

**PLANNING RETREAT MEETING AGENDA**

Monday, March 3, 2025 – Wednesday, March 5, 2025

EVEN Hotel - Avalon  
2715 Old Milton Parkway  
Alpharetta, GA 30009

**MONDAY, MARCH 3, 2025: 8:30 AM to 5:00 PM – Call to Order by Mayor Carlos Greer**

- 7:00 – 8:30 AM..... Breakfast in Hotel
- 8:30 AM – 9:45 AM.....Introduction and Downtown Development
  - Call to Order..... Mayor Carlos Greer
  - Invocation..... Tim Young, City Manager
  - Pledge of Allegiance ..... Councilman Rudy Breedlove
  - Approval of Agenda ..... Mayor Carlos Greer
- 1. Downtown Locust Grove “Heart of Locust Grove Downtown Redevelopment Plan” ...Daunte/Bert/Tim/Andy
  - a. Introduction of Respondents to RFP
  - b. Process for selection
  - c. Goals and Objectives of the Plan
- 2. City Hall Master Plan (revisited) ..... Tim/Bert/Daunte/Andy
- 9:45 AM to 10:00 AM..... Break (adjacent to meeting area)
- 10:00 AM – 11:45 AM..... Downtown Development/Comp Plan
  - 3. Main Street/DDA Connection – Heart of Locust Grove ..... Colleen/Tim/Andy
    - a. Planning and Oversight
    - b. Management of Properties
    - c. Procedural Aspects
  - 4. Comprehensive Plan / Zoning Ordinance / Subdivision / Development Review ..... Daunte/Bert/Tim/Andy
  - 5. Missing Middle and Affordable Housing Discussion ..... Staff/Council
- 11:45 to 1:00 PM ..... Lunch Break
- 1:00 PM – 2:30 PM ..... Transportation Items
  - 6. Transportation Projects/Studies ..... Andy/Bert/Tim
    - a. Peeksville Connector / Tanger Connector / City Hall Connector (Approve Alignment/Prioritize)
    - b. New Bethlehem Road Interchange (Update)
    - c. Bill Gardner Pkwy, Phase II (Intersections, Median work)
    - d. Bill Gardner Parkway Expansion (Westside – T-SPLOST)
    - e. SR 42 Additional Lane NB with Future Expansion
    - f. Commercial Vehicle Lane Project (update)
    - g. Sidewalk/Trail Plan – Peeksville Road and Trail Routes
- 2:30 PM – 2:45 PM ..... Break (adjacent to meeting area)
- 2:45 PM – 4:30 PM .....BUDGET - Specialty Funds Operations/Capital Improvements FY 2024
  - 7. SPLOST, T-SPLOST, Development Impact Fees .....Bert Foster/Andy/Daunte Gibbs/Tim Young
    - a. Update on Projects (Municipal Grounds/Building Improvements/Parking Expansion - Vehicles)
    - b. Update on Impact Fees relative to recent Court Actions taken against Henry County
    - c. T-SPLOST Reauthorization and Project Selection (CY 2026)
- 4:30 PM – 4:45 PM ..... Break (adjacent to meeting area)
- 4:45 - 5:00 PM .....Wrap Up and Comments / Next Day Advance
- 5:00 PM..... Adjourn for Dinner until Tuesday Morning

**PLANNING RETREAT MEETING AGENDA**

Monday, March 3, 2025 – Wednesday, March 5, 2025

EVEN Hotel - Avalon  
2715 Old Milton Parkway  
Alpharetta, GA 30009

TUESDAY, MARCH 4, 2025, 08:30 AM to 02:45 PM – Continued from Monday

7:00 – 8:30 AM..... Breakfast in Hotel

8:30 AM – 9:45 AM.....Introduction and BUDGET - General Fund Operations/Capital Improvements FY 2024/2025

- Call to Order/Reconvene Meeting ..... Mayor Carlos Greer
- Invocation..... Dauté Gibbs, Community Development Director
- Pledge of Allegiance ..... Councilman Olivia McCornell
- Approval of Agenda ..... Mayor Carlos Greer

- 8. FY 2024 Budget Review/Amendments ..... Tim/Misty/Bert
- 9. General Fund Maintenance/Operating Needs (Elected Officials to Community Development) FY 25 .....Staff
  - a. New Employees (Main Street, Code Enforcement, Public Works)
  - b. Maintenance of Facilities (Parks, Public Buildings), Furnishings, Equipment, Art/Decor
  - c. Presentation on Police department Operations (Maintenance and Operations FY 25)
  - d. Cost of Living for FY 2025 and targeted reclassification of positions.
  - e. GMEBS – Potential Updates to the Plan (Multiplier/Rule/Elected) / Process and Timing
- 10. Organizational Chart Updates .....Staff
  - a. Public Safety
  - b. Public Works
  - c. Administration

09:45 AM – 10:00 AM..... Break (adjacent to meeting area)

10:00 AM – 11:45 AM.....Enterprise Funds (Utilities) Operations/Capital Improvements FY 2025

- 11. Hotel/Motel Items (DDA, HPC, Main Street) .....Colleen Cook
  - a. Equipment related to Social Media Content
  - b. Lights in the Park – Streetlighting Improvements
  - c. Crosswalks/Public Art
- 12. Water Sewer – Sanitation – Stormwater Funds .....Jack Rose, Public Works, Tim
  - a. Pumper Truck (reach out for bids/financing)
  - b. Trash Truck (reach out for bids/financing)
  - c. Service Truck
- 13. Water/Sewer/Capital Plans and Rates..... Jack/Tim/Staff
  - a. RFP for Sanitation (Wants, Needs, Process and Timing)
  - b. Water and Sewer Rate Structure
  - c. Water and Sewer Capital Plans
- 14. Stormwater/Sanitation Enterprise Funds and Rate Structure Needs ..... Bert / Tim

11:45 – 1:00 PM..... Lunch Break

1:00 PM – 2:30 PM ..... Current Items

- 15. Operations and Outstanding Items ..... Carlos/Tim/Staff
  - a. Property Abatement / Abatement “Blight” Tax
  - b. Timekeeping
  - c. Summer / Seasonal Internship Program
  - d. Youth Council as Social Engagement
  - e. Outreach Options for Public Safety
- 16. Strategic Plan Discussion (follow-up from 2019) .....Council/Staff

2:30 PM – 2:45 PM ..... Break (adjacent to meeting area)

**PLANNING RETREAT MEETING AGENDA**

Monday, March 3, 2025 – Wednesday, March 5, 2025

EVEN Hotel - Avalon  
2715 Old Milton Parkway  
Alpharetta, GA 30009

TUESDAY, MARCH 4, 2025, 02:45 PM to 5:00 PM – Continued from Previous Page

- 2:45 PM – 4:45 PM ..... Items of Interest/Zoning and Building
  - 17. Branding Guide and Program ..... Tim/Carlos/Staff
  - 18. Uniforms for Employees (Public Works, Other) ..... Mayor Greer/Tim/Misty/Jack
- 4:45 - 5:00 PM ..... Review and Comments for Tomorrow’s Meeting
- 5:00 PM ..... Adjourn for Dinner until Wednesday Morning

WEDNESDAY, MARCH 5, 2025, 9:00 AM to NOON – Continued from Tuesday

- 07:00 – 08:30 AM ..... Breakfast in Hotel
- 08:30 AM – 08:45 AM ..... Call to Order
  - Call to Order/Reconvene Meeting ..... Mayor Carlos Greer
  - Invocation ..... Bert Foster, Assistant City Manager
  - Pledge of Allegiance ..... Councilman Keith Boone
  - Approval of Agenda ..... Mayor Carlos Greer
- 08:45 AM - 09:45 AM ..... General Review of Material
  - 19. Day 1 Review (Downtown Development – Transportation – Other) ..... Staff/Council
  - 20. Day 2 Review (Budget/Operations/Capital Needs/Rates/Branding/Strategic Planning) ..... Council
- 09:45 AM – 10:00 AM ..... Break (adjacent to meeting area)
- 10:00 AM – 10:45 AM ..... Mayor/Council Comments
- 10:45 AM – 11:45 AM ..... Executive Session (Personnel, Litigation, Property Acquisition if necessary)
- 11:45 AM – Noon ..... Final Wrap Up and Next Steps
- Noon ..... Adjourn, Mayor Carlos Greer