building used for storage, garages, and utilities or for common use of the occupants of the building. A basement used for any one or more of the above purposes shall not be counted as a story.

Beauty Shop. Any commercial establishment, residence, vehicle, or other establishment, place, or event wherein cosmetology is offered or practiced on a regular basis for compensation.

Bed and Breakfast. A building in which lodging and meals are provided for no more than 15 guest and meals are served in a common dining room.

Berm. A mound of earth, or the act of pushing earth into a mound.

Block. A tract of land bounded by streets or a combination of streets and public land, rights-of-way or any other barrier to the community or development.

Board of Appeals. The appointed Board of Appeals of the City of Alpharetta.

Boarding House. A dwelling where more than two, but fewer than six rooms are provided for lodging for definite periods of times. Meals may or may not be provided, but there is one common kitchen facility. No meals are provided to outside guests.

Book or Stationery Store. An establishment for the sale or distribution of books and miscellaneous stationery by direct retail sales to the public.

Bottled Gas Storage and Distribution. An establishment where gas is stored for wholesale distribution.

Brewery. A facility where malt beverages are manufactured or brewed.

Broadcasting Studio. An establishment for the dissemination of radio, television, satellite, or similar medium, which may include a transmission tower.

Buffer Area or Buffer Strip. That portion of a lot set aside for open space and screening purposes pursuant to applicable provisions of this Ordinance to separate different zoning districts or uses on one property from uses on another property. A required set back area may not be included in a required buffer area or visa-versa.

Buffer, Undisturbed. An area of land as defined above that exists in its natural state without intrusion or alteration. The addition of landscaping into areas of sparse vegetation within undisturbed buffers does not constitute intrusion or alteration.

Buildable Area. See "Lot Building Area."

Builder's Equipment. An area designed or intended for the storage and use of equipment or materials common in the construction trade. This may not include sales of such equipment or materials.

Building. Any structure built for or intended for occupancy, storage or shelter of persons, animals, personal or business property, or machinery of any kind which is entirely separated from any other structure.

Building Code. The latest edition of all codes relating to the construction of buildings and their mechanical, electrical and other systems, as adopted by the City of Alpharetta pursuant to the Georgia Uniform Building Code Act and also referred to as the Standard Building Code.

Building Frontage. The linear width of a building facing or most nearly facing a street.

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

Building Inspector. The Building Official of the City of Alpharetta or the Building Official's designated representative.

Building Site. A parcel or lot or land occupied or intended to be occupied by a building or structure having not less than the minimum area permitted by the code.

Bus Shelter. A small, roofed structure, having from one to three walls, located near a street, and designed primarily for the protection and convenience of bus passengers.

Car Wash. Any building or premises or portions thereof dedicated to use for washing automobiles; or a structure containing facilities for washing automobiles.

Carpenter Shop. An establishment utilized for the manufacture or assemblage of wood into usable forms for sale and distribution.

Carpet and Rug Sales. An establishment for the retail or wholesale sale of floor coverings.

Cemetery. Land used or dedicated to the burial or internment of human or animal remains, including crematoriums, mausoleums, necessary sales, and maintenance facilities.

Center Line of Street. Any line surveyed as such by the City of Alpharetta or the Georgia Department of Transportation or their designee, or, if no such survey exists, the line which is midway between the edge of pavement or back of curb of a street.

Central Business District (CBD). That portion of the City bounded by Mayfield Road to the North, Old Milton Parkway to the South, Haynes Bridge Road and Highway 9 to the east and Roswell and Canton Streets to the west. (see page 2-103)

Certificate of Occupancy. A document issued by the Director indicating that a particular building conforms with the requirements of this Ordinance and the building is complete and ready for use.

Church. A facility incorporating one or more buildings where religious services are conducted.

City. The City of Alpharetta, Georgia.

City Administrator. The Chief Operating Officer of the City of Alpharetta or his designee.

City Clerk. The City Clerk of Alpharetta, Georgia, or the City Clerk's designated representative.

City Council or Mayor and Council. The legally constituted and elected governing body of the City of Alpharetta, Georgia.

Clinic. An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, medical professionals, or social workers and where patients are not usually lodged overnight.

Club. Buildings and facilities owned or operated by an association or persons for a social or recreational purpose.

Collection Box. A container, trailer, vehicle or other structure, used for the purpose of acquiring donated goods, by a for-profit or not-for-profit entity.

Commercial Parking Lot. An area or structure dedicated to the temporary storage of automobiles or other vehicles for periods of less than 24 hours for a fee, operated as the principal use of the property or structure.

Community Development Director. The Director of the Community Development Department or his designee.

Comprehensive Plan (CP). The long-range plan for guiding development in the City of Alpharetta and the City's urban area to a point in time at least 15 years from when the plan was adopted, with the overall goal being to accommodate development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meet the needs of present and future residents and businesses.

Concept Plan. A generalized map presenting an image or representation of a proposed development, and showing those plan elements as further required by this Ordinance.

Concrete Plant. A business which manufactures, mixes, or blends concrete products for distribution.

Conditional Use. A use that generally would not be appropriate throughout a zoning district but which, if controlled as to visual appearance, number, area, height, location, or relation to abutting or nearby uses, would not be injurious to the public, health, safety, welfare, morals, order, comfort, convenience, appearance or general welfare. Such uses may be permitted only in zoning districts specified in this Ordinance and are subject to conditions and approval by the Mayor and Council.

Condominium. A legal form of multiple ownership consisting of a building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Condominium, Office. An office building (or group of buildings) organized, owned and maintained as a condominium.

Condominium, Residential. A building type consisting of individual units located within a single structure. The structure normally has at least two, but no more than six stories. The structure is designed to appear as a single building with no architectural distinction between the units. Architectural elements such as materials, colors and windows are repeated consistently throughout the building and there is usually a single roof element and a single point of primary entry. The architectural style typically expresses the horizontal lines of the building which then accentuates the floors of the building as a primary visual element. The common areas of the building such as the elevators and lobby may be expressed as special features on the main elevations of the structure.

Congregate Housing. Any group dwelling or facility licensed by the state, public or private, which for gain or otherwise, regularly provides one or more persons with assisted living care. The term "assisted living care" means specialized care and services including the provision of personal services, the administration of medications by a certified medication aide and the provision of assisted self-preservation. The term "personal services" includes, but is not limited to, individual assistance with or supervision of self-administered medication, assistance, essential activities of daily living such as eating, bathing, grooming, dressing, toileting, ambulation and transfer. The term "assisted self-preservation" means the capacity of a resident to be evacuated from an assisted living facility to a designated point of safety and within an established period of time as determined by the Office of Fire Safety Commissioner. Assisted self-preservation is a function of all of the following:

1. The condition of the individual.
2. The assistance that is available to be provided to the individual by the staff of the assisted living facility; and
3. The construction of the building in which the assisted living facility is housed, including whether such building meets the state fire safety requirements applicable to an existing health care occupancy.

Construction Trailer. A temporary structure used as an office and located on an active construction site.

Contractor's Office with outside storage. A room or group of rooms used for conducting business that includes an enclosed exterior space for the storage of business related equipment and supplies.

Contractor's Office without outside storage. A room or group of rooms used for conducting business that does not use any exterior storage area.

Convenience Center with Gas Pumps. A facility that combines a small retail store with the sale and dispensing of gasoline products.

Convenience Store. A retail establishment primarily selling packaged food and household convenience items, which may also dispense automobile fuel, oil and accessories. Excluded from this definition is any establishment providing automotive maintenance services or repairs.

Craftsman Shop or Studio. A facility where products are made or serviced on an individual basis without the use of mechanized or assembly line production equipment.

Curb Break or Curb Cut. Any interruption or break in the line of a street curb for the purpose of connecting a driveway to a street, or otherwise to provide vehicular access to abutting property.

Data Center. A building or complex of buildings in which a substantial portion of the gross square footage is dedicated to the housing of computer or data processing equipment or systems.

Day Care Center. Any establishment operated by an individual, partnership, society, agency, corporation, institution or group, and licensed by or registered with the State of Georgia as a group day care home or day care center, which enrolls therein for pay, for supervision and care, seven or more children or adults. Such facility may provide supervision, care, education, recreation and specialized programmings but does not provide overnight accommodations.

Deed. An instrument that conveys or transfers title to land or other real property.

Density. The average number of dwelling units or gross square feet of building floor area per gross acre of land. For an individual property, the density shall be calculated by dividing the total dwelling units or gross square footage of the building by the total gross acres of the property that existed when originally approved for its current zoning district.

Design Review Board. The Design Review Board of the City of Alpharetta, as established by this Ordinance and appointed by the Mayor and Council.

Development Activity. The construction of public improvements, site improvements, or buildings, including any alteration of a property in preparation for such construction. Development Activity shall also include the "thinning" or removal of trees from undeveloped land in conjunction with a forest management program, and the removal of trees incidental to the development of land or to the marketing of land for development.

Director. Unless otherwise specified, the Director of Community Development of the City of Alpharetta, Georgia, or the Director's designated representative.

Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public.

Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended).

Drainage. See Article III, Section 3.1 for all definitions relating to drainage and storm water control.

Drive or Driveway. A surfaced asphalt or concrete area on a lot which provides direct access for vehicles between a street and a private garage, carport or other permitted parking space or parking area or loading area.

Dry cleaning, pick-up station. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

Dry cleaning plant. A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and/or agitation, and other processes incidental thereto.

Duplex. A building type consisting of two independent units that are attached by a common side wall, floor and/or ceiling. Such units normally have at least two, but no more than four floors. These units may share a common front door and are sometimes designed to appear as a single unit.

Dwelling, 'For-Rent' (Downtown, Central Business District).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant and located within the Central Business District (map page 2-115).

b. Building—A structure incorporating multiple rental units. (See Apartments.)

c. See Section 2.7 Standards for Downtown, Central Business District.

Dwelling, 'For-Rent' (Outside of Central Business District).

a. Unit—A residential unit designed to be leased or rented and occupied by a single family tenant.

b. Building—A structure incorporating multiple rental units. (See Apartment.)

c. See Section 2.7 Standards for Units (outside of Central Business District).

Dwelling, 'For-Sale'.

a. Detached—A free-standing residential unit designed to be purchased and occupied by a single family.

b. Attached—A residential unit attached to other residential units and designed to be purchased and occupied by a single family.

c. Condominium—A type of property ownership in which a 'For-Sale' unit is purchased and the purchaser of each unit acquires full title to the unit and an undivided interest in the common elements (the land, roof, elevator, etc.).

Dwelling, Group. A building or portion of a building occupied or intended for occupancy by a number of unrelated persons or families, but in which separate cooking facilities are not provided for such resident persons or families. The term "group dwelling" includes but is not limited to the terms rooming house, apartment hotel, nursing home, fraternity or sorority house, YMCA or YWCA. A hotel, motel or bed and breakfast tourist home shall not be deemed to be a group dwelling as herein defined.

Dwelling Unit. One or more rooms connected together and constituting a separate, independent housekeeping establishment designed for use by one family with provision for cooking, eating, sleeping, bathing and personal sanitation, and physically set apart from any other rooms or dwelling units in the same structure or another structure.

Easement. A grant by a property owner of any designated part of a property for the use by another for a specified purpose without transfer of title or right of ownership.

Egress. An exit.

Electric power yards, substation. All equipment, fixtures, and personal property operated or maintained in connection with the production of electricity using any source of thermal, steam, wind, or solar energy with a generating capacity of more than 500 kilowatts and less than 50 megawatts.

Existing Use. The use of a lot or structure at the current time or another time if so designated.

Extended Stay Hotel. A building containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), and a self-serve laundry facility is available for guests use. For the purposes of this Code, extended stay hotels and hotels (or motels) are separate and distinct uses. See, Section 2.7.3.

Family. One or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, living and cooking together as a single, nonprofit housekeeping unit.

Family Day Care Home. An accessory use within a private residence, licensed by or registered with the State of Georgia as a family day care home, operated by the occupant of the dwelling who enrolls for pay, for supervision and care without overnight accommodations, three but not more than six children or adults.

Fast Food Restaurant. See Restaurant, Drive-thru or Fast Food.

Fence. A structure made of manufactured materials—and used for the purpose of defining a boundary, creating an enclosure, providing security, privacy or screening, or as a means of protection.

Flood Control. See Article III, Section 3.4, for definitions relating to flooding and flood control.

Floor Area. The total number of square feet of heated floor space within the exterior walls of a building.

Floor, First. The location within a building in which the primary egress and ingress are provided.

Florist, Retail With Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is permitted as a normal accessory use.

Florist, Retail Without Greenhouse. Any business establishment which, as its primary business, sells at retail flowers and ornamental plants. A greenhouse or nursery for the growing of plants, or another open or enclosed supplemental display area outside the establishment, is not permitted.

Frontage Lot or Street Frontage. The width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

Funeral Home. A building used for the preparation of deceased human beings for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Future Land Use Map. The map named as such and contained in the Comprehensive Plan that indicates areas appropriate for various land uses and public facilities over time and as described in the Comprehensive Plan text.

Garage Sale. The sale or offering for sale of miscellaneous personal items on a residential zoned lot, (not including churches and schools).

Garden District. That portion of Canton Street bounded by Church Street to the south and Hopewell Road to the north.

Gasoline Station. A facility where primary use is the dispensation of fuels. (Also see Convenience Center with Gas Pumps)

Gazebo. An accessory, open air structure not exceeding 300 sq. ft. in size.

Governing Body. The Mayor and Council of the City of Alpharetta, Georgia, under whose authority this Ordinance is enacted into law, administered, and enforced.

Grade. The degree rise or descent of a sloping surface. The average elevation of the sidewalk or crown of road surrounding a building site.

Grade, Finished. See Section 3.1, "Site Grading and Land Disturbance."

Greenhouse. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for subsequent sale or for personal enjoyment.

Group Home. A dwelling shared by four or fewer persons, excluding resident owner, (or no more than six persons including the resident owner), who live together as a single housekeeping unit and in a long term, family-like environment in which the resident owner, serving as the primary caregiver to the residents, provides care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. 1. No group home shall be located within 2,000 ft. of another group home as measured at the property line. 2. A group home shall be limited to one structure and multiple structures located near one another shall not be considered components of one group home. Each structure shall meet distance requirements. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, and work release facility for convicts or ex-convicts, a home for detention and/or rehabilitation of juveniles adjudged delinquent or unruly and placed in custody of the state or other housing facilities serving as an alternate to incarceration. The term "group home" shall also not allow the use of a dwelling as an apartment or duplex. A "group home" shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

1. Having a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
2. Having a record of having such an impairment; or
3. Being regarded as having impairment.

However, the term "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals.

Hardware Store. A facility of 30,000 or fewer square feet gross floor area, primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliance, garden supplies, etc.; if greater than 30,000 square feet, such a facility is a Home Improvement Center.

Historic Business District. That portion of the Central Business District bounded by Church Street to the north, Highway 9 to the east, Marietta Street to the south and Milton High School to the west. (see page 2-122)

Home Improvement Center. A facility of more than 30,000 square feet gross floor area, engaged in the retail sale of various basic hardware lines, such as tools, builders hardware, paint and glass, houseware and household appliances, garden supplies, and cutlery.

Home Occupation. Any activity carried out as a business and/or for profit by the resident and conducted as an accessory use in the resident's dwelling unit.

Hospital. A building providing primary or tertiary health services and medical or surgical care to persons including in-patients and out-patients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel (or Motel). A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, maid service and fitness center, are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Guest rooms within the building contain no provisions for food preparation other than a mini-fridge and/or microwave, there are no self-serve laundry facilities (for guests use) within the building, and access to each guest room is through an inside lobby which is supervised at all hours.

Improvements. The buildings, public utilities and facilities, and accessory structures built on or serving a property.

A. *Public Improvements.* Any structure, owned by or to be dedicated to a government or a utility regulated by the Georgia Public Service Commission, together with its associated public land, easement or right-of-way, necessary to provide transportation, drainage, public or private utilities, or other public services such as education, recreation, or public safety.

B. *Site Improvements.* Any structure, other than a principal building or a structure intended for dedication to public ownership, constructed to support or provide for the use or occupancy of a property, such as driveways, parking and loading areas, retaining walls and other earthen works, erosion and sedimentation control facilities, stormwater drains and detention facilities, and connections to public water, sewer or other utilities.

Industrial Park. A development that contains a number of separate industrial buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Industrialized Buildings. Prefabricated structures as defined in O.C.G.A. 110-2 and usually used for a limited time period such as for a site construction office, portable classroom and site real estate office.

Ingress. Access or entry.

Island. In parking lot and street design, built-up curbs (and in parking lots usually placed at the end of parking rows) as a guide to traffic and also used for landscaping, signing or lighting.

Junk or Salvage Yards. Any area, lot, land, parcel, building or structure or part thereof used for the storage, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable vehicles or other type of junk. See Also "Recycling Center."

Kennel. An establishment in which more than six dogs or other domesticated animals more than one year old may be housed, groomed, bred, boarded, trained or sold.

Land Disturbance Permit. A permit issued by the City that authorizes Development Activity, and includes, but is not limited to, activity related to soil erosion control, clearing and grubbing, grading, public and site improvements. This permit does not authorize building construction.

Land Use. See "Use," "Principal Use," and "Accessory Use."

Landscape Strip. A portion of a lot required to be reserved for, installed with, and maintained with vegetation. Such a strip may or may not be required to be of a linear form.

Loading Space, Off-street. A space or berth used for the loading or unloading of commercial vehicles, trucks or other vehicles.

Lot. A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included.

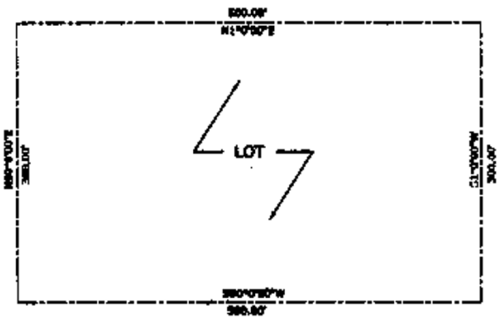


FIGURE 4

Lot Building Area. The portion of a lot located interior to the front, side and rear yard building setback lines; that is, the portion of a lot wherein a building may be located.

Lot, Corner. A lot abutting two or more streets at their intersection.

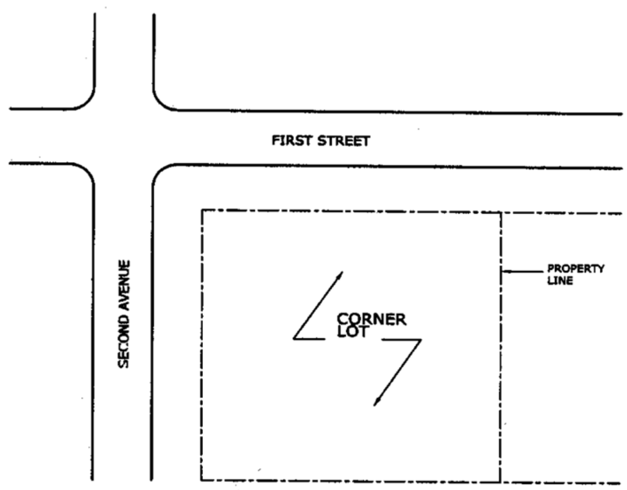
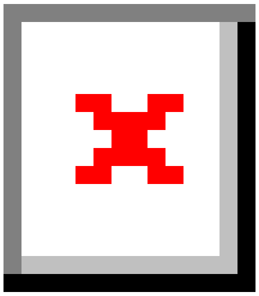


FIGURE 5

Lot Coverage. That portion of the lot that is covered by buildings, structures, and any other impervious surface.

Lot Depth. The distance between front and rear lot lines. If front and rear lines of said lot are not parallel, such least dimension shall be deemed to be the lot depth.

Lot, Double Frontage. A lot which has frontage on more than one street, provided however, that no corner lot shall qualify as a double frontage lot unless said corner lot has frontage on three or more streets.



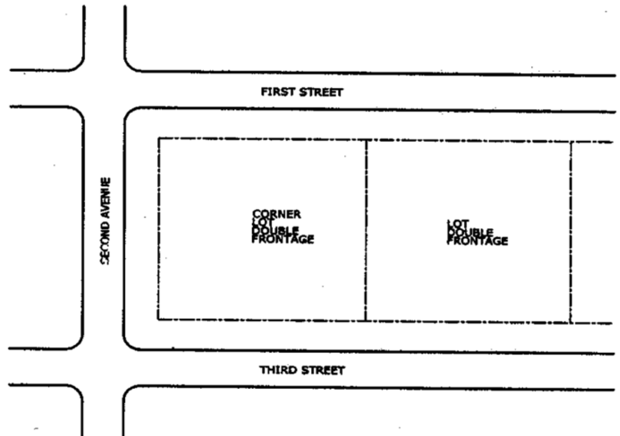


FIGURE 6

Lot, Flag. An "L" shaped lot whose frontage is provided by the driveway access which ties the buildable portion of the property to the street.

Lot Frontage. See "Frontage."

Lot Line. A line of record bounding a lot which divides one lot from another lot or from a street or any public space.

A. *Front Lot Line.* Any boundary line of a lot which is coterminous with a public street right-of-way line or private street easement line. For a corner lot, the narrow portion is usually considered the front.

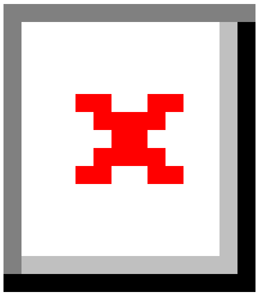
B. *Rear Lot Line.* Any boundary line of a lot which does not intersect with a street right-of-way or private street easement line and which is usually opposite of the front lot line.

C. *Side Lot Line.* Any boundary line of a lot which intersects with a street right-of-way or private street easement line.

Lot of Record. A lot which exists as shown or described on a plat or deed recorded in the Office of the Clerk of the Superior Court of Fulton County.

Lot Width. The distance measured between side lot lines at the front minimum setback line between intersecting lot lines.

Lot Width—Cul-de-sac. The distance measured between side lot lines at the point of the property that is twice the front setback requirement from the front property line.



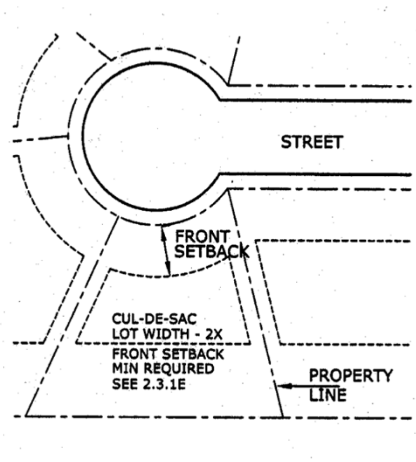


FIG 7

Mansard Façade. An architectural appendage or embellishment to a flat topped structure which is attached to the front external wall and if intended to create the appearance of a mansard roof. See also "Roof."

Manufactured Building. A factory-built, structure that meets national standards for manufactured buildings.

Manufacturing, Heavy. The extraction of natural resources or the transformation of raw materials through mechanical or chemical means into new products ready for assembly, fabrication or use in the production of finished goods.

Manufacturing, Light. The fabrication or assembly of parts into a finished product or component products.

Marquee. Any hood, canopy, awning or permanent construction which projects from a wall of a building, usually above an entrance.

Massage Parlor. Any facility, other than a hospital or clinic, where non-medical manipulative devices or exercises are practiced upon the human body by someone other than a licensed medical professional.

Master Plan. A plan map and associated statement of intent which, at least, includes a depiction of pods, roads, buffers, flood areas, permitted uses and development regulations which represents the framework for development activity on a property. See also "Concept Plan."

Median Break or Cut. Any interruption in the curb separating opposing vehicular travel lanes of a street for the purpose of allowing ingress or egress by left turning movements to a street, or abutting property.

Metes and Bounds. A method of describing the boundaries of land by directions and distances from a known point of reference.

Mezzanine. An intermediate floor between two other stories that does not contain more than 1/3 of the area of the floor below it.

Mini-Warehouse. A structure containing separate storage spaces of varying sizes leased or rented on an individual basis.

Mobile Home. A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling. 'For-Sale', with or without a permanent foundation when connected to public. utilities. The term mobile home shall not include motorized vehicles with temporary living quarters. Mobile homes built after 1976 are referred to as "Manufactured Homes" or "Industrialized Buildings".

Mobile Home Park. A site with required public and/or private improvements and utilities for the long-term parking of two or more mobile homes or manufactured homes each on a single lot, and which may include such accessory uses as retail convenience sales, Laundromat, and recreational facilities for the exclusive use of residents.

Motel. See "Hotel".

Nail Salon. An establishment that offers nail care services such as manicures, pedicures, and nail enhancements.

Natural Resources Commission. The appointed natural resources commission (formerly known as the Tree Commission) for the City of Alpharetta.

Neighborhood Grocery. A facility with a floor area of at least 3,000 square feet but not more than 50,000 square feet that sells primarily grocery items such as prepackaged food, produce, meats, baked goods, beverages and similar food items intended for off-site consumption. At least 60% of the floor area of the facility shall be dedicated to the sale of said grocery items, including any immediately adjacent circulation and service areas, but not including storage.

Nonconforming Lot. A lot of record whose area, frontage, dimensions, or location were lawful prior to the adoption, revision, or amendment of this Ordinance, and which, by reason of such adoption, revision or amendment, no longer meets or exceeds one or more such requirements of the applicable zoning district.

Nonconforming Sign. Any structure or sign which was lawfully erected and maintained prior to the adoption, revision, or amendment of this Ordinance, and which by reason of such adoption, revision or amendment fails to conform to all applicable regulations and restrictions of this Ordinance.

Nonconforming Structure. A structure or building whose size, dimensions, or location on a property were lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, no longer meets or conforms to one or more such requirements of this Ordinance.

Nonconforming Use. A use or activity that was lawful prior to the adoption, revision, or amendment of this Ordinance, but which, by reason of such adoption, revision, or amendment, is not a use or activity permitted by right or no longer meets or conforms to the requirements of this Ordinance.

Nursery, Plant. Land or greenhouses used to raise flowers, shrubs and plants for sale to distributors or for subsequent replanting by the owner, a landscape company or others. See also "Florist, Retail."

Nursery School. See "Day Care Center."

Nursing Home. An extended or intermediate care facility required to be licensed or approved by the State of Georgia to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Office. A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

Office Building. A building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper or candy stand.

Office Park. A development that contains a number of separate office buildings and supporting uses on one or more lots, which is designed, planned, constructed and managed on an integrated and coordinated basis.

Opaque. Impenetrable to view, or so obscuring to view that buildings, structures, and uses become visually indistinguishable.

Open Space. A privately-owned area on the grounds of a premises outside of any principal building or parking area, which is open to the sky and set aside and intended for the outdoor enjoyment of occupants or visitors to the property, and which may but is not required to include such pedestrian-oriented improvements as landscaping, sidewalks, walkway paths, pergolas, gazebos, bikeways, exercise or play equipment, and benches, and which may further include up to 20% of its area in water bodies or other areas inappropriate for pedestrian use.

Outdoor Storage. The keeping, in an unroofed area of any goods, material, merchandise or vehicles in the same place for more than 24 hours.

Outdoor Vending. Sale and/or display of products in an area exposed to open air on two or more sides.

Owner. An individual, firm, association, syndicate, partnership or corporation having a majority proprietary interest in land or a building, or their authorized representative.

Parapet. That portion of a wall which extends above the roof line.

Parcel. A lot or tract of land, or several adjoining lots in common ownership.

Park Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which may include both outdoor and indoor areas developed for active and/or passive recreation.

Parking Area. Any public or private area at grade or within a structure used for the express purpose of temporarily parking automobiles and other vehicles otherwise in operation for personal or business use.

Parking Garage. An accessory building or portion of a principal building used only for the private storage of motor vehicles as an accessory use.

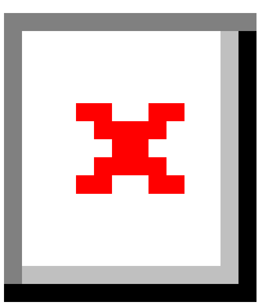
Parking Space. A space identified and set aside for the temporary parking of an automobile or other motor vehicle which is subdivided into the following categories:

A. *Compact Car Parking Space.* A designated space not less than 8 feet by 16 feet expressly provided within a parking area for purposes of temporarily parking a compact car or other compact motor vehicle.

B. *Handicapped Parking Space.* A designated space not less than thirteen feet in width (including loading area) and twenty feet in length, laid out and designated by signage in accordance with the requirements of the Georgia Accessibility Code for Buildings and Facilities.

C. *Handicap - Van Only.* A designated space not less than sixteen feet in width including loading area and twenty feet in length.

D. *Regular Parking Space.* A designated space not less than 9 feet in width by 19 feet in length.



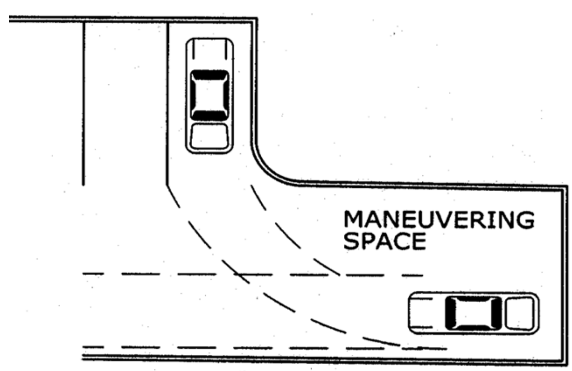
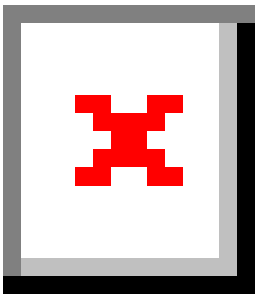


FIGURE 8

Patio House. A 'For-Sale' dwelling in which most, or all, of a lot is used with yard space combined instead of divided. Front, rear and side yard are consolidated into one garden area, either partially or completely bordered by rooms or enclosed by walls. See also "Zero Lot Line."



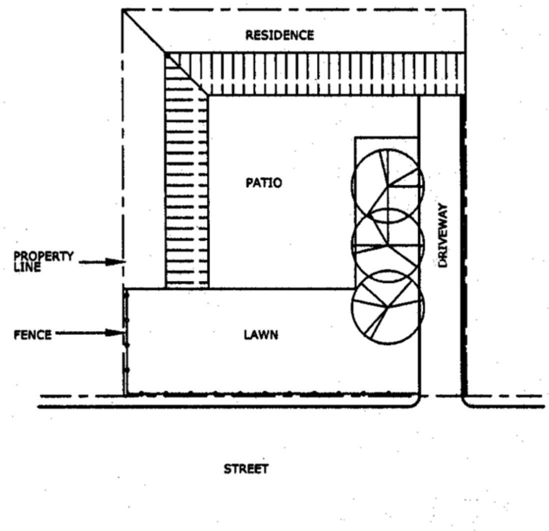


FIGURE 9

Pedestrian Walkway. A right-of-way within a block dedicated to public use, five feet or more in width, intended primarily for pedestrians or bicycles and other non-motorized vehicles.

Perimeter. The boundaries or borders of a lot, tract or parcel of land.

Permit. Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

Permitted Use. Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Person. Any individual, corporation, association, firm, partnership or other legal entity.

Pet Day Care. A facility that provides care on a regular basis to household animals for a period of less than 24 hours with no overnight accommodations.

Planned Center, Office, Commercial or Industrial. A group of rental stores, service establishments, offices, industries and any other businesses planned to serve the public, which is in common ownership or condominium ownership.

Planning Commission. The appointed Planning Commission of the City of Alpharetta, Georgia.

Planted Area. An area of living plant material created for the purpose of establishing open space and consisting of a minimum of 50% of the area devoted to trees and shrubs.

Plat. (1) a map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) a map of a subdivision or site plan.

Plat, Final. The final map of all or a portion of a subdivision which is presented to the proper review authority for final approval and recorded in the office of the Clerk of Superior Court of Fulton County.

Plat, Minor. A division of a tract or parcel of land into not more than four (4) lots and does not dedicate or offer for dedication any new street or require construction of any private road for access to any lots and does not require extension of sanitary sewer, stormwater, or water mains to service lots.

Plat, Preliminary. A preliminary map indicating the proposed layout of the subdivision or site plan which is submitted to the proper review authority for consideration and preliminary approval.

Portable. See Industrialized Buildings.

Premises. An area of land with its appurtenances and buildings which, because of its unity of use, is one unit of real estate.

Principal Building. The building or other structure within which is conducted (or intended to be conducted) the principal use of the lot on which said building is situated.

Principal Use. The primary or predominant use of any lot.

Prohibited Use. A use that is not permitted in a zoning district by right as a principal use, as an accessory use, or as a conditional use.

Public Space. A public- or privately-owned area, which is set aside for the enjoyment for occupants or visitors to the property, and which is developed for recreation, entertainment, and/or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playgrounds, community gardens, or other areas where people can gather. Areas that are restricted to the general public, like residential amenities, may not be included within the public space requirement.

Recreation Facility. A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

1. *Recreation Facilities, Indoor.* Recreational uses conducted almost wholly indoors, including bowling alley, skating rink, shooting range, health club, etc.
2. *Recreation Facilities, Outdoors.* Recreational uses conducted almost wholly outdoors, including ball fields, soccer, etc.

Recycling Center. A use operated exclusively for the collection and temporary storage of used paper, glass, metal, and similar materials suitable for reprocessing, which are transported elsewhere for separating, processing, or storage.

Rental Services Establishment. Any business establishment which rents or leases items of personal property such as tools, appliances and equipment to the general public.

Residence. A dwelling unit.

Restaurant. An establishment where food and drink are prepared, served and consumed primarily within the principal building, and without a drive-in or drive-thru component.

Restaurant, Drive-thru or Fast-Food. Any establishment, building or structure where food or drink are served for consumption, either on or off the premises, with drive-thru components. This definition shall not include otherwise permitted restaurants where outdoor table service is provided to customers in outdoor dining areas.

Retail Establishment, Mixed Sales. Any business establishment selling a wide variety of goods arranged in several departments including, but not limited to, hardware, automotive, sporting goods, audio and video equipment, and clothing.

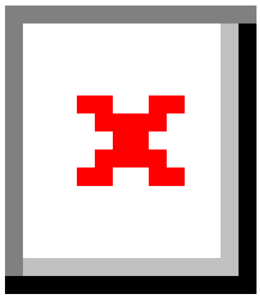
Retail Sales Establishment. A business principally engaged in offering a category of similar goods or products for sale to the general public, such as grocery store, hardware store, pharmacy, clothing shop, home furnishings store, office supplies store, and the like.

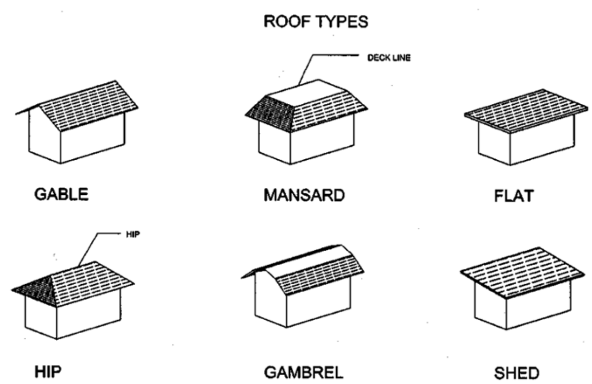
Retail Services Establishment. A business principally engaged in providing a service, as opposed to products, to the general public, such as a banking or financial institution, real estate or insurance office, barber or beauty shop, travel agency, amusement or recreation center, health clinic, legal firm, professional service, and the like.

Retail Strip Center. A group of retail stores designed as one development and being less than 50,000 square feet in size.

Right-of-Way. A strip of land occupied or intended to be occupied by a street, sidewalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special purpose use. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use in fee simple.

Roof. The outside top covering of a building.





Salvage Yard. A facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded material.

School, Academic. Any building or part thereof which is designed, constructed or used for education or instruction following the same curriculum offered in a public elementary, secondary, trade or technical, or higher education facility, and accredited to award diplomas as such.

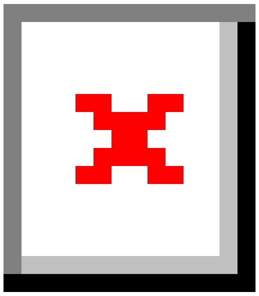
School, Commercial. Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or vocational pursuit, other than an academic school.

Semipublic Use. A use owned or operated by a nonprofit, religious, or educational institution for the purpose of providing educational, cultural, recreational, religious, or social services to the general public.

Service Drive. A minor, permanent, public right-of-way which is used primarily for vehicular service access to the back or side or properties otherwise abutting on a street.

Setback. The straight line distance between a street right-of-way or a lot line and the nearest point of a structure or building or projection therefrom (excluding steps, roof overhang, chimneys, bay windows and patios).

Setback, Front Cul-de-Sac.



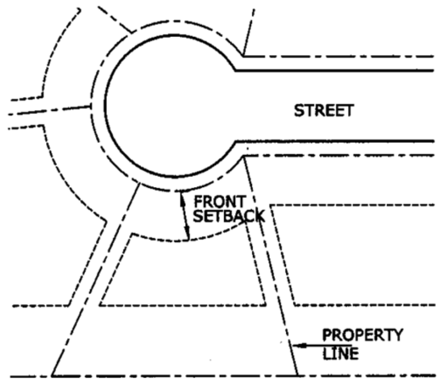


FIG 11

Setback, Minimum. The shortest distance allowed between a property line and any principal or accessory building on a lot, not including any required buffer areas. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a "side yard setback" is measured from a side lot line.

Shopping Center. A group of retail sales or services establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements with a total size of at least 50,000 square feet.

Shopping Center, Specialty. A shopping center whose shops cater to a specific market and are linked together by an architectural, historical or geographic theme or by a commonality of goods and services.

Sidewalk. A paved, surfaced or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sign. See Article II, Section 2.6, for all definitions relating to signs.

Site Plan. A plan accurately drawn to scale of a development project, depicting the buildings proposed to be placed on the property, related public and site improvements on the site, and additional information as required by this Ordinance or conditions of zoning approval, and other applicable ordinances.

Smoke Shop and Tobacco Store. Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco instruments; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store".

Spa Services. A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business.

Special Care Home. An accessory use in a 'For-Sale' dwelling occupied by one or more persons related by blood, adoption, guardianship or marriage and/or not more than three unrelated persons, some of whom are in need of special care, living together as a nonprofit housekeeping unit. The term "special care home" shall include a home for adolescents, a home for physically handicapped persons and a home for mentally handicapped persons. The term "special care home" shall not include the business of operating a boarding house, rooming house or other similar establishment. Additionally, the term shall not include a penal institution, any place for persons convicted of a crime or any place for persons found to be juvenile delinquents.

Storage, Climate Controlled. A facility consisting of a building or group of buildings that contain individual storage units of varying sizes in a climate controlled environment where customer access is through a lobby and where no commercial transactions or activities take place other than the rental of the storage units (permitted in L-I only).

Storage, Mini-Warehouse. A facility consisting of a building or group of buildings that are surrounded by a security fence with controlled access and which contains individual storage units of varying sizes whose doors open directly to the outside and where no commercial transactions or activities take place other than the rental of the storage units.

Storefront Street. A street, that by virtue of its pre-existing pedestrian-supportive qualities. or its future importance to pedestrian connectivity, requires that new development along it achieves a high standard of design and pedestrian orientation.

Storm Water Management Report. A report prepared by a Professional Engineer registered in the State of Georgia that details the pre and post development activity hydrologic conditions.

Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multi-story building used for parking, even if below grade, shall be classified as a story.

Street. A dedicated and accepted public right-of-way for vehicular traffic from which direct access may be gained to abutting properties, or an easement or private right-of-way approved by the City Council to serve such purpose. The term "street" shall refer to the full width located between the limits of the right-of-way or easement, and not be limited to the roadway itself.

A. *Principal Arterials* —are those streets and highways which serve major activity centers and emphasize traffic service rather than access to abutting land access. Principal arterials include all limited access freeways, expressways or parkways, and carry a high proportion of total area travel on a minimum of mileage.

B. *Major Arterials* —are those streets which interconnect with the principal arterial system and provide service to trips of moderate length with emphasis on both traffic service and land access and generally do not penetrate identifiable single family residential neighborhoods.

C. *Minor Arterials* —provide intra-community continuity but should not penetrate identifiable neighborhoods.

D. *Collector Streets* —distribute trips from arterial street to their ultimate origin or destination. Collector streets provide a greater level of land access than arterial streets, may enter or traverse identifiable neighborhoods, and rarely serve significant volumes of through traffic.

E. *Local Streets* —comprise all facilities not classified as arterial or collector. Local streets provide land access with service to through traffic being actively discouraged.

Street, Future Right-of-Way Line. The right-of-way line which is anticipated by the City, State or other agency for future development.

Street Right-of-Way Line. The limit of public ownership or private easement for property containing or intended to contain a street, dividing it from an adjacent lot.

Structure. A combination of materials to form a construction for use, occupancy or ornamentation which is fastened or attached to the ground.

Structure Height. The vertical distance to the highest point of a structure, as measured in the same manner as "Building Height" herein.

Subdivision. The division of a lot, tract or parcel of land into 2 or more lots, tracts, parcels or other divisions of land for sale, development, finance or lease.

Swimming Pool. A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

Temporary Use. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Theater. A building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances.

Townhouse/Rowhouse. A building type consisting of at least three, but not more than eight independent units that are attached by common side walls in a linear arrangement. Each unit occupies the space from the ground to the roof and normally has at least two, but no more than four floors. Such units typically feature a primary entrance on the front elevation and variations in materials, colors and/or windows to create a visual distinction between each of the attached units.

Tract. See "Lot."

Tree. See Article III, Section 3.2, for definitions relating to tree protection.

Use. The purpose for which a property or structure is designed, intended, reserved, or occupied.

Use, Accessory. See "Accessory Use."

Use, Conditional. See "Conditional Use."

Use, Principal. See "Principal Use."

Variance. Permission granted under circumstances prescribed herein to depart from the specific requirements of this Ordinance.

Vehicle for Hire Company. An establishment offering to transport passengers for a fee in any motorized or animal-drawn vehicle, the charges for which are determined by agreement, mileage or by the length of time for which the vehicle is engaged and also described as a taxi or limousine service.

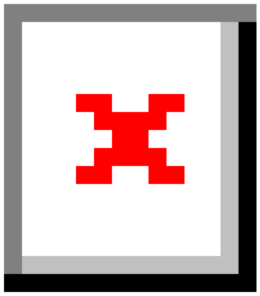
Warehouse. A building used primarily for the storage of goods and materials. See also "Mini-Warehouse."

Wholesale Trade. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wireless Tower. See Section 2.8 for definition of 'wireless tower.'

Yard. An area that lies between the buildings on a lot and the nearest lot line.

1. *Front Yard.* A yard situated along any public street right-of-way or private street easement.
2. *Rear Yard.* A yard situated along a rear lot line.
3. *Side Yard.* A yard situated along a side lot line.



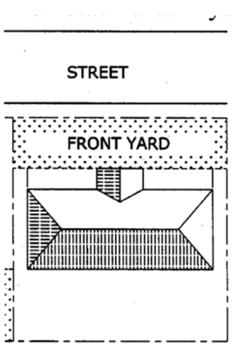


FIG 12

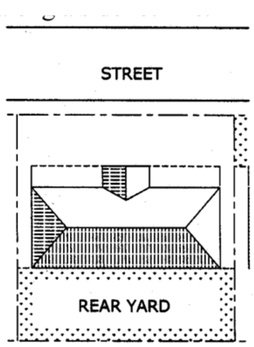


FIG 13

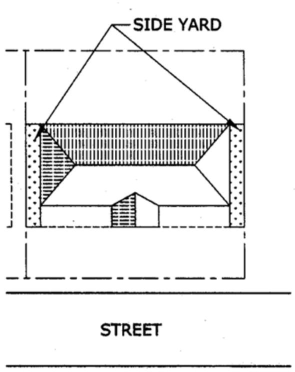


FIG 14

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zoning Change. An amendment to the Official Zoning Map or other action having the result of rezoning a property, approval of a Conditional Use on a particular property, or a change in conditions of approval applied to the zoning or conditional uses pertaining to a property.

Zoning Map. The Official Zoning Map of the City of Alpharetta, Georgia, which may include a series of maps in section.

(Ord. No. 689, § 1, 6-2-2014 ; Ord. No. 702, § 1(Exh. A), 3-2-2015 ; Ord. No. 704, § 1, 6-1-2015 ; Ord. No. 715 , § 1, 9-28-2015; Ord. No. 718 , § 1, 12-14-2015)

SECTION 2.2 a - CONDITIONAL USE REVIEW CRITERIA

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.
2. Property access.
3. Hours of operation of the business.
4. Vehicular trips generated by the use.
5. Impact of the use on surrounding properties.
6. Impact of the use on the natural features of the site.

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses within the framework of a masterplan. The district regulations are intended to allow greater design flexibility without increasing overall density.

A. *Permitted Principal Uses.* A property in the CUP district may be used only for those uses approved as part of the conditions of approval of the CUP zoning on the property and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall CUP development is further limited by the following requirements:

Dwelling, 'For-Sale', Detached Residential: A minimum of 25% of the gross land area of the CUP shall be utilized for 'For-Sale' detached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Sale', Attached Residential: No more than 20% of the gross land area of the CUP may be used for 'For-Sale' attached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Rent', Residential: Rental units and related accessory uses, streets and other facilities shall not exceed 20% of the gross land area of the CUP.

Commercial: Uses permitted in the C-1 category shall not exceed (in aggregate) 10% of the gross land area of the CUP.

Open Space: A minimum of 15% of the gross land area must be set aside as open space.

Office and Light Industrial: The following uses shall not exceed (in aggregate) 25% of the gross land area of the CUP:

Office buildings or office parks and related accessory uses, streets and other facilities.

Wholesale, storage or industrial uses and related accessory uses, streets and other facilities.

B. *Accessory Uses.* A property in the CUP district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted under the conditions of approval for the CUP zoning on the property.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.

3. Family Day Care Home in a residence.
4. Special Care Home in a 'For-Sale' detached dwelling.
5. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
6. Clubhouse, swimming pool, or community recreation facilities serving a development.
7. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
8. Signs, subject to all of the requirements regulating signage herein.
9. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.1, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. Agricultural and Residential Uses.
   a. Dwelling, Group (rooming house, assisted living facility, nursing home, fraternity, congregate housing).
   b. Dwelling, 'For-Sale' Attached.
   c. Dwelling, 'For-Sale' Detached.
   d. Dwelling, 'For-Rent'.
   e. Reserved.
   f. Bed and Breakfast.
2. Business Uses.
   a. Animal Hospital, small animals.
   b. Art Galleries.
   c. Automobile Sales and Leasing.
   d. Automobile Service Station.
   e. Automotive Parts.
   f. Automotive Service.
   g. Bakery.
   h. Barber Shop.
   i. Bank, Savings and Loan.
   j. Beauty Shop.
   k. Billiards.
   l. Book Store or Stationery.
   m. Bowling Alley.
   n. Brewery.
   o. Broadcasting Studio (radio or TV).
   p. Building Materials, retail with enclosed storage.

q. Clinic.

r. Commercial Parking Lot.

s. Contractor's Office without outside storage.

t. Contractor's office with outside storage.

u. Convenience Market with or without gas pumps.

v. Dance Studio.

w. Day Care Center.

x. Distillery.

y. Drug Store.

z. Dry Cleaning Pick-up Station.

aa. Equestrian Center.

bb. Extended stay hotel (see Section 2.7).

cc. Florist, Retail without Greenhouse.

dd. Funeral Home w/ no cemetery or mausoleum.

ee. Golf Course, Driving Range.

ff. Golf, Miniature.

gg. Grocery Store.

hh. Hardware and Garden Supply Store.

ii. Hotel or Motel.

jj. Laboratory, Research or Commercial.

kk. Laundry, Self-Serve, Pick-up.

ll. Liquor Store.

mm. Manufacturing.

nn. Office Building or Office Park.

oo. Outdoor Recreation Facilities.

pp. Park, playground.

qq. Pet Day Care.

rr. Pet Grooming.

ss. Print Shop.

tt. Public Building.

uu. Radio or TV, Transmitter or Studio.

vv. Rental Services Establishment without outside storage.

ww. Restaurant.

xx. Restaurant, with Drive-thru window.

yy. Retail Sales and Services Establishments not otherwise listed for this zoning district.

zz. Retail Establishment, Mixed Sales.

aaa. School, Commercial.

bbb. Shop or Studio, Craftsman/Artist.

ccc. Spa Services.

ddd. Theater, Cinema.

3. Wholesale, Storage and Industrial Uses.

   a. Laundry, Industrial.

   b. Locker, Frozen Food or Cold Storage.

   c. Manufacturing, Light.

   d. Wholesale Establishment.

4. Semipublic Uses, Utilities.

   a. Airport, public or private.

   b. Amphitheater.

   c. Athletic Facility.

   d. Auditorium.

   e. Church, Synagogue, or any other religious institution.

   f. Club, association or lodge.

   g. Country Club.

   h. Fire Station.

   i. Heliport, public or private.

   j. Hospital.

   k. Library.

   l. Museum.

   m. School, Academic.

   n. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.* Minimum Lot Size; the minimum area permitted to be zoned for a CUP is 100 acres.

Lot sizes in use areas: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the minimum lot size required by such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Maximum Density of Dwelling Units: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the lot size or, when applicable, density limitations of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Minimum Lot Width, Minimum Setbacks, Maximum Coverage by Principal Buildings, Maximum Building Height, Minimum Floor Area of a Dwelling Unit, Screening and Buffers: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open space shall not include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718 , §§ 2, 4, 12-14-2015)

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. *Conditional Principal Uses.* A property in the O-I district may be used for the uses listed below and shown in Table 2.1 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

1. Residential Uses.

    a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility).

2. Business Uses.

    a. Bank, Savings and Loan.

    b. Broadcasting Studio (radio or TV).

    c. Clinic.

    d. Congregate Housing.

    e. Day Care Center.

    f. Drug Store.

    g. Golf Course, Driving Range.

    h. Office Building or Office Park.

    i. Recreational Facilities (Indoor or Outdoor).

    j. Theater, Cinema.

3. Semipublic Uses, Utilities.

    a. Church, Synagogue, or other religious institutions.

    b. Club, association or lodge.

    c. Heliport.

    d. Library.

    e. Museum.

    f. Public Building.

    g. School, Academic.

    h. Recreation Facilities (Indoor or Outdoor).

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

   The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

   The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

   The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

   The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

   The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.
8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.
   a. Reserved.
2. Business Uses.
   a. Art Galleries.
   b. Automobile Service Station.
   c. Bakery.
   d. Barber Shop.
   e. Beauty Shop.
   f. Book Store.
   g. Bowling Alley.
   h. Brewery.
   i. Car Wash.
   j. Contractor's Office without outside storage.

k. Commercial Parking Lot.

l. Convenience Market with or without gas pumps.

m. Dance Studio.

n. Distillery.

o. Dry Cleaning Pick-up Station.

p. Extended Stay Hotel (see Sec. 2.7).

q. Florist, Retail without Greenhouse.

r. Funeral Home w/out cemetery or mausoleum.

s. Hotel/motel.

t. Golf, Miniature, or Golf Driving Range.

u. Laboratory, Research or Commercial.

v. Liquor Store.

w. Print Shop.

x. Radio or TV, Transmitter or Studio.

y. Restaurant.

z. Restaurant, Drive-In or Fast-Food.

aa. Retail Sales and Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.

bb. School, Commercial.

cc. Spa Services.

3. Wholesale, Storage and Industrial Uses.

   a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

   a. Airport.

   b. Amphitheater.

   c. Athletic Facility.

   d. Auditorium.

   e. Country Club.

   f. Hospital.

   g. Fire Station.

   h. Park or Playground.

   i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5.).*

F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718 , §§ 3, 6, 12-14-2015)

2.2.14 C-1 neighborhood commercial.

A. *Permitted Principal Uses.* A property in the C-1 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.
    a. Dwelling, 'For-Sale'—in an existing or historic structure only.
    b. Reserved.
    c. Bed and Breakfast.
2. Business Uses.
    a. Art Gallery.
    b. Bakery.
    c. Barber Shop.
    d. Bank, Savings and Loan.
    e. Beauty Shop.
    f. Book Store.
    g. Carpet and Rug Sales.
    h. Clinic.
    i. Contractor's Office without outside storage.
    j. Day Care Center.
    k. Drug Store.

l. Dry Cleaning Pick-up Station.

m. Florist, Retail Without Greenhouse.

n. Gourmet Food Store.

o. Hardware and Garden Supply Store.

p. Jewelry Store.

q. Laundry, Self-Serve, Pick-up.

r. Office Building or Park.

s. Pet Day Care.

t. Pet Grooming.

u. Print Shop.

v. Reserved.

w. Restaurant, without Drive-thru or Drive-In facilities.

x. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).

y. School, Commercial.

z. Shop or Studio, Craftsman/Artist.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Club, association or lodge.

b. Library.

c. Museum.

d. Park or Playground.

e. Public Building.

B. *Accessory Uses.* A property in the C-1 district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed forty percent (40%) of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations, herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-1 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.

   a. Dwelling, 'For-Rent'.

   b. Dwelling, Group (congregate housing, nursing home, etc.).

2. Business Uses.

   a. Animal Hospital, small animals.

   b. Assisted Living, Congregate housing

   c. Automotive Parts.

   d. Bowling Alley.

   e. Brewery.

   f. Check Cashing.

   g. Church, Synagogue.

   h. Commercial Parking Lot.

   i. Contractor's Office with outside storage.

   j. Distillery.

   k. Extended Stay Hotel (see Sec. 2.7).

   l. Funeral home with no cemetery or mausoleum.

   m. Grocery Store.

   n. Golf, Miniature.

   o. Hotel/Motel.

   p. Liquor Store.

   q. Pest Control Business.

   r. School, Academic.

   s. Rental Services Establishment without outside storage.

   t. Restaurant, Drive-In or Fast-Food.

   u. Retail Establishment, Mixed Sales.

v. Smoke Shop and Tobacco Store.

w. Spa Services.

3. Semipublic Uses, Utilities.

a. Athletic Facility.

b. Auditorium.

c. Hospital.

d. Parking Lot, Commercial.

e. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

D. *District Regulations.*

Minimum Lot Area—30,000 square feet.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—45%.

Maximum Building Height—35 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 6—8, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.15 C-2 general commercial.

A. *Permitted Principal Uses.* A property in the C-2 district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.

a. Dwelling, 'For-Sale'—in an existing or historic structure only.

b. Bed and Breakfast.

2. Business Uses.

a. Art Gallery.

b. Automobile Service Station.

c. Automotive Parts.

d. Automotive Service.

e. Bakery.

f. Barber Shop.

g. Bank, Savings and Loan.

h. Beauty Shop.

i. Book Store.

j. Bowling Alley.

k. Broadcasting Studio (radio or TV).

l. Building Materials, retail with enclosed storage.

m. Carpet and Rug Sales.

n. Clinic.

o. Clubs, fraternity, association or lodge.

p. Commercial Parking Lot.

q. Congregate Housing.

r. Contractor's Office with and without outside storage.

s. Convenience Market with or without gas pumps.

t. Dance Studio.

u. Day Care Center.

v. Drug Store.

w. Dry Cleaning Pick-up Station.

x. Florist, Retail Without Greenhouse.

y. Grocery Store.

z. Hardware Store.

aa. Home Improvement Store.

bb. Laundry, Self-Serve, Pick-up.

cc. Liquor Store.

dd. Office Building or Park.

ee. Pet Day Care.

ff. Pet Grooming.

gg. Print Shop.

hh. Public Building.

ii. Recreation Facilities (Indoor).

jj. Rental Services Establishment without outside storage.

kk. Restaurant.

ll. Restaurant, Drive-In or Fast-Food.

mm. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

nn. Retail Establishment, Mixed Sales.

oo. School, Commercial.

pp. Shop or Studio, Craftsman/Artist.

qq. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Athletic Facilities.

b. Club, association or lodge.

c. Hospital.

d. Library.

e. Museum.

f. Park or Playground.

g. Parking Lot, Commercial.

h. School, Academic.

B. *Accessory Uses.* A property in the C-2 district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following: (See also Supplementary Regulations in this Article.)

1. Dwelling, 'For-Sale' Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

The dwelling shall be located above or to the rear of the commercial or office structure to which it is accessory.

The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.

3. Swimming pool, tennis court, patio and other private recreation facilities.

4. Clubhouse, swimming pool, or community recreation facilities serving a development.

5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

6. Signs, subject to all of the requirements regulating signage herein.

7. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Uses.* A property in the C-2 district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Residential Uses.
    a. Dwelling, 'For-Rent'.
    b. Dwelling, 'For Sale' attached in a Vertically Mixed Use Building Over Retail or Restaurant.
    c. Dwelling, Group (congregate housing, nursing home, etc.).
2. Business Uses.
    a. Animal Hospital, small animals.
    b. Assisted Living, Congregate housing.
    c. Automobile Sales and Leasing.
    d. Brewery.
    e. Car Wash.
    f. Check Cashing.
    g. Church, Synagogue.
    h. Discount Store.
    i. Distillery.
    j. Extended Stay Hotel (see Sec. 2.7).
    k. Florist, Retail with Greenhouse.
    l. Funeral Homes.
    m. Golf, Miniature.
    n. Greenhouse with nursery.
    o. Hotel or Motel.
    p. Limousine Service and Taxi.
    q. Massage Therapy (see Sec. 2.7).
    r. Spa Services.
    s. Radio or TV, Transmitter or Studio.
    t. Recreation Facilities (Outdoor).
    u. Small Appliance Repair Shop.
    v. Smoke Shop and Tobacco Store.
3. Wholesale, Storage and Industrial Uses.
    a. Wholesale Establishment.
4. Semipublic Uses, Utilities.
    a. Auditorium.
    b. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
    c. Recreational Facilities (Outdoor).

D. *District Regulations.*

Minimum Lot Area—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—Conditional (based on prevailing development patterns).

Side yard—Conditional (based on prevailing development patterns).

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70% (for development within Historic Business District—90%).

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 718 , §§ 5—7, 9, 12-14-2015; Ord. No. 730 , §§ 3, 4, 12-5-2016)

2.2.16 PSC planned shopping center.

All uses in the PSC zoning district shall be located within, or as part of a shopping center or specialty shopping center.

A. *Conditional Principal Uses.* A property in the PSC district may be used for those uses listed in Table 2.1, only upon approval as a conditional use by the city council:

1. Business Uses.

a. Art Galleries.

b. Automobile Service Station.

c. Automotive Parts.

d. Bakery.

e. Barber Shop.

f. Bank, Savings and Loan.

g. Beauty Shop.

h. Book Store.

i. Brewery.

j. Car Wash.

k. Carpet and Rug Sales.

l. Clinic.

m. Convenience Market with or without gas pumps.

n. Dance Studio.

o. Day Care Center.

p. Distillery.

q. Florist, Retail Without Greenhouse.

r. Grocery Store.

s. Hardware Store.

t. Home Improvement Store.

u. Laundry, Self-Serve, Pick-up.

v. Liquor Store.

w. Office Building or Park.

x. Pest Control Business.

y. Pet Grooming.

z. Public Building.

aa. Recreational Facilities (Indoor).

bb. Rental Services Establishment without outside storage.

cc. Restaurant.

dd. Restaurant, Drive-In or Fast-Food.

ee. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ff. Retail Establishment, Mixed Sales.

gg. Theater.

B. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:

1. Residential Uses.

a. Reserved.

2. Business Uses.

a. Animal Hospital, small animals.

b. Automotive Parts.

c. Automotive Service.

d. Bowling Alley.

e. Broadcasting Studio (radio or TV).

f. Building Materials, retail with enclosed storage.

g. Commercial Parking Lot.

h. Convenience Center with gas pumps.

i. Dry Cleaning Plant.

j. Dry Cleaning Plant with pick-up station.

k. Extended Stay Hotel (see Section 2.7).

l. Florist, Retail with Greenhouse.

m. Funeral Home with no cemetery or mausoleum.

n. Golf, Miniature.

o. Hotel or Motel.

p. Pet Day Care.

q. Pet Grooming.

r. Print Shop.

s. Radio or TV, Transmitter or Studio.

t. School, Commercial.

u. Shop or Studio, Craftsman/Artist.

3. Semipublic Uses, Utilities.

a. Athletic Facility.

b. Auditorium.

c. Church, Synagogue.

d. Club, fraternity, association or lodge.

e. Heliport, public or private.

f. Museum.

g. Park or Playground.

h. Recreational Facilities (Outdoor).

i. School, Academic.

j. Spa Services.

k. Reserved.

l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

m. Wholesale Establishment.

D. *District Regulations.*

Minimum Lot Area—the shopping center development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 715 , § 2, 9-28-2015; Ord. No. 718 , §§ 3, 4, 12-14-2015)

2.2.17 L-I industrial.

A. *Permitted Principal Uses.* A property in the L-I district may be used for those uses listed in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses.

   a. Greenhouse, Nursery.

2. Business Uses.

   a. Animal Hospital, small and large animals.

   b. Art Gallery.

   c. Automobile Service Station.

   d. Automotive Parts.

   e. Automotive Sales and Leasing.

   f. Automotive Service.

   g. Bakery.

   h. Bank, Savings and Loan.

   i. Book Store.

   j. Bowling Alley.

   k. Brewery.

   l. Broadcasting Studio (radio or TV).

   m. Building Materials with Outdoor Storage.

   n. Building Materials, Retail with enclosed storage.

   o. Car Wash.

   p. Carpenter Shop, Woodworking.

   q. Carpet and Rug Sales.

   r. Check Cashing.

   s. Church, Synagogue.

   t. Commercial Parking Lot.

   u. Congregate Housing.

   v. Contractor's Office with and without outside storage.

w. Convenience Market with or without gas pumps.

x. Dance Studio.

y. Day Care Center.

z. Discount Store.

aa. Distillery.

bb. Drug Store.

cc. Dry Cleaning Pick-up Station.

dd. Fireworks Sales.

ee. Funeral Home.

ff. Greenhouse, Nursery.

gg. Grocery Store.

hh. Hardware and Garden Center.

ii. Home, Elderly, Children, Nursing.

jj. Heliport.

kk. Home Improvement Store.

ll. Kennel.

mm. Laboratory, Research or Commercial.

nn. Laundry, Self-Serve, Pick-up.

oo. Liquor Store.

pp. Massage Therapy (see Sec. 2.7).

qq. Office Building or Office Park.

rr. Pawn Shop.

ss. Pest Control.

tt. Pet Day Care.

uu. Pet Grooming.

vv. Print Shop.

ww. Radio or TV, Transmitter or Studio.

xx. Recreation Facilities (Indoor).

yy. Rental Services Establishment with outside storage.

zz. Rental Services Establishment without outside storage.

aaa. Restaurant.

bbb. Restaurant, Drive-In or Fast-Food.

ccc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.

ddd. Retail Establishment, Mixed Sales.

eee. Shop or Studio, Craftsman/Artist.

fff. Small Appliance Repair Shop.

ggg. Smoke Shop and Tobacco Store.

hhh. Spa Services.

iii. Storage, Inside.

jjj. Tattoo Parlor, Body Piercing.

kkk. Taxidermist.

lll. Tire Retreading.

mmm. Vehicle for Hire Company.

3. Wholesale, Storage and Industrial Uses.

   a. Bottled Gas, storage and distribution.

   b. Builder's Equipment.

   c. Concrete Plant.

   d. Dry Cleaning Plant.

   e. Locker, Frozen Food or Cold Storage.

   f. Machine Shop.

   g. Manufacturing, Light.

   h. Mini-Warehouse.

   i. Septic Tank Sales, Construction.

   j. School, Commercial.

   k. Storage, Outside.

   l. Warehouse.

   m. Welding Shop.

   n. Wholesale Trade Establishment.

4. Semipublic Uses, Utilities.

   a. Athletic Facility—Outdoor.

   b. Amphitheater.

   c. Auditorium.

   d. Park or Playground.

   e. Hospital.

   f. School, Academic.

   g. Switching Station, Telecom.

B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinant to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.

2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.

3. Signs, subject to all of the requirements regulating signage herein.

4. Retaining walls and other site improvement structures approved as part of the development permit.

C. Conditional Uses. When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.

2. Property access.

3. Hours of operation of the business.

4. Vehicular trips generated by the use.

5. Impact of the use on surrounding properties.

6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

a. Adult Entertainment Establishment (see Sec. 2.7).

b. Airport, Public/Private.

c. Golf Driving Range.

d. Glass Fabrication.

e. Tattoo Parlor, Body Piercing.

f. Taxidermist.

g. Tire Retreading.

h. Theater, Cinema.

2.0 *Wholesale, Storage and Industrial Uses.*

a. Asphalt Plant.

b. Dry Cleaning Plant.

c. Concrete Plant.

d. Indoor Shooting Range (see Sec. 2.7).

e. Junk or Salvage Yard.

f. Laundry Industrial.

g. Manufacturing, Heavy.

h. Power Station.

i. Recycling Center.

j. Salvage Yard.

k. Sawmill.

l. Sewage Disposal Plant.

m. Transfer Station.

3.0 *Semipublic Uses, Utilities.*

a. Airport, public or private.

b. Reserved.

c. Church, Synagogue, or other religious institutions.

d. Museum and Library.

e. Power Station.

f. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

4.1 *General Standards.*

a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;

b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;

c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;

d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;

e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;

f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;

g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).

h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;

i. All solid waste is removed from the transfer station within 24 hours of receipt;

j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;

k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;

l. The transfer facility must be cleaned at least once every 24 hours;

m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;

o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;

p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;

q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;

r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;

s. The transfer station must have adequate storage space for incoming solid waste;

t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;

u. The facility shall not generate more than 150 total vehicle trips per day;

v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;

w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and

x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

a. Application requirements. An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:

(1) Regional plan or map. The regional plan or map must delineate the service area of the proposed transfer station.

(2) Site plan. The site plan must include:

(a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);

(b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;

(c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and

(d) Adjacent properties, including the location of public and private water supplies on these properties.

(3) Engineering report. The engineering report must include:

(a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;

(b) A description of all machinery and equipment, including the design capacity;

(c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;

(d) A description of the facility's drainage system and water supply system; and

(e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. Unloading and loading areas.

(1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;

(2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;

(3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;

(4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;

(5) Sufficient internal storage areas must be provided for incoming solid waste;

(6) Exhaust removal systems must be installed in enclosed areas; and

(7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

E. *Screening and buffers (See Sec. 2.3.5).*

(Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 3, 9-28-2015; Ord. No. 718 , §§ 7, 10—12, 12-14-2015)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses within the framework of a master plan. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property and as further limited below.

1. *Dwelling, attached or detached:* At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.

   Dwelling, 'For-Rent' units shall require conditional use approval.

3. *Commercial:* At least 25% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
4. *Public Space:* A minimum of 10% of the gross land area must be designed for public use as recreation, entertainment and/or civic space.
5. *Office/Institutional:* At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
6. *Park Space:* Each MU development shall set a goal to provide a minimum of one acre of park land/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. Required park space and public space shall be achieved on-site and exclusive from each other.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use:

Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.1, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*

a. Dwelling, Group (assisted living facility, progressive care facility).

b. Dwelling, 'For-Rent'.

c. Bed and Breakfast.

2. *Commercial Uses:*

a. Bank, Savings & Loan.

b. Brewery.

c. Contractor's Office (no on site storage).

d. Day Care Center.

e. Distillery.

f. Entertainment Venue (jazz club, comedy club, dinner theater, etc.).

g. Hotel/Motel.

h. Liquor Store.

i. Outdoor/Indoor Recreation Facilities.

j. Religious Institution.

k. School, Commercial.

l. Spa Services.

m. Theater, Cinema.

3. *Semipublic Uses, Utilities:*

a. Athletic Facilities.

b. Public Building.

c. School, Academic.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Public Space: Each MU development shall have a minimum of 10% of the gross land area designed for public use. Public space shall be used for recreation, entertainment or civic purposes and may include plazas, outdoor theaters, sculpture gardens, parks, playground, community gardens or any other spaces where people can gather. Business kiosks shall be located outside of public space. Sidewalks and residential amenities may not be included within the public space requirement.

Park Space: Park space may include residential recreational amenities. However, at least 50% of the required park space shall be provided in passive park area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.
16. Number of office jobs internally captured on-site.

F. *Time Linkage.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project. When reviewing the phasing strategy or timeline, the City Council may link the issuance of permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O						O		X	
Amphitheater												O	O					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O			O	O	O	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	O	O	X	X	O	X			O
Asphalt Plant																		O			
Associations, (Clubs and Lodges)	O			O	O	O	O	O	O	O	O	O	O	O	X	X	O			X	
Athletic Facilities/Fitness Studio	O											O	O	O	X	X	O	X			O
Auditorium	O											O	O	O	O	O	O	X			
Auto Sales and Leasing (Trucks, Vans, Cars and												O				O		X			

Accessories)																					
Automotive Parts											O			O	X	O	X			
Automotive Service											O				X	O	X			
Bakery											O	O	O	X	X	O	X			O
Bank, Savings and Loan, Mortgage Company											O	O	X	X	X	O	X			O
Barber Shop											O	O	X	X	X	O				O
Beauty Shop											O	O	X	X	X	O				O
Bed and Breakfast	X	O	O	O	O						X	O		X	X	X					O
Book Store or Stationery											O	O		X	X	O	X			O
Bottle Gas Storage and Distribution																	X			
Bowling Alley											O	O			X	O	X			
Brewery											O	O		O	O	O	X			O
Broadcasting Studio (Radio and TV)	O										O				X		X			
Builder's Equipment/Material	O										O				X		X			
Car Wash												O			O	O	X			
Carpenter Shop, Woodworking	O																X			

Carpet and Rug Sales															X	X	O	X			
Cemetery	O																			O	
Check Cashing															O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X		O	O
Clinic, Public/Private												O	O	X	X	X	O				O
Concrete Plant																		O			
Congregate Housing, Assisted Living Facility											O	O	O		X	X		X			O
Contractor's Office without outside storage												O	O	X	X	X		X			O
Contractor's Office with outside storage												O			O	X		X			
Convenience Center w/Gas Pumps												O	O			X	O	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O									
Dance Studio												O	O		X	X	O	X			O
Day Care Center												O	O	X	X	X	O	X			O
Discount Store																O		X			
Distillery												O	O		O	O	O	X			O

Drug Store (Pharmacy)												O	O		X	X		X			O
Dry Cleaning, Pick-Up Station												O	O	O	X	X	O	X			O
Dry Cleaning, Plant																	O	O			
Dwelling, 'For-Sale', Attached								X		X	X	O									O
Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O									
Dwelling, 'For-Rent', Group											X	O			O	O					O
Equestrian Center	O											O								X	O
Extended Stay Hotel (see Section 2.7)												O	O		O	O	O				
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	O							X	
Fireworks Sales																		X			
Florist, Retail												O	O	O	X	X	O				O
Florist, Retail with greenhouse																O	O				

Funeral Homes with no cemetery or mausoleum												O	O		O	O	O	X			
Glass Fabrication																		O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	O							X	
Golf, Miniature												O	O		O	O	O				
Greenhouse, Nursery	O															O		X			
Grocery Store												O			O	X	O	X			
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X														
Hardware and Garden Supply Store												O			X	X	O	X			
Heliport, Public/Private	O											O	O				O	X		X	O
Home Improvement Store																X	O	X			
Home-Elderly, Children, Nursing											O	O	O		X	X		X			
Hospital												O	O		O	X		X		X	
Hotel or Motel												O	O		O	O	O				O
Indoor Shooting Range																		O			

Junk Yard																	O				
Kennel	O																X				
Laboratory, Research Commercial											O	O					X				
Laundry, Industrial											O						O				
Laundry, Self-Serve, Pick-Up											O			X	X	O	X				
Limousine Service and Taxi (with or without outside vehicle storage)															O		X				
Liquor Store											O	O		O	X	O	X			O	
Locker, Frozen Food or Cold Storage											O						X				
Machine Shop																	X				
Manufacturing, Heavy, General																	O				
Manufacturing, Light, Limited											O	O					X				
Massage Therapy															O		X				
Mini-warehouse Storage, Conditioned or Unconditioned space																	X				

Museum and Libraries												O	O		X	X	O	X		X	O
Nail Salon												O	O		X	X	O	X			O
Office												O	O	X	X	X	O	X			O
Outdoor Recreational Facilities (Commercial) (Playfields, etc.)												O	O		O	O	O	X		X	O
Park and Playground	X	X	X	X	X	X	X	X	X	X	X	O	O	X	X	X	O	X	X	X	O
Parking Lot, Commercial												O	O		O	X	O	X			
Pawn Shop																		X			
Pest Control Business (with or without onsite chemical storage)															O	O		X			
Pet Day Care												O			X	X	O	X			
Pet Grooming												O			X	X	O	X			O
Power Station												O						O		O	
Print Shop												O	O	X	X	X	O	X			O
Prison																				O	
Public Building												O	O	X	X	X	O	X		X	O
Radio, TV, Transmitter, Studio	O											O	O			O	O	X			

Recreation Facilities, Indoor (Health Clubs, Bowling Alleys, Skating Rink, Billiards, Children's event facilities, etc.)											O	O			X	O	X			O
Recycling Center																	O			
Rental Services Establishment with no outside storage											O			O	X	O	X			
Rental Services Establishment with outside storage (other than auto related)																	X			
Restaurant											O	O	O	X	X	O	X			O
Restaurant w/Drive-thru window											O	O		O	X	O	X			
Retail Establishment											O	O		X	X	O	X			O
Retail Establishment (Mixed Sales)											O			O	X	O	X			
Salvage Yards																	O			
Sawmill																	O			
School, Academic											O	O	O	X	X	O	X		X	O

School, Commercial (Beauty, Business)											O	O	O	X	X	O	X			O
Septic Tank, Sales, Construction																	X			
Service Station, Automotive											O	O			X	O	X			
Sewage, Disposal Plant																	O			
Shop or Studio, Craftsman/Artist											O		O	X	X	O	X			
Small Appliance Repair Shop															O		X			
Smoke Shop and Tobacco Store														O	O		X			
Spa Services											O	O	O	O	O	O	X			O
Storage, Inside																	X			
Storage, Outside																	X			
Switching Station (Telecom)											O						X			
Tattoo Parlor and Body Piercing																	O			
Taxidermist	X																O			
Theater, Cinema											O	O		X	X	O	O			O
Tire Retreading																				
Wireless Tower																O	O			

(subject to approval of conditional use permit in accordance with Section 2.8.7)																					
Transfer Station																	O				
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	X	
Welding Shop																	X				
Wholesale (storage and distribution)												O					O	X			

(Ord. No. 671, § 1, 2-4-2013 ; Ord. No. 675, § 1, 6-3-2013 ; Ord. No. 692, § 1(Exh. 1), 7-21-2014 ; Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 4, 9-28-2015; Ord. No. 718 , § 14(Exh. B), 12-14-2015)

AN ORDINANCE TO AMEND ARTICLE I, ARTILCE II AND APPENDIX A: ALPHARETTA DOWNTOWN CODE OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD CERTAIN DEFINED TERMS TO SUBSECTION 1.4.2. DEFINED TERMS; TO ADD DISCOUNT STORE AS A PERMITTED USE IN THE LI ZONING DISTRICT AND A CONDITIONAL USE IN THE C-2 ZONING DISTRICT; TO ADD BREWERY AND DISTILLERY AS A PERMITTED USE IN THE LI ZONING DISTRICT AND A CONDITIONAL USE IN THE CUP, O-I, C-1, C-2, PSC, MU, DT-C AND DT-MU ZONING DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

WHEREAS, the City Council desires to amend Article I, Article II and Appendix A: Alpharetta Downtown Code of the Unified Development Code for the foregoing purposes; and

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

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

Section 1: Article I, Section 1.4.2, "Defined Terms," of the Unified Development Code is hereby amended by adding the following terms and definitions in their appropriate alphabetical order:

"Brewery. A facility where malt beverages are manufactured or brewed."

"Discount Store. A retail store that sells new or used goods or products at prices lower than traditional retail outlets. Discount stores principally engage in offering a category of similar goods or a wide assortment of goods for sale to the general public."

"Distillery. A facility where distilled spirits are manufactured (distilled, rectified or blended)."

Section 2: **Subsection 2.2.17(A)(2)** [*LI – Permitted Principal Uses*] of Article II of the Unified Development Code is hereby amended by adding "Brewery", "Discount Store" and "Distillery" as a permitted uses in the said subsection.

Section 3: **Subsection 2.2.15(C)(2)** [*C-2 – Conditional Uses*] of Article II of the Unified Development Code is hereby amended by adding "Discount Store" as a conditional use in the said subsection.

Section 4: **Subsections 2.2.11(C)(2)** [*CUP – Conditional Uses*], **2.2.13(C)(2)** [*O-I – Conditional Subordinate Uses*], **2.2.14(C)(2)** [*C-1 – Conditional Uses*], and **2.2.15(C)(2)** [*C-2 – Conditional Uses*], **2.2.16(A)(1)** [*PSC – Conditional Principal Uses*], **2.2.20(C)(2)** [*MU – Conditional Uses*], and **Appendix A: Alpharetta Downtown Code Subsection 3.4.2(C)** [*DT-C and DT-MU – Conditional Uses*] of Article II of the Unified Development Code are hereby amended by adding "Brewery" and "Distillery" as conditional uses in each of said subsections.

Section 5: **Table 2.2** of Article II of the Unified Development Code, titled "List of Permissible and Conditional Uses," is hereby amended by inserting, in their appropriate alphabetical order, new rows to read as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 6: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 7: This Ordinance shall be effective immediately upon its adoption by the City Council and incorporated into The Unified Development Code of the City of Alpharetta, Georgia. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the ____________day of ________________________, 2017.

Approved:

____
David Belle Isle, Mayor

Attest:

COUNCILMEMBERS

____
Coty Thigpen, City Clerk

____

(Seal)

Approved as to Form:

C. Sam Thomas, City Attorney

Exhibit A:

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Brewery												O	O		O	O	O	X			O
Discount Store																O		X			
Distillery												O	O		O	O	O	X			O

City Council Meeting
STAFF REPORT

Submitting Department: Finance
Submitted By: Thomas Harris
Meeting Date: June 5, 2017

I. AGENDA ITEM TITLE: FIRST EXTENSION OF THE INTERGOVERNMENTAL AGREEMENT FOR ANIMAL CONTROL SERVICES

II. RECOMMENDATION:

Please approve the first extension (6 month extension) to the intergovernmental agreement for animal control services with Fulton County, Georgia.

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: $22,000 (6 MONTH COST FOR THIS EXTENSION). ANNUALIZED APPROXIMATELY $45,000.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Maintenance Contracts / 10041050-523860-EPW00	$22,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

IV. REPORT IN BRIEF:

The City of Alpharetta, along with all of the other municipalities of Fulton, contract with Fulton County to provide animal control services via intergovernmental agreement. The current three year agreement ends on June 30, 2017. In effort to provide uninterrupted animal control services, Fulton County has proposed an amendment to the current IGA to extend the City's service until December 31, 2017. This extension will allow the County the opportunity to competitively bid a new contract with a vendor that would commence on January 1, 2018. During the extended period of the IGA, the fiscal year 2017 costs are unchanged.

The County is obligated to provide animal control services - control rabies, investigate cruelty complaints, investigate animal bites, and impound and care for animals with veterinary services - 24 hours per day. Fulton provides such services through a contract with an approved animal control services vendor. The County provides an activity report to the City listing animal control calls for the year. The City verifies that the calls are within the City limits by running the report through GIS. The City is obligated to make semi-annual payments based on a payment amount determined from a calculation that applies the City's pro-rata share of prior year service responses for the whole county multiplied by the total annualized cost of the program (less cost of mandated control of rabies which is on the burden of the county).

V. ALTERNATIVES:

VI. ATTACHMENTS:

First Extension of the Intergovernmental Agreement for Animal Control Services, Executed Intergovernmental Agreement for the Provision of Animal Control Services

FIRST EXTENSION OF THE INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF ANIMAL CONTROL SERVICES BETWEEN FULTON COUNTY, GEORGIA AND ALPHARETTA, GEORGIA

This First Extension to the Intergovernmental Agreement ("First Extension") is made and entered this ___ day of _________, 2017, by and between the City of Alpharetta, Georgia (**"Alpharetta"**), a municipal corporation, and Fulton County, Georgia (**"County"**), herein after collectively referred to as the **"Parties"**.

WHEREAS, pursuant to the Georgia Constitution, Article IX, Section II, Paragraph I, cities and counties are prohibited from exercising governmental authority within each other's boundaries except by Intergovernmental Agreement, or as otherwise provided by law; and

WHEREAS, Alpharetta and the County entered into that certain Intergovernmental Agreement on or about June 16, 2014 as Fulton County Board of Commissioners Agenda Item # 14-0641 ("Original Agreement"), for the purpose of authorizing Fulton County to provide animal control services to the City, by way of a contract with an animal control services vendor; and

WHEREAS, the term of the Original Agreement is set to expire on June 30, 2017 and the County and City desire to maintain the same level of services for an additional period beyond this set date so that the parties can evaluate the scope and manner of deliver of these services moving forward; and

WHEREAS, the Parties desire, through this First Extension, to extend the Term (Article 2) of the Original Agreement under the same terms and conditions set forth in the Original Agreement for an additional period of one hundred and eighty four (184) days, up to and including December 31, 2017.

NOW THEREFORE, Alpharetta and the County, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby agree as follows:

Section 1. Alpharetta and Fulton County do hereby agree that Article 2 (Term of Agreement) of the Original Agreement is hereby amended by this First Extension for an additional period of one hundred and eighty four (184) days, commencing on July 1, 2017 and up to and including December 31, 2017.

Section 2. The Parties further agree that all the terms and conditions, including, but not limited to, Article 3 (Compensation and Consideration), that are set out in the Original Agreement, as modified by this First Extension, will continue to be enforceable during the First Extension.

Section 3. The Original Agreement, as modified by the First Extension, contains the entire agreement between the Parties, and no modification shall be binding upon the Parties unless evidenced by a subsequent written agreement signed by Fulton County acting by and through the Fulton County Board of Commissioners, and Alpharetta, acting by and through its duly authorized officers.

Section 4. In the event any one or more of the provisions contained herein shall, for any reason, be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of the Original Agreement, as modified by the First Extension.

Section 5. The Original Agreement, as modified by the First Extension, shall be governed in all respects as to the validity, construction, capacity performance, or otherwise by the laws of the State of Georgia.

Section 6. Nothing contained in the Original Agreement, as modified by the First Extension, shall be constructed to be a waiver of any of the Parties' sovereign immunity, any individual's qualified immunity, or any other immunity or exemption from liability provided for by law.

Section 7. The Original Agreement, as modified by the First Extension, shall not be construed as, or deemed to be, an agreement for the benefit of any third party or parties, and no third party or parties shall have any right of action hereunder for any cause whatsoever.

Section 8. Except as modified by this First Extension, all terms and conditions of the Original Agreement remain in full force and effect.

(SIGNATURES ON THE NEXT PAGE)

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals the day and year first above written.

ALPHARETTA, GEORGIA

____________________ Date: ________________

David Belle Isle
Mayor

(SEAL)

Attest:________________ Date: _________________
Clerk

APPROVED AS TO FORM:

____________________________ Date:_________________

City Attorney's Office

FULTON COUNTY, GEORGIA

_____________________ Date: ________________

By: John H. Eaves, P.H.D., Chair

Attest: _________________ Date: _________________
By: Mark K. Massey
Clerk to the Commission

APPROVED AS TO FORM:

______________________ Date: __________________

By: Patrise Perkins-Hooker
Fulton County Attorney

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**INTERGOVERNMENTAL AGREEMENT
FOR THE PROVISION OF
ANIMAL CONTROL SERVICES
BETWEEN
FULTON COUNTY, GEORGIA
AND
ALPHARETTA, GEORGIA**

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement"), by and between Fulton County, Georgia ("County") and the City of Alpharetta, Georgia ("City") within Fulton County is entered into this 4th day of September, 2013.

WHEREAS, Fulton County, Georgia is a constitutionally created political subdivision of the State of Georgia; and

WHEREAS, the Georgia Constitution, ARTICLE IX, Section 2, Paragraph 3, except as otherwise provided by law, prohibits cities and counties from exercising governmental authority within each other's boundaries except by Intergovernmental Agreement; and

WHEREAS, the County and City desire to enter into an Intergovernmental Agreement for the County to respond to citizens' requests for animal control services twenty-four (24) hours per day within the corporate limits of the City; and

WHEREAS, there is a need to control rabies, investigate cruelty complaints, and investigate animal bites within the corporate limits of the City upon request of the City; and

WHEREAS, the County has the capacity to provide such services through a contract with an approved animal control services vendor; and

WHEREAS, the City wishes to purchase animal control services within its corporate limits and delegate response to animal control complaints by its citizens twenty-four (24) hours per day, such response to be made in accordance with the terms of the animal services contract; and

WHEREAS, the County wishes to provide such services to the City through a contract with an approved animal control services vendor under the direction and control of the County;

NOW THEREFORE, in consideration of the following mutual obligations, the County and City agree as follows:

ARTICLE 1

PURPOSE AND INTENT

1.1 The County agrees to provide animal control services through a contract with an animal control services vendor within the corporate limits of the City.

1.2 The County agrees to provide a response to requests for animal control services within the City in accordance with the time periods specified in the County's contract with its approved animal control services vendor.

1.3 The County agrees to provide rabies control services within the corporate limits of the City upon request of the City and in accordance with the approved contract with the animal control services vendor.

ARTICLE 2

TERM OF AGREEMENT

2.1 The term of this Agreement is for one (1) year commencing on July 1, 2013 and concluding on June 30, 2014. At the conclusion of this term, the City will be solely responsible for providing all animal control services within its boundaries, with the exception of state mandated rabies control response which the County will continue to provide unless the term of the Agreement is extended in accordance with the terms of this Agreement. This Agreement may be extended for additional terms by mutual agreement approved by both governing bodies.

ARTICLE 3

COMPENSATION AND CONSIDERATION

3.1 During the first term of this agreement and each subsequent term thereafter, the cost to the City will be based on the classification and location of calls received by the animal control services vendor during the previous year with the payment amount determined by the following formula:

Payment Amount = Y (A) (C/TC)

Y = Percentage of response NOT related to state mandated county rabies control responses.

A = Annualized Contract Award Amount plus Indirect Cost (Applicable County Full Cost Plan)

C = Number of responses to requests for animal control service within the City or unincorporated Fulton County

TC = Total number of responses for each municipality and Fulton County

The payment amount for each municipality and Fulton County and an example calculation is included (Attachment 1).

3.2 The City shall be responsible for paying fifty percent (50%) of the total compensation amount due under this Agreement at commencement of this Agreement. The commencement of the Agreement shall occur on the first day of the term of the Agreement. Upon commencement of the Agreement and prior to performing animal control services herein, the County will invoice the City in an amount that equals fifty percent (50%) of the total compensation due under the Agreement. The invoice will include compensation under the Agreement for six months of animal control services. Payment will be due within sixty (60) days of the invoice date and should be sent to the Fulton County Finance Department, Treasury Division, Suite 7001, 141 Pryor Street, SW, Atlanta, GA 30303. Failure to remit payment to Fulton County within sixty (60) days of the invoice date may result in suspension of services to the City until such time as the payment is received or termination of the Agreement.

ARTICLE 4

ANIMAL CONTROL SERVICES

4.1 The County agrees to contract with an animal control services vendor to provide animal control services within the County, including within the boundaries of the City.

4.2 The City recognizes the County will provide animal control services through a contract awarded to an independent animal control services vendor selected by the County Board of Commissioners.

4.3 The County and the City recognize that the City shall have the right to request of the County that it assign tasks to the animal control services vendor pursuant to this agreement. Supervision and the means by which tasks are accomplished shall be the responsibility of the County through the animal control services contract administrator.

ARTICLE 5

RECORD KEEPING AND REPORTING

5.1 The County agrees to provide the City with all reports stipulated in the animal control service vendor's contract and access to records the vendor is required to maintain in accordance with the vendor's contract.

ARTICLE 6

TERMINATION

6.1 The parties agree that the City may, upon sixty (60) days written notice to the County, terminate this agreement upon its determination it wishes to provide its own animal control services. The parties agree that the County may, upon sixty (60) days written notice to the City, terminate this agreement which would require the City to provide its own animal control services, except for state mandated rabies control.

ARTICLE 7

EVENT OF DEFAULT AND REMEDY

7.1 An event of default shall occur if the County fails to provide animal control services as stipulated in the current animal control service vendor's contract, through an animal control services vendor as selected by the County Board of Commissioners or the City shall be in default if the City fails to pay the initial fifty percent (50%) of the total contract amount or any subsequent payment due pursuant to Article 3 of this Agreement.

7.2 If the City fails to cure an Event of Default within thirty (30) days, then the city agrees that it will be responsible for providing its own animal control services at its own cost and expense and that any outstanding payments or amounts due to the County will constitute liquidated damages, and not a penalty, under this Agreement.

7.3 If the County defaults, the County agrees that the City may provide animal control services, as stipulated in the current animal control services vendor's contract, in any manner the City decides, with the County to bear all reasonable and necessary costs associated with the City providing those services during the Term of Agreement. Payment by the County to the City will be made within sixty (60) days of receipt of a City invoice.

7.4 If one or more Events of Default listed in this Article shall occur, the party suffering from the default shall provide written notice of default within thirty (30) days to the defaulting party. After receiving notice of default, the party in default shall have thirty (30) days to cure any default. If the default is not cured within thirty (30) days, the party that is not in default may terminate the Agreement.

ARTICLE 8

ENTIRE AGREEMENT

8.1 It is understood that the terms of this agreement include all of the agreements made by the County and the City without regard to any oral conversations which may have taken place prior to execution or subsequent thereto and that any changes shall be made in writing and agreed to by both parties.

ARTICLE 9

SEVERABILITY

9.1 If a court of competent jurisdiction renders any provision of this Agreement (or portion of a provision) to be invalid or otherwise unenforceable, that provision or portion of the provision will be severed and the remainder of this Agreement will continue in full force and effect as if the invalid provision or the invalid portion of the provision were not part of the Agreement.

ARTICLE 10

NOTICES

10.1 Notices sent by mail will be deemed to be received upon deposit in the mail, properly addressed. Notices sent by certified or registered mail will be deemed to be received upon the date of the acknowledgement. Notices sent by facsimile will be deemed to be received upon successful transmission to the proper facsimile number. Notices delivered by hand-delivery will be deemed to be received upon acceptance by the respective party or its agent.

10.2 Either party may, at any time, change its respective address or facsimile number by sending written notice to the other party of the change.

10.3 For all notices to City the address will be as noted on the signature page for each respective city:

For all notices to County the address will be:

Fulton County
Office of the County Manager
141 Pryor Street
Atlanta, GA 30303

IN WITNESS WHEREOF, the City and County have executed this Agreement through their duly authorized officers on the day and year first above written.

FULTON COUNTY, GEORGIA

ATTEST:

John Eaves
Chair
Fulton County Board of Commissioners

Mark Massey
Clerk **SEAL**
Fulton County Board of Commissioners

Approved as to Form:

Office of the Fulton County Attorney

Approved as to Content:

Animal Services Contract Administrator

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ITEM # 13-0729 RM 9/4/13
REGULAR MEETING

CITY OF ALPHARETTA, GEORGIA

David Belle Isle
Mayor

Municipal Clerk **SEAL**

Approved as to Form:

City Attorney

City Manager

City of Alpharetta
Two South Main Street
Alpharetta, GA 30201

Facsimile: (678) 297-6001
Attention: The Honorable David Belle Isle, Mayor

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ATTACHMENT

Payment Amount = Y(A)(C/TC)

Y	Percentage of responses NOT related to state mandated rabies control	
A	Annualized Contract amount plus indirect cost	
	Annualized contract amount	2400000
PLUS	* Vehicle replacement (total cost $636,650 over 5 years)	127330
PLUS	* 5-year capital improvement plan (total cost $2,500,000 over 5 years)	500000
PLUS	* Annual maintenance cost	300000
	Total Annual Cost	3327330

* Indirect costs include vehicle replacement , 5 year capital improvement plan and annual mantinence cost*

Name of Jurisdiction	# of responses per jurisdiction	% of jurisdiction responses to total responses	Share of Total Cost
Alpharetta	560	2.06%	68,498.82
Atlanta	15956	58.66%	1,951,726.99
College Park	7	0.03%	856.24
East Point	2109	7.75%	257,971.43
Fairburn	667	2.45%	81,586.98
Hapeville	72	0.26%	8,806.99
Mountain Park	20	0.07%	2,446.39
Palmetto	186	0.68%	22,751.39
Sandy Springs	712	2.62%	87,091.35
Roswell	826	3.04%	101,035.75
Union City	870	3.20%	106,417.80
Johns Creek	414	1.52%	50,640.20
Milton	280	1.03%	34,249.41
South Fulton	4406	16.20%	538,938.90
Chattahoochee	117	0.43%	14,311.36
Total	27202		3,327,330.00

City Council Meeting
STAFF REPORT

Submitting Department: Public Safety
Submitted By: Will Merrill
Meeting Date: June 5, 2017

I. AGENDA ITEM TITLE: BATHROOM RENOVATION PROJECT AT FIRE STATION 83

II. RECOMMENDATION:

Provide appropriations for renovation of the bathroom at Fire Station 83 in the amount of $33,624.65, award the renovation contract to Southeast Restoration Group of Georgia, and authorize the Mayor to sign all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: $33,625

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Firestation 83 Bathroom Renovation (30131150-541300-C17XX)	$33,625.00
Unallocated Capital (30190200-579000)	($33,625.00)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00
-	$0.00

IV. REPORT IN BRIEF:

Fire Station 83 was constructed almost 25-years ago. The original bathroom design had tile all over the bathroom walls, showers, and floors. Over the 25 years of usage, the bathroom has become out-of-date and has continual drainage/leaking issues. Staff continues to have maintenance issues with the tile on the showers and floors. One of the two existing showers leaks into the adjacent room causing mold and other problems. The bathroom sinks and counter tops are deteriorating because of the constant humidity. The showerheads are facing the wrong direction (causing drainage issues) and the toilets do not flush effectively due to the age of the fixtures.

We have 12 firefighters who are assigned to station 83 for their standard 24-hour work period and all 12 firefighters are currently sharing one shower (as the other causes significant leaking into adjacent rooms). This is a quality of life issue for our personnel.

Three quotes were received for the proposed renovations:

Southeastern Renovation Group - $33,624.65 (replaces both shower fixtures)

Burper Construction - $30,970.00 (replaces only one shower fixture)

J.K. Lockwood - $49,632.51 (replaces both shower fixtures)

Southeastern Restoration Group is the preferred vendor. Although they were not the lowest bidder they bid on replacing both shower fixtures (as opposed to only one quoted by the lowest bidder), they had an earlier estimated start date, they were more thorough in their quote and Southeastern was very prompt in responding to our requests for documentation.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Station 83 bathroom remodel

Fire Station 83 Bathroom

COMPETITIVE BID RECORD

Project Description: Station 83 Bathroom remodel

	VENDOR	Burper Construction		Southeast Resto. Group		J.K. Lockwood			
	PHONE	770-337-7486		770-712-0604		770-663-3024			
	QUOTER	Billy Burton		Chad Geist		Mike Doyle			
Quantity	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Paint		$1,800.00		$490.32		$1,000.00		
1	demo		$2,050.00		$3,389.16		$8,094.00		
1	plumbing		$6,450.00		$11,323.52		$6,100.00		
1	tile		$7,900.00		$8,012.82		$8,400.00		
1	electrical / fixtures		$3,640.00		$1,875.80		$4,300.00		
1	cabinets and partitions		$6,730.00		$5,982.10		$2,780.00		
1	Misc / repairs / rebuild		$2,400.00		$1,288.56		$3,600.00		
1	insurance / fees / material tax				$1,262.37		$10,358.51		
1	Drawings / archetuctual						$5,000.00		
		GRAND TOTAL	$30,970.00	GRAND TOTAL	$33,624.65	GRAND TOTAL	$49,632.51	GRAND TOTAL	$0.00

REMARKS Southeast suggest replacing both shower fixtures / Burper only refers to replacing one. However both seem comprable in price. Both low bidders, Burper Construction and Southeast Restoration Group were called and asked for start dates and estimated completion date. Burper Contruction stated they would not be able to start until June 12 with an estimated completion of June 26. Southeast Restoration stated their start date could be May 31st with an estimated 4 to 6 week completion time.

With the end of the FY approaching and with a start date of May 31st, the recommmended bidder is Southeast Restoration Group.

SOUTHEAST
RESTORATION GROUP

PROJECT:
City of Alpharetta - Station 3
9600 Westside Parkway
Alpharetta, GA 30009

ATTENTION: Wesley McCall

Estimator: Chad Geist
Phone: 770-712-0604

SCHEDULE OF VALUES

ITEM OF WORK	Quantity	Unit Cost		Total
Building Permit Allowance (by Owner)				
Drawings & Specifications (by Owner)				
Demolition				
Demo Toilet Partitions	2.00	$108.58	$	217.16
Remove Sinks & Demo Vanity	12.67	$8.31	$	98.15
Remove Existing Shelves & Base Cabinets	5.67	$7.15	$	40.54
Demo Tile Floors	185.24	$2.81	$	519.60
Demo Tile Walls	355.00	$3.03	$	1,073.88
Haul Debris	1.00	$487.85	$	487.85
Misc. Demo Labor & Cleanup	1.00	$951.98	$	951.98
Misc Floor Repair	185.24	$2.18	$	403.45
Extend CMU Wall at Shower	30.00	$8.07	$	242.22
Patch CMU Wall @Shower Valve Relocation	37.00	$10.27	$	380.14
Remove & Replace Green Bd Ceilings at Shower	30.00	$1.99	$	59.73
New Ceramic Floors	185.24	$10.71	$	1,984.66
New Ceramic Tile Walls	425.67	$12.35	$	5,258.30
Remove Tile Base and Replace with 6" Cove Base	1.00	$366.40	$	366.40
New Acoustical Ceiling Tile	1.00	$684.11	$	684.11
Remove & Replace VCT at Entry	1.00	$302.50	$	302.50
Refinish Wood Door & Frame	1.00	$83.86	$	83.86
Repaint CMU Walls	339.00	$1.20	$	406.46
New Plastic Laminate Vanity	12.67	$176.53	$	2,236.61
New Shelves & Base Cabinet	5.67	$342.03	$	1,939.33
New Toilet Partitions	1.00	$1,344.34	$	1,344.34
New Toilet Paper Dispensers	2.00	$37.36	$	74.71
New Paper Dispensers	1.00	$387.11	$	387.11
Plumbing Systems				
Remove & Reset Toilets w/ New Valves	2.00	$1,929.54	$	3,859.09
Remove & Reset Urinals w/ New Valves	2.00	$2,351.71	$	4,703.42
Reset Lavatories w/ New Faucets	2.00	$307.40	$	614.79
Remove and Replace Shower Faucets	2.00	$338.94	$	677.89
Relocate Shower Valves to Adjacent Wall	2.00	$544.09	$	1,088.19
HVAC Systems				
Provide New Exhaust Fans	2.00	$216.82	$	433.64
Replace Registers	3.00	$53.92	$	161.77
Electrical Work			$	-
Replace Lights at Shower	2.00	$202.64	$	405.28
Replace Lights at Restroom	5.00	$165.12	$	825.61
Remove and Reset Speaker	1.00	$49.50	$	49.50
SUB TOTAL			$	**32,362.28**
Material Tax	1	1262.37	$	1,262.37
TOTAL CONSTRUCTION COSTS			$	**33,624.65**

BURPER CORPORATION

SPECIALIZING IN COMMERCIAL & INSTITUTIONAL RENOVATIONS

Date: May 12, 2017

Prepared For: Alpharetta Fire Department
9600 Westside Parkway
Alpharetta, Georgia 30009

Reference: Fire Station 83

Scope of Work	Unit	# Each	Amount	Total
Painting				1,800.00
• Paint all walls and refinish bathroom door				
Demo				2,050.00
• Demo drop-ceiling 12 x 20, put back new grid and tiles				
Plumbing				6,450.00
• Remove existing fixtures saving all china, so it can be reused				
• Toilet: reinstall existing wall mount unit, furnish and install new Stone flush-valve				
• Urinal: reinstall existing unit, furnish and install new Stone flush-valve				
• Lavatory: reinstall existing drop in, furnish and install PF G1425000 faucet with grid drain				
• Shower with one valve: move to side wall, furnish and install new PF JX8310A PB valve with PF R890200 trim				
Replace countertops and cabinets				4,355.00
• Countertops and cabinets will both be made of laminate				
Restroom Stalls				
• Build-out shower stalls				2,400.00
• Replace toilet stall dividers with ceiling hung stalls with overhead broad headrail (2) and one urinal screen				2,375.00
Electrical				3,640.00
• Install and supply exhaust fans and switches to control fans Supply and install two can lights and six fluorescent lights and one urinal screen				

Tile 7,900.00

- Floors: 8 x 8 - take up existing and install new; 6 x 8 cove base
- Walls: shower stalls and behind urinal - 3 x 3 mosaics put on top of 3 x 3 bullnose

TOTAL 30,970.00

Approval: ______________________________

Title: ______________________________

Date: _______________

J. K. LOCKWOOD CONSTRUCTION COMPANY, INC.
SCHEDULE OF VALUES ESTIMATE
April 5, 2017

PROJECT: RESTROOM RENOVATIONS TO FIRE STATION #3
ALPHARETTA, GEORGIA

ITEM OF WORK	QTY	U/M	U/C	TOTAL
Building Permit Allowance (By Owner)		--		--
Drawings & Specifications	1	ls	$5,000.00	$5,000.00
Demolition		--		--
Demo Toilet Partitions	2	ea	$100.00	$200.00
Remove Sinks & Demo Vanity	13	lf	$28.00	$364.00
Remove Existing Shelves & Base Cabinet	6	lf	$20.00	$120.00
Demo Tile Floors	200	sf	$5.00	$1,000.00
Demo Tile Walls	400	sf	$3.50	$1,400.00
Haul Debris	2	ea	$450.00	$900.00
Misc. Demo Labor & Cleanup	60	hrs	$18.50	$1,110.00
Misc. Floor Repair	200	sf	$3.50	$700.00
Extend CMU Wall @ Shower	12	sf	$50.00	$600.00
Patch CMU Wall @ Shower Valve Relocation	2	ea	$250.00	$500.00
Remove & Replace Green Bd Ceilings at Shower	20	sf	$35.00	$700.00
New Ceramic Tile Floors	200	sf	$12.00	$2,400.00
New Ceramic Tile Walls	400	sf	$15.00	$6,000.00
New Acoustical Ceiling Tile	200	sf	$4.00	$800.00
Remove & Replace VCT @ Entry	20	sf	$15.00	$300.00
Refinish Wood Door & HM Frame	1	ea	$250.00	$250.00
Repaint CMU Walls	600	sf	$1.25	$750.00
New Plastic Laminate Vanity	13	lf	$85.00	$1,105.00
New P. L. Shelves & Base Cabinet	6	lf	$235.00	$1,410.00
New Toilet Paper Dispensers	2	ea	$75.00	$150.00
New Paper Paper Dispensers	1	ea	$115.00	$115.00
Fire Sprinkler Rework		n/a		
Plumbing Systems				--
Remove & Reset Toilets w/ New Valves	2	ea	$650.00	$1,300.00
Remove & Reset Urinals w/ New Valves	2	ea	$650.00	$1,300.00
Remove & Reset Lavatories w/ new Faucets	4	ea	$550.00	$2,200.00
Relocate Shower Valves to Adjacent Wall	2	ea	$650.00	$1,300.00
HVAC Systems		--		--
Provide New Exhaust Fans	2	ea	$950.00	$1,900.00
Electrical Work		--		--
Replace Lights at Shower	2	ea	$325.00	$650.00
Replace Lights at Restroom	5	ea	$350.00	$1,750.00
Dumpsters & Cleanup	3	wks	$1,000.00	$3,000.00
Insurance	39,274	dl	1.10%	$432.01
General Conditions & Contractor Fee (25%)	39,706	dl	25.00%	$9,926.50
TOTAL PROJECTED COST				***$49,633***

CITY OF ALPHARETTA

AFFIDAVIT VERIFYING CONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM

Alpharetta

*By executing this affidavit, the undersigned contractor verifies its individual, firm or corporation which is engaged in the physical performance of services on behalf of the **City of Alpharetta (GA)** has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical 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(b).*

Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

582104
Federal Work Authorization (E-Verify) User Identification Number *(Note: 6 to 8 Digit Code)*

Jul 18, 2012
Date Of Authorization

Southeast Restoration Group of Georgia, Inc.
Name Of Contractor

Fire Station 83 - Bathroom Remodel
Name Of Project

This form represents the State of Georgia provided affidavit formatted with the City of Alpharetta logo. Other affidavit forms are acceptable as long as the same information is provided.

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

Executed On: May 18, 2017 in City: Canton State GA

Signature Of Authorized Officer Or Agent

Benjamin L. Looepr
Printed Name Of Authorized Officer Or Agent

President/CEO
Printed Title Of Authorized Officer Or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 18 ***DAY OF*** May, 20 17

Michelle F. Marden
NOTARY PUBLIC

January 31, 2021
My Commission Expires On

RICHELLE F MARDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
JANUARY 31, 2021
CHEROKEE COUNTY, GEORGIA

Print Form

City Council Meeting
STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Meeting Date: June 5, 2017

I. AGENDA ITEM TITLE: BETHANY ROAD ROUNDABOUTS

II. RECOMMENDATION:

III. REPORT IN BRIEF:

Public Works will be presenting conceptual layouts for the proposed roundabout at the intersection of Bethany Road and Mayfield Road and the proposed roundabout at the intersection of Bethany Road and Mid Broadwell Road. Both projects are funded through TSPLOST.

The roundabout at Bethany and Mayfield is proposed with a 115' diameter, while the roundabout at Bethany and Mid Broadwell is proposed with a 100' diameter. For comparison, the Douglas Road roundabout is a 114' diameter while the Haynes Bridge Road roundabout is a 120' diameter. The proposed roundabout at the intersection of Rucker and Charlotte will have a 114' diameter and the proposed roundabout at the intersection of Rucker and Fairfax will have a 100' diameter.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Bethany at Mayfield, Bathany at Mid Broadwell

BETHANY ROAD
MAYFIELD ROAD
THE CITY OF
ALPHARETTA
GEORGIA
HATCH LEGEND
HEAVY DUTY ASPHALT
BRICK PAVERS
CONCRETE SIDEWALK
LANDSCAPE AREA
GRAPHIC SCALE
1"=30'
15' 0' 30' 60'


BETHANY ROAD
MID BROADWELL ROAD
PROPOSED RETAINING WALL
EXISTING FENCE TO REMAIN
NORTH
THE CITY OF
ALPHARETTA
GEORGIA
HATCH LEGEND
HEAVY DUTY ASPHALT
BRICK PAVERS
CONCRETE SIDEWALK
LANDSCAPE AREA
GRAPHIC SCALE
1"=30'

City Council Meeting
STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Meeting Date: June 5, 2017

I. AGENDA ITEM TITLE: WINDWARD PARKWAY CORRIDOR IMPROVEMENTS

II. RECOMMENDATION:

III. REPORT IN BRIEF:

Public Works will be presenting a conceptual layout of the Windward Parkway Corridor Improvements between Highway 9 and Georgia 400. This project is funded through the 2016 Bond Referendum.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Windward Parkway Concept Plan


EXISTING CONCRETE ISLAND TO REMAIN
RELOCATE LIGHT POLE BEHIND PROPOSED SIDEWALK
REMOVE ISLAND
RELOCATE LIGHT POLE BEHIND PROPOSED SIDEWALK
REMOVE AND REPLACE ISLAND
END BIKE LANE
6 FOOT SIDEWALK
2 FOOT GRASS STRIP
4 FOOT BIKE LANE
RELOCATE TRAFFIC SIGNAL POLE AND CONTROLLER CABINET BEHIND PROPOSED SIDEWALK
REMOVE ISLAND
BEGIN BIKE LANE
REMOVE ISLAND
REMOVE AND REPLACE CONCRETE ISLAND
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
EXISTING MEDIAN TO REMAIN
RELOCATE TRAFFIC SIGNAL POLE AND CONTROLLER CABINET BEHIND PROPOSED SIDEWALK


REMOVE AND REPLACE CONCRETE ISLAND
EXISTING MEDIAN TO REMAIN
RELOCATE TRAFFIC SIGNAL POLE AND CONTROLLER CABINET BEHIND PROPOSED SIDEWALK
131+00
132+00
133+00
REMOVE AND REPLACE CONCRETE ISLAND
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
EXISTING MEDIAN TO REMAIN
REMOVE AND REPLACE CONCRETE ISLAND
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
4 FOOT BIKE LANE
2 FOOT GRASS STRIP
6 FOOT SIDEWALK
EXISTING MEDIAN TO REMAIN
EXISTING MEDIAN TO REMAIN
EXISTING RETAINING WALL
6 FOOT SIDEWALK
2 FOOT GRASS STRIP
4 FOOT BIKE LANE
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
RELOCATE LIGHT POLE BEHIND EXISTING SIDEWALK


134+00
135+00
136+00
137+00
138+00
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141+00
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143+00
144+00
154+00
155+00
156+00
REMOVE EXISTING CONCRETE ISLAND
NG MEDIAN TO REMAIN
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
MEDIAN BREAK TO BE CLOSED
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
RELOCATE LIGHT POLE BEHIND PROPOSED SIDEWALK
REMOVE EXISTING CONCRETE ISLAND
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
PROPOSED RETAINING WALL
EXISTING MEDIAN TO REMAIN
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
REMOVE C
RELOCATE BEHIND P


RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
END PROPOSED WIDENING
RELOCATE LIGHT POLE BEHIND PROPOSED SIDEWALK
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
RELOCATE LIGHT POLE BEHIND PROPOSED SIDEWALK
REMOVE CONCRETE ISLAND
RELOCATE LIGHT POLE BEHIND PROPOSED SIDEWALK
RELOCATE TRAFFIC SIGNAL POLE BEHIND PROPOSED SIDEWALK
THE CITY OF
ALPHARETTA
GEORGIA
HATCH LEGEND
PROPOSED ASPHALT OVERLAY
PROPOSED FULL DEPTH PAVEMENT
PROPOSED BIKE LANE
PROPOSED SIDEWALK
PROPOSED LANDSCAPING
PROPOSED CONCRETE ISLAND
PROPOSED RETAINING WALL
PROPOSED LIGHT POLE

City Council Meeting
STAFF REPORT

Submitting Department: Recreation and Parks
Submitted By: Lisa Gurganus
Meeting Date: June 5, 2017

I. AGENDA ITEM TITLE: ALPHARETTA ARTS CENTER PROJECT UPDATE

II. RECOMMENDATION:

Provide direction to staff on the Alpharetta Arts Center construction plan, value engineering items, and funding options.

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:

City staff and representatives from Houser Walker Architecture will provide an update on the Alpharetta Arts Center project, discuss value engineering items, and discuss proposed funding options for the project.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Alpharetta Arts Center Total Project Budget, Arts Center Snapshot

Alpharetta Arts Center
Total Project Budget Summary
HOUSER WALKER ARCHITECTURE

Project #: 1533
Prepared: 10/14/2016
Revised: 5/30/2017

Total Project Budget	Total	Recommended
Site and Building Construction:		
Base Bid - Macallan	$2,896,355.00	$2,896,355.00
VE Deducts	$0.00	-$188,398.00
Add Contractor Excluded Items:		
Alternate #10A - Removal and replacement of all metal panel caulk joints (entire building)	$32,096.00	$32,096.00
Pylon Sign	$15,000.00	$15,000.00
Construction Add Alternates:		
Add Pocket Park Across Canton Street	$69,195.00	$0.00
Add Slatescape Paving and Stone Edge Path on East Side of Building	$38,055.00	$0.00
Add Skyfold Horizontal Folding Wall	$94,695.00	$0.00
Add Acoustic Panels to Performing Arts	$5,947.00	$5,947.00
Add Solar Powered Bollards in Pocket Park	$5,900.00	$0.00
Add Sill and Side Channels at Blackout Shades	$1,782.00	$0.00
Furniture and Equipment:		
Base AV Equipment	$59,000.00	$59,000.00
AV Alternates (PAS projector and screen, TV carts, floor speakers, amplifier, blue ray player)	$42,000.00	$0.00
PAS Spot Light Allowance	$10,000.00	$0.00
Communications	$15,000.00	$15,000.00
Moveable Furniture	$10,000.00	$10,000.00
Movable Walls	$30,000.00	$30,000.00
Sculpture	$25,000.00	$25,000.00
Art Equipment	$50,000.00	$50,000.00
Aslphalt Milling, Topping and Restriping *(from another Alpharetta budget)*	$0.00	$0.00
Construction & Owner Contingency	**$150,000.00**	**$150,000.00**
Total Project Budget	**$3,550,025.00**	**$3,100,000.00**

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Arts Center (snapshot)
6/2/2017

Project: C1611

		Total	Recommended
Construction/Equipment Costs			
Site and Building Construction		$ 2,896,355	$ 2,896,355
Add Contractor Excluded Items		47,096	47,096
Construction Add Alternates		215,574	5,947
Furniture and Equipment		241,000	189,000
Construction/Owners Contingency		150,000	150,000
	subtotal	**$ 3,550,025**	**$ 3,288,398**
Value-Engineering		$ -	$ (188,398)
	total	**$ 3,550,025**	**$ 3,100,000**
Available Funding			
Bond Fund (317)			$ (1,499,643)
Impact Fee Fund (270)			(1,057,300)
	total		**$ (2,556,943)**
Project Deficit			**$ 543,057**