

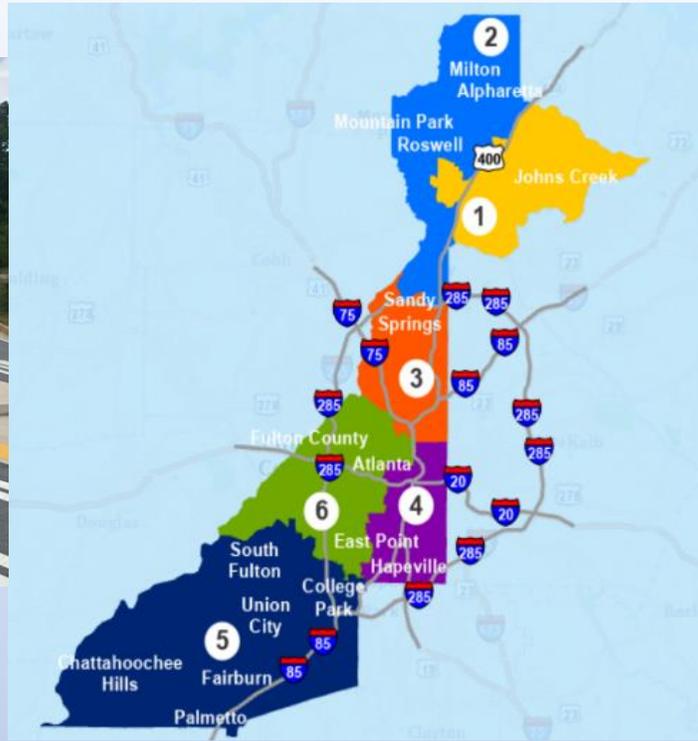


FULTON COUNTY

Mayors Meeting
March 27, 2026

AGENDA

- **TSPLOST Updates**
- **Service Delivery Strategy**



Fulton County TSPLOST – Status Update



**Mayor's Meeting
March 27, 2026**

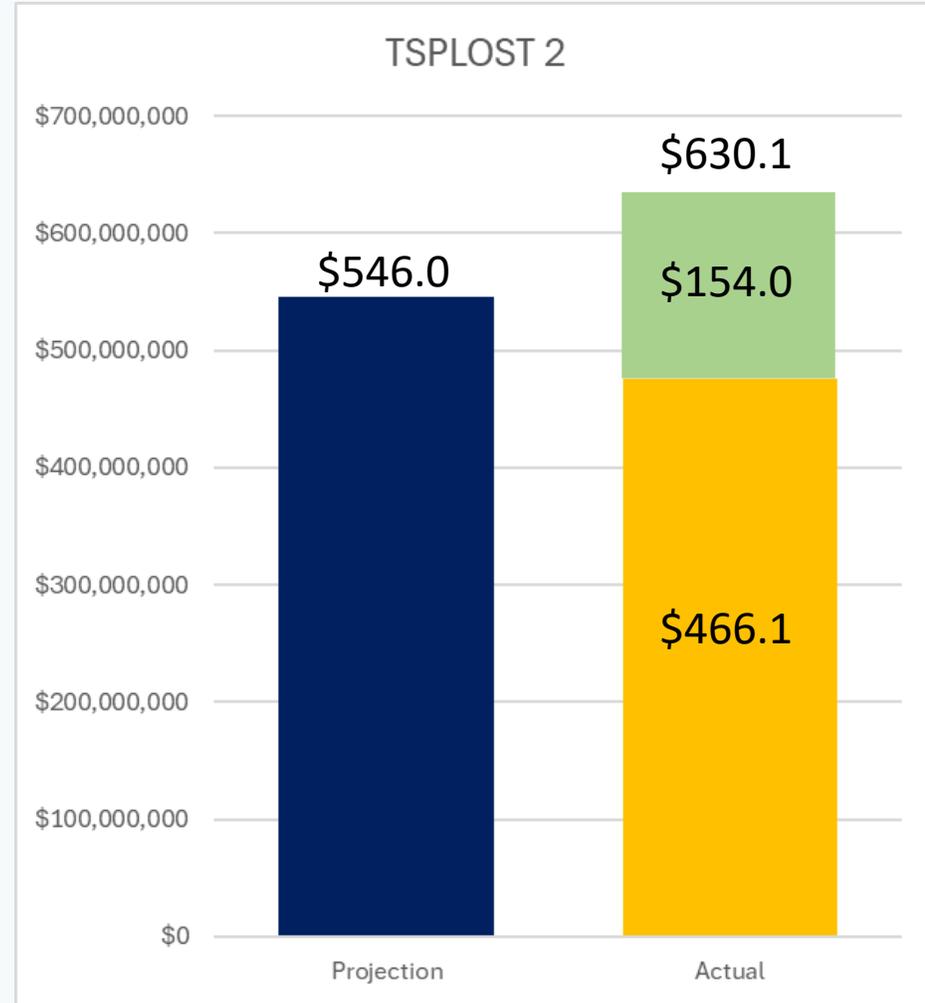
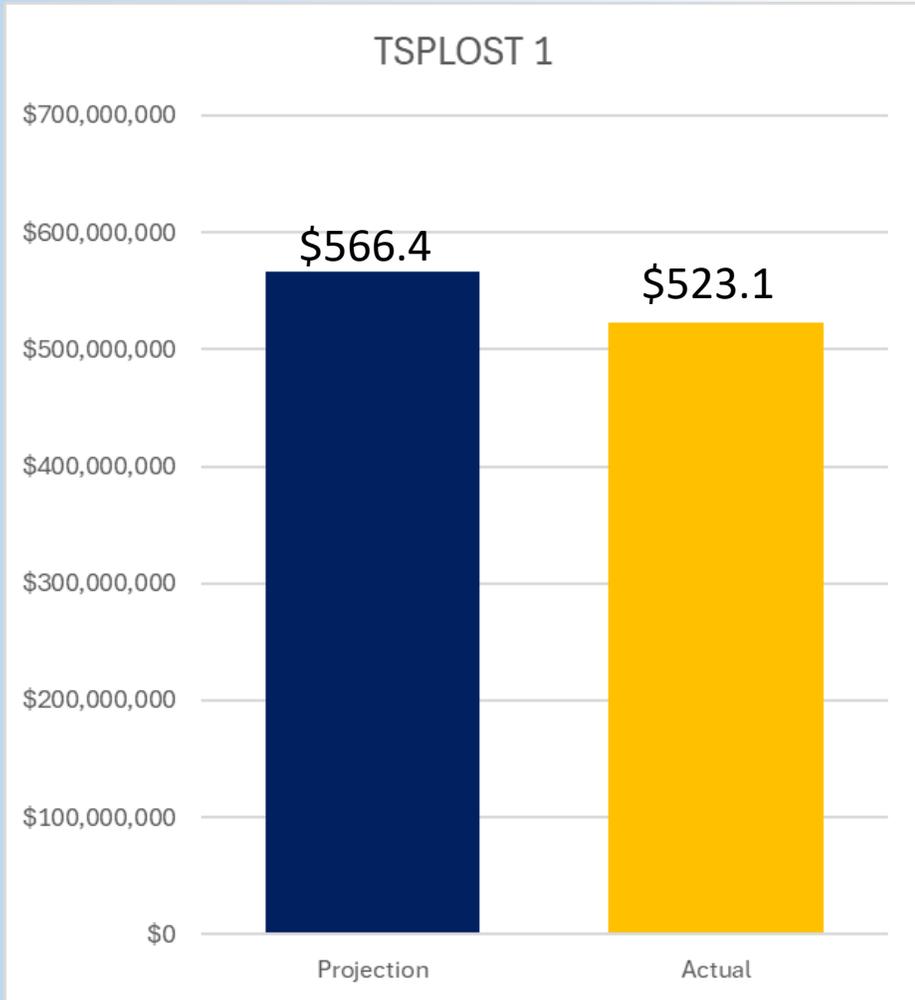


Agenda

The purpose of this meeting is to:

1. Review TSPLOST 1 and TSPLOST 2 Collections
2. Discuss the TSPLOST 3 Projections (GSU)
3. Planned Distribution of Funds to Cities
4. Review the TSPLOST 3 Schedule
5. Questions & Discussions

TSPLOST 1 & 2: Summary of Collections



Projected Amount

Actual Amount Collected

Forecasted Amount Thru 3/27



TSPLOST 3: GSU Sales Tax Projections

- **Conservative - \$662,951,034**
- **Anticipated - \$686,960,296**
- **Optimistic - \$815,744,704**

Recommendation Conservative with Tiered Approach

TSPLOST 3: GSU Sales Tax Projections

- **Using the Conservative Forecast:**
 - **Total Collected: \$662,951,034**
 - **DOR Fee (1 %): \$ (6,629,510)**
 - **FC Mgmt (0.5%): \$ (3,314,755)**
 - **Total for Cities: \$653,006,768**

Tier 1 (85%) – \$555,055,753

Tier 2 (100%) – \$653,006,768

Tier 3 (115%) - \$750,957,783



GMC

TSPLOST 3: Distribution by Population

	2024 Census Estimate	
Alpharetta	67,275	10.97%
Chattahoochee Hills	3,451	0.56%
College Park	13,953	2.28%
East Point	38,270	6.24%
Fairburn	17,237	2.81%
Hapeville	6,712	1.09%
Johns Creek	81,167	13.24%
Milton	41,490	6.77%
Mountain Park	574	0.09%
Palmetto	5,213	0.85%
Roswell	92,227	15.04%
Sandy Springs	105,505	17.20%
South Fulton	112,003	18.26%
Union City	28,195	4.60%
Total Population Estimate	613,272	100%



TSPLOST 3: Tier Levels

	Funding Forecast	Tier 1 Revenues (85% of Forecast)	Tier 1 & 2 Revenues (100% of Forecast)	Tier 1, 2 & 3 Revenues (115% of Forecast)
Alpharetta	\$71,633,843	\$60,888,767	\$71,633,843	\$82,378,920
Chattahoochee Hills	\$3,674,595	\$3,123,406	\$3,674,595	\$4,225,784
College Park	\$14,857,035	\$12,628,480	\$14,857,035	\$17,085,590
East Point	\$40,749,568	\$34,637,133	\$40,749,568	\$46,862,003
Fairburn	\$18,353,810	\$15,600,738	\$18,353,810	\$21,106,881
Hapeville	\$7,146,880	\$6,074,848	\$7,146,880	\$8,218,912
Johns Creek	\$86,425,926	\$73,462,037	\$86,425,926	\$99,389,815
Milton	\$44,178,196	\$37,551,467	\$44,178,196	\$50,804,926
Mountain Park	\$611,190	\$519,512	\$611,190	\$702,869
Palmetto	\$5,550,758	\$4,718,144	\$5,550,758	\$6,383,371
Roswell	\$98,202,519	\$83,472,141	\$98,202,519	\$112,932,897
Sandy Springs	\$112,340,820	\$95,489,697	\$112,340,820	\$129,191,942
South Fulton	\$119,259,834	\$101,370,859	\$119,259,834	\$137,148,809
Union City	\$30,021,794	\$25,518,525	\$30,021,794	\$34,525,063
Total	\$653,006,768	\$555,055,753	\$653,006,768	\$750,957,783



TSPLOST 3 Schedule:

Finalization of Sales Tax Projections	January 2026	✓
Review of Projections with the Cities	March 2026	✓
Cities Develop their Project Lists	January 2026 – May 2026	
Cities Submit Initial Project Lists to Fulton County	May 31, 2026	
Final Project Lists (Master List) Distributed	June 2026	
Intergovernmental Agreement Confirmed by Cities	July 2026	
Resolution Signed by Fulton County	August 2026	
Call for Referendum Coordinated with Elections	August 2026	
Voter Information & Education Period	August – November 2026	
Referendum Vote by Citizens	November 3, 2026	



GMC

Questions and Discussion



SERVICE DELIVERY STRATEGY

LETTER FROM DEPARTMENT OF COMMUNITY AFFAIRS

- **General Assembly amended Georgia's Service Delivery Act, O.C.G.A. §36-70-20, et seq.**
 - The bulk of those amendments became effective on January 1, 2026
 - The amended Act provides a highly structured process for producing required updates of an SDS
- **DCA recommend "that the county and cities act expeditiously on this matter to ensure that the SDS for Fulton County and the cities lying therein has been verified on or before December 31, 2026."**

Need to review the comments for the Department of Community Affairs

Missing Services	Naming Discrepancies
Map Updates	New Agreements

Brian P. Kemp
Governor



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

Christopher Nunn
Commissioner

MEMORANDUM

TO: Honorable Robert L. Pitts, Chair, Fulton County Commission
 Honorable Jim Gilvin, Mayor, City of Alpharetta
 Honorable Andre Dickens, Mayor, City of Atlanta
 Honorable Tom Reed, Mayor, City of Chattahoochee Hills
 Honorable Bianca Broom, Mayor, City of College Park
 Honorable Deana Holiday Ingraham, Mayor, City of East Point
 Honorable Mario B. Avery, Mayor, City of Fairburn
 Honorable Alan Hallman, Mayor, City of Hapeville
 Honorable John Bradberry, Mayor, City of Johns Creek
 Honorable Peyton Jamison, Mayor, City of Milton
 Honorable Charles W. Kolbrener, Mayor, City of Mountain Park
 Honorable John C. Boddie, Mayor, City of Palmetto
 Honorable Kurt Wilson, Mayor, City of Roswell
 Honorable Rusty Paul, Mayor, City of Sandy Springs
 Honorable Khalid Kamau, Mayor, City of South Fulton
 Honorable Vince R. Williams, Mayor, City of Union City

FROM: Lisa Westin *LW*
 Director, Office of Planning, Research, and Geanalytics

DATE: January 2, 2025

SUBJECT: Termination of the Abeyance of Sanctions for Noncompliance with the Service Delivery Act

As you are likely aware, the General Assembly amended Georgia's Service Delivery Act, O.C.G.A. § 36-70-20, et seq., in 2022. The bulk of those amendments became effective on January 1, 2026. These amendments completely eliminated the ability of the judiciary to hold the sanctions for noncompliance with the act in abeyance during the pendency of dispute resolution processes. Accordingly, the abeyance that benefitted your communities since 2009 has been terminated.

The Department of Community Affairs recognizes the significant investment of time and resources inherent in the update of local governments' service delivery strategies (SDSs) and the broad and significant impacts of the sanctions associated with noncompliance.

The amended Act provides a highly structured process for producing required updates of an SDS. The process provides one year to formally begin local work on the update and ultimately receive DCA's verification of compliance. We recommend that the county and cities act expeditiously on this matter to ensure that the SDS for Fulton County and the cities lying therein has been verified on or before December 31, 2026. DCA has copies of your SDS submittals going back into the 1990s if those would be helpful for reference. Additionally, we recommend consulting the draft submittal provided to DCA for review in 2018 which was returned with a number of comments. The Department provides a set of standardized forms that local governments are required to use in updating the SDS. Please reach out if our provision of these materials would be helpful for your work.

60 Executive Park South, NE | Atlanta, GA 30329-2231 | 404-679-4940 | dca.georgia.gov
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Record of Review and Request for Revisions
 Service Delivery Strategy for Fulton County and its Cities
 Review completed November 2018

NOTE: Where "for example" or "e.g." is used, the list that follows is not intended to be all-inclusive. The services listed are provided solely to illustrate the problem that was observed and facilitate the appropriate revision of the document.

MUST BE ADDRESSED

FORM 1

- **Missing Services.** Several services, which were included in the last SDS on-record with DCA, were not evident in this submittal. Please list them in the appropriate box on Form 1 reflecting whether they are continued without change or they are being modified. Additionally, please include an updated Form 2 for each service, as appropriate. If the service is no longer provided or, for some other reason, you may include it in Form 1, Box IV among services being modified, but, to avoid including Form 2s for those items, you may add a footnote, parenthetical note, or some other explanation for why they have been intentionally omitted.
 - o Boards of Equalization
 - o Building Maintenance
 - o Community Court
 - o Disability Affairs
 - o District Attorney
 - o Electricity
 - o Engineering
 - o Management Information System
 - o Medical Examiner
 - o Purchasing
 - o Tax Assessment
 - o Vehicle Maintenance

These services were added to Form 1 as being continued without change. I have attached to this email all of the services from the "old" SDS submittal for your review in case you want to check to determine if they have indeed not changed. I reviewed them and believe they have not. You may want to check "Electricity" however, as that seems a bit odd. The Cities of Fairburn, College Park, East Point, Hapeville, and Palmetto may want to review the District Attorney section more carefully as an IGA is mentioned between the DA and those Cities.

- **Naming Discrepancies.** There is a disconnect in the naming of services between the Form 1 and several Form 2s. Slight variations in a service's name sometimes reflects meaningful differences in the service being provided (e.g. Simply "Animal Control Shelter" may reflect provision simply of a facility, while "Animal Control Services" may reflect provision of a swath of programs aimed at managing animals.) Please examine the naming of the following services and ensure consistency within the SDS document.



SERVICE DELIVERY STRATEGY (SDS)

Steps for Reviewing and Preparing for SDS

Local governments and authorities should:

- Review the entire SDS, including each **Form 2: Summary of Service Delivery Arrangements**.
- Ensure all information is **accurate, current, and reflects preferred future arrangements** (provider, service area, funding, etc.).
- Review all required **intergovernmental agreements** (e.g., water/sewer agreements, land-use/annexation dispute resolution).
- Provide **service area maps** when service territories do not follow jurisdictional boundaries.
- Add any **new services** or revise **consolidated services** using updated Form 1 and Form 2 materials.

  GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

SERVICE DELIVERY STRATEGY
FORM 2: Summary of Service Delivery Arrangements

COUNTY: TYPE COUNTY NAME HERE Service: Type the Name of the Service to be Provided Here

1. Check one box that best describes the agreed upon delivery arrangement for this service:

a.) Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.) Type Name of Government, Authority or Organization Here

b.) Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.) Type Name of Government, Authority or Organization Here

c.) One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.) Type Name of Government, Authority or Organization Here

d.) One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.) Type Name of Government, Authority or Organization Here

e.) Other (If this box is checked, attach a legible map delineating the service area of each service provider, and identify the government, authority, or other organization that will provide service within each service area.) Type Name of Government, Authority or Organization Here

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes (If "Yes," you must attach additional documentation as described, below)

No

If these conditions will continue under this strategy, attach an explanation for continuing the arrangement (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, attach an implementation schedule listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

It be used to implement the strategy for

Page 1 of 2

Agreement Name	Contracting Parties	Effective and Ending Dates
<u>Name Agreement Here</u>	<u>List Contracting Parties Here</u>	<u>Effective - End</u>
<u>Name Agreement Here</u>	<u>List Contracting Parties Here</u>	<u>Effective - End</u>
<u>Name Agreement Here</u>	<u>List Contracting Parties Here</u>	<u>Effective - End</u>
<u>Name Agreement Here</u>	<u>List Contracting Parties Here</u>	<u>Effective - End</u>
<u>Name Agreement Here</u>	<u>List Contracting Parties Here</u>	<u>Effective - End</u>
<u>Name Agreement Here</u>	<u>List Contracting Parties Here</u>	<u>Effective - End</u>

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

Provide Details Here

7. Person completing form: Type Your Name & Title Here
Phone number: Type Your Phone Number Here Date completed: Type Date Here

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? Yes No

If not, provide designated contact person(s) and phone number(s) below:
TYPE CONTACT NAME, TITLE & PHONE HERE

Page 2 of 2



SERVICE DELIVERY STRATEGY (SDS)

If Changes to the SDS Are Needed

Local governments must:

1. Prepare **new or revised Form 2s** and update any supporting agreements, contracts, or maps **only for services being revised**.
2. Approve the revised SDS portions by **resolution** of all required governing authorities.
3. Obtain signatures on a new **Certifications** page (or **Form 5** if extending an SDS).
4. Provide signed copies of revisions to all local governments and submit the updated materials to **DCA** (electronic scans preferred).

DCA will then review and verify the updated portions.

If No Changes Are Needed

Local governments must:

1. **Re-adopt** the existing SDS via resolution.
2. Sign and date **Form 5**, confirming review and no proposed

GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

SERVICE DELIVERY STRATEGY

FORM 5: Certifications for Extension of Existing SDS

Instructions: This two page form must, at a minimum, be signed by an authorized representative of the following governments: 1) the County; 2) the city serving as the county seat; 3) all cities having a 2020 population of over 5,000 residing within the county; and 4) no less than 50% of all other cities with a 2020 population of between 500 and 5,000 residing within the county. Cities with a 2020 population below 500 and local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so. Population must be based upon decennial census figures.

If the strategy for providing ANY local service is being revised, FORM 5 CANNOT be used. When revisions are necessary, a submittal MUST include updates to FORM 1, FORM 2, and FORM 4 that cover ALL local services.

COUNTY: **TYPE COUNTY NAME HERE**

We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have reviewed our existing Service Delivery Strategy (SDS) and have determined that it continues to accurately reflect our preferred arrangements for providing **ALL** local services throughout our county and no changes in our Strategy are needed at this time. We authorize its extension until:

Select 1 box, below	Type End-Year Below
<input type="checkbox"/> February 28,	YEAR
<input type="checkbox"/> June 30,	
<input type="checkbox"/> October 31,	

2. Each of our governing bodies (County Commission and City Councils) that are a party to this strategy have adopted resolutions agreeing to the Service Delivery arrangements identified in our strategy and have executed agreements for implementation of our service delivery strategy (O.C.G.A. 36-70-21);
3. Our service delivery strategy continues to promote the delivery of local government services in the most efficient, effective, and responsive manner for all residents, individuals and property owners throughout the county (O.C.G.A. 36-70-24(1));
4. Our service delivery strategy continues to provide that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 36-70-24 (2));
5. Our service delivery strategy continues to ensure that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 36-70-24 (3));
6. Our Service Delivery Strategy continues to ensure that the officially adopted County and City land use plans of all local governments located in the County are compatible and nonconflicting (O.C.G.A. 36-70-24 (4)(A));
7. Our Service Delivery Strategy continues to ensure that the provision of extrajurisdictional water and sewer services by any jurisdiction is consistent with all County and City land use plans and ordinances (O.C.G.A. 36-70-24 (4)(B)); and
8. DCA has been provided a copy of this certification and copies of all forms, maps and supporting agreements needed to accurately depict our agreed upon strategy (O.C.G.A. 36-70-27).

Page 1 of 2



PROPOSED SCHEDULE FOR 2026

DATE/DEADLINE	EVENT/ACTION NEEDED
March 27th	Notice given to the cities of upcoming meeting to begin developing an updated SDS.
April 13th	Meeting between the cities and the County to discuss SDS.
May 26th	Cities are required to provide a written SDS proposal to each other and to the County by this date (60 days after the March 27 th notice from the County).
May 27TH through June 24TH	Cities and County continue to exchange information and negotiate SDS.
June 25th through August 31st	<i>Mediation would start on June 25th, if no agreement is reached and conclude August 31st</i>
September 1st through September 30th	Cities and County finalize SDS and each prepare resolutions adopting the final SDS. (If agreement is reached prior to September 1st, then County and cities can begin resolution adoption.)
October 1st	Cities and County must each adopt resolutions approving the SDS. This must occur before the submission of the SDS to DCA on October 2 nd
October 2nd	SDS to be submitted to DCA for initial review (this date is 90 days prior to December 31 st

WHAT HAPPENS IF NO AGREEMENT IS REACHED

O.C.G.A. § 36-70-25.1(b) provides:

If a county and the affected municipalities in the county are unable to reach an **agreement on all services within 90 days of initiation** of the process provided for in Code Section 36-70-22, the county and all affected municipalities shall, by such ninetieth day, commence mediation in an attempt to reach a final agreement. Such mediation **shall be limited to discussing only those services and geographic areas which remain to be agreed upon.**

That means that if no agreement is reached **by Thursday, June 25, 2026**, the parties are required to mediate.

O.C.G.A. §§ 36-70-25.2 and 36-70-25.3 states:

The **Department shall be notified when the parties enter nonbinding arbitration, mediation, and judicial resolution**, via verifiable delivery, by an affected party to the event. The notification shall include when the



CONTACT INFORMATION

NAME	TITLE	EMAIL
Lauren Hansford*	Senior Assistant County Attorney	Lauren.Hansford@fultoncountyg ga.gov
Mike Rowicki*	Director Strategy and Performance Management	Mike.Rowicki@fultoncountyg a.gov
Dick Anderson	County Manager	Dick.Anderson@fultoncountyg .gov
Soo Jo	County Attorney	Soo.Jo@fultoncountyg a.gov
Kaye Burwell	Chief Deputy County Counsel	Kaye.Burwell@fultoncountyg a.gov
Pamela Roshell	Chief Operating Officer	Pamela.Roshell@fultoncountyg a.gov
Chad Alexis	Supervising County Counsel	Chad.Alexis@fultoncountyg a.gov
Sharon Whitmore*	Chief Financial Officer	Sharon.Whitmore@fultoncountyg a.gov
Ray Turner	Finance Director	Ray.Turner@fultoncountyg a.gov

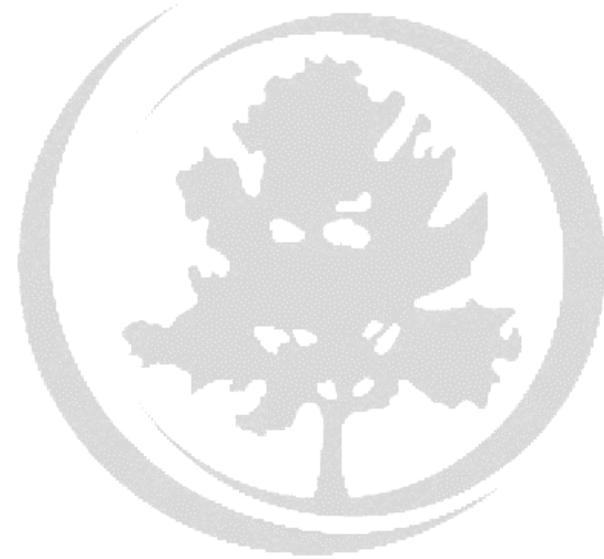
Note: * Primary Contacts

Request for each City to provide their list of contacts for this process

FRAMEWORK FOR FUTURE MEETINGS

- In Person or Virtual
- Elected Officials or County and City Representatives
- Material Preparation (e.g. Eden Freeman spreadsheet)
- Cadence of meetings
- Other items to consider





QUESTIONS