



**City Council - Regular Session
The Chambers at City Center**

**8534 Main Street, Woodstock GA
(Main) 770.592.6000 (Fax) 770.926.1375
<http://www.woodstockga.gov>**

***Hearing Assistance Available Upon Request**

AGENDA

Monday, August 24, 2026

City Council - Regular Session 7:00 PM
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ITEM 1. MEETING CALLED TO ORDER

7:00 PM Meeting called to order at The Chambers at City Center,
8534 Main Street, Woodstock, GA.

ITEM 2. ANNOUNCEMENTS

1. Announcements (Colin Ake)

City offices will be closed on Monday, September 7th in observance of Labor Day.

The 2025 Woodstock Scarecrow Invasion will take place in downtown Woodstock from October 1st through the 31st. Registration takes place on Tuesday, September 1st at the Woodstock Visitors Center. More information is available online at visitwoodstockga.com.

The Brown Bag Concert Series takes place Thursdays in September from 12 to 1 p.m. in the Park at City Center. Bring a chair and pack a lunch or pick up takeout from a downtown restaurant and enjoy these free lunchtime concerts. Schedule available in the special events section of woodstockparksandrec.com.

Visit Woodstock's Annual Taste of Woodstock will be Thursday, September 10th at the Woodstock Arts Event Green in downtown Woodstock. See the details including a list of participating restaurants at tastewoodstock.com.

ITEM 3. MEETING DECORUM

ITEM 4. PUBLIC COMMENT

ITEM 5. CONSENT AGENDA

1. Ratify Purchase of Previously Completed Acquisition of Right-of-Way and Easements Associated with Parcel 3 - Market Street Extension (Chris Luly)

Request for approval to ratify the purchase of the previously completed acquisition of 714.88 square feet of right of way and 337.52 square feet of temporary construction easement from Parcel 3 for the Market Street Extension roadway project.

2. **Ratify Purchase of Previously Completed Acquisition of Right-of-Way and Easements Associated with Parcel 1 - Neese Road Sidewalk Improvements** (Chris Luly)
Request for approval to ratify the purchase of previously completed acquisition of 2,810.42 square feet of right of way and 12,313.25 square feet of temporary construction easement from Parcel 1 for the Neese Road Sidewalk Improvement project.
3. **Ratify Purchase of Previously Completed Acquisition of Right-of-Way Associated with Parcel 2 - Neese Road Sidewalk Improvement Project** (Chris Luly)
Request for approval to ratify the purchase of previously completed acquisition of 29.16 square feet of right of way from Parcel 2 for the Neese Road Sidewalk Improvement Project.
4. **Accept Right-of-Way Dedication of Market Street Tract from South on Main, LLC (Market Street Extension Roadway Project)** (Chris Luly)
Request acceptance of Market Street tract from South of Main, LLC. South on Main, LLC has deeded the City 5,191 SF of right of way that includes a completed street segment. The street is fully constructed in this tract and will connect to the City's future Market Street Extension roadway project.
5. **Approve First Amendment to GTIB Agreement for Grant Program (Hub Transformation Key Extension / Towne Lake Parkway Widening)** (Chris Luly)
Request for approval of an amendment to the Georgia Transportation Infrastructure Bank (GTIB) grant agreement with the State Road and Tollway Authority (SRTA). The purpose of the amendment is to provide a time extension to the grant agreement in order to carry the grant through the contract completion date for the project which is 1/12/27. The extension for the grant is to 8/28/27. This is related to an accompanying amendment to a loan agreement for the same project.
6. **Approve First Amendment to GTIB Agreement for Loan Program (Hub Transformation Key Extension / Towne Lake Parkway Widening)** (Chris Luly)
Request for approval of an amendment to the Georgia Transportation Infrastructure Bank (GTIB) loan agreement with the State Road and Tollway Authority (SRTA). The purpose of the amendment is to provide an extension to the loan agreement in order to carry the loan through the contract completion date for the project which is 1/12/27. The extension for the loan is to 8/28/27. This is related to an accompanying amendment to extend the timing for a grant agreement.
7. **Approve Agreement with Kimley-Horn - Comprehensive Transportation Plan** (Coty Thigpen)
Request for approval of an agreement between Kimley-Horn and Associates and the City of Woodstock for providing professional services to support the development of the Woodstock Comprehensive Transportation Plan. The scope of services is provided in the letter of agreement included in the agenda packet.
8. **Approve Destruction of Records Per State Retention Schedule - Police, Fire, and Parks and Recreation** (Robyn Adams)
Request for approval to destroy records in accordance with the State Retention Schedule. The list of records scheduled for destruction from the Police Department, the Fire Department, and the Parks and Recreation Department is included as part of the agenda packet.
9. **Approve Payment in Lieu of Construction Agreement for Ruisseau Development** (Chris Luly)
Request for approval of a payment of \$24,444.00 from Ruisseau developers in lieu of the construction of required sidewalk and guardrail per the site plan approval. Funds will

be utilized by the City for the adjacent Arnold Mill Road Trail project that is currently in design.

10. Approve MAJBA JE 22025 to Fund Purchase of Fire Station 34 Furniture, Fixtures, and Equipment (Shane Dobson)

Request for approval to use Fire Bond reserves to fund the purchase of furniture, fixtures and equipment (FF&E) for Fire Station 34, Long Drive. Due to extended delivery times, there is a need to accelerate these purchases to meet the deadline of the Fire Station opening in December. This budget amendment will recognize the use of reserves in the Fire Station Bond fund.

ITEM 6. NEW BUSINESS

1. Consideration of Approval to Adopt the Calendar 2026 Maintenance and Operations Property Tax Millage Rate (Ron Shelby)

Request for approval to adopt the Calendar 2026 Maintenance and Operations Property Tax Millage Rate to be set at the calculated rollback rate of 5.13 mills as advertised.

2. Consideration of Approval to Adopt the Calendar 2026 Parks Bond Debt Service Property Tax Millage Rate (Ron Shelby)

Request for approval to adopt the Calendar 2026 Parks Bond Debt Service Property Tax Millage Rate at 0.52 mills to meet debt service needs, as advertised.

3. Consideration of A#132-26, 200 Dupree Road Annexation, Rezoning, and Associated Variances - Request to Remand to Planning Commission (Melissa Sigmund)

Request for approval of the applicant's request to remand this item back to Planning Commission to allow additional information to be presented. The property owner is in agreement with this request.

ITEM 7. OLD BUSINESS

1. Consideration of Approval of Event Green Renovation Project

Request for approval to renovate the event green to include excavating/grading and installation of drainage and turf. The existing conditions of the event green are poor and cause concerns for public safety. Due to the urgent nature of this project Young Earth Systems is the low bidder of this project.

2. Consideration of Approval of MAJBA JE 22045 to Fund Event Green Renovation (Brian Borden)

Request for approval of MAJBA JE 22045 to use SPLOST VII reserves (parks and recreation undesignated funds) to fund the downtown event green renovation. This renovation includes excavation, grading, installation of drainage and turf and any other related work as necessary. Due to the poor conditions of the event green, there are public health and safety concerns therefore the urgency to complete this project now is imperative.

ITEM 8. MINUTES APPROVAL

1. Consideration of Approval to Adopt Council Meeting Minutes - August 10, 2026 (Robyn Adams)

2. Consideration of Approval to Adopt Work Session Minutes - August 17, 2026 (Robyn Adams)

ITEM 9. DEPARTMENTAL REPORTS

1. **Investment Report (July 2026)** (Ron Shelby)
2. **Information Technology Monthly Report (July 2026)** (Katy Leggett)
3. **Communications Monthly Report (July 2026)** (Stacy Brown)
4. **EOM Monthly Report (July 2026)** (Coty Thigpen)
5. **Public Works Monthly Project Status Update (August 2026)** (Jeremy Parker)
6. **Capital Projects Monthly Report (August 2026)** (Chris Luly)

ITEM 10. MAYOR AND COUNCIL COMMENTS

ITEM 11. CITY MANAGER AND STAFF COMMENTS

ITEM 12. EXECUTIVE SESSION - Personnel, Litigation, Real Estate

ITEM 13. FINAL ADJOURNMENT

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Stacy Brown, Communications

ITEM TYPE: Announcements

AGENDA SECTION: ANNOUNCEMENTS

SUBJECT: **Announcements**

SUGGESTED ACTION: City offices will be closed on Monday, September 7th in observance of Labor Day.

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ATTACHMENTS:

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Chris Luly, Special Projects

ITEM TYPE: Deeds, Easements, ROW Abandonments

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Ratify Purchase of Previously Completed Acquisition of Right-of-Way and Easements Associated with Parcel 3 - Market Street Extension**

SUGGESTED ACTION: Request for approval to ratify the purchase of the previously completed acquisition of 714.88 square feet of right of way and 337.52 square feet of temporary construction easement from Parcel 3 for the Market Street Extension roadway project.

ATTACHMENTS:
[Market Street Connector - P3 - ROW Deed\(recorded\).pdf](#)

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

e-Filed

Return to:
Dyer Rusbridge Argo, P.C.
687 Marietta Hwy.
Canton, Georgia 30114

----- [Space Above This Line for Recording Date] -----

**CITY OF WOODSTOCK, GEORGIA
RIGHT OF WAY DEED**

GEORGIA, CHEROKEE COUNTY

Project: Market Street Connector

THIS CONVEYANCE made and executed the 30 day of July, 2024.

WITNESSETH that Christy Hope Croft, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in Cherokee County through which the Market Street Connector Project, has been laid out by the City of Woodstock being more particularly described in a map and drawing of said road in the office of the City of Woodstock, 12453 GA-92, Woodstock, GA 30188, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to the **City of Woodstock, Georgia**, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 1140 of the 15th Land District, 2nd Section of Cherokee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.016 acres, more or less, as shown on the plat of the property prepared by Calco Engineering, which plat is attached hereto and made a part of this deed as Exhibit "B".

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the City of Canton. Grantor hereby warrants that Grantor has the right to sell and convey said land and bind itself, its heirs, executors and administrators, successors and assigns, forever to defend by virtue of these presents.

Rec: \$25.00 TRANSFER TAX \$0.00

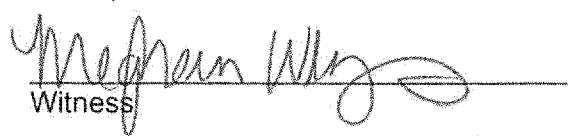
Patty Baker, Clerk of Superior Court - Cherokee County, GA
e-Filed

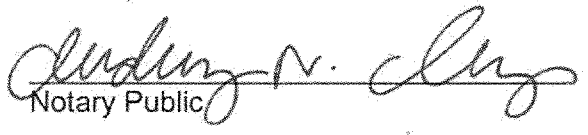
IN WITNESSETH WHEREOF, Grantor has hereunto set his/her hand and seal the day above written.

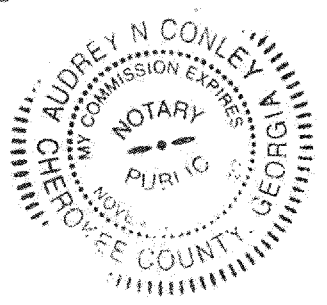

Christy Hope Croft

Signed, Sealed and Delivered

this 30 day of July,
2024, in the presence of:


Witness


Notary Public



Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

e-Filed

Exhibit "A" - Page 1 of 2

Legal Description for Parcel 3 – Required Right-Of-Way:

All that parcel or tract of land lying and being in land lot 1140, 15th Land District, 2nd Section, in the City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

Commencing from the intersection formed by the easterly right-of-way line of Market Street (50' right-of-way width) and the southerly right-of-way line of Ingram Street (variable right-of-way width); Thence running along said southerly right-of-way line of Ingram Street South 85 degrees 40 minutes 14.8 seconds East a distance of 16.20 feet to a point at the property corner common to now or formerly Christy Hope Croft and now or formerly unknown owner; Said point being the TRUE POINT OF BEGINNING. Thence continuing along said southerly right-of-way line of Ingram Street North 89 degrees 53 minutes 49.3 seconds East a distance of 65.00 feet to a point; Thence North 89 degrees 54 minutes 06.1 seconds East a distance of 65.00 feet to a point at the property corner of now or formerly Christy Hope Croft; Thence leaving said right-of-way line and continuing along said property line South 06 degrees 08 minutes 29.7 seconds East a distance of 5.53 feet to a point; Thence leaving said property line South 89 degrees 53 minutes 49.3 seconds West a distance of 130.02 feet to a point on the property line common to now or formerly Christy Hope Croft and now or formerly unknown owner; Thence along said property line North 06 degrees 00 minutes 34.7 seconds West a distance of 5.53 to the TRUE POINT OF BEGINNING.

Said tract or parcel containing 0.016 acres or 716 square feet, more or less.

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

e-Filed

Exhibit "A" - Page 2 of 2

Legal Description for Parcel 3 – Temporary Construction Easement:

All that parcel or tract of land lying and being in land lot 1140, 15th Land District, 2nd Section, in the City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

Commencing from the intersection formed by the easterly right-of-way line of Market Street (50' right-of-way width) and the southerly right-of-way line of Ingram Street (variable right-of-way width); Thence running along said southerly right-of-way line of Ingram Street South 85 degrees 40 minutes 15 seconds East a distance of 16.20 feet to a point at the property corner common to now or formerly Christy Hope Croft and now or formerly unknown owner; Thence along said property line South 06 degrees 00 minutes 35 seconds West a distance of 5.53 feet to a point; said point being the TRUE POINT OF BEGINNING. Thence leaving said property line North 89 degrees 53 minutes 25 seconds East a distance of 47.04 feet to a point; Thence South 72 degrees 24 minutes 48 seconds West a distance of 47.76 feet to a point; Thence North 06 degrees 00 minutes 35 seconds West a distance of 14.43 feet to THE TRUE POINT OF BEGINNING.

Said tract or parcel containing 0.008 acres or 337 square feet, more or less.

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

e-Filed

Exhibit "B"

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Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Chris Luly, Special Projects

ITEM TYPE: Deeds, Easements, ROW Abandonments

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Ratify Purchase of Previously Completed Acquisition of Right-of-Way and Easements Associated with Parcel 1 - Neese Road Sidewalk Improvements**

SUGGESTED ACTION: Request for approval to ratify the purchase of previously completed acquisition of 2,810.42 square feet of right of way and 12,313.25 square feet of temporary construction easement from Parcel 1 for the Neese Road Sidewalk Improvement project.

ATTACHMENTS:
[Neese - P1 - ROW Deed \(executed\).pdf](#)

Return to:
Dyer Rusbridge Argo, P.C.
687 Marietta Hwy.
Canton, Georgia 30114

----- [Space Above This Line for Recording Date] -----

**CITY OF WOODSTOCK, GEORGIA
RIGHT OF WAY DEED**

GEORGIA, CHEROKEE COUNTY

Project: Neese Road Sidewalk

THIS CONVEYANCE made and executed the 1 day of August, 20 26

WITNESSETH that Janet Davis Neese, Frank Davis Neese, Sr. and Ricky Davis Neese, as Trustees of The Neese Family Trust dated March 4, 2026, the undersigned, (hereinafter collectively referred to as 'Grantor'), is the owner of a tract of land in Cherokee County through which the Neese Road Sidewalk project, has been laid out by the City of Woodstock being more particularly described in a map and drawing of said road in the office of the City of Woodstock, 12453 GA-92, Woodstock, GA 30188, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to the **City of Woodstock, Georgia**, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 1100 of the 15th Land District, 2nd Section of Cherokee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.065 acres, more or less, as shown on the plat of the property prepared by Calco Engineering, which plat is attached hereto and made a part of this deed as Exhibit "B".

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the City of Woodstock. Grantor hereby warrants that Grantor has the right to sell and convey said land and bind itself, its heirs, executors and administrators, successors and assigns, forever to defend by virtue of these presents.

Parcel 1

IN WITNESSETH WHEREOF, Grantor has hereunto set his/her hand and seal the day above written.

The Neese Family Trust dated March 4, 2026

Janet Davis Neese
Janet Davis Neese, as Trustee

Frank Davis Neese, Sr.
Frank Davis Neese, Sr., as Trustee

Ricky Davis Neese
Ricky Davis Neese, as Trustee

Signed, Sealed and Delivered

this 7th day of August,
2026, in the presence of:

A. Tuttle
Witness

Audrey N. Conley
Notary Public



EXHIBIT "A"

Legal Description of Required Right of Way

Required Right of Way – 757 Neese Road (Parcel 1)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1100, 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Point of beginning at a property corner (with Georgia West Zone State Plane coordinates of North: 1489291.97, East: 2197853.60) on the eastern right of way of Neese Road, at station 13+26.71, 23.29 feet right of construction centerline of Neese Road; running thence northeasterly 336.72 feet along the arc of a curve (said curve having a radius of 1726.99 feet and a chord distance of 336.19 feet on a bearing of N 9°14'48.0" E) thence N 16°31'06.6" E a distance of 298.58 feet thence N 56°05'02.0" E a distance of 5.86 feet thence S 16°24'24.5" W a distance of 259.08 feet thence southwesterly 379.53 feet along the arc of a curve (said curve having a radius of 1702.00 feet and a chord distance of 378.75 feet on a bearing of S 10°01'06.9" W) thence N 88°06'58.4" W a distance of 4.71 feet back to the point of beginning.

Containing 0.065 acres (2810.42 square feet) more or less as shown on Right-of-Way Plans of Neese Road Sidewalk by Calco Engineering, dated 2-23-2026.

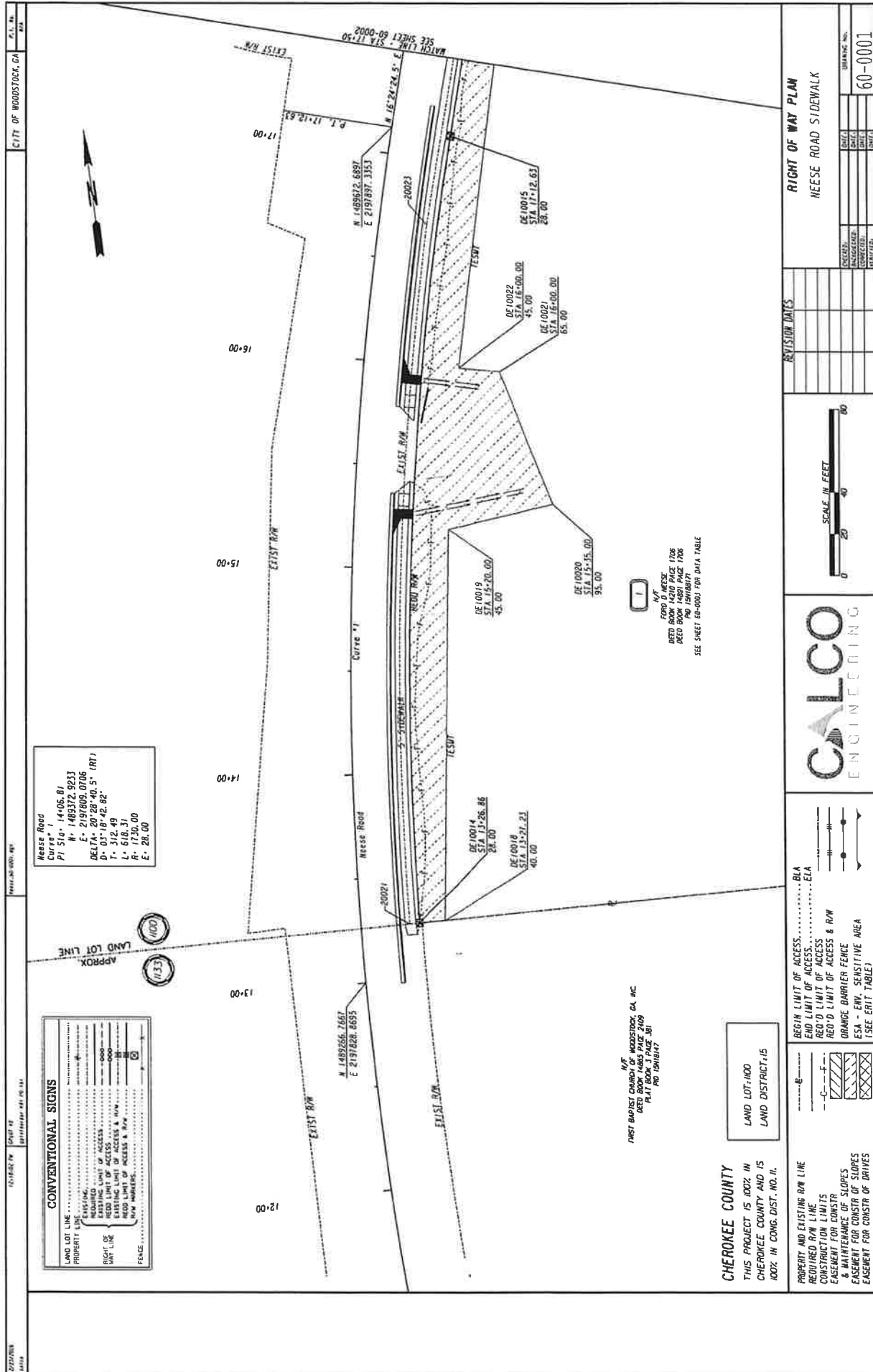
Legal Description of Temporary Construction Easement

Temporary Construction Easement – 757 Neese Road (Parcel 1)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1100, 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Point of beginning with Georgia West Zone State Plane coordinates of North: 1489291.81, East: 2197858.31 on the eastern proposed right of way of Neese Road, at station 13+26.89, 28.00 feet right of construction centerline of Neese Road; running thence northeasterly 379.53 feet along the arc of a curve (said curve having a radius of 1702.00 feet and a chord distance of 378.75 feet on a bearing of N 10°01'06.9" E) thence N 16°24'24.5" E a distance of 259.08 feet thence N 56°05'02.0" E a distance of 13.26 feet thence S 14°34'39.3" W a distance of 379.11 feet thence S 77°19'24.6" E a distance of 20.00 feet thence S 14°13'13.2" E a distance of 68.87 feet thence S 84°12'58.3" W a distance of 52.03 feet thence S 8°21'23.4" W a distance of 188.00 feet thence N 88°06'58.4" W a distance of 12.01 feet back to the point of beginning.

Containing 0.283 acres (12313.25 square feet) more or less as shown on Right-of-Way Plans of Neese Road Sidewalk by Calco Engineering, dated 2-23-2026.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Chris Luly, Special Projects

ITEM TYPE: Deeds, Easements, ROW Abandonments

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Ratify Purchase of Previously Completed Acquisition of Right-of-Way Associated with Parcel 2 - Neese Road Sidewalk Improvement Project**

SUGGESTED ACTION: Request for approval to ratify the purchase of previously completed acquisition of 29.16 square feet of right of way from Parcel 2 for the Neese Road Sidewalk Improvement Project.

ATTACHMENTS:
[081026 Right of Way Deed with City for Parcel of Land.pdf](#)
[Parcel 2 ROW Exhibit.pdf](#)

Return to:

The City of Woodstock
Administration Department
12453 Hwy 92
Woodstock, GA 30188

**CITY OF WOODSTOCK, GEORGIA
RIGHT OF WAY DEED**

GEORGIA, CHEROKEE COUNTY
PROJECT NO.: Neese Road Sidewalk

THIS CONVEYANCE made and executed the 10 day of August, 2026.

WITNESSETH that Evelyn Farms Homeowners Association, Inc., the undersigned, (hereinafter referred to as 'Grantor'), are the owners of a tract of land in Cherokee County through which the Neese Road Sidewalk improvement project has been laid out by the City of Woodstock, Georgia being more particularly described in a map and drawing of said road in the office of the City of Woodstock, Georgia, 12453 Highway 92, Woodstock, Georgia 30188, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said project, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to the **City of Woodstock, Georgia**, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 1100 of the 15th Land District, 2nd Section of Cherokee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.001 acres (29.16 SF), more or less, as shown on the plat of the property prepared by CALCO Engineering, which plat is attached hereto and made a part of this deed as Exhibit "B".

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the City of Woodstock, Georgia. Grantor hereby warrants that Grantor has the right to sell and convey said land and bind themselves, their heirs, executors and administrators forever to defend by virtue of these presents.

Parcel 2

IN WITNESSETH WHEREOF, Grantor has hereunto set his/her/its/their hand(s) and seal(s) the day above written.



Evelyn Farms Homeowners Association, Inc.
President



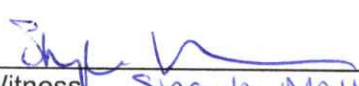
Evelyn Farms Homeowners Association, Inc.
Vice President



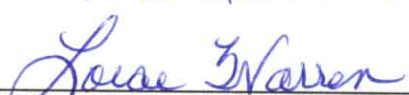
Evelyn Farms Homeowners Association, Inc.
Secretary

Signed, Sealed and Delivered

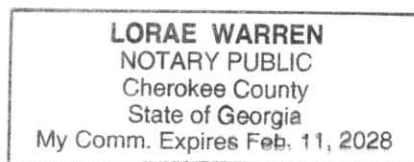
this 10 day of August,
2026, in the presence of:



Witness Shaylor Matheson



Notary Public



Parcel 2

EXHIBIT "A"

Legal Description of Required Right of Way

Required Right of Way – Evelyn Farms Homeowners Association, Inc. (Parcel 2)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1100, 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

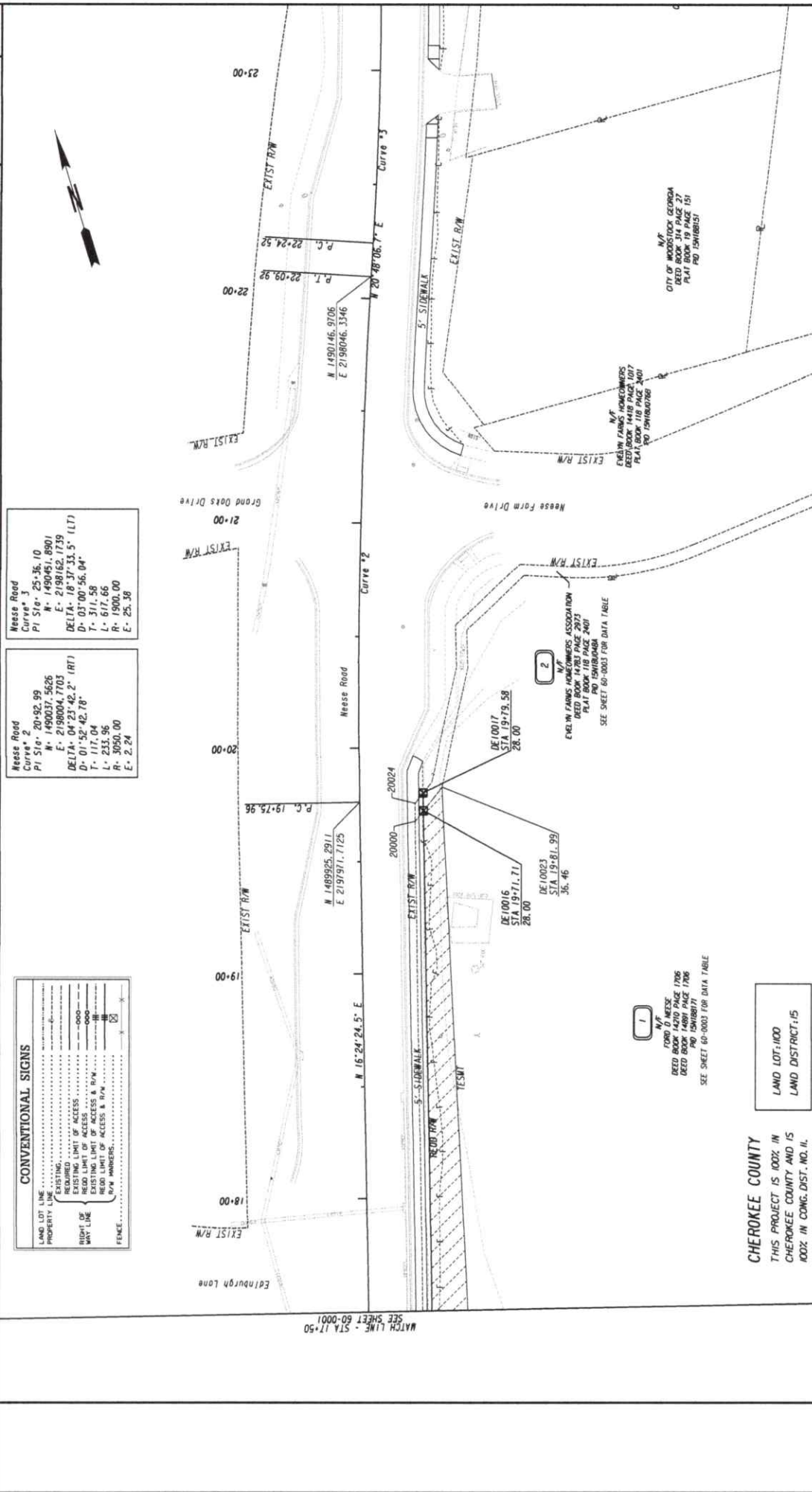
Point of beginning at a property corner (with Georgia West Zone State Plane coordinates of North: 1489910.04, East: 2197992.51) on the eastern right of way of Neese Road, at station 19+67.20, 24.26 feet right of construction centerline of Neese Road; running thence N 16°37'30.8" E a distance of 7.87 feet thence N 56°05'02.0" E a distance of 5.81 feet thence S 16°24'24.5" W a distance of 7.83 feet thence S 56°05'02.0" W a distance of 5.86 feet back to the point of beginning.

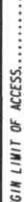
Containing 29.16 square feet or 0.001 acres more or less as shown on Right-of-Way Plans of Neese Road Sidewalk by Calco Engineering, dated 2-23-2026.

Parcel 2

EXHIBIT "B"

Parcel 2



PROPERTY AND EXISTING R/W LINE PROPOSED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR 8' MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES		BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA REQ'D LIMIT OF ACCESS.....ELA REQ'D LIMIT OF ACCESS & R/W ORANGE BARRIER FENCE ESA - EWV, SENSITIVE AREA (SEE ERIT TABLE)		REVISION DATES	RIGHT OF WAY PLAN NEESE ROAD SIDEWALK		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. DATE		SHEET NO. 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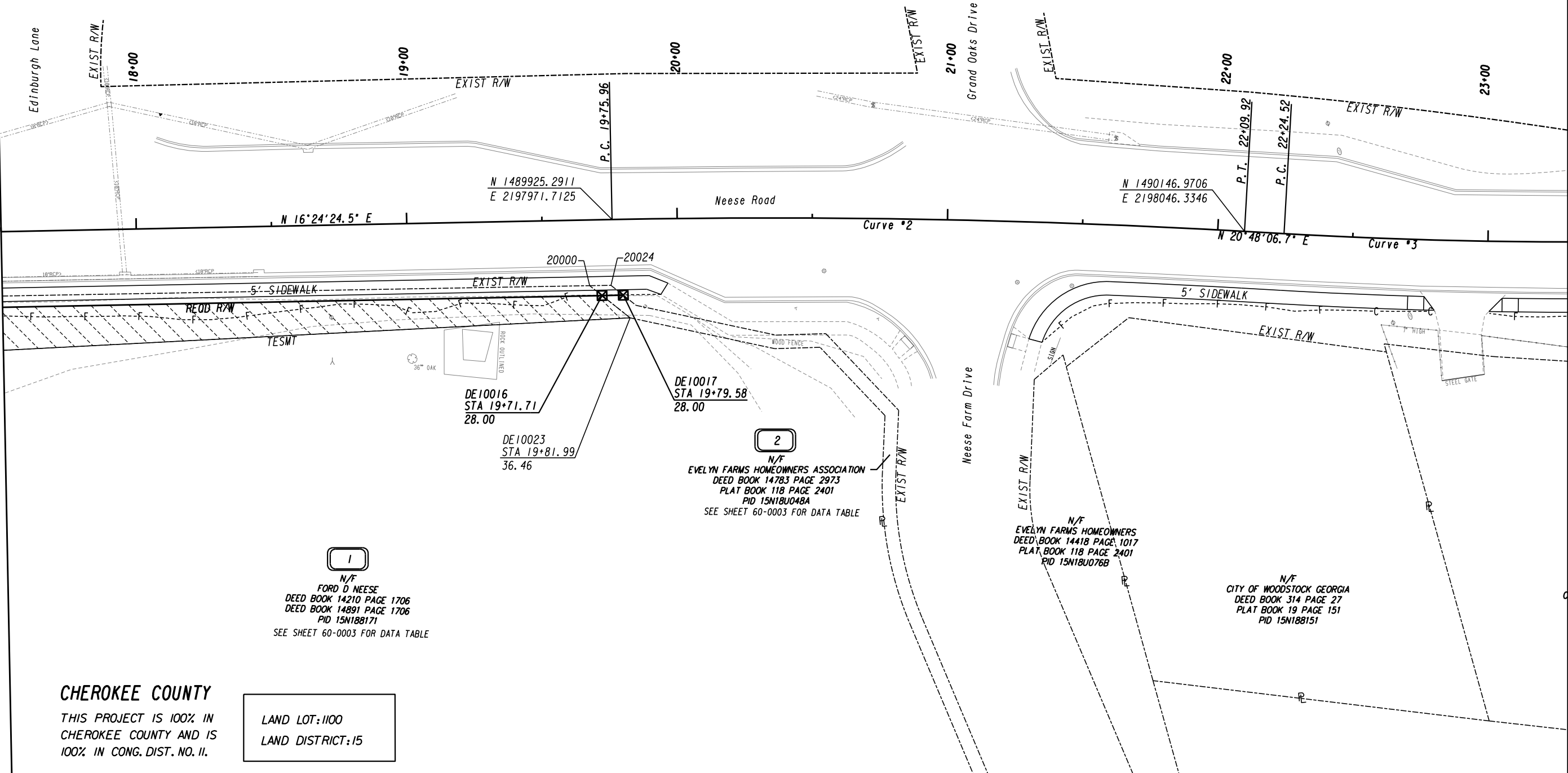
CONVENTIONAL SIGNS	
LAND LOT LINE	-----E-----
PROPERTY LINE	-----P-----
EXISTING	-----
REQUIRED	-----
EXISTING LIMIT OF ACCESS	-----OOO-----
REQD LIMIT OF ACCESS	-----OOO-----
EXISTING LIMIT OF ACCESS & R/W	-----HH-----
REQD LIMIT OF ACCESS & R/W	-----HH-----
R/W MARKERS	-----X-----
FENCE	-----X-----

Neese Road
Curve # 2
PI Sta= 20+92.99
N= 1490037.5626
E= 2198004.7703
DELTA= 04°23'42.2" (RT)
D= 01°52'42.78"
T= 117.04
L= 233.96
R= 3050.00
E= 2.24

Neese Road
Curve # 3
PI Sta= 25+36.10
N= 1490451.8901
E= 2198162.1739
DELTA= 18°37'33.5" (LT)
D= 03°00'56.04"
T= 311.58
L= 617.66
R= 1900.00
E= 25.38



MATCH LINE - STA 17+50
SEE SHEET 60-0001

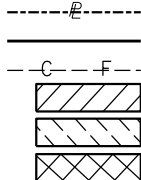


CHEROKEE COUNTY

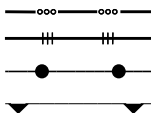
THIS PROJECT IS 100% IN
CHEROKEE COUNTY AND IS
100% IN CONG. DIST. NO. 11.

LAND LOT: 1100
LAND DISTRICT: 15

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES



BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA
(SEE ERIT TABLE)



REVISION DATES

RIGHT OF WAY PLAN

NEESE ROAD SIDEWALK

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		
VERIFIED:		DATE:		

PAR 1 - REQD RW REQ'D R/W DE101

PNT OFFSET/DIST STATION/BEARING ALIGNMENT

20021 23.29 R 13+26.71 Neese Road C/L
ARC LENGTH = 336.72
CHORD BEAR = N 9°14'48.0" E
LNTH CHORD = 336.19
RADIUS = 1726.99
DEGREE = 3°19'03.6"
20023 23.11 R 16+68.03 Neese Road C/L
298.58
20000 24.26 R 19+67.20 Neese Road C/L
5.86
DE10016 28.00 R 19+71.71 Neese Road C/L
259.08
DE10015 28.00 R 17+12.63 Neese Road C/L
ARC LENGTH = 379.53
CHORD BEAR = S 10°01'06.9" W
LNTH CHORD = 378.75
RADIUS = 1702.00
DEGREE = 3°21'59.0"
DE10014 28.00 R 13+26.86 Neese Road C/L
4.71
20021 23.29 R 13+26.71 Neese Road C/L
REQD R/W = 2810.42 SF
REQD R/W = 0.065 ACRES
REMAINDER = +/- 21.84 ACRES

PAR 1 - TESMT REQ'D TEMP. EASMT. DE102

PNT OFFSET/DIST STATION/BEARING ALIGNMENT

DE10014 28.00 R 13+26.86 Neese Road C/L
ARC LENGTH = 379.53
CHORD BEAR = N 10°01'06.9" E
LNTH CHORD = 378.75
RADIUS = 1702.00
DEGREE = 3°21'59.0"
DE10015 28.00 R 17+12.63 Neese Road C/L
DE10016 28.00 R 19+71.71 Neese Road C/L
DE10023 36.46 R 19+81.99 Neese Road C/L
DE10022 45.00 R 16+00.00 Neese Road C/L
DE10021 65.00 R 16+00.00 Neese Road C/L
DE10020 95.00 R 15+35.00 Neese Road C/L
DE10019 45.00 R 15+20.00 Neese Road C/L
DE10018 40.00 R 13+27.23 Neese Road C/L
DE10014 28.00 R 13+26.86 Neese Road C/L
REQD EASMT AREA = 12313.25 SF

PAR 2 - REQD RW REQ'D R/W DE103

PNT OFFSET/DIST STATION/BEARING ALIGNMENT

20000 24.26 R 19+67.20 Neese Road C/L
7.87
20024 24.29 R 19+75.07 Neese Road C/L
5.81
DE10017 28.00 R 19+79.58 Neese Road C/L
7.83
DE10016 28.00 R 19+71.71 Neese Road C/L
5.86
20000 24.26 R 19+67.20 Neese Road C/L
REQD R/W = 29.16 SF
REQD R/W = 0.001 ACRES
REMAINDER = +/- 0.07 ACRES

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Chris Luly, Special Projects

ITEM TYPE: Street Acceptance, Dedications, Updates

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Accept Right-of-Way Dedication of Market Street Tract from South on Main, LLC (Market Street Extension Roadway Project)**

SUGGESTED ACTION: Request acceptance of Market Street tract from South of Main, LLC. South on Main, LLC has deeded the City 5,191 SF of right of way that includes a completed street segment. The street is fully constructed in this tract and will connect to the City's future Market Street Extension roadway project.

ATTACHMENTS:

[South on Main ROW Deed - Recorded DB 15131 PG 2230.pdf](#)

[Right of Way Plans - Market St - 012226.pdf](#)

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

e-Filed

Return to:
Dyer Rusbridge Argo, P.C.
687 Marietta Hwy.
Canton, Georgia 30114

----- [Space Above This Line for Recording Date] -----

**CITY OF WOODSTOCK, GEORGIA
RIGHT OF WAY DEED**

THIS CONVEYANCE made and executed the 30th day of July, 2026.

WITNESSETH that the undersigned **SOUTH ON MAIN, LLC**, a Georgia limited liability company (successor by name change to **Breezy Hill Land, LLC**) (hereinafter referred to as "Grantor"), is the owner of a certain tract of land located in Cherokee County, Georgia which the City of Woodstock, Georgia, desires to obtain for right of way purposes.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said right of way by the City of Woodstock, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said **CITY OF WOODSTOCK, GEORGIA**, and their successors in office, so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in **Land Lot 1141** of the **15th District, 2nd Section** of **Cherokee County**, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

Said right of way is hereby conveyed, consisting of 0.119 acres, more or less, as shown on the plat dated June 24, 2026 of the property prepared by DCCM Infrastructure, Inc., which plat is attached hereto and made a part of this deed as Exhibit "B".

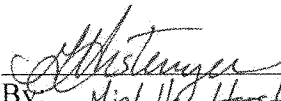
TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to the property are hereby quitclaimed and conveyed unto the City of Woodstock, Georgia. The Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

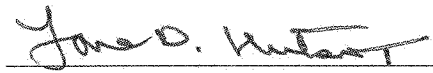
IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

SOUTH ON MAIN, LLC,
a Georgia limited liability company

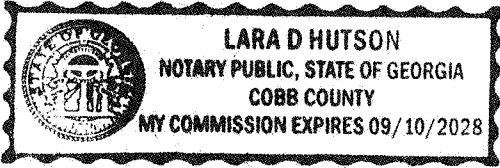


Witness


By: _____
Title: Manager



Notary Public



Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

e-Filed

EXHIBIT "A"

Legal Description
South on Main, Phase IA, Tract 5
Market Street
(Right-of-Way Dedication)

All that tract or parcel of land lying and being in Land Lot 1141, 15th District, 2nd Section, City of Woodstock, Cherokee County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern Right-of-Way of Brighton Boulevard (80' R/W) and the eastern Right-of-Way of Dawson Drive (50' R/W); thence North 05°55'12" West, a distance of 188.67 feet to a point at the intersection of the eastern Right-of-Way of said Dawson Drive and the southeastern Right-of-Way of Market Street (50' R/W), being the ***True Point of Beginning***; thence continuing along the Right-of-Way of said Dawson Drive North 05°55'12" West, a distance of 0.66 feet to a point; thence 69.59 feet along an arc of a curve to the left having a radius of 47.51 feet and a chord bearing and distance of North 47°53'36" West, 63.53 feet to a point; thence leaving said Right-of-Way of said Dawson Drive and along the Right-of-Way of said Market Street North 88°33'30" East, a distance of 17.75 feet to a point; thence 39.27 feet along an arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance of North 43°33'30" East, 35.36 feet to a point; thence North 01°26'30" West, a distance of 43.26 feet to a point on the southern Right-of-Way of Ingram Street (20' R/W); thence along the Right-of-Way of said Ingram Street and continuing along the Right-of-Way of said Market Street North 89°05'33" East, a distance of 50.00 feet to a point; thence leaving the Right-of-Way of said Ingram Street and continuing along the Right-of-Way of said Market Street South 01°26'30" East, a distance of 42.79 feet to a point; thence 88.74 feet along an arc of a curve to the right having a radius of 75.00 feet and a chord bearing and distance of South 32°27'16" West, 83.65 feet to the ***True Point of Beginning***.

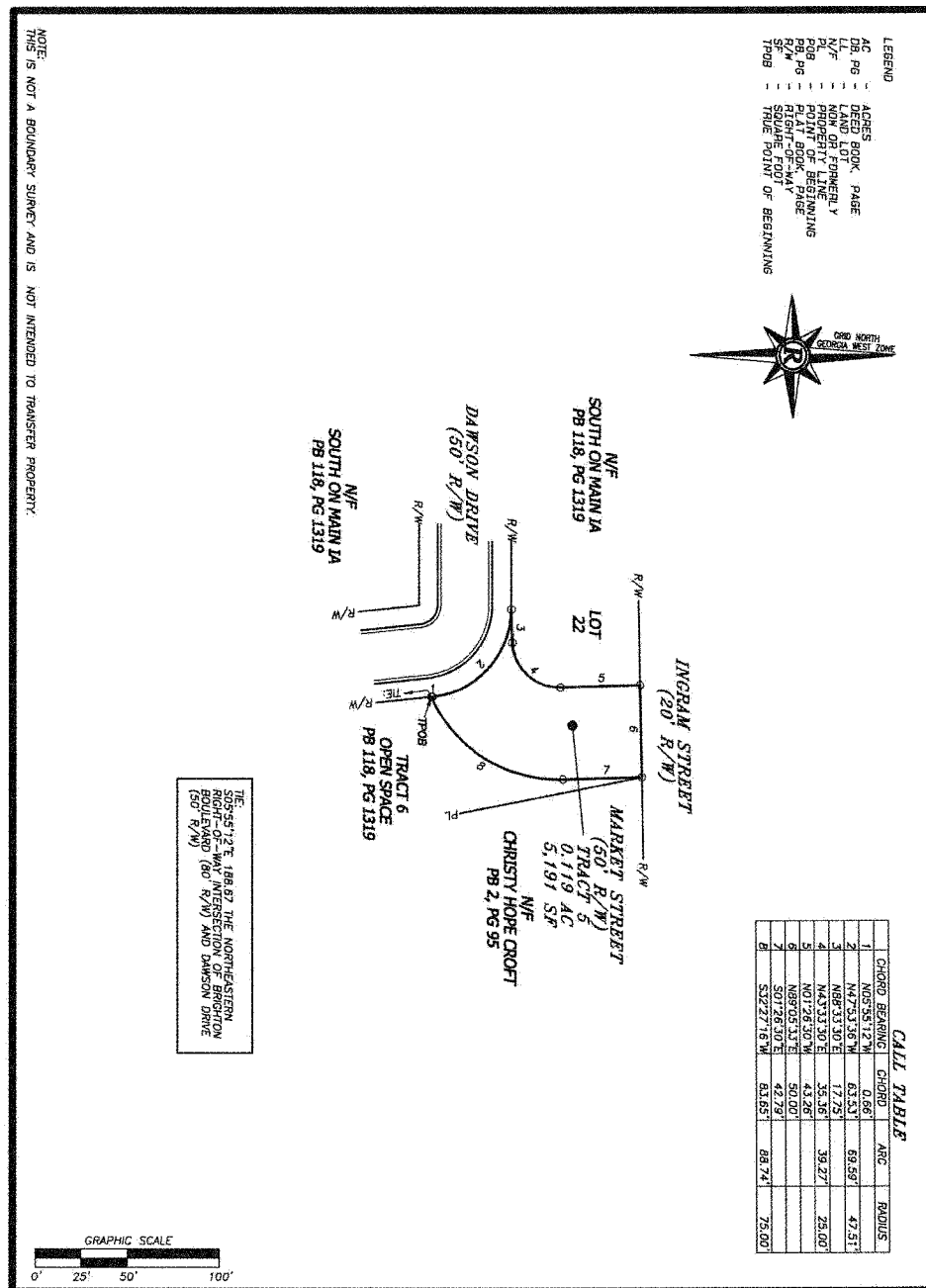
Said tract contains: 0.119 AC of 5,191 SF

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

e-Filed

EXHIBIT "B"



SHEET 1 OF 1

DATE: 06/24/26

SCALE: 1" = 50'

FILE# 0217012.SOW

JOB# *RW.DED

DRAWN BY WDC

RIGHT-OF-WAY DEDICATION EXHIBIT FOR:

SOUTH ON MAIN, LLC

BEING:

SOUTH ON MAIN, PHASE IA

LOCATED IN

LAND LOT 1141

15TH DISTRICT, 2ND SECTION, CITY OF WOODSTOCK

CHEROKEE COUNTY, GEORGIA

DCCM

DCCM Infrastructure, Inc.

425 Oak Street NW, Gainesville, GA 30501

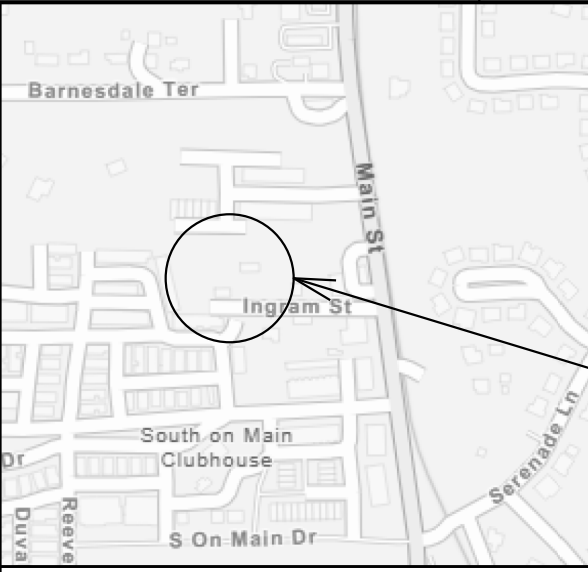
770.718.0600 | DCCM.com

CITY OF WOODSTOCK

DEPARTMENT OF PUBLIC WORKS

RIGHT OF WAY OF PROPOSED

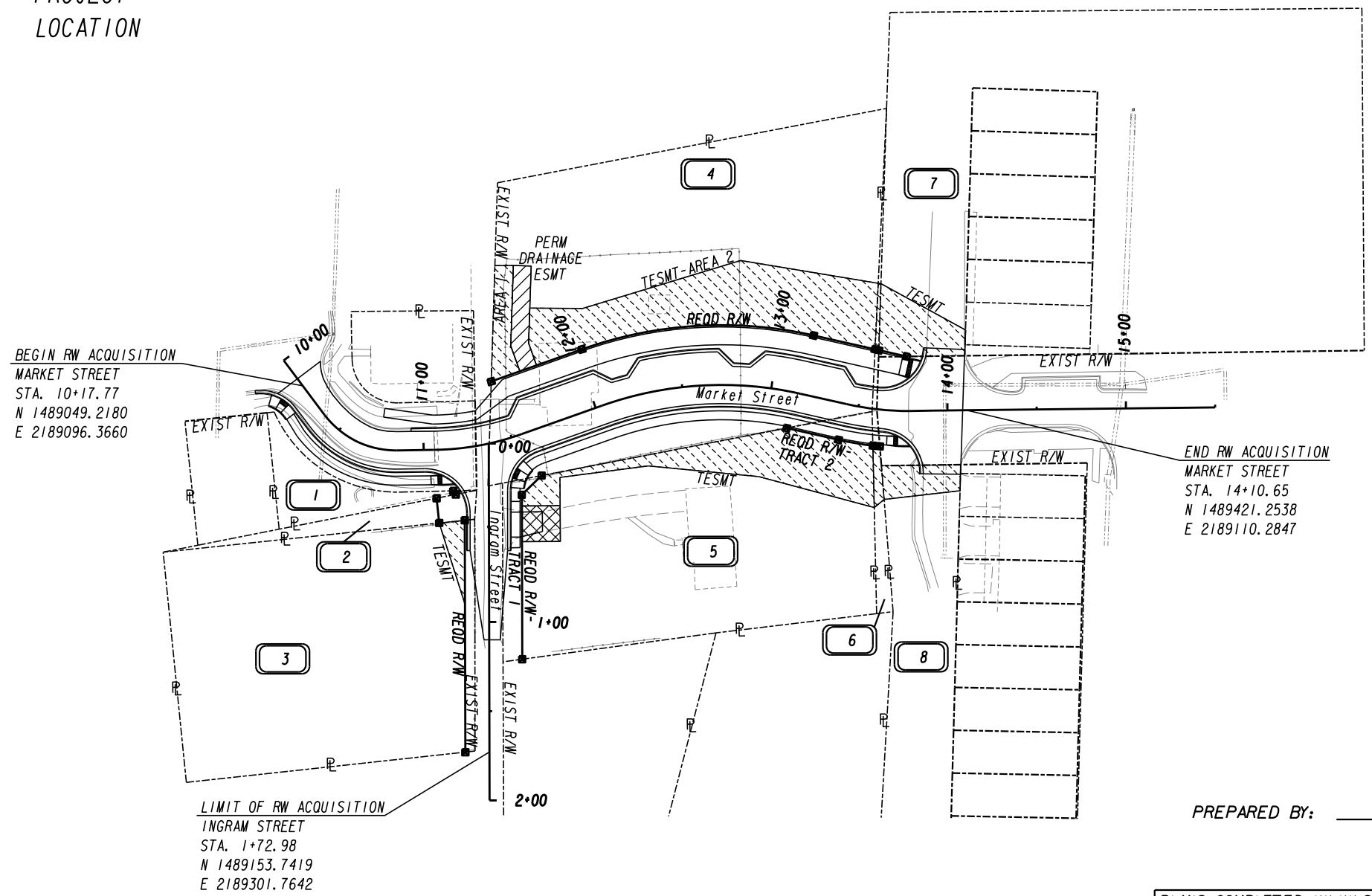
MARKET STREET CONNECTOR



PROJECT
LOCATION

LOCATION SKETCH

THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA
COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH
AMERICAN VERTICAL DATUM (NAVD83) OF 1988.



CONVENTIONAL SIGNS	
LAND LOT LINE	---
PROPERTY LINE	---
EXISTING	---
REQUIRED	---
EXISTING LIMIT OF ACCESS	---
REQD LIMIT OF ACCESS	---
EXISTING LIMIT OF ACCESS & R/W	---
REQD LIMIT OF ACCESS & R/W	---
R/W MARKERS	---
FENCE	---

CHEROKEE COUNTY

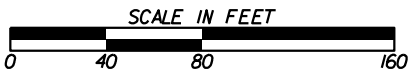
THIS PROJECT IS 100% IN
CHEROKEE COUNTY AND IS
100% IN CONG. DIST. NO. 11.

LENGTH OF RW PROJECT COUNTY: CHEROKEE (057)	MILES
NET LENGTH OF RIGHT OF WAY	0.07
NET LENGTH OF BRIDGES	0.000
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF RIGHT OF WAY	0.07

LAND LOT: 1140
LAND DISTRICT: 15

PLANS PREPARED BY:

CALCO
ENGINEERING



PREPARED BY: CHARLIE A. LANZ, PE

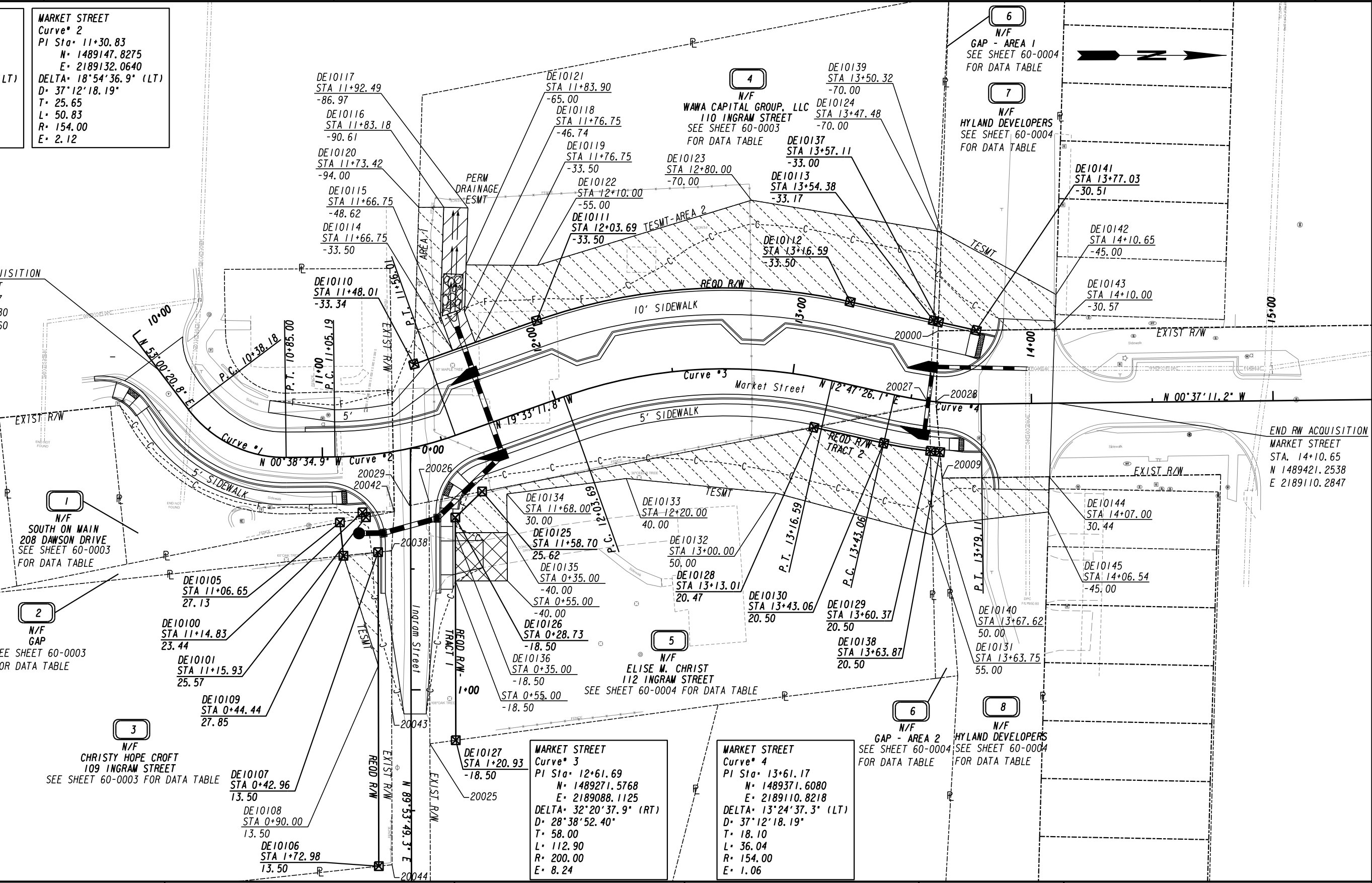


PLANS COMPLETED XX-XX-2026	
REVISIONS	

MARKET STREET
Curve* 1
PI Sta* 10+63.47
N* 1489076.7140
E* 2189132.8621
DELTA* 53°38'55.7" (LT)
D* 114°35'29.61"
T* 25.28
L* 46.82
R* 50.00
E* 6.03

MARKET STREET
Curve* 2
PI Sta* 11+30.83
N* 1489147.8275
E* 2189132.0640
DELTA* 18°54'36.9" (LT)
D* 37°12'18.19"
T* 25.65
L* 50.83
R* 154.00
E* 2.12

BEGIN RW ACQUISITION
MARKET STREET
STA. 10+17.77
N 1489049.2180
E 2189096.3660



1
N/F
SOUTH ON MAIN
208 DAWSON DRIVE
SEE SHEET 60-0003
FOR DATA TABLE

2
N/F
GAP
SEE SHEET 60-0003
FOR DATA TABLE

3
N/F
CHRISTY HOPE CROFT
109 INGRAM STREET
SEE SHEET 60-0003 FOR DATA TABLE

MARKET STREET
Curve* 3
PI Sta* 12+61.69
N* 1489271.5768
E* 2189088.1125
DELTA* 32°20'37.9" (RT)
D* 28°38'52.40"
T* 58.00
L* 112.90
R* 200.00
E* 8.24

MARKET STREET
Curve* 4
PI Sta* 13+61.17
N* 1489371.6080
E* 2189110.8218
DELTA* 13°24'37.3" (LT)
D* 37°12'18.19"
T* 18.10
L* 36.04
R* 154.00
E* 1.06

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

---E---

---C---F---

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA
(SEE ERIT TABLE)

CALCO
ENGINEERING

SCALE IN FEET
0 20 40 80

REVISION DATES

RIGHT OF WAY PLAN
MARKET STREET CONNECTOR

CHECKED: DATE: DRAWING No.
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

60-0002 34

10/23/2015 GPLN

PAR 1 - REQD RW		REQ'D R/W	DE101	

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	

DE10100	23.44 R	11+14.83	Market Street C/L	
	13.19	N 1°11'15.4" W		
20042	24.62 R	11+26.19	Market Street C/L	
	11.97	S 11°04'28.6" E		
DE10101	25.57 R	11+15.93	Market Street C/L	
	2.49	S 54°33'43.0" W		
DE10100	23.44 R	11+14.83	Market Street C/L	
REQD R/W	= 13.55	SF		
REQD R/W	= 0.000	ACRES		
REMAINDER	= +/- 0.048	ACRES		

R 2 - REQD RW REQ'D R/W DE103				

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	

20042	24.62 R	11+26.19	Market Street C/L	
	16.20	S 85°40'14.8" E		
20038	8.00 R	0+42.39	Ingram Street C/L	
	19.96	S 6°00'34.7" E		
E10109	27.85 R	0+44.44	Ingram Street C/L	
	13.91	S 83°59'25.3" W		
E10105	27.13 R	11+06.65	Market Street C/L	
	22.95	N 11°04'28.6" W		
20042	24.62 R	11+26.19	Market Street C/L	
REQD R/W	= 318.00	SF		
REQD R/W	= 0.007	ACRES		
MAINDER	= +/- 0.025	ACRES		

PAR 3 - REQD RW REQ'D R/W DE104				

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	

20038	8.00 R	0+42.39	Ingram Street C/L	
	65.00	N 89°53'49.3" E		
20043	8.00 R	1+07.39	Ingram Street C/L	
	65.00	N 89°54'06.1" E		
20044	8.01 R	1+72.39	Ingram Street C/L	
	5.53	S 6°08'29.7" E		
E10106	13.50 R	1+72.98	Ingram Street C/L	
	130.02	S 89°53'49.3" W		
E10107	13.50 R	0+42.96	Ingram Street C/L	
	5.53	N 6°00'34.7" W		
20038	8.00 R	0+42.39	Ingram Street C/L	
REQD R/W	= 714.88	SF		
REQD R/W	= 0.016	ACRES		
MAINDER	= +/- 0.49	ACRES		

PAR 3 - TEMP ESMT		REQ'D TEMP. EASM'T.		DE105

PNT	OFFSET/	STATION/	ALIGNMENT	

DE10107	13.50 R	0+42.96	Ingram Street C/L	
DE10108	13.50 R	0+90.00	Ingram Street C/L	
DE10109	27.85 R	0+44.44	Ingram Street C/L	
DE10107	13.50 R	0+42.96	Ingram Street C/L	
REQD EASMT AREA =		337.52	SF	

PAR 4 - REQD RW REQ'D R/W DE106				

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	

DE10110	33.34 L	11+48.01	Market Street C/L	
	53.94	N 19°33'11.8" W		
DE10111	33.50 L	12+03.69	Market Street C/L	
ARC LENGTH =	131.81			
CHORD BEAR =	N 3°22'52.8" W			
LNTH CHORD =	130.07			
RADIUS =	233.50			
DEGREE =	24°32'16.1"			
DE10112	33.50 L	13+16.59	Market Street C/L	
	35.34	N 12°47'26.1" E		
DE10113	33.17 L	13+54.38	Market Street C/L	
	34.93	S 87°14'10.6" E		
20027	1.62 R	13+57.88	Market Street C/L	
	211.00	S 10°54'56.0" E		
20026	23.33 R	11+39.12	Market Street C/L	
	8.28	S 10°54'51.8" E		
20029	23.18 R	11+31.93	Market Street C/L	
	58.54	N 88°10'55.0" W		
DE10110	33.34 L	11+48.01	Market Street C/L	
REQD R/W =	12930.38	SF		
REQD R/W =	0.297	ACRES		
REMAINDER =	+/- 0.54	ACRES		

PAR 4 - PERM ESMT		REQ'D PERM. EASM'T.		DE107

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	

DE10114	33.50 L	11+66.75	Market Street C/L	
	15.12	S 70°26'06.8" W		
DE10115	48.62 L	11+66.75	Market Street C/L	
	45.09	N 88°10'55.0" W		
DE10116	90.61 L	11+83.18	Market Street C/L	
	10.00	N 1°49'05.0" E		
DE10117	86.97 L	11+92.49	Market Street C/L	
	43.20	S 88°10'55.0" E		
DE10118	46.74 L	11+76.75	Market Street C/L	
	13.24	N 70°26'06.8" E		
DE10119	33.50 L	11+76.75	Market Street C/L	
	10.00	S 19°33'11.8" E		
DE10114	33.50 L	11+66.75	Market Street C/L	
REQD EASMT	= 583.23	SF		
REQD EASMT	= 0.013	ACRES		

PAR 4 - TEMP ESMT - AREA 1			REQ'D TEMP. EASM'T.		DE108	

PNT	OFFSET/		STATION/	ALIGNMENT		

DE10110	33.34	L	11+48.01	Market	Street	C/L
DE10120	94.00	L	11+73.42	Market	Street	C/L
DE10116	90.61	L	11+83.18	Market	Street	C/L
DE10115	48.62	L	11+66.75	Market	Street	C/L
DE10114	33.50	L	11+66.75	Market	Street	C/L
DE10110	33.34	L	11+48.01	Market	Street	C/L
REQD EASMT AREA =		696.49	SF			

PAR 4 - TEMP ESMT - AREA 2										REQ'D TEMP. EASM'T.		DE109			
*****										*****		*****			
PNT		OFFSET/		STATION/		ALIGNMENT									
-----										-----		-----			
DE10119		33.50	L	11+76.75		Market Street		C/L							
DE10118		46.74	L	11+76.75		Market Street		C/L							
DE10121		65.00	L	11+83.90		Market Street		C/L							
DE10122		55.00	L	12+10.00		Market Street		C/L							
DE10123		70.00	L	12+80.00		Market Street		C/L							
DE10124		70.00	L	13+47.48		Market Street		C/L							
DE10113		33.17	L	13+54.38		Market Street		C/L							
DE10112		33.50	L	13+16.59		Market Street		C/L							
ARC LENGTH = 131.81															
CHORD BEAR = S 3°22'52.8" E															
LNTH CHORD = 130.07															
RADIUS = 233.50															
DEGREE = 24°32'16.1"															
DE10111		33.50	L	12+03.69		Market Street		C/L							
DE10119		33.50	L	11+76.75		Market Street		C/L							
REQD EASMT AREA = 5904.13										SF					
TOTAL TEMP ESMT AREA = 6600.62 SF															



REVISION DATES

RIGHT OF WAY PLAN
MARKET STREET CONNECTOR

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		
VERIFIED:		DATE:		

PAR 5 - REQD RW - TRACT 1		REQ'D R/W	DE110

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

20026	23.33 R	11+39.12	Market Street C/L
	22.36	N 10°54'56.0" W	
DE10125	25.62 R	11+58.70	Market Street C/L
	15.48	S 44°04'23.2" E	
DE10126	18.50 L	0+28.73	Ingram Street C/L
	92.20	N 89°53'49.3" E	
DE10127	18.50 L	1+20.93	Ingram Street C/L
	10.83	S 7°40'50.5" E	
20025	7.77 L	1+22.35	Ingram Street C/L
	100.17	S 89°50'40.1" W	
20026	23.33 R	11+39.12	Market Street C/L
REQD R/W	= 1131.08	SF	
REQD R/W	= 0.026	ACRES	
REMAINDER	= +/- 0.47	ACRES	

PAR 5 - REQD RW - TRACT 2		REQ'D R/W	DE111

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE10128	20.47 R	13+13.01	Market Street C/L
	48.75	N 10°54'56.0" W	
20027	1.62 R	13+57.88	Market Street C/L
	19.07	N 88°45'45.0" E	
DE10129	20.50 R	13+60.37	Market Street C/L
ARC LENGTH	= 19.61		
CHORD BEAR	= S 9°34'15.2" W		
LNTH CHORD	= 19.60		
RADIUS	= 174.50		
DEGREE	= 32°50'03.3"		
DE10130	20.50 R	13+43.06	Market Street C/L
	29.69	S 12°47'26.1" W	
DE10128	20.47 R	13+13.01	Market Street C/L
REQD R/W	= 478.14	SF	
REQD R/W	= 0.011	ACRES	
REMAINDER	= +/- 0.47	ACRES	

TOTAL REQD R/W AREA = 1609.22 SF
TOTAL REQD R/W AREA = 0.037 ACRES

1 DRIVEWAY EASEMENT

PAR 5 - TEMP ESMT		REQ'D TEMP. EASM'T.	DE112

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE10125	25.62 R	11+58.70	Market Street C/L
DE10128	20.47 R	13+13.01	Market Street C/L
DE10130	20.50 R	13+43.06	Market Street C/L
ARC LENGTH	= 19.61		
CHORD BEAR	= N 9°34'15.2" E		
LNTH CHORD	= 19.60		
RADIUS	= 174.50		
DEGREE	= 32°50'03.3"		
DE10129	20.50 R	13+60.37	Market Street C/L
DE10131	55.00 R	13+63.75	Market Street C/L
DE10132	50.00 R	13+00.00	Market Street C/L
DE10133	40.00 R	12+20.00	Market Street C/L
DE10134	30.00 R	11+68.00	Market Street C/L
DE10135	40.00 L	0+35.00	Ingram Street C/L
DE10136	18.50 L	0+35.00	Ingram Street C/L
DE10126	18.50 L	0+28.73	Ingram Street C/L
DE10125	25.62 R	11+58.70	Market Street C/L
REQD EASMT AREA	= 3502.93	SF	

PAR 6 - REQD RW		REQ'D R/W	DE113

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE10113	33.17 L	13+54.38	Market Street C/L
	2.15	N 12°47'26.1" E	
DE10137	33.00 L	13+57.11	Market Street C/L
	33.05	S 88°07'55.5" E	
20028	0.08 L	13+60.39	Market Street C/L
	20.91	N 85°28'29.3" E	
DE10138	20.50 R	13+63.87	Market Street C/L
ARC LENGTH	= 3.96		
CHORD BEAR	= S 5°42'02.1" W		
LNTH CHORD	= 3.96		
RADIUS	= 174.50		
DEGREE	= 32°50'03.3"		
DE10129	20.50 R	13+60.37	Market Street C/L
	19.07	S 88°45'45.0" W	
20027	1.62 R	13+57.88	Market Street C/L
	34.93	N 87°14'10.6" W	
DE10113	33.17 L	13+54.38	Market Street C/L
REQD R/W	= 147.83	SF	
REQD R/W	= 0.003	ACRES	
REMAINDER	= +/- 0.018	ACRES	

PAR 6 - TEMP ESMT - AREA 1		REQ'D TEMP. EASM'T.	DE114

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE10113	33.17 L	13+54.38	Market Street C/L
DE10124	70.00 L	13+47.48	Market Street C/L
DE10139	70.00 L	13+50.32	Market Street C/L
DE10137	33.00 L	13+57.11	Market Street C/L
DE10113	33.17 L	13+54.38	Market Street C/L
REQD EASMT AREA	= 67.88	SF	

PAR 6 - TEMP ESMT - AREA 2		REQ'D TEMP. EASM'T.	DE115

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE10129	20.50 R	13+60.37	Market Street C/L
ARC LENGTH	= 3.96		
CHORD BEAR	= N 5°42'02.1" E		
LNTH CHORD	= 3.96		
RADIUS	= 174.50		
DEGREE	= 32°50'03.3"		
DE10138	20.50 R	13+63.87	Market Street C/L
20009	31.24 R	13+65.37	Market Street C/L
DE10140	50.00 R	13+67.62	Market Street C/L
DE10131	55.00 R	13+63.75	Market Street C/L
DE10129	20.50 R	13+60.37	Market Street C/L
REQD EASMT AREA	= 156.30	SF	

TOTAL TEMP EASMT AREA = 224.18 SF

PAR 7 - REQD RW		REQ'D R/W	DE116

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

20000	29.28 L	13+57.57	Market Street C/L
	3.74	N 88°07'55.5" W	
DE10137	33.00 L	13+57.11	Market Street C/L
	16.00	N 12°47'26.1" E	
DE10141	30.51 L	13+77.03	Market Street C/L
	15.73	S 0°42'23.0" E	
20000	29.28 L	13+57.57	Market Street C/L
REQD R/W	= 29.37	SF	
REQD R/W	= 0.001	ACRES	
REMAINDER	= +/- 0.95	ACRES	

PAR 7 - TEMP ESMT		REQ'D TEMP. EASM'T.	DE117

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

DE10137	33.00 L	13+57.11	Market Street C/L
DE10139	70.00 L	13+50.32	Market Street C/L
DE10142	45.00 L	14+10.65	Market Street C/L
DE10143	30.57 L	14+10.00	Market Street C/L
DE10141	30.51 L	13+77.03	Market Street C/L
DE10137	33.00 L	13+57.11	Market Street C/L
REQD EASMT AREA	= 1308.48	SF	

PAR 8 - TEMP ESMT		REQ'D TEMP. EASM'T.	DE118

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT

20009	31.24 R	13+65.37	Market Street C/L
DE10144	30.44 R	14+07.00	Market Street C/L
DE10145	45.00 R	14+06.54	Market Street C/L
DE10140	50.00 R	13+67.62	Market Street C/L
20009	31.24 R	13+65.37	Market Street C/L
REQD EASMT AREA	= 729.67	SF	



REVISION DATES

RIGHT OF WAY PLAN
MARKET STREET CONNECTOR

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		
VERIFIED:		DATE:		

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Chris Luly, Special Projects

ITEM TYPE: Contracts, Agreements, Leases

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve First Amendment to GTIB Agreement for Grant Program (Hub Transformation Key Extension / Towne Lake Parkway Widening)**

SUGGESTED ACTION: Request for approval of an amendment to the Georgia Transportation Infrastructure Bank (GTIB) grant agreement with the State Road and Tollway Authority (SRTA). The purpose of the amendment is to provide a time extension to the grant agreement in order to carry the grant through the contract completion date for the project which is 1/12/27. The extension for the grant is to 8/28/27. This is related to an accompanying amendment to a loan agreement for the same project.

ATTACHMENTS:

[City of Woodstock Grant - Drafted First Amendment \(002\).pdf](#)

[2023 Grant Agreement GTIB.pdf](#)

FIRST AMENDMENT
To
Georgia Transportation Infrastructure Bank Agreement for Grant Program
Between
Georgia Transportation Infrastructure Bank,
By And Through The State Road And Tollway Authority
And
City of Woodstock
(Hub Transformation Key Extension)

This First Amendment (“First Amendment”) to the Georgia Transportation Infrastructure Bank Agreement for Grant Program is effective as of August 13, 2026 (“First Amendment Effective Date”), and is by and between the Georgia Transportation Infrastructure Bank, by and through the State Road and Tollway Authority (“SRTA”) and the City of Woodstock. SRTA and the Georgia Transportation Infrastructure Bank shall be collectively referred to as the “GTIB.” The City of Woodstock shall be referred to as the “Recipient.” The GTIB and Recipient may be collectively referred to as the “Parties.”

WHEREAS, the GTIB and Recipient entered into a Georgia Transportation Infrastructure Bank Agreement for Grant Program, dated August 28, 2023 (the “Agreement”), wherein the GTIB agreed to award a Grant in the Grant Amount to Recipient pursuant to the terms and conditions of the Agreement; and

WHEREAS, the Parties would like to amend the Agreement as set forth in this First Amendment.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. Any capitalized term not specifically defined in this First Amendment will have the same meaning assigned in the Agreement to that term.
2. The Project spend down Expiration Date is hereby extended by one (1) year until August 28, 2027.
3. All other terms and conditions of the Agreement, as may have been previously amended and which are not expressly modified by this First Amendment, shall be given full force and effect.

The Parties have signed, sealed, and delivered this First Amendment as of the First Amendment Effective Date.

State Road and Tollway Authority

Attest:

By: _____
Jannine Miller
Executive Director

Merryl S. Mandus
General Counsel

City of Woodstock (SEAL)

By: _____
Name:
Title:

Name:
Title:

GEORGIA TRANSPORTATION INFRASTRUCTURE BANK AGREEMENT FOR GRANT PROGRAM

THIS AGREEMENT FOR GRANT PROGRAM (the "Agreement"), dated August 28, 2023 (the "Effective Date") is made by and between the Georgia Transportation Infrastructure Bank, by and through the State Road and Tollway Authority ("SRTA") (SRTA and the Georgia Transportation Infrastructure Bank shall be collectively referred to as "GTIB"), and the City of Woodstock, Georgia (the "Recipient"). The GTIB and Recipient may be referred to collectively as the "Parties" and individually as the "Party."

WHEREAS, pursuant to O.C.G.A. § 32-10-121, an instrumentality of the State known as the Georgia Transportation Infrastructure Bank was created within SRTA;

WHEREAS, pursuant to O.C.G.A. § 32-10-120 et seq., the Georgia Transportation Infrastructure Bank is authorized to assist eligible Georgia government units with grants for the construction of certain eligible transportation projects; and

WHEREAS, Recipient represents to the GTIB that Recipient is duly created and existing under the laws of the State of Georgia and has the authority to expend the monies described herein for the purposes set forth herein.

NOW THEREFORE, for and in consideration of the covenants and agreements contained herein and other valuable consideration, the receipt and adequacy of which are hereby acknowledged by both Parties, the Parties agree as follows:

1. DEFINITIONS. Any capitalized terms used in this Agreement that are not defined herein shall have the meanings ascribed to them in Exhibit A.

2. PROJECT. Recipient seeks partial funding for the project listed in **Exhibit B**, attached hereto and incorporated herein (the "Project"). The Project Scope is detailed in **Exhibit B**. Recipient shall notify the GTIB of any change to the Project Scope upon the earlier of (a) seven (7) business days after Recipient is aware of the circumstances requiring such change or (b) Recipient's execution of documentation reflecting such change. After evaluation of the change, the GTIB shall advise the Recipient as expeditiously as possible if the change will result in a default of this Agreement pursuant to **Section 15 (Event of Default/Remedies)**.

3. GRANT AND ACCEPTANCE. The GTIB hereby makes and Recipient hereby accepts this grant for a transportation project ("Grant") in the Grant Amount for the Grant Purpose upon the terms and conditions of this Agreement. The Recipient agrees that the Grant Amount (a) will be spent pursuant to the breakdown set forth in **Exhibit B** and pursuant to the terms of this Agreement and (b) will not be used for expenses already incurred or paid for by Recipient before the Effective Date, unless such expenses are expressly authorized in advance and in writing by the GTIB. If Recipient does not use the Grant Amount pursuant to the breakdown set forth in **Exhibit B**, then Recipient shall advise the GTIB immediately of such change. Any revision to the breakdown of the Grant Amount as set forth in **Exhibit B** must be agreed to by the Parties and evidenced by an amendment to this Agreement. In the event a reallocation cannot be agreed to or a reallocation is not otherwise needed, then the Recipient's authority to expend or contractually obligate the unencumbered Grant Amount will expire upon notification to the Recipient by the GTIB. If the GTIB delivered the Grant Amount to the Recipient, then that portion of the Grant Amount that will not be reallocated must be repaid to the GTIB no later than thirty (30) days after notification to the Recipient by the GTIB.

4. PROJECT BUDGET. The Project Budget is set forth in **Exhibit B**. Recipient has already obtained or otherwise received commitments for other funding for the Project (collectively, "Other Funding"), which Other Funding is more specifically set forth in the grant application and associated documentation completed by Recipient and furnished to the GTIB prior to the Effective Date (collectively, "Grant Application"), which Grant Application is incorporated herein by reference as **Exhibit C**. Recipient must notify the GTIB within 15 days of any changes to the Project Budget that may result in the reduction and/or elimination of some or all of the Other Funding or the Grant Amount.

5. DEADLINES.

5.1. Expend/Obligate Grant Amount. Recipient must expend or contractually obligate the full amount of the Grant Amount no later than the Expiration Date. On the Expiration Date, Recipient's authority to expend or obligate contractually the unencumbered Grant Amount will expire. The Expiration Date may be extended by one year only upon mutual written consent, in the form of an amendment to this Agreement, signed by both Parties.

5.2. Duty to Wrap Up. Recipient will manage the Project, retain a contractor to manage the Project, or contract with a governmental unit to manage the Project and impose terms in any related contracts so as to fulfill the Grant Purpose within six (6) months of the Expiration Date ("Wrap Up Date"). No later than thirty (30) days following the Wrap Up Date, Recipient must return to GTIB any unspent Grant Amount, whether contractually obligated or not, unless the GTIB consents, in its sole discretion, to a new deadline in writing.

6. **GRANT CONTINGENCY FUNDS**. If Recipient designates and the GTIB approves all or a portion of the Grant Amount to be used for a reserve (e.g., use in the event of an item overrun) or other contingency, as more specifically set forth in the Grant Application ("Grant Contingency Funds"), and a portion of the Grant Contingency Funds remain unencumbered upon the earlier of the completion of the phase in which the contingency was allocated or upon the Expiration Date ("Expiration of Grant Contingency Funds"), then upon the Expiration of the Grant Contingency Funds the Recipient's authority to expend or contractually obligate the unencumbered Grant Contingency Funds will expire. If the GTIB delivered Grant Contingency Funds to the Recipient pursuant to **Paragraph 8.6 (Disbursement of Grant Contingency Funds)**, then that portion of the Grant Contingency Funds that Recipient has not spent or contractually obligated by the Expiration of Grant Contingency Funds, must be repaid to the GTIB no later than thirty (30) days after the Expiration of Grant Contingency Funds.

7. ACCOUNTABILITY.

7.1. Accounting. Recipient will account for the Grant Amount in accordance with generally accepted governmental accounting standards. Recipient will also account for the Grant Amount and keep track of the application of the Grant Amount in such a way that Recipient's receipt, deposit, budgeting, contractual commitment, expenditure and uses may be determined and confirmed chronologically by auditors at all times. In its contracts with vendors and other third parties for the expenditure of the Grant Amount, Recipient will require its vendors and other third parties to account for the receipt and expenditures in accordance with generally accepted accounting principles.

7.2. Audit. Recipient will allow and cooperate with any audit or investigation of grant administration requested or undertaken by the GTIB, the State Auditor or other officers of the State with power to conduct or request such audit or investigation. In its contracts with vendors and other third parties for the expenditure of Grant Amount, Recipient will require such parties to allow and cooperate with such audits. The requirements of this **Paragraph 7.2** are in addition to those contained in **Paragraphs 8.4 (Verification)** and **8.5 (Disbursement of Grant Amount)**.

7.3. Records Retention. Recipient will maintain the records described in **Paragraph 7.1 (Accounting)** for at least five (5) years after the latter to occur: Recipient has fully spent the Grant Amount or the Project in its entirety is completed.

7.4. Written Contracts. Any expenditure or obligation of the Grant Amount by Recipient to a third party must be pursuant to a written contract.

7.5. Statutory Certification.

7.5.1. Grants in Excess of \$5,000. If the Grant Amount is greater than \$5,000, then this Grant is conditioned upon receipt by the State Auditor of the properly completed grant certification form or forms as required by O.C.G.A. § 36-81-8.1. The GTIB believes that **Exhibit D**, attached hereto and incorporated herein, is the current *Grant Certification Form and Independent Accountant's Report* designated by the State Auditor, but Recipient must determine from the State Auditor the correct form to use at the time for submission. Recipient must cause the Grant Certification Form and Independent Accountant's Report to be filed with the State Auditor for each fiscal year in which Recipient expends all or a portion of the Grant Amount and/or after which Recipient has an unexpended balance in Grant Amount. The Grant Certification Form and

Independent Accountant's Report must be filed with the State Auditor in conjunction with the periodic audits or reports required of Recipient under O.C.G.A. § 36-81-7 by the time such audit or report is due, annually unless Recipient qualifies and elects to proceed with a biennial audit under O.C.G.A. § 36-81-7(a)(2).

7.5.2. Grants of \$5,000 or less. If the Grant Amount is equal to or less than \$5,000, Recipient must submit to the State Auditor the properly completed grant certification form required by subsection (b) of O.C.G.A. § 36-81-8.1 and **Paragraph 7.5.1 (Grants in Excess of \$5,000)**, except that Recipient may certify alone that the Grant Amount was used solely for the Grant Purpose without certification by its independent auditor.

7.6. Quarterly Project Status Update. Commencing three (3) months after the Effective Date and continuing every three (3) months thereafter through and until the expiration of this Agreement or the completion of the Project, whichever occurs later, the Recipient shall complete the Quarterly Project Status Update using the form attached as **Exhibit E**, and forward the same via email to: GTIB Project Manager at gtibinfo@srtga.gov.

8. PAYMENT.

8.1. Draw Request. The GTIB agrees to make disbursements of the Grant Amount to the Recipient in accordance with Paragraph 8 and the Project Budget. To the extent Recipient seeks Grant Contingency Funds, Recipient shall follow the procedures set forth in **Paragraph 8.6 (Disbursement of Grant Contingency Funds)**. Recipient shall deliver to the GTIB a draw request in the same form as is attached hereto as **Exhibit F** and incorporated herein ("Draw Request") no later than 5:00 P.M. on the 20th day of each month subsequent to the month in which work was performed that will be paid for, in whole or in part with the Grant Amount. Supporting documentation, as is more detailed in **Exhibit F**, shall be submitted with each Draw Request. Each Draw Request must be signed by an authorized representative of the Recipient. Recipient must also attach to each Draw Request a completed Project Engineer certification in the same form as set forth in **Exhibit G**, attached hereto and incorporated herein, and signed by the Project Engineer.

8.2. Monthly Draws. The Recipient shall submit a Draw Request not more frequently than monthly.

8.3. Monitoring, Audits. Upon request, the Recipient agrees to provide the GTIB or the GTIB's designee with any information the GTIB deems necessary to monitor the performance of this Agreement, and further agrees that the Grant Amount shall be included in the next regularly scheduled audit or financial statement and all subsequent ones until such audits or statements account for all of the funds received by Recipient under this grant Agreement. The Recipient understands that any unresolved findings, whether based on an audit report, financial statement, or the final report, shall disqualify Recipient from receiving any further grants or loans from the GTIB or further payments pursuant to this Grant Agreement until such time as the GTIB, in its sole determination, satisfactorily resolves any issues.

8.4. Verification. The GTIB or its designee shall have the right but not the obligation, to verify the contents of each Draw Request or Recipient's compliance with this Agreement. Verification can take the form of but shall not be limited to a site visit, inspection of supplies delivered, or asking Recipient, its contractors or the Project Engineer questions concerning the Project or this Agreement. Recipient agrees that it will cooperate with and assist the GTIB in all ways reasonably necessary to allow the GTIB to perform verification and respond to any of the GTIB's questions within seven (7) Business Days of the GTIB's request. If GTIB cannot verify the contents of any Draw Request or verify that Recipient is complying with the terms of this Agreement, then the GTIB will advise the Recipient of its findings. The Recipient shall then have ten (10) Business Days in which to submit additional information or perform certain actions so that the GTIB is able to verify compliance. If the GTIB is still unable to verify compliance as set forth above or if the Recipient did not furnish any additional information, then the GTIB will disapprove the Draw Request and/or pursue its rights under **Section 15 (Events of Default/Remedies)**.

8.5. Disbursement of Grant Amount. Provided all the conditions in **Section 8 and Exhibit F** have been met to GTIB's satisfaction, and Recipient is not otherwise in breach of this Agreement, the GTIB will approve disbursement within ten (10) Business Days of the later of verification, if any, undertaken by the GTIB pursuant to **Paragraph 8.4 (Verification)** or GTIB's receipt of a correct and complete Draw Request. If a particular line item of work is being paid by Recipient on a lump sum basis, the amount due to the Recipient each month for such work will be determined by the percentage of that work completed, or task milestones or deliverables

achieved. Within twenty-one (21) Days from the GTIB's approval of a Draw Request, the GTIB will transfer payment as set forth above to the account designated by the Recipient. Disbursement of all or a portion of the Grant Amount shall not be interpreted as GTIB's acceptance or agreement that the work was performed in compliance with this Agreement or with any other applicable law, rule, regulation or ordinance, regardless of whether the GTIB performed monitoring/audits set forth in **Paragraph 8.3 (Monitoring, Audits)** or verification set forth in **Paragraph 8.4 (Verification)**.

8.6. Disbursement of Grant Contingency Funds. If the GTIB agrees to disburse the Grant Contingency Funds prior to Recipient expending or contractually obligating the Grant Contingency Funds, then no later than fourteen (14) Days after each disbursement to Recipient of the Grant Contingency Funds, Recipient shall forward to the GTIB an invoice containing the same information as required in **Paragraph 8.1 (Draw Request)**.

8.7. Source of Grant Amount. The GTIB's commitment to make distribution of the Grant Amount to the Recipient shall be a limited obligation of the GTIB, to be funded solely from available moneys in the State and Local Roadway Grant Account held by the GTIB and from no other source of funds, including but not limited to other funds of the GTIB, SRTA or the State.

9. PROJECT COMPLETION. Recipient anticipates that the Project will be completed by the Completion Date set forth in **Exhibit B**. Recipient shall notify the GTIB in writing of any changes to the Completion Date.

10. WAIVER/INDEMNIFICATION.

10.1. Waiver. The Recipient expressly acknowledges that the GTIB Parties in passing through the Grant Amount to Recipient, have neither assumed nor undertaken any legal duties to the Recipient or to any third party. The Recipient waives, releases, relinquishes, and discharges any and all claims or demands against the GTIB Parties for any damages of any nature whatsoever that in any way relates to or arises out of this Agreement or the disbursement of the Grant Amount hereunder, even if such claims or demands are made against the Recipient and even if the GTIB Parties knew the existence of such claims. Recipient further understands and agrees that monitoring, auditing and/or verification performed by the GTIB pursuant to **Paragraphs 8.3 (Monitoring, Audits) and 8.4 (Verification)** is solely for GTIB's use and shall not be interpreted or used by Recipient (i) as GTIB's approval or acceptance of the work in compliance with this Agreement or in compliance with any applicable laws, rules, regulations and ordinances or (ii) for any other use. Recipient further waives as against the GTIB Parties all claims, liabilities, causes of action, fees, fines, expenses of any nature, including but not limited to reasonable attorneys' or experts' fees, and damages of any kind related in any way to such verification or certification.

10.2. Indemnification. Recipient hereby agrees to indemnify, defend, protect, and save harmless the GTIB Parties of and from any and all claims, demands, liabilities, loss, costs, or expenses for any loss or damage, fines, fees, and expenses, including but not limited to reasonable attorneys' and experts' fees, personal injury, including but not limited to death, and real and personal property damages caused by (a) any act or omission of Recipient, its agents, employees, contractors, subcontractors, suppliers, or others working at the direction of the Recipient or its contractor or any other person or entity working on Recipient's behalf (collectively, "Recipient Parties") or (b) the breach of this Agreement by Recipient. This indemnification applies even if a tort or negligent act of the GTIB Parties is partially responsible for the situation giving rise to the claim, but in such event this indemnification applies only to the extent of Recipient Parties' act(s) or omission(s) giving rise to the claim. If and to the extent such damage or loss as covered by this indemnification is covered by the State Tort Claims Fund or any other self-insurance funds maintained by the GTIB of Administrative Services of the State of Georgia (collectively, the "STC Fund"), the Recipient agrees to reimburse the STC Fund for any monies paid out by the STC Fund related to or arising out of this Agreement.

10.3. Limitation of Liability. In no event shall the GTIB Parties be liable for any incidental, consequential, special, exemplary or indirect damages, lost business profits, lost funding, lost use of any facilities, or lost taxes, arising out of this Agreement. Subject to the provisions in this **Section 10 (Waiver/Indemnification)**, any GTIB liability shall be a limited obligation of the GTIB that in no event shall exceed the unused portion of the Grant Amount; provided further that such amount may only be funded from available moneys in the State and Local Roadway Grant Account held by the GTIB and from no other source of funds, including but not limited to other funds of the GTIB, SRTA or the State.

11. CONFLICTS OF INTEREST. The Recipient hereby attests that all of the officials of the Recipient have certified that they have not violated any applicable conflict of interest law under either state law (O.C.G.A. §§ 45-10-20 through 45-10-28 and O.C.G.A. §§ 36-67A-1 through 36-67A-4) or under any local ordinance, charter, rule or regulation and that they shall comply with the same throughout the term of this Agreement.

12. LAWS, ETC. The entirety of the Project shall be constructed in accordance with all applicable federal, State and local laws, rules, regulations and ordinances and as otherwise set forth in the Grant Documents.

13. ENFORCEABLE AND LEGALLY BINDING ACTIONS. By entering into this Agreement, Recipient undertakes to have complied with all law applicable to its participation in the Agreement and to make the Agreement binding, including proper meeting conduct (in compliance with open meeting law requirements and otherwise) and with proper entries into its minutes.

14. WARRANTY. Recipient represents and warrants to the GTIB:

14.1. Grant Documents. The Grant Documents, the consummation of the transactions therein contemplated, and the compliance with all of the provisions thereof are the valid, legal, binding, and enforceable obligations of the Recipient. The officials of the Recipient executing the Grant Documents are fully authorized and empowered by all necessary and appropriate official action on the part of the governing body of the Recipient to execute the Grant Documents on behalf of the Recipient.

14.2. Recipient Status. The Recipient has been duly created and is validly existing according to all State and local laws, rules, regulations and ordinances.

14.3. No Defaults. No event has occurred and no condition exists that would constitute an Event of Default as defined in **Section 15 (Events of Default/Remedies)** or that, with the lapse of time or with the giving of notice or both, would become an Event of Default.

14.4. Compliance with Law. To the knowledge of the Recipient, after making due inquiry with respect thereto, the Recipient is not in violation of any laws, ordinances, or governmental rules or regulations to which it or the Project is subject and has not failed to obtain any licenses, permits, or other governmental authorizations (which are presently obtainable) necessary to the Project or to the conduct of its affairs, which violation or failure to obtain might materially and adversely affect the Project, and there have been no citations, notices, or orders of noncompliance related to the Project and issued to the Recipient under any such law, ordinance, rule, or regulation, except as disclosed in writing to the GTIB.

14.5. Disclosure. The representations of the Recipient contained in the Grant Documents and any certificate, document, written statement, or other instrument furnished by or on behalf of the Recipient to the GTIB in connection with the transactions contemplated hereby, do not and will not contain any untrue statement of a material fact and do not and will not omit to state a material fact necessary to make the statements contained herein or therein not misleading. There is no fact that the Recipient has not disclosed to the GTIB in writing that materially and adversely affects or in the future may (so far as the Recipient can now reasonably foresee) materially and adversely affect the acquisition, construction, and installation of the Project or the ability of the Recipient to perform its obligations under the Grant Documents or any of the documents or transactions contemplated therein, which has not been set forth in writing to the GTIB or in the documents and instruments furnished to the GTIB by or on behalf of the Recipient prior to the Effective Date.

14.6. Project Compliance. The Project complies or will comply with all applicable building and zoning, health, environmental, and safety ordinances and laws and all other applicable laws, rules, ordinances and regulations of any and all governmental and quasi-governmental authorities having jurisdiction over any portion of the Project.

14.7. Financial Statements. The financial statements of the Recipient that have been provided to the GTIB in connection with the Grant present fairly the financial position of the Recipient as of the date thereof and the results of its operations and its cash flows for the period covered thereby, all in conformity with generally accepted accounting principles (subject to normal year-end adjustments in the case of interim statements). Since the date of the most recent annual financial statements for the Recipient delivered to the GTIB in connection

with the Grant, there has been no material adverse change in the Recipient's financial condition, assets, management, control, operations, or prospects.

14.8. Grant Application. (i) All of the information contained in the Grant Application was, as of the date the Grant Application, and will remain, until the termination of this Agreement, complete, accurate and correct in every way, and (ii) the Recipient is not aware of any circumstances that may cause any information included in the Grant Application to become incorrect or otherwise change the scope of the Project subsequent to the Effective Date.

14.9. Draw Request. All of the information that will be included in each Draw Request pursuant to **Paragraph 8.1 (Draw Request)** and the certifications furnished to GTIB as required in **Paragraph 8.1 (Draw Request)** will be true and correct in every way and form.

14.10 Reaffirmation. Each Draw Request by the Recipient pursuant to **Section 8 (Payment)** shall constitute a representation and warranty by the Recipient to the GTIB that the foregoing statements are true and correct on and as of the Effective Date as well as on and as of the date of the draw request.

15. EVENTS OF DEFAULT/REMEDIES.

15.1. Event of Default. Each of the following events shall constitute an Event of Default:

15.1.1. Statutory Forfeiture under O.C.G.A. § 36-81-8.1. The failure to comply with the requirements of O.C.G.A. § 36-81-8.1 and with **Paragraph 7.5 (Statutory Certification)**;

15.1.2. Non-conforming Use. All or a portion of the Grant Amount was or will be spent or contractually committed for purposes outside the Grant Purpose or otherwise in violation of this Agreement, which default shall continue for three (3) Business Days after the GTIB gives the Recipient written notice thereof;

15.1.3. Revised Project Scope. There is a change in the Project Scope such that the revised Project Scope, if originally included in the Grant Application, would have in the GTIB's opinion, resulted in the rejection of the Grant Application;

15.1.4. Revised Project Budget. A change in the Project Budget such that the revised budget, if originally included in the Grant Application, would have in the GTIB's opinion, resulted in the rejection of the Grant Application;

15.1.5. Breach of Representation or Warranty. Any representation or warranty made by the Recipient in any Grant Document that is false or misleading in any material respect; or

15.1.6. Additional Breach. Any default by the Recipient in the performance or observance of any term, condition or provision contained in any Grant Document and not referred to in **Paragraphs 15.1.1. through 15.1.5.** above, which default shall continue for thirty (30) Business Days after the GTIB gives the Recipient written notice thereof. If SRTA believes Recipient is using its best efforts to cure any breach included in this **Paragraph 15.1.6.**, then SRTA, in its sole discretion, may extend in writing the cure period provided for herein.

15.2. Remedies. If one or more Events of Default should occur, then the GTIB may declare the Recipient to be in default hereunder, and immediately exercise any of the following remedies, which are cumulative of one another and of all other remedies at law or in equity that the GTIB may have:

15.2.1. Statutory Forfeiture under O.C.G.A. § 36-81-8.1. The failure to comply with the requirements of O.C.G.A. § 36-81-8.1 and with **Paragraph 7.5 (Statutory Certification)** will result in Recipient's forfeiture of the Grant and the Grant Amount, whether paid to Recipient or not and whether spent, unspent, or contractually obligated. Upon demand, Recipient will repay and return to the GTIB the amount of any Grant Amount paid to Recipient.

15.2.2. Non-conforming Use. Recipient must repay the GTIB that portion of the Grant Amount spent or contractually committed for purposes outside the Grant Purpose or otherwise in violation of this Agreement no later than the end of the month following any such expenditure or contractual commitment.

15.2.3. Return of Grant Amount. Upon demand, Recipient must repay the GTIB any and all portions of the Grant Amount forwarded to the Recipient by the GTIB.

15.2.4. Withholding of State Funds. If the Recipient fails to repay the GTIB all or a portion of the Grant Amount as required in the Agreement, then the GTIB shall notify the appropriate State officials who shall withhold all or a portion of the funds of the State and all funds administered by the State and its agencies, boards, and instrumentalities allotted or appropriated to Recipient and/or to the government under which Recipient operates and apply an amount of such withheld funds that is necessary to the payment of the amount due under this Agreement.

15.2.5. Withholding of Grants for Unresolved Findings. The GTIB may in its sole discretion withhold from Recipient any other grants so long as any audit or report findings respecting the Grant remain unresolved as determined by the GTIB in its sole discretion or during any other time in which Recipient is not in compliance with this Agreement, as determined by the GTIB in its sole discretion.

15.2.6. Other Remedies. Upon the occurrence of an Event of Default, the Recipient, without notice or demand of any kind, may from time to time take whatever action at law or in equity or under the terms of the Grant Documents may appear necessary or desirable to collect the Grant and other amounts payable by the Recipient hereunder then due or thereafter to become due, or to enforce performance and observance of any obligation, agreement, or covenant of the Recipient under the Grant Documents, including but not limited to requiring the Recipient to increase its levy of taxes to either two times the millage rate imposed on property owners on the Effective Date or to the maximum millage rate allowed by law, whichever is lower, until such time as all amounts due the GTIB under this Agreement have been fully paid.

15.2.7. Interest. Any Grant Amount required to be returned to GTIB under this **Paragraph 15** must be returned with interest at the rate of 1½% per month or the highest rate allowed by law, whichever is lower.

15.2.8. Termination of Grant. Upon the occurrence of an Event of Default, the GTIB may, in its discretion, by written notice to the Recipient, terminate its remaining commitment (if any) hereunder to make any further advances of the Grant, whereupon any such commitment shall terminate immediately.

15.3. Reservation of Rights. Nothing in this Agreement shall be deemed to (1) be a waiver by the GTIB of any statutory protection afforded to it, or (2) limit the right of the GTIB (i) to exercise self-help remedies including but not limited to set off, or (ii) to obtain from a court provisional or ancillary relief such as injunctive relief. Neither the exercise of self-help remedies nor the institution or maintenance of an action for provisional or ancillary remedies shall constitute a waiver of the right of the GTIB to litigate the merits of the controversy or claim occasioning resolve to such remedies.

15.4. Ante Litem Notices. No ante litem notice, including but not limited to O.C.G.A. § 36-11-1, will apply to claims for repayment of the Grant Amount or to any other claim, action or proceeding under or respecting this Agreement. To the extent that O.C.G.A. § 36-11-1 or other requirement of ante litem notice might apply, Recipient waives its application.

15.5. Recipient Responsible for GTIB's Expenses. All sums advanced and expenses incurred in connection with the foregoing, including, but not limited to, reasonable attorneys' fees incidental to the enforcement by GTIB of any term of the Agreement shall be an indebtedness of the Recipient, evidenced by this Agreement.

16. TERMINATION. At such time as the GTIB is no longer obligated under this Agreement to make any further advances under the Grant and all principal, interest, or other amounts owing with respect to the Grant and hereunder have been finally and irrevocably repaid by the Recipient to the GTIB, and the period of time set forth in **Paragraph 7.3 (Records Retention)** has expired, this Agreement shall terminate.

17. SPECIAL CONDITIONS. Any special conditions applicable to this Agreement are set forth in **Exhibit H**, which is attached hereto and incorporated herein.

18. SIGNS. GTIB shall have the right to erect one or more signs on the Project publicizing its financing of the Project. The content and location of the signs shall be in GTIB's sole discretion provided that the signs shall not violate any local or state law regarding the size, content and location of the signs, and further provided that the location of the signs does not reasonably interfere with the construction of the Project. The signs shall remain posted on the Project until the completion of the Project in its entirety. If Recipient erects signage on or about the Project, on which Recipient's name or logo is to be placed, Recipient will also place SRTA's logo on such signage. Recipient will coordinate all aspects of signage with SRTA's Chief Communications Officer prior to ordering any such signs.

19. FULL FAITH AND CREDIT. To the extent permitted by law, the obligations and debt incurred by Recipient under this Agreement shall be backed by the full faith, credit and taxing power of the Recipient.

20. EXHIBITS. The following Exhibit is incorporated by reference into and made a part of this Agreement:

Exhibit C- Grant Application

The following Exhibits are attached hereto and incorporated into the Agreement:

Exhibit A- Definitions

Exhibit B- Project Information

Exhibit D- State Auditor Certificate

Exhibit E- Quarterly Project Status Update

Exhibit F- Draw Request

Exhibit G- Engineer Certification

Exhibit H- Special Provisions

Exhibit I- Georgia Environmental Protection Act

21. MISCELLANEOUS PROVISIONS.

21.1. Parties Bound. This Agreement will bind the respective heirs, executors, administrators, legal representatives, successors, and assigns of each Party.

21.2. Time of the Essence; Force Majeure. Time is of the essence for this Agreement. However, neither Party shall be liable to the other Party for any delay or failure of performance due to Force Majeure events. *Force Majeure* means any cause beyond the control of either Party, including but not limited to: (i) a tornado, flood or unusual weather occurrence, landslide, earthquake, fire or other casualty, strike or labor disturbance, freight embargo, act of a public enemy, explosion, war, blockade, terrorist act, insurrection, riot, general arrest or restraint of government and people, civil disturbance or similar occurrence, or sabotage; or act of God provided that the Recipient shall not be required to settle any strike or labor disturbance in which it may be involved or (ii) the order or judgment of any federal, state or local court, administrative agency or governmental officer or body, if it is not also the result of willful or negligent action or a lack of reasonable diligence of the Party claiming Force Majeure and such Party does not control the administrative agency or governmental officer or body; provided that the diligent contest in good faith of any such order or judgment shall not constitute or be construed as a willful or negligent action or a lack of reasonable diligence of the Party claiming Force Majeure.

21.3. Governing Law and Venue. This Agreement shall be governed by Georgia law without regard to its conflict of laws rules. Venue shall be exclusively in the Superior Court of Fulton County, Georgia and the

Parties consent to venue and jurisdiction in such court to the fullest extent permitted by law for any and all claims related to this Agreement.

21.4. Assignment. Recipient may not assign all or part of this Agreement to a third party without the prior written permission of GTIB, which may be granted or refused at the sole discretion of GTIB. Any assignment made in violation of this paragraph is hereby declared null and void.

21.5. Notices. All notices, requests, or other communications (excluding invoices) hereunder shall be in writing and transmitted via hand delivery, overnight courier, or certified mail (return receipt requested), to the Parties at the respective addresses set forth below. Notices will be deemed to have been given when received, or in the event of refusal to accept delivery, the day of the first attempt to deliver. Notice may also be given by email, provided a hard copy of the notice is also transmitted via hand delivery, overnight courier, or certified mail to the Parties at the respective addresses set forth below.

For GTIB:

Cindy Treadway
State Road and Tollway Authority c/o GTIB
245 Peachtree Center Avenue, Suite 2200
Atlanta, GA 30303

Phone: (404) 893-6186
Email: ctreadway@srta.ga.gov

For the Recipient:

Ronald Shelby
City of Woodstock
12453 Highway 92
Woodstock, GA 30188

Phone: (770) 592-6000
Email: rshelby@woodstockga.gov

21.6. Compliance with Laws; Taxes. The Recipient will pay all taxes lawfully imposed upon it that may arise with respect to this Agreement.

21.7. Remedies Cumulative. The rights and remedies of the GTIB under this Agreement are cumulative of one another and with those otherwise provided by law or in equity.

21.8. Waiver and Severability. The waiver by the GTIB of a breach of any provision of this Agreement shall not be deemed to be a waiver of such provision on any subsequent breach of the same or any other provision of this Agreement. Any such waiver must be in writing in order to be effective, and no such waiver shall establish a course of performance between the Parties contradictory to the terms hereof. All provisions of this Agreement are severable, and the unenforceability or invalidity of any of the provisions will not affect the validity or enforceability of the remaining provisions. The remaining provisions will be construed so as to carry out the full intention of the Parties.

21.9. No Third Party Beneficiaries. Nothing contained herein shall be construed as conferring upon or giving to any person, other than the Parties hereto, any rights or benefits by reason of this Agreement.

21.10. Recitals. The recitals set forth in the beginning of this Agreement are true and correct and are hereby incorporated into this Agreement.

21.11. Interpretation. Words importing the singular number shall include the plural number and vice versa unless the context shall otherwise require. The words "include", "includes" and "including" shall be deemed to be followed by the phrase "without limitation." Unless the context shall otherwise require, references to any Person or Party shall be deemed to include such Person's or Party's successors and permitted assigns. The headings or titles of this Agreement, its sections and exhibits are for convenience of reference only and shall not define or limit its provisions. Unless the context shall otherwise require, all references to any resolution, contract, agreement, lease or other document shall be deemed to include any amendments or supplements to, or modifications or restatements or replacements of, such documents that are approved from time-to-time in accordance with the terms thereof.

21.12. Counterparts. The Parties may execute this Agreement in counterparts.

21.13. Negotiated Agreement. In the event this Agreement must be interpreted by a court of competent jurisdiction pursuant to **Paragraph 21.3 (Governing Law and Venue)**, the Parties expressly agree that this is a negotiated Agreement that will not be construed against one Party over the other Party because such Party drafted the Agreement.

21.14. Survival. Sections 7 (Accountability), 8 (Payment), 10 (Waiver/Indemnification), 12 (Laws, etc.), 14 (Warranty), 15 (Events of Default/Remedies), 17 (Special Conditions), 19 (Full Faith and Credit), and 21 (Miscellaneous Provisions) shall survive the termination for whatever reason of this Agreement.

21.15. Entire Agreement; Amendment. This Agreement contains the entire agreement between the Parties with respect to its subject matter and supersedes all other prior and contemporaneous contracts and understandings between the Parties, whether oral or written. The GTIB shall not be bound by any terms and conditions included in any packaging, invoice, catalog, brochure, technical data sheet, or other document furnished by the Recipient to the GTIB that attempts to impose any condition in variance with or in addition to the terms and conditions contained herein. All such terms and conditions are hereby declared null and void. No amendment to this Agreement shall be valid unless made in writing and signed by both Parties.

IN WITNESS WHEREOF, the Parties have signed, sealed and executed this Agreement as of the Effective Date.

Recipient (SEAL)
By: MICHAEL CALDWELL
Name
Title MAYOR

Georgia Transportation Infrastructure Bank

By: _____
Jannine Miller, Executive Director

Attest: Caranda Key

Attest: _____

Approved as to form: Moore Ingram Johnson & Steele, LLP
By: [Signature], partner
Recipient's Attorney

EXHIBIT A Definitions

“Business Day” means Monday through Friday excluding state recognized holidays.

“Days” means calendar days unless otherwise specified in this Agreement.

“Draw Request” means the form attached as **Exhibit F**.

“Effective Date” means the date set forth in the Preamble of this Agreement.

“Event of Default” has the meaning assigned to it in **Section 14**.

“Expiration Date” means the third (3rd) anniversary of the Effective Date.

“Grant Amount” has the meaning assigned to it in **Exhibit B**.

“Grant Application” means **Exhibit C**.

“Grant Contingency Funds” has the meaning assigned to it in **Section 5**.

“Grant Documents” means collectively this Agreement and the Grant Application.

“Grant Purpose” has the meaning assigned to it in **Exhibit B**.

“GTIB Parties” means the State, the Georgia Transportation Infrastructure Bank, SRTA, and their agents, employees, directors, officers, board, assigns, and designees.

“Project” means the project listed in **Exhibit B**.

“Project Budget” means the estimated total cost of the Project as set forth in **Exhibit B**.

“Project Engineer” means the individual(s), partnership, firm or corporation duly authorized by Recipient to act as the contractual representative.

“Project Scope” has the meaning assigned to it in **Exhibit B**.

“State” means the State of Georgia.

**EXHIBIT B
PROJECT INFORMATION**

Project Name:	Hub Transformation Key Extension
Project Location:	Town Lake Parkway, Woodstock, Cherokee County, Georgia
Project Scope:	This project would widen Town Lake Parkway by one to three lanes from Mill Street to just east of its intersection with I-575 where it meets a planned GDOT/Cherokee County interchange expansion project. The improvement will improve access to downtown Woodstock and reduce the likelihood of traffic backing up to the I-575 exit ramp.
Grant Amount:	Eight Hundred Twenty-Five Thousand Dollars and No Cents (\$825,000)
Grant Purpose:	To fund a portion of construction cost for the project.
Project Completion Date:	2024
Project Budget:	Two Million Six Hundred Four Thousand One Hundred Three Dollars and No Cents (\$2,604,103)

A breakdown of the Project Budget is as follows:

ITEM	TOTAL	GTIB FUNDS
Preliminary Engineering	\$223,543	N/A
Right-of-Way	\$200,000	N/A
Construction	\$2,180,560	\$825,000
ESTIMATED TOTAL COST	\$2,604,103	\$825,000

EXHIBIT C
Grant Application

**Recipient's Grant Application
is incorporated herein by reference.**

EXHIBIT D

State Auditor Certificate

INSTRUCTIONS TO STATE OF GEORGIA GRANT CERTIFICATION FORMS AND AFFIDAVITS REQUIRED BY THE OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 36-81-8.1

As required by O.C.G.A. § 36-81-8.1, each grant of state funds to a local government from the Governor's Emergency Fund or from a special project appropriation shall be conditioned upon the receipt by the State Auditor of a properly completed grant certification form. This means Recipient must certify it has contracted with Subrecipient and Subrecipient has applied Grant Funds paid to Subrecipient to services for Recipient in accord with the Grant Purpose and the agreement between Recipient and Subrecipient. As explained immediately below, in the case of grants in excess of \$5,000, Recipient's certification must be verified by audit, and in the case of grants of \$5,000 or less, Recipient's certification must be supported by Subrecipient's affidavit.

One grant certification form should be prepared for each grant awarded to the local government. The grant certification form(s) should be submitted to the State Auditor with one copy of the annual (or, when allowed, biennial) audit report. Questions concerning the preparation and submission of this form should be referred to the Nonprofit and Local Government Audits Division of the Georgia Department of Audits and Accounts.

Instructions for Completion

Identify the appropriate grant certification form to use. Three forms are available: Grant Certification Form for Local Government Recipient (with no subrecipient); Grant Certification Form for Local Government Recipient (with subrecipient); and Subrecipient Affidavit. Information included in this instruction package will provide guidance on the appropriate form(s) to be completed. All lines and all columns should be completed accurately. The form was designed as an Excel spreadsheet and may be completed by entering data in the appropriate cells. Edit checks are built into the spreadsheet to assist in the proper preparation of the form. If you would like to have the Excel file sent to you via e-mail, request the form by sending an e-mail to locgov@audits.ga.gov. Please note that one form should be submitted for each grant from the Governor's emergency fund or from a special project appropriation. A form must be submitted for each year in which the funds are expended or remain unexpended by the local government or its Subrecipient. Data should be provided in Column 1 for the fiscal year upon which the local government is reporting. Data in Column 2 should represent cumulative totals from the year of grant award through the fiscal year upon which data is provided in Column 1.

The appropriate officials should sign and date the section entitled "Certification of Local Government Officials".

- Where the grant is in excess of \$5,000 and is *not expressly* designated by the GTIB as involving a "subrecipient", as that term is defined in O.C.G.A. § 36-81-8.1(a), by use of a form expressly for subrecipient grants, the certification must be made by the recipient local government and by the local government auditor.
 - An example Independent Accountant's Report to be used when the local government is determined to be in compliance with the provisions of O.C.G.A. § 36-81-8.1 is included in this instruction package. If the government is not in compliance with these provisions, the AICPA's Codification of Standards for Attestation Engagements, Section 601 provides guidance on the appropriate reporting format.
- Where the grant in excess of \$5,000 *is designated* by the GTIB as involving a "subrecipient", as that term is defined in O.C.G.A. § 36-81-8.1(a), by the use of a grant form expressly for subrecipient grants, the certification by the local government auditor required by subsection O.C.G.A. § 36-81-8.1(b) may also be made by an in-house or internal auditor of the local government, who meets the education requirements contained in subparagraph (a)(3)(A) of Code Section 43-3-6. The in-house auditor must do more than confirm that Recipient has contracted with Subrecipient for Grant Purposes; the in-house auditor must take steps reasonable for an in-house auditor to confirm that Subrecipient is applying the Grant Funds as required by the Grant.
- Where the grant is for \$5,000 or less and is *not expressly designated* by the GTIB as involving a "subrecipient", as that term is defined in O.C.G.A. § 36-81-8.1(a), by the use of a grant form expressly for subrecipient grants:
 - recipient local government must submit the properly completed grant certification form except that only the local government need certify, and the certification of an auditor is not required.
- However, if the grant for \$5,000 or less also *is designated* by the GTIB as involving a "subrecipient", as that term is defined in O.C.G.A. § 36-81-8.1(a), by the use of a grant form expressly for subrecipient grants, local government must also require the subrecipient to submit to local government a notarized affidavit.
 - The affidavit must be executed by the executive director, president, chairperson, chief executive officer, or other responsible party representing the subrecipient reasonably acceptable to Recipient, by whatever name or title, to whom the grant funds are disbursed.
 - The affidavit shall be in the form approved by the State Auditor.
 - Such affidavit shall be submitted annually (or biennially when allowed by O.C.G.A. § 36-81-7) for each year that grant funds are expended or remain unexpended according to a schedule established by the local government and shall be made on the form annexed below.
 - Local government must submit a true copy of the affidavit to the Department of Audits and Accounts when submitting its certification.

Mail the Grant Certification Form (including Independent Accountant's Report, report of in-house or internal auditor, and copy of affidavit as the case may be) with one copy of the audited annual financial report to:

State of Georgia, Department of Audits and Accounts
Nonprofit and Local Government Audits Division
270 Washington Street, S.W.
Room 1-156
Atlanta, Georgia 30334

If the local government meets the eligibility criteria for an agreed upon procedures engagement in accordance with the provisions of O.C.G.A. § 36-81-7, the local government is responsible for ensuring that the procedures performed by its independent certified public accountant are sufficient in scope to enable the CPA to complete the Independent Accountant's Report. These procedures include examination of grant application and award documentation to become familiar with the terms and conditions of the grant; verification of receipt of grant proceeds; and evaluation of the local

government's documentation of expenditures. The purpose of these procedures is to comply with the provisions of O.C.G.A. § 36-81-8.1, requiring certification that the grant funds were used solely for the express purpose or purposes for which the grant was made.

Whether the local government engages an independent certified public accountant to perform an audit or perform the agreed upon procedures, for purposes of meeting the requirements of O.C.G.A. § 36-81-8.1, the independent CPA should be engaged to examine management's assertion of compliance with the requirement to use grant funds solely for the express purpose or purposes for which the grant was made. The independent CPA should conduct the engagement in accordance with the standards for examination engagements for compliance attestation contained in the AICPA's Codification of Statements on Standards for Attestation Engagements. An example report is included in page 4 of these instructions.

This form along with the Independent Accountant's Report, report of in-house or internal auditor, or copy of affidavit, as the case may be, is required to be filed with the state auditor in conjunction with the annual audit for each year in which grant funds are expended or remain unexpended by the local government.

Questions concerning the provisions of O.C.G.A. § 36-81-8.1, the State of Georgia Grant Certification Form, the affidavit or attestation engagements should be referred to the Nonprofit and Local Government Audits Division, Georgia Department of Audits and Accounts, at the address listed above, telephone (404) 656-9145; fax (404) 651-5608; or e-mail locgov@audits.ga.gov.

State of Georgia Grant Certification Form Local Government Recipient

Certification of Local Government Officials

I have reviewed the information presented above and certify that it is accurate and correct. I further certify that the proceeds of the grant award identified above were used solely for the express purpose or purposes for which the grant was made. I understand that the failure to comply with the requirements of Code Section 36-81-8.1 will result in a forfeiture of the state Grant and the return to the State of any such grant funds which have been received by the local government. Further, a grant recipient shall be ineligible to receive funds from the Governor's emergency fund or from a special project appropriation until all unallowed expenditures are returned to the State.

Signature of Chief Elected Official _____ Date: _____

Signature of Chief Financial Officer _____ Date: _____

State of Georgia Grant Certification Form Independent Accountant's Report

We have examined management's assertion included in the accompanying State of Georgia Grant Certification Form(s) about *[name of government]*'s compliance during the fiscal year ended *[date]* with the requirement to use grant proceeds solely for the purpose or purposes for which the grant was made for each of the following grant award(s):

[Individually identify each grant award of Governor's emergency funds and/or special project appropriations.]

Management is responsible for *[name of government]*'s compliance with this requirement. Our responsibility is to express an opinion on management's assertion about *[name of government]*'s compliance based on our examination.

Our examination was conducted in accordance with the attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about *[name of government]*'s compliance with this requirement and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on *[name of government]*'s compliance with the specified requirement.

In our opinion, management's assertion that *[name of government]* complied with the aforementioned requirement during the fiscal year ended *[date]* is fairly stated, in all material respects.

This report is intended solely for the information and use of the Georgia Department of Audits and Accounts and the State grantor agency identified on the Grant Certification Form and is not intended to be and should not be used by anyone other than the specified parties.

[Signature]
[Date]

EXHIBIT E
Quarterly Project Status Update



GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB)
Quarterly Project Status Update

DATE: ____/____/____

GTIB Awardee Name: _____

Name of Funded Project: _____

Award Date: _____ Overall Project Completion Date*: _____

***Project completion date refers to the date that the full scope of the project is finished, not the date that all GTIB funds are drawn down.**

Current Phase of Project: ☐ PE ☐ Right-Of-Way Acquisition ☐ Construction

Current Status: (List any project milestones, construction LET dates, etc.)

EXHIBIT F DRAW REQUEST

Form of Draw Request

Date _____

The Georgia Transportation Infrastructure Bank,
by and through the State Road and Tollway Authority
245 Peachtree Center Avenue, Suite 2200,
Atlanta, GA 30303

Re: Grant Agreement between The Georgia Transportation Infrastructure Bank, by and through the State Road and Tollway Authority ("GTIB") and the City of Woodstock, Georgia ("Recipient"), dated _____, 2023 ("Agreement")/ Draw Request No.: ____*.

Dear Ms. Treadway:

Pursuant to the above-referenced Agreement, the Recipient hereby requests disbursement in the amount of \$_____ for Eligible Costs. Capitalized terms not specifically defined in this Request shall be given the same meaning as ascribed to them in the Agreement.

In connection with this Draw Request No.: ____ the undersigned does hereby represent and certify the following:

1. The amounts previously disbursed under the Grant Agreement aggregate \$_____.
2. Time period covered by this Request is for work performed on the Project between _____, 20____ and _____, 20____.
3. The amounts hereby requested have been incurred by or on behalf of the Recipient for Eligible Costs on the Project.
4. The amounts hereby requested are "motor-fuel tax eligible" as set forth in O.C.G.A. §32-1-1 et.seq.
5. The amount of this Request, together with all prior Requests, does not exceed the amount of the Grant, and the amount of this Request together with the sum of all disbursements of the Grant proceeds made and to be made will not exceed the Grant Amount or the amount allocated for the applicable line item of the Budget as set forth in **Exhibit B** of the Agreement.
6. All amounts requisitioned hereunder are for Eligible Costs which have not been paid for or reimbursed by any previous disbursement from the Grant proceeds.
7. Each obligation for which a disbursement is hereby requested is described in detail in **Attachment 1** attached hereto together with the name and address of the person, firm or corporation to whom payment is due.
8. The bills, invoices or statements of account for each obligation referenced in **Attachment 1** are attached.
9. Each obligation mentioned in **Attachment 1** has been properly incurred, is a proper charge under the Agreement, and has not been the basis of any previous disbursement.

10. The Project has been, and is being, constructed in a manner consistent with all plans, specifications, engineering reports and facilities plans previously submitted to the GTIB and with good engineering practices.
11. The Recipient is in compliance with all of the terms and conditions of the Grant Agreement and any and all other loan agreements, grant agreements or any other financing agreements that affect the Project ("Other Agreements") and there does not currently exist an Event of Default under the Grant Agreement or an event of default under the Other Agreements or any event which with the giving of notice or the passage of time or both would constitute such an Event of Default or event of default.
12. The undersigned is duly authorized to execute and deliver this requisition on behalf of the Recipient.

This _____, 20____.

RECIPIENT NAME

By: _____

Name: _____

Title: _____

The Request for an Advance must be signed by the Chief Elected Official or by another officer or employee who has the written authority to execute on the Recipient's behalf.

* For each Request, the Recipient will insert a new number in chronological order.

**Attachment 1
To
Exhibit F
Draw Request**

Itemized Billing and Description of Work Performed.

Detailed Description of Item of Work Performed*	Date(s) Performed	Name and Address of Contractor	Total Amount Due**	Total Amount to be Paid from this Draw Request	Status of Ongoing Work (i.e., % to completion of task/milestone)	Phase of Work***

A complete description of the work performed or materials delivered shall include, at a minimum, an itemization of work performed or materials delivered the identification of line item set forth in **Exhibit B (Project Information), the status of the on-going work included in the draw request (i.e., the percent to completion of task or milestone), notification if a deliverable or milestone has been completed, and a detailed account or description of the work performed or materials delivered during the time period to further or complete the task milestone or deliverable.*

*** Seeks the total amount due to this contractor for this item of work performed during the period covered by this draw request.*

**** Seeks the line item, as set forth in the breakdown of the Project Budget in **Exhibit B** that the work for which payment is requested falls under.*

EXHIBIT G
Engineer's Certification

- This Engineer's Certification form must be submitted with each draw request.
- For design or planning work, the Engineer's Certification must be completed by the City/County/CID Engineer, Manager or other independent qualified engineering consultant.
- For construction work, the Engineer's Certification must be completed by the Project Engineer.
- A consultant/vendor may not certify their own work.
- Contact Cindy Treadway at (404) 893-6186 or ctreadway@srta.ga.gov if you have any questions regarding completion of the Engineer's Certification.

A. Engineer's Certification (REQUIRED):

Engineer's Letterhead

Date

Recipient: _____ *(Must be the same name as in the Grant Agreement)*

Project Name: _____ *(Must be the same name as on Exhibit B)*

Grant Amount: _____ *(Must be the same amount as on Exhibit B)*

_____ *(name of Engineering Firm or name of Engineer if a government employee)*,
is the Project Engineer for the above-referenced Project. The undersigned hereby verifies that, based on personal knowledge and observation, the work set forth on the attached draw request (a) was performed according to the terms and conditions of the Georgia Transportation Infrastructure Bank Agreement for Grant Program between the Georgia Transportation Infrastructure Bank and _____ *(name of Recipient)* and (b) complies with all applicable federal, state and local laws, rules, regulations and ordinances related to the above-mentioned Project.

This certification is being given to and for the benefit of the Georgia Transportation Infrastructure Bank by and through the State Road and Tollway Authority.

_____ *(name of Engineering Firm)*

By: _____

Name: _____

Title: _____

EXHIBIT H**Special Conditions**

No special conditions.

EXHIBIT I

Georgia Environmental Policy Act (O.C.G.A. §12-16-1, et seq.) (“GEPA”)

The Recipient may be required to comply with the provisions of GEPA. In determining whether the Recipient must comply with GEPA the Recipient should take into consideration many factors including the source of other funds (excluding GTIB funds) that the Recipient will use to fund the Project and whether a government entity that would otherwise be subject to GEPA requirements will let or otherwise perform construction on the Project. The Recipient should contact its legal counsel in order to determine whether Recipient must comply with the GEPA requirements as a result of the Grant.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Chris Luly, Special Projects

ITEM TYPE: Contracts, Agreements, Leases

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve First Amendment to GTIB Agreement for Loan Program (Hub Transformation Key Extension / Towne Lake Parkway Widening)**

SUGGESTED ACTION: Request for approval of an amendment to the Georgia Transportation Infrastructure Bank (GTIB) loan agreement with the State Road and Tollway Authority (SRTA). The purpose of the amendment is to provide an extension to the loan agreement in order to carry the loan through the contract completion date for the project which is 1/12/27. The extension for the loan is to 8/28/27. This is related to an accompanying amendment to extend the timing for a grant agreement.

ATTACHMENTS:

[City of Woodstock Loan - Drafted First Amendment.pdf](#)

[RES - #456-2023 SRTA GTIB HUB Transportation Key Ext Project_2023-09-26_11-27-19.pdf](#)

[2023 GTIB Loan Agreement.pdf](#)

**FIRST AMENDMENT
To
Loan Agreement
Between
Georgia Transportation Infrastructure Bank,
By And Through The State Road And Tollway Authority
And
City of Woodstock
(Hub Transformation Key Extension)**

This First Amendment ("First Amendment") to the Loan Agreement for the Woodstock Parkway Widening Phase II is effective as of August 13, 2026 ("First Amendment Effective Date"), and is by and between the Georgia Transportation Infrastructure Bank, by and through the State Road and Tollway Authority ("SRTA") and the City of Woodstock. SRTA and the Georgia Transportation Infrastructure Bank shall be collectively referred to as the "GTIB." The City of Woodstock shall be referred to as the "Recipient." The GTIB and Recipient may be collectively referred to as the "Parties."

WHEREAS, the GTIB and Recipient entered into the Loan Agreement for the Hub Transformation Key Extension, dated August 24, 2023 (the "Agreement"), wherein the GTIB agreed to award a Loan in the Loan Amount to Recipient pursuant to the terms and conditions of the Agreement; and

WHEREAS, the Parties would like to amend the Agreement as set forth in this First Amendment.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. Any capitalized term not specifically defined in this First Amendment will have the same meaning assigned in the Agreement to that term.
2. The Project spend down Expiration Date is hereby extended by one (1) year until August 24, 2027.
3. All other terms and conditions of the Agreement, as may have been previously amended and which are not expressly modified by this First Amendment, shall be given full force and effect.

The Parties have signed, sealed, and delivered this First Amendment as of the First Amendment Effective Date.

State Road and Tollway Authority

Attest:

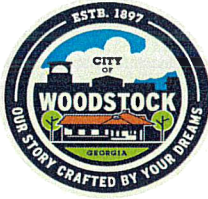
By: _____
Jannine Miller
Executive Director

Merryl S. Mandus
General Counsel

City of Woodstock (SEAL)

By: _____
Name:
Title:

Name:
Title:



City of Woodstock, Georgia
County of Cherokee

RESOLUTION #456-2023
OF THE CITY OF WOODSTOCK, GEORGIA
IN SUPPORT OF THE STATE ROAD AND TOLLWAY
AUTHORITY LOAN OFFER

WHEREAS, the State Road and Tollway Authority (SRTA) is offering the City of Woodstock, Georgia a loan through the Georgia Transportation Infrastructure Bank program for the HUB Transformation Key Extension Project; and

WHEREAS, the loan offered is for One Million Five Hundred Thousand dollars (\$1,500,000) with a repayment term of ten (10) years at 2.66 percent (2.66%) interest, contingent upon final SRTA approval. A one (1) percent fee will be required at the closing of the loan, contingent upon final SRTA approval; and

WHEREAS, the City of Woodstock, Georgia acknowledges that the repayment period will begin upon one of the following conditions:

Depletion of funds,
End of Spend Down period, or
The Neese Road Northern Segment project is completed; and

NOW, THEREFORE, BE IT RESOLVED that it is the intention of the City of Woodstock, Georgia to accept the GTIB loan with the conditions stated in this resolution, subject to final vote of this Council after review of final Loan documents.

As Resolved this 25th Day of September 2023.

Michael Caldwell

Michael Caldwell, Mayor

Attest:

Cassandra Henry
Cassandra Henry, Deputy City Clerk

LOAN AGREEMENT

This LOAN AGREEMENT (this “Agreement”), dated August 24, 2023 (“Effective Date”), is by and between the Georgia Transportation Infrastructure Bank, by and through the State Road and Tollway Authority (“SRTA”) (SRTA and the Georgia Transportation Infrastructure Bank shall be collectively referred to as the “Lender”), and the City of Woodstock, Georgia (the “Borrower”). Lender and Borrower may be collectively referred to as the “Parties” and individually as the “Party.”

WHEREAS, pursuant to O.C.G.A. § 32-10-121, an instrumentality of the State known as the Georgia Transportation Infrastructure Bank was created within SRTA;

WHEREAS, pursuant to O.C.G.A. § 32-10-120 et seq., the Georgia Transportation Infrastructure Bank is authorized to assist eligible Georgia communities with loans for the construction of certain eligible transportation projects;

WHEREAS, the Borrower seeks funding for the Project (as defined below), and

WHEREAS, the Lender agrees, upon the terms and conditions of this Agreement, to loan the Loan Amount to the Borrower (the “Loan”).

NOW THEREFORE, for and in consideration of the following terms and conditions, the sufficiency and adequacy of which are hereby acknowledged by both Parties, the Parties agree as follows:

1. DEFINITIONS. Unless the context otherwise requires, capitalized terms used in this Agreement shall have the meanings set forth below in this **Paragraph 1** or as otherwise defined in this Agreement.

- A. *Administrative Fee* means an amount required to be paid to GTIB if this Loan is repaid for any reason, prior to the Maturity Date; such fee shall equal one percent (1%) of the Outstanding Loan Balance calculated as of the Business Day before such payment was made.
- B. *Amortization Commencement Date* means the first day of the calendar month following the earlier of (1) the Completion Date or (2) the Expiration of the Spend Down Period or (3) the date the loan is fully disbursed.
- C. *Authorized Borrower Representative* means the person who is designated by Borrower to act on behalf of the Borrower under this Agreement.
- D. *Borrower Parties* means collectively, the Borrower, its agents, employees, directors, officers, contractors, subcontractors, suppliers, or others working at the direction of the Borrower or its contractor or any other person or entity working on Borrower’s behalf
- E. *Business Day* means any day other than a Saturday, a Sunday or a day on which offices of the State are authorized to be closed or on which commercial banks are authorized or required by law, regulation or executive order to be closed in Atlanta, Georgia.
- F. *Chief Executive Officer* means [Jeff Moon, City Mgr] ex officio of Borrower.
- G. *Closing* means the time of the closing of the Loan.
- H. *Closing Fee* means an amount equal to one percent (1%) of the Loan Amount.

- I. *Completion Date* means the date of completion of the acquisition and construction of the Project as evidenced to the Lender by a certificate of completion signed by the Authorized Borrower Representative and approved by the Project Engineer.
- J. *Days* means calendar days unless specifically set forth otherwise in the Agreement.
- K. *Default Rate* means a rate of interest equal to five percent (5.00%) per annum.
- L. *Draw* means each advance under the Loan by the Lender to the Borrower under this Agreement.
- M. *Draw Request* means the Borrower's form of request for all or a portion of the Loan Amount as more specifically detailed in **Exhibit F/Draw Request**.
- N. *Eligible Costs* means items in the Project Budget, all of which are paid by or for the account of the Borrower in connection with the Project, related to preliminary engineering, traffic and revenue studies, environmental studies, right of way acquisition, legal and financial services associated with the development of the Project, construction, construction management, facilities, and other costs necessary for the Project as those items and the amounts allowed for each Eligible Cost is more specifically set forth in Exhibit A.
- O. *Event of Default* shall have the meaning set forth in **Paragraph 19A/Events of Default**.
- P. *Expiration of the Spend Down Period* means 5:00 P.M. EST on the last day of the Spend Down Period.
- Q. *Fixed Charges* means, for any period, the sum of all cash outflows that the Borrower cannot avoid without violating the Borrower's long-term contractual obligations (those obligations that extend for a period greater than one year, determined in accordance with generally accepted accounting principles), including, but not limited to, (i) interest on long-term debt, determined in accordance with generally accepted accounting principles, (ii) payments under long-term leases (whether capitalized or operating), and (iii) scheduled payments of principal on long-term debt.
- R. *Fixed Charges Coverage Ratio* means, for any period, the ratio of Income Available for Fixed Charges to Fixed Charges.
- S. *Force Majeure* means delay or any failure of performance due to the occurrence of any of the following events that materially and adversely affects the performance of Borrower's or Lender's obligations, provided that such event (or the effect of such event) could not have been avoided by the exercise of caution, due diligence or reasonable efforts by the affected Party: (i) a tornado, flood or unusual weather occurrence, landslide, earthquake, fire or other casualty, strike or labor disturbance, freight embargo, act of a public enemy, explosion, war, blockade, terrorist act, insurrection, riot, general arrest or restraint of government and people, civil disturbance or similar occurrence, or sabotage; or act of God, or (ii) the order or judgment of any federal, state or local court, administrative agency or governmental officer or body, if it is not also the result of willful or negligent action or a lack of reasonable diligence of such Party and such Party does not control the administrative agency or governmental officer or body; provided that in no event will the Borrower be relieved of its obligation to pay Installment Payments as and when due. In order to benefit from the excuse of Force Majeure, the affected Party must give written notice to the other Party of the occurrence of such event within five business days of the commencement of the force majeure event and must use all reasonable efforts to remedy or remove the force majeure event.
- T. *Governmental Authority* means any federal, state, county, city, town, village, municipal or other government or governmental department, commission, council, court, board, bureau, agency,

authority or instrumentality (whether executive, legislative, judicial, administrative or regulatory), of or within the United States of America, including, without limitation, the State and its counties and municipalities, and their respective courts, agencies, instrumentalities and regulatory bodies, or any entity that acts on behalf of any of the foregoing, whether as an agency or authority of such body.

- U. *Income Available for Fixed Charges* means, for any period, net income of the Borrower, plus amounts deducted in arriving at such net income for (i) interest on long-term debt (including the current portion thereof), (ii) depreciation, (iii) amortization, and (iv) payments under long-term leases.
- V. *Installment Payment* means the amount equal to the monthly installment of principal and interest required to fully amortize the then Outstanding Loan Balance of the Promissory Note at the rate of interest on the Promissory Note, on the basis of equal monthly debt payments from the Amortization Commencement Date to and including the Maturity Date.
- W. *Lender Parties* means collectively, the State, the Georgia Transportation Infrastructure Bank, SRTA and their agents, employees, directors, officers, boards, assigns and designees.
- X. *Loan Amount* means One Million Five Hundred Thousand Dollars (\$1,500,000.00).
- Y. *Loan Application* means collectively, the loan application, exhibits and other documents referenced therein and associated documentation completed by Borrower and furnished to the Lender prior to the Effective Date.
- Z. *Loan Documents* means this Agreement and its exhibits and the Promissory Note and its exhibits, and either document may be referred to individually as a Loan Document.
- AA. *Loan Purpose* means the reason for which the Loan is being granted by Lender to Borrower as the Loan Purpose is more specifically set forth in **Exhibit A/Project Information**.
- BB. *Material Adverse Effect or Material Adverse Change* means a material adverse change in (a) the Project or the business, property or financial condition of the Borrower, (b) the ability of the Borrower to perform or comply with any of its material obligations under the Loan Documents or the Project Contracts to which it is a party, or (c) the Lender's rights or benefits available under this Agreement.
- CC. *Maturity Date* means the earlier of (i) the tenth (10th) anniversary of the Amortization Commencement Date and (ii) the date of any acceleration of the Loan.
- DD. *Other Funding* means other funding for the Project that Borrower has already obtained or otherwise received commitments for, which is more specifically set forth in the Loan Application.
- EE. *Other Loan Payments* means all other amounts due Lender from Borrower under this Agreement except for the Closing Fee, Administrative Fee and Installment Payments.
- FF. *Outstanding Loan Balance* means the aggregate principal amount drawn by the Borrower and then outstanding with respect to the Loan as determined in accordance with Paragraph 10/ Payment of a Draw from time to time.
- GG. *Payment Date* means the first day of each month during the Payment Period in which an Installment Payment is payable or the day on which any other payment is due.
- HH. *Payment Default* has the meaning set forth in **Paragraph 19Ai**.

II. *Payment Period* means the period commencing on the Amortization Commencement Date to and including the Maturity Date.

JJ. *Project* means the project listed on Exhibit A on or near the address/location listed on Exhibit A.

KK. *Project Budget* means the estimated cost to complete the Project as more specifically set forth in Exhibit A/Project Information showing a summary of all Eligible Costs within the Project Budget and the designation of that portion of the Loan Amount for the Project that may be used to pay for designated Eligible Costs.

LL. *Project Contracts* means all agreements entered into by Borrower that relate in any way to the Project and/or the purchase of real property on which all or a portion of the Project will be located.

MM. *Project Engineer* means [ARCADUS U.S. Inc or Janis A. Steinbrenner, P.E.]

NN. *Promissory Note* means collectively, the promissory note, of even date herewith, executed by the Borrower in favor of the Lender in the principal amount equal to the Loan Amount, and any extensions, renewals, and modifications that are approved in writing (and in its sole discretion) by Lender and signed by Borrower.

OO. *Spend Down Period* means the three (3) year period beginning on the Effective Date within which the Borrower may draw up to the full amount of the Loan to pay for Eligible Costs.

PP. *State* means the State of Georgia.

QQ. *Substantial Completion* means the opening of the Project to vehicular or passenger traffic or a comparable event.

2. LOAN. Borrower shall use the Loan for the Loan Purpose only, subject to the terms and conditions of this Agreement. The Loan is a draw-down loan, in which the Lender will advance amounts to the Borrower, pursuant to **Paragraph 10/Payment of a Draw**. Borrower may only use the proceeds of the Loan for Eligible Costs, and only after such Eligible Costs have been incurred by the Borrower. Each Draw shall reduce the Lender's loan commitment hereunder and repaid amounts may not be re-borrowed. The Lender's commitment to make advances to the Borrower shall be a limited obligation of the Lender, to be funded solely from available moneys in the State and Local Roadway Non Grant Account held by the Lender and from no other source of funds, including but not limited to other funds of the Lender or the State.

3. PROMISSORY NOTE. The Loan shall be evidenced by the Promissory Note. The Promissory Note shall be the same as the form attached to this Agreement as **Exhibit B/Promissory Note**.

4. TERM. The term of the Agreement shall extend from the Effective Date to the Maturity Date or to such earlier or later date as all amounts due or to become due to the Lender pursuant to this Agreement have been paid.

5. PROJECT BUDGET. The amount of the Project Budget is set forth in **Exhibit A/Project Information**. Borrower has already obtained or otherwise received Other Funding that will be used to pay for certain expenses included in the Project Budget but not for Eligible Costs, to the extent proceeds of the Loan will be used to pay for such Eligible Costs. Borrower must notify the Lender within ten (10) days of (i) any increases to the Project Budget in excess of five percent (5%) and (ii) any changes that may result in the reduction and/or elimination of some or all of the Other Funding. The Borrower agrees that the Loan Amount will not be used for expenses incurred or paid for by Borrower before the Effective Date, unless such expenses are expressly authorized in advance and in writing by the Lender.

6. SPEND DOWN PERIOD. The Borrower may draw up to the full amount of the Loan to pay for Eligible Costs during the Spend Down Period. During the Spend Down Period, no interest on the amounts disbursed pursuant to this Agreement shall be assessed or accrue. Borrower is not required to make any payments, other than the Closing Fee or Administrative Fee (if applicable), to the Lender during the Spend Down Period. Borrower may not seek any further Requests for a Draw nor have any right to any undisbursed Loan Amounts on or after the Expiration of the Spend Down Period, unless the Lender, in its sole discretion, consents to a new deadline in writing. Upon the Expiration of the Spend Down Period or if earlier the Amortization Commencement Date, interest will accrue on the Outstanding Loan Balance, the Loan Amortization Schedule will be calculated, and Borrower's obligations to make Installment Payments shall commence as more specifically detailed in **Paragraph 7/Interest, Fees and Other Expenses** and in the Promissory Note.

7. INTEREST, FEES AND OTHER EXPENSES. The Borrower shall pay the following interest, fees, and other charges:

A. Interest Rate. The Loan shall bear interest at the rate per annum specified in the Promissory Note. Commencing on the Amortization Commencement Date, interest will be computed on the Outstanding Loan Balance from time to time on the basis of a 365 or 366-day year, for the actual number of days elapsed; provided, however, in the event of a Payment Default, the Borrower shall also pay interest on any overdue amount from its due date to the date of actual payment at the Default Rate.

B. Outstanding Loan Balance. The Outstanding Loan Balance will be (i) increased on each occasion on which the Lender shall disburse loan proceeds, by the amount of such disbursement of loan proceeds, and (ii) decreased upon each payment or prepayment of the principal amount of the Loan, by the amount of principal so paid. Within fifteen (15) business days of the Amortization Commencement Date, Lender will provide Borrower with a Loan Amortization Schedule. The Lender shall make applicable revisions to the Loan Amortization Schedule pursuant to **Paragraph 8/Payment of Amounts Due** within fifteen (15) business days of any prepayment of the Loan or other change affecting the Outstanding Loan Balance and the Lender shall provide the Borrower with copies of the Loan Amortization Schedule as revised. *Notwithstanding any provision to the contrary no failure to provide nor delay in providing the Borrower with such copies of the Loan Amortization Schedule shall affect any of the obligations of the Borrower under this Agreement or under any of the Loan Documents.*

C. Closing Fee. The Borrower shall pay a Closing Fee that is due at the Closing. At Borrower's option, Borrower may pay the Closing Fee with proceeds from the Loan by completing a Draw Request prior to the Closing.

D. Lender Expenses. Lender shall be responsible for all of its expenses incurred except as set forth in this **Paragraph 7D and Paragraph 7E**, or specifically set forth elsewhere in this Agreement.

i. Modification of Loan. In the event of any modification, extension, refinancing or workout of the Loan, as may be allowed under the Loan Documents, Borrower, if requested by Lender, shall pay all of Lender's reasonable costs and expenses, including but not limited to reasonable attorneys' fees and costs incurred by the Lender.

ii. Preservation and Enforcement of Lender's Rights. The Borrower shall pay all of Lender's costs, expenses and fees, including but not limited to reasonable attorneys' fees and costs, incurred in connection with the preservation of Lender's rights under, the enforcement of, or the termination of any Loan Document or any amendment, waiver, or consent relating thereto, provided in the event of the collection of the Promissory Note at maturity (whether stated maturity or upon acceleration of the Loan) Borrower shall pay attorneys' fees to the Lender in an amount equal to 15% of the principal and interest due and owing on the Promissory Note.

Such Other Loan Payments shall be billed to the Borrower by the Lender from time to time, together with a statement certifying that the amount billed has been incurred or paid by the Lender for one or more of the items the cost of which is the Borrower's responsibility. Amounts so billed shall be paid by the Borrower within thirty (30) days after receipt of Lender's statement by the Borrower.

E. Borrower Expenses. In addition to the Closing Fee, Administrative Fee (if applicable) and Installment Payments, the Borrower shall pay any and all costs, expenses, charges and fees incurred by it, including but not limited to attorneys' fees and costs incurred by Borrower as a result of completing the Loan Application, the Closing, negotiating and/or complying with the Loan Documents, or otherwise in any way relating to or arising out of the Loan Documents.

8. PAYMENT OF AMOUNTS DUE.

A. Prepayment. The Loan may be prepaid in accordance with the terms and conditions of the Promissory Note. If the Loan is prepaid, the Borrower shall be required to pay an Administrative Fee each time any prepayment is made.

B. Borrower's Obligation to Make Installment Payments. The Borrower agrees to make the Installment Payments in accordance with this Agreement and the Promissory Note on each Payment Date, commencing on the Amortization Commencement Date, and on each other date (including, without limitation, the Maturity Date and any date on which payment is due by reason of the acceleration of the maturity of the Loan) on which payment is required to be made pursuant to the Loan Documents.

C. Other Loan Payments. The Borrower agrees to pay all Other Loan Payments in accordance with this Agreement and the Promissory Note on the date on which payment is required to be made pursuant to the Loan Documents.

D. Manner of Payment. All payments under this Agreement and the Promissory Note shall be made electronically on or before each Payment Date in immediately available funds in accordance with payment instructions provided by Lender contemporaneously with the execution of the Loan Documents, as modified in writing from time-to-time by Lender.

9. AUTHORIZED BORROWER REPRESENTATIVE AND SUCCESSORS. The person listed in **Paragraph 24G/Notices**, to receive notices on behalf of Borrower shall be the Authorized Borrower Representative. Borrower's Chief Executive Officer may subsequently designate in writing an alternate(s).

10. PAYMENT OF A DRAW.

A. Conditions to Each Draw. At the time of each Draw (i) there shall then exist no Event of Default, defined in **Paragraph 19/Events of Default/Remedies** or other event that, with the giving of notice or passage of time, or both, would constitute such an Event of Default, (ii) since the date of the most recent annual financial statements of the Borrower delivered to the Lender, there shall have been no Material Adverse Change, and (iii) the Draw to be made shall not cause the percentage of Project costs funded to date by the Loan to exceed the total percentage of such Project costs budgeted to be funded to date by the Loan as shown on the Project Budget listed in **Exhibit A/Project Information**.

B. Draw Request. The Lender agrees to make disbursements of the Loan to the Borrower in accordance with this **Paragraph 10** and the Project Budget. Borrower shall deliver to the Lender a Draw Request no later than 5:00 P.M. EST on the 20th day of each month subsequent to the month in which work that will be paid for, in whole or in part, with the Loan Amount was performed. The form of the Draw Request is attached as **Exhibit F/Draw Request**. Supporting documentation shall be submitted with the Draw Request as is more detailed in **Exhibit F/Draw Request**. If a particular line item of work is being paid by the Borrower on a lump sum basis, the amount that the Borrower may request each month for such work

is to be determined by the percentage of that work completed or by task milestones or deliverables achieved. The Borrower will complete a signature form designating those officials authorized to sign Draw Requests. Each Draw Request must be signed as designated by the Borrower on the signature form. The Borrower must attach to each Draw Request a completed Project Engineer certification in the form as set forth in **Exhibit G/Engineer's Certification** and signed by the Project Engineer.

C. **Monitoring/Audits.** Upon request, the Borrower agrees to provide the Lender or Lender's designee with any information the Lender deems necessary to monitor the performance of the Project or any matter under the Loan Documents, and further agrees that the Loan Amount shall be included in the next regularly scheduled audit or financial statement and all subsequent ones until such audits or statements account for all of the funds received by Borrower under this Loan Agreement. The Borrower understands that any unresolved findings, whether based on an audit report, financial statement, or the final report, shall disqualify the Borrower from receiving any further Draws, loans or other grants from the Lender until such time as the Borrower, in Lender's sole determination, satisfactorily resolves any issues.

D. **Verification.** The Lender or its designee shall have the right but not the obligation, to verify the contents of each Draw Request and Borrower's compliance with this Agreement. Verification can take the form of but shall not be limited to a site visit, inspection of supplies delivered, or asking Borrower or the Project Engineer or other appropriate person or entity questions concerning the Project. Borrower agrees that it will cooperate with and assist the Lender in all ways reasonably necessary to allow the Lender to perform verification and respond to any of the Lender's questions within seven (7) business days of the Lender's request. If Lender cannot verify the contents of any Draw Request or verify that Borrower is complying with the terms of this Agreement and the other Loan Documents, then Lender will advise the Borrower of its findings. The Borrower shall then have ten (10) business days in which to submit additional information or perform actions requested by Lender so that the Lender is able to verify compliance. If Lender is still unable to verify compliance as set forth above or if the Borrower fails to furnish the required information within the stated timeframe, then the Lender will disapprove the Draw Request and/or pursue its rights under **Paragraph 19/Events of Default/Remedies**.

E. **Monthly Draws.** The Borrower shall submit Requests for a Draw not more frequently than monthly.

F. **Disbursement of Loan Amount.** Provided all the conditions in **Paragraph 10 and Exhibit F/Draw Request** have been met to Lender's satisfaction, Lender will approve disbursement of an appropriate portion of the Loan Amount within ten business days of the later of verification, if any, undertaken by the Lender pursuant to **Paragraph 10D/Verification** and Lender's receipt of a correct and complete Draw Request. Within twenty-one (21) days from the Lender's approval of a valid Draw Request, the Lender will transfer the amount to an account designated by the Borrower. Disbursement of all or a portion of the Loan Amount shall not be interpreted as Lender's acceptance or agreement that the work was performed in compliance with this Agreement, with any other agreement, or with any other applicable law, rule, regulation or ordinance, regardless of whether the Lender performed monitoring/audits as set forth in **Paragraph 10C/Monitoring, Audits** or verification as set forth in **Paragraph 10D/Verification**.

11. ACCOUNTABILITY.

A. **Accounting.** Borrower will account for the Loan Amount in accordance with generally accepted governmental accounting standards, consistently applied. Borrower will also account for the Loan Amount and keep track of the application of the Loan Amount in such a way that Borrower's receipt, deposit, budgeting, contractual commitment, expenditure and uses may be determined and confirmed chronologically by auditors at all times. In its contracts with vendors and other third parties for the expenditure of the Loan Amount, Borrower will require its vendors and other third parties to account for the receipt and expenditures in accordance with generally accepted accounting principles.

B. Audit. Borrower will allow, obtain and cooperate with any audit or investigation of Loan administration requested or undertaken by the Lender, the State Auditor or other officers of the State with power to conduct or request such audit or investigation. In its contracts with vendors and other third parties for the expenditure of Loan Amount, Borrower will require such parties to promise also to allow and cooperate with such audits. The requirements of this **Paragraph 11B** are in addition to those contained in **Paragraphs 10D/Verification and 10F/Disbursement of Loan Amount**.

C. Records Retention. Borrower will maintain the records described in **Paragraph 11A/Accounting** for at least five (5) years after Borrower has fully repaid to the Lender all funds advanced to Borrower.

D. Written Contracts. Any expenditure of, or obligation to expend all or a portion of the Loan by Borrower to a third party must be pursuant to a written contract.

12. REPRESENTATIONS AND WARRANTIES. The undersigned officials of Borrower hereby certify as of the effective Date and with each Draw Request that they are the duly appointed, qualified, and acting officials of the Borrower, that they have all authority necessary to execute this Agreement on behalf of the Borrower, and hereby warrant and represent to the Lender for and on behalf of the Borrower that:

A. Creation and Authority. The Borrower is a public body duly created and validly existing under the laws of the State of Georgia and has all requisite power and authority to execute and deliver the Loan Documents and to perform Borrower's obligations thereunder.

B. Pending Litigation. Except as disclosed in writing to the Lender in the written Loan Application, there are no actions, suits, proceedings, inquiries, or investigations pending or, to the knowledge of the Borrower, after making due inquiry with respect thereto, threatened against or affecting the Borrower in any court or by or before any Governmental Authority or arbitration board or tribunal, which involve the possibility of materially and adversely affecting the activities, prospects, taxes, profits, operations, or condition (financial or otherwise) of the Borrower, or the ability of the Borrower to perform its obligations under the Loan Documents, or the transactions contemplated by the Loan Documents or which, in any way, would adversely affect the validity or enforceability of the Loan Documents or any agreement or instrument to which the Borrower is a party and which is used or contemplated for use in the consummation of the transactions contemplated in the Loan Documents, or the property on which the Project is located or the Project itself; nor is the Borrower aware of any facts or circumstances presently existing that would form the basis for any such action, suit, or proceeding. Except as disclosed in writing to the Lender, the Borrower is not in default with respect to any judgment, order, writ, injunction, decree, demand, rule, or regulation of any court, Governmental Authority, or arbitration board or tribunal.

C. Loan Documents are Legal and Authorized. The execution and delivery by the Borrower of the Loan Documents, the consummation of the transactions therein contemplated, and the fulfillment of or the compliance with all of the provisions thereof (i) are within the power, legal right, and authority of the Borrower, (ii) are legal and will not conflict with or constitute on the part of the Borrower a violation of or a breach of or a default under, any charter document, or other document, indenture, mortgage, security deed, pledge, note, lease, loan, or installment sale agreement, contract, or other agreement or instrument to which the Borrower is a party or by which the Borrower or the property upon which the Project is located is otherwise subject or bound, or any license, law, statute, rule, regulation, ordinance, judgment, order, writ, injunction, decree, or demand of any court or other Governmental Authority having jurisdiction over the Borrower or any of its activities or properties, and (iii) have been duly authorized by all necessary and appropriate official action on the part of the governing body of the Borrower. The Loan Documents are the valid, legal, binding, and enforceable obligations of the Borrower. The officials of the Borrower executing the Loan Documents are duly and properly in office and are fully authorized and empowered to execute the same for and on behalf of the Borrower.

D. Governmental Consents. Neither the Borrower nor the property upon which the Project is located, nor the Project itself, nor any relationship between the Borrower and any other person, nor any circumstances in connection with the execution, delivery, and performance by the Borrower of its obligations under the Loan Documents, is such as to require the consent, approval, permission, order, license, or authorization of, or the filing, registration, or qualification with, any Governmental Authority on the part of the Borrower in connection with the execution, delivery, and performance of the Loan Documents or the consummation of any transaction therein contemplated, except as have already been obtained or made on or before the Effective Date, and which remain effective on the Effective Date.

E. No Defaults. No event has occurred and no condition exists that would constitute an Event of Default (defined in **Paragraph 19/Events of Default/Remedies**) or that, with the lapse of time or with the giving of notice or both, would become an Event of Default. To the knowledge of the Borrower, after making due inquiry with respect thereto, the Borrower is not in default or violation in any material respect under any document or other agreement or instrument to which it is a party or by which it may be bound, except as disclosed in writing to the Lender.

F. Compliance with Law. To the knowledge of the Borrower, after making due inquiry thereof, the Borrower is not in violation of any laws, ordinances, or governmental rules or regulations to which it or the property on which the Project is located or the Project itself are subject and the Borrower has not failed to obtain any licenses, permits, franchises, or other governmental authorizations (which are presently obtainable) necessary to the ownership of the property on which the Project is located or to the conduct of Borrower's affairs, which violation or failure to obtain might materially and adversely affect the property on which the Project is located or the Project itself, or the activities, prospects, profits, and condition (financial or otherwise) of the Borrower, and there have been no citations, notices, or orders of noncompliance issued to the Borrower under any such law, ordinance, rule, or regulation, except as disclosed in writing to the Lender.

G. Restrictions on the Borrower. The Borrower is not a party to or bound by any contract, instrument, or agreement, or subject to any other restriction, with respect to its activities, the property on which the Project is located, the Project itself, or the assets or operations of the Borrower, which could reasonably be expected to interfere with its performance of its obligations under the Loan Documents or to have a Material Adverse Effect on the Borrower, except as disclosed in writing to the Lender. The Loan and the incurrence of indebtedness by the Borrower under the Loan Documents does not violate any covenant or term of any contract or agreement by which the Borrower is bound and that restricts the right or ability of the Borrower to incur indebtedness for borrowed money or to enter into loan agreements. Any contract or agreement of the Borrower that pledges the revenues of the Borrower permits such pledged revenues to be used to make payments due under the Loan Documents.

H. Disclosure. The representations of the Borrower contained in this Agreement and any certificate, document, written statement, or other instrument furnished by or on behalf of the Borrower to the Lender in connection with the transactions contemplated hereby, do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein or therein not misleading. There is no fact that the Borrower has not disclosed to the Lender in writing that materially and adversely affects or in the future may (so far as the Borrower can now reasonably foresee) materially and adversely affect the acquisition of any property on which the Project will be located, or the construction, and installation of the Project or the properties, activities, prospects, operations, profits, or condition (financial or otherwise) of the Borrower, or the ability of the Borrower to perform its obligations under either the Loan Document or any of the documents or transactions contemplated therein, which has not been set forth in writing to the Lender or in the certificates, documents, and instruments furnished to the Lender by or on behalf of the Borrower prior to the date of execution of this Agreement in connection with the transactions contemplated therein.

I. Project Compliance. The Project complies or will comply with all applicable building and zoning, health, environmental, and safety ordinances and laws and all other applicable laws, rules, and regulations of any and all Governmental Authorities having jurisdiction over any portion of the Project.

J. Financial Statements. The financial statements of the Borrower that have been and will be (as required in this Agreement) provided to the Lender in connection with the Loan present fairly the financial position of the Borrower as of the date thereof and the results of its operations and its cash flows for the periods covered thereby, all in conformity with generally accepted accounting principles for governmental entities (subject to normal year-end adjustments in the case of interim statements). Since the date of the most recent annual financial statements for the Borrower delivered prior to the Effective Date to the Lender in connection with the Loan, there has been no material adverse change in the Borrower's financial condition, assets, management, control, operations, or prospects.

K. Property. The property upon which the Project will be located is wholly owned by the Borrower and all easement and prescriptive rights needed for the Project have been obtained.

L. Reaffirmation. Each Draw Request by the Borrower under the Loan shall automatically constitute a representation and warranty by the Borrower to the Lender that the foregoing statements are true and correct on the date of the Draw Request.

M. Borrower's Tax Certificate. The representations and warranties of the Borrower set forth in the Borrower's Tax Certificate, of even date herewith, are incorporated herein by this reference, and are true and correct as of the Effective Date.

N. Loan Application. (i) All of the information contained in the Loan Application was and will remain until the termination of this Agreement, complete, accurate and correct. (ii) The Borrower is not aware of any circumstances that may cause any information included in the Loan Application to become incorrect or otherwise change the scope of the Project subsequent to the Effective Date.

O. Draw. All of the information that will be included in each Draw Request and the certifications, furnished to Lender as required in Paragraph 10B/Draw Request will be true and correct.

13. SECURITY FOR PAYMENT UNDER LOAN DOCUMENTS.

A. Pledge of Full Faith and Credit. As security for the payments required to be made and the obligations required to be performed by the Borrower under the Loan Documents, the Borrower, to the extent allowed by law, hereby pledges to the Lender its full faith and credit and revenue-raising power (including but not limited to its taxing power) for such payment and performance. The Borrower covenants that, in order to make any payments required by the Loan Documents when due from its funds to the extent required hereunder, it will exercise its power of taxation and its power to set rates, fees, and charges to the extent necessary to pay the amounts required to be paid under the Loan Documents and will make available and use for such payments all rates, fees, charges, and taxes levied and collected for that purpose together with funds received from any other sources. The Borrower further covenants and agrees that in order to make funds available for such purpose in each fiscal year, it will, in its revenue, appropriation, and budgetary measures through which its tax funds or revenues and the allocation thereof are controlled or provided for, include sums sufficient to satisfy any such payments that may be required to be made under the Loan Documents, whether or not any other sums are included in such measure, until all payments so required to be made under the Loan Documents shall have been made in full. The obligation of the Borrower to make any such payments that may be required to be made from its funds shall constitute a general obligation of the Borrower and a pledge of the full faith and credit of the Borrower to provide the funds required to fulfill any such obligation. In the event for any reason any such provision or appropriation is not made as provided in this **Paragraph 13**, then the fiscal officers of the Borrower are hereby authorized and directed and agree to set up as an appropriation on their accounts in the appropriate

fiscal year the amounts required to pay the obligations that may be due from the funds of the Borrower. The amount of such appropriation shall be due and payable and shall be expended for the purpose of paying any such obligations, and such appropriation shall have the same legal status as if the Borrower had included the amount of the appropriation in its revenue, appropriation, and budgetary measures, and the fiscal officers of the Borrower shall make such payments required by the Loan Documents to the Lender if for any reason the payment of such obligations shall not otherwise have been made.

B. Obligation to Levy Ad Valorem Tax. The Borrower covenants and agrees that it shall, to the extent necessary, levy an annual ad valorem tax on all taxable property located within the territorial limits of the Borrower, as now existent and as the same may hereafter be extended, at such rate or rates, within any limitations that may be prescribed by law, as may be necessary to produce in each year revenues that will be sufficient to fulfill the Borrower's obligations under the Loan Documents, from which revenues the Borrower agrees to appropriate sums sufficient to pay in full when due all of the Borrower's obligations under the Loan Documents. Borrower shall not obligate those sums appropriated for payment in full under the Loan Documents to be used for any other debts owed or to be owed by Borrower. Nothing herein contained, however, shall be construed as limiting the right of the Borrower to make the payments called for by the Loan Documents out of any funds lawfully available to it for such purpose, from whatever source derived (including general funds or enterprise funds).

14. CONTINUING OBLIGATIONS OF BORROWER. The Borrower agrees to comply with the following so long as this Agreement is in effect:

A. Information. Upon Lender request, the Borrower shall deliver to the Lender, not less than 180 days after the end of each fiscal year of the Borrower (which shall end December 31, unless otherwise agreed to by Lender), a copy of the Borrower's annual financial statements prepared in accordance with generally accepted accounting principles for governmental entities, consistently, applied, which shall be accompanied by (1) an audit report resulting from an audit conducted by a firm of independent certified public accountants in conformity with generally accepted auditing standards and (2) a certificate of the Borrower (i) to the effect that the Borrower is not in default under any provisions of the Loan Documents and has fully complied with all of the provisions thereof, or if the Borrower is in default or has failed to so comply, setting forth the nature of the default or failure to comply, and (ii) stating the Fixed Charges Coverage Ratio, the Fixed Charges, and the Income Available for Fixed Charges of the Borrower as at December 31 of such fiscal year. The Borrower also shall promptly provide the Lender (1) upon Borrower's receipt, a copy of each other report submitted to the Borrower by its accountants in connection with any annual, interim, or special audit made by them of the books of the Borrower (including, without limitation, any management report prepared in connection with such accountants' annual audit of the Borrower) and (2) with such other information relating to the Borrower and the Project as the Lender may reasonably request from time to time.

B. Access to Property and Records. The Borrower agrees that the Lender and its duly authorized representatives and agents shall have the right, upon reasonable prior notice, to enter the property upon which the Project is located at all reasonable times for the purpose of examining and inspecting the Project, including the construction thereof. The Borrower shall keep accurate and complete records and books of account with respect to its activities in which proper entries are made in accordance with generally accepted accounting principles reflecting all of its financial transactions. Lender shall also have the right at all reasonable times, and with reasonable prior notice, to examine and make extracts from the books and records of the Borrower, insofar as such books and records relate to the Project or insofar as necessary to ascertain compliance with this Agreement, and to discuss with the Borrower's officers, employees, accountants, and engineers the Project and Borrower's activities, assets, liabilities, financial condition, results of operations, and financial prospects.

C. Agreement to Construct the Project. The Borrower agrees to complete the construction of the Project as promptly as practicable and with all reasonable dispatch.

D. Establishment of Completion Date. The Completion Date shall be evidenced to the Lender by a certificate of completion signed by the Authorized Borrower Representative and approved by the Project Engineer, stating that construction of the Project has been completed without material deviation from the Plans and Specifications and this Agreement and all labor, services, materials, and supplies used in such design and construction have been paid or provided for. Notwithstanding the foregoing, such certificate may state that it is given without prejudice to any rights against third parties that may subsequently come into being. It shall be the duty of the Borrower to cause the certificate contemplated by this **Paragraph 14D** to be furnished as soon as the construction of the Project has been completed.

E. Fixed Charges Coverage Ratio. The Borrower shall not permit the Fixed Charges Coverage Ratio as of December 31 of any fiscal year to be less than 1.20.

F. Tax Covenants. The Borrower covenants that it will not take or omit to take any action nor permit any action to be taken or omitted that would cause the interest on the Promissory Note to become includable in the gross income of any owner thereof for federal income tax purposes. The Borrower further covenants and agrees that it shall comply with the representations and certifications it made in its Borrower's Tax Certificate of even date herewith and that it shall take no action nor omit to take any action that would cause such representations and certifications to be untrue.

G. Acquisition of Property. If the Loan Purpose is, in whole or in part, the acquisition of real property, then (i) such acquisition will be made and the property shall be owned by the Borrower without the property being subordinate to the interests of any third party, with the exception of easements that will not impair Borrower's use of the property for the Project, (ii) the proceeds from the Loan advanced for the acquisition shall be utilized solely for the purpose of acquiring the property and approved closing costs, and (iii) the property shall be used solely for the Project.

H. Notice. The Borrower shall, within five (5) Business Days after the Borrower learns of the occurrence, give the Lender notice of any of the following events, setting forth details of such event:

- i. An Event of Default or any event which, given notice or the passage of time or both, would constitute an Event of Default;
- ii. The filing of any actual litigation, suit or action, or the delivery to the Borrower of any written claim, which could reasonably be expected to have a Material Adverse Effect; and
- iii. The occurrence of any other event or condition, which could reasonably be expected to result in a Material Adverse Effect.

15. INDEMNIFICATION.

A. Indemnification. In addition to the other amounts payable by the Borrower under this Agreement including, without limitation, **Paragraph 7/Interest, Fees and other Expenses**, the Borrower hereby agrees to pay and defend, indemnify and hold harmless the Lender Parties from and against all personal injury, including but not limited to death, and real and personal property damages and any other claims, liabilities, losses, causes of action, costs, expenses, fees, including but not limited to reasonable attorneys' fees and experts' fees (each, a "Claim" and collectively, "Claims"), that the Lender Parties may (other than as a result of the gross negligence or willful misconduct of the Lender Parties) incur or be subjected to (whether asserted by a third party or arising from or related to the enforcement of the Loan Documents against Borrower, provided that attorneys' fees of Lender in connection with the collection of the Promissory Note at maturity shall be governed by Paragraph 7Dii) as a consequence, directly or indirectly, of (i) any act or omission of the Borrower Parties, (ii) the breach or default under any Loan Document by the Borrower (iii) any actual or proposed use of any proceeds of the Loan or the

Borrower's entering into or performance under any Loan Document; (iv) allegations of participation or interference by the Lender Parties in the management, contractual relations, or other affairs of the Borrower; (v) allegations that the Lender Parties have joint liability with the Borrower to any third party as a result of the transactions contemplated by the Loan Documents; (vi) any suit, investigation, or proceeding as to which the Lender Parties are involved as a consequence, directly or indirectly, of Lender's execution of any of the Loan Documents, the making of the Loan, or any other event or transaction contemplated by any of the Loan Documents; or (vii) the conduct or management of, or any work or thing done on, the Project and any condition of or operation of the Project. This indemnification applies even if a tort or negligent act of the Lender Parties is partially responsible for the circumstances giving rise to the Claim. If and to the extent such damage or loss (including costs and expenses) as covered by this indemnification is paid by the State Tort Claims Trust Fund, the State Authority Liability Trust Fund, the State Employee Broad Form Liability Fund, the State Insurance and Hazard Reserve Fund, and other self-insured funds (all such funds hereinafter collectively referred to as the "Funds") established and maintained by the State of Georgia Department of Administrative Services Risk Management Division (hereinafter "DOAS") the Borrower agrees to reimburse the Funds for such monies paid out by the Funds.

B. Waiver and Release; Covenant Not to Sue. The Borrower expressly acknowledges that the Lender Parties, in providing the Loan to Borrower, have neither assumed nor undertaken any legal duties to the Borrower or to any third party. The Borrower irrevocably waives any and all claims, causes of action, rights to sue and demands against the Lender Parties for, and releases the Lender Parties from, any damages or liabilities of any nature whatsoever that may result from or arise out of the disbursement of the Loan Amount hereunder or the administration of the Loan or the enforcement of the Loan Documents by Lender, even if such claims, causes of action, rights to sue or demands are made against the Borrower and even if the Lender Parties knew of the existence of such claims, causes of action, rights to sue or demands. Borrower further understands and agrees that monitoring, auditing and/or verification performed by the Lender pursuant to **Paragraphs 10C/Monitoring, Audits and 10D/Verification** is solely for Lender's use and shall not be interpreted or used by Borrower as Lender's approval or acceptance of the work in compliance with this Agreement or in compliance with any other agreements or applicable laws, rules, regulations and ordinances. Borrower further waives as against the Lender Parties, and releases the Lender Parties from, all claims, liabilities, causes of action, fees, fines, expenses of any nature, including but not limited to attorneys' or experts' fees, and damages of any kind related in any way to verification or certification. The Borrower irrevocably covenants not to sue the Lender or any other Lender Party for any waived or released claim, cause of action, right to sue or demand.

C. Limitation of Liability. In no event shall the Lender Parties be liable for any incidental, consequential, special, exemplary or indirect damages, lost business profits or lost taxes, arising out of the Loan Documents or the transactions contemplated hereby.

16. CONFLICTS OF INTEREST. The Borrower hereby attests that all of the officials and/or members of the Borrower have certified that they have not violated any applicable conflict of interest law under either state law (O.C.G.A. §§ 45-10-20 through 45-10-28 and O.C.G.A. §§ 36-67A-1 through 36-67A-4) or under any local ordinance, charter, rule or regulation and that they shall comply with the same throughout the term of this Agreement.

17. LAWS, ETC. The entirety of the Project shall be constructed in accordance with all applicable federal, state and local laws, rules, regulations and ordinances and as otherwise set forth in the Loan Application. The Borrower will also comply with all applicable federal, state, and local laws, rules, regulations and ordinances, including but not limited to those that govern the procurement of goods and services.

18. OPEN MEETINGS. The Borrower certifies that in approving this Agreement, it has complied with the requirements of Chapter 14 of Title 50 of the Official Code of Georgia Annotated regarding open meetings.

19. EVENTS OF DEFAULT/REMEDIES

A. Events of Default. Each of the following events shall constitute an Event of Default under each of the Loan Documents:

- i. Payment Default. Failure by the Borrower to make any payment with respect to this Agreement and/or the Promissory Note (whether principal, interest, fees, or other amounts) when and as the same becomes due and payable (whether at maturity, on demand, or otherwise) and the continuance thereof for a period of three (3) days after, as applicable, the date upon which payment is due, or three (3) days after notice is given by Lender; provided however, Lender shall only be required to provide notice of a failure to pay once in any twelve (12) month period;
- ii. Non-conforming Use. All or a portion of the Loan Amount was or will be spent or contractually committed for purposes outside the Loan Purpose or otherwise in violation of this Agreement or law and the continuance thereof for a period of ten (10) days after notice is given by Lender;
- iii. Revised Scope of the Project. [There is a change in the scope of the Project such that the revised scope of Project, if originally included in the Loan Application, would have resulted in the rejection of the Loan Application;]
- iv. Revised Project Budget. [A change in the Project Budget such that the revised budget, if originally included in the Loan Application, would have resulted in the rejection of the Loan Application;]
- v. Bankruptcy/Receivership. Any of the following occurs: (i) the Borrower becomes insolvent (either because its liabilities exceed its assets or because it is unable to pay its debts as they fall due) or liquidation or dissolution of the Borrower begins; (ii) a voluntary or involuntary bankruptcy petition is filed by or against the Borrower under the United States Bankruptcy Code or any similar petition under any state insolvency law; (iii) an assignment is made by the Borrower for the benefit of creditors; or (iv) a proceeding for the appointment of a receiver, custodian, trustee, or similar agent are initiated with respect to the Borrower, which case, proceeding or other action remains undismissed, undischarged or unbonded for a period of thirty (30) Days.
- vii. Breach of Representation or Warranty. Any representation or warranty made by the Borrower in any Loan Document shall be false or misleading in any material respect on the date as of which made or deemed made pursuant to **Paragraph 12L/Reaffirmation** and the continuance thereof for a period of ten (10) days after notice is given by Lender;
- viii. Breach of Fixed Charges Coverage Ratio. The Fixed Charges Ratio as reported in any annual financial statements under Paragraph 14A, is less than 1.20.
- ix. Additional Breach. Any default by the Borrower in the performance or observance of any term, condition or provision contained in any Loan Document and not referred to in **Paragraphs 19Ai through 19Aviii** above, which default shall continue for thirty (30) days after the Lender gives the Borrower written notice thereof (if SRTA believes Borrower is using its best efforts to cure any breach included in this **Paragraph 19A** then SRTA, in its sole discretion, may extend in writing the cure period provided for herein);
- ix Default in Payment Obligations to Third Parties. Default in the payment of principal of or interest on any other obligation of the Borrower for money borrowed (or any obligation under notes payable or drafts accepted representing extensions of credit), or default in the performance of any other agreement, term, or condition contained in any contract under which any such

obligation is created, guaranteed, or secured if the effect of such default is to permit such obligation to become due prior to its stated maturity;

- x. Default in Other Payment Obligations to Lender. Default in the payment of principal of or interest on any obligation of the Borrower for money borrowed from the Lender (other than the Loan) or default in the performance of any other agreement, term, or condition contained in any contract under which any such obligation is created, guaranteed, or secured if the effect of such default is to entitle the Lender to cause such obligation to become due prior to its stated maturity;

viii. Dissolution. The dissolution of the Borrower;

- x. Material Adverse Change. Any Material Adverse Change has occurred; or

- xi. Miscellaneous. The occurrence of any other event or condition as a result of which the Lender in good faith believes that the prospect of payment in full of the Loan is impaired, and which event or condition shall continue for ten (10) days after the Lender gives the Borrower written notice thereof.

B. Remedies. If one or more Events of Default should occur, then Lender may declare the Borrower to be in default hereunder by sending Borrower a written notice, and immediately upon such notice Lender may exercise any of the following remedies, which are cumulative of one another and of all other remedies at law or in equity that the Lender may have:

- i. Terminate the credit provided herein and all future Draws, and declare the Promissory Note immediately due and payable, whereupon all outstanding principal and interest and any other amounts owed Lender shall become immediately due and payable, provided no such declaration (or notice of any kind) shall be required, and acceleration shall be automatic, upon occurrence of an event set forth in **paragraph 19 Av**;

- ii. Take whatever action at law or in equity or under the terms of the Loan Documents may appear necessary or desirable to collect the amounts disbursed under the Loan and other amounts payable by the Borrower pursuant to the Loan Documents then due or thereafter to become due, or to enforce performance and observance of any obligation, agreement, or covenant of the Borrower under the Loan Documents, including but not limited to requiring the Borrower to increase its levy of taxes to either two times the millage rate imposed on property owners on the Effective Date or to the maximum millage rate allowed by law, whichever is lower, until such time as all amounts due the Lender under this Agreement have been fully paid; and/or

- iii. In the event of a failure of the Borrower to pay any amounts due to the Lender under the Loan Documents within fifteen (15) days of the due date thereof, the Lender shall perform its duty under O.C.G.A. § 50-23-20 to notify the director of the Office of Treasury and Fiscal Services of such failure, and the Lender may apply any funds allotted to the Borrower that are withheld pursuant to O.C.G.A. § 50-23-20 to the payment of the overdue amounts under the Loan Documents.

C. Withholding of Other Funds for Unresolved Findings. The Lender may in its sole discretion withhold from Borrower any other grants or loans or Draws under this Loan so long as any audit or report findings respecting the Loan remain unresolved as determined by the Lender in its sole discretion or during any other time in which Borrower is not in compliance with this Agreement, as determined by the Lender in its sole discretion.

D. Borrower Responsible for Lender's Expenses. All sums advanced and expenses incurred in connection with the foregoing, including, but not limited to, attorneys' fees incidental to the enforcement of any term of the Loan Documents, on the terms stated herein, shall be an indebtedness

of the Borrower, evidenced by the Promissory Note and this Agreement, even though such sums when added to the funds previously advanced under this Agreement shall exceed the face amount of the Promissory Note and the Loan Amount.

E. Reservation of Rights. Nothing in this Agreement shall be deemed to be a waiver by Lender of any statutory protection afforded to it or limit the right of the Lender (i) to exercise self help remedies, including but not limited to set off or (ii) to obtain from a court provisional or ancillary relief such as injunctive relief.

F. Ante Litem Notices. No ante litem notice, including but not limited to O.C.G.A. § 36-11-1, will apply to claims for repayment of the Loan Amount or to any other claim, action or proceeding under or respecting this Agreement. To the extent that O.C.G.A. § 36-11-1 or other requirement of ante litem notice might apply, Borrower irrevocably waives its application.

20. ASSIGNMENT OR SALE BY LENDER. The Loan Documents, and the obligation of the Borrower to make payments thereunder, may, without Borrower consent, be sold, assigned, or otherwise transferred in whole or in part to one or more successors, grantors, holders, assignees, or subassignees by the Lender. Upon any sale, disposition, assignment, or reassignment, the Borrower shall be provided with a notice of such assignment. The Borrower agrees to make all payments to the assignee designated in the assignment, notwithstanding any claim, defense, setoff, or counterclaim whatsoever that the Borrower may from time to time have against the Lender. The Borrower agrees to execute all documents, including notices of assignment, which may be reasonably requested by the Lender or its assignee to protect their respective interests in the Loan Documents.

21. TERMINATION. At such time as the Lender is no longer obligated under this Agreement to make any further Draws and all principal, interest, and other amounts owing under the Loan Documents and hereunder have been finally and irrevocably repaid by the Borrower to the Lender, this Agreement shall terminate.

22. SIGNS. Lender shall have the right to erect one or more signs on the Project publicizing its financing of the Project. The content and location of the signs shall be in Lender's sole discretion provided that the signs shall not violate any local or state law regarding the size, content and location of the signs, and further provided that the location of the signs do not reasonably interfere with the construction of the Project. The signs shall remain posted on the Project until the completion of the Project in its entirety.

23. EXHIBITS. The following Exhibits are incorporated by reference into and made a part of the Agreement:

Exhibit C- Loan Application

The following Exhibits are attached hereto and incorporated into the Agreement:

Exhibit A- Project Information

Exhibit B- Promissory Note

Exhibit D- Extract of Minutes/Resolution of Governing Body

Exhibit E- Opinion of Borrower's Counsel

Exhibit F- Form of Draw Request

Exhibit G- Engineer's Certification

Exhibit H- Special Conditions

24. MISCELLANEOUS.

A. Recitals. The recitals set forth in the beginning of this Agreement are true and correct and are incorporated into this Agreement.

B. Compliance with laws. The Borrower shall perform its obligations hereunder in accordance with all applicable federal, state, and local government laws, rules, regulations, ordinances, orders and approvals, including but not limited to procedures and requirements relating to labor, health and workers' compensation standards and requirements, equal employment opportunity, nondiscrimination, compliance with the Americans with Disabilities Act, safety, anti-solicitation, and auditing and reporting provisions, now or hereafter in effect.

C. Parties Bound. This Agreement shall be binding upon and shall inure to the benefit of the Borrower, the Lender, and their respective heirs, legal representatives, successors, and permitted assigns.

D. Time of the Essence; Force Majeure. Time is of the Essence for this Agreement. However, neither Party shall be liable to the other Party for any delay or failure of performance due to circumstances arising from Force Majeure events.

E. Governing Law and Venue. This Agreement shall be governed by Georgia law without regard to its conflict of laws rules. Any suit on a claim arising from this Agreement must be brought exclusively in the Superior Court of Fulton County, Georgia.

F. Assignment. Borrower may not assign or delegate all or part of this Agreement to a third party without the prior written permission of Lender, which may be granted or refused at the sole discretion of Lender. Lender may assign this Agreement as provided in **Paragraph 20** at any time and without Borrower approval. Any assignment or delegation made by Borrower in violation of this **Paragraph 24F** shall be automatically null and void.

G. Notices. All notices, notifications, requests, or other communications hereunder shall be in writing and transmitted via hand delivery, overnight courier, or certified mail (return receipt requested), to the parties at the respective addresses set forth below. Requests for a Draw may also be sent by U.S. Mail, postage prepaid. Notices will be deemed to have been given when received, unless otherwise noted in the Contract. If a party refuses to accept delivery or fails to take delivery, notice shall be deemed given on the day delivery is first attempted. Notice may also be given by email, provided a hard copy of the notice is also transmitted via hand delivery, overnight courier, or certified mail (return receipt requested), to the parties at the respective addresses set forth below.

For Lender:

Attn: Cindy Treadway
245 Peachtree Center Avenue NE, Suite 2200
Atlanta, Georgia 30303
Phone: (404) 893- 6186
Email: ctreadway@srta.ga.gov

For the Borrower:

Attn: Ronald C. Shelby
12453 Highway 92
Woodstock, Georgia 30188
Phone: (770) 592-6000
Email: rshelby@woodstockga.gov

H. Compliance with Laws; Taxes. The Borrower will pay all taxes lawfully imposed upon it that may arise with respect to this Agreement.

I. Remedies Cumulative. The rights and remedies of the Lender under this Agreement are cumulative of one another and with those otherwise provided by law or in equity.

J. Waiver. The waiver by the Lender of a breach of any provision of this Agreement shall not be deemed to be a waiver of such provision on any subsequent breach of the same or any other provision of this Agreement. Any such waiver must be in writing in order to be effective, and no such waiver shall establish a course of performance between the Parties contradictory to the terms hereof.

K. No Third Party Beneficiaries. Except with reference to the protection afforded the Lender Parties as specifically set forth throughout this Agreement, nothing contained herein shall be construed as conferring upon or giving to any person, other than the Parties hereto, any rights or benefits under or by reason of this Agreement.

L. Interpretation. Words importing the singular number shall include the plural number and vice versa unless the context shall otherwise require. The words “include”, “includes” and “including” shall be deemed to be followed by the phrase “without limitation.” Unless the context shall otherwise require, references to any Person shall be deemed to include such Person’s successors and permitted assigns. The headings or titles of this Agreement, its sections and exhibits are for convenience of reference only and shall not define or limit its provisions. Unless the context shall otherwise require, all references to any resolution, contract, agreement, lease or other document shall be deemed to include any amendments or supplements to, or modifications or restatements or replacements of, such documents that are approved from time-to-time in accordance with the terms thereof.

M. Counterparts; Electronic Signatures. The Parties may execute this Agreement in counterparts. The parties agree that the electronic signature of a party to this Agreement shall be as valid as an original signature of such party and shall be effective to bind such party to this Agreement. For purposes hereof, “electronic signature” means a manually signed original signature that is then transmitted by electronic means; “transmitted by electronic means” means sent in the form of a facsimile or sent via the Internet as a pdf (portable document format) or other replicating image attached to an email message.

N. Negotiated Agreement. In the event this Agreement must be interpreted by a court of competent jurisdiction pursuant to **Paragraph 24E/Governing Law and Venue**, the Parties expressly agree that this is a negotiated Agreement that will not be construed against one Party and in favor of the other because such Party is alleged to have drafted this Agreement.

O. Survival. **Paragraphs 7/Interest, Fees and Other Expenses, 10/Payment of Draw, 11/Accountability, 12/Representations and Warranties, 15/Indemnification, 17/Laws, 19/Events of Default and Remedies, and 24/Miscellaneous, and Exhibit B/Promissory Note** shall survive the termination for whatever reason of this Agreement.

P. Entire Agreement; Amendment. This Agreement contains the entire agreement between the Parties with respect to its subject matter and supersedes all other prior and contemporaneous contracts and understandings between the Parties, whether oral or written. The Lender shall not be bound by any terms and conditions included in any packaging, invoice, catalog, brochure, technical data sheet, or other document prepared by the Borrower which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein. No amendment to this Agreement shall be valid unless made in writing and signed by both Parties.

Q. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof and the Parties agree that it is their intention that such invalid or unenforceable provision shall be enforced and binding to the fullest extent permitted by law, as though such provision had been written in such a manner and to such an extent as to be valid and enforceable under the circumstances.

R. Special Conditions. Any special conditions applicable to this Agreement are set forth in **Exhibit H/Special Conditions**, which is attached hereto and incorporated herein.

THE REMAINDER OF THIS PAGE LEFT BLANK

SIGNATURES BEGIN ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be signed, sealed and delivered by their respective officials hereunto duly authorized as of the Effective Date.

Borrower (SEAL)

Lender


By: MICHAEL CALDWELL
Title: MAYOR

Jannine Miller
Executive Director

Attest:


By: Candace Hays
Title: Deputy City Clerk

Attest:

By:
Title:

Approved as to form: Moore Ingram Johnson & Steele, LLP


_____, partner
Eldon Bodman, partner

Borrower's Attorney

EXHIBIT A PROJECT INFORMATION

Project Name:	Hub Transformation Key Extension
Project Location:	Town Lake Parkway, Woodstock, Cherokee County, Georgia
Project Scope:	This project would widen Town Lake Parkway by one to three lanes from Mill Street to just east of its intersection with I-575 where it meets a planned GDOT/Cherokee County interchange expansion project. The improvement will improve access to downtown Woodstock and reduce the likelihood of traffic backing up to the I-575 exit ramp.
Loan Amount:	One Million Five Hundred Thousand Dollars and No Cents (\$1,500,000)
Loan Purpose:	To fund a portion of preliminary engineering, right-of-way, and construction cost for the project.
Project Completion Date:	2024
Project Budget:	Two Million Six Hundred Four Thousand One Hundred Three Dollars and No Cents (\$2,604,103)

A breakdown of the Project Budget is as follows:

ITEM	TOTAL	GTIB FUNDS
Preliminary Engineering	\$223,543	\$195,524
Right-of-Way	\$200,000	\$200,000
Construction	\$2,180,560	\$1,104,476
ESTIMATED TOTAL COST	\$2,604,103	\$1,500,000

EXHIBIT B

\$ Principal Amount

Date of Promissory Note

PROMISSORY NOTE

FOR VALUE RECEIVED, and in consideration thereof, the undersigned, _____ (the "Borrower") promises to pay to the order of the Georgia Transportation Infrastructure Bank by and through the State Road and Tollway Authority (the "Lender") at the Lender's office located in Atlanta, Georgia, or at such other place as the Lender hereof may designate, the principal sum of _____ (\$ _____) (the "Loan"), or so much thereof as shall have been advanced pursuant to the terms of the Loan Agreement (hereinafter defined) and shall be outstanding, together with interest on so much of the principal balance of this Promissory Note as may be outstanding and unpaid from time to time, calculated at the rate or rates per annum indicated below.

This Promissory Note has been executed under and pursuant to the Loan Agreement, of even date herewith, between the Borrower and Lender (the "Loan Agreement"), which Loan Agreement is incorporated herein by reference. The Promissory Note is issued to evidence the obligation of the Borrower under the Loan Agreement to repay the Loan made by the Lender and any other payments of any kind required to be paid by the Borrower under the Loan Agreement or the other Loan Documents referred to therein. Reference is also made to the Loan Agreement for the terms and conditions under which Draws may be made on the Loan and with respect to certain provisions governing the Borrower's repayment obligations under this Promissory Note. All capitalized terms used in this Promissory Note and not defined herein shall have the meanings set forth in the Loan Agreement. Upon an Event of Default, the entire principal of and interest on this Promissory Note may be declared or shall become immediately due and payable as provided in the Loan Agreement.

The unpaid principal balance of this Promissory Note shall bear interest at a rate per annum equal to _____ percent (____%) calculated on the basis of a 360-day year, of twelve 30-day months, as appropriate. In the event of a Payment Default, the Borrower shall also pay interest on any overdue amount from its due date to the date of actual payment at the Default Rate.

Interest on this Promissory Note shall begin to accrue upon the Amortization Commencement Date. Principal of and interest on this Promissory Note shall be payable in consecutive monthly installments equal to the Installment Payment, commencing on the Amortization Commencement Date, and continuing to be due on the first day of each succeeding calendar month thereafter, together with a final installment equal to the entire remaining unpaid principal balance and any unpaid interest on the Loan, which shall be due and payable on the Maturity Date.

This Promissory Note shall bear interest at the Default Rate on any overdue installment of principal and following any acceleration of the Maturity Date [and, to the extent permitted by applicable law, on any overdue installment of interest,] at the aforesaid rates. If any monthly installment is not received within five (5) days after its due date, the Borrower shall pay a late charge equal to five percent (5%) of the past due installment with a minimum of \$100.00 and a maximum of \$1,000.00, such payment to be due with the next succeeding monthly installment. Payment of any late charge or default interest does not entitle the Lender to an extension of any due date. The Lender shall have no obligation to accept any such delinquent payment of principal and/or interest without the accompanying late charge, and the acceptance by the Lender of such delinquent payment without the accompanying late charge shall not constitute a waiver by the Lender of the right to enforce and collect such late charge. The Borrower acknowledges and agrees that the late charge herein provided is not a charge in the nature of interest imposed for the use of money advanced under this Promissory Note nor is it a penalty; rather, the late charge is imposed to compensate the Lender for the expense, inconvenience and economic frustration experienced by the Lender as a result of the Borrower's failure to make timely payments due hereunder, and is a reasonable pre-estimate of the Lender's actual damages and loss on account of such delinquent payment, which are difficult to ascertain in advance.

All payments or prepayments on this Promissory Note shall be applied first to unpaid fees and late fees, then to interest accrued on this Promissory Note through the date of such payment or prepayment, and then to principal. Principal amounts repaid by the Borrower may not be reborrowed.

The Borrower shall make payments due under this Promissory Note using pre-authorized electronic debit transactions, under which the Lender will be authorized to initiate and effect debit transactions from a designated account of the Borrower without further or additional approval or confirmation by the Borrower. The Borrower further agrees to adopt any necessary approving resolutions and to complete and execute any necessary documents in order for the Lender to effect such pre-authorized debit transactions. In the event the Borrower has insufficient funds in its designated account on the date the Lender attempts to debit any payment due hereunder, the Borrower shall pay the Lender a processing fee equal to \$250 for each such occurrence (but not exceeding two such processing fees in any calendar month), in addition to any late fee as provided above.

The Borrower may prepay the entire Outstanding Loan Balance of this Promissory Note, together with all accrued and unpaid interest, at any time. If the Loan is prepaid, the Borrower shall be required to pay an Administrative Fee each time such payment is made.

The obligation of the Borrower to make the payments required to be made under this Promissory Note and to perform and observe any and all of the other covenants and agreements on its part contained herein shall be a general obligation of the Borrower, as provided in the Loan Agreement, and shall be absolute and unconditional irrespective of any defense, except for payment, or any rights of setoff, counterclaim, or recoupment it may otherwise have against the Lender.

In case this Promissory Note is collected by or through an attorney, Borrower agrees to pay upon demand by Lender all costs and expenses of such collection including court costs, out-of-pocket expenses and attorneys' fees of Lender in the amount of 15% of the amount of principal and interest due and owing on the Promissory Note. Any payment due on a day other than a Business Day (a "Business Day" being any day other than a Saturday or Sunday a day on which banks in the State of Georgia are authorized or required by law to close) shall be payable on the last Business Day preceding such date.

In the event that any payment on this Promissory Note is made by the Borrower or other obligor or any other person and, by reason of bankruptcy or other act of insolvency of the Borrower or other obligor or such other person the payment is deemed to be a fraudulent conveyance or preferential payment or is otherwise invalidated or set aside, and the recipient is required to surrender the payment, any credit on this Promissory Note to which such payment relates shall be rescinded, and the amount owing on this Promissory Note shall be reinstated and calculated as if such payment shall not have been made.

This Promissory Note is hereby expressly limited so that in no event whatsoever, whether by acceleration of maturity of the debt evidenced hereby or otherwise, shall the amount paid or agreed to be paid to Lender for the use, forbearance or retention of the money advanced or to be advanced hereunder exceed the highest lawful permissible under applicable laws. All sums paid or agreed to be paid to the Lender hereof for the use, forbearance or detention of sums included in the amounts owing to Lender by Borrower shall, to the extent permitted by applicable law, be amortized, prorated, allocated and spread throughout the full term of this Promissory Note (including any renewal or extension hereof) until payment in full so that the rate or amount of interest on account of indebtedness does not exceed the applicable usury ceiling, if any. As used in this Promissory Note, the term "applicable law" shall mean the laws of the State of Georgia. If, from any circumstances whatsoever, fulfillment of any provision hereof or of any agreement evidencing or securing the debt, at the time performance of such provisions shall be due, shall involve the payment of interest in excess of that authorized by law, the obligation to be fulfilled shall be reduced to the limit so authorized by law, and if from any circumstances, Lender shall have received as interest an amount which would exceed the highest lawful rate applicable to Borrower, such amount which would be excessive interest shall be

applied to the reduction of the unpaid principal balance of the debt evidenced hereby and not to the payment of interest, regardless of any books or records of Lender which may indicate the contrary.

BORROWER AND LENDER EACH AGREE AND DECLARE THAT THE ONLY CHARGE IMPOSED UPON BORROWER FOR THE USE OF MONEY IN CONNECTION WITH THE PROMISSORY NOTE IS AND SHALL BE THE PER ANNUM INTEREST RATES STIPULATED HEREIN, AND FURTHER AGREE AND STIPULATE THAT ALL OTHER CHARGES IMPOSED BY LENDER ON BORROWER IN CONNECTION WITH THIS PROMISSORY NOTE, INCLUDING WITHOUT LIMITATION, ALL LATE CHARGES AND ATTORNEYS' FEES, ARE CHARGES MADE TO COMPENSATE LENDER FOR ADMINISTRATIVE SERVICES AND COSTS OR LOSSES PERFORMED OR INCURRED, AND TO BE PERFORMED OR INCURRED, BY LENDER IN CONNECTION WITH THIS PROMISSORY NOTE AND TO THE MAXIMUM EXTENT PERMITTED BY LAW SHALL NOT BE DEEMED TO BE CHARGES FOR THE USE OF MONEY PURSUANT TO OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 7-4-2 OR SECTION 7-4-18. ALL CHARGES OTHER THAN CHARGES FOR THE USE OF MONEY SHALL BE FULLY EARNED AND NONREFUNDABLE WHEN DUE.

Time is of the essence of this Promissory Note. Demand, presentment, notice, notice of demand, notice for payment, protest, and notice of dishonor and all rights to the benefit of any moratorium, marshaling, forbearance, valuation or stay, are hereby waived and renounced by the Borrower, and by any guarantor, surety, and any other entity primarily or secondarily liable on this Promissory Note. The Lender shall not be deemed to waive any of its rights under this Promissory Note unless such waiver be in writing and signed by the Lender. No delay or omission by the Lender in exercising any of its rights under this Promissory Note shall operate as a waiver of such rights, and a waiver in writing on one occasion shall not be construed as a consent to or a waiver of any right or remedy on any future occasion. No failure to accelerate the debt evidenced hereby by reason of default hereunder, acceptance of a past due installment, or indulgences, if any, granted from time to time shall be construed (A) as a novation of this Promissory Note or as a restatement of the indebtedness evidenced hereby or as a waiver of such right of acceleration or of the right of Lender thereafter to insist upon strict compliance with the terms of this Promissory Note, or (B) to prevent the exercise of such right of acceleration or any other right granted hereunder or by applicable law; and Borrower hereby expressly waives the benefit of any statute or rule of law or equity now provided, or which may hereafter be provided, which would produce a result contrary to or in conflict with the foregoing. All remedies conferred upon the Lender by this Promissory Note or any other instrument or agreement related hereto or under applicable law shall be cumulative and none is exclusive and such remedies may be exercised concurrently or consecutively at the Lender's option.

No extension of time for the payment of this Promissory Note or any installment due hereunder, made by agreement with the Borrower or any other person or entity now or hereafter liable for the payment of this Promissory Note shall operate to release, discharge, modify, change or affect the original liability of Borrower under this Promissory Note, either in whole or in part unless and insofar as the Lender agrees otherwise in writing. This Promissory Note may not be changed orally but only by an agreement in writing signed by the Party against whom enforcement of any waiver, change, modification or discharge is sought. Modifications and extensions of the Loan Documents, or of any amendments or restatements thereof, may be made to the extent and in the circumstances permitted by such Loan Documents and no such modification, extension, amendment or restatement shall affect or impair the validity or continuing effectiveness of this Promissory Note.

This Promissory Note shall be governed by and construed and enforced in accordance with the laws of the State of Georgia (without giving effect to its conflicts of law rules). Whenever possible, each provision of this Promissory Note shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Promissory Note shall be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Promissory Note.

Words importing the singular number hereunder shall include the plural number and vice versa, and any pronoun used herein shall be deemed to cover all genders. The word "Lender" as used herein shall include transferees, successors, and assigns of the Lender and all rights of the Lender hereunder shall inure to the benefit of, and this Promissory Note shall be collectible by, its transferees, successors, and assigns. All obligations of the Borrower hereunder shall bind the Borrower's successors and permitted assigns; provided, however that Borrower may not assign or delegate this Promissory Note or any of its obligations hereunder without the prior written consent of Lender and any assignment or delegation in contravention of the foregoing restriction shall be void ab initio.

The parties agree that the electronic signature of a party to this Promissory Note shall be as valid as an original signature of such party and shall be effective to bind such party to this Promissory Note. The parties agree that any electronically signed document (including this Promissory Note) shall be deemed (i) to be "written" or "writing," (ii) to have been signed, and (iii) to constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files. Such paper copies or "printouts," if introduced as evidence in any judicial, arbitral, mediation or administrative proceeding, will be admissible as between the parties to the same extent and under the same conditions as other original business records created and maintained in documentary form. Neither party shall contest the admissibility of true and accurate copies of electronically signed documents on the basis of the best evidence rule or as not satisfying the business records exception to the hearsay rule. For purposes hereof, "electronic signature" means a manually-signed original signature that is then transmitted by electronic means; "transmitted by electronic means" means sent in the form of a facsimile or sent via the Internet as a pdf (portable document format) or other replicating image attached to an e-mail message; and, "electronically signed document" means a document transmitted by electronic means and containing, or to which there is affixed, an electronic signature.

SIGNED, SEALED, AND DELIVERED by the undersigned Borrower as of _____, 20__.

(BORROWER'S NAME) (SEAL)

By: ____
Name: ____
Title: ____

Attest:

Name: ____
Title: ____

Approved as to form:

By: _____
Borrower's Attorney

EXHIBIT C
Loan Application

Borrower's Loan Application and exhibits thereto, and any amendments are incorporated herein by reference.

EXHIBIT D

EXTRACT OF MINUTES RESOLUTION OF GOVERNING BODY

Actual Resolution to be added

EXHIBIT E

(Attorney's Letterhead)

OPINION OF BORROWER'S COUNSEL

DATE

State Road and Tollway Authority
245 Peachtree Center Avenue, Suite 2200,
Atlanta, GA 30303

Re: Opinion Letter for Proposed Loan to the City of Woodstock, Georgia

Ladies and Gentlemen:

As counsel for the City of Woodstock, Georgia (the "Borrower"), we have examined duly executed originals of the Loan Agreement, and its exhibits and documents referenced therein, between the Borrower and the Georgia Transportation Infrastructure Bank by and through the State Road and Tollway Authority (collectively, the "Lender") (the "Loan Agreement"), the related Promissory Note (the "Promissory Note") of the Borrower, the proceedings taken by the Borrower to authorize the Loan Agreement and the Promissory Note (the Loan Agreement and the Promissory Note may be collectively referred to as the "Loan Documents"), and such other documents, records, and proceedings as we have deemed relevant or material to render this opinion, and based upon such examination, we are of the opinion, as of the date hereof, that:

1. The Borrower is a public body corporate and politic, duly created, validly existing, and in good standing under the laws of the State of Georgia.

2. The Borrower has all requisite power and authority to conduct its business and to execute and deliver, and to perform its obligations under the Loan Documents.

3. The execution and delivery by the Borrower, and the performance of its obligations under the Loan Documents have been duly authorized by all necessary corporate action or resolutions.

4. The Borrower has duly executed and delivered each Loan Document to which it is a party and each such Loan Document constitutes the legal, valid and binding obligation of such party; enforceable against such party in accordance with their respective terms.

5. No authorization, consent or other approval of, or registration, declaration or other filing with any Governmental Authority, other than those obtained and currently in full force and effect, is required on the part of the Borrower for the execution and delivery by such party of, and the performance by such party under, each of the Loan Documents, or, for the operation and maintenance of the Project.

6. To our knowledge after due inquiry, there are no actions, suits, proceedings or investigations or inquiries, at law or in equity, by or before any court, arbitrator or any other Governmental Authority that are pending or threatened against or affecting the Borrower wherein an unfavorable decision, ruling or finding would adversely affect the validity or enforceability of any of the Loan Documents, the ability of the Borrower to perform its obligations under the Loan Documents, the corporate existence of the Borrower or the capacity or authority of any signatory of the Borrower, or that could otherwise reasonably be expected to materially and adversely affect the Borrower.

7. The execution and delivery by the Borrower of, and compliance with the provisions of the Loan Documents do not (i) violate the articles or certificate of incorporation, charter or other organizational documents or by-laws or resolution of Borrower, (ii) violate the constitution, statutes, regulations or other

laws of the United States of America or the State of Georgia or (iii) conflict with or constitute a breach of or default under any material agreement or other instrument known to this Law Firm to which the Borrower is a party, or to the best of this Law Firm's knowledge, after reasonable review, any court order, consent decree, statute, rule, regulation or any other law to which the Borrower presently is subject.

8. The signatures of the officers of the Borrower that appear on the Loan Documents are true and genuine. We know such officers and know them to be the duly elected or appointed qualified incumbents of the offices of the Borrower set forth below their names.

In rendering the opinions set forth herein, this Law Firm has assumed the following, without any investigation or inquiry on our part:

- (i) the due authorization, execution, and delivery of the Loan Documents by the Lender; and
- (ii) that the Loan Documents constitute the binding obligations of the Lender and that the Lender has all requisite power and authority to perform its obligations thereunder.

The enforceability of the Loan Documents (i) may be limited by bankruptcy, insolvency, fraudulent conveyance, reorganization, moratorium, and other similar laws affecting the enforcement of creditors' rights, (ii) may be subject to general principles of equity, whether applied by a court of law or equity, and (iii) may also be subject to the exercise of judicial discretion in appropriate cases.

Very truly yours,

EXHIBIT F
Form of Draw Request

Date

The Georgia Transportation Infrastructure Bank,
by and through the State Road and Tollway Authority
245 Peachtree Center Avenue, Suite 2200,
Atlanta, GA 30303

Re: Loan Agreement between The Georgia Transportation Infrastructure Bank, by and through the State Road and Tollway Authority ("Lender") and the City of Woodstock, Georgia ("Borrower"), dated , 20 ____ ("Agreement")/ Draw Request No.: ____*.

Dear Ms. Treadway:

Pursuant to the above-referenced Agreement, the Borrower hereby requests disbursement in the amount of \$ _____ for Eligible Costs. Capitalized terms not specifically defined in this Request shall be given the same meaning as ascribed to them in the Agreement.

In connection with this Draw Request No.: __ the undersigned does hereby represent and certify the following:

1. The amounts previously disbursed under the Loan Agreement aggregate \$ _____ .
2. Time period covered by this Request is for work performed on the Project between _____, 20 ____ and _____, 20 ____.
3. The amounts hereby requested have been incurred by or on behalf of the Borrower for Eligible Costs on the Project.
4. The amount of this Request, together with all prior Requests, does not exceed the amount of the Loan, and the amount of this Request together with the sum of all disbursements of the Loan proceeds made and to be made will not exceed the Loan Amount or the amount allocated for the applicable line item of the Budget as set forth in Exhibit A of the Agreement.
5. All amounts requisitioned hereunder are for Eligible Costs which have not been paid for or reimbursed by any previous disbursement from the Loan proceeds.
6. Each obligation for which a disbursement is hereby requested is described in detail in **Attachment 1** attached hereto together with the name and address of the person, firm or corporation to whom payment is due.
7. The bills, invoices or statements of account for each obligation referenced in **Attachment 1** are attached.
8. Each obligation mentioned in **Attachment 1** has been properly incurred, is a proper charge under the Agreement, and has not been the basis of any previous disbursement.
9. The Project has been, and is being, constructed in a manner consistent with all plans, specifications, engineering reports and facilities plans previously submitted to the Lender and with good engineering practices.

10. The Borrower is in compliance with all of the terms and conditions of the Loan Agreement and any and all other loan agreements, grant agreements or any other financing agreements that affect the Project ("Other Agreements") and there does not currently exist an Event of Default under the Loan Agreement or an event of default under the Other Agreements or any event which with the giving of notice or the passage of time or both would constitute such an Event of Default or event of default.
11. The undersigned is duly authorized to execute and deliver this requisition on behalf of the Borrower.

This _____, 20 ____.

BORROWER NAME

By: ____

Name:

Title:

The Draw Request must be signed by the Chief Elected Official or by another officer or employee who has the written authority to execute on the Borrower's behalf.

- * For each Request, the Borrower will insert a new number in chronological order.

**Attachment 1
To
Exhibit F (Request for An Draw)**

Itemized Billing and Description of Work Performed.

Detailed Description of Item of Work Performed*	Date(s) Performed	Name and Address of Contractor	Total Amount Due**	Total Amount to be Paid from this Draw Request	Status of Ongoing Work (i.e., % to completion of task/milestone)	Project Budget Line Item***

A complete description of the work performed or materials delivered shall include, at a minimum, an itemization of work performed or materials delivered the identification of line item set forth in **Exhibit A/Project Information, the status of the on-going work included in the Draw Request (i.e., the percent to completion of task or milestone), notification if a deliverable or milestone has been completed, and a detailed account or description of the work performed or materials delivered during the time period to further or complete the task milestone or deliverable.*

*** Seeks the total amount due to this contractor for this item of work performed during the period covered by this Draw Request.*

****Seeks the line item, as set forth in the breakdown of the Project Budget in Exhibit A that the work for which payment is requested falls under.*

EXHIBIT G
Engineer's Certification

- This Engineer's Certification form must be submitted with each Draw Request.
- For design or planning work, the Engineer's Certification must be completed by the City/County/CID Engineer, Manager or other independent qualified engineering consultant.
- For construction work, the Engineer's Certification must be completed by the Project Engineer.
- A consultant/vendor may not certify their own work.
- Contact Cindy Treadway at (404) 893-6186 or ctreadway@srta.ga.gov, if you have any questions regarding completion of the Engineer's Certification.

A.: Engineer's Certification (REQUIRED)

Engineer's Letterhead

Date

Borrower: _____ *(Must be the same name as in the Loan Agreement)*

Project Name: _____ *(Must be the same name as on Exhibit A)*

Loan Amount: _____ *(Must be the same amount as on Exhibit A)*

(name of Engineering Firm or name of Engineer if a government employee), is the Project Engineer for the above-referenced Project. The undersigned hereby verifies that, based on personal knowledge and observation, the work set forth on the attached Draw Request (a) was performed according to the terms and conditions of the Georgia Transportation Infrastructure Bank Agreement for Loan Program between the Georgia Transportation Infrastructure Bank and _____ (name of Borrower) and (b) complies with all applicable federal, state and local laws, rules, regulations and ordinances related to the above-mentioned Project.

This certification is being given to and for the benefit of the Georgia Transportation Infrastructure Bank by and through the State Road and Tollway Authority.

(name of Engineering Firm, if applicable)

By: _____

Name: _____

Title: _____

EXHIBIT H
SPECIAL CONDITIONS

Not applicable

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Coty Thigpen, Administration

ITEM TYPE: Agreement/Memorandum of Understanding

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Agreement with Kimley-Horn - Comprehensive Transportation Plan**

SUGGESTED ACTION: Request for approval of an agreement between Kimley-Horn and Associates and the City of Woodstock for providing professional services to support the development of the Woodstock Comprehensive Transportation Plan. The scope of services is provided in the letter of agreement included in the agenda packet.

ATTACHMENTS:
[2026_WoodstockCTP_ScopeAndFee_v2.pdf](#)



July 30, 2026

Coty Thigpen - Deputy City Manager
City of Woodstock
12453 Hwy 92
Woodstock, GA 30188

Re: Proposal for City of Woodstock Comprehensive Transportation Plan (CTP)

Dear Ms. Thigpen:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this letter agreement (the "Agreement") to the City of Woodstock ("Client") for providing professional services to support the development of the Woodstock Comprehensive Transportation Plan ("CTP"). The Kimley-Horn team will provide the services specifically set forth below, up to the maximum fee defined in the Agreement, unless agreed-upon modifications to scope and fee are identified.

SCOPE OF SERVICES

The following outlines a general scope of services for a comprehensive transportation plan for the City of Woodstock, based on discussions with staff in the months of March and July 2026. As we understand from these conversations, the City has conducted internal transportation plans annually in the past but desires to have a roadmap that includes more of a performance based planning approach to project identification and prioritization. This is particularly important given the new TSPLOST funding approved by Cherokee County voters in November 2025 that began formal collections on April 1, 2026.

Core elements of the CTP are included within Tasks 0-5, while additional services that the City may consider are included in Task 6 – Additional Services. We would be happy to discuss the approach with staff to build a plan framework that aligns with the City's desired outcomes.

TASK 0 – PROJECT MANAGEMENT AND COORDINATION

Task 0 includes routine project management, coordination, and administrative support activities for the duration of the CTP effort.

- **Project Kick-off Meeting** with up to 2 Kimley-Horn staff attending in person
- **Project Management Plan** development within the first 2 weeks following notice to proceed
- **Project Team Meetings** (up to 14 meetings, of which 2 are in-person; up to 2 staff for most meetings)
- **Project Invoicing and Progress Reports** on a monthly basis

TASK 1 – VISIONING (VISION, GOALS, AND OBJECTIVES) AND PLAN BRANDING

Task 1 establishes the CTP's visioning framework, including development of the vision, goals, and objectives and supporting plan visual theme.

- **Development of Vision, Goals, and Objectives** that will guide the development and prioritization of projects and policies during the recommendations phase
- **Creation of plan logo** and associated templates for Word, PPT, and InDesign, as necessary

TASK 2 – STAKEHOLDER AND PUBLIC ENGAGEMENT

Task 2 includes development and implementation of the stakeholder and public engagement approach to inform the CTP.

- **Stakeholder and Public Involvement Plan** within the first 3 weeks following notice to proceed
- **Stakeholder Committee Meetings** (up to 2 meetings with 1 meeting in person, up to 2 staff members) including the formulation of the committee, appointing of members, and facilitation of meetings
- **Stakeholder Interview/Focus Group** (up to 1 focus group meeting, virtual, up to 2 staff members)
- **Elected Official Meetings** (up to 4 meetings, in-person if possible to schedule back-to-back (otherwise, virtual) up to 2 staff members)
- **Public Engagement (Community Intercepts and Public Meetings)** - up to 2 intercepts (during first round of engagement) and 1 public meeting (during second round of engagement)
- **Online Survey** (up to 2 online surveys, 1 per round)
- **Continued Online Presence** including the development of content for a website and social media posts (assume the City will maintain the website and push social media posts with content developed by the Consultant)
- **Elected Official Presentations** to the entire council (up to 2 presentations, up to 2 staff) at key points in the process including draft recommendations
- **Public Comment and Adoption** by Mayor/City Council

TASK 3 – EXISTING CONDITIONS INVENTORY

Task 3 includes documentation of existing conditions through plan review, data gathering, and baseline analysis to support the Needs Assessment.

- **Plan Review** of relevant documents completed in the past five years and noting of key takeaways
- **Data Gathering and Analysis** including GIS, excel, and other baseline data necessary for spatial mapping and analysis
- **Travel Demand Model** run of baseline/existing conditions model (using ARC's activity based model cleaned for the City of Woodstock subarea)
- **Existing Conditions Summary** (documentation will be included in Task 4 Report)

TASK 4 – NEEDS ASSESSMENT (CURRENT AND FUTURE NEEDS)

Task 4 provides for the evaluation of current and future transportation needs, including multimodal and operational assessments, and the documentation of findings in an Existing Conditions and Needs Report.

- **Larger Scale Vehicular Assessment** (including future No-Build Travel Demand Model analysis) to determine capacity and new connection projects in targeted areas
- **Smaller Scale Operational Assessment** (includes bottleneck review, incorporation of results from County SAP) for intersection and small segments focused on traffic operations and safety
- **Alternative Mode Assessment** to determine walking and rolling modal needs; identifies needs of those traveling via golf cart; includes an inventory of roads without sidewalks and high level demand assessment of sidewalk gap infill (does not include constructability/feasibility assessment)
- **Existing Conditions and Needs Report** to summarize relevant analysis and findings

TASK 5 – RECOMMENDATIONS, PRIORITIZATION, AND CTP EXECUTIVE SUMMARY

Task 5 is the conclusion of the plan and includes CTP recommendations, project prioritization, and CTP executive summary and supporting adoption materials.

- **Project Evaluation Metric Development** based on goals and objectives identified early in the planning process
- **Project Identification** building from the previous CTP, needs assessment analysis, public input, and staff feedback
- **Project Team and City Project Workshop** to vet projects with the goal of having a complete list of projects prior to evaluation
- **Evaluation of Projects** by modal category and through a policy lens as guided by staff and elected leadership
- **Planning Level Costing** of new projects in the list and escalation of costs associated with previously planned projects
- **Draft Prioritized Project List** based on anticipated available funding for a period of 5, 10, 20 years, etc. along with evaluation score and project input from the community
- **Draft and Final CTP Executive Summary** focused on communicating recommendations in a format targeted to the public and elected officials
- **CTP Public Review Period** and comment addressing to allow for a final review of the document
- **Transfer of Files** for Woodstock's records and interim year updates
- **Client Debrief** to discuss strengths of the plan and opportunities for continued improvement in the future

TASK 6 – ADDITIONAL SERVICES

Task 6 includes optional or as-requested technical support services that may be authorized separately, as described below.

- **Targeted event analysis** (what-if scenarios) to understand possible implications of large transportation-impacting events
- **Citywide Synchro model** (up to 30 locations) of key intersections throughout the City that could be updated by City staff on a routine basis

- **Planning level sidewalk evaluation** (including feasibility/implementation assessment) using GIS data to assess right-of-way impacts and slope considerations

FEE AND EXPENSES

Kimley-Horn will perform the services in Tasks 0-5 for the maximum labor fee shown below. Services identified in Task 6 may be considered as additional services and added per client direction.

Task 0 – Project Management and Coordination	\$ 24,392
Task 1 – Visioning (Vision, Goals, and Objectives) and Plan Branding	\$ 9,051
Task 2 – Stakeholder and Public Engagement	\$ 46,832
Task 3 – Existing Conditions Inventory	\$ 24,942
Task 4 – Needs Assessment (Current and Future Needs)	\$ 50,425
Task 5 – Recommendations, Prioritization, and CTP Executive Summary	\$ 53,431
Maximum Labor Fee	\$209,073
Estimated Expenses	\$ 2,000
Maximum Total Fee	\$211,073

ADDITIONAL SERVICES

Task 6 – Additional Services:

- Targeted event analysis (what-if scenarios) - up to two \$ 12,172
- Citywide Synchro model (up to 30 locations), cost of intersection counts not included \$ 28,322
- Planning level sidewalk evaluation (including feasibility/implementation assessment) \$ 13,559

CLOSURE

If you concur in all the foregoing and wish to direct us to proceed with the services, please provide Kimley-Horn with a Work Authorization for review and signature.

We appreciate the opportunity to provide these services. Please contact me with any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Cristina C. Pastore, AICP, P.E.
Principal-in-Charge, authorized signer



Kurt Heischmidt, AICP, RSP₁
Project Manager

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Robyn Adams, City Clerk

ITEM TYPE: Destruction of Records

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Destruction of Records Per State Retention Schedule - Police, Fire, and Parks and Recreation**

SUGGESTED ACTION: Request for approval to destroy records in accordance with the State Retention Schedule. The list of records scheduled for destruction from the Police Department, the Fire Department, and the Parks and Recreation Department is included as part of the agenda packet.

ATTACHMENTS:

[Records Destruction - PD - 08.2026.pdf](#)

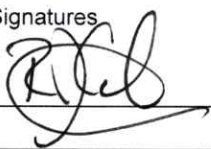
[Records Management Form Destruction 2026.pdf](#)

[8-12-26 Santa Mail Destruction.pdf](#)

[Signed - Parks and Rec Records Destruction Form.pdf](#)

[Application Destruction 08.20.2026.pdf](#)

WOODSTOCK RECORDS MANAGEMENT FORM

Department Police	Date 07/27/2026	Submitted by: Valerie Williams				
BOX #	Schedule # and Retention Period	BOX/RECORD DESCRIPTION	ACTION			
3	LG-16-018 - 7 Years	Separated Employee Personnel Files	New	Retrieve	Return	Destroy X
4	LG-16-018 - 7 Years	Separated Employee Personnel Files				X
		Signatures	Date			
Department Director Approval			7/27/26			
Records Manager Approval						
City Council Approval						

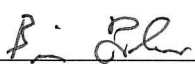
WOODSTOCK RECORDS MANAGEMENT FORM

Department Fire	Date 8/6/2026	Submitted by: Faye Doss				
BOX #	Schedule # and Retention Period	BOX/RECORD DESCRIPTION	ACTION			
210-19	20 Years	Fire Investigation	New	Retrieve	Return	Destroy X
21-12	20 Years	Fire Investigation				X
		Signatures	Date			
Department Director Approval						
Records Manager Approval						
City Council Approval (Destruction Only)						

WOODSTOCK RECORDS MANAGEMENT FORM

Department Parks and Rec	Date 8/11/26	Submitted by: Heather Gilliland				
BOX #	Schedule # and Retention Period	BOX/RECORD DESCRIPTION	ACTION			
PR-1	LG-23 002 &004	Santa Mail letters to Santa 2010-2016	New	Retrieve	Return	Destroy X
PR-2	LG-23 002&004	Santa Mail letters to Santa 2018				X
		Signatures	Date			
Department Director Approval			8-12-2026			
Records Manager Approval						
City Council Approval (Destruction Only)						

WOODSTOCK RECORDS MANAGEMENT FORM

Department Parks and Rec	Date 8/17/2026	Submitted by: Heather Gaddis				
BOX #	Schedule # and Retention Period	BOX/RECORD DESCRIPTION	ACTION			
#1	LG-01-040	Special Events/Coord. Files 2000-2010	New	Retrieve	Return	Destroy X
#1 Continued	LG-01-040	Special Events/Coord. Files 2012-2018				X
#2	LG-01-040	4th of July/Coord. Files 1999-2019				X
#3	LG-01-040	Recycle Event 2006-2019				X
#4	LG-01-040	Special Events/Coord. Files-ALL 2020				X
#5	LG-01-040	Concert Series/Coord. Files 2011				X
#6	LG-01-040	Concert Series/Coord. Files 2009-2014				X
#7	LG-01-040	Special Events/Coord. Files-ALL 2017				X
#8	LG-01-040	Special Events/Coord. Files-ALL 2022				X
#9	LG-01-040	Special Events/Coord. Files-ALL 2016				X
#10	LG-01-040	Special Events/Coord. Files-ALL 2021				X
#11	LG-01-040	Special Events/Coord. Files 2013-2014				X
#12	LG-01-040	Special Events/Coord. Files-ALL 2018				X
#13	LG-01-040	Special Events/Coord.- ALL 2015				X
#14	LG-01-040	Special Events/Coord. Files 2021				X
#15	LG-01-040	Special Events/Coord. Files 2000-2012				X
		Signatures	Date			
Department Director Approval			8-17-2026			
Records Manager Approval						
City Council Approval (Destruction Only)						

WOODSTOCK RECORDS MANAGEMENT FORM

Department Parks and Rec	Date 8/17/2026	Submitted by: Heather Gaddis				
BOX #	Schedule # and Retention Period	BOX/RECORD DESCRIPTION	ACTION			
#16	LG-01-040	Special Events/Coord. Files-ALL 2019	New	Retrieve	Return	Destroy X
#17	LG-01-040	Special Events/Coord. Files 2000-2010				X
		Signatures	Date			
Department Director Approval		<i>R. Lh</i>	8.17.2026			
Records Manager Approval						
City Council Approval (Destruction Only)						

WOODSTOCK RECORDS MANAGEMENT FORM

Department PD	Date 08/19/2026	Submitted by: Sophia Mendoza-Macias				
BOX #	Schedule # and Retention Period	BOX/RECORD DESCRIPTION	ACTION			
1	LG-16-003	Not hired candidate applications	New	Retrieve	Return	Destroy X
2	LG-16-003	Not hired candidate applications				X
3	LG-16-003	Not hired candidate applications				X
		Signatures 	Date 8/19/26			
Department Director Approval						
Records Manager Approval						
City Council Approval						

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Chris Luly, Special Projects

ITEM TYPE: Contracts, Agreements, Leases

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve Payment in Lieu of Construction Agreement for Ruisseau Development**

SUGGESTED ACTION: Request for approval of a payment of \$24,444.00 from Ruisseau developers in lieu of the construction of required sidewalk and guardrail per the site plan approval. Funds will be utilized by the City for the adjacent Arnold Mill Road Trail project that is currently in design.

ATTACHMENTS:
[Payment in Lieu of Construction Agreement w Attachments 20260817.pdf](#)

PAYMENT IN LIEU OF CONSTRUCTION AGREEMENT

Project: Sidewalk and Guardrail Improvements

This Payment in Lieu of Construction Agreement (this “Agreement”) is made and entered into as of this _____ day of _____, 20____, by and between the City of Woodstock, Georgia, a Georgia municipal corporation (the “City”), and Dobbs Road Development, LLC (the “Developer”). The City and the Developer may be referred to individually as a “Party” and collectively as the “Parties.”

WHEREAS, Developer is developing a residential project known as Ruisseau _____ located at or near 775 Dobbs Road within the City of Woodstock, Georgia, as more particularly described in Exhibit A attached to this Agreement, if applicable, or otherwise identified in the City’s development records as Ruisseau (the “Development”).

WHEREAS, In connection with the Development, certain sidewalk and guardrail improvements would otherwise be required to be designed, permitted, constructed, installed, or completed by Developer along or near the corridor serving the Development, subject to applicable City ordinances, approved plans, development conditions, permits, or other development approvals.

WHEREAS, the City is undertaking, planning, or coordinating a larger sidewalk improvement project within the corridor of the Development, which may include sidewalk, pedestrian safety, guardrail, drainage, grading, right-of-way, utility coordination, and related improvements, as determined by the City in its discretion.

WHEREAS, the Parties desire for Developer to make a payment to the City in lieu of Developer constructing the sidewalk and guardrail improvements described in this Agreement, and for the City to apply such funds toward the larger City sidewalk project within the corridor of the Development.

WHEREAS, the Parties acknowledge that the improvements to be funded in whole or in part by the payment described in this Agreement serve a public purpose by supporting pedestrian connectivity, public safety, access, and transportation infrastructure within the City.

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows.

1. Payment in Lieu of Construction

1.1 Payment Amount. Developer shall pay to the City the total amount of **Twenty-four Thousand Four Hundred Forty-Four and No/100 Dollars (\$24,444.00)** as a payment in lieu of construction for the sidewalk and guardrail improvements associated with the Development.

1.2 Time of Payment. Developer shall deliver the payment required under Section 1.1 to the City no later than the earliest of the following, unless otherwise approved in writing by the City Manager or the City Manager's designee:

(a) o: Prior to release of any construction sureties held by the City for this development.

1.3 Form of Payment. Payment shall be made by certified check, cashier's check, wire transfer, or other method approved by the City, payable to the **City of Woodstock, Georgia**.

1.4 No Partial Payment Without Approval. Developer shall not make partial payment unless expressly approved in writing by the City. The City may withhold permits, approvals, inspections, certificates of occupancy, plat approval, or other development authorizations to the extent permitted by law and applicable City requirements until full payment is received.

2. Use of Funds

2.1 Permitted Use. The City shall use the payment made by Developer toward the larger City sidewalk project within the corridor of the Development, including, without limitation, costs associated with: sidewalk construction or reconstruction; guardrail installation, replacement, or modification; pedestrian safety improvements; design, engineering, surveying, inspection, testing, and permitting; grading, drainage, utility relocation or coordination, erosion control, and right-of-way work; traffic control and construction management; and other improvements or costs reasonably related to the City's sidewalk project within the corridor.

2.2 City Discretion. The City shall have sole discretion regarding the design, timing, phasing, scope, procurement, construction, acceptance, and completion of the City sidewalk project, subject to applicable law and City procedures.

2.3 No Developer Control. Developer shall have no right to direct, control, manage, approve, inspect, or accept the City sidewalk project or any portion thereof, except as may be expressly required by separate written agreement or applicable law.

2.4 No Refund. The payment made under this Agreement shall be non-refundable upon receipt by the City, except as expressly required by applicable law or by a final order of a court of competent jurisdiction.

3. Satisfaction of Sidewalk and Guardrail Construction Obligation

3.1 In Lieu of Construction. Upon the City's receipt of the full payment required under Section 1.1, Developer's obligation to construct the sidewalk and guardrail improvements specifically identified by the City as being covered by this Agreement shall be deemed satisfied.

3.2 Limited Scope. This Agreement applies only to the sidewalk and guardrail improvements described in this Agreement. This Agreement does not waive, modify, or satisfy any other obligation of Developer under applicable law, approved plans, development conditions, zoning approvals, subdivision approvals, permits, stormwater requirements, utility requirements,

road improvement requirements, or other City requirements, unless expressly stated in this Agreement.

3.3 No Waiver of Standards. Except for the City's acceptance of the payment in lieu of Developer's construction of the covered sidewalk and guardrail improvements, Developer remains responsible for compliance with all applicable ordinances, regulations, permits, approvals, and conditions relating to the Development.

4. Accounting and Administration

4.1 Deposit of Funds. The City may deposit the payment into an appropriate City account or fund in accordance with its financial policies and applicable law.

4.2 Administrative Costs. The City may apply the payment to eligible project costs, including administrative, engineering, legal, inspection, and construction-related costs associated with the sidewalk corridor project.

4.3 No Trust or Escrow. Unless otherwise required by law, the payment shall not be held in trust or escrow for Developer and shall not create any equitable, beneficial, or ownership interest in favor of Developer in City funds, property, improvements, or accounts.

5. Representations of Developer

Developer represents and warrants to the City that:

5.1 Authority. Developer is duly organized, validly existing, and in good standing under the laws of its state of formation and is authorized to conduct business in the State of Georgia, if required.

5.2 Authorization. Developer has full power and authority to enter into this Agreement and to perform its obligations under this Agreement. The person signing this Agreement on behalf of Developer is duly authorized to do so.

5.3 Development Interest. Developer is the owner, contract purchaser, authorized agent, or otherwise has sufficient legal interest in the Development to enter into this Agreement and bind the Development-related obligations described herein.

5.4 No Conflict. Developer's execution and performance of this Agreement do not violate any agreement, court order, governing document, or legal restriction applicable to Developer.

6. Representations of the City

The City represents that:

6.1 Authority. The City is a municipal corporation organized and existing under the laws of the State of Georgia.

6.2 Authorization. The City has authority to enter into this Agreement, subject to approval by the Mayor and Council or other required City approval, if applicable.

6.3 Public Improvements. The City intends to apply the payment toward public sidewalk, guardrail, pedestrian safety, or related corridor improvements as described in this Agreement.

7. No Impact Fee Characterization

The Parties acknowledge and agree that the payment required under this Agreement is intended as a negotiated payment in lieu of Developer's construction of specific sidewalk and guardrail improvements associated with the Development, and not as an impact fee, tax, special assessment, or general revenue exaction. Nothing in this Agreement shall be construed to limit any lawful fee, charge, assessment, dedication, improvement, or condition otherwise applicable to the Development.

8. Permits and Development Approvals

8.1 No Independent Development Approval. This Agreement does not constitute approval of any rezoning, variance, special use permit, subdivision plat, site plan, development permit, building permit, certificate of occupancy, or other development authorization.

8.2 City Review Reserved. The City reserves all governmental, regulatory, police power, inspection, and approval authority with respect to the Development.

8.3 Condition of Applicable Approvals. To the extent this Agreement is required as a condition of approval for the Development, Developer acknowledges that timely payment is a condition of continued processing, issuance, or effectiveness of the applicable permits or approvals.

9. Default and Remedies

9.1 Developer Default. Developer shall be in default if Developer fails to pay the amount required under this Agreement when due or otherwise fails to perform any material obligation under this Agreement.

9.2 Notice and Cure. The City may provide written notice of default to Developer. Developer shall have ten (10) calendar days after receipt of notice to cure a monetary default, unless a shorter period is required by applicable permit conditions or development approvals.

9.3 City Remedies. Upon Developer's default, the City may pursue any remedy available at law or in equity, including, without limitation:

- (a) withholding issuance of permits or approvals to the extent permitted by law;
- (b) withholding approval of plats, inspections, or certificates of occupancy to the extent permitted by law;
- (c) enforcing this Agreement by specific performance or action for payment; and

- (d) recovering costs of collection, including reasonable attorneys' fees, to the extent permitted by law.

9.4 Remedies Cumulative. All remedies are cumulative and not exclusive.

10. Notices

All notices required or permitted under this Agreement shall be in writing and shall be delivered by personal delivery, nationally recognized overnight courier, certified mail return receipt requested, or email with confirmation of transmission, to the addresses below or to such other address as a Party may designate by written notice.

If to the City:

City of Woodstock, Georgia
Attn: City Manager
12453 Highway 92
Woodstock, GA 30188
Email: jmoon@woodstockga.gov

With a copy to:

Dyer Rusbridge Argo, P.C.
City Attorney
687 Marietta Highway
Canton, GA 30114
Email: jeff@drallaw.com

If to Developer:

Developer Legal Name: **Dobbs Road Development, LLC.**
Attn: **Jeffrey Abraham, CFO**
Street Address: **120 Colony Center Drive, Suite 300**
City, State ZIP: **Woodstock, GA 30188**
Email: **JAbraham@windsonglife.com**

Notice shall be deemed given upon delivery, refusal of delivery, confirmed email transmission if sent during normal business hours, or on the third business day after deposit in the United States mail, postage prepaid, certified mail return receipt requested.

11. Assignment

Developer shall not assign this Agreement or any rights or obligations under this Agreement without the prior written consent of the City, which consent shall not be unreasonably withheld if the proposed assignee assumes in writing all obligations of Developer under this Agreement. Any attempted assignment without required City consent shall be void.

12. Binding Effect

This Agreement shall bind and benefit the Parties and their respective successors and permitted assigns. If required by the City, Developer shall cause any successor owner, developer, or permittee of the Development to assume Developer's obligations under this Agreement in writing.

13. No Third-Party Beneficiaries

This Agreement is solely for the benefit of the Parties and their respective successors and permitted assigns. No person or entity other than the Parties shall have any right to enforce this Agreement or claim any benefit under this Agreement.

14. Governmental Powers Reserved

Nothing in this Agreement shall be construed as a waiver, limitation, surrender, or delegation of the City's legislative, governmental, regulatory, police power, zoning, permitting, inspection, enforcement, or public safety authority. The City's execution of this Agreement is in its proprietary and administrative capacity to facilitate public infrastructure improvements and does not bind the City in the exercise of future governmental discretion.

15. Sovereign and Governmental Immunity

Nothing in this Agreement shall be construed as a waiver of the City's sovereign immunity, governmental immunity, official immunity, or any other immunity or defense available to the City, its elected officials, officers, employees, agents, or representatives under Georgia law, except to the extent expressly waived by applicable law.

16. Indemnification

To the fullest extent permitted by law, Developer shall indemnify, defend, and hold harmless the City and its elected officials, officers, employees, agents, and representatives from and against any claims, damages, liabilities, losses, costs, and expenses, including reasonable attorneys' fees, arising out of or relating to:

- (a) Developer's breach of this Agreement;
- (b) Developer's failure to pay the amount required under this Agreement;
- (c) any misrepresentation by Developer in this Agreement; or
- (d) any claim by Developer's contractors, consultants, lenders, purchasers, successors, or assigns relating to Developer's obligations under this Agreement.

This Section shall survive expiration or termination of this Agreement.

17. Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. Venue for any action arising out of or relating to this Agreement shall lie in the Superior Court of Cherokee County, Georgia, or any other court of competent jurisdiction located in Cherokee County, Georgia.

18. Entire Agreement

This Agreement constitutes the entire agreement between the Parties regarding the payment in lieu of construction described herein and supersedes all prior discussions, negotiations, correspondence, proposals, and understandings relating to that subject matter.

19. Amendments

This Agreement may be amended only by a written instrument signed by both Parties and approved in the same manner as required for this Agreement, unless otherwise authorized by the City.

20. Severability

If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect to the maximum extent permitted by law.

21. Counterparts and Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument. Signatures transmitted electronically, including by PDF, shall be deemed original signatures for all purposes.

22. Effective Date

This Agreement shall be effective on the date it is fully executed by both Parties and approved by the City as required by applicable law.

[Signatures on the following page.]

IN WITNESS WHEREOF, the Parties have executed this Payment in Lieu of Construction Agreement as of the Effective Date.

CITY:
CITY OF WOODSTOCK, GEORGIA,
a Georgia municipal corporation

By: _____

Name: Michael Caldwell

Title: Mayor

Attest:

Robyn Adams
City Clerk

Approved as to form:

City Attorney

Date: _____

DEVELOPER:
DOBBS ROAD DEVELOPMENT, LLC.

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A
Development / Property Description

Development Name: RUISSEAU

Property Address: 775 DOBBS ROAD, WOODSTOCK GA 30188

Parcel Identification Number(s): 15N17A 175

City Project/Application/Permit Number: PSITE-0033-2022Y

Description of Development: 46 RESIDENTIAL UNITS

Covered Sidewalk and Guardrail Improvements: SEE ATTACHED PROPOSAL FROM AUTOMATIC CURB COMPANY, INC. DATED 5/14/2026 FOR SIDEWALK AND PROPOSAL FROM WILDCAT STRIPING, SEALING & PAVING FOR GUARD RAIL

Corridor Project: ARNOLD MILL ROAD TRAIL/DOBBS RD & ARNOLD MILL ROUNDABOUT

AUTOMATIC CURB COMPANY, INC.
8265 INDUSTRIAL PLACE, ALPHARETTA, GA 30004 PHONE
(770) 740-8914 FAX (770) 740-8917

PROPOSAL

Date: 05/14/26

Customer: Windsong Properties

Project: Ruisseau Sidewalk

Bid #: 7458

Attn: Casey Hild

DESCRIPTION	UNIT		QUANTITY	COST	TOTAL
INSTALL 140 LF OF 5' SIDEWALK	S.F.	(+/-)	700	\$6.00	\$4,200.00
TOTAL					4200.00
					\$4,200.00

STIPULATIONS

1. Prices based on **3,000 P.S.I.** concrete.
2. Subgrade to be +/- one tenth of a foot upon entry.
3. Backfilling by others.
4. Field layout by others. Required: 4' offset stakes with grades to top of curb.
5. All concrete to be chute poured. Additional material handling to be an extra charge.
6. Additional charges will apply for replacement of any curb broken by others.
7. Gravel under curb, sidewalk and driveway aprons **NOT** included.
8. Traffic control **NOT** included in price unless noted above.
9. Price based on 1 mobilization. Additional move-ins \$1500.00.
10. Joint sealant **NOT** included in price.
11. Grate and Frames are to be provided and set by others.
12. Prices valid for **60** days from above date.

SUBMITTED BY: JOHN DEES, ESTIMATOR

ACCEPTED BY: _____



Wildcat Striping, Sealing & Paving

Job # 1125632-1
March 24, 2026

5365 Truman Drive
Decatur, GA 30035
V: 678.937.9525
F: 678.937.9151

Submitted to	WINDSONG PROPERTIES LLC	Job Name	Ruisseau Year End
Address	120 COLONY CENTER DRIVE #300	Proposal Name	Signage and Thermo City, State, Zip WOODSTOCK, GA
30188 Jobsite Address	312 Eric Ct		
Contact Name	Andrew Carruth	City, State, Zip	Woodstock, Ga 30188
Contact Email	acarruth@windsonglife.com	Account Manager	Ashley Baum
Contact Phone		Account Manager Phone	678-300-3328
Contact Mobile		Account Manager Email	Ashley@wildcatstriping.com

QTY	Description	Price	Ext Price	Accept?
1	Thermoplastic: Apply (5) Stop Bars. No Traffic Control Included.	\$1,855.00	\$1,855.00	_____
1	Signage: Furnish and install 2 Pedestrian Crossing signs, 2 Blue street signs(blades) Thistle Court and Nettle Court, and 1 Stop sign. All signs to be installed on Type 7 posts in dirt.	\$2,783.00	\$2,783.00	_____
1	Guardrail: Furnish and install 122' of W Beam Guardrail with (1) Type 1 Anchor and (1) Type 12 Anchor. Includes traffic control.	\$18,022.00	\$18,022.00	_____

Total \$22,660.00

This proposal excludes the following: Please Note: Surface to be striped needs to be ready for paint application prior to Wildcat mobilization. Cleaning or pressure washing must be done by owner or contractor if the area to be striped is on concrete or on new construction. All vehicles and materials need to be removed from site prior to Wildcat mobilization. Any trip to a job not resulting in work being performed fully due to the fault of others will result in additional charges. After 30 days pricing subject to change due to material cost increase. If this proposal is subject to becoming a contract outside the terms of this proposal, a contract must be submitted and approved prior to beginning work, or terms of net 30 will apply.

THERE IS NO OTHER EXPRESS WARRANTY IN THIS CONTRACT OTHER THAN STATED HEREIN. ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS IS LIMITED TO THE LANGUAGE STATED IN THIS CONTRACT – We propose hereby to furnish labor, equipment and material – complete in accordance with the above specifications – All material is guaranteed to be as specified – All work will be completed in a workmanlike manner according to standard practices – Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate – Should the amount due under this contract or any part of it be past due the Contractor shall be entitled to attorney's fees and all costs of collection, plus interest based on legal rate or 1.5% per month on overdue amounts – All agreements contingent upon strikes, accidents or delays beyond our control – This quotation is an estimate only and not a guarantee to perform this work – Projects are added to our schedule in the order they are received. Please contact our office as soon as possible to ensure crew availability to perform the work – The above quotation DOES NOT INCLUDE FURNISHING BOND – The lump sum price above does not include engineering or surveying – Prime contractor will provide all required engineering and surveyed control points as required at no cost to Wildcat Striping & Sealing – This quote in its entirety will be part of any subcontract – Our workers are fully covered by Workman's Compensation. Proposal is subject to an additional fee if a third party is utilized to process payments. Prices are subject to change.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Martyn Detz, Fire Department

ITEM TYPE: Budget Approval/Amendment

AGENDA SECTION: CONSENT AGENDA

SUBJECT: **Approve MAJBA JE 22025 to Fund Purchase of Fire Station 34 Furniture, Fixtures, and Equipment**

SUGGESTED ACTION: Request for approval to use Fire Bond reserves to fund the purchase of furniture, fixtures and equipment (FF&E) for Fire Station 34, Long Drive. Due to extended delivery times, there is a need to accelerate these purchases to meet the deadline of the Fire Station opening in December. This budget amendment will recognize the use of reserves in the Fire Station Bond fund.

ATTACHMENTS:

[JE 22025 - 3510 To Fund FS 34 FF&E.pdf](#)

City of Woodstock, GA
Major Budget Amendment

Name of Department Fund 314 - Fire Dept
Budget Amendment # MAJBA JE 22025

Explanation of Request

This major budget amendment is to use reserves in the Fire Station Bond Fund to purchase furniture, fixtures, and equipment for Fire Station 34, Long Drive. Due to extended delivery times, there is a need to accelerate these purchases before the station opens in December.

ACCOUNT NUMBER	ACCOUNT NAME	DEBIT	CREDIT	ITEM DESCRIPTION
314-3510-541421-03-00FST4	Construction - 4th Fire Stn (FS 34)	\$ 125,000.00		Mach Alert System
314-3510-541421-03-00FST4	Construction - 4th Fire Stn (FS 34)	\$ 27,000.00		Station Speaker System
314-3510-541421-03-00FST4	Construction - 4th Fire Stn (FS 34)	\$ 62,000.00		SCBA Fill Station
314-3510-541421-03-00FST4	Construction - 4th Fire Stn (FS 34)	\$ 8,000.00		Turnout Gear Dryer
314-3510-541421-03-00FST4	Construction - 4th Fire Stn (FS 34)	\$ 25,000.00		Furniture
314-3510-541421-03-00FST4	Construction - 4th Fire Stn (FS 34)	\$ 15,000.00		Beds and Kitchen Table
314-3510-541421-03-00FST4	Construction - 4th Fire Stn (FS 34)	\$ 10,000.00		Fire House Recliners
314-3510-541421-03-00FST4	Construction - 4th Fire Stn (FS 34)	\$ 15,000.00		Exercise Equipment
314-3510-541421-03-00FST4	Construction - 4th Fire Stn (FS 34)	\$ 4,000.00		Hose Rack
314-3510-541421-03-00FST4	Construction - 4th Fire Stn (FS 34)	\$ 9,000.00		Misc Station Items - Plates, Pots, Pans, Janitorial
314-1599-394110-00	Use of Reserves		\$ 300,000.00	
TOTALS		\$ 300,000.00	\$ 300,000.00	

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Ron Shelby, Finance Department

ITEM TYPE: Adoption

AGENDA SECTION: NEW BUSINESS

SUBJECT: **Consideration of Approval to Adopt the Calendar 2026 Maintenance and Operations Property Tax Millage Rate**

SUGGESTED ACTION: Request for approval to adopt the Calendar 2026 Maintenance and Operations Property Tax Millage Rate to be set at the calculated rollback rate of 5.13 mils as advertised.

ATTACHMENTS:

[Property Tax Year 2026 \(FY27\) Proposed Millage Rate Presentation 08242026 RS \(002\).pdf](#)
[5 Year Property Tax History and 2026 Millage Rollback run in Cherokee Tribune August 15 16 2026.pdf](#)
[PD-32.1 City of Woodstock Computation of Millage Rate Rollback for 2026 Property Tax Year 5.13mils.pdf](#)
[RES 2026-014 M&O Millage Rate Adoption 2026 8.24.26.pdf](#)



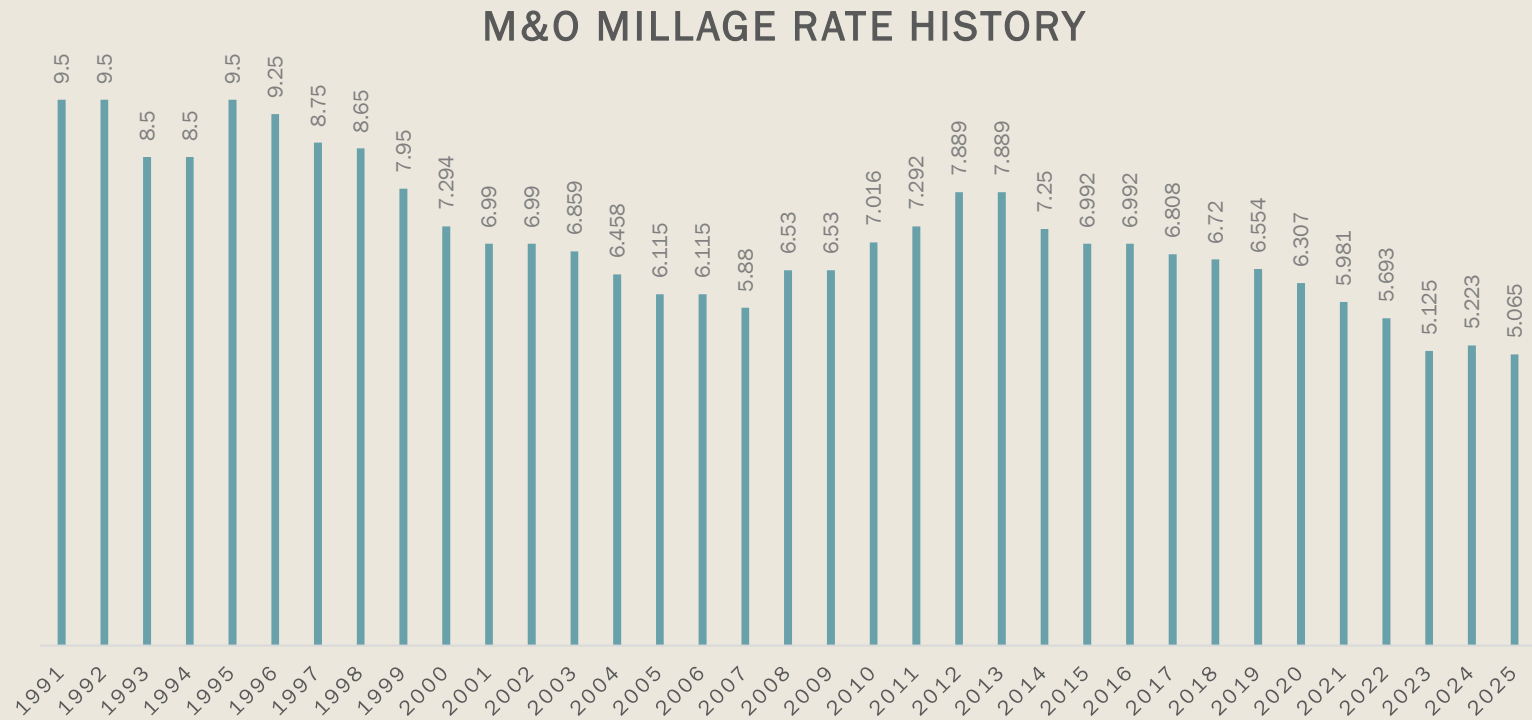
Millage Rate Presentation

August 24, 2026 – 7pm

FY 2027 2026 PROPERTY TAX YEAR MILLAGE RATE

City of Woodstock Millage Rate History

32 Years



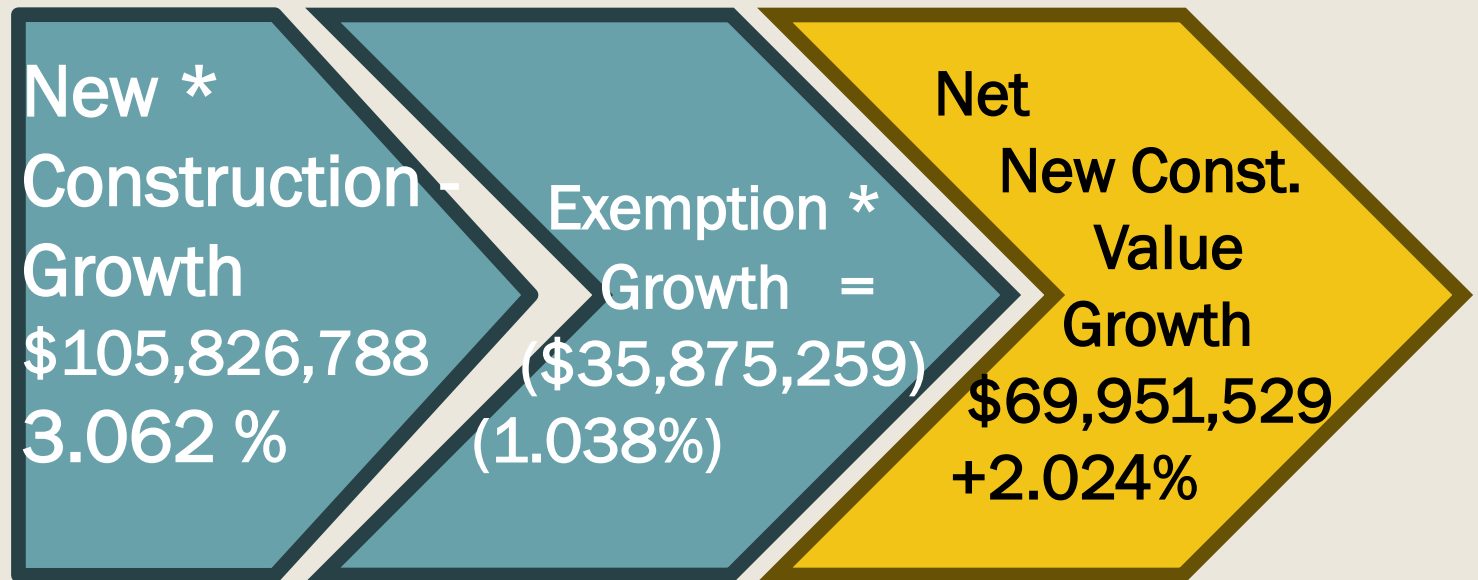
City of Woodstock

Millage Rate History

35 Years

1991	9.50	2000	7.294	2009	6.53	2018	6.720
1992	9.50	2001	6.99	2010	7.016	2019	6.554
1993	8.50	2002	6.99	2011	7.292	2020	6.307
1994	8.50	2003	6.859	2012	7.889	2021	5.981
1995	9.50	2004	6.458	2013	7.889	2022	5.693
1996	9.25	2005	6.115	2014	7.250	2023	5.125
1997	8.75	2006	6.115	2015	6.992	2024	5.223
1998	8.65	2007	5.88	2016	6.992	2025	5.065
1999	7.95	2008	6.53	2017	6.808		

City of Woodstock 2026 Real Property Net New Construction Growth



* All Calculated as a % of previous year 2025 Gross Digest

- 2025 Net New Construction/Exemption was : 6.693 - 1.66 = 5.033 %
- 2024 Net New Construction/Exemption was: 4.947 - 2.879 = 2.068 %
- 2023 Net New Construction/Exemption was: 5.693 - 9.535 = (3.842) %

City of Woodstock Digest Inflation Growth History

(Key to Rollback Theory)

Property Tax Year	Value Inflation	As a % of Previous Yr Gross Digest
2026	\$ (22,242,197)	(0.64) %
2025	\$ 96,643,104	3.07%
2024	\$ 64,238,583	2.19%
2023	\$ 334,738,784	13.59%

City of Woodstock 2026 Millage Values

**Net M&O Digest:
2,643,605,300***

Millage	Tax Value
1.0	\$ 2,643,605
0.50	\$ 1,321,803
0.25	\$ 660,901
0.10	\$ 264,361
0.05	\$ 132,180
0.03	\$ 79,308
0.01	\$ 26,436
0.005	\$ 13,218

*Excludes Motor Vehicle Ad Valorem Tax Remnants

Proposed M&O Millage Rate

To Fund the Adopted FY27 Budget, which was based upon 2.5% net growth in New Construction.

Net New Construction Growth Realized was only 2.024%

Calculated **Rollback Rate** is at: **5.13 mils**

- At Rollback, the adopted FY27 Budget should generate an additional \$ 162,817.

But this is all before Appeals are resolved, and will therefore decline.

Proposed M&O Millage Rate: Property Tax at Rollback rate of **5.13mils**

Taxable Value	Property Tax	Taxable Value	Property Tax
\$ 200,000	\$ 410.40	\$ 250,000	\$ 513.00
\$ 300,000	\$ 615.60	\$ 350,000	\$ 718.20
\$ 375,000	\$ 769.50	\$ 400,000	\$ 820.80
\$ 450,000	\$ 923.40	\$ 500,000	\$ 1,026.00
\$ 550,000	\$ 1,128.60	\$ 600,000	\$ 1,231.20
\$650,000	\$ 1,333.80	\$ 700,000	\$ 1,436.40

- 2024 Average NonHomestead Home Value: \$ **368,497**
- 2024 Average Homestead Home Value: \$ **493,828**

SPECIAL REVENUE FUND – 313 PARKS BOND PROJECT FUND

Total Projects \$ 26,953,193

Project-Length Budget

2024 Parks Bond Debt Service Millage Rate

- Approved by Voters
November 2023
- 2024 Parks GO Bond
 - Issued Apr 2024
 - \$26,953,193
- Approved park and trail projects

2024 PARKS BOND PROJECT LIST OVERVIEW

■ Approved Projects:

- Little River Park Connector \$3,402,833
- Rubes Creek South Connector \$587,741
- Rubes Creek West Connector \$461,401
- Water Trail \$130,000
- Neese & Arnold Mill Rd Connections \$2,966,711
- Buckhead Crossing Boardwalk \$650,000
- Little River Park Phases 2 & 3 \$14,926,229
- Parks Projects (Undesignated) \$3,828,278

Parks Bond Millage Rate Debt Service

FY25 Debt Service:	\$970,000	
FY26 Debt Service:	\$1,206,330	
FY27 Debt Service:		\$1,202,200
General Fund owed for repayment:		\$ 178,830
		Total: \$1,381,030

Separate from M&O millage rate, required to fund Debt Service:

FY25 Millage Rate:	0.454 mils
FY26 Millage Rate:	0.500 mils

FY27 required Millage Rate: **0.52 Mils**

- This is a 4% increase in Debt Service Millage.
- At 100% Collection, it will generate **\$1,374,664** to fund debt service (before Value Appeals).
- The cost of Voter approved Debt Service on Woodstock's average \$500,000 homesteaded home is **\$104.00**.
- Excess collection covers for late and delinquent taxpayers, as well as BOA/BOE adjustments.
- Unspent collections will remain as dedicated fund balance for future debt service expense.

Proposed 2024 Parks Bond 2026 Millage Rate Debt Service at **0.52 Mils**

Taxable Value	Property Tax	Taxable Value	Property Tax
\$ 200,000	\$ 41.60	\$ 250,000	\$ 52.00
\$ 300,000	\$ 62.40	\$ 350,000	\$ 72.80
\$ 375,000	\$ 78.00	\$ 400,000	\$ 83.20
\$ 450,000	\$ 93.60	\$ 500,000	\$ 104.00
\$ 550,000	\$ 114.40	\$ 600,000	\$ 124.80
\$650,000	\$ 135.20	\$ 700,000	\$ 145.60

- 2024 Average NonHomestead Home Value: **\$368,497**
- 2024 Average Homestead Home Value: **\$493,828**

Total FY27 City of Woodstock Millage Rate Proposal

Property Tax Year 2026 (FY27)

Maintenance and Operations Millage Rate

Full Rollback of **5.13 Mils**

2024 Parks Bond Debt Serv Millage Rate **.52 Mils**

Net Total Proposed Millage @ rollback: **5.65 mils**

Compared to 2025 (FY26)

Net Total Millage of 5.565 mils

FY27 Forward Budget Challenges

- Full Funding for **15 Firefighter Positions**
- Still looking to fund an additional **downtown PD officer**
- **New Parkland** coming online will result in additional Maintenance and Operations costs (Little River Park, and Johnston Park).
- FY27 **Property & Casualty Insurance costs** increased another 5% from FY26
- For FY27, **Parking Garage Costs** are requiring \$50K in Fund Balance and \$100K in General Fund supplementation for M&O. (Includes New Position in Parking Garage)
- Self Funded **Health Plan Costs** – Costs projected up 8.90% for 10/1/2026. Used \$1.8M in Reserves in FY27. (Still less than going fully insured).

FY27 Forward Budget Challenges

- **GMEBS Actuarially Determined Contributions (ADC) costs** continue to increase with staffing growth and payroll:
 - *FY27 \$1,620,857 up \$138,101 or 9.3%*
 - *FY26 \$1,482,756 up \$125,434 or 9.24%*
 - *FY25 \$1,357,322 up \$249,047 or 22.47%*
 - *FY24 \$1,108,275 Down \$83,227 or (6.90%)*
 - *FY23 \$1,191,502*
- **Declining GF Fund Balance**
 - *FY24 \$14,672,976*
 - *FY25 \$12,418,757*
 - *FY 26 Projected 11,800,000 (currently down \$600K Net)*
 - *FY27 Budgeted \$1,255,500 use of reserves*
- **Inflation** continues to eat away at our own purchasing power

CITY OF WOODSTOCK

- Questions?

Healthcare costs are a potent political issue in Georgia, but more for Democrats than Republicans

By Ty Tagami

Capital Beat News Service

ATLANTA—With healthcare costs continuing to rise, the issue could prove to be a potent one in Georgia's upcoming election for governor.

Democrat Keisha Lance Bottoms has made it a core part of her campaign, blaming Republicans for refusing to accept Medicaid expansion as a solution.

Rick Jackson, her Republican opponent, agrees that rising costs are a problem, but he argues that increased access to commercial insurance is

the solution.

A new survey of about 1,000 likely voters by the University of Georgia complicates the narrative.

Conducted in June for the Georgia Health Initiative, the survey found that more than 90% of Democrats and Republicans who responded had health insurance coverage.

Yet concerns about rising costs crossed party lines, with 54% of Democrats and 38% of Republicans saying they were very or somewhat worried about being able to afford their monthly premiums over the next year.

"Republicans on average, compared to Democrats or independents, tended to be slightly less worried about various healthcare-related costs," said M.V. Hood III, the political science professor in charge of the survey. But he said he found remarkable similarity regardless of party affiliation. GOP respondents "weren't quite up at the same level as Democrats or independents, but you're still talking about a very sizable number of people here."

Nearly three-quarters of Democrats and more than two-thirds of independents said health-

care in Georgia was not very affordable or not affordable at all. Fewer Republicans, but still just shy of half, felt the same.

Nearly half of Democrats and a quarter of Republicans said they had skipped or delayed care in the past year due to the cost.

Democrats were more exposed to the cost of private insurance—either through an employer or a personal policy, with a fifth of them on Medicare versus nearly a third of Republicans.

A minimal number of respondents, 2.5% of Republicans and less than 8% of Democrats,

said their primary coverage was through Medicaid, the federal and state program that gives many low-income Americans access to healthcare.

That may be why affordability outranked healthcare as a major issue, with inflation and the cost of living being the top concern for respondents from both parties, followed by the economy and jobs.

Healthcare ranked third for Democrats, with 13% saying it was the single most important issue facing Georgia today. It ranked eighth for Republicans, with only 3% considering the issue that significant.

In short, ensuring access to healthcare for all is a bigger issue for Democrats, who were twice as likely as Republicans, at 86% to 43%, to say they thought it was very important for Georgia's next governor to focus on it.

That may be why Bottoms portrayed healthcare in Georgia as a crisis while speaking at a Georgia Chamber of Commerce event last week. Her solution is to expand access to Medicaid. The federal government would cover 90% of the cost, but the state would have to pay for the rest.

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businesspeople assembled at The Classic Center in Athens. She blamed Georgia's Republican-led refusal to expand Medicaid for the closures of nine rural hospitals. "It's not a Republican, independent, Democratic issue," she said. "This is an issue that's impacting the strength of our state."

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Rather than standard Medicaid expansion, he said he would pursue a federal grant to implement what he called "an intelligent Medicaid expansion." He said he would establish training programs that would give Medicaid recipients the skills to land a job providing insurance.

"I'm not going to measure our state by how many people are on Medicaid," he said. "I'm going to measure how many people are on commercial insurance. And the way to do that is reduce the cost of commercial insurance."

That plan may face headwinds if these newly employable workers wind up at a small company.

Firms with 50 or fewer full-time equivalent employees may see a median 14% increase in premiums in 2027, according to an analysis released last week by KFF, which reviewed federal data about preliminary rate filings by insurers across the country.

The nonprofit also reported that the number of people enrolled in the fully-insured small-group market fell by 41% between 2013 and 2024, down to 10 million.

This article is available through a partnership with Capital Beat News Service, a project of the Georgia Press Association's nonprofit, tax-exempt Educational Foundation.

NOTICE OF PUBLIC HEARING CHEROKEE COUNTY BOARD OF COMMISSIONERS

Notice is hereby given that the Cherokee County Board of Commissioners will hold a public hearing on **Tuesday, September 1, 2026**, at 6:00 PM, in the Cherokee County Administration Building, 1130 Bluffs Parkway, Canton, Georgia 30114, Cherokee County is initiating a rezoning of one (1) parcel located along Dupree Road (Tax ID 15N12 078B) from LI (Light Industrial) to RTH (Single-Family Attached Residential).

The property is located along Dupree Road, Woodstock, GA 30188 in Land Lots 1090 of the 15th District, 2nd Section of Cherokee County, Georgia and indicated as Parcel 078B on Tax Map 15N12.

Information regarding this request is on file at the Cherokee County Department of Planning and Zoning, 1130 Bluffs Parkway, Canton, Georgia, and may be reviewed by appointment between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Meetings of the Board of Commissioners are open to the public.

Note: Georgia Law requires that all parties who have made campaign contributions to any member of the Cherokee County Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desires to appear at the Public Hearing in opposition to the request, shall file a campaign contribution disclosure prior to addressing the Board of Commissioners.

As set forth in the Americans with Disabilities Act of 1992, Cherokee County Government does not discriminate on the basis of disability and will assist citizens with special needs when given seven (7) working days advance notice.

For information, please call 678-493-6101.

PUBLIC MEETING NOTICE

The City of Woodstock Mayor and Council does hereby announce that the millage rate will be set at a meeting to be held at the Chambers at City Center located at 8534 Main Street, Woodstock, Georgia, on August 24, 2026 at 7:00 PM, and pursuant to the requirements of O.C.G.A Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2026 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

	2021	2022	2023	2024	2025	2026
Real & Personal	2,115,248,591	2,570,544,065	3,047,773,191	3,269,904,321	3,580,225,794	3,659,999,351
Motor Vehicle	8,216,890	7,440,670	7,349,430	6,752,250	5,792,110	4,983,910
Mobile Homes	20,900	20,900	21,212	21,196	21,184	21,168
Gross Digest	2,123,486,381	2,578,005,635	3,055,143,833	3,276,677,767	3,586,039,088	3,665,004,429
Less M&O Exemptions	407,295,883	608,967,158	843,748,034	928,310,799	980,539,960	1,016,415,219
Net M&O Digest	1,716,190,498	1,969,038,477	2,211,395,799	2,348,366,968	2,605,499,128	2,648,589,210
Gross M&O Millage	6.307	5.981	5.693	5.125	5.223	5.065
Less Millage Rollback	.326	.783	.568	.047	.130	(0.065)
Other Decrease/						
(Increase)	.000	(.495)	.000	(.145)	.028	.000
Net M&O Millage Rate	5.981	5.693	5.125	5.223	5.065	5.13
Parks Bond Millage Rate	0.00	0.00	0.00	.454	.500	.520
Total City Millage Rate	5.981	5.693	5.125	5.677	5.565	5.65
M&O Taxes Levied	\$10,264,535	\$11,209,736	\$11,333,403	\$12,265,521	\$13,196,853	\$13,587,263
Bond Taxes Levied	0	0	0	\$1,066,159	\$1,299,843	\$1,374,664
Total City Taxes Levied	\$10,264,535	\$11,209,736	\$11,333,403	\$13,331,680	\$14,496,696	\$14,961,927
Net M&O Taxes						
\$ Increase	\$559,752	\$945,201	\$123,667	\$932,118	\$931,332	\$390,410
Net M&O Taxes						
% Increase	5.77%	9.21%	1.20%	8.22%	7.59%	2.96%

The City of Holly Springs does hereby announce that the millage rate will be set at a meeting to be held at the City of Holly Springs Municipal Building located at 3235 Holly Springs Parkway, Holly Springs, Georgia on August 17, 2026 at 6:30 PM. Pursuant to OCGA § 48-5-32, the City hereby publishes the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years:

CURRENT 2026 TAX DIGEST AND FIVE YEAR HISTORY OF LEVY

	2021 (FY22)	2022 (FY23)	2023 (FY24)	2024 (FY25)	2025 (FY26)	2026 (FY27)
Real & Personal	\$ 825,355,172	\$ 1,059,334,976	\$ 1,404,105,274	\$ 1,484,354,131	\$ 1,583,532,122	\$ 1,613,165,328
Motor Vehicles	\$ 3,338,490	\$ 3,351,660	\$ 3,341,730	\$ 3,091,030	\$ 2,743,570	\$ 2,585,910
Mobile Homes	\$ 17,683	\$ 19,852	\$ 19,999	\$ 15,406	\$ 14,724	\$ 14,014
Gross Digest	\$ 828,711,345	\$ 1,062,706,488	\$ 1,407,467,003	\$ 1,487,460,567	\$ 1,586,290,416	\$ 1,615,765,252
Less M&O Exemptions	\$ 172,009,449	\$ 253,541,404	\$ 383,008,523	\$ 398,078,938	\$ 442,715,090	\$ 432,702,262
Net M&O Digest	\$ 653,701,896	\$ 809,165,084	\$ 1,024,458,480	\$ 1,089,381,629	\$ 1,143,575,326	\$ 1,183,062,990
Gross M&O Millage Rate:						
Holly Springs Millage Rate	4.220	3.841	3.841	4.000	4.945	4.993
Fire District Millage Rate*	3.292	2.984	2.764	2.888	2.888	3.130
Net M&O Millage Rate	7.512	6.825	6.605	6.888	7.833	8.123
Net Taxes Levied:						
Holly Springs Taxes Levied	\$ 2,758,622	\$ 3,108,003	\$ 3,934,945	\$ 4,357,527	\$ 5,654,980	\$ 5,907,034
Fire District Taxes Levied	\$ 2,695,880	\$ 3,150,975	\$ 3,868,967	\$ 4,558,980	\$ 4,558,980	\$ 5,022,296
Total Net Taxes Levied	\$ 5,454,502	\$ 6,258,978	\$ 7,803,912	\$ 8,916,507	\$ 10,213,960	\$ 10,929,329
Net Taxes \$ Increase (Decrease)	\$ 555,847	\$ 804,476	\$ 1,544,934	\$ 1,112,594	\$ 1,297,453	\$ 715,369
Net Taxes % Increase (Decrease)	11.35%	14.75%	24.68%	14.26%	14.55%	7.00%

*Fire District Millage Rate set by Cherokee County Board of Commissioners

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2026

COUNTY: Cherokee	TAXING JURISDICTION: City of Woodstock Georgia
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ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2025 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2026 DIGEST
REAL	3,450,205,426	(22,242,197)	106,635,004	3,534,598,233
PERSONAL	130,020,368		(4,619,250)	125,401,118
MOTOR VEHICLES	5,792,110		(808,200)	4,983,910
MOBILE HOMES	21,184		(16)	21,168
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	0		0	0
GROSS DIGEST	3,586,039,088	(22,242,197)	101,207,538	3,665,004,429
EXEMPTIONS	980,539,960	11,963,935	23,911,324	1,016,415,219
NET DIGEST	2,605,499,128	(34,206,132)	77,296,214	2,648,589,210
	(PYD)	(RVA)	(NAG)	(CYD)

2025 MILLAGE RATE:	5.065		2026 MILLAGE RATE:	5.130
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CALCULATION OF FINAL ROLLBACK MILLAGE RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2025 Net Taxable Digest	PYD	2,605,499,128	
Net Value Added-Reassessment of Existing Real Property	RVA	(34,206,132)	
Other Net Changes to Taxable Digest	NAG	77,296,214	
2026 Net Taxable Digest	CYD	2,648,589,210	PYD+RVA+NAG
2025 Millage Rate	PYM	5.065	PYM
Millage Equivalent of Reassessed Value Added	ME	-0.065	(RVA/CYD) * PYM
Rollback Millage Rate for 2026	RR - ROLLBACK RATE	5.130	PYM - ME
PTRLOST/FLOST Net Proceeds	NP of PTRLOST		
Millage Rate Equivalent of PTRLOST/FLOST Net Proceeds	MRE of PTRLOST	0.000	NP of PTRLOST/CYD
Rollback Millage for 2026 minus Millage Equivalent of PTRLOST/FLOST	RRPTR	5.130	RR - MRE of PTRLOST

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2026 Proposed Millage Rate for this Taxing Jurisdiction exceeds the Final Rollback Millage Rate (at right) this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c)(2)	Final Rollback Millage Rate	5.130
	2026 Millage Rate	5.130
	Percentage Tax Increase	0.00%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

Chairman, Board of Tax Assessors

Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Tax Collector or Tax Commissioner

Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2026 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2026 is _____.

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

☐

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2026 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

☒

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2026 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party

Title

Date



**CITY OF WOODSTOCK
STATE OF GEORGIA**

RESOLUTION NO. 2026-014

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOODSTOCK,
GEORGIA FOR THE ESTABLISHMENT OF THE MAINTENANCE AND OPERATION PROPERTY
TAX MILLAGE RATE FOR THE CALENDAR YEAR 2026**

WHEREAS, the City of Woodstock, Georgia (the "City") is a municipality duly formed and existing pursuant to Georgia law; and;

WHEREAS, the 1983 Constitution of the State of Georgia provides for the self-government of municipalities without the necessity of action by the General Assembly; and;

WHEREAS, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions or regulations relating to its property, affairs and local government for which no provision has been made by general laws, and which are not inconsistent with the Constitution or any charter provision applicable thereto; and;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City, by the lawful authority vested in them, that the Maintenance and Operation Property Tax millage rate for the City of Woodstock, Georgia for the calendar year 2026 is set to be 5.13 mills.

Adopted this 24th day of August 2026

Michael Caldwell, Mayor

Attest: _____
Robyn Adams, City Clerk

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Ron Shelby, Finance Department

ITEM TYPE: Adoption

AGENDA SECTION: NEW BUSINESS

SUBJECT: **Consideration of Approval to Adopt the Calendar 2026 Parks Bond Debt Service Property Tax Millage Rate**

SUGGESTED ACTION: Request for approval to adopt the Calendar 2026 Parks Bond Debt Service Property Tax Millage Rate at 0.52 mils to meet debt service needs, as advertised.

ATTACHMENTS:

[2026_PT-38_City_and_Independent_School_Millage_Rate_Certification City of Woodstock GA.pdf](#)
[Printed Copy 5 Year Millage Ad from Newspaper run August 15 16 2026.pdf](#)
[RES 2026-015 Parks Bond Debt Svc Millage Rate Adoption 2026 8.24.26.pdf](#)



CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2026

<http://www.dor.ga.gov>

Complete this form once the levy is determined, report this information in Column 1. E-mail a copy to local.government.services@dor.ga.gov and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Services Division with the millage rates for the distribution of Railroad Equipment Tax and Alternative Ad Valorem Tax. Form must be remitted even if levy is zero.

Georgia Department of Revenue
Local Government Services Division
4125 Welcome All Road
Atlanta, Georgia 30349
Phone: (404) 724-7003

CITY NAME City of Woodstock, GA		ADDRESS 12453 Highway 92		CITY, STATE, ZIP Woodstock, GA 30188		
FEI # 72-6005245	CITY CLERK Robyn Adams	PHONE NO. 770-592-6000	FAX 678-388-6358	EMAIL radams@woodstockga.gov		
OFFICE DAYS / HOURS M-F 8am-5pm		ARE TAXES BILLED AND COLLECTED BY THE (X) CITY OR () COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO. Ronald C Shelby, Chief Financial Officer, 770-592-6000 x1200				
List below the amount & qualifications for each <u>LOCAL</u> homestead exemption granted by the City and Independent School System.						
CITY		INDEPENDENT SCHOOL				
Exemption Amount	Qualifications	Exemption Amount	Qualifications			
If City and School assessment is other than 40%, enter percentage millage is based on _____%. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.						
CITY DISTRICTS	DISTRICT NO.	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
List Special Districts if different from City District below such as CID's, BID's, or DA's	List District Numbers	Gross Millage for Maintenance & Operations	**Less Rollback for Local Option Sales Tax	Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Bond Millage (If Applicable)	Total Millage Column 3 + Column 4
City Millage Rate	07 & 07A	5.130		5.130	0.520	5.650
Independent School System						
Special Districts						
**Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.						

Name of County(s) in which your city is located:

Cherokee

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2026

24-Aug-26
Date

Mayor or City Clerk

Healthcare costs are a potent political issue in Georgia, but more for Democrats than Republicans

By Ty Tagami
Capitol Beat News Service

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“I’m not going to measure our state by how many people are on Medicaid,” he said. “I’m going to measure how many people are on commercial insurance. And the way to do that is reduce the cost of commercial insurance.”

That plan may face headwinds if these newly employable workers wind up at a small company.

Firms with 50 or fewer full-time equivalent employees may see a median 14% increase in premiums in 2027, according to an analysis released last week by KFF, which reviewed federal data about preliminary rate filings by insurers across the country.

The nonprofit also reported that the number of people enrolled in the fully-insured small-group market fell by 41% between 2013 and 2024, down to 10 million.

This article is available through a partnership with Capitol Beat News Service, a project of the Georgia Press Association’s nonprofit, tax-exempt Educational Foundation.

NOTICE OF PUBLIC HEARING
CHEROKEE COUNTY
BOARD OF COMMISSIONERS

Notice is hereby given that the Cherokee County Board of Commissioners will hold a public hearing on **Tuesday, September 1, 2026**, at 6:00 P.M. in the Cherokee County Administration Building, 1130 Bluffs Parkway, Canton, Georgia 30114. Cherokee County is initiating a rezoning of one (1) parcel located along Dupree Road (Tax ID 15N12 078B) from LI (Light Industrial) to RTH (Single-Family Attached Residential).

The property is located along Dupree Road, Woodstock, GA 30188 in Land Lots 1090 of the 15th District, 2nd Section of Cherokee County, Georgia and indicated as Parcel 078B on Tax Map 15N12.

Information regarding this request is on file at the Cherokee County Department of Planning and Zoning, 1130 Bluffs Parkway, Canton, Georgia, and may be reviewed by appointment between 8:00 a.m. and 5:00 p.m. Monday through Friday.

Meetings of the Board of Commissioners are open to the public.

Note: Georgia Law requires that all parties who have made campaign contributions to any member of the Cherokee County Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desires to appear at the Public Hearing in opposition to the request, shall file a campaign contribution disclosure prior to addressing the Board of Commissioners.

As set forth in the Americans with Disabilities Act of 1992, Cherokee County Government does not discriminate on the basis of disability and will assist citizens with special needs when given seven (7) working days advance notice.

For information, please call 678-493-6101.

PUBLIC MEETING NOTICE						
The City of Woodstock Mayor and Council does hereby announce that the millage rate will be set at a meeting to be held at the Chambers at City Center located at 8534 Main Street, Woodstock, Georgia, on August 24, 2026 at 7:00 PM, and pursuant to the requirements of O.C.G.A Section 48-5-32 does hereby publish the following presentation of the current year’s tax digest and levy, along with the history of the tax digest and levy for the past five years.						
CURRENT 2026 TAX DIGEST AND 5 YEAR HISTORY OF LEVY						
	2021	2022	2023	2024	2025	2026
Real & Personal	2,115,248,591	2,570,544,065	3,047,773,191	3,269,904,321	3,580,225,794	3,659,999,351
Motor Vehicle	8,216,890	7,440,670	7,349,430	6,752,250	5,792,110	4,983,910
Mobile Homes	20,900	20,900	21,212	21,196	21,184	21,168
Gross Digest	2,123,486,381	2,578,005,635	3,055,143,833	3,276,677,767	3,586,039,088	3,665,004,429
Less M&O Exemptions	407,295,883	608,967,158	843,748,034	928,310,799	980,539,960	1,016,415,219
Net M&O Digest	1,716,190,498	1,969,038,477	2,211,395,799	2,348,366,968	2,605,499,128	2,648,589,210
Gross M&O Millage	6.307	5.981	5.693	5.125	5.223	5.065
Less Millage Rollback	.326	.783	.568	.047	.130	(0.065)
Other Decrease/ (Increase)	.000	(.495)	.000	(.145)	.028	.000
Net M&O Millage Rate	5.981	5.693	5.125	5.223	5.065	5.13
Parks Bond Millage Rate	0.00	0.00	0.00	.454	.500	.520
Total City Millage Rate	5.981	5.693	5.125	5.677	5.565	5.65
M&O Taxes Levied	\$10,264,535	\$11,209,736	\$11,333,403	\$12,265,521	\$13,196,853	\$13,587,263
Bond Taxes Levied	0	0	0	\$1,066,159	\$1,299,843	\$1,374,664
Total City Taxes Levied	\$10,264,535	\$11,209,736	\$11,333,403	\$13,331,680	\$14,496,696	\$14,961,927
Net M&O Taxes \$ Increase	\$559,752	\$945,201	\$123,667	\$932,118	\$931,332	\$390,410
Net M&O Taxes % Increase	5.77%	9.21%	1.20%	8.22%	7.59%	2.96%

The City of Holly Springs does hereby announce that the millage rate will be set at a meeting to be held at the City of Holly Springs Municipal Building located at 3235 Holly Springs Parkway, Holly Springs, Georgia on August 17, 2026 at 6:30 PM. Pursuant to OCGA § 48-5-32, the City hereby publishes the following presentation of the current year’s tax digest and levy, along with the history of the tax digest and levy for the past five years:						
CURRENT 2026 TAX DIGEST AND FIVE YEAR HISTORY OF LEVY						
	2021 (FY22)	2022 (FY23)	2023 (FY24)	2024 (FY25)	2025 (FY26)	2026 (FY27)
Real & Personal	\$ 825,355,172	\$ 1,059,334,976	\$ 1,404,105,274	\$ 1,484,354,131	\$ 1,583,532,122	\$ 1,613,165,328
Motor Vehicles	\$ 3,338,490	\$ 3,351,660	\$ 3,341,730	\$ 3,091,030	\$ 2,743,570	\$ 2,585,910
Mobile Homes	\$ 17,683	\$ 19,852	\$ 19,999	\$ 15,406	\$ 14,724	\$ 14,014
Gross Digest	\$ 828,711,345	\$ 1,062,706,488	\$ 1,407,467,003	\$ 1,487,460,567	\$ 1,586,290,416	\$ 1,615,765,252
Less M&O Exemptions	\$ 175,009,449	\$ 253,541,404	\$ 383,008,523	\$ 398,078,938	\$ 442,715,090	\$ 432,702,262
Net M&O Digest	\$ 653,701,896	\$ 809,165,084	\$ 1,024,458,480	\$ 1,089,381,629	\$ 1,143,575,326	\$ 1,183,062,990
Gross M&O Millage Rate:						
Holly Springs Millage Rate	4.220	3.841	3.841	4.000	4.945	4.993
Fire District Millage Rate*	3.292	2.984	2.764	2.888	2.888	3.130
Net M&O Millage Rate	7.512	6.825	6.605	6.888	7.833	8.123
Net Taxes Levied:						
Holly Springs Taxes Levied	\$ 2,758,622	\$ 3,108,003	\$ 3,934,945	\$ 4,357,527	\$ 5,654,980	\$ 5,907,034
Fire District Taxes Levied	\$ 2,695,880	\$ 3,150,975	\$ 3,868,967	\$ 4,558,980	\$ 4,558,980	\$ 5,022,296
Total Net Taxes Levied	\$ 5,454,502	\$ 6,258,978	\$ 7,803,912	\$ 8,916,507	\$ 10,213,960	\$ 10,929,329
Net Taxes \$ Increase (Decrease)	\$ 555,847	\$ 804,476	\$ 1,544,934	\$ 1,112,594	\$ 1,297,453	\$ 715,369
Net Taxes % Increase (Decrease)	11.35%	14.75%	24.68%	14.26%	14.55%	7.00%
*Fire District Millage Rate set by Cherokee County Board of Commissioners						



**CITY OF WOODSTOCK
STATE OF GEORGIA**

RESOLUTION NO. 2026-015

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOODSTOCK,
GEORGIA FOR THE ESTABLISHMENT OF THE 2024 PARKS BOND DEBT SERVICE PROPERTY
TAX MILLAGE RATE FOR THE CALENDAR YEAR 2026**

WHEREAS, the City of Woodstock, Georgia (the "City") is a municipality duly formed and existing pursuant to Georgia law; and;

WHEREAS, the 1983 Constitution of the State of Georgia provides for the self-government of municipalities without the necessity of action by the General Assembly; and;

WHEREAS, the City of Woodstock, Georgia, has the legislative power to adopt clearly reasonable ordinances, resolutions or regulations relating to its property, affairs and local government for which no provision has been made by general laws, and which are not inconsistent with the Constitution or any charter provision applicable thereto; and;

WHEREAS, on November 7, 2023, an election of qualified voters approved a referendum for a \$24 million Parks Bond issue, which was later sold on March 25, 2024, requiring the City to levy a separate debt service millage rate to produce funds sufficient in amount to pay the principal and interest on the Series 2024 Bonds; and;

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the City of Woodstock, Georgia, by the lawful authority vested in them, that the 2024 Parks Bond Debt Service Property Tax millage rate for the City of Woodstock, Georgia for the calendar year 2026 is set to be 0.52 mills.

Adopted this 24th day of August 2026

Michael Caldwell, Mayor

Attest: _____
Robyn Adams, City Clerk

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Melissa Sigmund, Community Development

ITEM TYPE: Ordinance 1st or 2nd Reading

AGENDA SECTION: NEW BUSINESS

SUBJECT: **Consideration of A#132-26, 200 Dupree Road Annexation, Rezoning, and Associated Variances - Request to Remand to Planning Commission**

SUGGESTED ACTION: Request for approval of the applicant's request to remand this item back to Planning Commission to allow additional information to be presented. The property owner is in agreement with this request.

ATTACHMENTS:

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Cassandra Henry, Administration

ITEM TYPE: Contracts, Agreements, Leases

AGENDA SECTION: OLD BUSINESS

SUBJECT: **Consideration of Approval of Event Green Renovation Project**

SUGGESTED ACTION: Request for approval to renovate the event green to include excavating/grading and installation of drainage and turf. The existing conditions of the event green are poor and cause concerns for public safety. Due to the urgent nature of this project Young Earth Systems is the low bidder of this project.

ATTACHMENTS:

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Martyn Detz, Parks & Recreation

ITEM TYPE: Budget Approval/Amendment

AGENDA SECTION: OLD BUSINESS

SUBJECT: **Consideration of Approval of MAJBA JE 22045 to Fund Event Green Renovation**

SUGGESTED ACTION: Request for approval of MAJBA JE 22045 to use SPLOST VII reserves (parks and recreation undesignated funds) to fund the downtown event green renovation. This renovation includes excavation, grading, installation of drainage and turf and any other related work as necessary. Due to the poor conditions of the event green, there are public health and safety concerns therefore the urgency to complete this project now is imperative.

ATTACHMENTS:

[JE 22045 - 5535 To Fund Event Green Renovation.pdf](#)

**City of Woodstock, GA
Major Budget Amendment**

Name of Department	Fund 437 - Parks Department
Budget Amendment #	MAJBA JE 22045

Explanation of Request

This major budget amendment (MAJBA) is to fund the downtown event green renovation using SPLOST VII Use of Reserves (parks and recreation undesignated funds). This renovation includes excavation, grading, installation of drainage and turf and any other related work as necessary. Due to the poor conditions of the event green, there are public health and safety concerns therefore the urgency to complete this project now is imperative.

ACCOUNT NUMBER	ACCOUNT NAME	DEBIT	CREDIT
437-5535-541410-00-EGRENO	Event Green Renovation	\$ 162,000.00	\$ -
437-1599-394110-00	Use of Reserves		\$ 162,000.00
TOTALS		\$ 162,000.00	\$ 162,000.00

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Robyn Adams, City Clerk

ITEM TYPE: Minutes

AGENDA SECTION: MINUTES APPROVAL

SUBJECT: **Consideration of Approval to Adopt Council Meeting Minutes -
August 10, 2026**

SUGGESTED ACTION:

ATTACHMENTS:

[Council Meeting Minutes 8.10.26 Final.pdf](#)



City Council Meeting
The Chambers at City Center
8534 Main Street
(Main) 770 592-6000 (Fax) 770 926-1375
<http://www.woodstockga.gov>

~MINUTES~

Monday, August 10, 2026

City Council ~ 7:00 PM

Attendees: Mayor Michael Caldwell, Council Member Warren Johnson, Council Member David Potts, Council Member Tracy Collins, Council Member Brian Wolfe, City Manager Jeff Moon, Deputy City Manager Coty Thigpen, City Clerk Robyn Adams, City Attorney Jeff Rusbridge, Police Chief Roland Castro, Fire Marshal Bobby Stilson, Chief Financial Officer Ron Shelby, Chief Information Officer Katy Leggett, IT Engineer Justin Iglesias, Community Development Director Melissa Sigmund, Senior Planner Niwana Ray, Planner Natalie Faustine, Parks and Recreation Director Brian Borden, Human Resources Director Mindy Nobis, Public Works Director Jeremy Parker, Capital Improvement Plan Administrator Chris Luly, Communications and Marketing Manager Stacy Brown.

Absent: Mayor Pro Tem Colin Ake and Council Member Rob Usher

ITEM 1) MEETING CALLED TO ORDER

- 7:00 PM Meeting called to order at The Chambers at City Center, 8534 Main Street, Woodstock, GA.
- Rector Tyler Kerley with Resurrection Anglican Church led the group in The Pledge of Allegiance and in prayer.

ITEM 2) APPOINTMENTS/OATH OF OFFICE

2.1) Appointment and Oath of Office - Meg Davidson - Downtown Development Authority (Council Member Rob Usher, Ward 6) (Administration)

- Mayor Caldwell noted that Council Member Rob Usher, who requested the appointment of Meg Davidson to the Downtown Development Authority, is not in attendance. He therefore asked for a motion from another Council Member to proceed with the appointment.
- *Council Member Brian Wolfe made a motion to appoint Meg Davidson to the Downtown Development Authority on behalf of Council Member Rob Usher.*
- *Council Member David Potts seconded the motion.*
- *Motion carried (4-0) Mayor Pro Tem Colin Ake and Council Member Rob Usher Absent.*
- Mayor Caldwell administered the Oath of Office for Meg Davidson as the new Downtown Development Authority Member.

ITEM 3) ANNOUNCEMENTS

3.1) Announcements (Administration)

Council Member Warren Johnson read the announcements.

- Visit Woodstock's 2026 Family Fun Night season concludes with the excitement of the beach and ocean in Downtown Woodstock on this special summer night! Tropical fun-filled activities will make this a celebration to remember. The beloved animated movie "Moana" will be the featured film on the Woodstock Arts Event Green. Details at visitwoodstockga.com.
- The August Trail Story at Dupree Park features national bestseller Mossy by Jan Brett. Signs with the story and interactive questions will be placed around the Walking Track. Children and their families can enjoy the book and the trail at their own pace, anytime, as many times as they like through the entire month.
- Taste of Woodstock returns Thursday, September 10th to the Woodstock Arts Event Green in Downtown Woodstock. Info for interested food vendors and sponsors is available at visitwoodstockga.com/taste

ITEM 4) MEETING DECORUM

- City Clerk Robyn Adams read the Meeting Decorum.

ITEM 5) PUBLIC COMMENT

- *Mayor Michael Caldwell opened the Public Comment portion of the meeting.*
- *City Clerk Robyn Adams stated Mike Donovan signed up to speak.*
- *Mr. Donovan spoke about his concerns with The Pitch project.*
- *Mayor Michael Caldwell closed the Public Comment portion of the meeting.*

ITEM 6) CONSENT

6.1) Approve IGA Amendment Two - Resurfacing & Road Repairs (Administration)

- Request for approval of Amendment Two to Intergovernmental Agreement for Cherokee County to provide resurfacing and road repairs for various roads in the City of Woodstock.

6.2) Approve MAJBA JE 21860 to Fund Additional LMIG Resurfacing - Rivercrest Drive (Public Works)

- Request for approval of MAJBA JE 21860 to use SPLOST VII reserves to fund additional LMIG resurfacing at Rivercrest Drive. This MAJBA is to cover funding for Amendment Two to the IGA with Cherokee County (IGA is separate agenda item) for road resurfacing to add Rivercrest Drive.

6.3) Approve MAJBA JE 21859 to Fund Chambers Building Concrete Pad Installation (Public Works)

- Request for approval of MAJBA JE 21859 to use TAD reserves to fund the installation of a concrete pad at the Chambers Building. This will renovate and improve the existing area that recently failed resulting in water damage to the inside basement. The inside building damage has already been remediated, and this renovation/improvement will prevent future water/flood damage. This MAJBA is to cover funding for this portion of the project.

6.4) Approve MAJBA JE 21892 to Fund Noonday Creek Trail Connection at Dupree Road (Public Works)

- Request for approval of MAJBA JE 21892 to use undesignated Parks Bond (Use of Reserves) to fund the construction of the Noonday Creek Trail Connection at Dupree Road and the necessary house demolition so construction can commence. Engineering for the project has already been completed. There is no ROW to be purchased. This MAJBA is to cover funding for construction and demolition.

6.5) Approve Request to Accelerate Hiring of HR Coordinator Position (FY 27) (Human Resources)

- Request for approval to post and hire the approved HR Coordinator position earlier than previously planned. The new position was approved in budget for January 2027. This request is seeking to allow for the hiring date to be accelerated to earlier in 2026. Estimated posting would be in September, and onboarding would occur in late October/early November.

There is a projected net zero financial effect due to potential salary savings planned within other current department positions. If projected costs were to change, another agenda item will be brought back to Council for additional review and approval.

- *Council Member David Potts made a motion to approve Consent Agenda Items 6.1-6.5*
- *Council Member Tracy Collins seconded the motion.*
- *Motion carried (4-0) Mayor Pro Tem Colin Ake and Council Member Rob Usher Absent.*

ITEM 7) NEW BUSINESS

ITEM 8) OLD BUSINESS

8.1) Consideration of Z#167-26 & CUP#94-26, Reagan & Ridgewalk - The Pitch (Vote) (Community Development)

- Request for approval of a Zone Map Amendment, Conditional Use Permit (CUP), and Variances to allow for the construction of a ± 12.81 acre mixed-use development located at the southeast corner of Reagan Street and Ridgewalk Parkway (Z#166-25, CUP#094-26) that would include up to approximately 26,000 sf of commercial uses, a soccer stadium for semi-professional/professional soccer teams, and a maximum of 236 multi-family rental units. The application seeks to rezone the property from NC to GCVMU and requests a Conditional Use Permit to allow multi-family rental units and to allow the residential units to be located on the ground floor of buildings within the development. Associated Variances are requested to the development standards of the LDO for the amounts and locations of provided parking. This item was originally heard at the April 27, 2026 City Council meeting and tabled to allow the applicant to provide additional information to the City Council for use in their determination. Mayor Michael Caldwell stated Council Member David Potts said he planned to make a motion to table the item. Mayor Caldwell requested a motion to remove the item from the table so a vote could be taken. Mayor Caldwell asked if Council wanted to hear the presentation and then table the item. Council Member David Potts stated he would prefer the presentation to be delivered at the new tabled date so those Council Members absent from the meeting could hear the presentation and receive all the information. City Manager Jeff Moon stated staff will discuss schedules and have that information to Council by the August 17th Work Session so the new date can be publicly announced.
- *Council Member David Potts made a motion to remove Item 8.1 from the table.*
- *Council Member Brian Wolfe seconded the motion.*
- *Motion carried (4-0) Mayor Pro Tem Colin Ake and Council Member Rob Usher Absent.*
- *Council Member David Potts made a motion to table Item 8.1 indefinitely to allow time for staff and the applicant to review scheduling. A new date will be determined and announced publicly at the August 17th Work Session.*
- *Council Member Brian Wolfe seconded the motion.*
- *Motion carried (4-0) Mayor Pro Tem Colin Ake and Council Member Rob Usher Absent.*

ITEM 9) MINUTES APPROVAL

9.1) Consideration of Approval to Adopt Council Meeting Minutes - July 27, 2026 (City Clerk)

- *Council Member David Potts made a motion to approve Item 9.1 adopting the July 27, 2026 Council Meeting Minutes.*
- *Council Member Brian Wolfe seconded the motion.*
- *Motion carried (4-0) Mayor Pro Tem Colin Ake and Council Member Rob Usher Absent.*

ITEM 10) DEPARTMENTAL REPORTS**10.1) Fire Monthly Report (June 2026) (Fire)****ITEM 11) MAYOR AND COUNCIL COMMENTS**

- Mayor Michael Caldwell thanked staff for a great concert Saturday night and thanked the thousands of people who came out to enjoy the evening.

ITEM 12) CITY MANAGER STAFF COMMENTS

- City Manager Jeff Moon stated he needs to request an Executive Session and will not be asking Council to take action after the session.

ITEM 13) EXECUTIVE SESSION – PERSONNEL, LITIGATION, REAL ESTATE

- *Council Member Warren Johnson made a motion to retreat into Executive Session.*
- *Council Member Brian Wolfe seconded the motion.*
- *Motion carried (4-0) Mayor Pro Tem Colin Ake and Council Member Rob Usher Absent.*
- *Council Member Brian Wolfe made a motion to return from Executive Session.*
- *Council Member Tracy Collins seconded the motion.*
- *Motion carried (4-0) Mayor Pro Tem Colin Ake and Council Member Rob Usher Absent.*

ITEM 14) FINAL ADJOURNMENT

- *Council Member Brian Wolfe made a motion to adjourn.*
- *Council Member Tracy Collins seconded the motion.*
- *Motion carried (4-0) Mayor Pro Tem Colin Ake and Council Member Rob Usher Absent.*

Michael Caldwell, Mayor

Robyn Adams, City Clerk

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Robyn Adams, City Clerk

ITEM TYPE: Minutes

AGENDA SECTION: MINUTES APPROVAL

SUBJECT: **Consideration of Approval to Adopt Work Session Minutes -
August 17, 2026**

SUGGESTED ACTION:

ATTACHMENTS:

[Work Session Minutes 8.17.26 Final.pdf](#)



City Council - Work Session
The Chambers at City Center
8534 Main Street
(Main) 770 592-6000 (Fax) 770 926-1375
<http://www.woodstockga.gov>

~MINUTES~

Monday, August 17, 2026

City Council - Work Session ~ 7:00 PM

Attendees: Mayor Michael Caldwell, Mayor Pro Tem Colin Ake, Council Member Warren Johnson, Council Member David Potts, Council Member Tracy Collins, Council Member Brian Wolfe, Council Member Rob Usher, City Manager Jeff Moon, Deputy City Manager Coty Thigpen, City Clerk Robyn Adams, Police Chief Roland Castro, Fire Chief Shane Dobson, Chief Financial Officer Ron Shelby, Community Development Director Melissa Sigmund, Parks and Recreation Director Brian Borden, Economic Development Director Brian Stockton, Capital Improvement Plan Administrator Chris Luly and Communications and Marketing Manager Stacy Brown.

ITEM 1) MEETING CALLED TO ORDER

- 7:00 PM Meeting called to order at The Chambers at City Center, 8534 Main Street, Woodstock, GA.
- Judge Robert Tidwell led the group in The Pledge of Allegiance and Pastor Job Dalomba with Christ Covenant Presbyterian Church led the group in prayer.

ITEM 2) ANNOUNCEMENTS AND INFORMATIONAL ITEMS

1. Announcements

- Mayor Michael Caldwell reported that the developer for the Ansley Park case (A#132-26, 200 Dupree Road Annexation, Rezoning, and Associated Variances) has requested that the case be returned to the Planning Commission. Due to advertising requirements, the case will be heard at the November Planning Commission meeting. He noted that the property owner has consented to this action. Mayor Pro Tem Colin Ake stated that he believes it is important for the case to go back to the Planning Commission. Mayor Caldwell added that this serves as public notice that while the public hearing scheduled for next week will still occur, the vote will likely be delayed, as the Council intends to remand the case back to the Planning Commission at the August 24 Council Meeting.
- *Mayor Pro Tem Colin Ake read the announcements.*
- On August 27th, the Creative Woodstock Walking Tour will delve into the creative, artsy side of Woodstock! The tour will explore public art currently on display throughout downtown, talk about plans for more public art, and learn about the thriving creative economy in Downtown Woodstock with a visit to Made Mercantile to hear the behind-the-scenes story of this home to local makers. Get tickets at visitwoodstockga.com or the Woodstock Visitors Center.

ITEM 3) PRESENTATION ITEMS FOR DISCUSSION

City Manager Jeff Moon stated staff would like to seek Council's direction on two additional items – the Little River Park kayak launch and a maintenance project for the Elm Street Event Green. He stated staff needs feedback so the Elm Street project can be placed on the next Council agenda.

1. Presentation - Johnston Park Master Plan Draft (Liz Cole With Earth Elements)

- Parks and Recreation Director Brian Borden introduced Liz Cole with Earth Elements. Ms. Cole shared a presentation with information and renderings for the park. Ms. Cole also provided information to seek Council's direction on the Little River Park kayak launch.
- City Manager Jeff Moon reminded Council that the City owns the event green and leases it to the Downtown Development Authority, which then leases it long-term to Woodstock Arts. He noted that the facility is heavily used, and despite multiple rounds of re-sodding, the turf continues to experience significant damage due to the high volume of activity. He presented an alternative option of installing artificial turf, adding that the existing sprinkler system would remain in place to assist with cooling. The estimated cost is approximately \$155,000.

Council Member David Potts stated that while he prefers real grass, the level of use makes artificial turf a practical solution. Council Member Warren Johnson agreed and emphasized the need to evaluate available turf options to ensure the selection of the most durable product. Mayor Pro Tem Colin Ake expressed opposition to artificial turf, stating he believes the green should remain natural grass and that scheduled closures one or two days per week could allow time for recovery.

Liz Cole with Earth Elements provided additional input and recommended budgeting for repairs if the artificial turf option is selected. Mayor Michael Caldwell and Council Member Rob Usher expressed support for the artificial turf option. Council members reached general agreement but stressed the importance of choosing a product that will last and reviewing appropriate cooling methods.

2. Presentation - Managed Downtown Parking Program Update

- Economic Development Director Brian Stockton presented an update on the parking program. Mayor Pro Tem Colin Ake asked whether the system could be adjusted so users will not need to start a parking session if they plan to stay for only an hour. Mr. Stockton stated he would inquire but noted that requiring users to begin a session is standard practice in most paid parking systems and is typically enforced.

Council Member Warren Johnson commented that the program appears to be functioning as intended. He asked whether the app used for the system is operated by a third party. Mr. Stockton confirmed it is and they have looked into another option – ParkMobile – but that option is more costly

3. Presentation - Transportation Projects Update

- Capital Improvement Plan Administrator Chris Luly shared a presentation on transportation projects.

ITEM 4) EXECUTIVE SESSION

City Manager Jeff Moon stated he does need to request an Executive Session but given this is a Work Session no action will be taken after the session.

- *Council Member Warren Johnson made a motion to retreat into Executive Session.*
- *Council Member Rob Usher seconded the motion.*

- *Motion carried (6-0).*
- *Council Member Brian Wolfe made a motion to return from Executive Session.*
- *Council Member Warren Johnson seconded the motion.*
- *Motion carried (6-0).*

ITEM 5) FINAL ADJOURNMENT

- *Council Member Rob Usher made a motion to adjourn.*
- *Council Member Brian Wolfe seconded the motion.*
- *Motion carried (6-0).*

Michael Caldwell, Mayor

Robyn Adams, City Clerk

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Ron Shelby, Finance Department

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Investment Report (July 2026)

SUGGESTED ACTION:

ATTACHMENTS:
[Investment Report 07-31-2026.pdf](#)



Investment Report to Mayor and Council

July 1, 2026- July 31, 2026

OVERVIEW

This financial report reflects the City's Investment balances for the 2027 fiscal year through [July 31, 2026](#).

During the past year, the City of Woodstock has held its excess funds in short term, liquid instruments such as bank money market accounts and Georgia Fund 1, as the bond market hasn't been paying rates high enough to motivate investing further out on the yield curve and tying up liquidity needed for current capital projects.

On August 12, 2026, inflation (CPI) for the 12-month period ended July was reported at 3.4%, down slightly from the 3.5% reported for the 12-month period ended June. On September 17, the Federal Reserve decreased the Fed Funds rate by 25 basis points (bp), followed by another 25 bp cut on October 29, and one more 25 bp interest rate cut on December 10, 2025. No more changes have occurred since. War with Iran started on Saturday February 28th, which has significantly impacted fuel prices and inflation in various parts of the economy.

On Friday, July 31st, the 30-day US Treasury Bill closed at 3.79%, up from 3.70% on June 30th. The 10-year Treasury increased from 4.44% (6/30) to 4.68 (7/31). This market no longer has an inverted yield curve (an indicator of an economy moving towards recession). The July 31 spread between the 90-Day and 10-Year Treasuries is an upward slope of 86bp (versus 57bp on 6/30), with the 90-day at 3.82% and the 10-year at 4.68%.

The 90 Day US Treasury decreased to 3.82% (7/31), vs 3.87% the month previous. Market expectations are all over the place based upon speculation as to when a final war ending agreement will be arrived at. In comparison, Woodstock closed the month of June earning a variable rate of 3.67436% APY at Georgia Fund 1, down from the 3.69374% earned in June. In September 2024, Ameris bank renegotiated the City's MMKT rates going forward as a spread of .58% off of the Federal Funds rate, giving us a current rate of 3.21%. Subsequently, we continue to utilize that account type with \$37,701,934 in deposits due to its immediate liquidity profile, paired with investment restrictions on bond proceeds, while providing investment diversity with Georgia Fund 1. In FY27, Woodstock has earned a total of \$107,844.64 in interest at Ameris Bank alone. The Weighted Average Maturity (WAM) of the entire Woodstock Portfolio is currently at an average of 1 day.

As good stewards of public funds, Woodstock is prudently looking to maximize these earnings while keeping assets safe. It is not seeking to tie up funds for long periods of time due to nearby cash flow needs and market volatility. Woodstock continues investing operating cash in Georgia Fund 1, as the public investment pool can go further out on the yield curve and earn higher rates than the City can by purchasing securities directly, and at higher rates than at Ameris, and yet it still accommodates our liquidity needs for significant near-term projects and other expenditures. Our cash positions peaked due to Property Tax collections due December 31, and a new \$14,685,000 URA Bond issue in December 2026 for two new fire stations. Meanwhile significant construction project expenditures continue on all fronts. As a result, lower interest rates and significant spending will put pressure on interest earnings in FY 2027 going forward. Inflation could change that outlook if the Fed raises rates.

Recent Arbitrage calculations on the City's bond earnings resulted in an IRS liability of \$290,775.92, which is not due for payment until the 5th year after issuance on April 10, 2029. These funds have been segregated into a separate Money Market account where they continue to earn interest as well.

GEORGIA FUND 1

Pursuant to OCGA 36-83-1 to 36-83-8; Georgia Fund 1 is able to offer to counties, municipalities, public colleges and universities, boards of education, special districts, state agencies, and other authorized entities as a conservative, efficient, and liquid investment alternative. The primary investment objectives of Georgia 1 Fund are safety of capital and liquidity. Georgia Fund 1 has a credit rating of AA+ by S&P Global.

GF1 ACCOUNT BALANCES

As of **July 31, 2026**, Georgia Fund 1 paid **3.67436%** annualized, which is down from the 3.69374% paid the month previous. The City of Woodstock had on deposit at **Georgia Fund 1** the following amounts:

Fund	June 31, 2026 BALANCE	Net DEPOSIT/ (WITHDRAWAL)	July 2026 INTEREST	July % Yield**	Management Fee Withheld *	July 31, 2026 BALANCE
GENERAL FUND	\$ 11,071,944.81	(\$0.00)	\$ 34,552.09	3.67436	(\$ 517.20)	\$ 11,106,496.90
WATER – SEWER	\$ 2,550,989.34	\$500,000.00	\$ 9,068.18	3.67436	(\$ 135.74)	\$ 3,060,057.52
TOTAL	\$13,622,934.15	\$500,000.00	\$ 43,620.27		(\$ 652.94)	\$ 14,166,554.42

*Management Fee Withheld by Georgia Fund 1 has been netted out of the full INTEREST distribution.

** Current Yield (Annualized)

MONEY MARKET BALANCES

As of **July 31, 2026**, the City of Woodstock had **Money Market** deposits at Ameris bank in the following amounts. (Rates dropped 25bp in December due to the equal drop in the Fed Funds rate. No change since.):

FUND	June 30, 2026 BALANCE	Net Deposit/ (Withdrawal)	July 2026 INTEREST	July % APYield	June 30, 2026 BALANCE
POOL-MMKT Ameris	\$ 5,172,878.46	(\$ 1,432,000.00)	\$12,759.83	3.21	\$ 3,753,638.29
24 Parks Bond MMKT Ameris	\$ 22,174,127.79	(\$ 961,221.51)	\$ 58,451.23	3.21	\$ 21,271,357.51
24 Parks Bond Arbitrage	\$ 297,858.87	\$ 0.00	\$ 797.91	3.21	\$ 298,656.78
25 Fire Statn MMKT Ameris	\$ 9,704,715.34	(\$ 1,284,875.00)	\$ 23,511.33	3.21	\$ 8,443,351.67
SPLOST V- MMKT Ameris	\$ 708,148.84	(\$ 133,539.80)	\$ 1,796.26	3.21	\$ 576,405.30
SPLOST VII- MMKT Ameris	\$ 3,752,124.94	(\$ 888,621.38)	\$ 10,031.02	3.21	\$ 2,873,534.58
TSPLOST MMKT Ameris	\$685,537.13	(\$ 201,044.66)	\$ 497.06	3.21	\$ 484,989.53
TOTAL	\$ 42,495,391.37	(\$ 4,901,302.35)	\$107,844.64		\$ 37,701,933.66

CD ACCOUNT BALANCES

As of July 31, 2026, the City of Woodstock had no **CD** accounts:

FUND	June 30, 2026 BALANCE	June Interest Received	Annualized Yield (APY)	Total Received at Maturity	July 31, 2026 BALANCE
	\$ 0	\$ 0	0.00%	\$ 0	\$ 0
TOTAL	\$ 0	\$ 0		\$ 0	\$ 0

SECURITY ACCOUNT BALANCES

The City of Woodstock periodically invests in securities as allowed by the City of Woodstock Investment Policy. These securities are purchased with the intent to hold until maturity. As of July 31, 2026, the City of Woodstock held the following **US Treasury** and **Agency Securities** at Multi-Bank Securities, Piper Sandler and Raymond James:

Total Current Portfolio Holdings by Purchase Value (PV) as of July 31, 2026:

General Fund Total PV:	\$ 0.00
City Center Fund Total PV:	\$ 0.00
Grand Total (PV):	\$ 0.00
Weighted Average Yield To Maturity (YTM):	0.00%

Holdings/Purchase Transaction History:

Piper Sandler & Co.:

Purchase Date	Security	Maturity	PAR Value	Principal Purchase Price / Fund ***	Accrued Interest Paid To Seller*	Issued Coupon Amount**	Yield To Maturity (YTM)	CUSIP
TOTAL				\$ 0	\$ 0			

* Accrued Interest Paid to Seller is in addition to the Principal Purchase Price paid at closing. It compensates the seller for the days the security was owned by them since the previous coupon payment date. It will be repaid to Woodstock upon receipt of the next coupon payment.

** Treasury Notes have coupons. Treasury Bills are purchased at a discounted face value with no coupons.

***All Totals exclude any matured securities.

Multi-Bank Securities, Inc.:

Purchase Date	Security	Maturity	PAR Value	Principal Purchase Price / Fund ***	Accrued Interest Paid To Seller*	Issued Coupon Amount**	Yield To Maturity (YTM)	CUSIP
TOTAL				\$0	\$ 0			

* Accrued Interest Paid to Seller is in addition to the Principal Purchase Price paid at closing. It compensates the seller for the days the security was owned by them since the previous coupon payment date. It will be repaid to Woodstock upon receipt of the next coupon payment.

** Treasury Notes have coupons. Treasury Bills are purchased at a discounted face value with no coupons.

***All Totals exclude any matured securities.

Raymond James:

Purchase Date	Security	Maturity	PAR Value	Principal Purchase Price / Fund ***	Accrued Interest Paid To Seller*	Issued Coupon Amount**	Yield To Maturity (YTM)	CUSIP
TOTAL				\$0	\$ 0			

* Accrued Interest Paid to Seller is in addition to the Principal Purchase Price paid at closing. It compensates the seller for the days the security was owned by them since the previous coupon payment date. It will be repaid to Woodstock upon receipt of the next coupon payment.

** Treasury Notes have coupons. Treasury Bills are purchased at a discounted face value with no coupons.

***All Totals exclude any matured securities.

July 31, 2026 Market Pricing (All Firms, excluding matured securities):

Security	CUSIP	Maturity	Principal Purchase Price **	July 31, 2026, Market Price	TTL Market Gain/(Loss) *	March Interest /Coupons Received ***
TOTAL			\$0	\$0	\$0.00	\$ 0.00

* Market Gain or Loss is considered “unrealized” since the security is held until maturity. Market Value is expected to fluctuate on a daily basis. Securities purchased at a premium (e.g. Bonds and Notes) are expected to lose the premium principal value (Purchase Price minus PAR Value) by the time they reach maturity. This loss is compensated for through the receipt of a Coupon Amount, which exceeds the purchased Yield To Maturity (YTM). Securities purchased at a discount are expected to gain the discount over time and mature at PAR Value.

** Total Principal Purchase Price Excludes Matured Securities. Principal Purchase Price excludes Accrued Interest paid to seller.

*** Interest Coupon received includes the amount of Accrued Interest paid to Seller from the original purchase.

July Sale/Maturity Transactions (All Firms):

Sale or Maturity Date	Security	CUSIP	Principal Purchase Price	Principal Sale or Maturity (PAR) Proceeds	Principal Gain/(Loss) (Amortized Premium, Accrued Discount)	Total Interest Coupons Received (Notes)	Total Interest Received (Net of Accrued Int due seller)	Net Interest and Principal Gain/(Loss)
TOTAL				\$0.00			\$ 0	\$ 0

SUMMARY

Combined Investment Interest Earnings received across all accounts during Fiscal Year:

Month/Year	GA Fund 1	MMKT	CD	Securities *	Grand Total
July/2026	\$ 43,620.27	\$ 107,844.64	\$ 0.00	\$ 0.00	\$ 151,464.91
August/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
September/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
October/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
November/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
December/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
January/2027	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
February/2027	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
March/2027	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
April/2027	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
May/2027	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
June/2027	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Sub Total	\$ 43,620.27	\$ 107,844.64	\$ 0.00	\$ 0.00	\$ 151,464.91

*Security Interest Earnings are only recognized upon the actual receipt of a coupon, and/or maturity of an investment.

Respectfully submitted,

Ronald C Shelby, CFO

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Katy Leggett, Information Technology

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Information Technology Monthly Report (July 2026)

SUGGESTED ACTION:

ATTACHMENTS:
[IT Monthly Report 2026_07.pdf](#)

Completed Projects

YTD Drone Flights: 69

2026 Hydrant Inspections and Flow Testing

Flow testing using new GIS-driven data entry and web application.

GridSmart Expansion #3

Added 3 additional GridSmart traffic monitoring cameras and related networking equipment.

Identifying Flood Risk | New Emergency Management GIS App

Created new Flood Risk App Template for Emergency Operations.

In Progress Projects

Capital Improvement Projects GIS Dashboard

New interactive dashboard showing new and in progress Capital Improvement Projects.

Stormwater MS4 Inspection GIS Improvements

Implementing new and improved stormwater inspection workflow on GIS-enabled devices.

New IT Policies with SLCGP Grant

State & Local Cybersecurity Grant Program funded project to create new IT policies.

Fire Station 28 Tech Build-Out

Technology installation and build-out for the new Fire Station 28 on Ridgewalk Pkwy.

WPD Laptop Fleet Refresh

Full fleet refresh of all rugged Getac laptops in the Police Department.

Help Desk Activity

	On-boarding	Off-boarding
2026 JUL	18	1

2026 YTD	40	36
2025 YTD	40	34

New Tickets	Closed Tickets
277	287

1499	1471
1227	1181

JULY 2026
Help Desk MVP

**JUSTIN
IGLESIAS**

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Stacy Brown, Communications

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: **Communications Monthly Report (July 2026)**

SUGGESTED ACTION:

ATTACHMENTS:
[Communications Report July 2026.pdf](#)

JULY 2026 COMMUNICATIONS REPORT

Prepared by: Stacy Brown, Marketing & Communications Manager

Reporting Period: July 1-31, 2026

Executive Summary

In July 2026, the Communications Division delivered strong, measurable results across media relations, digital platforms, public information tools, and internal communications. These efforts supported transparency, community engagement, and intergovernmental coordination.

The City issued four press releases, generating 45 media stories across 12 outlets and achieving the fourth highest-potential reach month of the year so far. Coverage was driven from major outlets including Yahoo! News, NewsBreak, 11Alive, WSB-TV, Atlanta News First, and FOX 5. Topics with notable regional and national interest included new e-bike regulations, the new Deputy Fire Chief, and community events. Distribution to 31 local and state officials continued to strengthen intergovernmental relations.

WoodstockGA.gov received 27K active users in July, with most traffic originating from organic search. AI Assistant use increased 50% month over month, highlighting the need to factor generative engine optimization (GEO) into the city's strategy. Top-performing pages centered on July 4th programming, community events, transportation planning, and utility information. The Summer Concert Series website saw 11.3K sessions, with strong interest in upcoming shows and related event forms. Organic search remained the leading traffic driver and Bands in Town referrals increased by 79%.

Internal communications saw stable use of the Employee Intranet, with steady engagement around HR resources and employee milestones. Canva usage remained high, with 85 new designs created across departments.

Social media engagement remained high across platforms. Top-performing content included public safety updates, event announcements, and July 4th coverage, with some posts reaching more than 125,000 views.

The City's Google Business profiles received more than 75,000 views across Search and Maps. Searches generated 767 phone interactions, 6,472 direction requests, and 2,083 website clicks, demonstrating strong reliance on mobile search for city information.

Overall, July demonstrated effective coordination across media, digital platforms, and internal communication functions maintaining high visibility for City initiatives, supporting intergovernmental communication, and strengthening community engagement.

MEDIA RELATIONS

Press Release Distribution & Reach

In July, Communications issued four official press releases, which were distributed to the City's 74-member media contact list and shared directly with 31 state and local officials. This structured and proactive distribution approach continues to ensure that regional newsrooms, government partners, and community stakeholders receive timely, accurate information directly from the City.

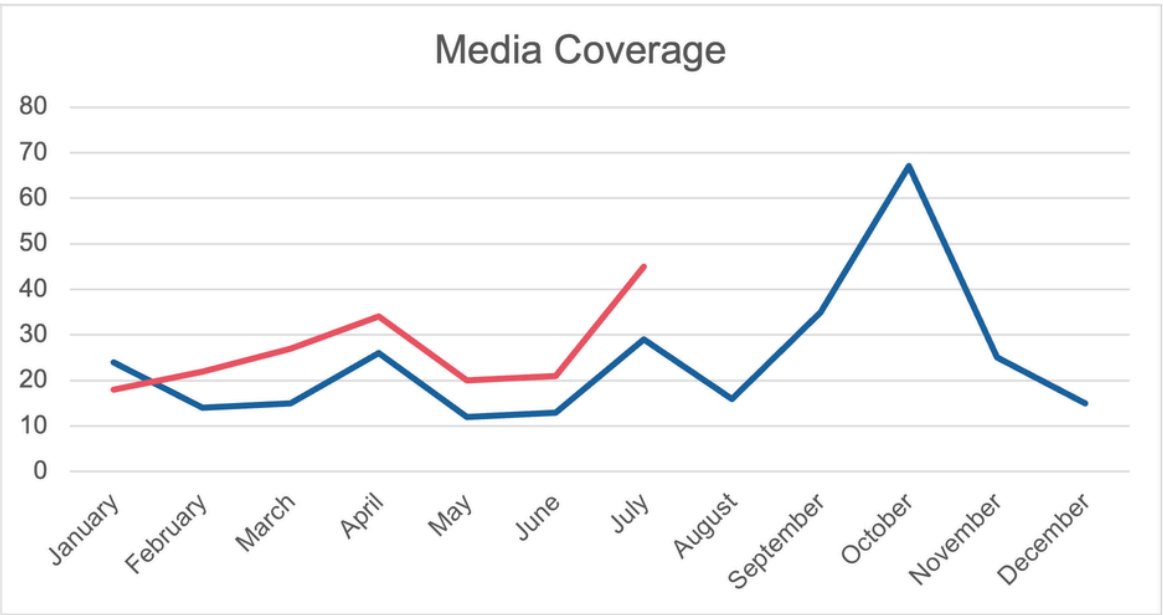
Year-Over-Year Press Release Output

The City issued six press releases in July 2025, compared to four releases in July 2026. Despite issuing fewer releases this July, overall year-to-date press release output increased by 9.5% with 23 releases issued between January and July 2026, compared to 21 releases over the same period in 2025.

Media Coverage Volume & Efficiency

July press releases produced strong outcomes: 45 media stories covering City topics across 12 news outlets, including national and regional platforms resulting in the fourth highest-potential reach month of the year so far.

Each July press release generated an average of 246M potential impressions, demonstrating high effectiveness and strong responsiveness from media partners.

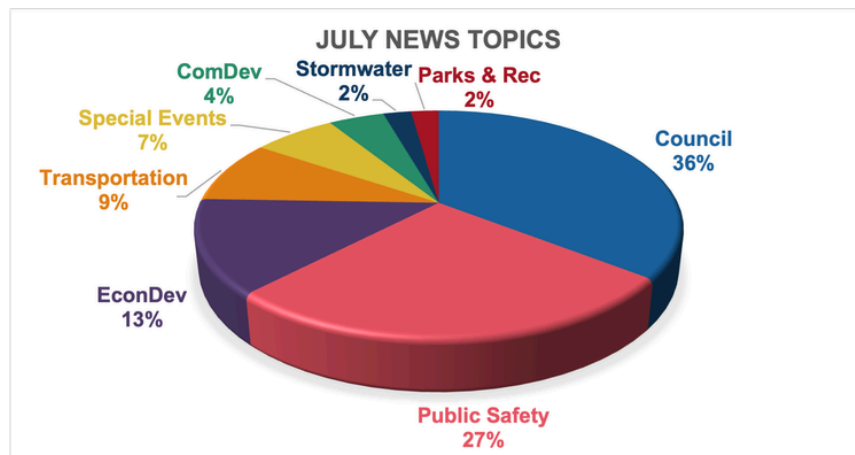


Strategic Outcomes

Proactive releases played a central role in expansive coverage of new e-bike regulations, which appeared across major outlets such as Yahoo! News, NewsBreak, 11Alive, WSB-TV, Atlanta News First, Hoodline, and Patch.

Public safety updates, including the announcement of Woodstock's new Deputy Fire Chief, were amplified through regional and national fire-service media, strengthening professional visibility.

Special event and economic development press releases (Farm Fresh Market, Taste of Woodstock, July 4th Spectacular, America 250 programming) contributed to consistent positive storytelling around community vibrancy.



Highest-Reach Outlets Covering Woodstock

Yahoo! News - 180M reach

NewsBreak - 45M reach

WSB-TV - 16.8M reach

FOX 5 - 3.4M reach

11Alive - 1M reach

Atlanta News First - 600k reach

Total Potential Reach: 985,484,300

Strengthening Intergovernmental Communication

Distribution to over thirty local officials continues to support intergovernmental alignment, ensuring elected leaders at the county, state and regional, and federal levels are informed ahead of media coverage. This enhances transparency, improves partnerships, and reinforces the City's role as a dependable public information leader.

Municipal Communications Hub

The Municipal Communications Hub Sharepoint Site serves as the central HQ for coordinating internal and external communications across the city. The hub supports messaging, content creation, engagement planning, and information sharing to ensure consistent, accurate, and timely communication between departments, leadership, and the community.

Quarterly Meeting

In preparation for the quarterly Teams meeting in August, trainings and resources have been identified to address digital accessibility needs, FEMA PIO certification, and social media and the law awareness.

Training

Marketing and Communications Manager completed verified certificate from W3C: WAI10.1x: Introduction to Web Accessibility.

System Admin & Platform Access

Websites

Three admins and 5 (+1) editors are credentialed for the website. The Intranet has 4 admins and 2 editors. The concert series website has 2 admins and 2 editors.

Interactive Forms

Three admins, 6 (-1, +1) department admins, and 16 users access the forms app.

Social Media

Eleven (+1) employees are credentialed for various social media channels.

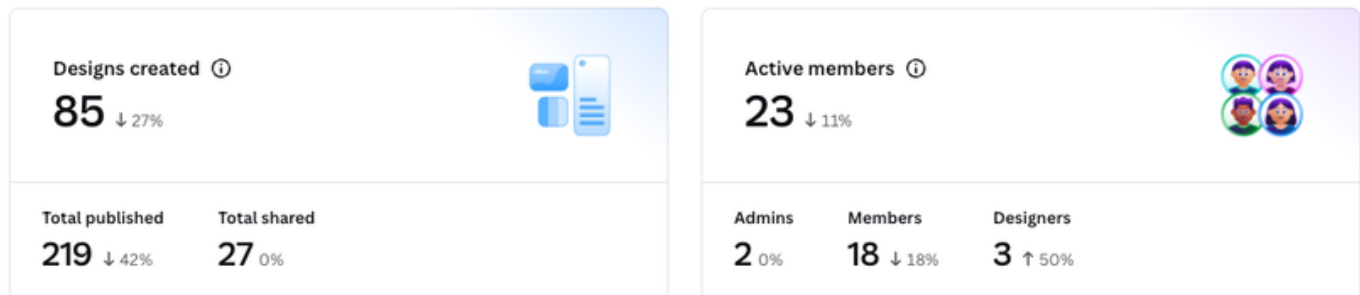
Canva

Forty-four (+2) employees have access to Canva for graphic design and content creation.

Graphic Design

Canva

In July, 23 city employees created 85 new designs down 27% from the prior month. Employees published 219 designs last month and shared 27 designs.



Parks and Recreation, Communications, and Economic Development created and published the most designs in the month of July.

Member	Role	Last active	Designs created	Designs published	Links shared	Designs viewed
Heather Gilliland hgilliland@woodsto...	Team member	August 2026	23	62	1	84
Stacy Brown sbrown@woodstoc...	Team owner	August 2026	14	55	5	60
Myia L Little mlittle@woodstock...	Team member	August 2026	8	40	0	52
Ingrid Smith ingrid@visitwoodst...	Team brand designer	August 2026	16	18	2	30
Shea lsian@woodstockga...	Team member	August 2026	1	13	3	67

Websites

Woodstockga.gov

Of the month's 27K Active Users, 5.3K were from Atlanta while 5K were from Woodstock.

Active Users	Views	Average Engagement Time	Total Sessions
27K. (+7%)	59K	1m26s	38K

Key Traffic Metrics

Traffic Acquisition

Top traffic acquisition came from Organic search with 24K. Direct visits were 8.8K. Traffic from organic social resulted in 1.1K sessions from Facebook. AI Assistant searches increased 50% in July to 147 sessions.

Top Pages

Rank	Landing Page	Views
1	Welcome to Woodstock, GA	9.1K
2	Woodstock July 4 th Spectacular	7.3K
3	Page Not Found	2.7K
4	Transportation Plan	1.5K
5	America 250	1.5K
6	Woodstock Summer Concert News	1.5K
7	Meetings Portal	1.4K
8	Water & Sewer Utility	1.3K
9	Human Resources	1.2K
10	Special Events	903

Employee Intranet

Of the month's 411 Intranet Users, 345 were from referral while 66 were direct.

Total Users	Event Count	Average Engagement Time	Total Sessions
411	10K	2m4s	3K

Top Pages

Rank	Landing Page	Views
1	Homepage	3.9K
2	HR Policies & Procedures	28
3	Staff Apparel Store	17
4	Employee Spotlights	15
5	Documents/Forms	14
6	Travel/Training	14
7	Employee Classifieds	9
8	Employee Referral Incentive Program	9
9	News: Employee Referral	6
10	Employee Service Program	6

WoodstockConcertSeries.com

Of the month's 11.3K Site Sessions 9.4K were from Georgia.

Site Sessions	Unique Visitors	Average Session Duration	Average Pages Per Session
11.3K	8.2K	1m52s	2

Key Traffic Metrics

Traffic Acquisition

Top traffic acquisition came from Organic search with 6K. Direct visits were 3.2K. Traffic from organic social was down 30% in July with 943 sessions coming from Facebook. Bands in Town referrals were up 79% with 341 sessions.

Top Pages

Rank	Landing Page	Views
1	Homepage	7.7K
2	Shows	4.9K
3	Midnight Star	2.4K
4	Pop 2000	1.4K
5	Form: Midnight Star	715
6	FAQs	562
7	RSVP: Midnight Star	497
8	Form: Pop 2000	356
9	Parking	337
10	Form: Face 2 Face	350

Google Business Profiles

44,376

Number of people that viewed the City's Business Profiles on Google Search using Mobile

7,788

Number of people that viewed the City's Business Profiles on Google Search using Desktop

20,348

Number of people that viewed the City's Business Profiles on Google Maps using Mobile

2,551

Number of people that viewed the City's Business Profiles on Google Maps using Desktop

767

Number of interactions with the call button from the City's Business Profiles

6,472

Number of requests for directions made from the City's Business Profiles

2,083

Number of interactions with the website button from the City's Business Profiles

28 Reviews in July

Northside Hospital Cherokee Amphitheater (5 Stars)

Dupree Park (Average: 5 Stars)

Noonday Creek Trail (Average: 3 Stars)

Olde Rope Mill Park (Average: 4.15 Stars)

Park at City Center (Average: 4.75 Stars)

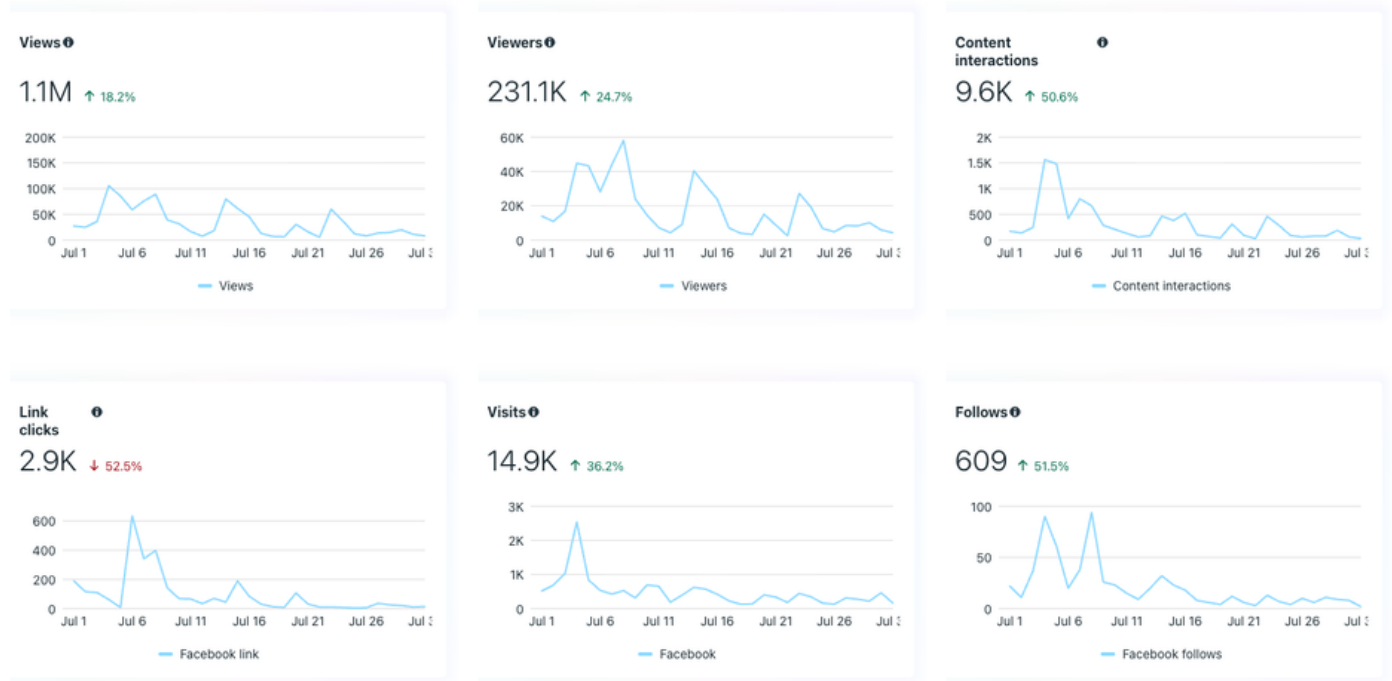
Woodstock Police Department (5 Stars)

Woofstock (Average: 5 Stars)

City of Woodstock Social Media

Facebook

While most metrics improved in July likely due to July 4th events, the City's Facebook saw a drop in link clicks from June's spike from a very popular employment post.



Instagram

In July views decreased nearly 15% and reach declined over 45% while other metrics increased.



Top-Performing Posts on Facebook and Instagram

Towne Lake Pkwy closure

- 125K views, 233 reactions, 247 shares

Midnight Star

- 92.5K views, 486 reactions, 78 shares

Construction Site Trespassing

- 75.8K views, 281 reactions, 10 shares

Woodstock Celebrates 250

- 67.8K views, 701 reactions, 18 shares

Happy 250th Reel

- 60K views, 1105 reactions, 133 shares

Stormfest

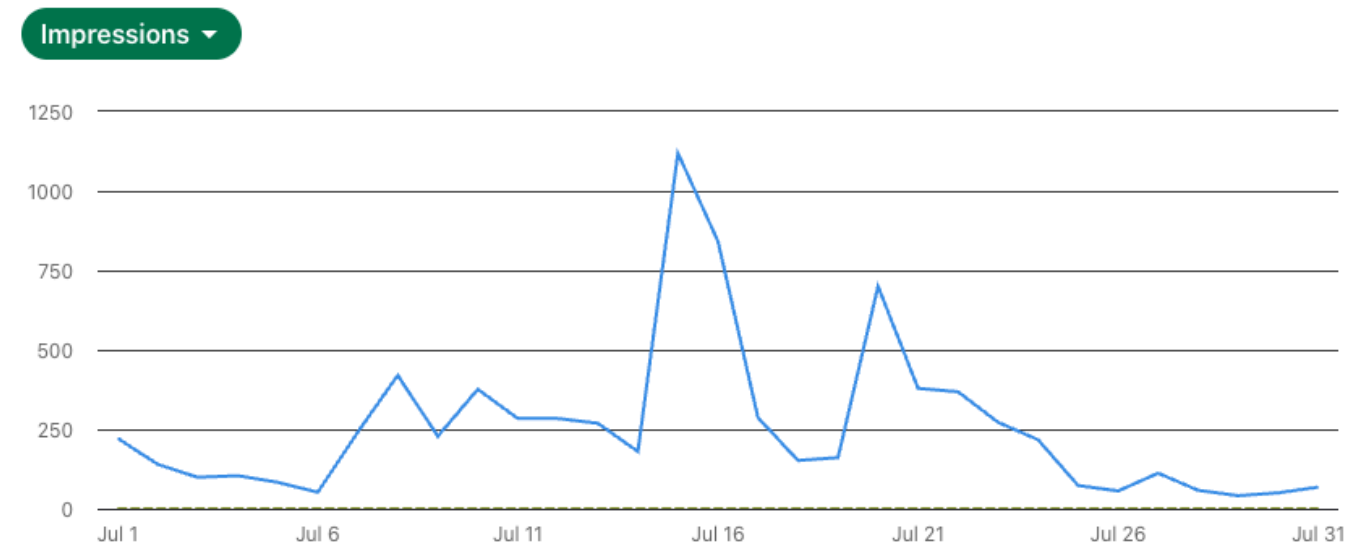
- 53.9K views, 134 reactions, 79 shares

LinkedIn

In July, LinkedIn metrics continued to improve. Impressions were up 10% and reactions increased over 60%.

7,937	288	11	3
Impressions	Reactions	Comments	Reposts
▲9.6%	▲61.8%	▲266.7%	▼40%

Metrics



X

The City of Woodstock's X profile had 89 impressions and 26 engagements through 3 posts in July resulting in 11 clicks.

Nextdoor

The City of Woodstock's Nextdoor membership grew to 18,484 members in July. Three posts garnered an Impression Count of 6.4K.

YouTube



City of Woodstock, GA

Social Media Activity Comparison

Wed Jul01, 2026 - Fri Jul31,2026

Summary

The table below displays a summary of new communications sent and received. Records are considered outgoing if they represent communications sent by the account, and are considered incoming if they represent communications received by the account. Click on the total activity to view a breakdown by content type.

Account	Total Activity	Outgoing Activity	Incoming Activity	Incoming Percentage
 City of Woodstock, GA	1049	295	754	71.9%
 Woodstock Police, GA	993	179	814	82.0%
 Downtown Woodstock	530	264	266	50.2%
 downtownwoodstock	272	113	159	58.5%
 Visit Woodstock GA	109	80	29	26.6%
 visitwoodstockga	104	42	62	59.6%
 woodstockgagov	87	36	51	58.6%
 Woodstock Fire Department, GA	84	55	29	34.5%
 Woodstock Summer Concert Series	55	17	38	69.1%
 woodstock_police	51	34	17	33.3%
 Woodstock Parks and Recreation	40	31	9	22.5%
 Young Professionals IN WDSTK	35	32	3	8.6%
 Made Mercantile	31	29	2	6.5%
 mademercantilewdstk	16	7	9	56.3%
 Woodstock Visitors Center at Historic Dean's Store	15	15	0	0.0%
 woodstockgafire	14	12	2	14.3%
 woodstockconcertseries	8	4	4	50.0%
 inwdstk	6	5	1	16.7%

 woodstockparksrec	4	3	1	25.0%
 @woodstockgagov	3	1	2	66.7%
 @WoodstockPD	3	0	3	100.0%
 Olde Rope Mill Park	1	0	1	100.0%
 City of Woodstock, Georgia	1	1	0	0.0%
 IN WDSTK	1	1	0	0.0%
 Woodstock Community Garden	0	0	0	
 Taylor Randahl Memorial Bike Trails at Olde Rope Mill Park	0	0	0	
 Dupree Park	0	0	0	
 The Park at City Center	0	0	0	
 The Chambers at City Center	0	0	0	
 William G. Long Senior Center	0	0	0	
 Northside Hospital-Cherokee Amphitheater	0	0	0	
 Woofstock Park	0	0	0	
 tasteofwoodstock	0	0	0	
 Taste of Woodstock	0	0	0	
 visitwoodstockga	0	0	0	
 Taste of Woodstock	0	0	0	
 Tracks on Main	0	0	0	
 inseasonwdstk	0	0	0	
 InSeason Woodstock	0	0	0	

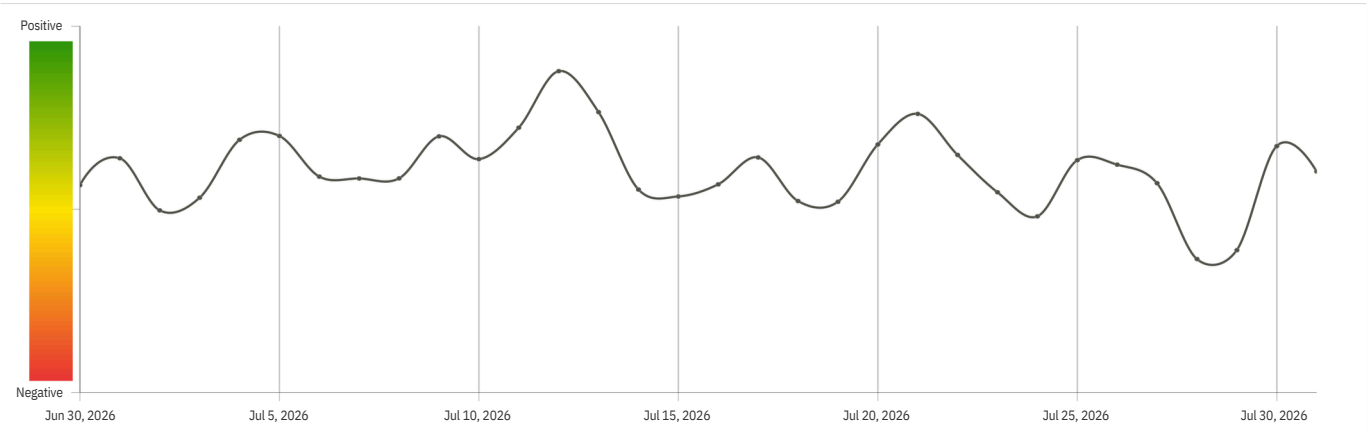
City of Woodstock, GA

General Sentiment Trend

Tue Jun 30, 2026 - Fri Jul 31, 2026

Summary

The trend chart below depicts the general sentiment of your audience over time. Hover over a date in order to view the average sentiment rating on that date. Additionally, search for the actual records that contributed to the rating by clicking the search icon.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Coty Thigpen, City Clerk

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: EOM Monthly Report (July 2026)

SUGGESTED ACTION:

ATTACHMENTS:

[EOM Monthly Report_WOODSTOCK_JULY26.pdf](#)
[Monthly Lift Station Report.pdf](#)
[BUDGET.pdf](#)



JULY
2026

Monthly Report



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912.445.0050
www.eomworx.com



TABLE OF CONTENTS

Content	Section
Executive Summary.....	1.0
WRF & Pumping Stations	2.0
Appendix.....	3.0



SECTION 1.0

EXECUTIVE SUMMARY

EOM is pleased to provide this monthly report to the City of Woodstock for review. Departmental reports and requested supplemental data can be found enclosed.

MONTH HIGHLIGHT





WASTEWATER TREATMENT PLANT

- **WO-WW-MB-53** Air Compressor 1- Replaced head gasket
- **WO-WW-MB-32** Aeration Blower_1- Replaced valves

LIFT STATIONS

Completed Weekly Inspections

Completed (6) Quarterly Inspections

Completed Repairs

- **WO-LS-03** BELL PARK #1- Installed floats
- **WO-LS-06.01** BROOKSHIRE #2- Replaced pump
- **WO-LS-13** PINEHILL- Installed floats
- **WO-LS-14** SPRINGFIELD- Installed floats



Section 2.0

WRF & Pumping Stations



SECTION 2.0

WRF & Pumping Stations

Table 1 – WASTEWATER TREATED PERMIT COMPARISON

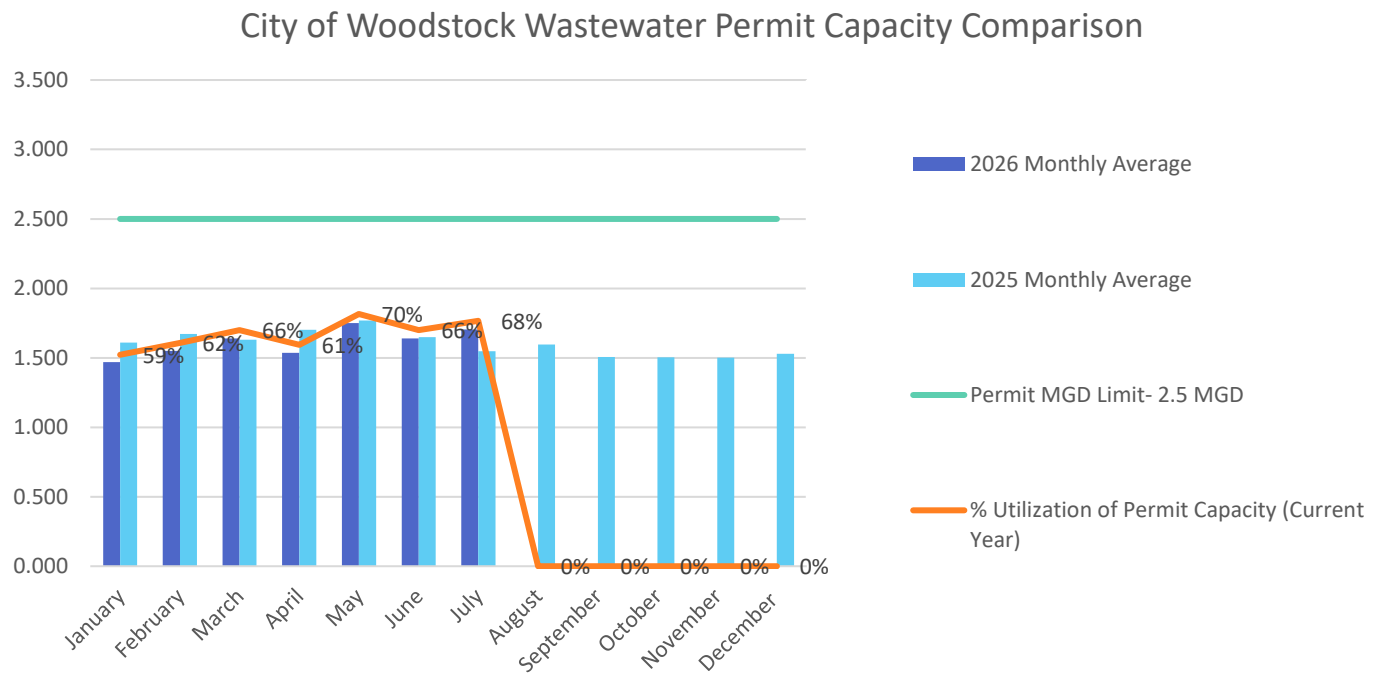
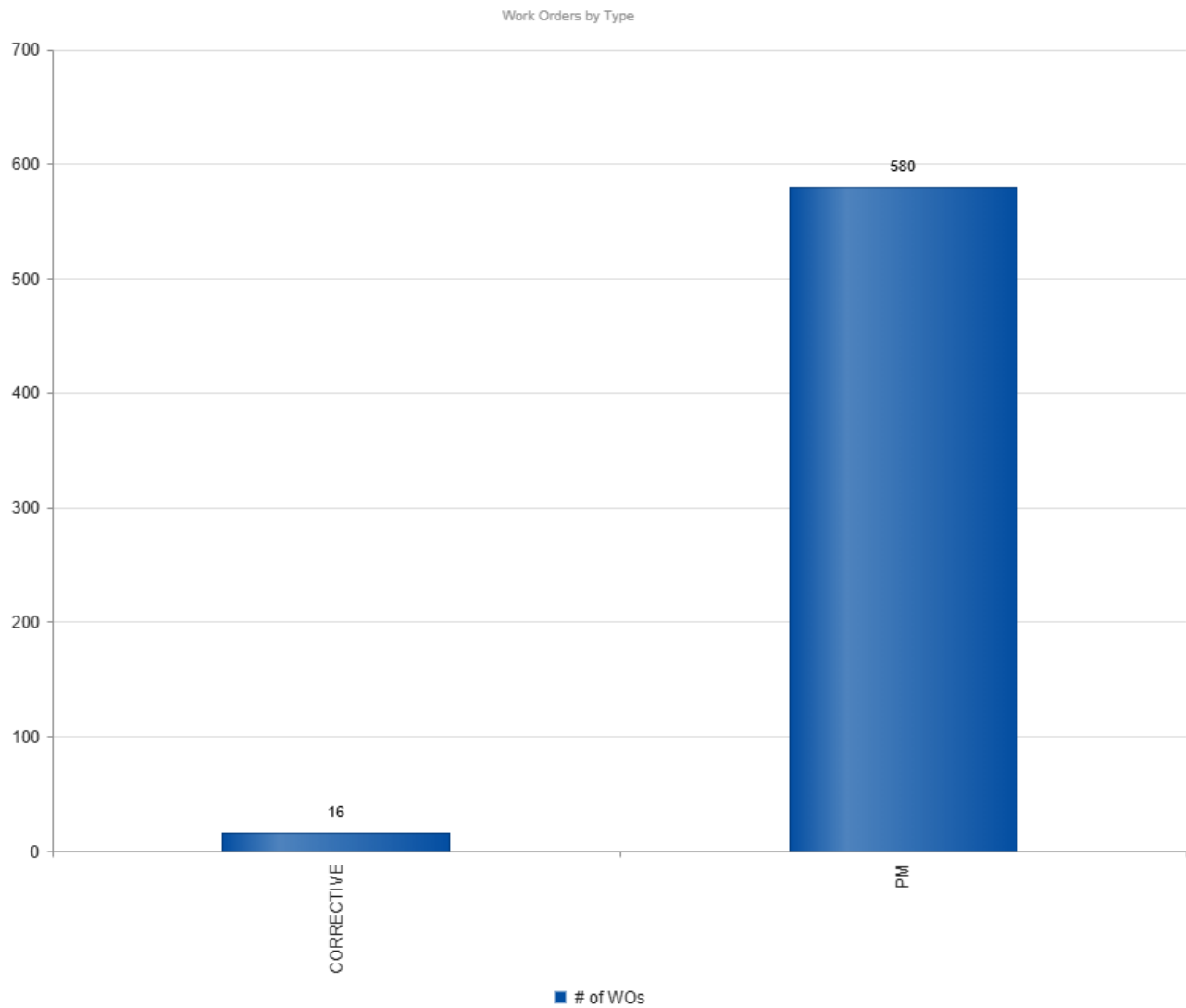




Table 2 – WORK ORDER REPORT





Section 3.0

APPENDIX

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

Form Approved

OMB No. 2040-0004

DISCHARGE MONITORING REPORT (DMR)

PERMITTEE NAME/ADDRESS (Include Facility Name/Location if Different)

Page 1

NAME: City of Woodstock
ADDRESS: 12453 Highway 92
Woodstock, Georgia 30188
FACILITY: Rubes Creek WPCP
LOCATION: 228 Arnold Mill Rd
Woodstock, GA 30188

GA0026263	001
PERMIT NUMBER	DISCHARGE NUMBER

DMR MAILING ZIP CODE: 30188

MONITORING PERIOD							
YEAR	MO	DAY		YEAR	MO	DAY	
FROM 26	07	01	TO	26	07	31	

No Discharge ☐

PARAMETER		QUANTITY OR LOADING			QUALITY OR CONCENTRATION				NO. EX	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
OXYGEN, DISSOLVED (DO)	SAMPLE MEASUREMENT	****	****	=	7.6	****	****	mg/L	0	01/01	GR GRAB
00300 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT		****	>=	6.0 MINIMUM	****	****	mg/L		01/01	GR GRAB
BOD, 5-DAY (20 DEG. C)	SAMPLE MEASUREMENT	13.0	13.8	kg/d	****	2.0	2.0	mg/L	0	03/DW	CP COMPOS
00310 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	47.4 MO AVG	59.2 WKLY AVG	kg/d	****	5.0 MO AVG	7.5 WKLY AVG	mg/L		03/DW	CP COMPOS
BOD, 5-DAY (20 DEG. C)	SAMPLE MEASUREMENT	1513.4	1720.3	kg/d	****	236.2	290.0	mg/L	0	03/DW	CP COMPOS
00310 G 0 0 RAW SEW/INFLUENT	PERMIT REQUIREMENT	Req Mon MO AVG	Req Mon WKLY AVG	kg/d		Req Mon MO AVG	Req Mon WKLY AVG	mg/L		03/DW	CP COMPOS
PH	SAMPLE MEASUREMENT	****	****	=	6.9	****	7.3	SU	0	01/01	GR GRAB
00400 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	>=	6.0 MINIMUM	****	8.5 MAXIMUM	SU		01/01	GR GRAB
SOLIDS, TOTAL SUSPENDED	SAMPLE MEASUREMENT	6.4	6.9	kg/d	****	1.0	1.0	mg/L	0	03/DW	CP COMPOS
00530 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	95.0 MO AVG	118.0 WKLY AVG	kg/d	****	10.0 MO AVG	15.0 WKLY AVG	mg/L		03/DW	CP COMPOS
SOLIDS, TOTAL SUSPENDED	SAMPLE MEASUREMENT	2782.7	2778.9	kg/d	****	432.3	453.3	mg/L	0	03/DW	CP COMPOS
00530 G 0 0 RAW SEW/INFLUENT	PERMIT REQUIREMENT	Req Mon MO AVG	Req Mon WKLY AVG	kg/d	****	Req Mon MO AVG	Req Mon WKLY AVG	mg/L		03/DW	CP COMPOS
NITROGEN, ORGANIC TOTAL (AS N)	SAMPLE MEASUREMENT	****	****	****	****	0.8	****	mg/L	0	01/30	CP COMPOS
00605 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS

NAME/TITLE PRINCIPAL EXECUTIVE OFFICER	I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	TELEPHONE		DATE				
Michael Rhoads		912 910-1215		26	08	11		
Regional Director WW1-015356		SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT		AREA Code	NUMBER	YEAR	MO	DAY
TYPED OR PRINTED								

COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

Form Approved

OMB No. 2040-0004

DISCHARGE MONITORING REPORT (DMR)

PERMITTEE NAME/ADDRESS (Include Facility Name/Location if Different)

Page 2

NAME: City of Woodstock
ADDRESS: 12453 Highway 92
 Woodstock, Georgia 30188
FACILITY: Rubes Creek WPCP
LOCATION: 228 Arnold Mill Rd
 Woodstock, GA 30188

GA0026263	001
PERMIT NUMBER	DISCHARGE NUMBER

DMR MAILING ZIP CODE: 30188

MONITORING PERIOD							
YEAR	MO	DAY		YEAR	MO	DAY	
26	07	01	FROM	26	07	31	TO

No Discharge ☐

PARAMETER		QUANTITY OR LOADING			QUALITY OR CONCENTRATION				NO. EX	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
NITROGEN, AMMONIA TOTAL (AS N)	SAMPLE MEASUREMENT	5.0	3.4	kg/d	****	0.7	0.47	mg/L	0	03/DW	CP COMPOS
00610 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	9.5 MO AVG	11.8 WKLY AVG	kg/d	****	1.0 MO AVG	1.5 WKLY AVG	mg/L		03/DW	CP COMPOS
NITROGEN, KJELDAHL TOTAL (AS N)	SAMPLE MEASUREMENT	****	****	****	****	1.4	****	mg/L	0	01/30	CP COMPOS
00625 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS
NITRITE PLUS NITRATE	SAMPLE MEASUREMENT	****	****	****	****	1.2	****	mg/L	0	01/30	CP COMPOS
51450 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS
PHOSPHORUS, TOTAL (AS P)	SAMPLE MEASUREMENT	0.32	0.3	kg/d	****	0.1	0.1	mg/L	0	03/DW	CP COMPOS
00665 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	0.95 MO AVG	1.2 WKLY AVG	kg/d	****	Req Mon MO AVG	Req Mon WKLY AVG	mg/L		03/DW	CP COMPOS
PHOSPHORUS, ORTHO	SAMPLE MEASUREMENT	****	****		****	0.017	****	mg/L	0	03/DW	CP COMPOS
50785 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT		****		****	Req Mon MO AVG		mg/L		03/DW	CP COMPOS
FLOW, IN CONDUIT OR THRU TREATMENT PLANT	SAMPLE MEASUREMENT	1.7	1.8	MGD	****	****	****	****	0	01/01	CN CONTIN
50050 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	2.5 MO AVG	3.1 WKLY AVG	MGD	****	****	****	****		01/01	CN CONTIN
COLIFORM, FECAL GENERAL	SAMPLE MEASUREMENT	****	****	****	****	1.5	6.2	#/100mL	0	02/DA	GR GRAB
74055 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	****	200.0 MO GEO	400.0 WKLY GEO	#/100mL		02/DA	GR GRAB

NAME/TITLE PRINCIPAL EXECUTIVE OFFICER	I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	TELEPHONE		DATE				
Michael Rhoads Regional Director WW1-015356		912 910-1215		26	08	11		
TYPED OR PRINTED		SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT		AREA Code	NUMBER	YEAR	MO	DAY

COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

DISCHARGE MONITORING REPORT (DMR)

Form Approved

OMB No. 2040-0004

PERMITTEE NAME/ADDRESS (Include Facility Name/Location if Different)

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FACILITY: Rubes Creek WPCP
LOCATION: 228 Arnold Mill Rd
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GA0026263	001
PERMIT NUMBER	DISCHARGE NUMBER

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MONITORING PERIOD							
YEAR	MO	DAY		YEAR	MO	DAY	
FROM 26	07	01	TO	26	07	31	

No Discharge ☐

PARAMETER		QUANTITY OR LOADING			QUALITY OR CONCENTRATION				NO. EX	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
SOLIDS, SLUDGE, TOT, DRY WEIGHT	SAMPLE MEASUREMENT	40.0	****	dry ton	****	****	****	****	0	01/30	CA CALCTD
78477 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	Req Mon MO TOTAL	****	dry ton	****	****	****	****		01/30	CA CALCTD
SOLIDS, SUSPENDED PERCENT REMOVAL	SAMPLE MEASUREMENT	****	****	****	100	****	****	%	0	01/30	CA CALCTD
81011 K 0 0 PERCENTREMOVAL	PERMIT REQUIREMENT	****	****	****	>85.0 MINIMUM	****	****	%		01/30	CA CALCTD
BOD, 5-DAY PERCENT REMOVAL	SAMPLE MEASUREMENT	****	****	****	99	****	****	%	0	01/30	CA CALCTD
81010 K 0 0 PERCENTREMOVAL	PERMIT REQUIREMENT	****	****	****	>85.0 MINIMUM	****	****	%		01/30	CA CALCTD
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										

NAME/TITLE PRINCIPAL EXECUTIVE OFFICER Michael Rhoads Regional Director WW1-015356 TYPED OR PRINTED	I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	TELEPHONE 912 910-1215		DATE 26 08 11		
		SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT <i>Michael Rhoads</i>		AREA Code	NUMBER	YEAR MO DAY

COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)

City of Woodstock Montly Permit Data

Data Entry Daily 7/1/2026 - 7/31/2026	Rubes Creek WPCP Effluent Flow Mgd MGD	Rubes Creek WPCP Influent Bod 5 MG/L	Rubes Creek WPCP Influent Solids TSS MG/L	Rubes Creek WPCP Influent Nh3 N Ammonia MG/L	Rubes Creek WPCP Influent Phosphorus MG/L	Rubes Creek WPCP Effluent Bod 5 MG/L	Rubes Creek WPCP Effluent Solids TSS MG/L	Rubes Creek WPCP Effluent Ammonia MG/L
7/1/2026 - Wednesday	1.68	210	360	45	6.4	2	1	0.2
7/2/2026 - Thursday	1.44							
7/3/2026 - Friday	1.71							
7/4/2026 - Saturday	1.44							
7/5/2026 - Sunday	1.54							
7/6/2026 - Monday	1.83	180	530	37	6.2	2	1	0.63
7/7/2026 - Tuesday	1.53	260	450	40	6.8	2	1	0.29
7/8/2026 - Wednesday	1.6	200	340	40	6.1	2	1	0.2
7/9/2026 - Thursday	1.76							
7/10/2026 - Friday	1.7							
7/11/2026 - Saturday	1.87							
7/12/2026 - Sunday	1.52							
7/13/2026 - Monday	2.04	230	320	42	6.9	2	1	0.93
7/14/2026 - Tuesday	1.7	260	500	40	7.2	2	1	0.28
7/15/2026 - Wednesday	1.71	230	340	39	7	2	1	0.2
7/16/2026 - Thursday	1.59							
7/17/2026 - Friday	1.59							
7/18/2026 - Saturday	1.84							
7/19/2026 - Sunday	1.83							
7/20/2026 - Monday	1.82	220	390	36	6.5	2	1	0.55
7/21/2026 - Tuesday	1.32	350	500	41	6.4	2	1	0.31
7/22/2026 - Wednesday	1.67	300	470	44	8.3	2	1	0.23
7/23/2026 - Thursday	1.77							
7/24/2026 - Friday	2.13							
7/25/2026 - Saturday	1.72							
7/26/2026 - Sunday	1.84							
7/27/2026 - Monday	1.78	200	540	37	6.2	2.2	1	5.5
7/28/2026 - Tuesday	1.46	160	390	38	5.5	2	1	0.2
7/29/2026 - Wednesday	2	270	490	38	7.2	2	1	0.2
7/30/2026 - Thursday	1.7							
7/31/2026 - Friday	1.68							
Sum	52.81	3,070.00	5,620.00	517	86.7	26.2	13	9.72
Avg	1.704	236.15	432.31	39.7692	6.67	2.02	1	0.75
Max	2.13	350	540	45	8.3	2.2	1	5.5
Min	1.32	160	320	36	5.5	2	1	0.2
GMean								

City of Woodstock Montly Permit Data

Rubes Creek WPCP Effluent Phosphorus MG/L	Rubes Creek WPCP Effluent Fecal Coliform #/100ML	Rubes Creek WPCP Effluent Ortho Phosphat MG/L	Rubes Creek WPCP Effluent NO2 & NO3 MG/L	Rubes Creek WPCP Effluent Org Nitrogen MG/L	Rubes Creek WPCP Effluent TKN MG/L	Rubes Creek WPCP Effluent Diss Oxygen MG/L	Rubes Creek WPCP Effluent pH SU	Rubes Creek WPCP SLSludge SolidsSlgdry Dry Tons
0.05	1					8.25	7.2	1.5465
						8.05	7.28	1.407
						8.1	7.19	
						8.01	7.22	
						7.91	7.17	
0.05		0.017	1.2	0.77	1.4	7.75	7	
0.05	1					7.58	7.12	3.477
0.05	1					7.93	7.03	0.903
						9.11	7.29	2.427
						8.41	6.89	1.8345
						8.56	7.03	
						8.31	7.07	
0.05						8.88	7.03	1.9455
0.05	1					7.97	7.07	1.12
0.05	1					7.81	7.13	2.166
						7.59	7.13	3.8565
						8.18	7.15	1.5015
						8.1	7.11	
						8.33	6.99	
0.05						9.5	6.91	1.416
0.05	1					8.51	7.11	1.0275
0.05	39					8.45	6.96	1.488
						8.68	7.1	1.422
						9.19	7.05	
						8.94	7.07	
						8.71	7.12	
0.05						7.61	7.04	3.00015
0.05	1					8.56	7.16	3.48
0.05	1					8.65	7	1.7595
						8.62	7.14	1.146
						9.04	7.08	3.102
0.65	47	0.02	1.2	0.77	1.4	259.29	219.84	40.03
0.05	1.5	0.02	1.2	0.77	1.4	8.36	7.09	2
0.05	39	0.02	1.2	0.77	1.4	9.5	7.29	3.86
0.05	1	0.02	1.2	0.77	1.4	7.58	6.89	0.9
	1.5							

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
451641	7/1/2026	WO-LS-01	ALTA WOODS APTS		Pump Station Inspection_Weekly	Routine Check	900 Sycamore Lane		PM	Completed
453650	7/8/2026	WO-LS-01	ALTA WOODS APTS		Pump Station Inspection_Weekly	Routine Check	900 Sycamore Lane		PM	Completed
455543	7/15/2026	WO-LS-01	ALTA WOODS APTS		Pump Station Inspection_Weekly	Routine Check	900 Sycamore Lane		PM	Completed
457468	7/22/2026	WO-LS-01	ALTA WOODS APTS		Pump Station Inspection_Weekly	Routine Check	900 Sycamore Lane		PM	Completed
459247	7/29/2026	WO-LS-01	ALTA WOODS APTS		Pump Station Inspection_Quarterly	Routine Check	900 Sycamore Lane		PM	Completed
452864	7/6/2026	WO-LS-02	BELL PARK #2		Pump Station Inspection_Weekly	Routine Check	6970 Main Street		PM	Completed
454840	7/13/2026	WO-LS-02	BELL PARK #2		Pump Station Inspection_Weekly	Routine Check	6970 Main Street		PM	Completed
456698	7/20/2026	WO-LS-02	BELL PARK #2		Pump Station Inspection_Weekly	Routine Check	6970 Main Street		PM	Completed
458608	7/27/2026	WO-LS-02	BELL PARK #2		Pump Station Inspection_Weekly	Routine Check	6970 Main Street		PM	Completed
								4/7/26 RM. inspected LS. LS needs 2 floats, 2 relays with bases and a backup float circuit built and implemented. Gathered all necessary information needed to tie into level control circuit. 6/3/26 RM. installed relays and bases. Terminated all necessary wires for back up float control. Installed floats in wet well and pulled cables into control panel. Tested and determined that a power supply for float circuit and delay on timer relay needs to be installed to keep starters from short cycling. Will order 6/8/26. 6/17/26 RM. ordered and picked up material from supply house for backup float circuit installation. 7/14/26 RM. Installed 110-24v transformer. Wired 24v output to float circuit. Tested and verified correct operation of float circuit. Notified operations that backup floats are in service.		
356643	7/13/2026	WO-LS-03	BELL PARK #1		Install Floats		604 Bell Park Cirle		CORRECTIVE	Completed
452865	7/6/2026	WO-LS-03	BELL PARK #1		Pump Station Inspection_Weekly	Routine Check	604 Bell Park Cirle		PM	Completed
454841	7/13/2026	WO-LS-03	BELL PARK #1		Pump Station Inspection_Weekly	Routine Check	604 Bell Park Cirle		PM	Completed
456699	7/20/2026	WO-LS-03	BELL PARK #1		Pump Station Inspection_Weekly	Routine Check	604 Bell Park Cirle		PM	Completed
458609	7/27/2026	WO-LS-03	BELL PARK #1		Pump Station Inspection_Weekly	Routine Check	604 Bell Park Cirle		PM	Completed
						INSPECTION FAILURE DETAILS Pump Station Inspection_Generator Systems Procedure: LS-INS-G Inspected At: / / : : AM Instruction: Variable Reading: Inspection Comment: Failures				
437702	7/8/2026	WO-LS-03.08	Generator		Troubleshoot Generator		604 Bell Park Cirle	Generator starts fine	CORRECTIVE	Completed
452866	7/6/2026	WO-LS-04	BROOKSHIRE #1		Pump Station Inspection_Weekly	Routine Check	500 Elkhorn Place		PM	Completed
454842	7/13/2026	WO-LS-04	BROOKSHIRE #1		Pump Station Inspection_Weekly	Routine Check	500 Elkhorn Place		PM	Completed
456700	7/20/2026	WO-LS-04	BROOKSHIRE #1		Pump Station Inspection_Weekly	Routine Check	500 Elkhorn Place		PM	Completed
458610	7/27/2026	WO-LS-04	BROOKSHIRE #1		Pump Station Inspection_Weekly	Routine Check	500 Elkhorn Place		PM	Completed
452867	7/6/2026	WO-LS-05	BROOKSHIRE #3		Pump Station Inspection_Weekly	Routine Check	938 Santa Ana Drive		PM	Completed
454843	7/13/2026	WO-LS-05	BROOKSHIRE #3		Pump Station Inspection_Weekly	Routine Check	938 Santa Ana Drive		PM	Completed
456701	7/20/2026	WO-LS-05	BROOKSHIRE #3		Pump Station Inspection_Weekly	Routine Check	938 Santa Ana Drive		PM	Completed
458611	7/27/2026	WO-LS-05	BROOKSHIRE #3		Pump Station Inspection_Weekly	Routine Check	938 Santa Ana Drive		PM	Completed
452868	7/6/2026	WO-LS-06	BROOKSHIRE #2		Pump Station Inspection_Weekly	Routine Check	316 Ashland Court		PM	Completed
454844	7/13/2026	WO-LS-06	BROOKSHIRE #2		Pump Station Inspection_Weekly	Routine Check	316 Ashland Court		PM	Completed
456702	7/20/2026	WO-LS-06	BROOKSHIRE #2		Pump Station Inspection_Weekly	Routine Check	316 Ashland Court		PM	Completed
458612	7/27/2026	WO-LS-06	BROOKSHIRE #2		Pump Station Inspection_Weekly	Routine Check	316 Ashland Court		PM	Completed
								06/02/2026 GSR- The spare pump has been ordered. It will be tracked under WO# 144972 Brookshire #1 upgrade. 06/10/2026 GSR-pump expected to arrive at XYLEM warehouse on 9/10 06/22/2026 GSR-The pump is on site. 06/01/2026 GSR- The pump has been replaced. It is one of the original pumps installed 22 years ago. The pump is considered obsolete.		
433600	7/2/2026	WO-LS-06.01	Pump_1	BROOKSHIRE #2	Replace Pump	The pump needs to be pulled and have Flygt look at it. Most likely a seal failure.	316 Ashland Court		CORRECTIVE	Completed
						INSPECTION FAILURE DETAILS Pump Station Inspection_Electrical Procedure: E_WO-LS-07 Inspected At: 09/10/2025 12:00:00 AM Instruction: Inspect, service, and calibrate instrumentation (except SCADA), level sensors, alarms, and run time meters to ensure reliable reporting of station operations				
374465	7/1/2026	WO-LS-07	BROOKSHIRE #4		Troubleshoot Alarm		622 Walnut Trail	Installed floats High and off	CORRECTIVE	Open
452869	7/6/2026	WO-LS-07	BROOKSHIRE #4		Pump Station Inspection_Weekly	Routine Check	622 Walnut Trail		PM	Completed
454845	7/13/2026	WO-LS-07	BROOKSHIRE #4		Pump Station Inspection_Weekly	Routine Check	622 Walnut Trail		PM	Completed
456703	7/20/2026	WO-LS-07	BROOKSHIRE #4		Pump Station Inspection_Weekly	Routine Check	622 Walnut Trail		PM	Completed
458613	7/27/2026	WO-LS-07	BROOKSHIRE #4		Pump Station Inspection_Weekly	Routine Check	622 Walnut Trail		PM	Completed
452870	7/7/2026	WO-LS-08	CREEKVIEW/ WINCHASE		Pump Station Inspection_Weekly	Routine Check	253 Edinburgh Ln		PM	Completed
454846	7/14/2026	WO-LS-08	CREEKVIEW/ WINCHASE		Pump Station Inspection_Weekly	Routine Check	253 Edinburgh Ln		PM	Completed
456704	7/21/2026	WO-LS-08	CREEKVIEW/ WINCHASE		Pump Station Inspection_Weekly	Routine Check	253 Edinburgh Ln		PM	Completed
458614	7/28/2026	WO-LS-08	CREEKVIEW/ WINCHASE		Pump Station Inspection_Weekly	Routine Check	253 Edinburgh Ln		PM	Completed
452348	7/3/2026	WO-LS-09	HANEY		Pump Station Inspection_Weekly	Routine Check	604 Handle Lane		PM	Completed
454151	7/10/2026	WO-LS-09	HANEY		Pump Station Inspection_Weekly	Routine Check	604 Handle Lane		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
456090	7/17/2026	WO-LS-09	HANEY		Pump Station Inspection_Weekly	Routine Check	604 Handle Lane		PM	Completed
457993	7/24/2026	WO-LS-09	HANEY		Pump Station Inspection_Weekly	Routine Check	604 Handle Lane		PM	Completed
459754	7/31/2026	WO-LS-09	HANEY		Pump Station Inspection_Weekly	Routine Check	604 Handle Lane		PM	Completed
462022	7/31/2026	WO-LS-09	HANEY		Pump Station Inspection_Weekly	Routine Check	604 Handle Lane		PM	Completed
451642	7/1/2026	WO-LS-10	KINGSGATE #1		Pump Station Inspection_Weekly	Routine Check	1096 Dunedin Trail		PM	Completed
453651	7/8/2026	WO-LS-10	KINGSGATE #1		Pump Station Inspection_Weekly	Routine Check	1096 Dunedin Trail		PM	Completed
455544	7/15/2026	WO-LS-10	KINGSGATE #1		Pump Station Inspection_Weekly	Routine Check	1096 Dunedin Trail		PM	Completed
457469	7/22/2026	WO-LS-10	KINGSGATE #1		Pump Station Inspection_Weekly	Routine Check	1096 Dunedin Trail		PM	Completed
459248	7/29/2026	WO-LS-10	KINGSGATE #1		Pump Station Inspection_Quarterly	Routine Check	1096 Dunedin Trail		PM	Completed
451643	7/1/2026	WO-LS-11	KINGSGATE #2		Pump Station Inspection_Weekly	Routine Check	140 Nocatee Trail		PM	Completed
453652	7/8/2026	WO-LS-11	KINGSGATE #2		Pump Station Inspection_Weekly	Routine Check	140 Nocatee Trail		PM	Completed
455545	7/15/2026	WO-LS-11	KINGSGATE #2		Pump Station Inspection_Weekly	Routine Check	140 Nocatee Trail		PM	Completed
457470	7/22/2026	WO-LS-11	KINGSGATE #2		Pump Station Inspection_Weekly	Routine Check	140 Nocatee Trail		PM	Completed
459249	7/29/2026	WO-LS-11	KINGSGATE #2		Pump Station Inspection_Quarterly	Routine Check	140 Nocatee Trail		PM	Completed
451644	7/1/2026	WO-LS-12	OAKHURST		Pump Station Inspection_Weekly	Routine Check	1770 Grand Oaks Lane		PM	Completed
453653	7/8/2026	WO-LS-12	OAKHURST		Pump Station Inspection_Weekly	Routine Check	1770 Grand Oaks Lane		PM	Completed
455546	7/15/2026	WO-LS-12	OAKHURST		Pump Station Inspection_Weekly	Routine Check	1770 Grand Oaks Lane		PM	Completed
457471	7/22/2026	WO-LS-12	OAKHURST		Pump Station Inspection_Weekly	Routine Check	1770 Grand Oaks Lane		PM	Completed
459250	7/29/2026	WO-LS-12	OAKHURST		Pump Station Inspection_Quarterly	Routine Check	1770 Grand Oaks Lane		PM	Completed
								4/7/26 RM. inspected LS. LS needs 2 floats, 2 relays with bases and a backup float circuit built and implemented. Gathered all necessary information needed to tie into level control circuit. 6/4/26 RM tried pulling cables in to control junction box but was unable to reach conduit in check valve well. Spoke with Gilberto and notified him that this station will take 2 days to install float circuit with assistance 3 man job. 7/15/26 RM Installed floats in wet well, pulled cables from wet well through check valve room and into junction box. Pulled wires from main control panel to junction box for power to floats and feedback from floats. Terminated all wires in junction box. Installed relays for float backup up and timer relay for pump 2. Terminated all wires to relays and tied into pump control circuit. 7/16/26 RM. Tested and verified float circuit for proper operation. Notified operations that backup float control is in service.		
356647	7/16/2026	WO-LS-13	PINEHILL		Install Floats	07/02/2025-GSR Need to investigate what type of floats are needed and install.	Pinehill Drive		CORRECTIVE	Completed
452871	7/7/2026	WO-LS-13	PINEHILL		Pump Station Inspection_Weekly	Routine Check	Pinehill Drive		PM	Completed
454847	7/14/2026	WO-LS-13	PINEHILL		Pump Station Inspection_Weekly	Routine Check	Pinehill Drive		PM	Completed
456705	7/21/2026	WO-LS-13	PINEHILL		Pump Station Inspection_Weekly	Routine Check	Pinehill Drive		PM	Completed
458615	7/28/2026	WO-LS-13	PINEHILL		Pump Station Inspection_Weekly	Routine Check	Pinehill Drive		PM	Completed
								4/7/26 RM. inspected LS. LS needs 2 floats, 2 relays with bases, annd 120v-24v power supply and a backup float circuit built and implemented. Gathered all necessary information needed to tie into level control circuit. 6/17/26 RM. ordered and picked up material from supply house for backup float circuit installation. 7/14/26 RM. Installed alarm floats and circuit components. Wire into existing pump control circuit. Tested and verified for proper operation when HL float is tilted. Notified operations that backup float circuit is in operation.		
356649	7/14/2026	WO-LS-14	SPRINGFIELD		Install Floats	07/02/2025-GSR Need to investigate what type of floats are needed and install.	437 Springfield Drive		CORRECTIVE	Completed
452349	7/1/2026	WO-LS-14	SPRINGFIELD		Pump Station Inspection_Weekly	Routine Check	437 Springfield Drive		PM	Completed
454152	7/10/2026	WO-LS-14	SPRINGFIELD		Pump Station Inspection_Weekly	Routine Check	437 Springfield Drive		PM	Completed
456091	7/17/2026	WO-LS-14	SPRINGFIELD		Pump Station Inspection_Weekly	Routine Check	437 Springfield Drive		PM	Completed
457994	7/24/2026	WO-LS-14	SPRINGFIELD		Pump Station Inspection_Weekly	Routine Check	437 Springfield Drive		PM	Completed
459755	7/31/2026	WO-LS-14	SPRINGFIELD		Pump Station Inspection_Weekly	Routine Check	437 Springfield Drive		PM	Completed
451645	7/1/2026	WO-LS-15	WAL-MART		Pump Station Inspection_Weekly	Routine Check	12192 Hwy 92 A		PM	Completed
453654	7/8/2026	WO-LS-15	WAL-MART		Pump Station Inspection_Weekly	Routine Check	12192 Hwy 92 A		PM	Completed
455547	7/15/2026	WO-LS-15	WAL-MART		Pump Station Inspection_Weekly	Routine Check	12192 Hwy 92 A		PM	Completed
457472	7/22/2026	WO-LS-15	WAL-MART		Pump Station Inspection_Weekly	Routine Check	12192 Hwy 92 A		PM	Completed
459251	7/29/2026	WO-LS-15	WAL-MART		Pump Station Inspection_Quarterly	Routine Check	12192 Hwy 92 A		PM	Completed
452872	7/7/2026	WO-LS-16	WEATHERSTONE		Pump Station Inspection_Weekly	Routine Check	3275 Trickum Road		PM	Completed
454848	7/14/2026	WO-LS-16	WEATHERSTONE		Pump Station Inspection_Weekly	Routine Check	3275 Trickum Road		PM	Completed
456706	7/21/2026	WO-LS-16	WEATHERSTONE		Pump Station Inspection_Weekly	Routine Check	3275 Trickum Road		PM	Completed
458616	7/27/2026	WO-LS-16	WEATHERSTONE		Pump Station Inspection_Weekly	Routine Check	3275 Trickum Road		PM	Completed
452350	7/1/2026	WO-LS-17	WOODSTOCK FIRST BAPTIST (WFBC)		Pump Station Inspection_Weekly	Routine Check	777 Neese Road		PM	Completed

WO No.	Completed Date	Asset ID	Asset Description	Parent Asset Description	Brief Description	Work Description	Site Location	Comments	WO Type	Job Status
454153	7/10/2026	WO-LS-17	WOODSTOCK FIRST BAPTIST (WFBC)		Pump Station Inspection_Weekly	Routine Check	777 Neese Road		PM	Completed
456092	7/17/2026	WO-LS-17	WOODSTOCK FIRST BAPTIST (WFBC)		Pump Station Inspection_Weekly	Routine Check	777 Neese Road		PM	Completed
457995	7/24/2026	WO-LS-17	WOODSTOCK FIRST BAPTIST (WFBC)		Pump Station Inspection_Weekly	Routine Check	777 Neese Road		PM	Completed
459756	7/31/2026	WO-LS-17	WOODSTOCK FIRST BAPTIST (WFBC)		Pump Station Inspection_Weekly	Routine Check	777 Neese Road		PM	Completed
462024	7/31/2026	WO-LS-17	WOODSTOCK FIRST BAPTIST (WFBC)		Pump Station Inspection_Weekly	Routine Check	777 Neese Road		PM	Completed
452873	7/7/2026	WO-LS-18	WOODSTOCK KNOLL		Pump Station Inspection_Weekly	Routine Check	526 Spotted Ridge Circle		PM	Completed
454849	7/14/2026	WO-LS-18	WOODSTOCK KNOLL		Pump Station Inspection_Weekly	Routine Check	526 Spotted Ridge Circle		PM	Completed
456707	7/21/2026	WO-LS-18	WOODSTOCK KNOLL		Pump Station Inspection_Weekly	Routine Check	526 Spotted Ridge Circle		PM	Completed
458617	7/28/2026	WO-LS-18	WOODSTOCK KNOLL		Pump Station Inspection_Weekly	Routine Check	526 Spotted Ridge Circle		PM	Completed
452351	7/3/2026	WO-LS-19	GUNNING		Pump Station Inspection_Weekly	Routine Check	187 Neese Farm Road		PM	Completed
454154	7/10/2026	WO-LS-19	GUNNING		Pump Station Inspection_Weekly	Routine Check	187 Neese Farm Road		PM	Completed
456093	7/17/2026	WO-LS-19	GUNNING		Pump Station Inspection_Weekly	Routine Check	187 Neese Farm Road		PM	Completed
457996	7/24/2026	WO-LS-19	GUNNING		Pump Station Inspection_Weekly	Routine Check	187 Neese Farm Road		PM	Completed
459757	7/31/2026	WO-LS-19	GUNNING		Pump Station Inspection_Weekly	Routine Check	187 Neese Farm Road		PM	Completed
452401	7/3/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Weekly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed
454204	7/10/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Weekly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed
456143	7/17/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Weekly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed
458046	7/24/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Weekly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed
459808	7/31/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Weekly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed
462078	7/31/2026	WO-LS-20	ROUSSEAU (Dobbs)		Pump Station Inspection_Weekly	Routine Check	Across the street from 256 Arnold Mill Road		PM	Completed
450900	7/1/2026	WO-LS-21	CAMDEN PARK		Pump Station Inspection_Quarterly	Routine Check			PM	Completed
451831	7/1/2026	WO-LS-21	CAMDEN PARK		Pump Station Inspection_Weekly	Routine Check			PM	Completed
453702	7/8/2026	WO-LS-21	CAMDEN PARK		Pump Station Inspection_Weekly	Routine Check			PM	Completed
455596	7/15/2026	WO-LS-21	CAMDEN PARK		Pump Station Inspection_Weekly	Routine Check			PM	Completed
457520	7/22/2026	WO-LS-21	CAMDEN PARK		Pump Station Inspection_Weekly	Routine Check			PM	Completed
459300	7/29/2026	WO-LS-21	CAMDEN PARK		Pump Station Inspection_Weekly	Routine Check			PM	Completed



APPENDIX

ADMINISTRATION

BUDGET EXPENSES

10/25 to 07/26

Description	Expenses	
Chemicals	\$	334,556.57
Sewer Expenses	\$	75,494.23
Sewer Capital Projects	\$	286,141.84
Fleet Expenses	\$	8,982.37
WWTP Expenses	\$	213,540.66
WWTP Capital Projects	\$	654,303.63
TOTAL	\$	1,573,019.30

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Jeremy Parker, Public Works

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Public Works Monthly Project Status Update (August 2026)

SUGGESTED ACTION:

ATTACHMENTS:
[PW_StatusReport_AUG_2026_COMP.pdf](#)



PUBLIC WORKS PROJECTS STATUS MONTHLY REPORT – AUGUST 2026

No.	Department	Project Name	Description	Contractor	% Complete	Status
1	Streets	Towne Lake Pkwy Widening	Project will widen travel lanes TLP west of the roundabout and will add a right turn lane onto Woodstock Pkwy.	Bartow Paving	55%	Grading work continues along the project site. Georgia Power is still in the process of relocating utilities.
2	Streets	2026 LMIG Resurfacing & 2026 LRA Resurfacing	To obtain favorable roadway resurfacing rates, 2026 LMIG funding will once again be combined via an intergovernmental partnership between Cherokee County and the cities of Woodstock, Canton, and Holly Springs. Woodstock’s designated project for this cycle is Woodstock Parkway. The LRA portion of the project will complete the Stone Forest neighborhood and Driftwood Forest.	Summit Construction & Baldwin Paving	50%	Resurfacing work on Woodstock Parkway was completed on July 31 st , temporary striping was completed on August 12 th ; final thermoplastic striping is expected to be completed in the coming weeks. The LRA resurfacing construction, originally set to begin on August 14 th , has been delayed due to weather events in July; September 1 st is the new expected start date for resurfacing work in Driftwood Forest, then crews will proceed to the Stone Forest neighborhood. Construction work is expected to wrap up the week of September 7 th .
3	Streets	Main St at Elm St Pedestrian Improvements	The Elm St Promenade will transform the area between Wall St and Main St into a pedestrian-only zone. The project also includes a new signalized crosswalk designed to better manage pedestrian and vehicular traffic and prevent backups.	R&B Development	98%	Construction is nearing completion; the mast arm for the signalized pedestrian crossing was set on June 29 th . Pedestrian signal units and electrical connections were installed on the week of July 27; inspection work was completed on August 12 th and a few minor adjustments will have to be made before final inspection.
4	Streets	Streetscapes VI Main Phase II	New sidewalk and streetscapes on the south side of Towne Lake Pkwy from the Roundabout at Mill St that will connect to the Phase I Streetscapes near The Way Church.	TBD	0%	Project is projected to go out to bid in late summer 2026.
5	Streets/Water & Sewer	Neese Rd Improvement Project Northern Segment	Project will resurface the entire roadway, add new streetscapes, sidewalks, and will replace the four-way stop at Washington Ave with a roundabout; The Neese Rd water main replacement project has also been incorporated into the project. The Project starts at Washington Ave and ends at Arnold Mill Rd.	Summit Construction	40%	Work on the water line relocation began on May 4 th at the four-way stop at Washington Ave., and construction continues north toward Arnold Mill Rd. The relocation of the water main is nearing completion. Water line construction work is set to be completed in the week of August 17 th , and final testing of the line should begin by August 21 st . Natural gas relocation is nearing completion and once relocation work is completed, roadway construction will expand. Grading work and construction of the retaining wall at the four-way stop sign is in progress.



PUBLIC WORKS PROJECTS STATUS MONTHLY REPORT – AUGUST 2026

No.	Department	Project Name	Description	Contractor	% Complete	Status
6	Streets	Neese Rd Improvement Project Southern Segment	Project will resurface the entire roadway, add new streetscapes, sidewalks, and various other improvements; Project begins near Brentwood Ln. and continues north to Washington Ave.	Summit Construction	100%	Project was officially closed out on June 29 th .
7	Streets	I-575 Ridgewalk DDI Engineering Phase I	The interchange at I-575 & Ridgewalk Pkwy is currently being redesigned to a diverging diamond intersection to help improve traffic flow in the area; This is a joint project with GDOT & the City of Woodstock.	Arcadis	80%	The Public Works Department is currently confirming water main locations throughout the project site with GDOT to ensure water service will remain operable during construction.
8	Streets	GRIDSMART	Four additional GRIDSMART systems will be added to the Ridgewalk Parkway intersections, and at the Main St & Dupree Rd intersection. These systems greatly improve signal timing and help provide critical traffic count data.	GRIDSMART	95%	Work is currently underway to transition the new GRIDSMART units into the City's network, enabling remote access and automated reporting.
9	Streets	Dobbs Road Multi-Use Trail	The project will extend the existing trail that ends at Chattahoochee Tech and connect it to the existing sidewalk near Ruisseau. The project will be split into two phases: Phase One will end at Melanie Lane, and Phase Two will complete the connection from Melanie Lane to the existing sidewalk at Ruisseau.	MD Residential	80%	Phase I was completed on September 26 th , 2025. Phase II construction work began in late April and wrapped up in May. Phase III design modifications are currently underway to complete the final third phase of the project.
10	Streets	Market Street Connector: Design	The Market Street Connector will link Napa Drive and Ingram Street to Dawson Drive, expanding access to the South on Main traffic signal. This early phase is part of the Grid Streets Program, which improves safety for northbound turns onto Main Street and will eventually connect to the existing Market Street to the north.	Calco Engineering	95%	Final right-of-way negotiations are in progress. Project is expected to commence construction in late FY 27.



PUBLIC WORKS PROJECTS STATUS MONTHLY REPORT – AUGUST 2026

No.	Department	Project Name	Description	Contractor	% Complete	Status
11	Streets	Rope Mill Road Trail Connection	The trail that currently ends west of Inwood Walk, will be extended west to the future driveway into Faith Community Church and will cross over at the Camellia Place assisted living facility, completing the connection to Woodstock Parkway.	TBD	0%	Project is scheduled to go out to bid on September 22 nd .
12	Streets	Noonday Creek Trail Connection at Dupree Road	This project will create an official connection to the Noonday Creek trail from the new trail on Dupree Road near the bridge.	TBD	0%	Project is scheduled to go out to bid on September 22 nd .
13	Water & Sewer Buildings & Grounds	Generator Replacements	The city received funding through FEMA's Hazard Mitigation Grant Program (HMGP) to replace five aging generators at the Bell Industrial Park sewer lift stations, as well as the primary generator at the Annex building. These new units will improve operational efficiency and reduce the City's carbon footprint by transitioning the Annex location from diesel to natural gas.	Next Edge Networks	10%	The generators are currently being manufactured and expected to ship September 4 th . The city is expected to take delivery within six to eight weeks after the ship date; lift station sites in Brookshire and Bell Industrial Park are expected to be complete by mid-November. Prep-work for the City Annex generator is expected to begin in late October with gas line relocation and electrical work to prepare for the installation of the generator in November.
14	Buildings & Grounds	Chambers Roof	The roof over the main hall at the Chambers at City Center building will be replaced due to aging and irreparable damage.	Complete Roofing	0%	Project has been quoted out and awarded to contractor. Work is expected to begin in August 24 th .

LMIG Resurfacing Woodstock Pkwy

Asphalt Completed
08/17/2026



LMIG Resurfacing Woodstock Pkwy

Asphalt Completed
08/17/2026



LMIG Resurfacing Woodstock Pkwy

Asphalt Completed
08/17/2026



LMIG Resurfacing Woodstock Pkwy

Asphalt Completed
08/17/2026



Neese Rd Improvement Project

Retaining Wall
08/17/2026



Neese Rd Improvement Project

Retaining Wall
08/17/2026



Neese Rd Improvement Project

Retaining Wall
08/17/2026



Neese Rd Improvement Project

Water Main Relocation
08/17/2026



Neese Rd Improvement Project

Water Main Relocation
08/17/2026



Neese Rd Improvement Project

Water Main Relocation
08/17/2026



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Chris Luly, Special Projects

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Capital Projects Monthly Report (August 2026)

SUGGESTED ACTION:

ATTACHMENTS:
[Capital Projects Status Sheet 08.17.2026.pdf](#)



CITY OF WOODSTOCK

GEORGIA

CAPITAL PROJECTS STATUS SHEET

August 2026

OVERVIEW

- 3 Substantially Completed (Last 90 Days): 1 intersection & 2 pedestrian
- 5 Projects Under Construction: 2 existing road improvements, 2 new roadway, 1 pedestrian
- 7 Projects Plan Ready/ROW Acquisition: 3 new roads and 4 pedestrian
- 10 Projects In-Design: 4 intersections, 4 new roadways, 2 pedestrian

SUBSTANTIALLY COMPLETE (Last 90 Days)

Main & Elm Street Intersection, Dobbs Trail Phase 2, Neese East Sidewalk Phase I

UNDER CONSTRUCTION

Towne Lake Parkway Widening

Target Completion Date: January 2027
Contract Sum: \$1,492,630.17
Percent Complete: 30%

Neese Road - Northern Segment

Target Completion Date: April 2027
Contract Sum: \$3,969,892.89
Percent Complete: 16%

Goshen Lane Extension

Target Completion Date: June 2027
Contract Sum: Development Agreement
Percent Complete: 3%

Lyndee Lane Ext. - Phase 1

Target Completion Date: Sept. 2026
Open with adjacent development
Contract Sum: Development Agreement
Percent Complete: 85%

Noonday Creek Trail Extension

Target Completion Date: Sept. 2026
Contract Sum: \$8,480,255.95
Percent Complete: 90%

PLAN READY/ ROW ACQUISTION

Neese Sidewalk East Phase 2 – Target let is summer 2026; 2/2 parcels closed
Noonday Trail Conn. to Dupree Road – Target let is Fall 2026; 1/1 parcel closed
Rope Mill Road Trail – Target let is Fall 2026; 7/7 parcels closed
Market Street Ext – Target let is Fall/Winter 2026; 1/4 parcels closed, 2 pending
Paden Street Ext – Target let is Winter 2026/27; 3/8 parcels closed, 2 pending
Streetscapes VI Phase 2 – Target let is Winter 2026/27; 3/4 parcels closed
Ridgewalk DDI – Final Engineering & in ROW Acquisition; Target let is fall 2027

IN-DESIGN (Concept and final engineering)

Reeves Street Extension – Final engineering underway; Target LET winter 26/27
Haney Rd Extension – Final engineering underway; Target let 2027
Dobbs Road at Arnold Mill Rd – Final engineering underway; Target let TBD
Dobbs Road at Main St – Final engineering underway; Target let TBD
Arnold Mill Road Trail – Final Engineering; Target let 2027
Rob Hogan Plaza (Elm St) Phase 2 – Final Engineering underway; Target let TBD
Barnesdale Terrace at Main St – Concept plan complete; Target let 2027
Dupree Road at Main St – Concept plan complete; Target let TBD
Lyndee Lane Phase 2 – Concept plan complete; Target let TBD
Brooke Blvd & Johnston Park – Concept Plan Complete; Target let TBD

ADDITIONAL QUESTIONS CONTACT:

Chris Luly,
Capital Improvement Plan
Administrator
770.592.6000 ext. 1015

Towne Lake Pkwy Widening



Noonday Creek Trail



Lyndee Lane Ext. Ph 1



TLP - GA Power Pole Relocations