



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

**8534 Main Street, Woodstock GA
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<http://www.woodstockga.gov>**

***Hearing Assistance Available Upon Request**

AGENDA

Monday, March 16, 2026

**City Council - Work Session
7:00 PM**

ITEM 1. MEETING CALLED TO ORDER

ITEM 2. ANNOUNCEMENTS AND INFORMATIONAL ITEMS

1. Announcements (Colin Ake)

The Mayor's Youth Leadership Academy is June 8th-12th. The academy, in partnership with the University of Georgia's J.W. Fanning Institute for Leadership, provides rising high school juniors and seniors with a deeper understanding of the role of local government while developing valuable leadership skills. Students can apply online until March 31st at woodstockga.gov/mayorsyouthleaders.

The City-Wide Yard Sale will take place the weekend of April 25th and registration is open now. Sign up on woodstockparksandrec.com to have your sale added to the list on our website, flyer, interactive map, and newspaper ads.

ITEM 3. PRESENTATION ITEMS FOR DISCUSSION

1. Community Development Retreat Presentation (Melissa Sigmund)

2. Fire Department Retreat Presentation (Shane Dobson)

3. Communications Retreat Presentation (Stacy Brown)

4. Dobbs Road Intersection Improvements Presentation (Coty Thigpen)

5. LDO Amendment Presentation: Downtown/Lot of Record: Chapter VII, including Article III - General Information, Article V - Use Districts and Regulations, and Article VII – Downtown District Standards (Melissa Sigmund)

Presentation and discussion regarding a staff-proposed amendment to the Land Development Ordinance regarding Downtown District Standards.

6. Residential Solid Waste Collection and Recycling Services Discussion (Jeff Moon)

ITEM 4. DEPARTMENTAL REPORTS

1. **Fire Monthly Report (January and February 2026)** (Shane Dobson)
2. **Communications Monthly Report (February 2026)** (Stacy Brown)
3. **Parks & Recreation Monthly Report (February 2026)** (Brian Borden)
4. **Investment Report (February 2026)** (Ron Shelby)

ITEM 5. EXECUTIVE SESSION

ITEM 6. FINAL ADJOURNMENT

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CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026
SUBMITTED BY: Stacy Brown, Communications

ITEM TYPE: Announcements

AGENDA SECTION: **ANNOUNCEMENTS AND INFORMATIONAL ITEMS**

SUBJECT: **Announcements**

SUGGESTED ACTION: The Mayor's Youth Leadership Academy is June 8th-12th. The academy, in partnership with the University of Georgia's J.W. Fanning Institute for Leadership, provides rising high school juniors and seniors with a deeper understanding of the role of local government while developing valuable leadership skills. Students can apply online until March 31st at woodstockga.gov/mayorsyouthleaders.

The City-Wide Yard Sale will take place the weekend of April 25th and registration is open now. Sign up on woodstockparksandrec.com to have your sale added to the list on our website, flyer, interactive map, and newspaper ads.

ATTACHMENTS:

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CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Melissa Sigmund, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PRESENTATION ITEMS FOR DISCUSSION**

SUBJECT: **Community Development Retreat Presentation**

SUGGESTED ACTION:

ATTACHMENTS:

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CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Faye Doss, Fire Department

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PRESENTATION ITEMS FOR DISCUSSION**

SUBJECT: **Fire Department Retreat Presentation**

SUGGESTED ACTION:

ATTACHMENTS:

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CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Stacy Brown, Communications

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PRESENTATION ITEMS FOR DISCUSSION**

SUBJECT: **Communications Retreat Presentation**

SUGGESTED ACTION:

ATTACHMENTS:

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CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Coty Thigpen, Administration

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PRESENTATION ITEMS FOR DISCUSSION**

SUBJECT: **Dobbs Road Intersection Improvements Presentation**

SUGGESTED ACTION:

ATTACHMENTS:

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CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Melissa Sigmund, Community Development

ITEM TYPE: Presentation and Discussion Items

AGENDA SECTION: **PRESENTATION ITEMS FOR DISCUSSION**

SUBJECT: **LDO Amendment Presentation: Downtown/Lot of Record: Chapter VII, including Article III - General Information, Article V - Use Districts and Regulations, and Article VII – Downtown District Standards**

SUGGESTED ACTION: Presentation and discussion regarding a staff-proposed amendment to the Land Development Ordinance regarding Downtown District Standards.

ATTACHMENTS:
[Lot of Record-Downtown Draft redline CC 3.16.26 revised.pdf](#)

7.304. Development Standards Applying to All Districts.

The following general development standards shall apply to all districts outlined in this Ordinance:

1. **Minimum Acreage Requirement.** New residential developments outside the Downtown District shall have a minimum acreage/assemblage requirement of eight (8) acres.
 - a. Projects which involve an annexation are exempt from this requirement.
 - b. For projects proposed on less than eight (8) acres, including the addition of phases to existing developments, the applicant may pursue a conditional use permit in accordance with the provisions set forth in the Land Development Ordinance.
 - c. For acreage requirements inside the Downtown District, see Section 7.721.
2. **Critical Mass for Redevelopment Requirement.** Redevelopment of more than two (2) existing lots in a platted subdivision on the same land disturbance permit is prohibited unless a critical mass of eighty (80) percent or more contiguous lots in the subdivision are acquired and assembled, leaving the remaining twenty (20) percent of the lots as one (1) intact subdivision. Lots that have not been developed or have not contained a habitable residence or other habitable building containing a principal use for a period of five (5) years or greater are considered undeveloped and are exempt from this requirement. For the purposes of this section, lots are considered contiguous if they share more than half of the length of the adjoining property line for each adjacent parcel that is to be considered contiguous. The phasing of redevelopment over several LDPs as a way to subvert this section is prohibited. For the purposes of this Ordinance, a platted subdivision is a subdivision of residential lots for which a subdivision plat has been recorded in the Superior Court Clerk's Office of Cherokee County. Subdivision of existing lots to create additional residential lots within a developed subdivision platted after 1960 is only permissible with an approved Conditional Use Permit.
3. **Buildings Under Construction.** Nothing in this Ordinance shall require any change in the construction or intended use of a building, which is legally under construction or for which a building permit has been issued at the effective date of this Ordinance.
4. **Use of Land.** No land shall be used for a purpose which is not permitted in the district in which it is located. Outdoor display of goods for sale at retail establishments is prohibited, except for Retail - Outdoor, Consumer Fireworks Retail Stands - Temporary, and Junk/Salvage Yard uses, where permitted. Properties within the DT-CBD zoning district are exempt from this requirement concerning items displayed in Sidewalk Supplemental Zones.
5. **Use of Structure.** No structure shall be erected, use converted, enlarged, reconstructed, moved or structurally altered, except in conformance with this Ordinance.
6. **Lot Reduction Prohibited.** No parcel of land existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements of the zone district in which said lot lies.
7. **Use of Substandard Lots.** Where the owner of a lot at the time of the adoption of this Ordinance does not own sufficient land to enable him to conform to the dimensional requirements of this Ordinance, such lot may nonetheless be used as a building site provided that said lot requirements are not reduced below the minimum specified in this Ordinance by more than twenty (20) percent. If, however, the owner of two (2) or more adjoining lots with insufficient land dimensions decides to build on or to sell off these lots, he must first combine said lots to comply with the dimensional requirements of the Ordinance. Any lot requiring dimensional waivers below the twenty (20) percent minimum set forth in this section may be approved by the City Council provided that further decreased dimensional requirements shall conform as closely as possible to the required dimensions.

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8. *Vision Clearance.* In all districts no fence, wall, shrubbery, or other obstruction to vision between the heights of two and one-half (2½) feet and ten (10) feet above the finished grade of streets shall be erected, permitted, or maintained within twenty (20) feet of the intersection of the right-of-way lines of streets or railroads.
 9. *Joint Open Space Not Permitted.* No part of a yard, or other open space, or off-street parking or loading required about or in connection with any building for the purposes of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building. Nor shall right-of-way easements for streets and roads be considered a part of a lot or open space, or front rear, or side yard for the purpose of meeting yard requirements.
 10. *Homeowners Association.* Any new residential subdivision of more than three (3) residential units shall be required to have an incorporated homeowners association.
 11. *Condominium Owner's Association.* Any new residential—multi-family, fee simple development must create and be governed by an association formed in accordance with the Georgia Condominium Act, O.C.G.A. § 44-3-70 et seq., now and as amended.
 12. *Corner Lots.* A lot of which at least two (2) adjoining sides abut their full lengths on a public street. Said corner lot shall provide the minimum front yard setback for each street for the district in which the lot is situated. Rear setbacks for corner lots may be reduced to no less than the minimum side yard setback for the district in which the lot is situated.
 13. *Double Frontage Lots.* This provision relates to lots having frontage on two (2) streets, but not located on a corner. This type of lot is not permitted in new residential subdivisions. However, if the lot was in existence prior to the adoption of this Ordinance, the minimum front yard shall be provided on each street in accordance with the provisions of this Ordinance.
 14. *Average Front Yard Requirements.* The setback requirements of this Ordinance shall not apply to any lot where the average setback on already built upon lots located wholly or in part within two hundred (200) feet on each side of such lot and within the block and zoning district and fronting on the same street as such lot is less than the minimum required setback. In such cases, the setback of such a lot may be less than the requirement setback, but not less than the average of the existing setbacks on the developed lots. However, in no case shall setbacks be less than twelve (12) feet outside the Downtown District.
 15. *Code Requirements.* All structures shall meet the requirements of all adopted codes in effect including, but not limited to, Building Code, Plumbing Code, Electrical Code, Fire Prevention Code, and Housing Code. Where such codes exceed the minimum requirements of this Ordinance, the stricter provisions shall apply.
 16. *Fire Safety Requirements.* Accessibility for firefighting equipment on an all-weather surface shall be maintained throughout all stages of construction. Fire hydrants shall be installed in accordance with Standards for Water and Sewer in Chapter VIII of the Land Development Ordinance.
 17. *Zoning to Apply When Lot is Divided by Zoning District Boundary Line.* In the event that a district boundary line on the Zoning Map divides a lot of record held in one (1) ownership on the date of passage of this Ordinance, each part of the lot so divided shall be used in conformity with the regulations established by this Ordinance for the district in which each such parcel is located; however, that if the property owner of such a lot so desires, he may extend a use allowed on the greatest portion of said lot one hundred (100) feet beyond the district boundary line in accordance with setbacks and yard requirements.
 18. *Side and Rear Yards May Not Be Required Next to Railroad.* Within any non-residential district, the Development Process Committee in its review of the site plan may waive the side and rear yard

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requirements when adjacent to the railroad rights-of-way if they determine the waiver will not adversely affect the area.

19. *Permitted Encroachment of Yards and Setbacks.* Architectural features such as cornices, eaves, steps, chimneys, gutters, and fire escapes may project no more than three (3) feet beyond any required setback line, except where such projections would obstruct driveways, which are or may be used for access for service and/or emergency vehicles; provided, however, that in the case of automobile service stations, motels, and similar uses which service the motoring public canopies shall be allowed over a driveway or walkway within the front yard not to extend from the principal building to a point any closer than fifteen (15) feet from the street right-of-way line.
20. *State Department of Transportation Approval.* All entrances or exits of any street or drive from or to any State highway shall be approved by the State Department of Transportation prior to the construction of such street or drive, or in the issuance of any building permit for any improvement to be served by such street or drive.
21. *Accessory Use Requirements.* The following requirements apply to accessory uses and structures regarding yard requirements.
 - a. Such structures shall not be permitted in any required front yard.
 - b. Where a corner lot adjoins in the rear of residential use, no accessory building shall be located closer to the side street right-of-way line than the principal building or closer than five (5) feet to the rear property line.
 - c. No garage nor other accessory building shall be located closer than five (5) feet to a side or rear lot line.
 - d. When an accessory building is attached to the principal building by a breezeway, passageway or similar means, it shall comply with the yard requirements of the principal building to which it is accessory.
 - e. Filling station pumps and pump islands, where permitted, may occupy the required yards, provided that they are not less than fifteen (15) feet from the street right-of-way.
 - f. Accessory uses and structures in an apartment development may include, but shall not be limited to, fitness centers and laundry facilities for the convenience of residents. All accessory structures in an apartment development shall be of construction equal to and compatible with the principal use structures and shall meet principal use setback requirements.
 - g. Swimming pools shall be enclosed by a fence of a minimum height of five (5) feet with all pedestrian access gates containing a self-closing, positive latch device to ensure that the pool is enclosed at all times.
 - h. Satellite dish antennas shall be prohibited on the roofs of structures and in the front yards. When the dishes are placed in the side yard they shall meet the side yard setback requirements of the respective zoning districts.
 - i. For Accessory Dwelling Unit Requirements, see Section 7.523.
22. *Lighting Strips.* Lighting strips, lighting injection modules, LEDs or other continuous or connected series of lights shall not be used to outline individual windows, glass curtain walls, large glass sheets, doors, signs, or other architectural features of the building exterior. Rope or other connected series of lights intended for use as temporary holiday decoration shall be exempt from this section between the months of October and January.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 990-2024, § 3, 6-10-2024)

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ARTICLE IV. ZONE DISTRICT PERFORMANCE STANDARDS

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Development Standards Table							
Zoning District	Maximum Density (units/ac)	Minimum Heated Area (sq. ft.)	Minimum Lot Size (sq. ft.)	Minimum project size	Minimum Setbacks (feet)		
					Front	Side	Rear
R1	2	1,500	21,780		35	15	25
R2	3	1,300	12,000		25	15	25
R3-A (Single-family Detached)	4	1,200	7,500		25	10	25
R3-B (Duplex)	4	1,200	7,500 ¹		25 ¹	15 ¹	25 ¹
R3-C (Townhome)	7	1,000	N/A	8 acres ²	25 ¹	15 ¹	25 ¹
R4	4-7	1,000	5,500		15	5	15
R5	12	800	N/A	8 acres ²	40 ¹	25 ¹	35 ¹
GC			21,780		40	15	30
GC-VMU	12	800	N/A		40	15	30
NC			7,500		40	15	30
LI			21,780		50	25	25
HI			sewer - 21,780 no sewer - 43,560		50	25	25
OSI			21,780		35	15	25
RD	0.2	1,500	5 acres		35	25	35
RR							
DT	refer to the Downtown District Standards						
SL	refer to the Specific Standards for Senior Living						

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7.503. Conditional Use Permit Review Criteria.

The Mayor and City Council may grant a conditional use permit for the uses enumerated in Section 7.505 of this article. The granting of a conditional use permit is conditional upon the site plan considered by the Mayor and City Council and are subject to the following process and review procedure:

1. All applications for conditional use permits shall be advertised in the same manner as applications for rezoning and public hearings will be held thereon in the same manner as applications for public hearings are conducted.
2. The Mayor and City Council may grant conditional use permits for limited periods of time based upon the criteria set forth in Section 7.503(3).
3. In addition to district regulations, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a conditional use permit, whether to limit the time such conditional use is allowed and whether to restrict the conditional use to a particular owner or party:
 - a. Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.
 - b. Whether or not the use is otherwise compatible with the surrounding area.
 - c. Whether or not the use proposed will result in a nuisance as defined under State law.
 - d. Whether or not quiet enjoyment of surrounding property will be adversely affected.
 - e. Whether or not property values of surrounding property will be adversely affected.
 - f. Whether or not adequate provisions are made for parking and traffic considerations.
 - g. Whether or not the site or intensity of the use is appropriate.
 - h. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.
 - i. Whether or not adequate provisions are made regarding hours of operation.
 - j. Whether or not adequate controls and limits are placed on commercial and business deliveries.
 - k. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.
 - l. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
 - m. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.
 - n. Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.
 - o. Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.

4. Projects in the Downtown district totaling less than five (5) acres: Additional criteria shall be considered during a CUP case for this exemption. Projects should all be evaluated for uniqueness, character, access, and connection to existing streets, alleys, and trails.

5.4- In all applications for a conditional use permit the burden shall be on the applicant both to produce sufficient information to allow the Mayor and City Council fully to consider all relevant factors and to

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demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the City.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019)

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ARTICLE VII. DOWNTOWN DISTRICT STANDARDS

7.700—7.709. Reserved.

7.710. Purpose and Intent of the Downtown District.

The regulations set forth in the Downtown District are designed to.

1. Preserve, protect and enhance downtown's historic and future role as the civic and economic center of Woodstock.
2. Create an environment where residents and visitors can live, work, meet, and play.
3. Encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
4. Enhance the efficient utilization of parking facilities by encouraging shared, underground, and deck parking and alternative modes of transportation.
5. Provide safe and accessible parks ~~and~~ plazas.
6. Improve the aesthetics of street and built environments.
7. Promote pedestrian safety by ensuring sidewalk-oriented buildings and attractive street-facing facades that foster pedestrian activity and liveliness.
8. Provide accessible and sufficient parking in an unobtrusive manner.
9. Enhance Woodstock's historic quality by ensuring that new and rehabbed buildings are compatible with the character of buildings built between 1860 and 1920.
10. Provide increased vehicular and pedestrian access through a grid of streets that maximizes connections with and extensions of existing streets.
11. Maintain and enhance quality of life of existing neighborhoods.
12. Plan for and maintain first class sustainable neighborhoods.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019)

7.711—7.719. Reserved.

7.720. Master Plan Required.

Prior to commencing any land development activities in the Downtown District, a master plan of a proposed development ("the project") shall be provided to the Community Development Department for review. This master plan, or illustrative project concept, shall at a minimum include the location of residential and commercial lots, structures, stormwater facilities, streams and floodplains, amenities, open space, parking, pedestrian

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facilities, buffers, landscaped areas, all applicable Downtown District standards, and any additional details necessary to complete the review, as required by the Director of Community Development.

~~A Master Plan shall be submitted and approved prior to submittal of any Preliminary Plat, Site Plan, or other land disturbance permit for property within the Downtown District.~~

A master plan is also required for any project proposed that requires rezoning, conditional use permit or variances. The master plan must illustrate the details of the request and ~~accompany~~ be submitted concurrently with the public hearing application.

1. *Master Plan Standards.* The Master Plan shall adhere to the following standards:

- ~~a. Six (6) copies, provided on sheets eleven (11) inches by seventeen (17) inches or larger;~~
- ~~b. Scale of one (1) inch equals forty (40) feet or as prescribed by the City Engineer;~~
- ~~c. Digital copy on flash drive or by download;~~
- d. Preliminary engineering, including conceptual utilities and conceptual grading plan;
- e. Include calculations for total acreage, number of units, residential density, open space, and commercial square footage;
- f. Identify adjacent property zoning districts, uses, and approximate structure locations;
- ~~g. Provide written consent from all property owners whose property is included in the Master Plan;~~
- h. Illustrate the extension of any Greenprints Trail, as per the adopted Greenprints Trails Plan, now and as amended;
- i. Illustrate the extension of any grid streets, as per the adopted grid streets plan, now and as amended;
- j. Explain compliance with the adopted Woodstock Town Center (LCI) Plan, now and as amended, and the Woodstock Comprehensive Plan, now and as amended.

2. *Master Plan Procedures.*

- a. *Compliance Review.* The Community Development Department will review the master plan, providing comments regarding compliance with the following:
 - i. Downtown District Standards.
 - ii. Land Development Ordinance.
 - iii. Woodstock Town Center Plan.
 - iv. Woodstock Comprehensive Plan.
 - v. All other ordinances and standards adopted by the City Council, in addition to other local, State, and Federal laws.
- b. *Compliance Required.* Should the master plan fail to comply with the provisions set forth in Section 7.720(2)a., the deficiencies will be listed and provided to the applicant. The applicant may then elect to pursue rezoning or variances from City Council or render changes to bring the master plan into compliance.

Once the master plan complies with the provisions set forth in Section 7.720(2), the applicant will be notified, and the master plan will be docketed on the agenda of the Development Process Committee (DPC) for review and consideration. Upon approval by the DPC, the applicant may then submit land development plans in accordance with Chapter III of the Land Development Ordinance.

In the event the master plan is included with a public hearing application, the Community Development Department will complete the review as set forth herein and the DPC will include the findings of said review in the recommendation to the Planning Commission and City Council.

- c. *Exemptions.* Projects or proposals may be exempted from this section if they meet any one (1) of the following conditions:
- i. The project exclusively involves the renovation or replacement of an existing structure in the same location; or
 - ii. The project involves one (1) unit on one (1) lot in a platted subdivision; or
 - iii. If the project is proposed on a site of one (1) acre or less and in the judgement of the Community Development Director, is in compliance.

The subdivision of property is prohibited to meet any of these requirements.

- d. *Disclaimer.* ~~Compliance with this section is the responsibility of the applicant.~~ The Community Development Department makes a good faith effort to thoroughly review each master plan tendered. Should a master plan review omit or fail to acknowledge noncompliance with this section, the applicant and the Project are in no way exempted from the provisions set forth herein.

3. *Appeals.* Any person aggrieved by a decision of the DPC may appeal in writing directly to City Council in accordance with the provisions of Chapter X of the Land Development Ordinance.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019)

7.721. General Requirements.

1. *Density.* ~~The required M4~~ maximum density ~~for~~ each Downtown District zoning classification ~~is listed in Section 7.728 Site Limits Table can be found in Section 7.301, Establishment of Districts.~~ The maximum density allowable on any given lot in the Downtown District may not necessarily be achieved due to infrastructure requirements and Downtown District site design requirements. The high densities allowed in this district are designed to incentivize assemblages that can comply with the Code, providing public amenities as necessary, and reach the maximum allowable density. For mixed-use projects, density can be calculated using the entire parcel/project area, including commercial areas, only if the commercial development is to be completed first or concurrently. See Section 7.721.2.b. below. If not, residential densities shall be calculated using only the residential portions of the parcel/project area.
2. *Minimum Acreage Requirement.* No new residential development shall be permitted on any parcel or assemblage of parcels in the Downtown District that have a total area of less than five (5) acres.
 - a. Construction that does not require the subdivision of property into more than three (3) parcels, and does not require any new streets, are exempt from this requirement.
 - b. Mixed-use projects with at least thirty-five (35) percent of the land area, at ground level, dedicated to newly constructed, nonresidential uses, not including open space areas, are exempt from the minimum acreage requirement. Commercial and residential components that are part of the same project must be constructed concurrently. All commercial buildings in a project must be completed and issued a certificate of occupancy prior to eighty (80) percent of residential buildings receiving building permits.
 - c. For projects proposed on less than five (5) acres, including the addition of phases to existing developments, the applicant may pursue a conditional use permit in accordance with the provisions set forth in the Land Development Ordinance. ~~Additional criteria shall be considered during a CUP case for this exemption. Projects should be evaluated for uniqueness, character, access, and connection to existing streets, alleys, and trails.~~

3. *Mix of Housing Types Required for Residential Development.* All new residential development in the Downtown District without at least twenty (20) percent of the land area, at ground level, dedicated to non-residential uses, not including open space, shall provide a mix of housing types. Districts DT-LR and DT-VLR are exempt from this requirement.

Project Size	Number of Housing Types Required
0—1 acre	1 type
1.01—5 acres	2 types – Minimum 30% housing units of any one type
5.01—15 acres	3 types Minimum 20% housing units of any one type
15.01—30 acres	4 types Min 15% housing units of any one type
30.01 acres and above	5 types Min 10% housing units of any one type

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Housing Type Choices (developments requiring two or more housing types shall include housing types from at least two categories):

Category 1: Detached Single Family Options:

- a. Large lot single-family detached—Lots with a minimum square footage of seven thousand five hundred (7,500) square feet.
- b. Moderate Single-family detached—Lots with ~~less than seven thousand five hundred (7,500)~~ a minimum of 5,000 square feet.
- c. Urban Single-family detached – Lots with less than 5,000 square feet, lot widths of 35’ or less and houses 25’ or less in width.
- d. Charleston single-style single family detached or other narrow style of detached single-family home.
- e. Single-family detached with accessory dwelling units.

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Category 2: Attached Options:

- ~~f~~. Townhome (Conditional Use Permit required).
- g. Townhome with private rear yard or internal courtyard (Conditional Use Permit required).
- ~~h~~. Duplex. (Can be multi-family or single-family attached)
- ~~i~~. Triplex. (Three attached dwellings on a single lot)
- ~~j~~. Quad—Condominium building with four (4) units.

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Category 3: Multifamily/Mixed Use Options:

- ~~k~~. Small condo building—Five (5) to twenty (20) condominiums per building.
- ~~l~~. Large condo building—Over twenty (20) units per building.
- ~~m~~. Multi-family, rental (Conditional Use Permit required).
- ~~n~~. Residential over commercial.
- ~~o~~. Cottage court or pocket neighborhood arrangement of 1,200 sq max single-family detached

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Category 4:

- ~~p~~. Innovative housing type which fits into none of the categories above, as approved by the Director of Community Development.

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4. Development shall conform to the Critical Mass for Redevelopment Requirement—Described in Article 7.304 ~~Redevelopment of more than two (2) existing lots in a platted subdivision on the same land disturbance permit is prohibited unless a critical mass of eighty (80) percent or more contiguous lots in the subdivision are acquired and assembled, leaving the remaining twenty (20) percent of the lots as one intact subdivision.~~

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~~For the purposes of this section, lots are considered contiguous if they share more than half of the length of the adjoining property line for each adjacent parcel that is to be considered contiguous. The phasing of redevelopment over several LDPs as a way to subvert this section is prohibited. For the purposes of this Ordinance, a platted subdivision is a subdivision of residential lots for which a subdivision plat has been recorded in the Superior Court Clerk's Office of Cherokee County.~~

5. *Grading.* Where future street connection locations exist within a new development, the temporary ends of these streets shall be graded in such a way that future connection is possible, as determined by the City Engineer.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.722. Definitions.

Accessory Dwelling Unit: A detached or attached permanent living unit which provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation, and shall be located on the same parcel upon ~~with-which~~ the primary single-family residence is situated.

Build-To Line: The build-to line is the line along which the building street facade is permitted to be located. The distance between the build-to line and the nearest street curb is equal to the sidewalk area width requirements, except where public or private open space is adjacent to the sidewalk area. The build-to line shall extend to the perimeter of such open space including the minimum street facade frontage of principal structures.

Downtown District: The area approved on the Downtown District map found on the official zoning map.

Greenway Trail: A concrete or asphalt trail with a width capable of accommodating pedestrians and nonmotorized vehicles. The minimum width required is ten (10) feet, unless otherwise determined by the City Engineer. Boardwalks, bridges, and pervious concrete are permitted within the floodplain and stream buffers.

Historic Overlay District: An area shown on the official zoning map, which has specific requirements that supersede certain other requirements of the Downtown District as amended.

Multi-family: A building containing more than one (1) residential unit, excluding townhouses.

Open Space: Private open space and public open space appropriately improved for pedestrian use and amenity not including detention ponds and stream buffers without greenway trails or areas used for vehicles, except for incidental service, maintenance or emergency actions only. Open space shall be exterior and computed as the total square footage of said spaces.

1. *Residential Private Open Space:* Open space that is private courtyards, lawns, gardens, terraces, or balconies, or amenity areas, which restrict access to residents of adjacent development.
2. *Public Open Space:* Park, plaza, or greenway trail that is open to the public during normal City park hours and sidewalk area requirements.
3. *Park:* A public open space that provides recreation amenities and gathering places. A park shall have streets along a minimum of fifty (50) percent of its perimeter and shall have no more than twenty (20) percent of its area covered with impervious surfaces, with the exception of greenway trails.
4. *Plaza:* A public open space that is available for civic and commercial activities, but may have access limited for the purposes of providing outdoor dining areas. A plaza shall have streets along a minimum of fifty (50) percent of its perimeter and a landscape consisting of durable pavement, trees and other plant materials.
5. *Commercial Private Open Space:* Open space that is privately owned or leased space used for the purposes of a business or a directly adjacent business and is open to the public during business hours. A commercial open space may include a lawn, garden or patio and may be restricted when the business or adjacent business is closed.

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Residential Treatment: An architectural treatment that is provided on the sidewalk level of a public street façade on residential buildings or commercial buildings with gabled roofs. For more information see Section 7.729.:

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- ~~1. Is provided on the sidewalk level of a street facade.~~
- ~~2. Provides habitable space for a minimum of the first ten (10) feet in depth behind the street facade on primary frontages.~~
- ~~3. On primary frontages, provides equally sized vertical windows where the top of which and the bottom of which shall be no higher and no lower than to the top of the door frame and the bottom of door frame.~~
- ~~4. Provides windows for a minimum of thirty (30) percent of the length of the built portion of the street facade, with the facade of each unit being calculated independently.~~
- ~~5. Provides an entry stoop or porch at a primary pedestrian street facade entrance.~~

Sidewalk Area: Begins at the street curb and consists of a contiguous sidewalk landscape zone, sidewalk clear zone, and sidewalk supplemental zone including intervening driveways.

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1. *Sidewalk Landscape Zone:* The portion of a sidewalk area adjacent to the street curb and reserved for the placement of trees, groundcover, and street furniture including utility poles, waste receptacles, fire hydrants, traffic signs, traffic control boxes, tree grates, newspaper boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
2. *Sidewalk Clear Zone:* The portion of a sidewalk area that is reserved for pedestrian passage and is unobstructed by permanent objects to a height of eight (8) feet, including but not limited to, steps and stoops, traffic control boxes, and utility structures. The sidewalk clear zone shall be adjacent and between the sidewalk landscape zone and the sidewalk supplemental zone and shall have a consistent cross-slope not exceeding two (2) percent.
3. *Sidewalk Supplemental Zone:* The area between the back of the sidewalk clear zone and the build-to line. Adjacent to storefront treatments, sidewalk supplemental zones may be used for pedestrian amenity elements such as benches, merchandise display, potted plants, and decorative fountains. Outdoor dining is permitted only when adjacent to eating and drinking establishments. Elements that are prohibited in the supplemental zone include recreational areas and facilities such as swimming pools, tennis courts, fences and walls greater than forty (40) inches in height, service elements such as dumpsters, loading docks and similar elements, mechanical features, and parking. Public access may be restricted only for areas adjacent to residential treatment, and for outdoor dining areas when adjacent to storefront treatments. No element shall be attached to the sidewalk supplemental zone in any way, except for fences and walls.

Storefront Treatment: An architectural treatment that:

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- ~~1. Is provided on the sidewalk level of a street facade of flat roofed buildings. Buildings with gabled roofs shall use residential treatment.~~

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Storefront Treatment: An architectural treatment that is provided on the sidewalk level of the street façade of flat roofed buildings. For more information, see Section 7.729:

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- ~~2. Provides habitable space for a minimum of the first twenty (20) feet in depth behind the street facade.~~
- ~~3. Provides a street level facade consisting of:~~

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- ~~a. A non glass base or knee wall below all windows beginning at grade and extending to a point no less than eight (8) inches but not more than twenty four (24) inches above the sidewalk area at the build to line. Knee wall may be waived when directly abutting a private patio.~~

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b. A combination of glass display windows and doors covering a minimum of seventy-five (75) percent of the area of the facade that is located along the build-to line beginning at the top of the bulkhead or knee wall, to a height not less than ten (10) feet and not more than twelve (12) feet above said sidewalk area at the build-to line below the base of the window. Such glass shall provide views into display windows that have a minimum depth of two and one-half (2.5) feet into and are accessible from the building interior for retail uses only.

c. Primary pedestrian entrances on the street facade recessed a maximum of seven (7) feet from the exterior facade, remain unlocked during normal business hours, and have a surface area that is a minimum of seventy (70) percent glass. All other doors located along street frontage shall be of a character that matches with the surrounding downtown area.

d. A glass transom located along the street facade of a structure above the glass display window and entry door shall have a minimum height of twenty-four (24) inches and a maximum height of thirty-six (36) inches.

e. Provides no length of facade exceeding twenty (20) feet without intervening glass display windows or glass doors.

4. A non-glass sign band area located above the glass transom having a minimum height of thirty-six (36) inches. The sign band area is the area between the top of the transom window and cornice line:

5. A cornice line above the sign band a minimum height of eight (8) inches.

6. Street address numbers, a minimum of six (6) inches in height located above the primary pedestrian entrance.

7. Sidewalk level drop ceiling, if at a lower elevation than the top of the window, shall recess a minimum of eighteen (18) inches from the window opening for retail uses.

8. Finished ceiling height shall be a minimum of fourteen (14) feet except in DT-RO and corner accessory commercial in DT-MR A and B. Exterior height of single-story buildings shall be a minimum of eighteen (18) feet as measured at top of parapet. Parapet must enclose all sides of the roof.

a. For DT-RO storefront treatments, finished ceiling height must be a minimum of twelve (12) feet, and display windows must be a minimum of eight (8) feet tall as measured from the sidewalk, with a minimum one (1) foot tall transom window.

b. For DT-MR A or B storefront treatments, finished ceiling height shall be a minimum of ten (10) feet, and display windows must be a minimum of eight (8) feet tall and no transom window is required.

Street Facade: The exterior wall of a building, not including extruding structures such as porches, stoops or bay windows, which is located along the build-to line or street without an intervening building or street wall.

Street Facade Frontage: The percent of street facade required along the build-to line.

Street Wall: A wall no less than seventy-five (75) percent opaque built along the build-to line and co-planer with the street facade, often for the purpose of masking a parking lot from the street. Street walls shall be a minimum of three and one-half (3.5) feet in height and constructed of a material matching the adjacent street facade or dense evergreen hedge. Street walls shall be discontinued no more than necessary to allow automobile and pedestrian access. The street wall shall have other individual openings not exceeding four (4) square feet in area at height of less than three and one-half (3.5) feet.

~~*Townhouse:* Attached single-family residential structure in which no residential unit is directly above or below another residential unit.~~

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 990-2024, § 7, 6-10-2024)

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7.723. General Provisions.

1. ~~Non-Residential and Mixed Use Legally Nonconforming Buildings.~~ Existing buildings and building facades ~~that do not meet the applicable requirements of this ordinance but were legal at the time of construction~~ are considered legally nonconforming. ~~Legally non-conforming residential buildings shall conform to the Lot of Record Exemption standards of 7.723.2. To remain legally nonconforming, until such time~~ remodeling and renovations ~~of non-residential and mixed use buildings must~~ occurs in accordance with ~~the following these provisions, except as exempted below.~~
 - a. ~~The building and property shall be upgraded to comply with the Downtown District Standards once the total remodeling and renovation construction costs exceed fifty (50) percent of the total building value as shown on the current county tax assessor record within the most recent thirty-six month period. The property owner may also submit an appraisal of the building value for consideration.~~
 - ~~a. b.~~ Remodeling and ~~exterior~~ renovations shall ~~not be occur in compliance with Downtown District Standards. In no case shall any legally nonconforming building or facade be expanded, extended, enlarged, or otherwise altered in any way which increases its nonconformity.~~
 - ~~b.~~ Buildings shall ~~may be expanded in the following ways to maintain the nonconforming status of the existing building:~~
 - ~~i. When a building is expanded from its current footprint to reach the build-to line (Front Addition); or~~
 - ~~ii. When a building is expanded from its current footprint to add an addition in the rear (Rear Addition); or~~
 - ~~iii. If When a new building is constructed on a lot with an existing building, the new building shall be built to the build-to line meeting the minimum separation from the existing building as required by Building and Fire Code (New Building: Front). Accessory buildings, including but not limited to storage sheds, Accessory Dwelling Units (ADUs), and garages may also be placed to the side and rear of the existing non-conforming building.~~
 - ~~c.~~ Building expansions that would require the existing building to forfeit its legal nonconforming status include:
 - ~~i. When a building is expanded from its current footprint to add an addition to the side of the building. (Side Addition);~~
 - ~~ii. When a new building is constructed behind an existing building that is not connected to the existing building by habitable square footage (New Building: Rear);~~
 - ~~iii. When a new building is constructed to the side of an existing building (New Building: Side).~~
 - ~~c.d. e.~~ Any ~~R~~remodeling or renovation projects ~~of buildings with non-residential uses~~ that violate the Downtown District Standards forfeit legally nonconforming status ~~and Downtown District Standards, including, and must comply with all Downtown District Standards, including,~~ but not limited to, street and sidewalk area, open space, parking, and street facade requirements. ~~In~~ internal renovations that do not alter the building facade or building footprint, and upgrades of building and construction materials, do not affect the legally nonconforming status.
- ~~D.~~
2. Lot of Record Lot Exemption. The lot of record lot exemption is intended to encourage ~~improvements to redevelopment of~~ residential structures in downtown, ~~while~~ preserving ~~and enhancing~~ the character of existing single-family lots and neighborhoods. A lot of record is exempt from the Downtown District Code under the following provisions:

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- a. For the purposes of this amendment, a lot of record means a lot which is part of a subdivision recorded in the Superior Court Clerk's Office, or a lot described by metes and bounds, the description of which has been recorded in the Superior Court Clerk's Office prior to ~~the adoption of this amendment,~~ September 10, 2018. The exemption includes both residential lots with one (1) existing single-family detached structure and vacant lots that do not contain a structure which are proposed for use as a single-family residence. "New construction" means construction on a vacant lot where no structure was previously constructed, or a newly planned structure proposed on a lot.
- b. A lot cannot be subdivided to comply with this Code section.
- c. Only ~~one (1) structure with~~ one (1) primary dwelling unit can be built per lot, ~~excluding one (1) accessory dwelling units or accessories other accessory structures must conform to the applicable regulations for such structures.~~
- d. ~~New residential construction, structure and site.~~ A new single-family residence ~~and accompanying site layout proposed~~ with one (1) dwelling unit may be constructed under Lot of Record standards as long as the new single-family residential structure meets the following standards: ~~structure and site proposed is substantially similar to the structure previously occupying the same lot, the structures on nearby and adjacent lots, or structures in the same subdivision.~~
- i. it does not exceed 50% coverage of the lot, and
 - ii. it provides a minimum of 10' side and 10' rear setbacks; and
 - iii. it does not exceed 40' in height.
- e. ~~Replica. An existing structure may be demolished and replaced as long as the new structure is substantially similar to the former structure.~~
- f. Renovations. Exterior modifications or maintenance activities can be performed on an existing single-family structure ~~can be renovated or maintenance activities can be performed~~ as long as the ~~structure is not expanded beyond thirty (30) percent of the gross floor area and the~~ architecture either remains consistent with the current structure, ~~an earlier appearance of the structure,~~ or is in compliance with the architectural provisions in the Downtown District Code.
- ~~f.g. In the absence of other architectural standards, as detailed in subsections d. – f. above, Downtown District architectural standards shall govern. Single Family Architecture: Single family residences fronting on Type D streets are not required to meet the Street Façade Requirements Architectural Requirements of Article VII.~~
- ~~g.h. Front Setbacks shall remain consistent with those recorded on the applicable subdivision plat or in effect at the time the lot was recorded, or, in the absence of recorded setbacks, shall remain consistent with the averaged average of the front setbacks of other primary structures situated along the same block, on the same side of the street.~~
- ~~h.i. The installation of planned road infrastructure, including the extension of grid streets and trails, is not required for new residential construction of a single residence on a single lot. The phasing of new residential construction over several LDPs within as a way to subvert this section is prohibited, with new construction projects is required. The dedication of right-of-way for the future expansion of planned public improvements shown in City Council approved documents including but not limited to policies, plans, and reports is required with any project taking advantage of the exemption offered in this section. Buildings shall be constructed to meet the build-to line from the ultimate right-of-way of future planned street cross-sections as described in Council-approved documents. Installation of pedestrian infrastructure (e.g. sidewalks and trails), as well as installation of street trees and streetlights shall be required unless the Development Process Committee determines it is in the City's best interest to take a payment-in-lieu of installation, to the sidewalk fund.~~
3. ~~Should development proposed for a site directly adjacent to an existing residential subdivision include a higher residential density and/or commercial use, the developer shall post signs along each public street~~

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~~frontage abutting the site, giving notice to the public of the proposed development. Signs shall be placed concurrent with the first submittal of project site plans to the City of Woodstock, in accordance with Chapter III, and remain until the first certificate of occupancy is issued for a structure on the premises. Signs shall be no less than six (6) square feet in size, including the following project details and information:~~

- ~~a. Name of proposed development; and~~
- ~~b. Website address for project info.~~

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 6239-2020, § 1(Exh. A), 2-10-2020; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 2025-003, § 3, 1-13-2025)

7.724. Public Infrastructure and Standard Details.

a. In addition to Articles III and XV of the LDO, all downtown development shall comply with downtown standards as outlined in the Downtown Design Standards Policy adopted by the Mayor and City Council with resolution from time to time.

~~b. Corner lots shall respect sight triangles at intersections, keeping the sight triangle clear from any obstructions of view. This triangle is formed by the intersection of two (2) thirty five foot lines from the point where the two (2) curbline tangents would intersect if there were no curb radius, connected by a third line to complete the triangle. There shall be no buildings, tall plantings, or other obstructions between three (3) feet and ten (10) feet in height in this area.~~

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.725. Open Space Requirements.

All developments shall be required to provide open space. Location of such open space shall be approved by the City either within the confines of the development or at a proximate location. For public open spaces, parks and greenway trails, dedication or public access easements must be provided if such spaces are intended to meet these open space requirements. The minimum requirement for open space is twenty (20) percent of the parcel area.

In addition to the definition requirements, open space shall be provided, designed and constructed pursuant to the following regulations:

1. Detention ponds and required stream buffers shall not be used in open space calculations.
2. The owner shall submit a maintenance agreement establishing a mechanism for maintaining open space dedication located within subject development.
3. Open space requirements shall be constructed or dedicated as part of the first phase of construction, in an amount equivalent to the first phase proportion of the total development.
4. Open space dedication shall be guaranteed through bonds, conservation easements, land donation to the City or permanent deed restriction. In lieu of open space dedication, a cash value contribution shall be provided to the City's open space bank, which contribution shall be equivalent to the square footage value of subject land multiplied times the square footage of such open space requirement. The value of the subject land shall be equal to the land value as determined by the county assessor on the most recent property tax statement.
5. Non-residential development shall provide Commercial Private Open Space or Public Open Space, which shall be open to the public during daylight hours and other hours as determined by the City. Residential development shall provide either public open space or private open space.
6. Where greenway trails are required along streams, there shall be public access along such greenway trails and there shall be a minimum seventy-five (75) feet natural buffer along such streams measured

from top of bank, which may include such greenway trail and such natural buffer shall be calculated towards open space requirements.

7. Side setbacks, lot remnants, and areas not easily accessible to pedestrians are not to be considered open space to meet the minimum requirement.
8. *Open Space Privacy Buffer Option.* Where new developments are adjacent to existing residential development, screening buffer areas may be used to meet up to twenty-five (25) percent of the minimum open space requirement (five (5) percent of the parcel area). To qualify, screening buffer areas must be at least seven (7) feet in depth, contain a wall or fence at least forty (40) inches in height, and contain dense plantings of evergreen trees and shrubs, to be approved by the Community Development Director or designee.
9. Commercial Private Open Space may be counted toward the Open Space Requirement or provided pursuant to the following:
 - a. Commercial Private Open Space may be located on the same or directly adjacent parcel as a business.
 - b. The business may use the Commercial Private Open Space to provide seating, service, entertainment facilities or outdoor shopping spaces provided these activities do not extend onto a public sidewalk or public open space without the issuance of a Sidewalk Encroachment Permit.
 - c. Patios may be permanently covered with a roof or pergola structure. Patios shall not be permanently enclosed but may utilize removable enclosures for use during inclement weather.
 - d. Container buildings may be placed within Commercial Private Open Space with approval by the Development Process Committee pursuant to the following:
 - i. No more than one (1) container building shall be permitted per parcel.
 - ii. Unfinished container buildings are prohibited. The exterior facade of container buildings shall be improved including but not limited to cladding, living (green) walls, paint, or other exterior modifications to the satisfaction of the Development Process Committee.
 - iii. The property owner shall demonstrate that restrooms are located within five hundred (500) feet of the container building.
 - iv. Container buildings are generally exempt from architectural requirements except that they shall be faced with approved Downtown facade materials or metal.
 - v. Container buildings' primary use shall be oriented towards the public and serve customers through a restaurant, retail, or other public-facing use. Storage for goods or materials shall only be allowed as an ancillary use to the primary occupying use.
 - vi. No container building shall be located closer than five (5) feet to any other building on the same parcel. The five-foot distance shall be measured from the closest point of the building walls or structure walls.
 - vii. Should a container building cease to operate as a business for a period of sixty (60) days or more, a notice of violation shall be conveyed to the container owner that states:
 - A. That the container building must be occupied by a new business/tenant by a date certain, and;
 - B. Should a business not be operational in the container building by the date certain, then operations shall be ceased and the container building shall be removed from the premises.
 - C. An extension may be granted to this requirement by the Development Process Committee.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 2025-014, §§ 2, 3, 7-28-2025)

7.726. Street and Sidewalk Area Requirements.

1. Whenever a development three (3) acres or greater is to be developed or redeveloped, maximum block sizes requirements shall apply in each subarea as indicated on the downtown site limits table.
2. For any new development that requires a street to be constructed:
 - a. The right-of-way for such portion of said street shall be platted according to specified street requirements as indicated below and on the street type tables. Any City Council approved plans for specific street segments shall supersede street type tables and street cross-sections.
 - b. The owner is responsible for the dedication of the right-of-way in accordance with the provisions of the "The City of Woodstock Land Development Ordinance." The entire dedicated right-of-way shall be shown as such on a final survey plat that is submitted to and approved by the City.
 - c. Measurements involving minimum lot standards shall be made at the edge of the full right-of-way.
 - d. Prior to the issuance of an occupancy permit for any new development on such lot, either the street shall be constructed or guaranteed through bonds to the standards established herein.
 - e. Development permission that would have otherwise been allowed within such dedicated street right-of-way shall be allowed to be developed elsewhere on the site.
3. New streets within DT-VLR, DT-LR, DT-MR-A, and DT-MR-B shall be D1 (local residential) or D2 or D3, if an Administrative Variance is granted to allow D2 or D3. New streets within DT-RO shall be D1 (local residential) for residential frontages, or B (local mixed-use) for commercial frontages. Within all other subareas, new streets shall be B (local mixed-use) streets. See Street Type Tables in this section. All new and improved streets in the Downtown District shall use header curb with no gutter and hood-and-grate storm drains.
4. New streets and improvements to existing streets in the Downtown District shall conform to the Downtown Street Types Table found in this section, and the Downtown Design Standards Policy found in the Council Policy Manual, which contains the Downtown Streets Map, which includes existing streets, and the A Street Standards.
5. Planned grid streets and connections shall be installed as shown on the most recently adopted Downtown Streets Map, found in the Council Policy Manual. Grading at ends of grid streets shall be prepared for the easiest future connection by neighboring properties.
6. A sidewalk area shall be located along all streets and shall consist of a sidewalk landscape zone with street trees, an unobstructed sidewalk clear zone, and a supplemental zone with requirements as indicated on the Downtown Street Standards Design Table. Changes to the configuration of the sidewalk area may be granted by administrative variance if there are existing trees, overhead or underground utilities, or existing buildings present in the required sidewalk area locations. ~~Administrative variances shall be determined by the Development Process Committee (DPC). Any person aggrieved by a decision of the DPC may appeal in writing directly to City Council in accordance with the provisions of Chapter X of the Land Development Ordinance.~~
7. Any paving including concrete, special or decorative paving within the sidewalk landscape zone, sidewalk clear zone, or sidewalk supplemental zone shall continue across any intervening driveway.
8. Dead-end and cul-de-sac streets are prohibited.
 - a. Prior to extending an existing street within the Downtown District, approval by City Council is required. An owner or applicant seeking to extend an existing street must first submit the request in writing to the Community Development Department. A public hearing will be scheduled before the City Council, adhering to the public hearing and public notice requirements outlined in Chapter XI, Zoning Policy and Procedures, of this Land Development Code.

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- b. Should a proposed street extension accompany a rezoning request, the street extension will be evaluated and considered in conjunction with the rezoning request, following the zoning process as outlined in Chapter XI, Zoning Policy and Procedures.
9. All on-street parking spaces must be delineated by five-inch white traffic striping. Parallel parking spaces must be a minimum twenty-two (22) feet in length. The Development Process Committee may approve twenty (20) feet long parallel parking spaces through administrative variance.
10. Within the sidewalk landscape zone:
- a. Street trees are required as indicated in the Street Type Table—Sidewalk Area and Greenway Trail Requirements.
 - i. Street trees shall be planted a maximum of fifty (50) feet on center and spaced equal distance between streetlights and in line with stripes of parallel parking spaces.
 - ii. All newly planted trees shall be a minimum caliper of three and one-half (3.5) inches measured twelve (12) inches above ground, shall be limbed up to a minimum height of seven (7) feet and shall have a minimum mature height of forty (40) feet.
 - iii. Trees shall have a minimum planting area of two hundred (200) square feet.
 - iv. As stated by Chapter IX Tree Preservation and Replacement Standards, if existing underground utilities are present, the Director of Community Development may allow alternative proposals on a ~~case-by-case~~ case-by-case basis. In the event that existing overhead power lines prohibit the planting of required overstory trees, an appropriate understory tree species may be selected and approved for required inches according to accepted horticultural standards and as approved by the impacted utility. The criteria by which cases with underground utilities shall be evaluated includes the size, location, and depth of the existing underground utilities, and the size, type, location, and appropriateness of the plantings proposed as an alternative to the required street trees.
 - b. Within DT-VLR (very low-density residential) and DT-LR (low-density residential) shall be continuous trees and groundcover with exception of intervening driveways. Within all other subareas shall be groundcover, decorative paving, or tree grates with exception of intervening driveways.
 - c. All street furniture and pavers, where installed, shall have a location and type subject to approval including but not limited to the following: benches, waste receptacles, bicycle racks, newspaper stands, tree grates, and street-lights. Tree grates shall be a minimum of eight (8) feet by five (5) feet. Decorative pedestrian lights shall be placed a maximum of one hundred (100) feet on center and shall be spaced equal distance between required trees. ~~All downtown standard details are on file with the Community Development Department. Refer to the Council Policy Manual for additional information on design specifications in the Downtown Design Standards Policy.~~
 - d. Landscape zone within parking option: Street tree requirements within the sidewalk landscape zone may be met through landscape bulb-outs between on-street parking spaces on Main Street downtown, local mixed-use, and local residential streets that have on-street parking, where space is constrained, with staff approval. The final placement of all street or pedestrian lights shall be reviewed and approved by the Community Development Department.
 - e. Sidewalk area width requirements may be reduced for streets with entire total lengths of one hundred fifty (150) feet or less within DT-MR-A (medium-density residential A) and DT-MR-B (medium-density residential B).
11. Within the sidewalk supplemental zone:
- a. Terraces, porches, stoops, and stairs may encroach a maximum depth of sixty (60) percent of the total zone depth provided there is still a minimum of five (5) feet clear of encroachments, and shall have a

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maximum finished floor height of twenty-four (24) inches above finished-grade if encroaching. Such terraces, porches, and stoops shall not be considered street facade.

- b. Balconies and awnings may encroach a maximum depth of five (5) feet of the total zone width.
 - c. DT-RO (residential/office), DT-MR-A (medium-density residential A), and DT-MR-B (medium-density residential B) shall provide landscaping for a minimum of forty (40) percent of the zone's horizontal area adjacent to sidewalk level residential treatments.
 - d. Hardscaping shall be provided for a minimum of seventy-five (75) percent of the zone's horizontal area adjacent to storefront treatments on primary frontages.
 - e. Buildings that existed before March 2005 with no adjacent sidewalk supplemental zone may have outdoor dining areas encroach a maximum of two (2) feet into the sidewalk clear zone, measured from the street facade.
 - f. Sidewalk supplemental zone width requirements may be reduced where the sidewalk landscape zone is increased to a minimum width of ten (10) feet for purposes of locating outdoor dining.
 - g. Sidewalk supplemental zone width requirements may be increased where taller buildings are proposed along narrow streets, at the discretion of the Director of Community Development. To determine the appropriate supplemental zone width, the Director shall consider the width of the street in proportion to the height of the structures proposed.
12. Alleys shall be designed as shown on the Downtown Street Types Table. Alley right-of-way is generally private but may be dedicated as public with staff and City Council approval. Alleys and alley right-of-way shall not be part of residential lots.
13. Greenway design requirements shall be as shown on the Downtown Street Standards Design Table when Greenprints Trail sections are required in addition to sidewalks, or if buildings are intended to front on the trail.

Street Types Table	Sidewalk Landscape Zone Minimum Width (LZ)	Sidewalk Clear Zone Minimum Width (CZ) - Trail cross-section will be used instead of sidewalk where required	Sidewalk Supplemental Zone Min/Max Width (SZ)	Street Trees in Sidewalk Landscape Zone	Min/Max Shoulder Width (one side of roadway) = LZ + CZ+SZ	Number of Total Travel Lanes	Min. Lane Width	On-Street Parking + Minimum Width	Median and Minimum Width	Total Min Roadbed Width
A (Arterial)	<i>Arterial Design Requirements, commonly known as the A Street Standards, are found in the Downtown Design Standards Policy. See the Council Policy Manual for details regarding commercial frontage requirements, special Supplemental Zones and sidewalk widths, and on-street parking location requirements.</i>									
A (Arterial)	7 ft.	See A Street Standards	10 to 18 ft., except 5-13' in Historic Main area as shown on A Street Standards	50 ft. o.c.	27 to 35 ft.	2 to 4	10 ft., 6 in.	Yes, parallel. See A Street Standards for required and prohibited parking locations.	See A Street Standards	See A Street Standards
B (Local Mixed-Use)	7 ft.	7 ft. or 5 ft. ¹	10 to 18 ft.	50 ft. o.c.	22 to 30 ft.	2	10 ft., 6 in.	Yes, both sides. Angled (17 ft. to 20 ft. width) or parallel (8 ft.)	Median (11' min) or center turn lane (10' min) optional	47 ft.
C (Highway Commercial)	10 ft.	8 to 10 ft. (sidewalk)	10 to 15 ft. ⁶	50 ft. o.c. ²	28 to 38 ft.	4 to 6	10 ft., 6 in.	No	Median with or without	80 ft.

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		or multi-use path)							center turn lane required (18 ft. min total width, 10 ft. min. turn-lane with 8 ft. min median width)	
D-1 (Local Residential Parking Both-Side)	7 ft.	5 ft.	8 to 20 ft.	50 ft. o.c.	20 to 32 ⁴⁰ ft.	2	10 ft., 6 in.	Yes, parallel both sides (8 ft.)	No	36 ft.
D-2 (Local Residential Parking One-Side)³	7 ft.	5 ft.	8 to 20 ft.	50 ft. o.c.	20 to 32 ⁴⁰ ft.	2	10 ft., 6 in.	Yes, parallel one side (8 ft.) ³	No	28 ft.
<u>D-3 (Local Residential No On-Street Parking)⁷</u>	<u>7 ft.</u>	<u>5 ft.</u>	<u>8 to 20 ft.</u>	<u>50 ft. o.c.</u>	<u>20-40 ft.</u>	<u>2</u>	<u>10 ft., 6 in.</u>	<u>No</u>	<u>No</u>	<u>21 ft.</u>
E (Commercial Service)	Trees planted in on-street parking bulb-outs where parking is present and to separate on-street parking	6 to 10 ft.	5 ft. (required only if adjacent to off-street parking lot).	50 ft. o.c.	6 to 15 ft.	2	10 ft., 6 in.	Yes, parallel (8 ft.), angled (17 ft. to 20 ft. width), 90° (20 ft. width), loading/service zone (match parking depth)	No	36 ft.

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	and loading zones (not required along loading zones).							if parking present on same side of street, otherwise varies)		
GW-1a (Greenway Adjacent to On-Street Parking)	Trees planted in on-street parking bulb-outs. 3 ft. min buffer between parking and bikeway and 3 ft. buffer between bikeway and sidewalk	8 ft. bikeway, 8 ft. sidewalk	Dependent on adjacent street type, 5 ft. min	50 ft. o.c./3 ft. min from trail	35 ft.	NA	NA	NA	NA	NA
GW-1b (Greenway Adjacent to Travel Lane)	7 ft. min buffer between travel lane and bikeway (3 ft. min clear width) and 3 ft. buffer between bikeway and sidewalk	8 ft. bikeway, 8 ft. sidewalk	Dependent on adjacent street type, 5 ft. min	50 ft. o.c./3 ft. min from trail	39 ft.	NA	NA	NA	NA	NA
GW-1c (Greenway Adjacent to Roadway - Space Constrained) ⁴	3 ft. min buffer between road/bikeway and 2 ft. sloped transition between bikeway/sidewalk	8 ft. bikeway, 6 ft. sidewalk	Dependent on adjacent street type, 5 ft. min	50 ft. o.c./3 ft. min from trail	24 ft.	NA	NA	NA	NA	NA

GW-2⁵(Off-street Greenway)	NA	12 ft.	20 ft.	50 ft. o.c./3 ft. from trail	57 ft. min	NA	NA	NA	NA	NA
1 Sidewalks along B streets shall be 7 ft. wide for commercial frontage and 5 ft. wide for residential frontage.										
2 Tree plantings along GDOT roadways must adhere to GDOT standards. For 45 mph roadways, 14 ft. min clear distance from face of curb to trees is required on shoulders, 22 ft. min on medians. This excludes small trees and shrubs that mature at <=4 ft. in diameter.										
3 Parking on one-side of residential streets to be permitted only where site constraints prohibit parking on both sides of street. Approval requires administrative variance by the Development Process Committee.										
4 To be permitted only where site constraints prohibit GW-1a or GW-1b. Approval requires administrative variance by the Development Process Committee.										
5 Building entrances fronting greenway must have at least one 5 ft. min width path connecting to the greenway. Paths and entrances must be ADA accessible for all development types except single-family attached or detached residential. Buildings fronting greenway must also have rear vehicle and pedestrian access provided via an alley or street. Where development fronts greenway, public greenway access via an accessible path must be provided every 600 ft. of greenway at minimum (this includes roads with sidewalks intersecting the greenway).										
6 Building or plaza/seat area attached to building must front supplemental zone. If site constraints necessitate drive thru access in front of building, Woodstock Community Development Department may approve a 10 ft. driveway with 5 ft. supplemental zone through administrative variance.										
<u>7 D3 Streets shall be designated on a case-by-case basis, either by approval of an amended Downtown Street Types Map or when a new street or extension of a street is approved through the development review process.</u>										

ALLEY TYPES TABLE

	Pavement Width	Alley Shoulder Min Width	Alley Shoulder Material	Minimum ROW Width ³	Setback Minimum from Alley	Right-of-Way Line Requirements
F1 (Mixed-Use Service) ¹	18'-20'	5 ft. (separated by mountable curb or valley gutter)	Asphalt, 8" min thick reinforced concrete, pervious pavers or permeable asphalt/concrete.	28 ft.	None	Optional fence or wall, required if adjacent to a parcel line shared with existing residential.
F2 (Residential) ²	12'-20'	6 ft. (separated by mountable curb or valley gutter)	8" min thick reinforced concrete, permeable concrete, pervious pavers, or reinforced turf.	24 ft.	None	Garage wall or other wall
F3 (Residential) ²	12'-20'	5 ft. (separated by mountable curb or valley gutter)	8" min thick reinforced concrete, permeable concrete, pervious pavers, or reinforced turf.	22 ft.	18 to 20 ft. with parking pad	Continuous fence or wall along R.O.W. line and between parking pads

¹If the alley is required to have fire department access, pavement width must be 20 ft.

²If fire truck or garbage pickup access is required, alleys will be accessible by vehicles at both ends. In addition, entrances will be able to accommodate turns by fire trucks and garbage trucks (15' corner radii with mountable curbs or aprons is preferred). If alley access from both ends is infeasible, minimum alley pavement width must be 20 ft. or emergency vehicle-only access must be provided at the dead-end (see Figure 1 for emergency vehicle only access example).

³ROW may be public or private, but shall not be part of residential lots.

Figure 1 - Example of Emergency Vehicle Only Alley Access



(Ord. No. 5840-2019, § 1(Exhs. A, B), 6-10-2019; Ord. No. 6134-2019, §§ 1, 2, 12-9-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.727. Parking, Garage, Driveway and Access Requirements.

1. No parking shall be permitted between a building and the street without an intervening building, except in DT-GC (General Commercial) where the street facade frontage requirements have been met.
2. Developments are permitted a maximum of one (1) driveway curb cut per block face or one (1) curb cut per four hundred (400) linear feet of block face, whichever is greater. For the purposes of this section, two (2) curb cuts serving two (2) one-way driveways shall only be counted as one (1) curb cut. Curb cuts for a street and an alley may be installed closer than four hundred (400) linear feet, subject to final approval by the City Engineer.
3. No curb cuts, driveways or circular drives shall be permitted on Main Street, Towne Lake Parkway, or Arnold Mill Road when access can be provided from a side or rear street. Circular drives are prohibited, with the exception of hotel and hospital uses, in the DT-CMU (Commercial Mixed-Use) and DT-GC (General Commercial) districts. Widening or improvement of an existing residential driveway on an A Street to accommodate new development is prohibited when access can feasibly be provided from another lesser order street or an alley.

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4. Driveway curb cuts on streets shall be limited to a one way maximum width of twelve (12) feet or a two way maximum width of twenty-four (24) feet. This subsection does not apply to alleys.
 5. Parking and loading requirements shall be as established in section 7.511, Parking Performance Standards, and Section 7.521, Off-Street Loading Requirements, except that:
 - a. All multifamily residential uses, such as apartments/duplexes and condominiums, shall be required to provide one (1) space per bedroom, but not more than two (2) spaces; and
 - b. Commercial projects, or the commercial portions of mixed-use projects, in the DT-CBD and OT-RO zoning designations, shall be exempt from the minimum off-street parking requirement. Parking in excess of specified maximums shall be subject to the requirements of Section 7.520, Standards for Parking Spaces Exceeding the Maximum. ADA-accessible spaces shall continue to be required. Loading spaces shall continue to be required per Section 7.521.
 6. Screening of Parking Areas.
 - a. Any parking not screened from the street by a building shall have a minimum seven-foot wide landscaped area between such parking and the street which may be located in the Supplemental Zone. Such landscaped area shall have a minimum of one (1) shade tree per fifty (50) linear feet, groundcover, and an evergreen hedge at a maximum of thirty-six (36) inches or decorative wall or fence with a minimum height of thirty (30) inches. Trees shall be planted and street lighting placed in line with the stripes of adjacent parking spaces.
 - b. Parking areas in new developments that are located within twenty-five (25) feet of existing residential structures, if not entirely screened by an intervening building, shall have a continuous, visual screen obscuring it from the residential development reaching a minimum height of six (6) feet. This screen shall consist of a compact evergreen hedge or other foliage screening, and a six-foot tall wall or fence.
 7. Where the end of a parking space has a permanent concrete or masonry curb and abuts a landscaped area that is a minimum width of six (6) feet, the depth of such space may be reduced by two (2) feet.
 8. Commercial parking lots as primary uses are not permitted except where individual businesses lease spaces under a shared parking arrangement.
 9. Paving materials used for parking and loading areas other than asphalt or concrete shall be subject to approval by administrative variance.
 10. Required parking may be provided off-site within one thousand (1,000) feet of use except in DT-VLR, DT-LR, DT-MR-A, and DT-MR-B. Public and on-street parking cannot be used to meet building requirements except for on-street parking directly adjacent to the subject property. Using on-street parking to meet parking requirements is optional.
 11. Angled or parallel on-street parking on both sides shall be permitted.
 - a. Forty-five (45) degree angled parking shall require parking space length of nineteen (19) feet and two (2) travel lanes width of ten (10) feet.
 - b. Sixty (60) degree angled parking shall require parking space length of twenty (20) feet and two (2) travel lanes width of eleven (11) feet.
 - c. Ninety (90) degree angled parking shall require parking space length of eighteen (18) feet and two (2) travel lanes width of twelve (12) feet.
 - d. Parallel parking spaces shall be eight (8) feet deep and twenty-two (22) feet long.
 12. Reduction of parking requirements may be permitted, subject to a shared parking arrangement under the following criteria:
 - a. The minimum number of parking spaces for a development where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute

(ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation. If possible, these surveys shall consider the seasonal peak period for the combination of land uses involved;

- b. All shared parking spaces shall be clearly marked as such; and
- c. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - i. A to-scale map indicating location of proposed parking spaces.
 - ii. Hours of business operation of nonresidential parking users.
 - iii. Written consent of property owners agreeing to the shared parking arrangement (when provided off-site).
 - iv. Copies of parking lease agreement, easements for parking, or notarized letter or sworn affidavit as to the intent of lease agreement, including renewed leases, shall be filed with the Department of Planning and Economic Development. Lapse of a required lease agreement shall terminate approval for shared parking.
- 13. Rear alleys shall be provided to access townhouse and multi-family garages, single-family dwelling garages, and commercial loading and service areas, where such access is feasible. See Street Type Table—Alley Requirements.
- 14. All required off-street parking for townhouses and multi-family dwellings, excluding accessory dwelling units, shall be met in a private, on-site, enclosed garage or in a parking structure.
- 15. Bicycle or moped parking spaces are required as follows:
 - a. All new nonresidential uses shall provide one (1) such space for every twenty (20) automobile spaces and new multi-family uses shall provide one (1) such space for every five (5) units, provided that no such uses shall have fewer than two (2) such spaces or be required to exceed thirty (30) spaces.
 - b. Such spaces shall be located within the sidewalk landscape zone a maximum distance of one hundred (100) feet from the primary pedestrian entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces.
 - c. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
- 16. Garages and carports shall not face adjacent streets except where alley access is not feasible, in which case such garages and carports shall be setback a minimum of ten (10) feet from the street facade.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021; Ord. No. 2025-003, § 1, 1-13-2025)

7.728. Site Limits.

1. Where such street facade frontage requirements are satisfied by existing principal buildings, additional principal buildings shall be exempt from these requirements.
2. Any balconies, awnings and bay windows may encroach into any sidewalk supplemental zone or required setback a maximum depth of five (5) feet.
3. Paved walkways with a minimum width of four (4) feet shall be provided from the closest public sidewalk clear zone to the primary entrance of all buildings and structures not built to the sidewalk area, including parking structures. Other materials to create weather-proof walkways may be approved by staff if proposed.
4. All residential lots shall be situated and graded so that the main level, or the level containing the main living space including the kitchen, is accessed by the required four-foot walkway and Sidewalk Clear Zone either at-grade or by stairs leading to the front porch or stoop. This requirement shall apply to all structures that are located on a site plan approved after the date of the adoption of this Ordinance, May 13, 2019. In the event the main level is not the sidewalk level, the sidewalk level shall have thirty (30) percent windows, as measured linear and after subtracting the area consumed by any staircase leading to the front door. This section shall be eligible for relief through administrative variance based on topography or other physical site constraints.

5. All developments must comply with the following site limits table:

Downtown Site Limits Table											
Downtown District Subareas											
	DT-CBD	DT-CMU	DT-GC	DT-CI	DT-RO	DT-MR-A	DT-MR-B	DT-LR	DT-VLR	DT-OS	DT-HO ³
Density maximum (dwelling units per acre)	12 ^{4,5}	12 ^{4,5}	8 ⁴	NA	8 ⁴	9	12	6	2	NA	NA
Minimum lot area (square feet)	NA	600	600	NA	800	1,200	1,000	3,500	7,500	NA	800
Minimum lot width (feet)	NA	20	20	NA	16	16	16	35	50	NA	40
Street facade frontage ¹	100%	100%	60%	100%	100%	NA	NA	NA	NA	NA	NA
Front Setback	The front setback in any DT District is the same as the Supplemental Zone, which is determined by the street type on which the lot fronts.										
Rear setback (minimum feet)	0	With alley - 0 No alley - 20	With alley - 0 No alley - 20	With alley - 0 No alley - 20	With alley - 0 No alley - 20	Residential alley or No alley - 5	Residential alley or No alley - 5	Residential alley or no alley - 5	Residential alley or no alley - 5	0	Residential alley or no alley - 5
Side setback (minimum feet)	0	0	0	0 or 10 ²	0 or 5 ²	0 or 5 ²	0 or 5 ²	5	5	5	5
Block size (maximum feet) perimeter/block face	1,600/400	1,800/600	1,800/600	NA	1,600/600	1,800/600	1,800/600	2,000/600	2,000/600	NA	1,600/600
Served by alley to parking	•	•	•	•	•	•	•	•	•		

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¹ With the exception of driveway ingress/egress and public open space or residential courtyards.

² Side setbacks of zero shall only be permitted between adjacent townhouse units, otherwise the larger setback shall apply.
³ Historic zone supersedes the subarea and street requirements.
⁴ Permitted residential uses shall not front or provide direct access to an A or C street; except however within DT-HO. Residential uses are allowed on upper floors or in basements of a building fronting any street type.
⁵ For DT-CBD and DT-CMU, the base density of twelve (12) DU/ac can be increased up to forty (40) DU/ac maximum, using any combination of the following bonus incentive procedures:
A. Vertical—mixed-use structure—twenty (20) percent DU/ac increase;
B. Provision of open space above the twenty (20) percent minimum requirement—one (1) percent DU/ac increase per one thousand (1,000) square feet of open space up to twenty thousand (20,000) square feet maximum or twenty (20) percent DU/ac increase;
C. Structured parking with parking spaces available to the public at no charge—one (1) percent DU/ac increase per one (1) parking space;
D. Professional office space—ten (10) percent DU/ac increase per ten thousand (10,000) square feet of professional office space;
E. Mayor and City Council reserve the right to increase density above forty (40) DU/ac on a case by case basis, depending on the compatibility of the project with adopted plans, considering the following elements: Economic impact, regional significance, amenities provided to the community, and public infrastructure improvements;
F. Once site plans are submitted to the Community Development Department utilizing any one (1) of the above bonus incentives, the Community Development Director will brief the Mayor and City Council, reviewing the project plan at the next available City Council meeting.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

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7.729. Street Facade Requirements. 7.729. Architectural Requirements.

Along the street facade of all new and renovated buildings and structures the following shall apply.

1. Residential Treatment is described as follows:

- a. An architectural treatment that is provided on the sidewalk level of a public street facade on residential buildings or commercial buildings with pitched roofs of more than 3/12 pitch.
- b. Provides habitable space for a minimum of the first ten (10) feet in depth behind the street facade on primary frontages.
- c. On primary frontages, provides equally sized vertical windows where the top of which and the bottom of which shall be not higher and no lower than to the top of the door frame and the bottom of the door frame.
- d. Provides windows for a minimum of thirty (30) percent of the length of the built portion of the street facade, with the facade of each unit being calculated independently.
- e. Provides an entry stoop or porch at a primary pedestrian street facade entrance. Residential porches shall be covered and have a minimum depth of five (5) feet, a minimum length of eight (8) feet and a minimum area of forty (40) feet. Porches and stoops shall not be enclosed with screen wire or glass on primary frontages. Porch and arcade columns shall be a minimum width of six (6) inches, unless otherwise determined by the Director of Community Development.

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2. Residential Treatment shall apply to all applicable appropriate uses located along A streets and B streets as indicated on the Downtown Street Types Map. If the associated use is a non-residential or mixed-use commercial building with a pitched roof, then Residential Treatment shall also apply on C streets. If a residential use is located on D streets, Residential Treatment shall only apply if the development is part of a newly platted residential subdivision. Single parcel redevelopment is exempt from Residential Treatment Requirements.

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3. Storefront Treatment is described as follows:

- a. An architectural treatment is provided on the sidewalk level of the street facade of flat roofed buildings. Buildings with pitched roofs of 3/12 or greater pitch shall use residential treatment.
- b. Provides habitable space for a minimum of the first twenty (20) feet in depth behind the street facade.
- c. Provides a street level facade consisting of:
 - i. A non-glass base or knee wall below all windows beginning at grade and extending to a point no less than eight (8) inches but not more than twenty-four (24) inches above the sidewalk area at the build-to line. The knee wall may be waived when directly abutting a private patio.
 - ii. A combination of glass display windows and doors covering a minimum of seventy-five (75) percent of the area of the facade that is located along the build-to line beginning at the top of the bulkhead or knee wall, to a height not less than ten (10) feet and not more than twelve (12) feet above said sidewalk area at the build-to line below the base of the window. Such glass shall provide views into display windows that have a minimum depth of two and one-half (2.5) feet into and are accessible from the building interior for retail purposes only.
 - iii. Primary pedestrian entrances on the street facade recessed a maximum of seven (7) feet from the exterior facade, remain unlocked during normal business hours, and have a surface area that is a minimum of seventy (70) percent glass. All other doors located

- along street frontage shall be of a character that matches with the surrounding downtown area.
- iv. A glass transom located along the street façade of a structure above the glass display window and entry door shall have a minimum height of twenty-four (24) inches and a maximum height of thirty-six (36) inches.
 - v. Provides no length of façade exceeding twenty (20) feet without intervening glass display windows or glass doors.
- d. A non-glass sign band area located above the glass transom having a minimum height of thirty-six (36) inches. The sign band area is the area between the top of the transom window and cornice line.
 - e. A cornice line above the sign band a minimum height of eight (8) inches.
 - f. Street address numbers, a minimum of six (6) inches in height located above the primary pedestrian entrance.
 - g. Sidewalk level drop ceiling, if at a lower elevation than the top of the window, shall recess a minimum of eighteen (18) inches from the window opening for retail uses.
 - h. Finished ceiling height shall be a minimum of fourteen (14) feet except in DT-RO and corner accessory commercial in DT-MR-A and B. Exterior height of single story-buildings shall be a minimum of eighteen (18) feet as measured at top of parapet. Parapet must enclose all sides of the roof.
 - i. For DT-RO storefront treatments, finished ceiling height must be a minimum of twelve (12) feet, and display windows must be a minimum of eight (8) feet tall as measured from the sidewalk, with a minimum one (1) foot tall transom window.
 - ii. For DT-MR-A or B storefront treatments, finished ceiling height shall be a minimum of ten (10) feet, and display windows must be a minimum of eight (8) feet tall and no transom window is required.
- 4. Storefront treatment shall apply to applicable appropriate uses located along A streets, B streets, and C streets, and non-residential uses along D streets as indicated on the Downtown Street Types Map.
 - 5. The first two (2) stories of the street façade of each new and renovated building or structure shall be composed of the following approved materials: brick, cast stone, ~~concrete~~ cementitious siding such as hardiplank, natural wood or stone, ceramic and porcelain tile. Windows and pedestrian entrances are exempt from this requirement. In DT-CBD (Central Business District) such requirements shall apply to the entire building facade along Main Street, Towne Lake Parkway, and Arnold Mill Road and building facades seen from such streets.
 - a. Awnings shall be of fabrics, canvas, fixed metal, or similar material. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.
 - 6. Prohibited materials for the exterior of buildings include: non-architectural panel systems, unfinished precast or cast in place concrete elements, exposed concrete masonry units (CMU), vinyl siding, and softwood plywood grade B or lower.
 - 7. All sidewalk level uses shall have a primary pedestrian entrance which faces, is visible from, and is directly adjacent to the required sidewalk area or adjoining open space, including but not limited to dwelling units, multi-family lobbies, and individual business establishments.
 - a. Where an individual use has a street façade on more than one (1) street, such entrance requirement shall apply along the higher order of street shown on the Downtown Street Types Map, with A streets being the highest order and E streets being the lowest. Where both streets are the same order, entrance orientation may be to either street.

a.—b. All buildings with more than four (4) sidewalk area level residential units along a single street shall have individual entrances to such units directly accessible from the required sidewalk area or adjoining open space except in the historic zone. All walkways providing such access shall be shared between no more than two (2) adjacent units.

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b. Where a developed or redeveloped dwelling unit exists in an existing platted subdivision and has multiple street frontages, the dwelling unit may face the lower order street if other homes on the block frontage are oriented towards the lower order street, provided that all other Downtown District Standards are met.

c. Units fronting on open spaces may only do so if a street borders the opposite side of the open space, and the primary pedestrian entrance shall face and be visible from the open space and the street.

8. Blank, windowless walls are prohibited. All building stories with the exception of storefront treatments shall have windows and doors that equal a minimum of thirty (30) percent of the total facade length with each story being calculated independently, gables are exempt. For secondary street facade frontages on corner lots, see Subsection 11.8.

9. Glass panels in windows and storefronts shall be clear and unpainted, and shall not be tinted such that views into the building are obstructed. False windows may be allowed by administrative variance when warranted by the interior design of the structure, such as the presence of fireplaces or stairwells blocking window locations, and when not used excessively.

10. All windows shall be vertically shaped with a height greater than width, including display windows. Transom windows are exempt from this requirement. Windows located inside gables are exempt. Window frames on other than masonry facades shall be trimmed with multi-dimensional trim with a minimum width of three (3) inches and include header and apron trims.

11. Buildings on corner lots have two (2) street facades. The secondary frontage, or the facade without the primary pedestrian entrance, shall have the option, in lieu of providing minimum thirty (30) percent window coverage on each story, to provide, on a minimum of forty (40) percent of the facade on each story, a mixture of architectural elements that conform with this section, including porches, balconies, doors, a historic or unique brick pattern, or a mixture of materials and architectural accents such as ledges, moldings, millwork, and keystones. Proposals for this alternative shall be reviewed and approved by the Director of Community Development.

12. Doors and windows that operate as horizontal sliders at ground level are prohibited. However, for the purposes of serving windows on storefronts, where a Sidewalk Encroachment Permit has been issued for such purpose, windows may operate on horizontal sliders, and may be combined with knee walls that are serving window height.

13. ————Parking structures shall conceal automobiles from visibility, shall have the appearance of a horizontal storied building on all levels, and shall be faced in brick, stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stone.

14. The minimum building height as measured along the build-to line shall be eighteen (18) feet in all subareas except DT-OS (open space), where there shall be no minimum building height. This requirement shall not apply to container buildings.

15. Exterior entry steps shall have enclosed risers.

16. Window frames on other than masonry facades shall be trimmed with multi-dimensional trim with a minimum width of three (3) inches and include header and apron trims.

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Along the street facade of all new and renovated buildings and structures the following shall apply.

1. ~~Sidewalk level uses shall have a primary pedestrian entrance, which faces, is visible from, and is directly adjacent to required sidewalk area or adjoining open space, including but not limited to dwelling units, multi-family lobbies, and individual business establishments.~~
 - a. ~~Where an individual use has a street facade on more than one (1) street, such entrance requirement shall apply along Main Street, or when on other streets, such requirement shall apply along the higher order of street shown on the Downtown District regulating plan, with "A" being the highest order and "E" being the lowest. Where both streets are the same order, entrance orientation may be to either street.~~
 - b. ~~Units fronting on open spaces may only do so if a street borders the opposite side of the open space, and the primary pedestrian entrance shall face and be visible from the open space and street.~~
2. ~~All buildings with more than four (4) sidewalk area level residential units along a single street shall have individual entrances to such units directly accessible from the required sidewalk area or adjoining open space except in the historic zone. All walkways providing such access shall be shared between no more than two (2) adjacent units.~~
3. ~~The first two (2) stories of building facades shall be brick, cast stone, concrete siding such as hardiplank, natural wood or stone, with the exception of pedestrian entrances and windows. In DT-CBD (central Central business Business district District) such requirements shall apply to the entire building facade along Main Street, Towne Lake Parkway, and Arnold Mill Road and building facades seen from such streets.~~
4. ~~Awnings shall be of fabrics, canvas, fixed metal, or similar material. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited. =~~
5. ~~Blank, windowless walls are prohibited. All building stories with the exception of storefront treatments shall have windows and doors that equal a minimum of thirty (30) percent of the total facade length with each story being calculated independently, gables are exempt. For secondary street facade frontages on corner lots, see Subsection 18.~~
6. ~~All windows shall be vertically shaped with a height greater than width, including display windows but not transoms. Windows located inside gables are exempt.~~
7. ~~Glass panels in windows and storefronts shall be clear and unpainted, and shall not be tinted such that views into the building are obstructed. False windows may be allowed by administrative variance when warranted by the interior design of the structure, such as the presence of fireplaces or stairwells blocking window locations, and when not used excessively.~~
8. ~~Entry facade window trim shall not be flush with the exterior wall and shall have a minimum relief of one quarter (0.25) inch from the exterior wall, except on brick and stone facades. A window detail showing these dimensions shall be present on all building plans for downtown structures.~~
9. ~~Doors and windows that operate as horizontal sliders are prohibited, however, for the purposes of serving windows on storefronts, where a Sidewalk Encroachment Permit has been issued for such purpose, windows may operate on horizontal sliders, and may be combined with knee walls that are serving window height.~~
10. ~~Window frames shall be recessed a minimum of two (2) inches from the exterior facade on masonry facades. Window frames on other than masonry facades shall be trimmed with multi-dimensional trim with a minimum width of three (3) inches and include header and apron trims. Multiple dimensions can be accomplished by layering of trim or use of more detailed trim. Prior approval of details required.~~
11. ~~Porches and stoops shall not be enclosed with screen wire or glass on primary frontages.~~
12. ~~Porch and arcade columns shall be a minimum width of six (6) inches, unless otherwise determined by the Director of Community Development.~~

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13. ~~Residential porches shall be covered and have a minimum depth of five (5) feet, a minimum length of eight (8) feet and a minimum area of forty (40) feet.~~
 14. ~~Exterior entry steps shall have enclosed risers.~~
 15. ~~Building foundations shall be brick, stone, stucco, or concrete with similar appearance.~~
 16. ~~Parking structures shall conceal automobiles from visibility, shall have the appearance of a horizontal storied building on all levels, and shall be faced in brick, stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stone.~~
 17. ~~The minimum building height as measured along the build-to-line shall be eighteen (18) feet in all subareas except DT-OS (open space), where there shall be no minimum building height.~~
 18. ~~Buildings on corner lots have two (2) street facades. The secondary frontage, or the facade without the primary pedestrian entrance, shall have the option, in lieu of providing minimum thirty (30) percent window coverage on each story, to provide, on a minimum of forty (40) percent of the facade on each story, a mixture of architectural elements that conform with this section, including porches, balconies, doors, a historic or unique brick pattern, or a mixture of materials and architectural accents such as ledges, moldings, millwork, and keystones. Proposals for this alternative shall be reviewed and approved by the Director of Community Development.~~
 19. ~~All buildings shall have street facades with continuous storefront treatment or residential treatment requirements as indicated in the building facade and materials requirements table.~~
 20. ~~See building facade and material requirements table for maximum building height requirements.~~

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Building Facade and Materials Requirements Table								
Downtown District Subareas								
	DT-CBD	DT-CMU	DT-GC	DT-RO	DT-MR-A and DT-MR-B	DT-LR + DT-VLR	DT-OS	DT-HO
100% Storefront Treatment at Street Facade Frontage	• (within 400' of Main Street, TLP, Arnold Mill Road)							
Residential Treatment					▲	▲		▲
Storefront Treatment or Residential Treatment at Street Facade Frontage	▲	▲	▲	▲	▲ (Limited Uses Only)			
Maximum building height	5 stories/85 ft.	8 stories/100 ft.	6 stories/85 ft.	40 ft. above street grade	5 stories/85 ft., or 65 ft. above fronting Main Street, whichever is less	40 ft.	None	3 stories/40 ft.
Height bonus for minimum of 65% of parking structured	None	12 stories/150 ft. max.	10 stories/125 ft. max.	None	8 stories/100 ft. max.	None	None	None
Minimum ceiling height *(see	*14 ft. sidewalk	*14 ft. sidewalk	*14 ft. sidewalk	*12 ft. sidewalk	*10 ft. sidewalk	9 ft. min.	9 ft. min.	10 ft. sidewalk

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Storefront Treatment)	level/9 ft. other	level/9 ft. other	level/9 ft. other	level/9 ft. other	level/9 ft. other			level/9 ft. other
Residential Treatment sidewalk level finished floor to finished ceiling	NA	10 ft.	10 ft.	10 ft.	9 ft.	9 ft.	9 ft.	10 ft.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.730. General Requirements.

1. Building Requirements.

- a. The primary pedestrian entrance to all sidewalk level retail and eating and drinking establishments shall remain unlocked during business hours.
- b. Primary sidewalk level pedestrian entrances to individual businesses and residential units shall be adjacent to required sidewalk area, park, plaza, or courtyard.
- c. Building facade materials shall be combined only horizontally, with the heavier below the lighter.
- d. Chimneys shall extend to the ground.
- e. All roofs shall have a minimum twenty-five (25) year roof and no visible roll roofing.
- f. Building mechanical and accessory features:
 - i. Shall be located to the side or rear of the principal structure or on rooftops and shall be screened from any public open space or sidewalk area views.
 - ii. When located on rooftops shall be incorporated in the design of the building and screened with materials similar to the building.
- g. Any parapet walls shall extend around all sides of the building.
- h. On residential buildings, if rear decks or porches are directly adjacent to any streets, public sidewalks, public trails, or any Open Spaces, they shall be covered with a roof or pergola, and designed with materials to match the facade and/or trim of the building.

2. Site Requirements.

- a. The height of fences and ~~walls~~-walls located between the street facade of principal structures and a street shall not exceed forty (40) inches and in other areas shall not exceed six (6) feet.
- b. Fences and walls located along the alley right-of-way line shall be a maximum height of six (6) feet. For new development, where new alleys run along parcel lines of existing developments, a wall shall be required to screen the alley from the existing property or properties. The wall shall be four (4) to six (6) feet in height and shall be constructed with a brick, stone, or stucco veneer, or a combination of masonry materials that complement the theme of the property architecture and/or site design.
- c. No barbed wire, razor wire, chain link or similar elements shall be visible from any public park, required sidewalk area, or sidewalk area level outdoor dining area.
- d. Loading docks and dumpsters shall be entirely screened from view of any public open space or sidewalk area, with a dumpster pad enclosure. Dumpster pad enclosure is required, constructed of the same materials, and matching the architecture of the principal structure. Doors and gates shall be opaque and must remain closed while not in use. Chain-link is not an acceptable material.
- e. Utilities shall be placed underground or in alleys wherever feasible.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.731. Historic Overlay District (DT-HO) Requirements.

Buildings within the historic overlay shall be of a scale and character compatible with historic residential buildings as described below. Parcels within the historic zone are subject to the following regulations, in addition to other requirements of the Downtown District.

-
1. The required build-to line shall match the average distance between the primary structure and the curb of the nearest two (2) adjacent buildings on the same street built before 1945.
 2. No parking shall be located between any structure and the street, and no parking shall be located to either side of any structure fronting an A or B street.
 3. This district is intended for Detached Single-family homes, even if they have a commercial use. Multiple residential dwelling units within the same building are prohibited in DT-HO. Single-family detached residential is a permitted use in DT-HO, even if fronting an A Street where commercial development is otherwise required.
 4. Detached and attached garages shall both be permitted. Attached garages shall have decorative doors which shall be located in an inconspicuous location, so as not to become the main architectural feature on structures on lots that are front-loaded. The architecture of detached garages shall match and compliment the primary structure.
 5. All exterior facades except windows shall be brick, horizontal hardiplank, natural wood or stone.
 6. Flat roofs shall be prohibited.
 7. Parking decks shall be prohibited.
 8. Roofs shall extend a minimum of eighteen (18) inches beyond exterior building walls.
 9. Exterior street facade doors shall be wood panel or fixed glass in wood frame.
 10. Primary structures shall have a residential treatment regardless of use.
 11. All windows shall be either double-hung or fixed glass in keeping with the particular architectural style described below.
 12. With the exception of stories partially contained within roofs, all above-ground stories shall be equal in floor area and shape.
 13. All street facade porches that are not a required "accessible route into and through the dwelling unit", as established by Section 804 [42 U.S.C. 3604](3)(C)(iii)(I) of the Fair Housing Act, shall be a minimum of twenty-four (24) inches above the grade of the sidewalk area.
 14. Buildings shall be one (1) of the following five (5) architectural styles and shall meet all the requirements contained herein:
 - a. Craftsman, which shall provide:
 - i. A rectangular building footprint, with the short end facing a street.
 - ii. Gabled roofs having gables with a minimum pitch of twenty (20) degrees and a maximum pitch of forty (40) degrees from horizontal, with roof lines running parallel or perpendicular to the street.
 - iii. Decorative beams or braces under gables.
 - iv. Exposed roof rafters where ~~roofs~~ roofs overhang.
 - v. Equal height windows along the entire street facade.
 - vi. A symmetrical or asymmetrical street facade.
 - vii. A front porch extending the entire width or one-half (0.5) the width of the building. Said porch shall include square columns not less than eight (8) inches thick that taper from bottom to top. Said columns shall be set atop stone or masonry bases extended to the ground. Square or rectangular balusters and handrails are optional.
 - b. Folk, which shall provide:

-
- i. A building footprint that is rectangular or "L-shaped," with the end of the short leg of the "L" facing a street.
 - ii. Gabled roofs having gables with a minimum pitch of thirty (30) degrees and a maximum pitch of forty-five (45) degrees from horizontal, with roof lines parallel or perpendicular to the street.
 - iii. Ridge vents having a minimum size of one (1) foot by one (1) foot shall be provided along all gables facing a public street.
 - iv. Equal sized windows along the entire street facade.
 - v. A symmetrical street facade for buildings with rectangular footprints.
 - vi. A front porch extending the entire width of the building, except with an "L-shaped" footprint. Said requirement shall not apply to the short-leg of the "L". Said porches shall include turned columns, turned balusters, handrails, and optional lace-like spandrels.
- c. Simple Queen Anne, which shall provide:
- i. A building footprint that is rectangular or "L-shaped," which may include the circular base of a tower.
 - ii. Gabled roofs having steep pitch, which may be of irregular shape.
 - iii. An asymmetrical front porch that is one (1) story and wraps around one (1) or both sidewalls of the building.
 - iv. Porch columns that taper from the top to bottom, with decorative details at the top.
- d. Colonial Revival, which shall provide:
- i. A rectangular building footprint with the long side facing a street.
 - ii. A gabled, hipped, gambrel, or second story overhang roof.
 - iii. An accentuated entrance with a pediment supported by pilasters and/or an entry porch supported by slender columns.
 - iv. A symmetrical street facade with a centered door and balanced rectangular windows.
 - v. A cornice between the street facade and roof that extends around the entire roofline of the structure.
- e. Gothic Revival, which shall provide:
- i. A building footprint that is rectangular or "L-shaped," with the end of the short leg of the "L" facing a street.
 - ii. A symmetrical street facade for buildings with rectangular footprints.
 - iii. A steeply pitched centered gable, paired gable, front-gable, or asymmetrical roof.
 - iv. At least one (1) window with Gothic detailing.
 - v. A one (1) story front porch supported by column with Gothic detailing which either extends the entire width of the building or as an entry porch.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

7.732. Illustrations.

Graphic depictions of some of the requirements herein can be found in the Downtown Design Standards Policy, CPM 700-0009, found in the Council Policy Manual on the City's website. Unless otherwise indicated, each is

intended to specifically illustrate only the indicated requirement; all other suggestions of design, such as architectural style, tree shape and aesthetics, do not constitute a requirement of this section.

(Ord. No. 5840-2019, § 1(Exh. A), 6-10-2019; Ord. No. 7205-2021, § 1(Exh. A), 6-14-2021)

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Martyn Detz, Administration

ITEM TYPE: Bids, Authorize, Solicit, Award, Reject, Rebid

AGENDA SECTION: **PRESENTATION ITEMS FOR DISCUSSION**

SUBJECT: **Residential Solid Waste Collection and Recycling Services Discussion**

SUGGESTED ACTION:

ATTACHMENTS:

- [Submittal - Waste Management.pdf](#)
- [Submittal - Red Oak Sanitation.pdf](#)
- [Red Oak Sanitation - Rollout Plan Presentation.pdf](#)
- [RFP 2026 - 09 - Residential Solid Waste Collection and Recycling Services.pdf](#)



CITY OF WOODSTOCK

**Residential Solid Waste Collection and Recycling Services
RFP 2026 – 09 | February 16, 2026, 2:00 PM**

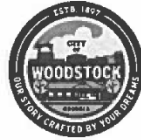
SUBMITTED BY

**Georgia Waste Systems, LLC,
dba Waste Management**

CONTACT

Vic Knight | Senior Account Executive
(470) 542-3513 | vknight@wm.com

Exhibit A: Contractor Information Sheet



City of Woodstock

CONTRACTOR INFORMATION

Firm Name: Georgia Waste Systems, LLC

Contact Person: Vic Knight

Firm Address: 13805 E Cherokee Drive
Ball Ground, GA 30107

Phone: 470.542.3513

Fax: N/A

Email: vknight@wm.com

With this packet, please also provide a W-9 and Certificate of Insurance for the company/firm.


 2/9/2026
Signature - Authorized Officer or Agent Date

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Data contained in this proposal represents the most recently published information for WM’s wholly owned operations, unless otherwise indicated.





Georgia Waste Systems, LLC
13805 East Cherokee Dr.
Ball Ground, GA. 30107

February 16, 2026

City of Woodstock
12453 Highway 92
Woodstock, GA 30188
Attn: Martyn Detz, Financial Analyst: Purchasing

Dear Mr. Detz:

On behalf of Georgia Waste Systems, LLC (WM), it is my pleasure to present our proposal to the City of Woodstock (the City), in response to RFP 2026 – 09 for Residential Solid Waste Collection and Recycling Services. As your current provider, we want to first thank you for your business and assure you that we remain committed to this next contract and to continuing as your provider for the full five (5) years.

Thanks to our history with Woodstock, we know the City and the surrounding residential customers and downtown businesses. We are committed to this opportunity to continue to work with you and the Woodstock community. WM is uniquely positioned to provide uninterrupted services, with equipment already in place, and optimized, proven collection routines across your facilities. Additionally, we bring the established expertise that our trusted professionals have developed over 10 years of servicing the City.

We confirm that our team has carefully reviewed the City’s proposed Collection Agreement in its entirety and fully understands the obligations, performance standards, and operational expectations outlined within it. All components of the RFP - including Addenda 1-4 and attachments and any subsequent updates - have been evaluated in detail, and we have completed the necessary due diligence to ensure our proposal is based on accurate and complete information.

We are pleased to introduce the City to our Shred-it® services for document destruction, and WM’s localized WM/Woodstock website – both offered at no cost to Woodstock.

The commitments and pricing presented in this proposal will remain firm for 60 days. Should the City select us to continue as its provider, we are prepared to promptly enter into an agreement and intend to perform all services outlined under the terms and conditions prescribed by RFP 2026 – 09, the associated insurance requirements, and the Collection Agreement.

On behalf of WM, our ten employees including myself, that are proud Woodstock residents, and your WM team from WM’s Pine Bluff Hauling District, we are committed to Woodstock. I will remain your point of contact and am joined by the following who are authorized to represent WM to finalize an agreement.

Tracey Shrader , President, Waste Management of Carolinas Inc , (704) 544-0554, TShrader@wm.com
Dina Reider-Hicks , Area Director, Public Sector, (321) 537-4273, dreider@wm.com
13850 Ballantyne Corporate Place, Suite 225, Charlotte, NC 28277

Sincerely,


Vic Knight, Senior Account Executive
(470) 542-3513, vknight@wm.com



Statement of Qualifications

a. Name, address, and telephone number of the firm's owners, and full information about the corporate structure of the submitting firm.

Locally Based. Nationally Backed.

WM will continue to bring reliable, responsive service to the City of Woodstock through our Pine Bluff Hauling operations. With more than 50 years of experience in the WM South Atlantic Area we proudly serve residential, municipal, commercial, and industrial customers – and we are ready to support Woodstock with the same level of care and consistency we have for more than a decade.

Your service will continue to be managed locally from our office in Ball Ground, giving you direct access to experienced teams and the full strength of WM's operational, financial, and technical resources. That means speedy support, smooth service, and a team that understands your needs from the ground up.

Our strong safety record, regulatory compliance, and proven performance reflect our commitment to doing things right – for you and for the environment we share. As a leading environmental services provider, we are ready to deliver reliable, uninterrupted service that helps your City operate efficiently, in compliance, and with confidence.

WM and the Pine Bluff Hauling team, including our 10 Woodstock residents, look forward to delivering service that is local, responsive, and built around our in depth experience in the City.

Waste Management, Inc. ("WMI") is a Delaware corporation with its principal place of business at 800 Capitol St., Suite 3000, Houston, TX 77002. WMI is a publicly traded company listed on the New York Stock Exchange. Changes of ownership in WMI's stock is recorded electronically through the Depository Trust Company ("DTC") book-entry system. Under this system, WMI stock is issued to Cede & Co., which is the nominee of DTC and appears as the record owner of more than 10% of WMI's common stock. However, Cede & Co. is not an actual party in interest and has no aspects of beneficial ownership; rather, Cede & Co. serves only as an intermediary for administrative purposes.

Georgia Waste Systems, LLC , dba Waste Management

Corporate Structure: Indirect subsidiary of Waste Management, Inc.

State of Incorporation: Georgia

Date of Incorporation: June 7, 1968

Hauling District: Pine Bluff Hauling

Address: 13805 East Cherokee Dr. Ball Ground, GA. 30107

b. Location of the firm's primary place of business for legal purposes and any subsidiary offices, years of business, types of services offered, and number of people employed on a regular basis.

Georgia Waste Systems, LLC, dba Waste Management

Georgia Waste Systems, LLC, is a Georgia corporation with its principal place of business at 13805 East Cherokee Dr., Ball Ground, GA. 30107, and is a wholly owned subsidiary of Waste Management Holdings, Inc.

Waste Management Holdings, Inc.:

Waste Management Holdings, Inc., is a Delaware corporation with its principal place of business at 800 Capitol St., Suite 3000, Houston, TX 77002, and is a wholly owned subsidiary of Waste Management, Inc.



Waste Management, Inc.:

Waste Management, Inc., is a Delaware corporation with its principal place of business at 800 Capitol St., Suite 3000, Houston, TX 77002.

c. Names and qualifications of personnel to be assigned to the project.

Anthony Iracane, Senior District Manager, (404) 557-8889 | airacane@wm.com



Anthony Iracane brings decades of operational leadership and frontline experience to his role at WM. From 1995 to 2013, he served as a Senior Route Manager for the Atlanta East District, where he built a strong foundation in team leadership, safety, and customer service. From 2013 to 2016, he continued to expand his operational expertise as Operations Manager for the Woodstock Hauling District.

In 2016, he advanced into his current role as Senior District Manager overseeing both the Atlanta West Hauling and Pine Bluff Hauling districts. In this capacity, he leads a team of 165 employees and 10 managers, directing a fleet of 155 trucks that provide roll-off, commercial, and residential services across the metro and north-metro Atlanta region. His deep industry knowledge, steady leadership style, and commitment to operational excellence have made him a trusted and respected leader within WM.

Kevin May, District Manager, Pine Bluff Hauling, (770) 797-8851 | kmay6@wm.com



Kevin May joined WM in 2018 and has built a strong track record of operational leadership and frontline team development. He currently serves as the District Manager for the WM Pine Bluff Hauling Facility, where he oversees a workforce of 84 employees and five managers. Under his leadership, the district operates a fleet of 71 trucks providing roll-off, commercial, and residential collection services throughout the North Metro Atlanta area.

Prior to stepping into his current role, he gained extensive operations experience across multiple functions within WM, including serving as a Commercial Dispatcher, Roll-Off Router, Operations Management Trainee, Route Manager, District Operations Manager, and District Manager I. His broad background and hands-on operational expertise position him as a highly effective leader committed to service excellence, employee engagement, and continuous improvement across the district.

Vic Knight, Senior Public Sector Account Manager, (470) 542-3513 | vknight@wm.com



With more than 20 years at WM and over 36 years of experience in the waste and recycling industry, Vic Knight brings extensive operational and public-sector expertise to the organization. His career began as a sales representative, followed by a promotion to sales manager, before transitioning to the public sector in 2008.

Since that time, he has focused on developing and managing municipal partnerships throughout North Georgia. He currently oversees a diverse portfolio of municipal accounts, supporting community leaders with reliable service, strategic guidance, and long-term program sustainability.

d. Description of similar project experience and the names, addresses, and telephone number of owners for all projects described (references will be checked). This is requesting similar project/contracts the vendor has held.

These governmental organizations of like size and scope have been carefully selected for your review.

City of Peachtree Corners 310 Technology Parkway, Peachtree Corners, GA 30092	
<i>A. Client name, address, phone number, and email address</i>	Brian Johnson, City Manager (678) 691-1202 bjohnson@peachtreecornersga.gov
<i>B. Description of all services provided</i>	WM manages franchise collections and transportation for 10,254 residential accounts, 664 commercial customers, and 173 roll off collection locations.
<i>C. Performance period</i>	1/1/2019 and ongoing

City of Sugar Hill 5039 West Broad Street, Sugar Hill, GA 30518	
<i>A. Client name, address, phone number, and email address</i>	Troy Besseche, Assistant City Manager, o: (770) 945-6716, m: (404) 488-4269 tbesseche@cityofsugarhill.com
<i>B. Description of all services provided</i>	WM manages all aspects of franchise collections and transportation for residential garbage, residential recycling, 250 commercial customers, and 75 roll off collection locations.
<i>C. Performance period</i>	9/1/2004 and ongoing

City of Berkeley Lake - 4040 S. Berkeley Lake Road NW, Berkeley Lake, GA 3009	
<i>A. Client name, address, phone number, and email address</i>	Leigh Threadgill, City Administrator (770) 368 9484 ext. 102 leigh.threadgill@berkeleylake.com
<i>B. Description of all services provided</i>	WM manages all aspects of franchise collections and transportation for residential garbage, residential recycling, 75 commercial customers, and 15 roll off collection locations.
<i>C. Performance period</i>	1/1/2005 and ongoing

e. Curriculum vitae of principal associates and key personnel proposed to have primary responsibility for the project.

Please refer to the biographies above.

f. List at least three (3) references in which your Contractor has provided the services requested within the past two (2) years. This specifically is asking for references that may be contacted.

For all of our references listed above, WM has provided the services requested within the past two (2) years and each welcome you to contact them. If any further information is required, please just let us know.

WM: Who We Are and What We Bring to Woodstock

When you work with WM, you tap into more than just waste collection – you gain access to a powerful network of resources backed by decades of experience serving various industries across the U.S. and Canada. From collection to disposal, our technology and infrastructure are built to handle all your environmental services needs – efficiently and responsibly.

With a global team of ~61,700 professionals and the industry’s largest network of facilities, WM brings unmatched technical capability to Woodstock. Leveraging our local know-how, we help you reduce waste, improve operations, and work toward your environmentally focused goals with practical, proven offerings.

Let us help you turn today’s waste into tomorrow’s opportunity.

WM At-A-Glance

People	Operations		
~61,700 team members	\$22 billion revenue	262 operating landfills	18,860 collection vehicles
Material is Repurposed 105 recycling facilities 49 organics processing facilities 16 million tons of material recovered in 2024 3 CORE® facilities processing organics into bio slurry	Energy is Renewable 13,170 alternative-fuel vehicles 18 landfill gas-to-energy facilities 213 natural gas fueling stations 151 renewable energy projects owned or hosted at WM landfills	Communities are Thriving 2.6 million people positively impacted since 2022 13,500 acres actively managed for wildlife preservation ~70 Wildlife Habitat Council-certified programs across North America	

Data represents information published in the WM 2025 Sustainability Report.

WM is Innovating Today, For Tomorrow®

At WM, we bring local insight and industry-leading resources to help you manage waste in ways that are cleaner, smarter, and more forward-thinking. For over 55 years, we have supported communities by providing dependable environmental services that help keep streets clean and neighborhoods safe.

Today, we are focused on helping you get more value from your materials while reducing the environmental impact to Woodstock. Whether you are looking to improve recycling, divert more waste, or explore new ways to operate more efficiently, WM is here with practical solutions and expert guidance.

As demand grows for recycled content and lower-emission energy sources, we are investing more than \$3 billion between 2022 and 2026 to expand access to circular solutions – turning today’s waste into tomorrow’s resources. Our sustainability strategy is built around three core ambitions that guide this work:

Material is REPURPOSED - WM plays an essential role in the circular economy by investing in and operating innovative recycling solutions that help you get more value from your materials.

Energy is RENEWABLE - WM is reimagining the modern landfill to do more for you and your City.

Communities are THRIVING - WM shows up for your City by investing in the people who help keep it running – our employees. Our safety vision – Get Home Safe Every Day – guides how we work, because we know that when our team is safe, your service is too.



Financial Strength: The Foundation of Our Commitment to Woodstock

WM's financial strength is the foundation for our commitment to serve our customers, perform our obligations, and protect the environment in conducting our broad services. Our industry leadership and strong financial position gives Woodstock assurance that we can and will fulfill our obligations.

- As North America's leading provider of comprehensive environmental services, WM's revenue in 2024 was \$22 billion. Our business performs well in any economic environment given the essential nature of the services we provide and the recurring nature of our revenue. This results in strong and consistent earnings and cash flow to fund growth investments.
- WM has a very secure financial position, with a strong balance sheet, investment grade credit rating, and ample liquidity.
- WM is committed and financially able to perform all operations for Woodstock in full compliance with applicable federal, state, provincial, and local regulations.
- WM has experienced and dedicated management and team members.
- WM has the largest and most diverse asset and customer bases in North America, including transportation, disposal, treatment, recovery, remediation, waste identification, and several other specialty services. This network enables us to provide a single source of responsibility, from transportation through disposal of waste.
- Typically, capital requirements are internally financed by WM using cash flow from existing operations – freeing our new trucks, carts, containers, and facility investments from the timelines and terms of third-party creditors.



[Investor Relations | WM](#)

Financial Leverage

WM's financial strength gives us leverage to continually innovate and invest in technologies and solutions for all the customers we serve, including Woodstock, and we are committed to maintaining that strength. We are well positioned to allocate capital to increasing shareholder returns while at the same time investing in organic growth, including high-return sustainability growth projects that expand the value of our services while improving the environment and economy of the places where we live and work.

Audited Financial Statements

For your convenience, please refer to the following link for the WM Annual Report to supplement our current financial information.

2024: <https://investors.wm.com/static-files/3bee1bb7-30e3-44e2-a398-127b7d1f38e4>

Waste Management, Inc. (WMI) is a holding company, and all operations are conducted by its subsidiaries. Please see: <https://www.sec.gov/Archives/edgar/data/823768/000119312517046480/d252547d10k.htm>

All subsidiaries of WMI are affiliates of each other, pursuant to the SEC/ Rule 144 definition.

A Note About Recycling

As an established customer you are familiar with WM's Recycle Right® suite of resources. Following is brief review with the announcement of our newest recyclable content that attests to our ongoing focus on and investment in Recycle Right®.

WM Recycle Right®: Education and Outreach Overview

The foundation of WM's focus on recycling, education, and outreach is our ongoing Recycle Right® campaign. Our goal is to provide clear guidance for better recycling practices. Linking directly to our Recycle Right® program ensures access to the most current information.

Recycling works best when everyone knows what belongs in the bin. Through our **Recycle Right®** campaign, WM helps your residential customers and downtown businesses feel confident in their recycling efforts, so Woodstock can reduce contamination and get the most out of your recycling program.

From Education to Innovation: WM is Driving Recycling Growth

At WM, we are here to help you boost the value of your recycling program. Through the following multi-faceted approach, the backbone of the design and our implementation of our proven education and outreach program, we are making it easier for your residents to **Recycle Right®** and keep valuable materials in use, so together we can build a stronger, more impactful recycling system.

Investing in Innovation

We are investing in advanced infrastructure to boost efficiency, lower operating costs, and adapt to changes in packaging and markets – so you can keep more materials in use and out of landfills.

Designing for Recyclability

WM works with brands and packaging designers to improve recyclability at the source – helping reduce waste before it starts. When more packaging is recyclable, your Woodstock residents and businesses can recycle more.

Supporting Stronger Recycling Systems

We support national, regional, and local efforts to raise recycling rates, including advocating for policies that encourage the use of recycled content, so when you **Recycle Right®**, those items are most likely to have a second life.

Buying Recycled to Close the Loop

As part of the Association of Plastic Recyclers Demand Champions program, WM commits to purchasing items like carts and uniforms made from post-consumer materials. We are doing our part to signal to the markets that we want recycled items to have a second life, so your materials become part of a more circular economy.

“Advance notice given when service is delayed due to holidays. Robotic trucks are great - complete emptying of trash; trash cans are returned neatly to same spot. Recycling service included at no extra charge.”

Ron S.

Simplifying Recycling Education to Recycle Right®



WM firmly believes in education – it is the foundation of everything we do regarding recycling. WM’s **Recycle Right**® campaign leverages social science principles and design theory to make recycling both simple and convenient, encouraging residential customers and downtown businesses behavior change.

Traditional marketing methods with broad reach have been shown to raise awareness or change perceptions but not to lead to behavior change. Interventions that are more direct, like a personalized tag left at the source of the behavior (on a contaminated cart), cause a consumer to change their actions.

Recycle Right® has proven successful at getting customers to change their recycling habits and reduce contamination because we:

1. **Clearly define the problem (recycling confusion and contamination).**
2. **Simplify the message with 3 simple rules.**
3. **Give consumers a reason why they should do something.**



All customers have full access to our **Recycle Right**® website that contains campaign materials, tools, and downloadable resources. The program is open source, with fresh materials and content appearing regularly.

Recycling presents different challenges in different environments. The comprehensive materials on the **Recycle Right**® website provide tailored tools for everyone, from residents to businesses, educators to property managers, and our municipal customers.

For example, the multifamily property managers tools make it easy to educate residents with a “what goes where” doorhanger and a new resident welcome letter, while Woodstock may find the **Recycle Right**® MythBusters packet useful to answer the questions of enthusiastic recyclers.

Working together with Woodstock we aim to drive greater recycling participation, increase confidence in recycling, increase diversion, and positively impact your City’s sustainability goals using the WM **Recycle Right**® campaign.

To learn more, go to wm.com/us/en/recycle-right

Demystifying the Recycling Process

Based on surveys and focus-group feedback, we are working to communicate the recycling process more clearly to customers. Instead of using more technical recycling language, WM uses the terminology “curbside mixed recycling” in our education and outreach materials. This is just one way we are working toward demystifying the recycling process and making it easier for our customers to recycle right.

More to Recycle, More to Celebrate: WM Leads the Way

NEW!

WM Is Expanding What Woodstock Residents Can Recycle

At WM, we are proud to be your local recycling provider – helping your residential customers and downtown businesses contribute to a circular economy, right from the curb. Thanks to upgrades at our recycling facilities, we are expanding what we can accept – and that means more everyday items can now be recycled with the confidence that WM will get them on their way to be transformed to new products again and again.



What's New?

Your residents can now recycle

Paper coffee and drink cups	Plastic fast food to-go cups	Yogurt and dairy tubs	Clear plastic to-go containers
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What's Still In?

We are also continuing to collect items your Woodstock residents and businesses already recycle on a daily basis, including:

Pizza boxes	Plastic bottles	Aluminum cans	Other common recyclables
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Why It Matters

Recycling more means sending less to the landfill - and that is a win for everyone. With WM's advanced sorting technology and upgraded facilities, we are making it easier to keep valuable materials in use and out of the waste stream. It is all part of our commitment to helping build a more circular economy - right here at home.

The WM Difference

When you work with WM, you are working with a trusted leader in recycling innovation. We are constantly improving what is possible – so your community can do more with less effort. Together, we are turning everyday items into tomorrow's resources.

Recently, we released WM's 2025 Sustainability Report, which shares our progress toward our sustainability goals and highlights the work of our team. The report shows how we're leading the way by growing our sustainability business while operating our company in a sustainable way.

To view WM's 2025 Sustainability Report, scan the above QR code or visit www.sustainability.wm.com



Below is an example of a WM **Recycle Right**® campaign poster available to you on wm.com/recyclerright:

RECYCLE RIGHT

WM

Always Recycle

- Plastic Bottles, Cups & Containers
- Paper & Paper Cups
- Glass Bottles & Containers
- Flattened Cardboard & Paperboard
- Food & Beverage Cans

Do Not Include In Your Recycling Container

- NO Batteries, Power Tools, Flammables or Hazardous Waste
- NO Foam Cups, Containers or Straws
- NO Food or Liquids
- NO Clothing, Furniture or Carpet
- NO Loose Plastic Bags, Bagged Recyclables or Film
Empty recyclables directly into your bin
- NO Green Waste

To learn more, visit wm.com/recyclerright. © 2025 WM Intellectual Property Holdings, LLC. The Recycle Right recycling education program was developed based upon national best practices. Please consult your local municipality for their acceptable materials and additional details of local programs, which may differ slightly.



Approach

Brand Protection

The City’s brand is a valued asset, and protecting that value is imperative. Cities like Woodstock with such a reputation, seek partners that are committed to providing authentic levels of environmental indemnification, the highest compliance and ethical standards, strong safety practices, and the respect of relevant regulatory agencies. As North America’s leading environmental services company, these very traits are the cornerstone of our brand.

We stake our brand on protecting yours.

Indicate your understanding of the scope of work by describing your firm’s approach, including specific illustrations of the procedures to be followed. Tell us about your firm’s experience, background, and examples of work, and why the City should select your firm.

As your current service provider, we sincerely thank you for the opportunity to continue serving the City of Woodstock. We emphasize the quantifiable value only WM can deliver through our boots on the ground Woodstock experience, but recognize that your continued confidence must be earned, and we have approached this proposal with the same diligence, care, and thoughtfulness as if it were our first presentation to the City.

Woodstock’s Service Summary

WM aims to differentiate itself through our proven communications and collaboration with the City, and our ongoing investments in technology to enhance service solutions for your residential customers and downtown businesses. Our proposal is built on a customer-first philosophy: delivering a better support experience, ensuring seamless service continuity, and meeting the community’s evolving needs for additional – and sustainable – waste solutions.

This proposal reflects an in-depth assessment of what’s working today and a commitment to evolving our collaboration - not only to meet Woodstock’s waste management needs but also to actively advance the community’s sustainability and social impact objectives.

It is strengthened by trustworthy client references and equally important, our firsthand operational experience within Woodstock. This local knowledge and data enable us to commit to keeping all existing schedules, deliver uninterrupted service, anticipate challenges, and provide informed, practical operational recommendations if/when needed.

Our goal is to serve as the City’s single, accountable source for comprehensive environmental solutions while delivering enhanced diversion outcomes and an elevated customer experience. Our shared commitment to sustainability, paired with WM’s advanced and proven tools for customized outreach and targeted communications, positions us as a strong and collaborative partner. We are equally committed to working with the City to help establish Woodstock as a recognized sustainability leader in the Carolinas.

We are committed to providing even better services through consistent WM account management, local customer support, and the reliable collection services you already know. We aim to enhance the service experience while preserving all the elements you value about our longstanding collaboration. If awarded this contract, WM commits to uninterrupted services that will commence July 1, 2026. With our established firsthand account knowledge, WM is ready to ready to roll!



WM is proud to continue delivering reliable, high-quality solid waste and recycling services to the City of Woodstock. As a long-standing service provider for the community, WM supports more than 12,000 households with comprehensive curbside collection, recycling, yard waste management, bulky-item service, and specialized municipal support. Our operations are designed to deliver exceptional service, maintain cleanliness across the community, and ensure environmental responsibility through effective recycling and sustainable disposal practices.

WM will continue to provide once-per-week curbside collection of municipal solid waste and single-stream recycling for all residential units, with each household supplied with a 95-gallon waste cart and a 64-gallon recycling cart. Residents may set out up to eight additional bags of household or yard waste per week, and WM provides collection of properly prepared yard waste and up to two bulky items per home on the scheduled service day. All collection activities occur between 7:00 a.m. and 7:00 p.m., with holiday adjustments communicated broadly and proactively. Monthly reporting - covering tonnage, recycling participation, set-out rates, and disposal documentation - supports transparency and City oversight.

In addition to residential curbside services, WM will continue to provide a wide range of value-added services at no additional charge, including routine trash and recycling service for City facilities, support for major community events, education and outreach, school recycling programs, as well as our new offering of two annual Shred-it® document shredding events.

WM services the specified multiple City buildings with a mix of front-load dumpsters, rolling carts, and open-top containers, and will continue to support upcoming facility expansions with readiness to onboard new locations as they come online. WM will also supply roll-off containers and event boxes for the specified City-sponsored concerts, festivals, and parades, representing more than 30 event units deployed each year.

Additionally, WM proudly supports two major City-sponsored recycling events annually, including scrap metal collection and Earth Week activities. WM transports and processes materials collected at these events, reinforcing the City's sustainability goals. Additionally, WM provides no-charge recycling collection to Woodstock Elementary School located within Woodstock city limits, supporting waste diversion and environmental education for local students.

Community engagement remains a core part of WM's continuing service model. WM supports the City through town halls, transition briefings, resident education, and distribution of materials delivered alongside new carts or program updates. A dedicated WM representative serves as the City's primary point of contact, ensuring ongoing communication, rapid issue resolution, and alignment on service expectations. WM also integrates newly annexed and developed neighborhoods into service routes within 30 days of City notification, ensuring seamless expansion as Woodstock continues to grow.



WM's Woodstock Fleet

WM's collection fleet for the City of Woodstock, illustrated below, is allocated and ready to continue rolling for all specified City services.

City of Woodstock Service Plan	
Automated Can Collection Vehicle- ~10 – MSW	
Automated Side Loaders for RECY ~10 – Recycle	
Rear Load Trucks As needed	
Front-End Load As needed	
Roll-Off As needed	
Single-axel trucks are also assigned for narrow streets and alleys for both MSW and recycling services.	

The Automated FEL-Can System: Quicker, More Efficient Service

Woodstock collection trucks will be equipped with the Auto-Can system, which has the fastest load time of any automated system on the market and delivers a proven 25 to 30% productivity advantage over automated side loaders. Utilizing the Auto-Can with our front load trucks, we can service our stops quicker and more efficiently. Spending less time on your streets performing collection means safer service, quieter neighborhoods, and less wear and tear on your streets.

A key factor in providing efficient service to your City is how long a truck is stopped for service. The longer the loading cycle, the lower the productivity. With a front loader equipped with an Auto-Can automated carry can, stop time (as measured from wheel stop to wheel go) is four to five seconds as compared to 12 to 18 seconds for an automated side loader.



A WM truck equipped with the Auto-Can automated system.

The Auto-Can is the only automated system that provides an “eyes-forward” working environment and results in improved operator and public safety. Because the arm is forward of the cab and steer axle, it behaves like a boom. This unique feature enables the Auto-Can to easily move around parked cars and cul-de-sacs – up to 20% faster in an independent comparison. Eyes-forward collection improves driver awareness and focus, reducing the chance of private property damage to mailboxes, etc., and general public injury due to potential driver error. Better maneuverability means fewer backing events resulting in improved productivity and enhanced safety for Woodstock.

Key Benefits of the Auto-Can Automated System	
✓ Fastest load time available – 4 to 5 seconds from wheel stop to wheel go	✓ 20% greater fuel efficiency due to less packing and idling
✓ Load bulk material with easier access to container	✓ Navigate cul-de-sacs up to 25% faster
✓ Eyes-forward operation enhances safety	✓ Low 108” cart dump height for safe operation well below typical overhead obstructions (wires, trees)

The Auto-Can system also mitigates damage to carts. It dumps carts lower and with a smooth action, which means fewer damaged lids, wheels, and axles. The unique gripper design means that no metal contacts the cart while gently applying pressure to the cart body, resulting in extended cart life.

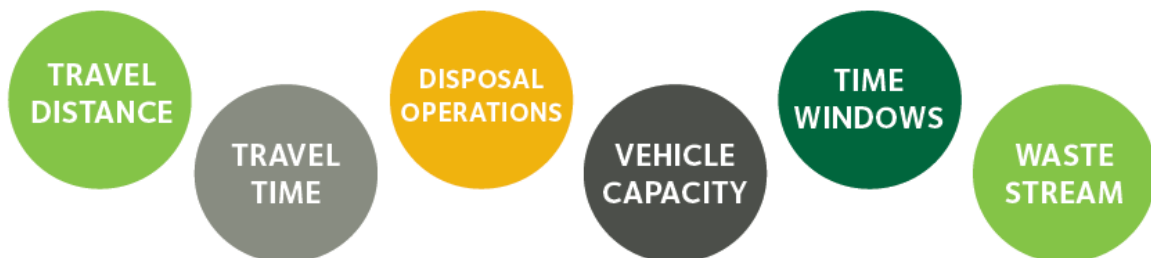
The Auto-Can system allows our drivers to see the material before it is packed, which means we can stop contamination in any stream at its source – the curb. Identifying and safely removing contamination while recording violations cleans waste streams. Collecting clean material is a major cost avoidance and mitigates the risk of culling, handling, and disposing of contamination.

“Appreciate back-door service.”
March P.

eRouteLogistics®: Smart Routing Software Driving Real-Time Results

While Woodstock’s routes are tested, proven and trusted, routing is important to review because it is the backbone of timely, reliable service delivery. We know that efficient service starts with smart planning – and that means staying flexible and adapting quickly as things change. That is why we use eRouteLogistics®, a powerful routing system that helps us build, manage, and adjust collection routes in real-time.

Whether your needs shift due to new service levels, growing customer counts, or changing traffic patterns, eRouteLogistics® helps us respond quickly and keep your service running smoothly.



Additionally, our dynamic routing helps reduce VMT (Vehicle miles traveled), adding to GHG reductions and climate initiatives.

Here is how WM's routing software continues to work for Woodstock:

- 1) **Real-Time Adaptability:** Our operations team uses eRouteLogistics® daily to fine-tune routes based on the latest data – so pickups stay on schedule, even when conditions change.
- 2) **Connected to Your Service:** eRouteLogistics® integrates with our billing and customer database, Mid-Atlantic Services (MAS). These systems update daily to reflect new accounts and service changes – so nothing gets missed.
- 3) **Built to Evolve:** As roads evolve and expand, our mapping technology keeps up. Regular updates ensure our routes reflect the latest developments in your area.
- 4) **Clear, Visual Routing:** The system displays routes and pickup locations on an easy-to-read, color-coded map (Woodstock's provided upon request). This helps our drivers, dispatchers, and customer service teams quickly answer questions and resolve concerns.

WM is a logistics leader delivering service that adapts to the City of Woodstock.

Onboard Technology Advancements

Investing in advanced truck technology is about more than driving efficiency in our business – it is about ensuring that we provide your City with top-notch safe and reliable service today, and **For Tomorrow®**. While these investments may initially increase costs, the long-term benefits are substantial. Innovation in truck technology improves the following areas of your WM service delivery:

- **Safety:** Enhanced safety features protect both drivers and pedestrians, reducing the likelihood of accidents.
- **Efficiency:** Streamlined truck operations and improved decision-making processes lead to better logistics, minimizing delays and enhancing overall service.
- **Workplace:** Onboard technological features create safer working environments and reduce physical strain for employees – when we take care of them, they take care of your City.
- **Environment:** Focus on reducing emissions and enhancing fuel efficiency contributes to a clean environment.
- **Navigation:** Cutting-edge AI and technology assist drivers in navigating complex routes and traffic conditions – for optimized service during any conditions.

WM's investments in the following AI and technology foster a safe and environmentally conscious future by increasing visibility, prioritizing safety, and reducing emissions.

Artificial Intelligence and Technology

Advanced Driver Assistance System (ADAS)

Utilizes radar and cameras for autonomous emergency braking, lane departure warning, following distance alert, stationary object alert, impact alert, side object detection, and vulnerable road user (VRU) protection.

Intelligent Dash Camera	<p>Combines machine vision with AI to help detect and deter distracted driving. Provides driver coaching and automatic incident reporting using accelerometer sensors and integration with Advanced Driver Assistance System (ADAS).</p>
WM Smart Truck®	<p>An automated service confirmation system with safety cameras that monitor the container collection and hopper dumping to identify unauthorized materials or contaminants that can cause harm to the truck, driver, and environment.</p>
Fuel Efficiency and Emission Reduction	
Dynamic Shift Transmissions	<p>A unique set of software and electronic controls for the transmission that provides emission reductions and fuel savings while providing full performance, reliability, and durability. The software enhances the driver's experience with algorithm-controlled shifting, neutral at stop, and acceleration rate management to provide the best performance while reducing fuel consumption.</p>
Electronic Fuel Management	<p>A proprietary link between the engine and the Compressed Natural Gas (CNG) fuel system to optimize fuel consumption and reduce emissions. Provides the driver with accurate fuel levels with on-dash information for active driver feedback, distance to empty (DTE), Eco Mode for increased fuel efficiency, low-fuel derate mode permits safe exit from traffic at extremely low fuel levels, and over-temperature warnings to alert the driver of a possible load fire or unsafe operating conditions.</p>
Renewable Natural Gas Fuel (RNG)	<p>By deploying advanced technologies that use waste to produce energy, we are both powering communities and reducing our footprint. More than 75% of WM's routed collection fleet runs on lower-emission CNG rather than diesel. The use of natural gas-powered trucks not only benefits the environment with lower exhaust emissions, but the engines are also 50% quieter which lowers the in-cab noise for the driver as well as reduces noise the truck makes while servicing our customers.</p>
Maximum Idle Time Limit	<p>After five minutes, engines turn off to reduce fuel consumption and exhaust emissions.</p>
Safety, Health, and Fire Reduction	
Battery Cables and Wiring Protection	<p>Industry leading battery cable technology, pioneered and installed by WM, provides extreme resistance to insulation degradation with enhanced oil resistance and abrasion protection to reduce the risk of electrical fires. The addition of fire-retardant wire loom reduces the severity of fires when electrical systems become involved.</p>
Exhaust Thermal Blankets	<p>Reduces the risk of fire in the engine compartment from loose trash and debris due to the increased heat created by today's emission standards. Insulates key exhaust components, which improves emissions by maintaining temperatures within the exhaust system and lowers the cab temperatures to improve driver comfort.</p>

Heavy Duty Disc Brakes	Provides the best stopping distance for heavy trucks in the industry. Exceeds all applicable Federal Motor Vehicle Safety Administration requirements.
Four Braid Hydraulic Hoses	Part of WM's standard truck body specification, four braid hydraulic hoses double the safety margin against high-pressure hydraulic leakage.
Sears Air Ride Drivers Seat	Provides WM's drivers added comfort and excellent ergonomics. Includes eight-way adjustability including lumbar support to help reduce driver fatigue and improve their overall performance on the road.

Vehicle Safety Features

LED Headlights	Produces a brighter, more natural-looking light that better illuminates the road compared to halogen headlights, allowing our drivers to distinguish objects and road hazards faster, which reduces the risk of accidents.
Strobing Center Brake Light	A strobing brake warning light provides greater visibility and increased reaction time to approaching motorists during critical moments when collection vehicles are braking. A flashing brake light can help reduce the frequency of rear-end collisions by more than 33%.
LED Strobe Lights and Flashers	Enhances rear of truck visibility for approaching motorists. Improves safety for helpers while working at the rear of service trucks.
Bus Boy Mirrors	Angled convex mirrors allow the driver an unrestricted view of the area in front of the truck - especially valuable when children and/or adult pedestrians are present.
Electric Heated Rear View Mirrors	Provides fog and frost-free view of both sides of the truck. Mirrors are adjustable electronically from the driver's seat to provide an unrestricted view of the sides and rear of the truck.
Reflective Signage/Striping	Brightly colored "yellow tail" rear markings and highly reflective DOT vehicle striping and signage to provide exceptional visibility for motorists when approaching trucks from the rear during early morning and nighttime hours.
Trapezoidal Side Lights	Floodlights located halfway down the side of the body come on automatically when the truck is in reverse. Bright flood lighting illuminates both sides of the truck and roadway providing added safety.

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“Thank you so much for always being on time. We really appreciated you for all your hard work.”

Ernesto & Xiomara M.

WM Facilities for Woodstock

<i>Operations Yard</i>	WM's Pine Bluff Hauling 13805 East Cherokee Dr. Ball Ground, GA. 30107	 <p>This network enables us to provide a single source of responsibility, from collection and transportation through processing and/or disposal of Woodstock's waste.</p>
<i>Transfer Station</i>	WM Woodstock Transfer Station 6970 Main Street Woodstock, Ga. 30188	
<i>Recycled Materials Facility</i>	WM Alpharetta Recycled Materials Facility 5680 Shirlee Industrial Way Alpharetta, GA. 30004	
<i>Landfill</i>	WM - Pine Bluff Landfill 13809 E Cherokee Dr. Ball Ground, GA 30107	

With a well-maintained fleet, uniformed and professionally trained personnel, and a commitment to dependable service, WM remains fully prepared to continue supporting the City of Woodstock with safe, efficient, and environmentally responsible waste and recycling management.

WM's Local Fleet Facility

Our Pine Bluff Hauling facility is home to the following fleet:

- 71 total trucks of which 48 are CNG-fueled and 23 are diesel
- 32 residential collection vehicles, 20 commercial front loaders, and 19 roll off trucks
- 42 vehicles are equipped to deliver WM Smart Truck® services with plans for expansion as needed

WM's Pine Bluff Hauling facility has its own maintenance center to support our fleet. The maintenance property includes:

- A local maintenance shop that services 71 collection vehicles with six (6) repair bays inside and one (1) outside
- 10 certified technicians with an expanded operations schedule to accommodate service 17-19 hours per day

WM's comprehensive fleet maintenance program leads the industry and exceeds local, state, and federal DOT/OSHA standards. We pride ourselves on providing routine, scheduled preventive maintenance, including hour- and time-based inspections and repairs, to ensure we deliver safe, dependable, and cost-effective collection units. Our preventive maintenance inspections are performed every 200 hours of operation, and any deficiencies identified are addressed immediately. In addition, we conduct the most thorough pre- and post-trip inspections daily, performed by our drivers. Any issues noted during these processes are addressed the same day. WM requires washing all vehicles at least once per week to ensure we have clean vehicles that reflect the pride we take in providing service to our customers and the communities we serve.



NEW!

WM Now Expanding Disposal Options with Shred-it®

WM is pleased to introduce a new service opportunity through our Shred-it® services for document destruction. As part of our proposal, WM is pleased to offer two annual Shred-it® document shredding events as part of the City's recycling events at no charge to the City. We are confident that Woodstock residents will find tremendous value in securely disposing of sensitive documents.

Shred-it® Solutions – Secure Document Destruction

Established in 1989, Shred-it® is the leader in secure information destruction. For more than 35 years, Shred-it® has built its success and growth on its uncompromising commitment to compliance with the highest security standards, responsive service, and customer satisfaction. Shred-it® is the trusted choice of more than 400,000 global, national, and local organizations, keeping private information private while ensuring compliance with all current regulations and government legislation.

Shred-it® offers a full suite of services:

Scheduled Shredding Service: With recurring Document Destruction, your confidential information stays protected every day, not just on shredding day.

- On-site and off-site destruction options
- Secure, locked containers placed in high paper production areas
- Consistent, scheduled pick-ups to prevent overflow
- Secure collection using locked, GPS-tracked trucks and monitored facilities
- Proof of Service certification provided after material pick-up

One-Time Pick-Up Shredding Service: For occasional clean-outs or special projects, our on-demand service offers the same level of security and convenience when and where you need it.

Hard Drive Destruction Service: Hard drives contain a significant amount of sensitive data that should be securely destroyed to prevent unauthorized access. Our NAID-certified Hard Drive Destruction services help ensure the complete physical destruction of hard drives from outdated computers and printers.

Product and Specialty Destruction: We apply the same proven, state-of-the-art, security protocols and leading shredding technologies for our specialty shreds, such as vaccine packaging and other branded materials, employee ID badges, building entry cards, uniforms, or prescription pill bottles, expired medication containers, X-rays, MRIs, and medical recordings.

Customer Service and Billing

WM remains committed to investing the resources needed to support Woodstock’s ongoing operational success. Only our team has the data and infrastructure, to maintain uninterrupted, responsive customer service. We are also offering a localized, Woodstock WM Website as an additional, no cost proven resource for your residents.

For the City of Woodstock, exceptional customer service means meeting Woodstock residents and businesses where they are – and driving service forward to where they are going. Our flexible, multi-channel customer experience model makes it easy for them to connect with WM through the channel of their choice. With WM, they can also access self-service tools and digital resources at their convenience.

Backed by smart technology and knowledgeable teams, we deliver fast, consistent, and personalized service. This section highlights the full range of services and support we offer to keep your City connected and informed today – and the feedback-driven tools that will help us evolve with Woodstock into the future.

“Had a missed pickup, and I made a call, and it was picked up the next day. Very polite and efficient response.”

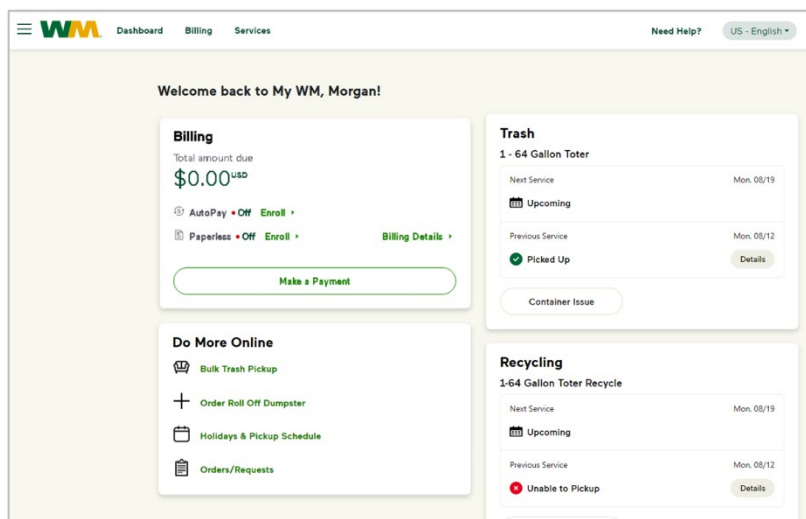
ROXANNE S.

Self-Service Online Capabilities

Every feature on wm.com is designed for an easy, efficient, and transparent experience. These tools go beyond traditional call center support, giving Woodstock residents and businesses the freedom to manage services at their convenience – with an exceptional experience at every touchpoint.

We empower your residents to choose how they want to work with us through self-service capabilities that enable them to set up their accounts, customize their preferences, and personalize their interactions. Residential customers and downtown businesses also have the flexibility to request extra services they may require, all at their convenience.

Furthermore, they can stay informed by easily requesting updates or tracking the status of their service requests, ensuring timely resolution and peace of mind. Once logged into their My WM account, residential customers and downtown businesses can access the following features:



The My WM dashboard above is loaded with self-service features for customers to view and access upon logging in.

- **Manage Communication Preferences:** Woodstock residents and businesses can stay informed by receiving the type of information they want and can set and manage how they prefer to receive communications.

- **AutoPay & Paperless:** Woodstock residents and participating businesses can save time by receiving bills electronically and setting up AutoPay. If they currently see an “Administrative Charge” on their invoice, signing up for both AutoPay and paperless billing can save them some money.
- **Make Payments:** If residents are not signed up for AutoPay, they can make a payment online at any time.
- **Pending Charges:** Woodstock’s specified City buildings and/or downtown businesses can be informed of one-time charges if applicable before receiving their invoice.
- **My Billing:** With My Billing, participating Woodstock customers have access to current and past invoices, they can save or update payment methods, and they can even make partial payments or pay multiple invoices in one.
- **Manage Contacts:** Woodstock residents and businesses can assign themselves and/or others as the Service Contact or Billing Contact or both. They can easily make changes at any time to ensure the right people are contacted with the right information.
- **Extra Pickup:** Woodstock’s specified City buildings and/or downtown businesses can avoid the hassles of an overloaded container by completing an online request for a visit before their service day.
- **Bulk Item Pickup:** What do residents do with extra, large trash items that cannot be recycled or repaired? They can schedule a time for us to come by and pick them up.
- **Cart Repair or Replacement:** Sometimes life is hard – on carts! When their cart needs a little care, participating Woodstock customers can visit us online where they can quickly give us information on the damage, then pick a date for us to come out to their place to either replace it or repair it.
- **Roll-Off Requests:** If/when specified City buildings and/or downtown businesses are ready to exchange their full roll-off for an empty one or they have finished their project/event and need a temporary roll-off dumpster removed, they can schedule it online where they can choose a date and see estimated costs if applicable.
- **View Order History:** Woodstock residents and businesses can easily view their previous requests online to check their scheduled date of service and any updates to the status.
- **View ETA & Schedule:** Woodstock residential customers and downtown businesses can stay informed of when we will be performing their collection – including holidays, weather events, or other service schedule changes.
- **View Service Visuals:** If residential customers and downtown businesses want to know when we were there, they will not only know the date and time, but they can see their service the way our drivers see it, with photos and videos.
- **Report Missed Pickup:** If we missed a pickup, participating Woodstock customers can easily report a missed pickup and we enter a ticket to collect.
- **Request Contact Back:** If residential customers and downtown businesses are unable to complete a self-service action, they can request a Contact Back and we will be in touch to help them.

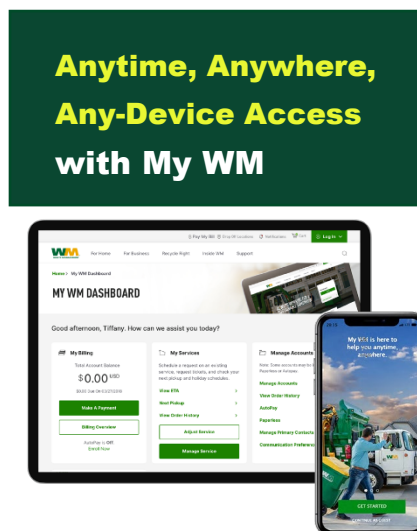
My WM Mobile App: Stay Connected to Woodstock Service, Securely

For Woodstock residents and businesses that prefer to use their phone or tablet, the My WM Mobile App makes it easier than ever for to manage their collection service needs – right from the app

Designed with residential customers and downtown businesses in mind, the app offers a clean, modern experience that puts control at their fingertips. Whether they are checking their pickup schedule or making a payment, everything residential customers and downtown businesses need is in one place – secure, simple, and always accessible.

What You Can Do with the My WM Mobile App:

- **Stay on Schedule:** View your service calendar, request pickups, and get updates in real time.
- **Get Notified, Your Way:** Choose how you want to hear from us – set alerts for estimated arrival times, service delays, or missed pickups.
- **Track Roll-Off Services Live:** Watch your roll-off hauling truck approach so you can be ready when it arrives.
- **Pay with Ease:** Use Apple Pay, enroll in AutoPay, or go paperless with just a few taps.
- **Log In Securely:** Enjoy peace of mind with facial recognition and fingerprint login technology.



For a video tour of the app in action, visit www.wm.com/us/en/my-wm-mobile-app. The My WM Mobile App is available for download on iOS (iTunes App Store) or Android (Google Play).

With the My WM Mobile App, WM delivers more than waste collection – we offer smart, secure technology that keeps your City informed, in control, and connected to dependable local service.

“We have been very pleased with Waste Management not just at my location but the neighborhood in general. Cans are always back in there original location after pick and not thrown down in the streets as other company's do. Your on time and keep us informed thru the app. when holiday schedules change. WM also picks up waste next to my receptacle when others don't. It very appreciated and doesn't go unnoticed. Thanks for everything WM does!”

Anthony V.

Payment Programs and Options

To ensure a smooth transition and provide flexibility for customers, WM offers several convenient and secure payment methods. The following options will be available to all U.S. customers upon onboarding:

- **ACH (Automated Clearing House):** Customers may enter their routing and checking or savings account information directly into the WM system via **WM.com**, **WM Connect**, or the **Employee Console**.
- **Credit / Debit Card*:** Customers can pay using major credit or debit cards. *Please note:* Card transactions are limited to **\$50,000 per payment**.

- **EFT Payment (Electronic Funds Transfer):** For customers who prefer to initiate payments through their own banking portal, WM can provide banking details. Complete the **EFT Enrollment Form** on the customer's behalf. If the customer has their own form requiring WM's information, please attach it to the ticket.
- **Check:** Customers may mail a paper check along with remittance details to the address indicated on their invoice.

*Enhancements to the Payment Experience

In addition to the free payment options, WM has enhanced the payment experience, so your customers now have access to more flexible and comprehensive online bill-management capabilities. Powered by Paymentus, a best-in-class electronic bill payment solutions provider, we are excited to offer additional payment methods, including popular digital wallet services like Venmo, PayPal, Apple Pay and Google Wallet. In addition to these new ways to pay, customers will still be able to pay by electronic debit from a bank account (ACH network in the U.S. and PAD in Canada) and credit or debit card. Accounts may be subject to a convenience fee (\$1.99 USD/\$2.75 CAD per transaction for residential service; \$9.99 USD/\$13.75 CAD per transaction for commercial service; fee amount subject to change) for payments made using credit cards, debit cards, and digital wallets. If a customer's payment is subject to the convenience fee, it will be disclosed during the online bill payment process. We will also continue to offer a free way to pay invoices – by ACH debit from a bank account – if customers do not wish to pay a convenience fee.

WM Offers a Localized WM Website: Woodstock's Digital Service Hub

In addition to the many tools available through wm.com – our company website serving all types of customers across North America – **WM offers Woodstock a localized website designed specifically for your City.** This dedicated site brings together all the relevant service information, tools, and resources your residential customers and downtown businesses need in one easy-to-navigate place.

In collaboration, we can develop customized content for a Woodstock website that provides:

- **Local Focus:** The site is tailored to reflect your City's services, schedules, and special programs – making it easy for residential customers and downtown businesses to find what is relevant to them.
- **Self-Service Tools:** Customers can access information, request services, and manage their accounts without needing to call – saving time and streamlining service.
- **Helpful Resources:** Your WM customer website is the information hub for all local services – from collection schedules to service guidelines and special events to bulk item collection information (if applicable). Communications and newsletters that we co-create can also be posted.
- **Sustainability-Focused Support:** The site can link directly to WM's Recycle Right® education program, helping residential customers and downtown businesses recycle more effectively and reduce contamination – helping Woodstock stay compliant with environmental guidelines.

Quick Access Tools

Your local City's website is the digital gateway for residential customers and downtown businesses to access self-service features through wm.com. They can manage service, learn about programs, get in touch with WM, and more.

Need assistance?

Take care of your issue online, right now, with our guided support helper.

Or connect with a WM agent if you get stuck.

[Go to WM Support](#)

Shown here is a sampling of quick access links to make payments, report missed pickups, get general assistance, and more, as well as general Service Guidelines & Instructions.

Service Guidelines & Instructions

Trash Service
Recycling
Yard Waste (Organics)
Bulky Collection
Special Programs & Services

Container Information

- **Household:** 35- or 55-gallon cart with blue body and blue lid.
- **Transferring to:** 35- or 55-gallon cart with dark gray body and black lid.

*Per SB 3383 mandate

Service Frequency

Weekly on service day.

Container Setout Instructions

Place cart on the street with wheels against the curb by 6 a.m. on collection days and remove the same day. Keep cart at least four feet from parked cars, mailboxes and other obstacles that may prevent WM team members from picking it up.

Special Instructions & Limitations

Don't overfill your cart – the lid must close tightly. No overflow allowed.

Set Up New Residential Service

Sign up online at any time. Scroll up to the Set Up New Service section to get started. You can also call 661-947-7297 to set up service.

Acceptable & Non-Acceptable Items

Acceptable items include household trash like chip bags, paper towels, plastic bags, & textiles (donate if tightly used).

Non-acceptable items include construction/renovation waste, auto parts, tires, household hazardous waste (paint, oil, household cleaners), medical or electronic waste.

Request Container Repair or Replacement

Submit a request in My WM or fill out a Container Repair Form.

Report a Missed Pickup

If containers were curbside by the specified time and were not emptied, you can report a missed pickup in My WM or call us at 661-947-7297.

Request an Additional Container

Contact WM at 661-947-7297.

Make service even simpler for your City with a localized WM website – delivering clear, accessible support tailored to Woodstock residential customers and downtown businesses.

Voice of the Customer (VoC) Survey

Closing a loop on Customer Service, WM's VoC program is a structured, ongoing initiative designed to capture customer feedback at critical touchpoints. Through monthly surveys and post-contact evaluations, we measure key indicators such as Net Promoter Score (NPS) and Overall Satisfaction (OSAT) across all service lines - residential, commercial, roll-off, and industrial. This continuous feedback loop enables WM to identify priorities, address concerns promptly, and implement improvements that strengthen reliability, trust, and partnership.

VoC insights drive actionable improvements and fuel innovation. By analyzing trends and customer sentiment, WM proactively enhances processes, introduces new technologies, and develops solutions that anticipate future needs—ensuring we consistently deliver exceptional service and sustainable outcomes.

These voices of Woodstock residents offer invaluable clarity about what’s working and what needs attention. Their candid feedback - reflecting both appreciation and frustration - helps WM pinpoint operational gaps, refine communication, and focus our efforts where they matter most. These insights fuel the continuous improvement and innovation that define our customer-first approach. Actual, recent Woodstock responses are provided here as examples, and have been placed throughout our proposal.

“Thank you so much for always being on time. We really appreciated you for all your hard work.”

Ernesto & Xiomara M.

“Consistent and good communication.”

Brianna B.

“Folks are prompt on time and do things seamlessly. The machines they have are top notch, highly recommended.”

Navdeep B. S.

“To date, Waste Management has given us very good service. We are pleased that they always put our cans back in our driveway. Therefore when they pick up and we are away from our house, we don't have to be concerned that they could be in the street.”

Joan M.

“We appreciate that WM, with one exception in seven months, always pick up on the scheduled day. In addition, if they are going to be delayed, they let you know. WM seems like a reliable, professional service that does a good job and is interested in their customers.!”

George A.

“Waste Management has been excellent with emptying the trash on time putting the lids back on and putting them back where they were when they picked them up. I'm very pleased. Many thanks to the hard working crews that cover the Cherokee area in Woodstock! They are amazing!

Pamela B.

“We live in your single largest subdivision, in GA, I think, over 1,000 single family homes...I mention this because we have lived here basically since it was built, over 20 years...We and, our neighbors appreciate WM so much. We (our immediate neighbors too), more than anything else, really like how friendly, careful and courteous our main weekly driver is... He waves, smiles, laughs a lot, obviously loves working with WM...The children (and us young adults, lol) enjoy watching him maneuver that big monster-truck and its modern robot-like arms that reach for the trash containers... It's sort of an event, a tradition where, as we all leave for work, take the kids, just the usual morning things...we have that extra sense of knowing we all have a friendly person every week to give a big warm smile to as he's working like a champion to take care of us all...So, there you go... it's ultimately the people who have made the biggest impact....Thank You!!!”

George R., Jr.

This proposal reflects WM’s commitment to meeting the City’s needs today and long into the future.



Proposed Contract Fees

RFP 2026 - 09 Residential Solid Waste Collection & Recycling Services Proposed Contract Fees

Price per Residential Unit per Month (Solid Waste Collection)	Price per Residential Unit per Month (Recycling Services)	Price per Residential Unit per Month	Price per Residential Unit Quarterly	Franchise Fee (per ton)	Notes/Comments	
\$25.50/month	included	\$25.50	\$76.50	\$0.45 per ton	monthly rate includes weekly yard waste and bulk pick up	Please reference what page of proposal pricing information can be found.

Franchise Fee for the City of Woodstock

As part of our collaboration, WM will continue to pay the City of Woodstock a franchise fee of \$0.45 per ton on all volume delivered for disposal at WM’s Woodstock Transfer Station. Last year, the Transfer Station received 124,437 tons. The approximate annual franchise fee to the City would be \$55,997.00 based on current volumes.

Value Added Services

- Two annual Shred-it® document shredding events No charge to the City
- A dedicated, localized WM Website designed specifically for the City No charge to Woodstock

WM’s proposal is contingent upon the negotiation of a mutually agreeable contract.





Required Documents

Exhibit B: E-Verify Affidavit



City of Woodstock

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Woodstock, Georgia (the "City") has registered with and is participating in a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontract who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

102444
Federal Work Authorization User Identification Number

2/22/2008
Date of Authorization

Georgia Waste Systems, LLC
Name of Contractor

Residential Solid Waste Collection & Recycling Services
Name of Project

City of Woodstock, Georgia
Name of Public Employer

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

Executed on February 9, 2026 in Charlotte (city), NC (state).

[Signature]
Signature of Authorized Officer or Agent

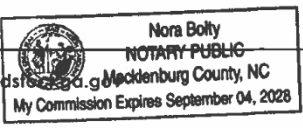
Tracey Shrader AVP
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn before me this the 9th day of February, 2026,

[Signature]
Notary Public

September 4, 2028
My Commission Expires

12453 Hwy 92 • Woodstock, GA • 30188 • 770-592-6000 • www.woodstockga.gov



C1: Non-Collusion Affidavit of Prime Contractor

EXHIBIT C1
NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR

State of North Carolina

County of _____

Tracey Shrader, being first duly sworn, deposes and says that:

(1) He is Vice President, Area (Owner, Partner, Officer, Representative, or Agent) of the **CONTRACTOR** that has submitted the attached Bid;

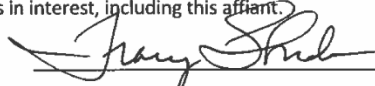
(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said **CONTRACTOR** nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted to or refrain from bidding in connection with such Contract, or has in any collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against The City of Woodstock, Georgia or any person interested in the proposed Contract; and,

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the **CONTRACTOR** or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signed



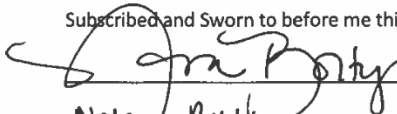
Name

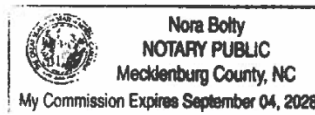
Tracey Shrader

Title

Vice President, Area

Subscribed and Sworn to before me this 9th day of February, 20 26.

 (SEAL)
Notary Public
Title



My Commission expires September 4, 2028
Date

C2: Certification by Contractor Regarding Non-Segregated Facilities

EXHIBIT C2

CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES

The **CONTRACTOR** certifies that he does not, and will not, provide and maintain segregated facilities for his employees at his establishments and, further that he does not, and will not, permit his employees to perform their services at those locations, under his control, where segregated facilities are provided and maintained. Segregated facilities include, but are not necessarily limited to, drinking fountains, transportation, parking, entertainment, recreation, and housing facilities; waiting, rest, wash, dressing, and locker rooms, and time clock, work, storage, restaurant, and other eating areas which are set apart in fact, or by explicit directive, habit, local custom, or otherwise, on the basis of color, creed, national origin, and race.

The **CONTRACTOR** agrees that, except where he has obtained identical certifications from proposed subcontractors for specific time periods, he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certifications in his files.

The **CONTRACTOR** agrees that a breach of this certification is a violation of the Equal Opportunity clause in this Contract. The penalty for making false statements is prescribed in 18 U.S.C. 1001.

Georgia Waste Systems, LLC

Contractor



Signature

Tracey Shrader, Vice President, Area

Printed Name and Title of Signer

2/9/2026

Date

C3: Drug Free Workplace Certification

EXHIBIT C3

DRUG FREE WORKPLACE CERTIFICATION

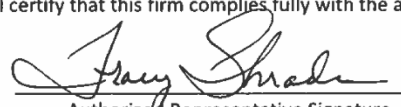
CONTRACTOR certifies that they are a drug free workplace as described below and will maintain compliance with such for the duration of the agreement.

In order to have a drug-free workplace, a business shall:

- 1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of controlled substances is prohibited in the workplace and specifying the actions that shall be taken against employees for violation of such prohibition.
- 2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- 3) Give each employee engaged in providing the commodities of contractual services that are under proposal a copy of the statement specified in the subsection (1).
- 4) In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under proposal, the employee shall abide by the terms of the statement and shall notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- 5) Impose a sanction on or require that satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
- 6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above requirements.

Georgia Waste Systems, LLC
Contractor


Authorized Representative Signature

2/9/2026
Date

C4: Debarment and Suspension Certification

EXHIBIT C4


DEBARMENT AND SUSPENSION CERTIFICATION

The undersigned Proposer certifies on behalf of itself, and all Participating Members, Major Non-Participating Members and Contractors identified by such Proposer as of the date hereof, as follows:

The undersigned certifies to the best of its knowledge and belief, that it and its principals:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency.
- b. Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, State or local) transaction or contract under a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, State or local) with commission of any of the offenses enumerated in paragraph 1b of this certification; and
- d. Have not within a three (3) year period preceding this application/proposal had one or more public transactions (federal, State or local) terminated for cause or default.

Where the Proposer is unable to certify to any of the statements in this certification, it shall attach a certification to its proposal or bid stating that it is unable to provide the certification and explaining the reasons for such inability.



Signature of Contractor's Authorized Official

Tracey Shrader, Vice President, Area

Name and Title of Contractor's Authorized Official

2/9/2026

Date

Insurance

Certificate of Insurance

WM secures comprehensive insurance coverage to protect our customers. Woodstock can feel confident knowing WM delivers solid, dependable coverage designed to keep you protected. A copy of our certificate of insurance is included here.

ACORD		CERTIFICATE OF LIABILITY INSURANCE				1/1/2027	DATE (MM/DD/YYYY) 12/11/2025
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).							
PRODUCER Lockton Companies, LLC DBA as Lockton Insurance Brokers, LLC in CA CA license #0F15767 3657 Briarpark Dr., Ste. 700 Houston TX 77042 (866) 260-3538 TXCLiaser@UT@lockton.com				CONTACT NAME: PHONE (A/C, No. Ext): FAX (A/C, No): E-MAIL ADDRESS:			
INSURED 1300299 WASTE MANAGEMENT HOLDINGS, INC. & ALL AFFILIATED RELATED & SUBSIDIARY COMPANIES INCLUDING: WASTE MANAGEMENT, INC. 800 CAPITOL STREET, SUITE 3000 HOUSTON TX 77002				INSURER(S) AFFORDING COVERAGE INSURER A : Indemnity Insurance Co of North America INSURER B : ACE American Insurance Company INSURER C : ACE Fire Underwriters Insurance Company INSURER D : ACE Property and Casualty Insurance Company INSURER E : INSURER F :		NAIC # 43575 22667 20702 20699	
COVERAGES CERTIFICATE NUMBER: 19287819 REVISION NUMBER: XXXXXXXX							
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> XCU INCLUDED <input checked="" type="checkbox"/> ISO FORM CG00010413 GEN'L AGGREGATE LIMIT APPLIED PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	Y	Y	HDO G48959064	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 5,000,000 MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 6,000,000 PRODUCTS - COMP/OP AGG \$ 6,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> MCS-90	Y	Y	M/M/H11435154	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	XEU G27929242 011	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$ XXXXXXXX
A B C D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	WLR C72631857 (AOS) WLR C7263181A (AZ, CA & MA) SCF C72631894 (WI) WCU C72631778 (OH, WA)	1/1/2026 1/1/2026 1/1/2026 1/1/2026	1/1/2027 1/1/2027 1/1/2027 1/1/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 3,000,000 E.L. DISEASE - EA EMPLOYEE \$ 3,000,000 E.L. DISEASE - POLICY LIMIT \$ 3,000,000
B	EXCESS AUTO LIABILITY	Y	Y	XSA H11435282	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT \$9,000,000 (EACH ACCIDENT)
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) BLANKET WAIVER OF SUBROGATION IS GRANTED IN FAVOR OF CERTIFICATE HOLDER ON ALL POLICIES WHERE AND TO THE EXTENT REQUIRED BY WRITTEN CONTRACT WHERE PERMISSIBLE BY LAW. CERTIFICATE HOLDER IS NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES (EXCEPT FOR WORKERS' COMP/EMPLOYER'S LIABILITY) WHERE AND TO THE EXTENT REQUIRED BY WRITTEN CONTRACT.							
CERTIFICATE HOLDER 19287819 FOR INFORMATION PURPOSES ONLY				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE			
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ACORD 25 (2016/03)		The ACORD name and logo are registered marks of ACORD					



W9

<p>Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service</p>	<p>Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.</p>	<p>Give form to the requester. Do not send to the IRS.</p>																																		
<p>Before you begin. For guidance related to the purpose of Form W-9, see <i>Purpose of Form</i>, below.</p>																																				
<p>Print or type. See Specific Instructions on page 3.</p>	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>Advanced Disposal Services, Inc.</p>																																			
<p>2 Business name/disregarded entity name, if different from above.</p> <p>Georgia Waste Systems, LLC</p>		<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) <u>5</u></p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p><i>(Applies to accounts maintained outside the United States.)</i></p>																																		
<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____</p> <p>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) _____</p>																																				
<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>																																				
<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>800 Capitol Street, Suite 3000</p>		<p>Requester's name and address (optional)</p>																																		
<p>6 City, state, and ZIP code</p> <p>Houston, TX 77002</p>																																				
<p>7 List account number(s) here (optional)</p> <p>Remit to: WM CORPORATE SERVICES, INC., AS PAYMENT AGENT, PO BOX 4648, CAROL STREAM, IL 60197-4648</p>																																				
<p>Part I Taxpayer Identification Number (TIN)</p> <p>Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i>, later.</p> <p>Note: If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.</p>																																				
		<p>Social security number</p> <table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> <td style="width: 20px;"> </td> </tr> <tr> <td>-</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <p>or</p> <p>Employer identification number</p> <table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 20px;">9</td> <td style="width: 20px;">0</td> <td style="width: 20px;">-</td> <td style="width: 20px;">0</td> <td style="width: 20px;">8</td> <td style="width: 20px;">7</td> <td style="width: 20px;">5</td> <td style="width: 20px;">8</td> <td style="width: 20px;">4</td> <td style="width: 20px;">5</td> </tr> </table>													-												9	0	-	0	8	7	5	8	4	5
-																																				
9	0	-	0	8	7	5	8	4	5																											
<p>Part II Certification</p> <p>Under penalties of perjury, I certify that:</p> <ol style="list-style-type: none"> The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and I am a U.S. citizen or other U.S. person (defined below); and The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. <p>Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.</p>																																				
<p>Sign Here</p>	<p>Signature of U.S. person <i>Rachel Spears</i></p>	<p>Date <u>2/24/2025</u></p>																																		
<p>General Instructions</p> <p>Section references are to the Internal Revenue Code unless otherwise noted.</p> <p>Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.</p> <p>What's New</p> <p>Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.</p> <p>New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).</p> <p>Purpose of Form</p> <p>An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they</p>																																				
<p>Cat. No. 10231X</p>		<p>Form W-9 (Rev. 3-2024)</p>																																		



Exhibit E: Vendor Conflict of Interest Form



City of Woodstock, Georgia

VENDOR CONFLICT OF INTEREST DISCLOSURE FORM

All vendors interested in conducting business with the City of Woodstock, Georgia must complete and return the Vendor Conflict of Interest Disclosure Form in order to be eligible to be awarded a contract. Please note that all vendors are subject to comply with the City’s conflict interest policies as stated within the certification section below. If a vendor has a relationship with a City official or employee, an immediate family member of a City official or employee, the vendor shall disclose the information required below.

Certification: I hereby certify that to my knowledge, there is no conflict of interest involving the vendor named below:

1. No City official or employee or City employee’s immediate family member has an ownership interest in vendor’s company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor’s Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.
5. Please note any exceptions below:

Vendor Name	Vendor Phone Number
Conflict of Interest Disclosure*	
Name of City of Woodstock, Georgia employees, elected officials, or immediate family members with whom there may be a potential conflict of interest.	<input type="checkbox"/> Relationship to employee _____ <input type="checkbox"/> Interest in vendor’s company _____ <input type="checkbox"/> Other _____
*Disclosing a potential conflict of interest does not disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City; vendor will be exempt from doing business with the City.	

I certify that the information provided is true and correct by my signature below.

 Signature of Authorized Representative	2/9/2026 Date	Tracey Shrader, Vice President, Area Printed Name and Title of Authorized Representative
--	------------------	---

PROCUREMENT USE ONLY

Yes, named employee was involved in Bid/ Proposal process.

No, named employee was not involved in procurement process or decision.

Annotated List of References

These governmental organizations of like size and scope have been carefully selected for your review.

City of Peachtree Corners 310 Technology Parkway, Peachtree Corners, GA 30092	
<i>A. Client name, address, phone number, and email address</i>	Brian Johnson, City Manager (678) 691-1202 bjohnson@peachtreecornersga.gov
<i>B. Description of all services provided</i>	WM manages franchise collections and transportation for 10,254 residential accounts, 664 commercial customers, and 173 roll off collection locations.
<i>C. Performance period</i>	1/1/2019 and ongoing

City of Sugar Hill 5039 West Broad Street, Sugar Hill, GA 30518	
<i>A. Client name, address, phone number, and email address</i>	Troy Besseche, Assistant City Manager, o: (770) 945-6716, m: (404) 488-4269 tbesseche@cityofsugarhill.com
<i>B. Description of all services provided</i>	WM manages all aspects of franchise collections and transportation for residential garbage, residential recycling, 250 commercial customers, and 75 roll off collection locations.
<i>C. Performance period</i>	9/1/2004 and ongoing

City of Berkeley Lake - 4040 S. Berkeley Lake Road NW, Berkeley Lake, GA 3009	
<i>A. Client name, address, phone number, and email address</i>	Leigh Threadgill, City Administrator (770) 368 9484 ext. 102 leigh.threadgill@berkeleylake.com
<i>B. Description of all services provided</i>	WM manages all aspects of franchise collections and transportation for residential garbage, residential recycling, 75 commercial customers, and 15 roll off collection locations.
<i>C. Performance period</i>	1/1/2005 and ongoing

Copy of Cherokee County Business License

2026
Cherokee County Occupation Tax Certificate

This certifies that the business or individual listed below is hereby authorized to
conduct business within the Unincorporated Areas of Cherokee County.

LC20210000834
Georgia Waste Systems, LLC-Pine Bluff Hauling
13805 East Cherokee Dr, Ball Ground, GA 30107

This certificate is to be displayed conspicuously at the location of business, and is not transferable or assignable.

<u>OTC20260002383</u> Issuance Number	Cherokee County 1831	<u>January 29, 2026</u> Date Issued
<u>562111</u> NAICS Code	<u>Commercial</u> TYPE	<u>Occupation tax is payable annually starting January 1</u> Date Due

Shannon Griffith
License Officer

FireRMS:
OccNum:

**Cherokee
County**
1831
GEORGIA

2026 Occupation Tax Certificate
Development Service Center
1130 Bluffs Parkway
Canton, GA 30114

Georgia Waste Systems, LLC-Pine Bluff Hauling
13805 E Cherokee Dr
Ball ground, GA 30107

State of Georgia Certificate of Existence

Control Number : J303265

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

Georgia Waste Systems, LLC
a Domestic Limited Liability Company

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number : 21858605
Date Inc/Auth/Filed: 06/07/1968
Jurisdiction : Georgia
Print Date : 09/23/2021
Form Number : 211



Brad Raffensperger

Brad Raffensperger
Secretary of State

Conclusion

Georgia Waste Systems, LLC (WM) is proud to serve Woodstock with reliable, forward-thinking environmental services. You know our team, our commitment, and our ability to get the job done right – and we are ready to keep delivering for the City.

This proposal responds directly to the requirements outlined in your RFP. Every section has been carefully prepared to reflect your goals and how WM can help you achieve them.

Why WM?

You benefit from more than just our experience. You maintain access to local resources, advanced infrastructure, and a team that understands Woodstock – how you work, what you value, and where you are headed. That insight allows us to provide services that are not only efficient but also aligned with your operational needs and environmental priorities.

We are ready to continue delivering dependable service throughout the new agreement term. Our track record shows that we respond quickly, adapt when needed, and stay focused on caring for your residential customers and downtown businesses and ensuring your operations run smoothly.

What You Can Expect

- **No Disruptions:** Because we already know your systems and staff, there is no learning curve or transition risk. Service continues without interruption.
- **Reliable Compliance:** WM’s facilities and practices meet or exceed all applicable environmental and safety regulations. You can be confident your waste is managed responsibly and in full compliance with regulatory standards.
- **Proven Value:** Our pricing reflects the value we bring Woodstock – reliable service, innovative solutions, a commitment to continuous improvement, and ongoing community involvement.



Looking Ahead

WM is not just maintaining the status quo. We are continuously evolving our services to support your future goals – by investing in innovation, enhancing operational efficiency, and delivering environmentally-focused offerings that put Woodstock at the center of everything we do.

WM’s proposal delivers reliable, high-value service built on proven local experience, disciplined operations, and a shared commitment to sustainability outcomes for the City of Woodstock. This demonstrated by highlighting the City’s evaluation criteria and WM’s qualifications.



- **Price & Value:** WM offers competitive, carefully structured rates supported by verified service delivery, and operational efficiencies that reduce risk, control long-term costs, and protect rate stability throughout the contract term.
- **Firm’s Qualifications and Resources:** As the City’s current provider, WM brings continuity of experienced local staff, demonstrated performance in Woodstock, and a proven record of safety, responsiveness, and customer satisfaction.
- **General Performance History and Experience & References:** WM’s operations are supported by multiple nearby facilities, industry-leading fleet maintenance and safety programs, and technology-enabled oversight that ensures uninterrupted, resilient service and rapid issue resolution across all customer types - all validated through long-standing community relationships and our included local references.
- **Additional Services/Information Beneficial to the City**
 - The addition of **WM’s Shred-it® document destruction** expands our ability to offer additional services for the City. We look forward to adding Shred-it® secure document destruction to the City’s recycling events at no charge to the City.
 - **WM’s Localized Website**, offered at no charge, expands Woodstock’s digital service offerings, enhances customer service, and can be used as a community hub for relevant announcements.
- WM’s education-first approach - supported by targeted outreach research, local customer service teams, and real-world data - drives higher diversion, cleaner streets, regulatory compliance, and broad adoption of sustainable practices throughout the community.

WM offers value-added services, competitive, carefully structured service rates supported by established billing procedures, verified service delivery, and operational efficiencies that reduce risk, control long-term costs, and protect rate stability throughout the contract term. These value-driven approaches ensure public resources are used responsibly while maintaining consistent and dependable service.





**ALWAYS WORKING FOR A
SUSTAINABLE TOMORROW®**



SUBMITTED BY:



4405 Canton Hwy
Cumming, GA 30040



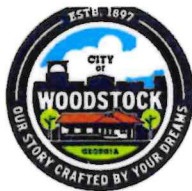
Request For Proposal

"Residential Solid Waste Collection & Recycling Services"



Contact: John Spagnuolo
Business Development/Municipal Manager
770-670-3422
john@redoaksanitation.com

EXHIBIT A



City of Woodstock

CONTRACTOR INFORMATION

Firm Name: Red Oak Sanitation, LLC

Contact Person: John Spagnuolo

Firm Address: 4405 Canton Hwy

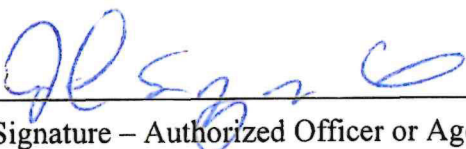
Cumming, GA 30040

Phone: 770-670-3422

Fax: _____

Email: john@redoaksanitation.com

With this packet, please also provide a W-9 and Certificate of Insurance for the company/firm.


Signature – Authorized Officer or Agent

2/1/2026
Date

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RED OAK
SANITATION
www.sanitation-se.com
(678) 455-

RED OAK
SANITATION
www.sanitation-services.com
(678) 455-7819



Red Oak Sanitation
4405 Canton Hwy Ste. 100
Cumming, GA 30040-4342

RE: RFP 2026 - 09 (Residential Solid Waste Collection & Recycling Services)

February 15th, 2026

Dear Mr. Detz:

Red Oak Sanitation is pleased to submit our proposal for Residential Solid Waste Collection and Recycling Services for the City of Woodstock. To us, this is more than just a contract, it's a partnership with the community. Our team members aren't just service providers; they're neighbors who care about the wellbeing of the families and businesses we serve.

Red Oak is fully prepared to perform all required work in a professional and workmanlike manner, supported by a proven track record of reliable service, experienced personnel, and a commitment to doing things the right way, every day.

Red Oak approaches municipal partnerships proactively, going beyond basic hauling to deliver dependable service, responsive customer support, and sustainable solutions that benefit residents and the community.

As outlined in this proposal, Red Oak offers:

- Modern split-body collection reduces truck traffic by servicing waste and recycling in a single pass, improving neighborhood safety, lowering emissions, operational, environmental efficiency and minimizing disruption to Woodstock residents.
- Competitive pricing
- Proven resources and exceptional customer service
- Seamless continuation of service through established and tested implementation practices

Red Oak Sanitation has successfully partnered with municipalities across Georgia for many years, managing contracts of equal or greater scope with consistency and care. Our experience and resources position us well to meet the current and future needs of the City of Woodstock.

We appreciate the opportunity to submit this proposal and welcome any questions. Enclosed is our complete response to the RFP, including all required documentation and pricing.

Sincerely,

John Spagnuolo

John Spagnuolo, Business Development/Municipal Manager

john@redoaksanitation.com

770-670-3422

Statement of Qualifications

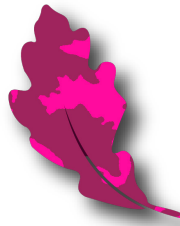
Founded in 2001, Red Oak Sanitation, LLC is a locally owned and operated solid waste and recycling company proudly serving communities across Georgia. What began as a single operation in Gainesville, Georgia has grown into a trusted regional service provider with four strategically located facilities throughout Metro Atlanta. With more than two decades of experience, Red Oak Sanitation brings proven operational expertise, modern collection equipment, trained personnel, and a strong safety culture to every contract.



Lynn Luce	lynn@redoaksanitation.com 678-618-7644
Position Title	Owner/CEO
Experience	With 30+ years of experience, Lynn has built a thriving, respected, and highly successful business through hard work and dedication. She remains deeply involved in daily operations, safety meetings, and especially company outreach/community programs.
Anthony Grutadaurio	anthony@redoaksanitation.com 678-409-5867
Position Title	Owner/President
Experience	With 40+ years in the solid waste industry and more than 35 years as a successful owner-operator, he has built his reputation on hard work and reliability. Like his business partner, he dedicates countless hours to ensuring that operations, maintenance, and safety remain fully compliant and running smoothly.

If selected, the local division that will oversee hauling operations, and fleet maintenance will be based at:
4405 Canton Hwy, Cumming, GA 30040 - (678) 455-7819

Red Oak provides comprehensive solid waste and recycling services, including collection and disposal solutions for both residential and commercial customers.



Introducing our Team

At Red Oak Sanitation, Our management teams have extensive industry experience operating and leading solid waste organizations. We also share and implement best practices across our operations, allowing us to continuously improve efficiency and service.

Primary Contact:

John Spagnuolo	john@redoaksanitation.com 770-670-3422	
Position Title	Business Development Executive/Municipal Manager	
Experience	27 years in the solid waste industry, specializes in operations, municipal partnerships, and team development. John, will be one of the cities primary contacts, he will lead implementation, and ongoing performance monitoring.	
Justin Cone	justin@redoaksanitation.com 770-617-6393	
Position Title	VP of Operations	
Experience	10+ years in the solid waste industry. VP of operations Justin's direct responsibilities include overseeing safety and consistent collection at all four service locations, maintaining operational efficiency, coordinating closely with maintenance staff, and overseeing service performance to ensure all collection activities meet contract requirements. His focus and proactive communication, team development, and operational discipline ensures service requirements are consistently met.	
Jimmy McHugh	jimmy@redoaksanitation.com 978-404-9178	
Position Title	Operations Manager/Cumming	
Experience	With more than twelve (12) years of experience in the solid waste industry, including three (3) years as Operations Manager with Red Oak Sanitation, Jimmy will serve as the lead manager responsible for oversight of this contract. He provides strong, hands-on leadership and leads by example, setting the standard for safety, accountability, and performance across his team. Jimmy oversees daily route execution, fleet coordination, and field supervision to ensure operations run smoothly and efficiently.	

Jessika Aloui	jessika@redoaksanitation.com 404-942-7465
Position Title	Sales & Marketing Manager
Experience	Jessika brings over 17 years of experience in the solid waste industry. She oversees all social media strategy, customer relations, and the development of educational resources for residents and businesses. In her role, she is responsible for ensuring customer satisfaction and addressing sanitation needs for both residential and commercial accounts, while also leading digital marketing initiatives that strengthen brand presence and expand service outreach.

Ron Cowart	ron@redoaksanitation.com 770-530-0091
Position Title	Human Resources Manager
Experience	13+ years working at Red Oak, Human Resources ensures we hire qualified, reliable, and safety-focused employees who positively contribute to the company. We manage the full hiring process—from reviewing resumes and conducting interviews to coordinating onboarding. HR oversees all Pre-employment screenings, including background checks, drug tests, and Motor Vehicle Record (MVR) checks for anyone operating company vehicles or equipment. CDL and DOT-regulated drivers receive federal DOT drug tests, while non-DOT employees receive standard screenings. HR also ensures all paperwork, policies, and requirements are completed so new hires are fully prepared, compliant, and set up for success.



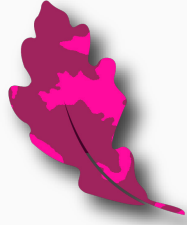
Onboarding and Setting Employees Up for Success:

Red Oak drivers are certified in our SAFETY Defensive Driving Class, a training program focused on developing the crucial skills required for safe, responsible operation. Core safety standards are reinforced through monthly video training tailored to real-world collection environments, focusing on intersection awareness, pedestrian and bicyclist safety, rollover prevention, safe following distances, and controlled braking practices. This training is supported by regular safety discussions, field observations, and ongoing coaching to ensure lessons translate into daily performance.

At Red Oak Sanitation, training is more than a requirement, it is a continuous investment in our people. Our interactive programs combine hands-on coaching, real-time feedback, and supportive performance reviews to build confidence, strengthen skills, and promote accountability. The foundation of this approach begins with a comprehensive onboarding process, which industry research consistently shows is essential to employee retention, productivity, and long-term safety. Together, these efforts ensure consistent, high-quality service while protecting our employees, residents, and the communities we serve.

Red Oak Sanitation requires all driver candidates to hold a valid Class B (or higher) CDL and successfully complete drug testing and criminal background checks before employment. But licensing alone isn't enough. Every new driver regardless of experience completes our comprehensive onboarding and training program to ensure they understand our operational standards and embrace our deeply rooted safety-first culture from day one. By continually investing in our team's growth and development, we build a workforce that is safer, more professional, and better prepared to serve our communities.





Municipal Contracts, Cities, Counties, & References

As a proven service partner serving communities throughout Georgia, Red Oak Sanitation understands the unique needs, expectations, and regulatory requirements of Georgia municipalities better than any other provider. We proudly serve many of Woodstock’s neighboring communities and have included those municipalities in the following list of references. We encourage the City to contact these references directly to learn firsthand about our consistent performance, reliability, and commitment to service excellence.

<p>City of Jefferson Start Date: 1/1/2025</p> <p>5,200 Homes Curbside Residential Trash & Recycling Contact Priscilla Murphy City Manager (706) 367-5121 pmurphy@cityofjeffersonga.com</p>	<p>Gwinnett County Start Date: 7/1/2021</p> <p>13,000 Homes Curbside Residential Trash & Recycling Contact Jessica Coral Supervisor/Support Services Department (678) 518-6191 jessica.coral@gwinnettcountry.com</p>	<p>Forsyth County Start Date: 1/8/2024</p> <p>Commercial Dumpsters Contact Dan Callahan Director (678) 965-7148 DBcallahan@forsythco.com</p>
<p>City of Cumming Start Date: 4/1/2018</p> <p>3,200 Homes Curbside Residential Trash & Recycling Contact Barbara Pitts Billing Division Manager (770) 781-2020 barbara@cityofcumming.net</p>	<p>City of Dawsonville/Dawson County Start Date: 1/1/2019</p> <p>Curbside Trash/Recycling & Commercial Dumpsters Contact Jacob Evans City Manager (706) 203-4915 citymanager@dawsonville-ga.gov</p>	<p>Hall County Start Date: 7/1/2025</p> <p>Commercial Dumpsters Contact Julie Dorough Buyer (770) 536-4215 jdorough@hallcounty.org</p>



Forsyth County Department of Public Facilities

DANIEL CALLAHAN, Director of Public Facilities

December 1, 2025

Subject: Letter of Recommendation – Red Oak Sanitation

To Whom it May Concern:

I am writing this letter of recommendation on behalf of Red Oak Sanitation who have been providing sanitation services for Forsyth County since 2024.

They provide service to over 80 locations throughout Forsyth County with a variety of weekly schedules and containers. They have always been very responsive to any requests and we have not received any complaints or concerns about their services.

During the transition period when they assumed services from the previous provider, they maintained the schedule to replace the all the dumpsters with equal sized containers and did so with minimal disruption to service. They were in constant communication with us during the transition period to ensure everything went as planned.

Red Oak Sanitation provides excellent customer service and communicates any changes in advance. They are always available and responsive to any requests.

Based on their performance and customer service it is my pleasure to recommend Red Oak Sanitation.

Dan Callahan | Director
Forsyth County Department of Public Facilities
514 West Maple Street, Suite 1201 | Cumming, Georgia 30040
(678) 965 7148 | (678) 618 2137 mobile
forsythco.com | Your Community. Your Future



Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

December 8, 2025

To Whom it May Concern,

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

I am writing on behalf of Lydia Grenier and Red Oak Sanitation & Recycling. Red Oak Sanitation won the contract for Waste Refuse Collection Services Annual Contact to begin July 1, 2025. Lydia and her team worked diligently to have a smooth transition as they changed out over 45 dumpsters from the old vendor to their new cans with no interruption in our services.

Of course, there were a few hiccups in the beginning, however all issues were immediately resolved either the same day or within 24 hours. Alma Lopes, the Commercial Account Manager, set up a meeting with many of the Red Oak team once all the new dumpsters were delivered to go over schedules, routes etc. There is wonderful communication on their part, and we have had zero complaints with Red Oak once all of the kinks were worked out.

After the initial contract was awarded, we have added many new sites to the contract and Red Oak quickly responded with delivery of new dumpsters and adding pickups to their routes.

Hall County is very pleased with the services provided to us from Red Oak Sanitation & Recycling. This contract is awarded for an initial one year with the possibility of four additional one-year renewals. There is no doubt Red Oak's contract will be renewed for the entirety of the contract cycle.

If you have any questions, please do not hesitate to give me a call at (770) 536-4215.

Julie Dorough
Buyer
Hall County Financial Services
Purchasing Division
jdorough@hallcounty.org

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

October 9, 2025

To whom it may concern:

I am writing on behalf of the City of Dawsonville to provide a letter of recommendation for Red Oak Sanitation. Our partnership with Red Oak spans several years, during which they have provided solid waste collection services to our community.

Like many long-term service relationships, ours has experienced its share of challenges. However, Red Oak has consistently demonstrated a willingness to address concerns and improve operations when needed. Their responsiveness and commitment to serving our citizens have been evident, and we appreciate their efforts to maintain a high standard of service.

Red Oak Sanitation has shown a genuine desire to do a good job for our residents, and we remain satisfied with their overall performance. Their team has been professional, communicative, and dedicated to meeting the needs of our growing city.

We believe Red Oak would be a valuable partner to any municipality seeking reliable sanitation services. While no provider is perfect, Red Oak has proven themselves to be a capable and committed organization.

Sincerely,

A handwritten signature in black ink that reads "Jacob Evans". The signature is written in a cursive, flowing style.

Jacob Evans | City Manager
City of Dawsonville
415 Hwy 53 E, Suite 100 | Dawsonville, GA 30534
Phone: (706) 203-4915

Jon Howell
Mayor

Priscilla A. Murphy
City Manager



Council Members

Cody Cain
Alex Crawford
Steve Kinney
Mark Mobley
Annette Studivant

September 16, 2025

RE: Red Oak Sanitation

To whom it may concern:

I am pleased to provide this letter of reference for Red Oak Sanitation, with whom the City of Jefferson has partnered to provide sanitation services to our community of just over 5,000 customers.

Over the course of our working relationship, Red Oak Sanitation has consistently demonstrated professionalism, reliability, and a strong commitment to customer service. Their team has maintained timely and efficient waste collection schedules, responded promptly to service inquiries, and worked collaboratively with city staff to address operational challenges with transparency and care.

What sets Red Oak Sanitation apart is their proactive communication and willingness to adapt to the evolving needs of our municipality. Whether coordinating special pickups or navigating weather-related disruptions, they have proven to be a dependable and responsive partner.

I confidently recommend Red Oak Sanitation to any municipality seeking a sanitation provider that values integrity, operational excellence, and community partnership experience.

Sincerely,

A handwritten signature in blue ink that reads "Priscilla A. Murphy".

Priscilla A. Murphy, City Manager
147 Athens Street
Jefferson, GA 30549
706-367-5121
pmurphy@cityofjeffersonga.com

City Hall
147 Athens Street
Jefferson, GA 30549



(706)367-5121
(706)367-7207
Fax: (706)367-5134
www.cityofjeffersonga.com



CITY OF CUMMING
(CHARTERED 1845)
DEPARTMENT OF UTILITIES



MAYOR
Troy Brumbalow

COUNCIL MEMBERS
Joey Cochran
Chad Crane
Jason Evans
Linda Ledbetter
Christopher Light

**CITY
ADMINISTRATOR**
Phil Higgins

CITY ATTORNEY
Kevin Tallant

CITY CLERK
Jeffery Honea

**DIRECTOR OF
UTILITIES**
Jonathon W. Heard

10-06-2025

Re: Letter of Recommendation for Red Oak Sanitation

To Whom It May Concern:

On behalf of the City of Cumming Department of Utilities it is my pleasure to recommend Red Oak Sanitation.

Red Oak Sanitation has provided sanitation services and recycling for residents inside the City limits of Cumming, Georgia since April 1, 2018. They provide carts for both domestic trash and recycling. If we have an issue they are quick to respond and get the customer taken care of. They are pleasant and friendly and have made my job so much easier.

Sincerely,

Barbara J Pitts
Utility Billing Manager

APPROACH:

Local Experience and Commitment to the City of Woodstock

Red Oak Sanitation is a leading Georgia-based provider of waste and recycling services, proudly serving more than 225,000 customers and completing approximately 1.3 million collections each month throughout Metro Atlanta and surrounding communities. With over 100 HOA endorsements and numerous residential and commercial municipal contracts, Red Oak has built a strong reputation for dependable, efficient, and community-focused service.

Today, Red Oak employs more than 300 dedicated professionals across operations, management, maintenance, and customer support. Our team members are thoroughly trained to meet the specific requirements of each municipal agreement while delivering safe, consistent, and high-quality service to every community we serve.

Red Oak Sanitation is not a national corporation operating from afar. We live and work in the communities we serve and approach municipal contracts as long-term partnerships. What sets Red Oak apart is our local presence, community-first culture, and hands-on management model. Unlike large national providers, Red Oak offers direct access to decision-makers, faster response times, flexible service adjustments, and a personalized approach tailored specifically to Woodstock. Our operators live and work locally, and our leadership team remains actively involved and readily accessible, positioning Red Oak Sanitation to deliver superior service, accountability, and a true long-term partnership with the City.



Next Generation Fleet:

Red Oak Sanitation operates a modern, well-maintained fleet designed to deliver safe, efficient, and reliable collection services. The average age of our fleet is approximately **3.5 years**, reflecting our ongoing commitment to phasing out older equipment and continually integrating newer, more advanced trucks into service. This proactive reinvestment strategy ensures improved performance, reduced downtime, enhanced safety features, and lower emissions. Our municipalities, HOAs, and customers consistently take notice of the quality and appearance of our newer fleet, which reinforces professionalism and community pride.

All vehicles are fully enclosed, leak-resistant, and equipped with self-contained compaction systems to ensure clean, secure transport of collected materials. Each truck is clearly branded, uniformly maintained, and identified with unique unit numbers for accountability and tracking. Red Oak maintains detailed maintenance and inspection records for every vehicle, ensuring equipment reliability, regulatory compliance, and consistent operational performance.




Split Body Video
QR CODE





Red Oak Sanitation’s Split-Body Collection Advantage:


Red Oak Sanitation is committed to investing in modern, proven collection technologies that deliver measurable benefits to the communities we serve. Through the strategic use of advanced split-body collection vehicles and data-driven operations, Red Oak provides safer, quieter, more efficient, and more cost-effective waste and recycling services, without compromising reliability or service quality. Our technology-forward approach allows us to meet today’s operational demands while supporting long-term community, safety, and sustainability objectives.

Safety Advantages


Fewer trucks, Fewer Risks, Safer Communities: Reducing the number of collection vehicles on the road directly lowers exposure to **traffic incidents**, pedestrian interactions, and roadside hazards particularly in residential neighborhoods. 


Reduced accident potential: Fewer vehicle miles traveled (VMT) **decreases the likelihood** of collisions, backing incidents, and property damage. 


Lower environmental risk: With fewer trucks in operation, the potential for fuel, oil, or hydraulic fluid leaks is significantly reduced, **minimizing the risk of roadway contamination**. 

Red Oak Sanitation uses on-truck camera systems: to enhance safety and accountability across our operations. These cameras **encourage safe driving**, provide objective documentation when incidents occur, and support continuous driver coaching. 

Environmental & Community Impact

Reduced neighborhood traffic and noise: Collecting multiple waste streams in a single pass minimizes heavy-truck traffic in residential areas, **less wear and tear on neighborhood streets**, noise reduction, and overall disruption to neighborhoods. 

Reduced Environmental footprint: Fewer collection vehicles on the road result in reduced fuel consumption, lower emissions, and improved air quality, **supporting the City’s environmental and sustainability goals**. 

Improved recycling integrity: Split-body collection maintains separation between waste and recyclables, **preventing contamination** and ensuring materials are properly processed and recovered. 

50%

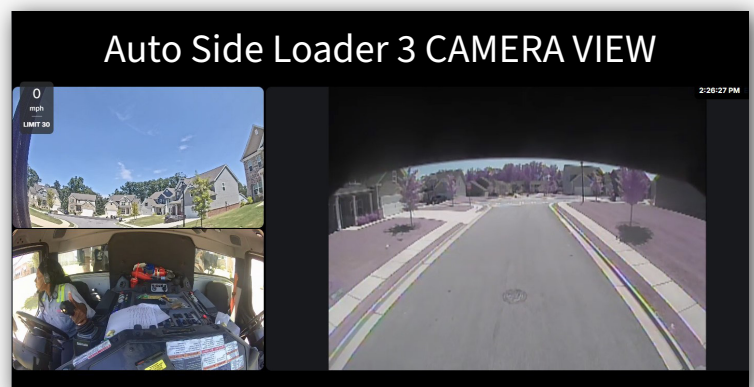
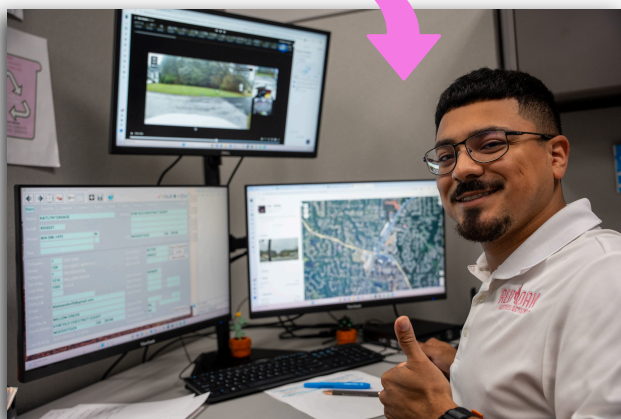
Onboard Technology:

Red Oak Sanitation deploys advanced safety technology across its fleet, including digital on-truck cameras, real-time dispatching and driver assistance, **backup braking assist technology**, and AI-powered monitoring systems. These tools detect distracted driving behaviors such as eyes off the road, speeding, and harsh braking, providing immediate alerts to both the driver and dispatch. This layered approach enhances situational awareness, reinforces safe driving habits, and creates real-time accountability to help prevent incidents before they occur.

- 24/7 MONITOR ✓
- REAL TIME VIDEO ✓
- SAFETY ✓
- SPEED ALERTS ✓
- MISSED P/U ✓



Dispatch Team



The Samsara Difference



30+ AI risk detections

Get the most complete visibility of your fleet safety risk with AI that sees 30+ risky behaviors, blind spots, weather hazards, road conditions, patterns, and more.



Automated AI coaching

World-class coaching without extra resources. AI and automation ensures every driver gets timely feedback, while managers focus on high-risk drivers and recognizing top performers.



Worker safety

One-click SOS, proactive check-ins, and real-time incident response protect workers wherever they operate.



Full lifecycle protection

End-to-end coverage spanning detection, coaching, training, emergency response, driver qualifications, incident management, and exoneration.

Capture, review, and coach for better performance



HD video

Protect drivers in the moments that matter with AI-powered safety detections and on-demand video retrieval.



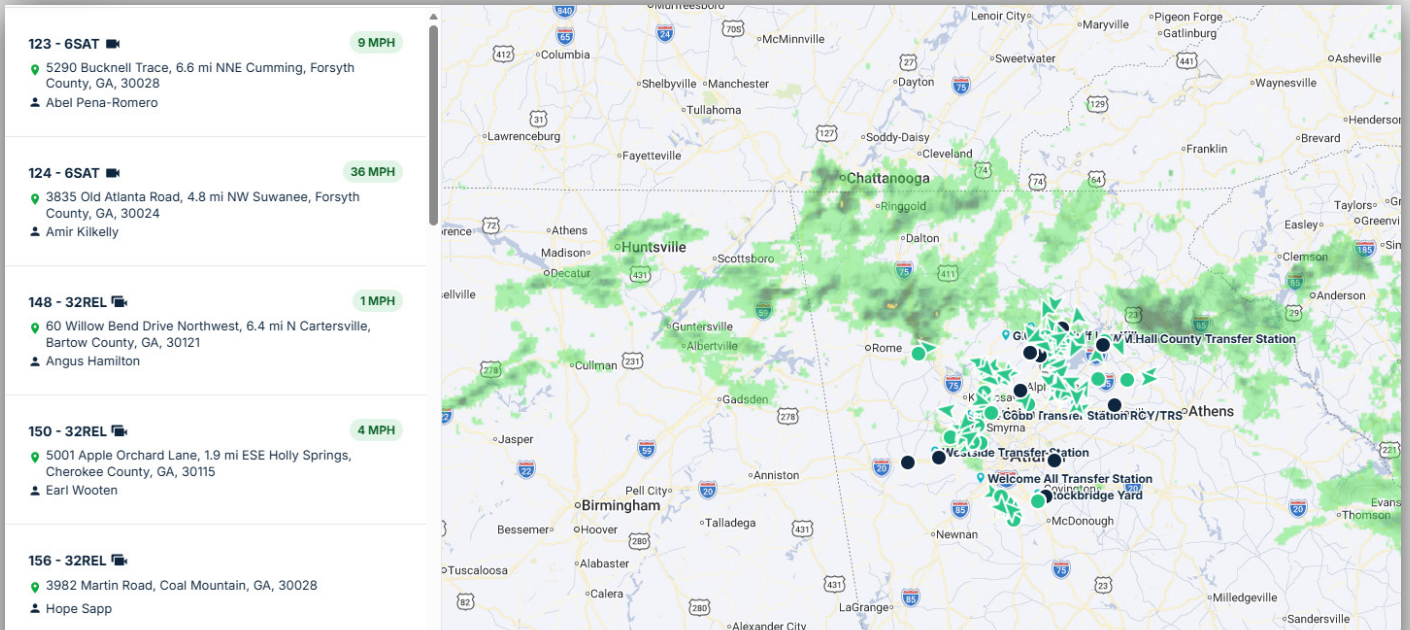
Real time alerts

Flag risky behavior in-the-moment and empower drivers to self-coach before a safety event is sent to a manager.



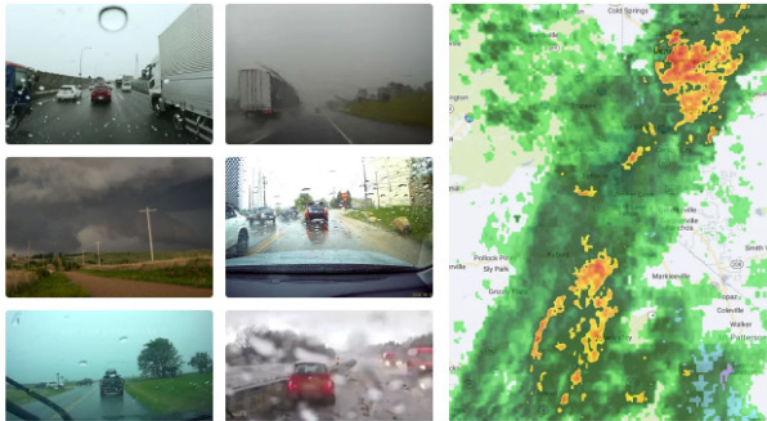
Coaching and training

Coach drivers at scale with custom workflows. Use robust coaching tools and gamification to incentivize safer driving.



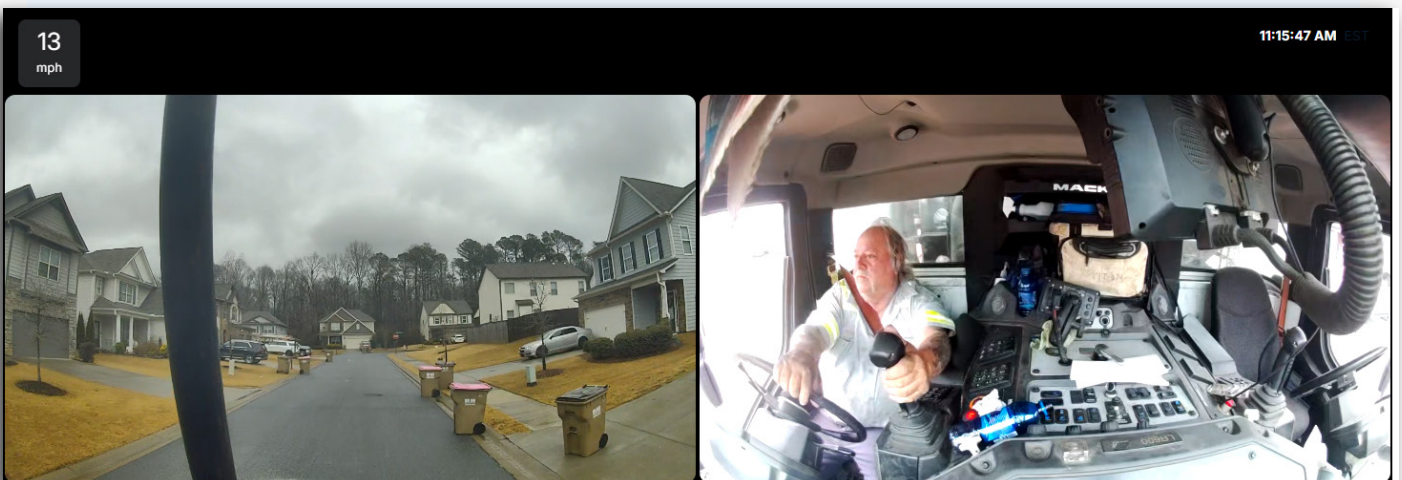
Radar On the Ground

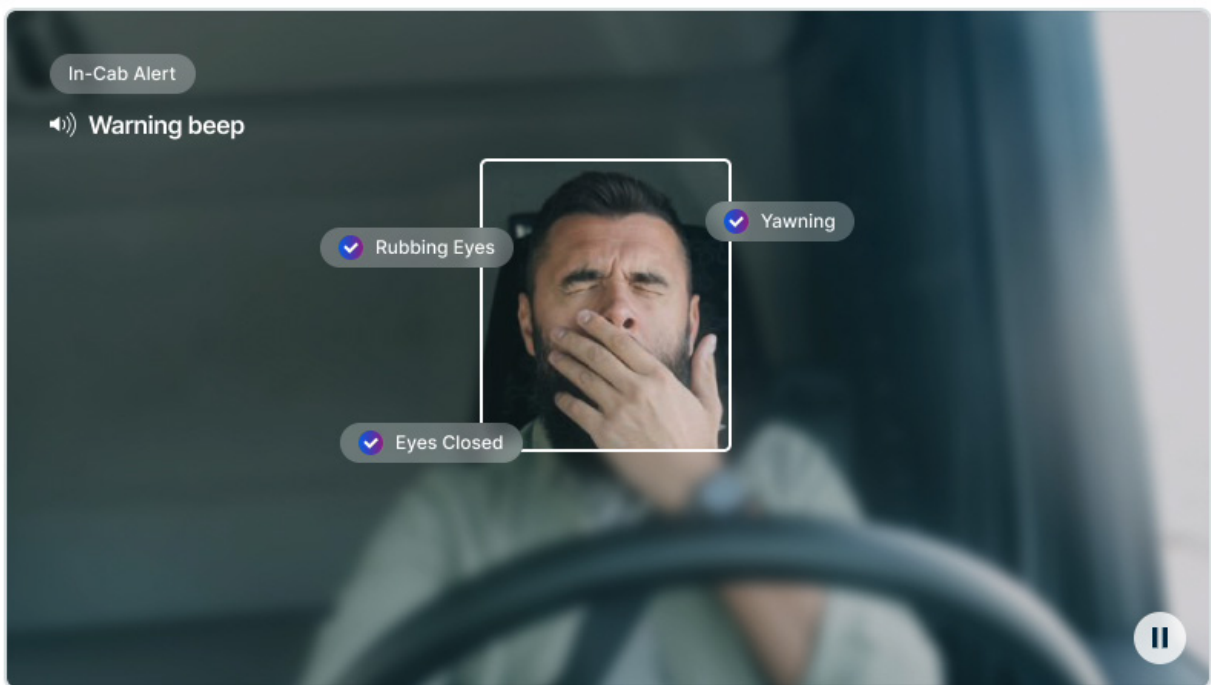
Your Vehicles **StreetSense**



Get a street-level view

Go beyond radar with real-time, on-the-ground views. See dash cam footage from your vehicles in severe weather zones, or access anonymized stills from nearby connected vehicles in the Samsara community via Samsara StreetSense. Get eyes on real-time road conditions so you can act quickly with the most accurate picture of what's happening on the ground.





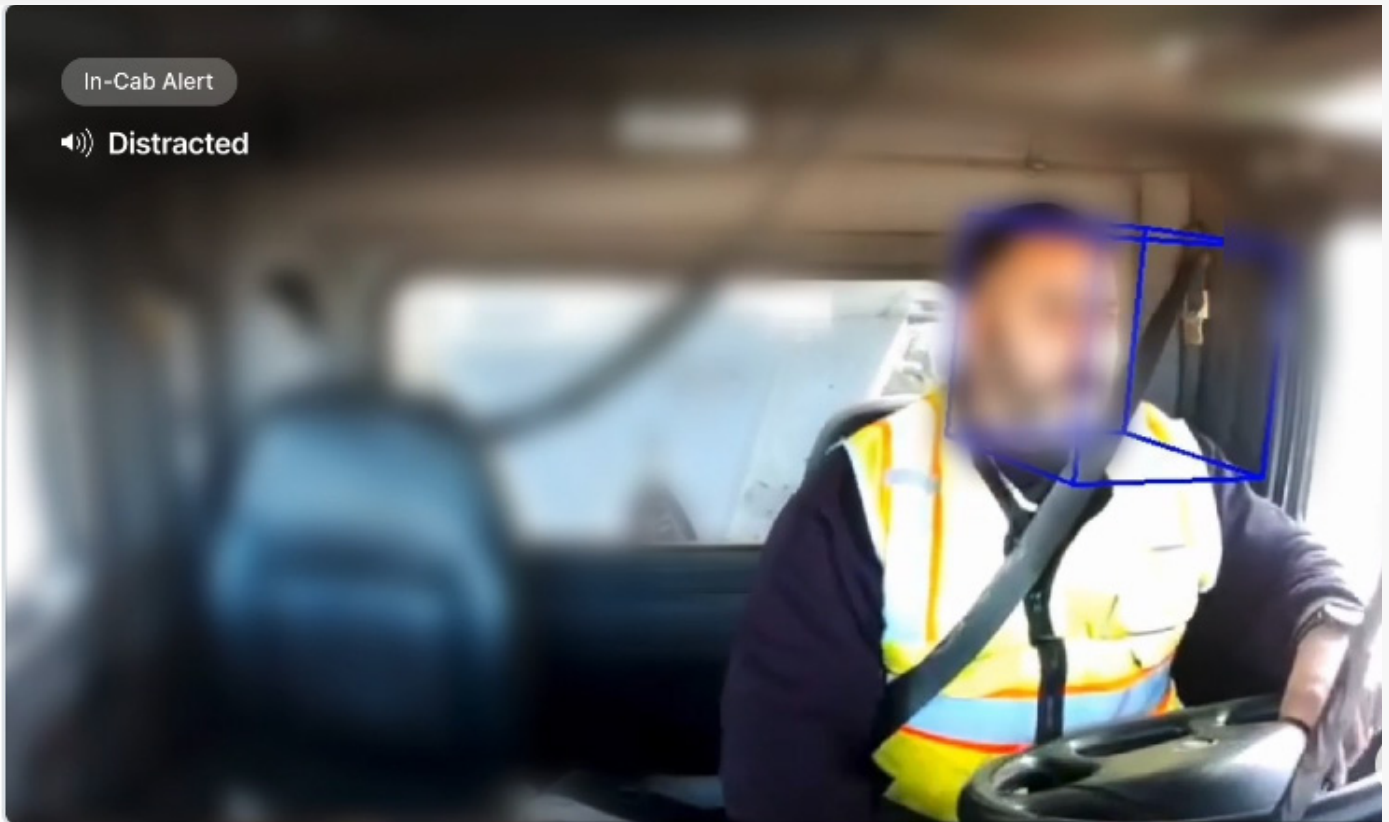
Drowsiness detection

Alert managers of fatigue-related risks and help drivers stay alert on the road.



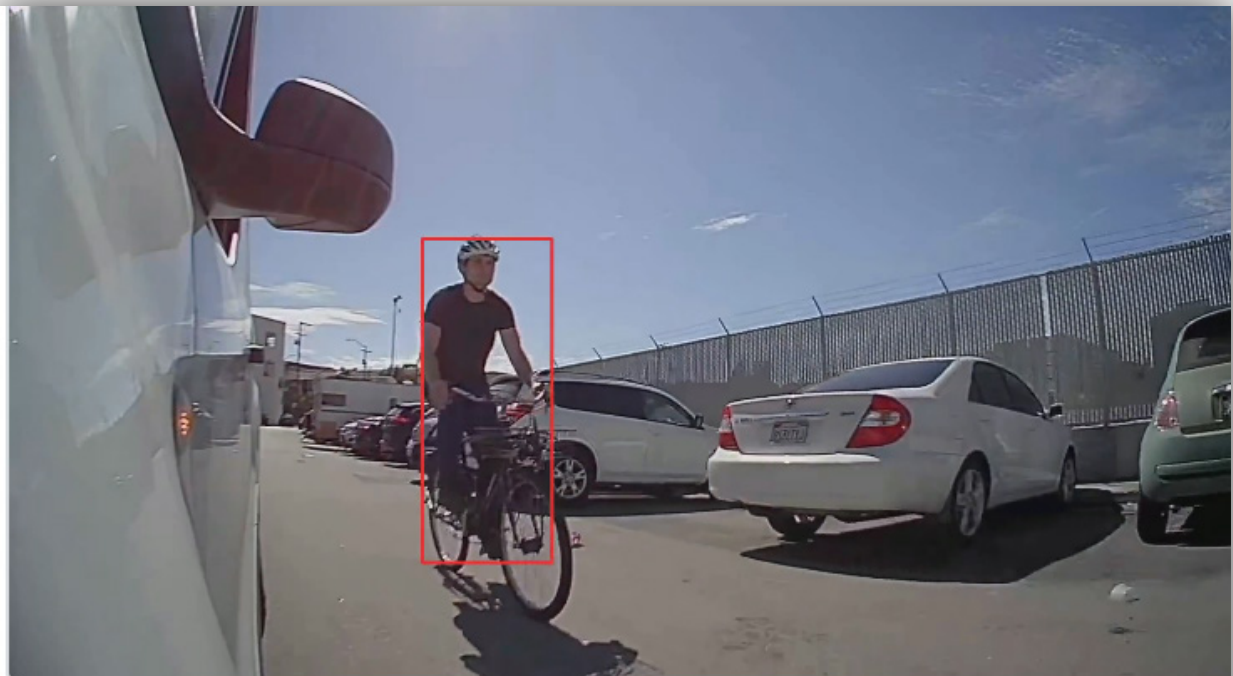
Forward collision warning

Detect and alert drivers to potential forward collisions.



Inattentive driving

Remind drivers to focus on the road when they become distracted.



Pedestrian collision warning

Detect and alert driver to vulnerable road users at risk of collision around the vehicle.

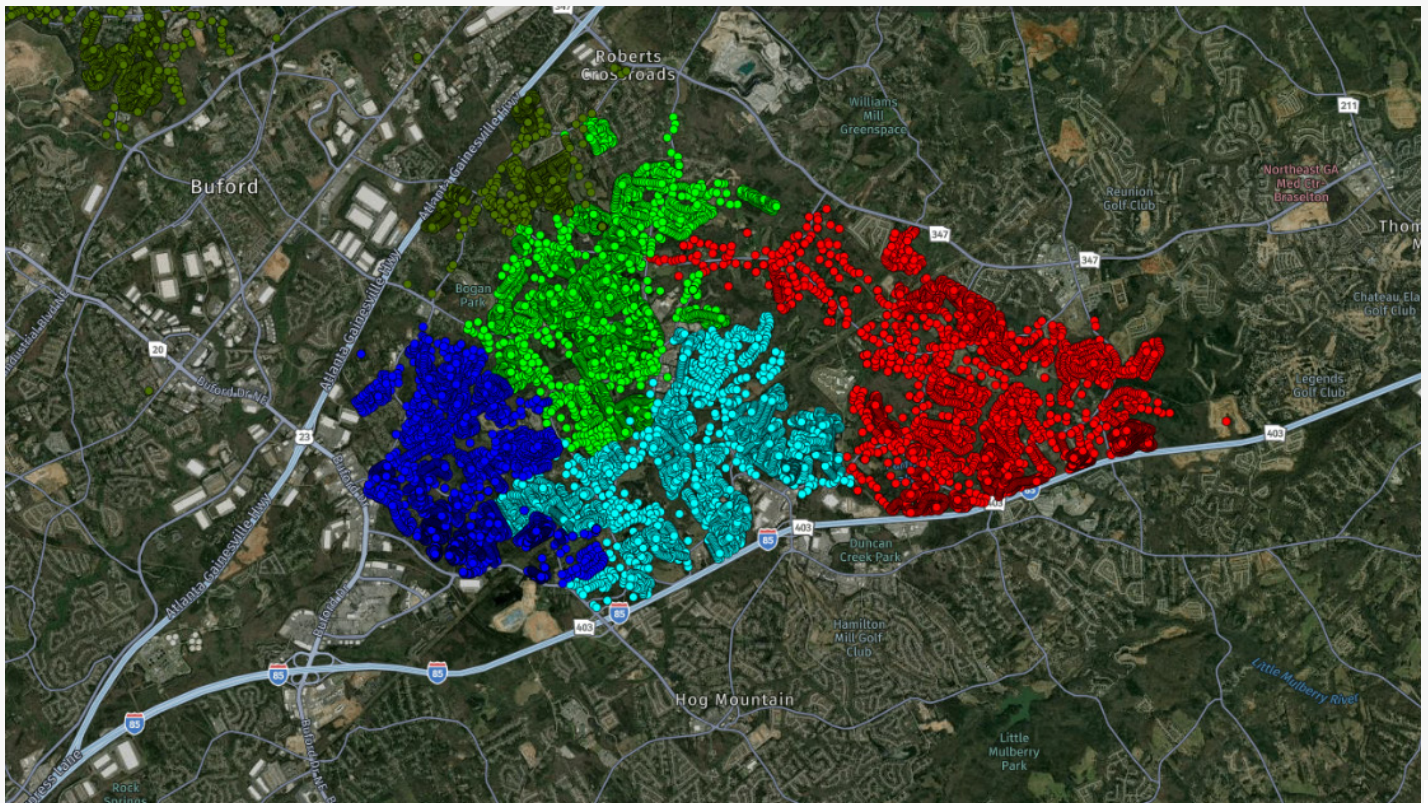
Advanced Routing & Real-Time Operational Visibility:

Red Oak Sanitation utilizes advanced route management software to design, monitor, and continuously optimize our collection routes. This system is used daily by our operations team to ensure routes remain efficient and accurately reflect new developments, customer additions, service level adjustments, and evolving traffic patterns throughout the community.

Our routing platform provides real-time visibility into every truck and every stop. Customer locations are displayed through a dynamic mapping interface that allows route managers, dispatchers, and supervisors to visualize both current and future routing scenarios. When a resident calls with a question about service, our team can see in real time whether the cart was serviced, not out, blocked, or otherwise noted by the driver. This eliminates guesswork, reduces repeat calls, and significantly minimizes missed collections. Real-Time Flexibility for On-Time Service.

We understand that field operations are dynamic. Traffic delays, weather events, equipment issues, or unexpected staffing changes can impact the day's plan. Our route management technology allows supervisors to instantly reassign portions of a route or an entire route to other trucks in the field ensuring uninterrupted service and protecting on-time performance standards.

From the office, management can view truck locations, completed stops, remaining work, and overall route progress throughout the day. If a service issue arises, an electronic service ticket can be dropped directly onto the route map and dispatched to the closest available truck, allowing for rapid response and resolution.



Understanding Scope of Service: Red Oak, will provide comprehensive residential curbside solid waste, recycling, and yard waste collection services for customers within the City of Woodstock. Red Oak Sanitation will serve as the primary point of contact for all residential sanitation services and will be responsible for billing, payment processing, fee collection, and customer service support. A staffed office will be maintained and available to residents toll-free Monday through Friday between 8:00 a.m. and 5:00 p.m.

Residential Solid Waste Collection: Red Oak will provide once-per-week curbside collection of residential municipal solid waste (MSW) for all eligible Residential Units within the City. The City estimates approximately 12,076 homes, with roughly 12,200 refuse carts in service. Each Residential Unit will be provided one (1) ninety-five (95) gallon rollout cart, supplied and maintained by Red Oak Sanitation. Additional carts may be provided with City authorization and billed on a per-cart basis.

Red Oak Sanitation understands this requirement and acknowledges that single-axle collection vehicles are necessary in certain service areas due to street width and access limitations. The approximately 1,281 customers serviced by single-axle trucks are primarily located in the downtown area and other locations with narrow streets, tight turning radii, or constrained access conditions where standard collection vehicles are not feasible.

Recycling Service: Red Oak shall provide once-per-week curbside collection of recyclable materials for all Residential Units on the same service day as municipal solid waste collection. Recyclables shall be collected using a single-stream system and placed unsorted by residents into a Contractor provided sixty-four (64) gallon recycling cart.

Yard Waste: Red Oak shall collect yard waste and excess bagged household waste in accordance with City requirements. Residents may place up to eight (8) bags or bundles per week, consisting of yard waste, household waste, or a combination thereof, provided that the total does not exceed eight (8) bags or bundles. Each bag shall not exceed thirty (30) pounds in weight. Yard waste must be bagged or bundled, and limbs must be cut to lengths of four (4) feet or less and securely bundled.

Bulky Pick-Ups: Red Oak will provide once a week bulky pick ups.

Backdoor Services: Red Oak Sanitation will provide backdoor collection service for elderly and disabled residents, as approved by the City, in homes where no occupant is physically capable of placing garbage or recyclables at the curb.

Additional Services:

In addition to residential services, Red Oak shall provide dumpster, cart, and recycling service at designated City buildings, parks, and facilities at no charge unless otherwise noted in the RFP. Red Oak shall also support two (2) annual City recycling events, an annual Earth Week metal recycling sweep, and provide roll-off containers and event waste services for City-sponsored concerts, parades, and special events at no additional cost. Recycling service shall also be provided to designated schools within the City, including Woodstock Elementary School. The Contractor shall assist with transition support, including town hall meetings, resident education, and distribution of educational materials.



Recycling Events

- Two (2) annual City recycling events
- Earth Week metal recycling sweep
- Contractor responsible for hauling materials post-event

City Events & Concerts

- Roll-offs and event containers for:
- Five (5) annual concerts

Two (2) parades

- Approx. 30 roll-off containers annually
- **Provided at no additional charge**

Holiday Service: Red Oak Sanitation recognizes the importance of maintaining reliable service during holiday weeks. Red Oak will provide the City with an annual holiday schedule in advance. When a scheduled collection day falls on a recognized holiday, service will occur on the next regularly scheduled business day unless otherwise coordinated with the City. Red Oak typically observes the following holidays:

New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Residents will be notified in advance of any holiday service adjustments through multiple communication channels.

Labor and Personnel: Red Oak’s workforce consists of experienced, uniformed, and safety-certified collection crews, each trained in OSHA standards, spill response, and community courtesy practices. Every collection route will be supervised by a Route Supervisor, with oversight provided by a dedicated City Operations Manager, whose contact information (phone and email) will be provided to City staff prior to contract start. Our dispatch and Customer Care Center are staffed locally and accessible during business hours (8am- 5pm) to respond promptly to all inquiries or service issues.



Customer Service Philosophy and Support:

At Red Oak Sanitation, customer service is a core operating principle, not a standalone function. Red Oak serves as the primary point of contact for all residential sanitation services, including billing, payment processing, service requests, and issue resolution. Every customer interaction is recorded and treated as an opportunity to reinforce accountability, responsiveness, and trust.

Service inquiries are handled by knowledgeable representatives familiar with the City’s routes, service standards, and operational requirements. All calls, emails, and requests are logged through a centralized ticketing system and monitored by management to ensure timely resolution. Verified missed collections are investigated and corrected within twenty-four (24) hours.

Red Oak utilizes a centralized customer service platform that allows issues to be tracked from initial contact through final resolution. Requests requiring immediate attention are escalated directly to field supervisors or management, ensuring prompt response and coordination. Recurring issues are reviewed to identify root causes and implement corrective actions, reducing repeat concerns.

Red Oak’s operational structure provides built-in redundancy, allowing personnel and resources to be shifted as needed during peak demand, severe weather, or unforeseen events. This approach ensures uninterrupted customer support and consistent service delivery while maintaining transparency and accountability for the City.



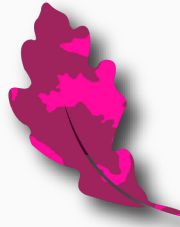
Red Oak - Planning a Head:

At Red Oak, we manage equipment failures and personnel shortages by staying ahead of them. We maintain sufficient staff, keep a well-stocked inventory of parts and equipment, and ensure we have spare trucks and drivers ready to step in. Before starting any new contract or route, we use an analytic formula to calculate the exact number of personnel, vehicles, and backups needed. This proactive approach ensures we always have the resources to deliver uninterrupted service. Our commitment to equipment reliability begins with preventative care. We operate four in-house, state-of-the-art maintenance facilities staffed by Master Diesel Technicians. These technicians perform everything from routine oil changes and engine work to welding and major repairs. By handling repairs in-house and maintaining over 100,000 spare parts in inventory, we achieve much faster turnaround times than outside mechanics—ensuring service remains on schedule.

We also build redundancies into our staffing. Red Oak hires additional drivers as relief staff and requires managers and supervisors to hold CDL certifications so they can step in if needed. This flexible approach guarantees that routes are fully staffed, even when unexpected absences occur.

Our backup systems were tested during the COVID-19 pandemic, when many haulers across the country faced widespread labor shortages and repair delays. Thanks to our staffing redundancies, in-house maintenance, and large parts inventory, we provided uninterrupted service throughout the crisis. Customers continued to receive the same high-quality service they expected, and our communities remained clean and well-served.





Disposal Facilities

WM - Forsyth County Recycling

5680 Shirlee Industrial Way
Alpharetta, GA 30004

GFL - County Services

1897 County Services Pkwy
Marietta, GA 30008

WM - Woodstock Transfer

6970 Main Street
Woodstock, GA 30188

GFL - Eagle Point Landfill

8880 Old Federal Rd
Ball Ground, GA 30107

West Rock Recycling

1775 County Services Pkwy
Marietta, GA 30008
(678) 403-3900

GFL - Brandie Edwards/General Manager. (404) 925-6650. brandie.edwards@gflenv.com

WM - Tony Hardy/Manager (678) 230-2502

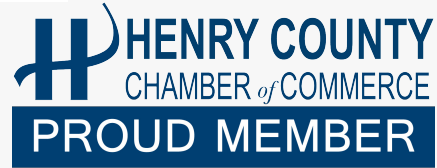
WM - Andy Adams/Manager (770) 616-0663. AAdams@wm.com

Education & Community

At Red Oak Sanitation, being part of the community means showing up, staying engaged, and giving back in meaningful ways. We are active members of local chambers of commerce, support community food drives, and partner with schools to deliver age-appropriate recycling curriculum that helps educate the next generation on environmental responsibility. We bring this same commitment to our customers by providing clear, thoughtful onboarding materials that explain service details, schedules, and policies in a way that is easy to understand—without being overwhelming.

Where business meets community, Red Oak Sanitation shows up as a neighbor, not just a service provider. We proudly serve thousands of households and businesses each week with dependable, professional waste and recycling services. From curbside collection for families to customized solutions for local businesses, our team works closely with municipalities and chamber partners to deliver efficient routes, responsive service, and community-focused care—supporting local vendors, creating jobs, and strengthening the communities we serve.





**CHEROKEE COUNTY
CHAMBER OF COMMERCE**
connecting • creating • cultivating






Welcome to Red Oak Sanitation & Recycling

Dear Resident,

We're excited to announce our new partnership with the City of Woodstock and thrilled to welcome you to the Red Oak Sanitation family! At Red Oak, we're committed to providing safe, dependable, and environmentally responsible waste and recycling services. Our goal is to make this transition as smooth as possible and ensure your community receives the high-quality service you deserve.

This welcome letter includes important information about your collection schedule, cart placement, recycling guidelines, and customer support options. Please take a few moments to review the details below so we can work together to provide you with a seamless start to your new service.

Customer Support

-  Call or Text: 678-455-7819
-  Email: info@redoaksanitation.com
-  Live Chat: sanitation-services.com



Stay Informed with Text Alerts

Sign up for text updates about holiday schedules and service changes by texting "Redoak [Your Account Number]" to 678-455-7819.
(Example: Redoak 1234567)

Holiday Schedule:

Please note that we do not provide trash collection on the following holidays due to landfill closures:

New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day.

When a holiday falls on a weekday, collection will be ****delayed by one day**** for the rest of that week. If the holiday falls on a weekend, service ****remains unchanged****.

We operate on ****Saturday**** during holiday weeks to stay on schedule.

Example: During Thanksgiving week, Thursday pickups move to Friday, and Friday pickups move to Saturday.



4405 Canton Hwy
Cumming, GA 30040

Weekly Curbside:

- Set Out the Night Before: Place carts curbside the evening before your collection day.
- Cart-Only Service: Each home receives one 95-gallon trash cart. Please keep the lid closed and avoid overfilling.
- Bag All Trash: All household waste must be bagged and placed inside the cart to prevent litter.
- Cart Placement: Leave at least 3 feet between carts, 6 feet from vehicles or mailboxes, and face the cart handle toward your home.
- Extra Waste: Need more room? Additional carts are available upon request.
- Prohibited Items: Construction debris, tires, paint, batteries, oils, chemicals, or hazardous waste are not accepted.



With appreciation,

The Red Oak Sanitation Team
www.redoaksanitation.com

Placing Your Cart

Video QR Code On Cart Placement



1 Place each cart within 3 feet of the curb

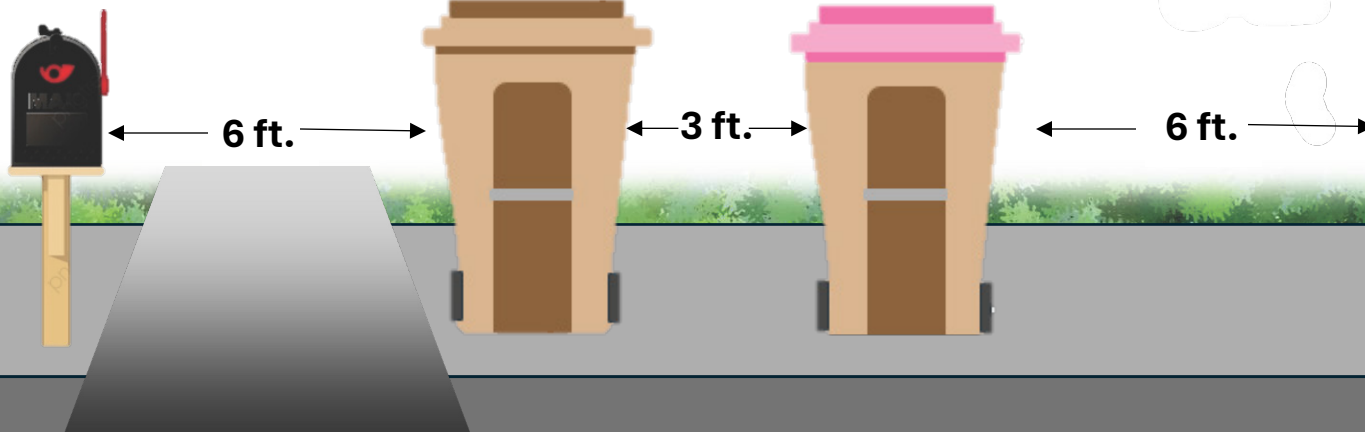
2 Allow 6 feet from mailboxes, cars, or other objects, 3 feet between each cart

3 Face the metal bar toward the street

4 Make sure the lid is closed

Our trucks are automated with an electronic arm that grabs the cart

Do not place cart underneath low, overhanging tree limbs or utility lines



RECYCLING SERVICES:

As one of Georgia’s largest independent recyclers, Red Oak partners with cities to design recycling programs that maximize the recovery of paper, plastic, metal, glass, and more. Single-Stream Recycling simplifies the process by allowing all recyclables in one container, improving participation and collection efficiency while reducing the number of trucks on the road. Key Benefits of Single-Stream Recycling: Convenient and user-friendly for residents higher recycling participation



Contamination remains one of the most significant challenges facing recycling programs nationwide. As recycling markets adopt stricter standards, even minor levels of contamination—once considered acceptable—can now cause entire bales of material to be deemed non-compliant and unmarketable. This not only drives up processing costs but also threatens the overall sustainability and credibility of recycling programs.



At Red Oak Sanitation, we take a proactive approach to protecting material quality. When contamination is identified, it is documented with photos and notes using our onboard computing system. When action is required, drivers may also leave informative tags to notify residents of the specific items that were improperly placed in their cart.

While we are committed to educating and assisting customers through outreach and awareness, we also recognize the importance of protecting the integrity of the recycling stream. By addressing contamination at the source, we help preserve the long-term success and sustainability of our recycling program for our customers, our communities, and the environment.

Trash vs Recycling

Know the Difference
Keep it Simple!

Recycling



Aluminum food and beverage cans



Clean plastic bottles, containers, and lids.



Newspapers, magazines, office paper, cardboard boxes, and cartons.

Trash



Glass bottles and jars.



Styrofoam



Plastic bags and utensils



Soiled or wax-coated paper, napkins, and tissues.



Leftover food, food scraps, and peels.

Visit our website
www.redoaksanitation.com



RECYCLING CONTAMINATION NOTICE

Your recycling cart contained items that are not accepted.

To protect the recycling process and prevent entire loads from being rejected, items listed below **CANNOT** be placed in your recycling cart. Our driver marked what was found during collection.

ITEM(S) FOUND IN YOUR RECYCLING CART:

- Plastic bags or bagged recyclables** 
- Food waste or liquids**
- Furniture, carpet, or bulky items** 
- Yard waste or grass clippings**
- Styrofoam** 
- Glass**
- Other:** _____

WHAT THIS MEANS

Contamination reduces recycling quality and can cause recyclable material to be diverted to disposal. Continued contamination may result in **NON-COLLECTION** of the recycling cart until corrected.

When in doubt~ leave it out.

QUESTIONS OR NEED HELP?

678-455.7819

RedOakSanitation.com

Route: _____

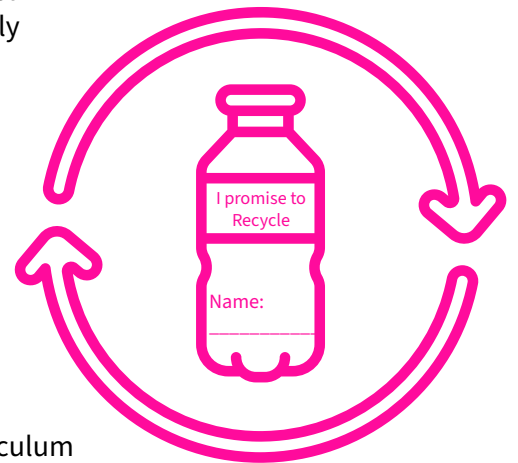
Date: _____

Driver Initials: _____



Red Oak’s “**Recycling Champions**” curriculum is a series of grade-appropriate lessons and activities that teach students in Kindergarten through 2nd grade about best recycling practices. By the end of the course, students will be able to confidently answer questions like:

- What is recycling?
- Why is recycling important to the community and the environment?
- What items can be recycled?
- Why does successful recycling depend on Recycling like a Champion?



RECYCLING THE RIGHT WAY ELEMENTARY CURRICULUM

To strengthen the recycling message and boost student engagement, the curriculum features “**Promise Bottle Stickers**” cards used in hands-on activities. Red Oak is proud to offer this unique program, empowering young learners to become true **Recycling Champions** in their schools and communities.

- Add some fun to Recycling like a pro!
- Standards-based lesson plans for grades K through 2nd
- Student worksheets and lesson extensions

©2025 Red Oak Intellectual Property



Eco-Friendly Tips:

1. Rinse containers before placing them in recycling.
2. Remove plastic lids and caps before recycling bottles.
3. Flatten cardboard boxes to maximize space.
4. Choose reusable items to minimize waste.



Remember these three simple rules each time you recycle:



Recycle clean bottles, cans, paper, and cardboard



Keep food and liquid out of recycling

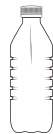


No loose plastic bags, glass bottles, and no bagged recyclables

RED OAK

SANITATION & RECYCLING

Check out these other items that got a chance at a second career.



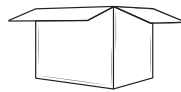
That bottle in your cup holder today could become a park bench.



Recycle that newspaper today, and it could return to your home in the form of a cereal box.



Recycle that aluminum today, and it could be back on the shelf as a new one in just 60 days!



And this piece of box? Recycle it today, and who knows what story it might tell later.

The Red Oak Way:

We partner with our customers and communities to manage and reduce waste from collection to disposal while recovering valuable resources and creating clean, renewable energy.



Elementary Recycling Curriculum

This recycling initiative comprises a collection of lessons and activities tailored to different grade levels, educating students on optimal recycling methods. By the conclusion of each course, students should be equipped to respond to questions below:

- WHAT IS RECYCLING?
- WHY IS RECYCLING IMPORTANT TO THE ENVIRONMENT?
- WHAT ITEMS CAN BE RECYCLED?

Join the Movement

Meet Oakley in person! Red Oak Sanitation's beloved company mascot enjoys visiting schools, Touch-A-Truck events, and community gatherings to educate and inspire youth about the importance and benefits of recycling. Sign up today and let Oakley help make recycling fun, engaging, and memorable for the next generation.



"Why Recycle"

Sure, it's good for the environment, but there's more to it than that. Every day we encounter hundreds of recyclable items. By recycling properly, we can save tons of raw materials, which in turn can save time, energy and expense.



jessika@redoaksanitation.com



www.redoaksanitation.com



**CHEROKEE COUNTY
CHAMBER OF COMMERCE**
connecting • creating • cultivating



Red Oak- **“Team Spirit That Fuels Service.”** At Red Oak, our work culture is built on teamwork, camaraderie, and shared pride in what we do. Every service location isn’t just a job site, it’s a place where our employees feel valued, connected, and supported. We believe that people perform their best when they’re part of a team that enjoys working together. While our crews work hard day to day, our owners also host workplace events at each facility to bring people closer together. Whether it’s sharing a meal, tossing a football, or playing a game of corn-hole, these moments of connection help build an atmosphere where employees genuinely enjoy coming to work and supporting one another.

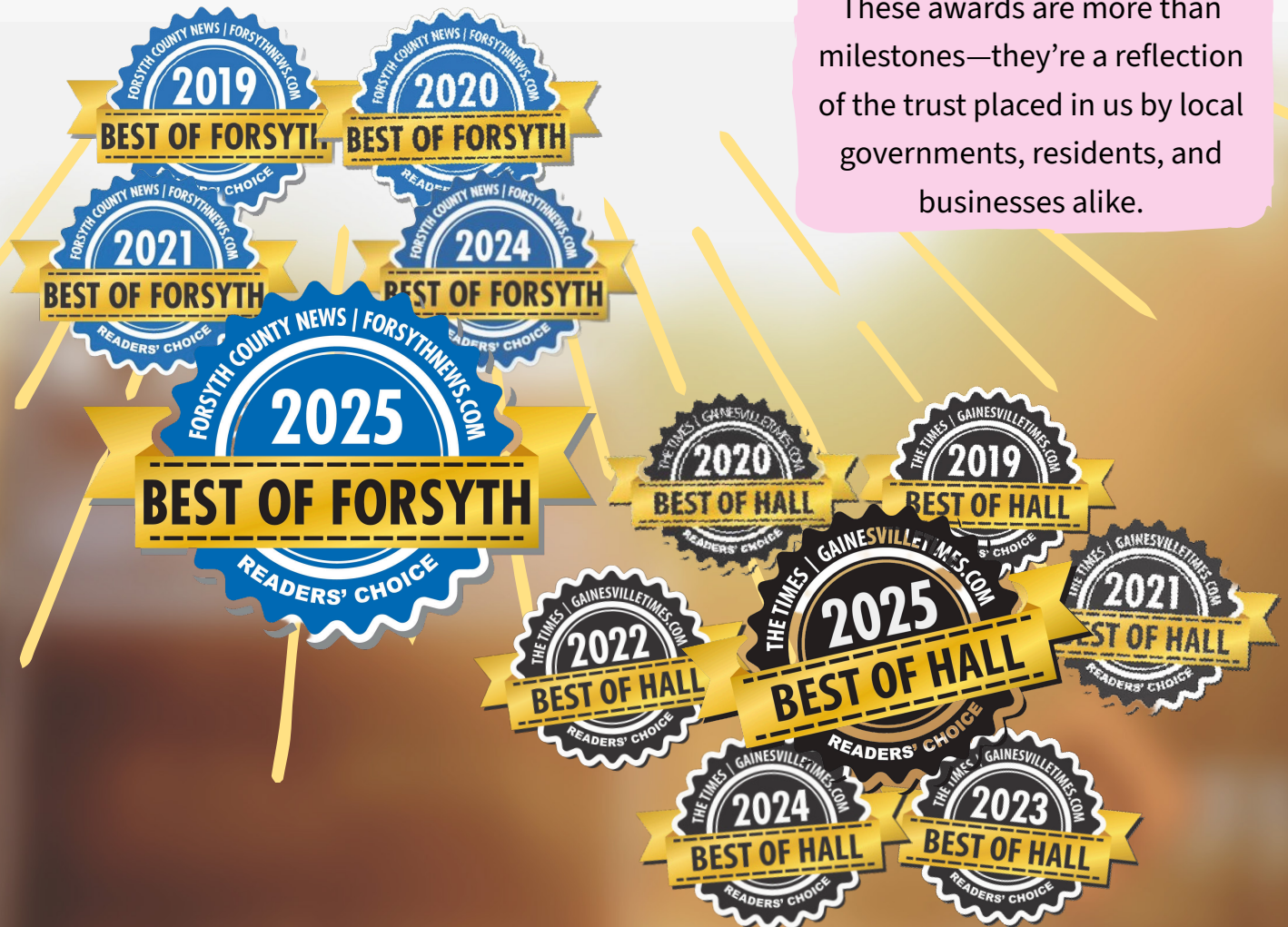
That strong sense of teamwork and positive energy carries into the way we serve our communities. When our people are engaged and having fun, it shows in the quality of our service and the relationships we build with the neighborhoods, HOAs, cities, and counties we support.



Award-Winning Excellence

Honored across Forsyth, Hall, and Dawson counties, Red Oak Sanitation stands as the trusted, award-winning leader in local waste services. Our reputation is built on years of consistent performance, community engagement, and a customer-first approach that has earned us multiple accolades from municipal partners and civic organizations. From being named the exclusive hauler for the City of Cumming and the City of Dawsonville to receiving recognition for service reliability and operational excellence, our track record reflects a deep-rooted commitment to the communities we serve.

These awards are more than milestones—they're a reflection of the trust placed in us by local governments, residents, and businesses alike.



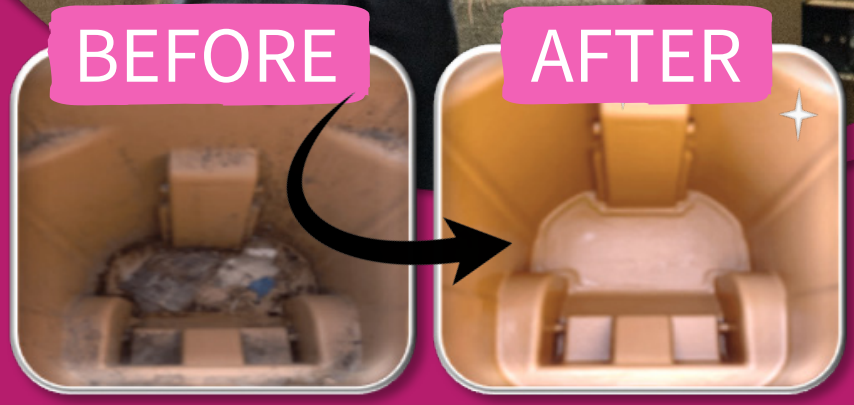
RED OAK

SANITATION & RECYCLING

Exclusive Cart Cleaning & Sanitization Benefit for City Customers:

As part of its commitment to delivering top-tier service and exceeding municipal expectations, Red Oak Sanitation provides an **exclusive trash cart cleaning** and sanitization service available only to Red Oak customers. This program is not marketed to the general public and is offered solely as a value-added benefit to demonstrate Red Oak's willingness to go above and beyond standard collection services in support of resident health, cleanliness, and satisfaction.

By offering this service to City customers at approximately one-quarter of the typical market cost, Red Oak delivers exceptional added value without placing an additional burden on residents. This **significantly reduced pricing** reflects Red Oak's customer-first approach and reinforces our belief that premium service should be accessible, not upsold. The program demonstrates Red Oak's investment in the community and its long-term partnership with the City.



We provide service once a month on your regular trash and recycling day. For specific schedule information, please contact our office.

PER MONTH
\$7
INCREDIBLE PRICE!

PRICE IS FOR A SINGLE CART

ADD \$3 FOR EACH ADDITIONAL CART



QR CODE
See Truck in Action

✓ **CLEANED**

✓ **SANITIZED**

✓ **DEODORIZED**

 **678-455-7819**
WWW.SANITATION-SERVICES.COM

WHAT ARE YOU WAITING FOR? OUR ECO-FRIENDLY SERVICE IS GUARANTEED TO MAKE YOUR CARTS HAIR 136!?!?

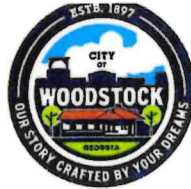


RFP 2026 - 09 Residential Solid Waste Collection & Recycling Services

Proposed Contract Fees

Price per Residential Unit per Month (Solid Waste Collection)	Price per Residential Unit per Month (Recycling Services)	Price per Residential Unit per Month	Price per Residential Unit Quarterly	Franchise Fee (per ton)	Notes/Comments
\$12.00	\$4.00	\$16.00	\$48.00	\$5.00	Please reference what page of proposal pricing information can be found.





City of Woodstock

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Woodstock, Georgia (the "City") has registered with and is participating in a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontract who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

522590
Federal Work Authorization User Identification Number
3/18/2012
Date of Authorization
Red Oak Sanitation, LLC
Name of Contractor

RESIDENTIAL SOLID WASTE COLLECTION & RECYCLING SERVICES (RFP 2026-09)

City of Woodstock, Georgia
Name of Project
City of Woodstock, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
Executed on February 1st, 2026 in Cumming (city), GA (state).

[Signature]
Signature of Authorized Officer or Agent
John Spagnuolo Business Development / Municipal Manager
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn before me this the 29 day of February, 2026
[Signature] My Commission Expires February 13, 2026
Notary Public

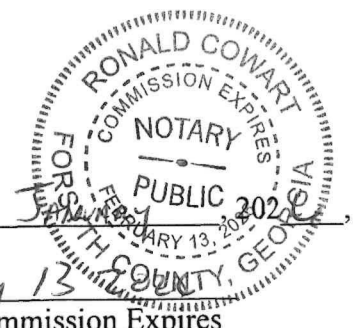


EXHIBIT C CONTRACTOR COMPLIANCE CERTIFICATIONS

- C1 **NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR**
- C2 **CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES**
- C3 **DRUG FREE WORKPLACE CERTIFICATION**
- C4 **DEBARMENT AND SUSPENSION FORM**

See following pages

**EXHIBIT C1
NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR**

State of Georgia

County of Forsyth

John spagnuolo, being first duly sworn, deposes and says that:

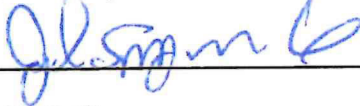
(1) He is REPRESENTATIVE (Owner, Partner, Officer, Representative, or Agent) of the **CONTRACTOR** that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

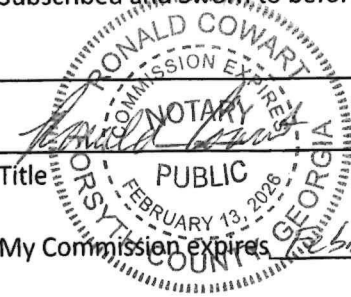
(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said **CONTRACTOR** nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted to or refrain from bidding in connection with such Contract, or has in any collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against The City of Woodstock, Georgia or any person interested in the proposed Contract; and,

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the **CONTRACTOR** or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signed 
Name John spagnuolo
Title Business Development/Municipal Manager

Subscribed and Sworn to before me this 28 day of January, 20 24.

 (SEAL)

Title PUBLIC

My Commission expires February 13 2026
Date

EXHIBIT C2

CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES

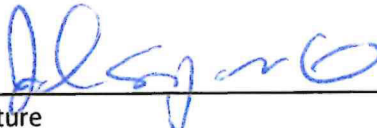
The **CONTRACTOR** certifies that he does not, and will not, provide and maintain segregated facilities for his employees at his establishments and, further that he does not, and will not, permit his employees to perform their services at those locations, under his control, where segregated facilities are provided and maintained. Segregated facilities include, but are not necessarily limited to, drinking fountains, transportation, parking, entertainment, recreation, and housing facilities; waiting, rest, wash, dressing, and locker rooms, and time clock, work, storage, restaurant, and other eating areas which are set apart in fact, or by explicit directive, habit, local custom, or otherwise, on the basis of color, creed, national origin, and race.

The **CONTRACTOR** agrees that, except where he has obtained identical certifications from proposed subcontractors for specific time periods, he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certifications in his files.

The **CONTRACTOR** agrees that a breach of this certification is a violation of the Equal Opportunity clause in this Contract. The penalty for making false statements is prescribed in 18 U.S.C. 1001.

Red Oak Sanitation, LLC

Contractor



Signature

John Spagnuolo Business Development / Municipal Manager

Printed Name and Title of Signer

2/1/2026

Date

EXHIBIT C3

DRUG FREE WORKPLACE CERTIFICATION

CONTRACTOR certifies that they are a drug free workplace as described below and will maintain compliance with such for the duration of the agreement.

In order to have a drug-free workplace, a business shall:

- 1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of controlled substances is prohibited in the workplace and specifying the actions that shall be taken against employees for violation of such prohibition.
- 2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- 3) Give each employee engaged in providing the commodities of contractual services that are under proposal a copy of the statement specified in the subsection (1).
- 4) In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under proposal, the employee shall abide by the terms of the statement and shall notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- 5) Impose a sanction on or require that satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
- 6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above requirements.

Red Oak Sanitation, LLC

Contractor



Authorized Representative Signature

2/1/2026

Date

EXHIBIT C4

DEBARMENT AND SUSPENSION CERTIFICATION

The undersigned Proposer certifies on behalf of itself, and all Participating Members, Major Non-Participating Members and Contractors identified by such Proposer as of the date hereof, as follows:

The undersigned certifies to the best of its knowledge and belief, that it and its principals:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency.
- b. Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, State or local) transaction or contract under a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, State or local) with commission of any of the offenses enumerated in paragraph 1b of this certification; and
- d. Have not within a three (3) year period preceding this application/proposal had one or more public transactions (federal, State or local) terminated for cause or default.

Where the Proposer is unable to certify to any of the statements in this certification, it shall attach a certification to its proposal or bid stating that it is unable to provide the certification and explaining the reasons for such inability.



Signature of Contractor's Authorized Official

John Spagnuolo Business Development / Municipal Manager

Name and Title of Contractor's Authorized Official

2/1/2026

Date

Request for Taxpayer Identification Number and Certification

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

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See instructions on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>Red Oak Sanitation, LLC</p>		
	<p>2 Business name/disregarded entity name, if different from above.</p>		
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <u>S</u></p> <p><small>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small></p> <p><input type="checkbox"/> Other (see instructions) _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the United States.)</small></p>	
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>		
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>4405 Canton Highway</p>	<p>Requester's name and address (optional)</p>	
	<p>6 City, state, and ZIP code</p> <p>Cumming, GA 30040</p>		
	<p>7 List account number(s) here (optional)</p>		

Part I Taxpayer Identification Number (TIN)

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

Social security number									
or									
Employer identification number									
5	8	2	6	0	9	0	4	8	

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

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person *Teresa M. Martin* Date 01/07/26

General Instructions

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

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

What's New

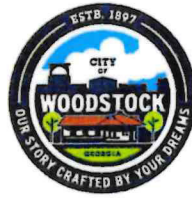
Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

EXHIBIT E



City of Woodstock, Georgia

VENDOR CONFLICT OF INTEREST DISCLOSURE FORM

All vendors interested in conducting business with the City of Woodstock, Georgia must complete and return the Vendor Conflict of Interest Disclosure Form in order to be eligible to be awarded a contract. Please note that all vendors are subject to comply with the City's conflict interest policies as stated within the certification section below. If a vendor has a relationship with a City official or employee, an immediate family member of a City official or employee, the vendor shall disclose the information required below.

Certification: I hereby certify that to my knowledge, there is no conflict of interest involving the vendor named below:

1. No City official or employee or City employee's immediate family member has an ownership interest in vendor's company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor's Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.
5. Please note any exceptions below:

Vendor Name	Vendor Phone Number
Red Oak Sanitation, LLC	770-670-3422
Conflict of Interest Disclosure*	
Name of City of Woodstock, Georgia employees, elected officials, or immediate family members with whom there may be a potential conflict of interest.	<input type="checkbox"/> Relationship to employee <u>N/A</u> <input type="checkbox"/> Interest in vendor's company <u>Cumming, GA 30040</u> <input type="checkbox"/> Other <u>N/A</u>
*Disclosing a potential conflict of interest does not disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City; vendor will be exempt from doing business with the City.	

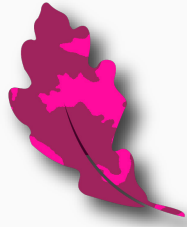
I certify that the information provided is true and correct by my signature below.

	2/1/2026	JOHN SPAGNUOLO BUSINESS DEVELOPMENT
Signature of Authorized Representative	Date	Printed Name and Title of Authorized Representative

PROCUREMENT USE ONLY

___ Yes, named employee was involved in Bid/ Proposal process.

___ No, named employee was not involved in procurement process or decision.

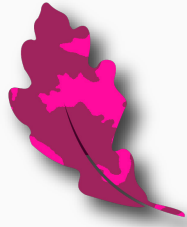


Vendor References

Global Parts	North Georgia Tire	Smith-Bell Petroleum
<p>Vince Mayfield (404) 363-4267 2952 Moreland Ave Conley, GA 30288 vince_mayfield@genpt.com.com</p>	<p>Joe Higgins (404) 392-6032 161 Chris Black Rd Cartersville, GA 30120 jhiggins@actire.com.com</p>	<p>Lesley Miller 770-532-9663 333 Boulevard Gainesville, GA 30501 lmiller@smithbell.net</p>

Municipal Contracts, Cities, Counties, & References

<p>City of Jefferson Start Date: 1/1/2025</p> <p>5,200 Homes Curbside Residential Trash & Recycling Contact Priscilla Murphy City Manager (706) 367-5121 pmurphy@cityofjeffersonga.com</p>	<p>Gwinnett County Start Date: 7/1/2021</p> <p>13,000 Homes Curbside Residential Trash & Recycling Contact Jessica Coral Supervisor/Support Services Department (678) 518-6191 jessica.coral@gwinnettcountry.com</p>	<p>Forsyth County Start Date: 1/8/2024</p> <p>Commercial Dumpsters Contact Dan Callahan Director (678) 965-7148 DBcallahan@forsythco.com</p>
<p>City of Cumming Start Date: 4/1/2018</p> <p>3,200 Homes Curbside Residential Trash & Recycling Contact Barbara Pitts Billing Division Manager (770) 781-2020 barbara@cityofcumming.net</p>	<p>City of Dawsonville/Dawson County Start Date: 1/1/2019</p> <p>Curbside Trash/Recycling & Commercial Dumpsters Contact Jacob Evans City Manager (706) 203-4915 citymanager@dawsonville-ga.gov</p>	<p>Hall County Start Date: 7/1/2025</p> <p>Commercial Dumpsters Contact Julie Dorough Buyer (770) 536-4215 jdorough@hallcounty.org</p>



FORSYTH COUNTY BUSINESS LICENSE

Issue Date:
January 1, 2026

Expiration Date:
December 31, 2026

Business Name:
Red Oak Sanitation, LLC

License #: BL02559

Business Location:
**4405 CANTON HWY SUITE 200/300
CUMMING, GA 30040**

NAICS Code #: 561110

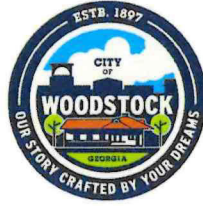
Business Owner:
Sheryl Luce

Business Description: Office
Administrative Services



LICENSE OFFICIAL

Addendum 1



**RFP NUMBER
2026 – 09**

Residential Solid Waste Collection & Recycling Services

January 27, 2026

Creating a virtual pre-proposal meeting option given the weather.

For any further questions about this RFB addendum contact:

Martyn Detz, Financial Analyst Purchasing
770-592-6000 Ext 1205 or Vendor Registry

Please note the following clarifications and additional information for the above titled RFP with the appropriate sections listed for reference where applicable.

**RFP 2026 - 09 - Pre Proposal Meeting
Jan 27, 2026, 10:00 – 11:00 AM (America/New_York)**

**Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/971905869>**

**You can also dial in using your phone.
Access Code: 971-905-869
United States: [+1 \(571\) 317-3122](tel:+15713173122)**

**Join from a video-conferencing room or system.
Meeting ID: 971-905-869
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Or dial directly: 971905869@67.217.95.2 or 67.217.95.2##971905869**

**Get the app now and be ready when your first meeting starts:
<https://meet.goto.com/install>**

RFP 2026 - 09 Residential Solid Waste Collection & Recycling Services
 Non-Mandatory Pre-Proposal Meeting Sign In Sheet
 January 27, 2026, 10:00 A.M.

	Company	Attendee Name	Street Address	City, State, Zip	Phone	Email
1	City of Woodstock, Georgia	Martyn Detz	12453 Hwy 92	Woodstock, GA 30188	770-592-6000	mdetz@woodstockga.gov
2	Amwaste	Mandy Tenner	470 W 7th St West Point GA 31853	—	770-880-4634	mandy@amwasteusa.com
3	WASTEPRO	BOB WOLK	35120 AKC BLVD Dacula GA	—	3865472330	AKWOLK@WASTEPRO.COM
4	Cartus Environmental	George DeHos	3900 WINDY RD Atlanta, GA 30336	—	770-587-2775	george@cartusenvironmentalservices.com
5	GFL Environmental	Willie Fung	5880 Old Federal Rd Bull Ground, GA 3007	Bull Ground, GA	770 288 0844	wfung@gflenv.com
6	Waste Management	Vic Knight	13809 East Cherokee Dr Bull Ground	30107 Bull Ground	470-542-3333	VKNIGHT@wm.com
7	SEEGREEN SERVICES	Brian Sealark	2055 MEMBERE BL ALPHA GA 30809	—	770-608-9771	BSEALARK@GMAIL.COM
8	Red oak Sanitation	John Spagnuolo	4405 center Hwy Cumming GA 30040	—	770 670 3422	john@redoaksanitation.com
9	121 Disposal Co.	Tiller Heerin	7045 US Hwy 200W Adrian AL 36012	—	205-790-6173	tiller@121disposal.com
10	Red oak Sanitation	John Spagnuolo	4405 center Hwy Cumming GA 30040	—	—	john@redoaksanitation.com
11	Waste Management	Kevin May	4405 center Hwy Cumming GA 30040	—	404 557 7414	Kevin@wm.com
12	Charles Slade	SeeGreen	404-702-7980	—	—	—
13	Waste Pro	Joshua Beck	301 Henry School rd	—	678-720-7222	Truck@wasteprosa.com
14	City of Woodstock GA	Connor Jenkins	—	—	—	—
15	Waste Pro	Chris Lutz	—	—	—	—
16	Waste Pro	Jerry Harrison	—	—	—	jharrison@wasteprosa.com
17	121 Disposal	Michael Beck	—	—	—	beckm@121disposal.com
18	Red oak Sanitation	Jessika Flavi	—	—	404-912-7465	Jessika@RedOakSanitation.com
19						
20						

[Handwritten signature]

SEEGREEN
services



Brian Sealock
Info@seegreenservices.com
770.608.4771
www.seegreenservices.com



Tyler Hearin

205-790-6173
tyler@121disposal.com
www.121disposal.com



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Director of Public Sector

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C: 770-856-4634



C 386-547-2350
T 770-777-1447
rwolk@wasteprousa.com

Bob Wolk

Municipal Account Manager

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Government Development, M & A

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Ball Ground, GA 30107

John Spagnuolo
Business Development, M & A



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678.455.7819
770.670.3422





**RFP NUMBER
2026 – 09**

**Residential Solid Waste Collection and Recycling Services
Addendum – Q/A**

February 9, 2026

For any further questions about this RFB addendum contact:

Martyn Detz, Financial Analyst: Purchasing
770-592-6000 Ext 1205 or Bid Net Direct

Table of Contents

- Q & A – Pg 1 – 3
- Sample Bill – Pg 4
- WWTP Bills – Pg 5
- Pricing Sheet – Pg 6
- Draft Agreement – Pg 7

Please note the following responses, clarifications and/or additional information for the above titled RFP with the appropriate sections listed for reference where applicable. City responses are in blue text.

Questions and Answers

1. Page 11, Residential Recycling: This provision states that residents can opt out of participating in recycling. Will the City please confirm that residents may choose not to participate in recycling, but cannot opt out of paying for the service whether used or not?
 - a. Yes, the resident's may choose not to participate. However, the resident's pay one fee. There is no different rate schedule if they opt out.

2. Page 12, 2.1.3, Trash and Yard Waste Requirements: This provision states that the Contractor is not responsible for collecting C&D, which typically includes lumber. The provision also states that "Contractor will not be responsible for removal...of lumber unless it has been cut..." Will the City please remove the allowance of cut lumber, as lumber is classified as C&D?
 - a. No

3. Page 16, Section 2.1.10, Price Proposal: This provision states that rates shall remain fixed for the initial term, and the Contractor may petition a rate increase "if taxes and/or surcharges are imposed upon the collection..." Fixed rates will result in higher initial residential rates as industry costs continue to rise every year. To provide for the lowest possible initial rates, will the City consider a requested annual adjustment based on a U.S. Bureau of Labor Statistics index that adequately reflects solid waste industry trends, such as the CPI-Water, Sewer, & Trash index ("CPI-WST")?
 - a. This can be proposed as an add-alternate for the City to consider.


1

4. Page 16, Section 2.1.10, Price Proposal: This provision states that "...any increase shall be subject to the approval of the City in its sole discretion." Will the City revise this language to "...any requested rate adjustment related to the cost of doing business shall be subject to the approval of the City in its sole discretion, but the City shall not unduly deny such a request?"
 - a. The request will be considered as part of final contract negotiations, if deemed the highest scored proposal.
5. Page 16, Section 2.1.10, Price Proposal: Will the City please include Extraordinary Increase language that allows the Contractor to petition the City in the event of cost increases beyond the Contractor's control?
 - a. The contractor can propose language for review during contract negotiations.
6. Page 17, Section 2.4, Contract Term: This provision allows for optional one (1) year extensions. Will the City please clarify that any contract extensions shall be at mutual agreement in writing?
 - a. Contract extensions will be the City's option.
7. Sample Agreement: Will the City please provide a draft solid waste franchise agreement for review?
 - a. Please see attached draft agreement.
8. RFP language at the bottom of page 10 describes suspending recycle if processors do not accept it without charging. Please clarify as all processors now charge for recycling.
 - a. Factor this price into bid
9. Please clarify page 11 description regarding recycle. Is recycling an elective service? Will all residents be billed for the service?
 - a. It is elective. It is one bill for all services whether use or not.
10. Please provide info on the 1281 units collected by single axle trucks such as general locations & conditions. (Page 11)
 - a. It is based on width of certain streets, primarily in the downtown area.
11. Please clarify the (8) bag limit. Can residents put out (8) extra bags of actual Garbage or just yard waste?
 - a. Yes
12. Are there any multi-family locations included in this service?
 - a. No. They are treated as commercial.
13. What are the current rates for these services?
 - a. See attached bill.
14. Who will own the carts provided at the end of this contract?
 - a. Contractor
15. How many homes currently participate in the recycle collection service?
 - a. The City does not have this information. All pay one flat fee. All have the option for it.
16. Please provide current routing information by day of week & address.
 - a. This is up to the company to develop schedule. The City does not set the schedule.
17. Could you please provide the current rates for residential services (trash and recycling)? A prior invoice or bill would work just fine.
 - a. See attached bill.

18. How many residents currently subscribe for yard waste service?
 - a. No subscription required. This City does not have this information.
19. What is the current recycling participation rate/number?
 - a. The City does not have this information. All pay one bill whether they use the service or not.
20. How many commercial customers are using 95-gallon cans.
 - a. The City does not have this information. Commercial is not included.
21. Can you confirm the franchise fee is \$0.45 per ton currently?
 - a. Yes
22. Can you elaborate on the Transfer Station royalty \$60,000 per year. If the city chooses to go with another trash hauler will that cease to exist?
 - a. This depends on the location of the transfer station.
23. Is the City requesting a 2 million auto liability limit plus a 5 million auto excess auto liability for a total of 7 million? What policies need to be included in the 5 million excess policy?
 - a. This is separating out between bodily injury liability and property liability
24. How many times per month are the 6 dumpsters at the WWTF serviced? What is average weight per dumpster?
 - a. See most recent bills attached from January. The City does not have the average weight per dumpster information. Some dumpsters are twice a month. Others are once a month.
25. What is the current franchise fee?
 - a. \$0.45 per ton
26. Will the pricing sheet include lines for the dumpsters and disposal or is that cost to be included in the per house cost?
 - a. Price to be included.
27. Single axle trucks are referenced in the RFP but are they required?
 - a. They are for the Downtown Woodstock area.
28. Can weekly bulk service be scheduled for a specific day?
 - a. Yes
29. What is the franchise fee for tonnage?
 - a. \$0.45 per ton
30. Are yard waste and MSW intended to be collected separately or combined?
 - a. Either

Questions & Answers - 1

Solicitation

2026 - 09 - Residential Solid Waste Collection and Recycling Services

Buying Organization

City of Woodstock

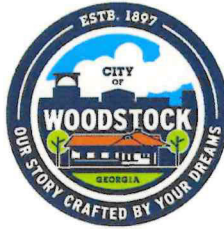
No	Question/Answer	Question Date
Q1	<p>Question: City of Woodstock RFP # 2026-09 Martyn, questions related to Woodstock's RFP: 1. Page 11, Residential Recycling: This provision states that residents can opt out of participating in recycling. Will the City please confirm that residents may choose to not participate in recycling, but cannot opt out of paying for the service whether used or not? 2. Page 12, 2.1.3, Trash and Yard Waste Requirements: This provision states that the Contractor is not responsible for collecting C&D, which typically includes lumber. The provision also states that "Contractor will not be responsible for removal...of lumber unless it has been cut..." Will the City please remove the allowance of cut lumber, as lumber is classified as C&D? 3. Page 16, Section 2.1.10, Price Proposal: This provision states that rates shall remain fixed for the initial term, and the Contractor may petition a rate increase "if taxes and/or surcharges are imposed upon the collection..." Fixed rates will result in higher initial residential rates as industry costs continue to rise every year. To provide for the lowest possible initial rates, will the City consider a requested annual adjustment based on a U.S. Bureau of Labor Statistics index that adequately reflects solid waste industry trends, such as the CPI-Water, Sewer, & Trash index ("CPI-WST")? 4. Page 16, Section 2.1.10, Price Proposal: This provision states that "...any increase shall be subject to the approval of the City in its sole discretion." Will the City revise this language to "...any requested rate adjustment related to the cost of doing business shall be subject to the approval of the City in its sole discretion, but the City shall not unduly deny such a request?"</p> <p>Answer: a. Yes, the resident's may choose not to participate. However, the resident's pay one fee. There is no different rate schedule if they opt out. a. No a. This can be proposed as an add-alternate for the City to consider. a. The request will be considered as part of final contract negotiations, if deemed the highest scored proposal.</p>	01/26/2026
Q2	<p>Question: City of Woodstock RFP # 2026-09 Martyn, additional questions: 1. Page 16, Section 2.1.10, Price Proposal: Will the City please include Extraordinary Increase language that allows the Contractor to petition the City in the event of cost increases beyond the Contractor's control? 2. Page 17, Section 2.4, Contract Term: This provision allows for optional one (1) year extensions. Will the City please clarify that any contract extensions shall be at mutual agreement in writing? 3. Sample Agreement: Will the City please provide a draft solid waste franchise agreement for review? Answer: a. The contractor can propose language for review during contract negotiations.</p> <p>a. Contract extensions will be the City's option. a. Please see attached draft agreement.</p>	01/26/2026
Q3	<p>Question: Recycle Service RFP language at the bottom of page 10 describes suspending recycle if processors do not accept it without charging. Please clarify as all processors now charge for recycling.</p> <p>Answer: a. Factor this price into bid</p>	01/31/2026

No	Question/Answer	Question Date
Q4	<p>Question: Recycle Service Please clarify page 11 description regarding recycle. Is recycling an elective service? Will all residents be billed for the service?</p> <p>Answer: a.It is elective. It is one bill for all services whether use or not.</p>	01/31/2026
Q5	<p>Question: Single Axle Trucks Please provide info on the 1281 units collected by single axle trucks such as general locations & conditions. (Page 11) Answer: a.It is based on width of certain streets, primarily in the downtown area.</p>	01/31/2026
Q6	<p>Question: Extra Bags Please clarify the (8) bag limit. Can residents put out (8) extra bags of actual Garbage or just yard waste?</p> <p>Answer: a.Yes, residents can put out (8) extra bags</p>	01/31/2026
Q7	<p>Question: Multi Family Locations Are there any multi-family locations included in this service? Answer: a.No. They are treated as commercial.</p>	01/31/2026
Q8	<p>Question: Current Rates What are the current rates for these services? Answer: a.See attached bill.</p>	01/31/2026
Q9	<p>Question: Cart Ownership Who will own the carts provided at the end of this contract?</p> <p>Answer: a.Contractor</p>	01/31/2026
Q10	<p>Question: Recycle Service How many homes currently participate in the recycle collection service?</p> <p>Answer: a.The City does not have this information. All pay one flat fee. All have the option for it.</p>	01/31/2026
Q11	<p>Question: Route Days Please provide current routing information by day of week & address.</p> <p>Answer: a.This is up to the company to develop schedule. The City does not set the schedule.</p>	01/31/2026
Q12	<p>Question: Current Rates Good morning, Could you please provide the current rates for residential services (trash and recycling)? A prior invoice or bill would work just fine. Thanks again, Luke</p> <p>Answer: a.See attached bill.</p>	02/02/2026

No	Question/Answer	Question Date
Q13	<p>Question: Operations How many residents currently subscribe for yard waste service?</p> <p>Answer: a.No subscription required. This City does not have this information.</p>	02/02/2026
Q14	<p>Question: Attn: Mr. Martyn Detz Questions: RFP 2026 - 09 1. What is the current recycling participation rate/number? 2. How many commercial customers are using 95-gallon cans. 3. Can you confirm the franchise fee is \$0.45 per ton currently? 4. Can you elaborate on the Transfer Station royalty \$60,000 per year. If the city chooses to go with</p> <p>another trash hauler will that cease to exist? Thank you, John Spagnuolo Business Development/Municipal Manager Red Oak Sanitation</p> <p>Answer: a.The City does not have this information. All pay one bill whether they use the service or not.</p> <p>a.The City does not have this information. Commercial is not included.</p> <p>a. Yes. a.This depends on the location of the transfer station.</p>	02/02/2026
Q15	<p>Question: Insurance requirements Is the City requesting a 2 million auto liability limit plus a 5 million auto excess auto liability for a total of 7 million? What policies need to be included in the 5 million excess policy? Answer: a.This is separating out between bodily injury liability and property liability</p>	02/02/2026
Q16	<p>Question: Waste water treatment facility How many times per month are the 6 dumpsters at the WWTF serviced? What is average weight per dumpster? Answer: a.See most recent bills attached from January. The City does not have the average weight per dumpster information. Some dumpsters are twice a month. Others are once a month.</p>	02/02/2026
Q17	<p>Question: Franchise fee What is the current franchise fee?</p> <p>Answer: a.\$0.45 per ton</p>	02/02/2026
Q18	<p>Question: Pricing sheet Will the pricing sheet include lines for the dumpsters and disposal or is that cost to be included in the per house cost?</p> <p>Answer: a.Price to be included.</p>	02/02/2026
Q19	<p>Question: Equipment used Single axle trucks are referenced in the RFP but are they required? Answer: a.They are for the Downtown Woodstock area.</p>	02/02/2026

No	Question/Answer	Question Date
Q20	Question: Bulk Service Can weekly bulk service be scheduled for a specific day? Answer: a. Yes, it can be scheduled for a specific day	02/02/2026
Q21	Question: Franchise Fee What is the franchise fee for tonnage? Answer: a. \$0.45 per ton	02/02/2026
Q22	Question: Combining material Are yard waste and MSW intended to be collected separately or combined? Answer: a. Either are an option	02/02/2026

Addendum 4



RFP 2026 – 09 Residential Sanitation Collection & Recycling Services

Price Proposal Clarification

The only pricing being assessed in the proposal is the waste services + recycling = total monthly bill, alongside the franchise fee per ton. These are the items that make up the pricing evaluation portion of the proposal. See section 2.1.10. This RFP is for residential solid waste collection and recycling services for the citizens of Woodstock.

Referring to section 2.1.9.1 VII, the City services are NOT part of the evaluated pricing. To clarify, the City does get charged for the WWTP; however, the City is NOT asking respondents to provide pricing for this facility as part of this proposal. Please do NOT include pricing for those rollofs inside the resident pricing for waste services and recycling services.

The WWTP pricing can be discussed after award to the highest scored respondent.

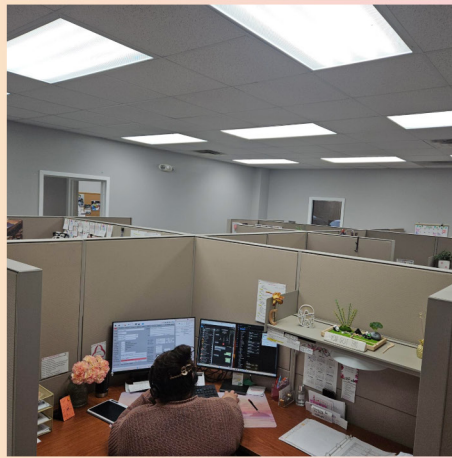
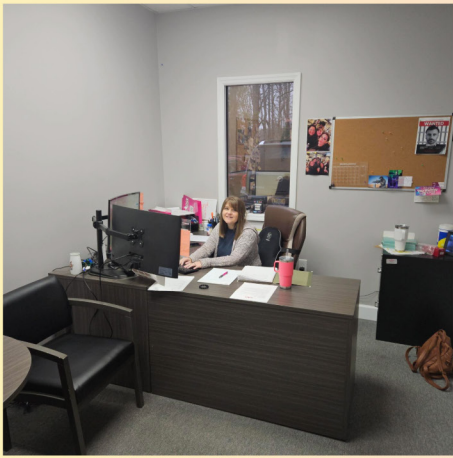
The proposal deadline to submit is still for Monday, February 16th at 2 pm. This is a clarification, not a change to scope of the proposal.

JL E - LE

Time Frame	Implementation Plan
<p>60 days before service starts</p>	<p>Red Oak will mail initial welcome letter to all residents introducing the company, outlining the upcoming change in service provider and detailing all services.</p> <p>Every letter will have a form to fill out (email, phone #, billing preference & stamped return envelope) also QR code will direct them to the form on our website.</p> <p>IMPORTANT: RED OAKS SPECIAL SAUCE IS COMMUNICATION. Our Municipal partners appreciate the proactive way we engage with them and our customers.</p>
<p>30 days before service starts</p>	<p>Thirty (30) days prior to the start of service, Red Oak will mail (2nd) letter to all residents who have not replied yet.</p>
<p>16 days before service starts June 15th Monday - June 30th Tuesday</p>	<p>16 days before the start date of our service, Red Oak will start delivering carts to our new customers. To ensure we meet the Cities timeline. Red Oak will use 4405 Canton Highway, Cumming as a staging area for carts to be delivered.</p> <p>Note: July 1st falls on a Wednesday we could start service on the Monday the 29th. July 4th falls on Saturday so no impact on service.</p>
<p>7 days before service starts</p>	<p>John Spagnuolo (Primary Contact) will meet with the City to finalize all operational and administrative details, including cart deployment update, staffing coordination, and confirmation that all pre-launch requirements are fully addressed.</p> <p>Seven (7) days before the transition, Red Oak will send an email and automated voice message to remind residents of the changes and the night before first pick-up text/phone blast to remind customer to put their containers out for next day service.</p>

Notes:

1. Does the City have email, phone numbers, billing (if different from service location) in excel format?
2. We have a fully staffed call center with 80 (CSR), from dispatchers, E-communications, New accounts, & Retention, HR, Routing, Accounting, & Safety.
3. Estimated Franchise Fees = 12,200 Customers X 50lbs average weight per customer (45 trash, 5 recycling) X 4.33 weeks in a month = 2,641,300 lbs or 1,320.65 tons per month. 1,320.65 tons per month X \$5.00 = \$6,603.25 per month or \$79,239.00 per year.



REDOAK

SANITATION & RECYCLING

www.redoaksanitation.com

678-455-7819

WELCOME LETTER





Getting Ready for Service

Please place your carts curbside the night before your service day.

• Curbside Placement Guidelines

- Each cart should be within 3 feet of the curb and 6 feet away from mailboxes, vehicles, or other obstacles.
- Handles should face the house.
- Leave at least 3 feet of space between each cart.
- Placing your cart out the night before helps prevent any service delays.

• Trash Service Guidelines

All trash must be bagged before being placed inside the cart to prevent litter in the community. Red Oak is not responsible for unbagged trash or curbside cleanup. Thank you for helping keep your neighborhood clean.

- Avoid overfilling your cart, as tightly packed materials can prevent the truck's tipper from fully emptying the cart.
- Any items left outside the cart will not be collected.
- Yard waste should be placed inside the trash cart.

• Recycling Service Guidelines

Recycling pick up schedules vary by location. Some areas receive bi-weekly recycling service. You will be informed at signup whether your recycling is collected weekly or on designated weeks shown on our [Recycling Calendar](#). If you are unsure, please contact customer service.

- Avoid overfilling your cart, as tightly packed materials can prevent the truck's tipper from fully emptying the cart.
- Any items left outside the cart will not be collected.
- A complete list of **accepted and non-accepted recycling materials** is included in this welcome letter.



• Additional Carts

- If you have more trash and/or recycling than what will fit inside of your cart, an additional cart is required.
- Personal carts are not serviced, and all materials must fit inside the provided carts for collection.

• How to Set Up Service for Additional Carts

If you need an additional cart, please follow these steps:

1. **Contact our office** for pricing and availability.
2. Payment may be required at the time of set up for an additional cart.
3. Our representative will schedule delivery of the additional cart while you are on the call.

- You may call to cancel this additional service at any time if it is no longer needed.





Yard Waste, Cardboard & Paint Disposal Guidelines

Following these guidelines helps ensure timely service and keeps your community clean.

• Yard Waste Guidelines



Yard waste must be placed **inside your trash cart**. If you have more waste than what will fit inside of your one trash cart, you may contact our office to order an additional trash cart.

Accepted yard waste includes:

- Grass clippings
- Leaves
- Pine straw
- Small plant and shrub trimmings



Please note:

Yard waste is **not accepted in recycling carts**. Recycling carts containing yard waste will not be serviced. Customers will be responsible for removing yard waste and cleaning the cart before the next recycling service.

• Cardboard & Boxes

All cardboard must be properly prepared for collection.

Guidelines:

- Boxes must be broken down and cut to fit inside the cart.
- Cardboard left outside the cart will not be collected.
- Cardboard placed in the **trash cart** must be bagged.
- Cardboard placed in the **recycling cart** does not need to be bagged.



Move-In Box Program:

New customers may take advantage of our move-in box program during their **first full month of service**.

- Boxes must be broken down and bundled with duct tape.
- Maximum of **20 boxes per bundle** and **4 bundles per pickup**.
- Please call customer service for rates and scheduling.

• Paint Removal

Paint is **not accepted** in trash or recycling carts.

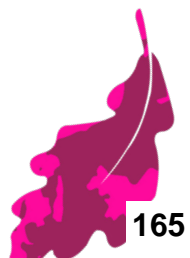
Proper disposal options include:

- Participating home improvement stores such as Home Depot or Lowe's
- Habitat for Humanity (for usable paint donations)

Please contact your local retailer for availability and guidelines.



[Click here to learn more.](#)





Bulk Pickup, Pink Bag Service, & Christmas Tree Removal

This page highlights special pickup services available for items that cannot be collected through regular weekly service. Please call our office for pricing, availability, and scheduling.

• Bulk Item Pickup



Bulk items are large household items that do not fit inside of your trash cart.

Common bulk items include:

- Furniture
- Mattresses and Box Springs
- Appliances
- Grills, Bikes, Rugs, and Similar Items

Important Guidelines:

- Construction or remodeling debris is not considered bulk.
- Appliances containing freon must be emptied and tagged by a certified HVAC technician.
- Freon appliance removal is not available in Gwinnett County.
- For safe and efficient collection, some items may need to be **bundled or secured**. When you schedule this service, our representative will provide clear instructions on how to properly prepare and place your items.

• Pink Bag Service



Pink Bags are available for larger cleanup needs and materials not suitable for regular cart service.

Ideal for:

- Remodeling or renovation debris
- Large household cleanouts
- Excess waste beyond standard service

Pink Bags provide a convenient solution for substantial disposal needs.

• Christmas Tree Removal

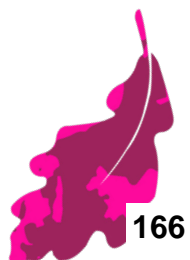


Christmas Tree Removal service is available during the **two weeks following New Year's Day**.

Guidelines:

- Prepayment and scheduling are required.
- Artificial trees must be boxed and securely taped closed. If a box is not available, the tree must be fully wrapped to prevent loose limbs or pieces from falling during collection.

Recycling options may be available in your area. Please contact your local Lowe's or Home Depot for more information, or check with your local government for details on tree recycling programs near you.





Holiday Schedule, Notifications, & Account Guidelines

Helpful information to keep your service running smoothly.

- **Holiday Service Schedule**

Please note that we do not provide trash collection on the following holidays due to landfill closures:

New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day.

- When a holiday falls on a weekday, your pickup will be delayed by one day, and all pickups for the rest of that week will also be pushed back by one day. If the holiday is on a weekend, your service will remain unchanged. We will run on Saturdays those weeks to accommodate this schedule.
- For example:** *During Thanksgiving week, Thursday pickups will be moved to Friday, and Friday pickups to Saturday.*

- **Service Delay Notifications**

Red Oak sends out emails, phone blasts and texts as reminders of upcoming holiday schedules and if there is any changes to your service.

*To receive text notifications and updates on your account from Red Oak Sanitation, simply text: **"Redoak [Your Account Number]"** to **678-455-7819**.

*You can opt out at anytime by replying **STOP** to any of our messages. Your information will not be shared for any reason. Message and data rates may apply and message frequency varies based on your needs.

If there is a change to your phone number, email address, or payment information on file please contact us to update your information.

- **Service Cancellation Policy**

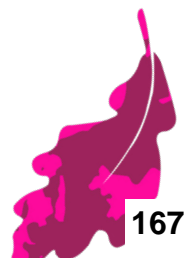
- The account holder must be the one to **call in** and cancel the service with a live agent.
- We do **not** accept letters, postcards, or voicemails left with our third-party answering service as valid forms of cancellation.
- One week notification** is required by the account holder to cancel service.
- Billing will continue until the carts are successfully removed**, except in cases where removal is delayed due to circumstances beyond our operational control.
- The carts must be curbside the evening before. They will be **removed on your final service day** by our carts service team, not the regular pickup service truck.
- After cart removal, it is the account holder's responsibility to contact the office and request any applicable refund.
- If we are unable to remove our carts, you will be billed \$100 per cart.

Thank you for choosing Red Oak Sanitation. We are grateful for the opportunity to serve your community and happy you're part of our service family!

Please like us on Facebook to follow our informational posts.



www.facebook.com/RedOakSanitation



Placing Your Cart

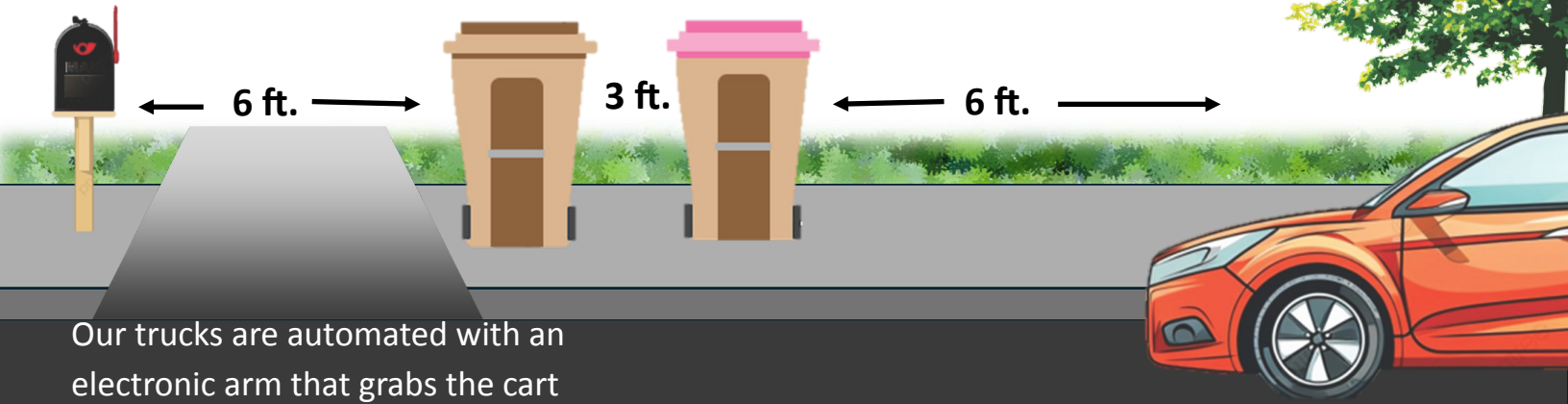
SCAN ME



HOW TO POSITION YOUR CARTS CORRECTLY

- 1** Place each cart within 3 feet of the curb
- 2** Allow 6 feet from mailboxes or other objects, 3 feet between each cart, and 6 feet from cars
- 3** Face the metal bar toward the street
- 4** Make sure the lid is closed

Do not place cart underneath low, overhanging tree limbs or utility lines



Our trucks are automated with an electronic arm that grabs the cart

Additional Tips

- Handle Should Face the House.
- Cart Should be 3 Feet within the Curb.
- Place Cart Out Evening Prior to Service Day.
- All Waste Must Be Bagged and Placed in the Proper Cart.



WHAT GOES WHERE?

RESIDENTIAL WASTE MANAGEMENT GUIDE

TRASH

must be bagged inside cart

Light Bulbs



Diapers



Disposable Razors



Yard Debris



Non-Fluorescent



Juice Boxes/Pouches



Glassware



Plastic Bags



Pet Waste



Hoses and Wire



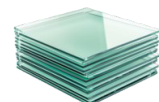
Packing Materials



Styrofoam



Food



Mirrors

Recycling

must be placed inside cart



Paper Bags



Cardboard

1 PET	2 HDPE	3 PVC	4 LDPE	5 PP	6 PS	OTHER
POLYETHYLENE TEREPHTHALATE	HIGH-DENSITY POLYETHYLENE	POLYVINYL CHLORIDE	LOW-DENSITY POLYETHYLENE	POLYPROPYLENE	POLYSTYRENE	OTHER
WATER BOTTLES; JARS; CAPS	SHAMPOO BOTTLES; GROCERY BAGS	CLEANING PRODUCTS; SHEETINGS	BREAD BAGS; PLASTIC FILMS	YOGURT CUPS; STRAWS; HANGERS	TAKE-AWAY AND HARD PACKAGING; TOYS	BABY BOTTLES; NYLON; CDS



Books, Mail, Magazines, etc.



Aluminum and Steel Food and Beverage Containers

NOT ACCEPTED

Trash or Recycling



Batteries



Tires



Electronics



Paint/ Spray Paint



Sand, Dirt, Gravel or Logs



Oils and Oil Filters



Carpet



Fluorescent Light Bulbs



Hazardous Waste or Medical Waste

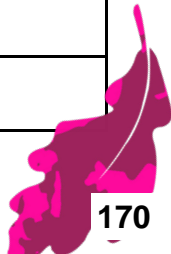


ACCEPTED
Residential or Commercial Single Stream Recycling

Aluminum & Steel Food & Beverage Containers	Aluminum Baking Tins	Cardboard Boxes	Pizza Boxes
Soda, Beer & Other Drink Box Cartons	Shoe, Cereal, Tissue & Other Packaging Boxes	All Junk Mail	Kraft Paper (Grocery & Lunch Bags)
Mixed Paper (Calendars, School Papers & Other Forms)	All Other Paper (Computer Paper, Phone Books, Books)	Catalogs	Newspapers & Inserts
#1 Plastic Soda and Water Bottles	#2 Plastic Milk Jugs, Juice Bottles & Other Rigid Containers	#3 Through #7 Plastic Bottles & Containers	Magazines

NOT ACCEPTED
Residential or Commercial Single Stream Recycling

Hazardous Waste/Containers	Aerosol Cans Not Emptied	Glass Bottles & Panes
Bio Medical Waste & Containers	Construction/Demo Waste Materials	Compressed Gas Cylinders
Paint Buckets/Containers	Tires	Ammunition or Firearms
Chemicals or Containers	Batteries	Electronics
Garden Hoses	Cables	Food Waste
Metal Furniture	Yard Waste	Electronic Cases
Wood	Construction Debris	Liquids
Plastic Grocery Bags	Styrofoam	Auto Parts





**CITY OF
WOODSTOCK**

W
GEORGIA

12453 Highway 92, Woodstock, GA 30188
770-592-6000 · www.woodstockga.gov

**REQUEST FOR PROPOSAL
For
RESIDENTIAL SOLID WASTE COLLECTION &
RECYCLING SERVICES**

**RFP NUMBER
2026 – 09**

**RELEASED:
January 15, 2026**

**DUE:
February 16, 2026 2:00 P.M. EST**

For all questions about this RFP contact:

Martyn Detz
Financial Analyst: Purchasing
770-592-6000 Ext 1205
www.bidnetdirect.com/cityofwoodstock

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1.0 PURPOSE OF SOLICITATION

1.1 Purpose of Proposal

The City of Woodstock, Georgia, herein referred to as the City, is accepting proposals from qualified firms for the purpose of providing solid waste collection, disposal, recycling and yard waste services for the City of Woodstock’s residential customers and downtown businesses.

1.2 RFP Submission

Interested parties must submit proposals electronically through Bid Net Direct to the City of Woodstock, Georgia by the due date for their proposals to be considered. Bid Net Direct can be found directly at www.bidnetdirect.com/cityofwoodstock or by visiting the City of Woodstock’s website.

Fax and e-mail responses are not acceptable.

Responses to this RFP will be accepted until 2:00 p.m. (EST) on February 16, 2026 through Bid Net Direct.

The City of Woodstock, Georgia reserves the right to reject any and all responses resulting from this RFP. Late responses will not be accepted. If company response is sent or routed to City offices, the submission requirement has not been met and any such response will not be evaluated and will be disqualified from consideration.

1.3 Schedule Overview

This Request for Proposals is scheduled as follows:

January 15, 2026	Release of RFP
January 27, 2026, 10:00 A.M.	Pre-Proposal Meeting (Non-Mandatory)
February 2, 2026, 5:00 P.M	Question Deadline
February 9, 2026, 5:00 P.M	City Responses Posted
February 16, 2026, 2:00 P.M.	Proposals Due Date
February 16, 2026, 2:01 P.M.	Public Opening
February 2026	RFP and Contract Award

1.4 Pre-Proposal Meeting

A pre-proposal conference (non-mandatory) for all respondents will be held at the City Annex located at 12453 Highway 92, Woodstock, GA 30188 on Tuesday, January 27th, 2026, at 10 am.

1.5 RFP Costs

All costs incurred in the preparation and presentation of responses to the RFP shall be completely absorbed by the RFP respondent. All documents submitted as part of the RFP will

become property of the City. Requests for specific material to be returned will be considered. Any material submitted that is confidential must be clearly marked as such.

1.6 RFP Questions/Communications

All questions about this RFP and submission requirements must be submitted in writing through Bid Net Direct. The City's representative listed in this section will serve as the primary contact for this RFP.

Martyn Detz
Financial Analyst: Purchasing
12453 Highway 92
Woodstock, Georgia 30188
770-592-6000 ext. 1205
www.bidnetdirect.com//cityofwoodstock

Any unauthorized contact shall not be responded to and may result in the disqualification of the responder's submittal. Answers to questions submitted via Bid Net Direct will be communicated to respondents via Bid Net Direct.

Communications by companies, its agents, employees, and/or representatives regarding its proposals or intention to submit a proposal in response to this RFP with any employee, agent, or representative of the City of Woodstock, other than the representative listed in Section 1.5, may be considered inappropriate communications.

If any such inappropriate communications are deemed to hinder, influence and/or alter the competitive proposal process, the City, in an effort to ensure a fair and equitable review and selection process, reserves the right to decline consideration of the offender's sealed proposal.

1.7 RFP Amendments

It is the responsibility of respondents to check Bid Net Direct for RFP information and addendums.

1.8 Non-Collusion Affidavit

By submitting a proposal, the respondent represents and warrants that no official or employee of the City has an interest, directly or indirectly, in the proposal or in the final contract award. The respondent further understands proposals will be rejected if there is any evidence of collusion with another respondent.

Respondent agrees that it shall not engage in any activity or conduct that would result in a violation of the City of Woodstock, Georgia Code of Ethics. See contractor compliance forms in **Exhibit C1 – Certification of Non-Collusion.**

Respondent certifies that this qualification, offer, or proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a qualification, offer, or proposal for the same materials, supplies, services, or equipment and is

in all respects fair and without collusion or fraud. Respondent understands collusive proposal is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. Respondent agrees to abide by all conditions of this qualification, offer, or proposal.

Furthermore, the respondent certifies that the firm has not divulged to, discussed or compared his proposal with other respondents and has not colluded with any other respondent or parties to this proposal whatsoever. Also, respondent certifies, and in the case of a joint proposal each party thereto certifies as to his/her own organization, that in connection with this proposal:

- Any prices and/or cost data submitted have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices and or cost data, with any other respondent or with any competitor;
- Any prices and/or cost data quoted for this proposal have not been knowingly disclosed by the respondent and shall not knowingly be disclosed by the respondent prior to the scheduled opening directly or indirectly to any other respondent or to any competitor;
- No attempt has been made or shall be made by the qualifier to induce any other person or firm to submit a proposal for the purpose of restricting competition;
- The only person or persons interested in this proposal, principal/principals is/are named therein and that no person other than therein mentioned has any interest in his proposal or in the contract to be entered into; and
- No person or agency has employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or established commercial agencies maintained by the Purchaser for the purpose of doing business

1.9 Contractor Compliance Certifications

Respondents agree to be bound by applicable Federal, State and Local laws, regulations and directives. See **Exhibit C** for all Contractor Compliance Certification forms.

Respondents must comply with Title VI of the Civil Rights Act of 1964, the Anti-Kickback Act, the Contract Work Hour Standard Act, and the National Occupational Safety and Health Act of 1970.

Respondents must certify that they do not and will not maintain or provide for their employees any facilities which are segregated on a basis of race, color, creed, or national origin. See contractor compliance forms in **Exhibit C2** – Certification of Non-Segregated Facilities.

Respondents must certify that they have a drug-free workplace, if applicable. See contractor compliance forms in **Exhibit C3** – Certification of Drug-Free Workplace.

Respondent certifies on behalf of itself, and all Participating Members, Major Non-Participating Members and Contractors identified by such Respondent as of the date hereof, as follows, are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily

excluded from covered transactions by any local, state or federal department or agency. See contractor compliance forms in **Exhibit C4 – Debarment and Suspension**.

1.10 Proposal & Award Basis

The City reserves the right to accept or reject any and all proposals or any or parts of a proposal wherein its judgment, it will be in the best interest of the City; waive any technicalities/informalities in the RFP document and proposal process; and to qualify and award any or all of this contract in any manner in which the City, acting in the sole and exclusive exercise of its discretion, deems to be in the City’s best interest. If no acceptable proposal is received, the City also reserves the right to re-solicit proposals, at its sole discretion.

1.11 Required Insurance

No proposal may be withdrawn for a period of sixty (60) days after time has been called on the date of opening.

Upon the award of this RFP, the contractor shall provide the City with:

<u>Coverage</u>	<u>Limits of Liability</u>
Workers’ Compensation	Statutory
Employer’s Liability	\$500,000.00
Bodily Injury Liability	\$1,000,000.00 each occurrence
Except Automobile	\$2,000,000.00 aggregate
Property Damage Liability	\$1,000,000.00 each occurrence
Except automobile	\$1,000,000.00 aggregate
Automobile Bodily Injury	\$1,000,000.00 each person
Liability	\$2,000,000.00 each occurrence
Automobile Property	
Damage Liability	\$1,000,000.00 each occurrence
Excess Umbrella Liability	\$5,000,000.00 each occurrence

Evidence of required insurance shall be presented prior to the execution of the Contract. Insurance policies to be carried under the agreement shall not be changed or canceled without a thirty (30) day written notification to the City of Woodstock, Georgia prior to change or cancellation.

1.12 Time of Completion

Respondent hereby agrees to commence work under this contract on or before a date to be specified in a written "Notice to Proceed" of the City.

1.13 Taxes, Fees, Code Compliance and Licensing

The firm shall be responsible for the payment of any required taxes or fees associated with the execution of this contract. The firm shall also be responsible for compliance with all applicable codes and statutes.

1.14 References and Proprietary Information

Submission of a proposal authorizes the City to make inquiries concerning the respondent and its officers to any persons or firms deemed appropriate by the City. Any proprietary information that the respondent does not want disclosed to the public shall be so identified on each page in which it is found. Data or information so identified will be used by the City solely for the purpose of evaluation and contract negotiations only.

1.15 Illegal Immigration Reform and Enforcement Act of 2011

By providing a qualification or proposal, qualifier/respondent certifies that he/she is in compliance with O.C.G.A. § 13-10-90 and 91, et seq. No qualification or proposal will be considered by the City unless it is accompanied with a signed, notarized affidavit (**EXHIBIT B**) from the qualifier/respondent attesting to the following:

- a) The affiant has registered with and is authorized to use and uses the federal work authorization program
- b) The user identification number and date of authorization for the affiant; and
- c) The affiant will continue to use the federal work authorization program throughout the contract period; and

The affiant will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the same information required in subparagraphs (a), (b) and (c) of this paragraph.

1.16 Anti-Boycott of Israel

By signing and submitting this proposal and pursuant to O.C.G.A. § 50-5-85, respondent/respondent certifies that it is not currently engaged in, and agrees that for the duration of this agreement, it will not engage in a boycott of Israel.

1.17 Indemnity

The successful respondent shall indemnify and hold harmless the City, its officers and employees from and against any and all claims, demands, actions, suits and proceedings by others resulting from the negligence of willful misconduct in the performance of the agreement, including but not limited to any liability for damages by reason or arising out of any failure of the successful respondent to secure proper licenses, bonds, insurance coverage or the like, and against any loss, cost, expense, and damages resulting there from, including reasonable attorney's fees.

2.0 SCOPE OF WORK

2.1 Type of Good/Service and Objectives:

The City of Woodstock, Georgia, herein referred to as the City, is accepting proposals from qualified firms to provide solid waste collection, disposal recycling and yard waste services for the City of Woodstock's residential customers and downtown businesses.

Goods and services shall meet or exceed the following guidelines:

The Contractor shall perform the quarterly billings, be primary contact, and collect all fees and handle all complaints from City residents and businesses. The Contractor shall maintain an office and service facilities through which it may be contacted without charge by telephone. The office shall be equipped with sufficient telephones and shall have responsible personnel in charge from 8:00 a.m. until 5:00 p.m., Monday through Friday.

All complaints shall be made directly to the Contractor. The Contractor shall give all complaints prompt and courteous attention. In the case of an alleged missed schedule collection, the Contractor shall investigate and if such allegations are verified, shall arrange for collection within twenty-four (24) hours of the time the complaint was received.

The Contractor shall maintain forms or a log indicating the time a complaint or request is received, the nature of the complaint or request, and the disposition of same. Such records shall be available for the City's inspection at all times during normal working hours.

The Contractor shall be responsible for billing customers and handling payments/collection processing.

The Contractor will designate a service representative to the City of Woodstock. The Designated Service Representative will be the contract manager for the vendor that will be the main point of contact as well as work with the City for the duration of the contract.

The successful contractor shall have sole and exclusive right to provide residential solid waste collection and recycling services for and on behalf of the City. This RFP/Contract shall not constitute a franchise or exclusive right to collect solid waste from commercial, institutional and industrial units within the City.

The successful contractor must supply the customers of the City of Woodstock with the appropriate number of garbage carts and recycling bins by June 26th, 2026.

Quarterly reports shall be provided to the city with a listing of the tonnage of all residential waste and recycling collected pursuant to the city's sanitation ordinance.

All Definitions can be found in **Exhibit D**.

2.1.1 Service Specifications

Contractors shall provide proposals on solid waste collection, recycling, and yard waste as follows:

Contractor shall notify all customers about the "scheduled day of service" and provide each customer that receives a Roll Out Cart and Recycling Cart with a notice card and a Contractor-provided and City-approved brochure describing the operations of the service and the requirements for each Roll Out Cart user including items that may not be included for pickup. Days vary for current customers.

The services to be provided by the Contractor shall be for once per week curbside collection of residential household garbage (MSW) from all Residential Units located in the City. The City estimates that the total number of homes is 12,076; therefore the number of carts needed City-wide should be approximately 12,200, plus recycle bins as new developments become active. The quantity of business customers that use residential carts downtown is not known. The Contractor will provide each Residential Unit with one (1) ninety-five (95) gallon Roll Out Cart for the storage and collection of MSW.

Additional Roll Out Carts for Residential Units and small businesses will be by mutual agreement of the parties hereto, however the charge shall be on a per Cart basis as herein described. Should a location generate on a continuing basis more volume than the capacity of one (1) Cart will accommodate, the City will authorize the Contractor to provide an additional Cart for servicing at the then current per Cart rate. Contractor also shall provide weekly collection of Bulky Waste materials.

Furthermore, Contractor shall provide once a week curbside collection of Recyclable Materials. Recyclable Materials shall be placed in a sixty-four (64) gallon plastic recycling Cart provided by Contractor. Recyclables shall be collected on the same day of the week in which residential household garbage is collected. The Recyclable Materials will be placed in the container unsorted. When improper materials are commingled with the proper materials by the customer, the Contractor shall collect the proper material and leave the improper materials in the container with an explanatory note.

Approved Containers shall be placed in a location that is readily accessible to the Contractor and its equipment, not to exceed five (5) feet from the curb or edge of the traveled portion of road or street. The City will aid the Contractor in resolving problems of Cart location for servicing.

The Contractor shall be responsible for sorting, handling, processing, storage, and marketing of the Recyclable Materials. The Contractor shall ensure that the Recyclable Materials collected are recycled for reuse and shall prevent the material from being deposited in any landfill. Should the market for a recyclable material covered by the terms of this Contract/Proposal collapse and render the product worthless (i.e. - local recycling processors will not accept the material without charge), the collection of such recyclable material shall be suspended until the markets improve unless the City is willing to reimburse Contractor for marketing the materials at a negative value.

The Contractor shall maintain records on the weight of Recyclable Materials collected by type (preferably) but may report weights for single stream (total of all commodities). The Contractor also shall maintain records on the set-out rate (percentage of eligible households which put out a container on each collection day) and shall furnish an accurate estimate of the participation rate (percentage of eligible households which set out a container at least once per month). These records shall be furnished to the City on a monthly basis. Monthly and year-to-date information shall be included in each report.

The Contractor shall maintain records on the weight of MSW collected. These records shall be furnished to the City on a monthly basis. Monthly and year-to-date information shall be included in each report.

Each Resident in the City eligible to receive garbage and recycling collection service will be invoiced by contractor per Residential Unit per month. It is anticipated that all customers covered by this proposal and awarded contract will receive a recycling bin. A customer may choose not to use the proposal and may request the vendor to pick the bin up for non-use purposes.

Backdoor service will be provided to residents who are determined by the City to live in a residence in which no individual is physically capable of taking recyclables or garbage to the curb. The number of all backdoor customers is 31 customers. There is an application process with the City. A doctor signature is required on the backdoor application.

The contractor shall obtain a certified weight ticket at the location of the contractor's choosing prior to disposal and provide a copy of said weight ticket to the City of Woodstock. Respondent shall maintain all appropriate insurance, permits, and approvals as may be required to haul waste to appropriate disposal locations.

The Contractor shall provide an adequate number of vehicles for regular collection services. There are 1,281 customers serviced by single axle trucks. All vehicles and other equipment shall be kept in good repair appearance and in a sanitary condition. Each vehicle shall have clearly visible on each side the identity and telephone number of the Contractor. The customer service number shall be on the truck. The service provider is to handle all complaints. All Municipal Solid Waste hauled by the Contractor shall be so contained, tied, covered or enclosed such that leaking, spilling or blowing are prevented.

The services described herein do not include the collection and disposal of any increased volume of waste resulting from a flood, hurricane or similar or different acts of God over which the Contractor has no control. In the event of such a flood, hurricane or other acts of God, Contractor and the City shall negotiate the payment to be made to Contractor for additional services, if the Contractor and City agree that the increased volume is to be handled by the Contractor. Further, if the City and Contractor reach such agreement, the City shall grant the Contractor variances in routes and schedules as deemed necessary by the Contractor.

2.1.2 Approved Containers

Garbage and allowable solid waste generated for collection shall be stored in Approved Containers as described in **Exhibit D** Definitions. The Contractor shall not be required to collect such materials unless they are in Approved Containers. Only approved plastic bags may be used to supplement the capacity of the Roll Out Carts on those occasions when excess waste is generated as herein described. Yard Waste shall be bagged or bundled according to the specifications in Section 2.1.4 herein. Residents may place up to eight (8) bags or bundles of MSW, Yard Waste or a combination of the bags/bundles without exceeding eight (8) bags in total.

2.1.3 Trash and Yard Waste Requirements

The Contractor will not be responsible to collect and dispose of more than eight bags of leaves, waste or yard trimmings per Residential Unit per collection in addition to the waste placed in the Carts. Eight bags is the maximum number of additional bags of household waste, yard waste or the combination of the two is allowed. The weight limit is 30 lbs.

The Contractor will not be responsible for removal of Construction Debris or contractor-generated construction debris nor waste generated by a professional tree surgeon.

The Contractor will not be responsible for removal of leaves or yard trimmings unless they are bagged.

The Contractor will not be responsible for removal of limbs and lumber unless it has been cut to lengths of four feet or less and bundled.

Trash collection will be located as provided for in Section 2.1.2, so that the Contractor will have adequate access to trash.

The Contractor will notify the City Manager, or his designee should it encounter problems with compliance to any of the provisions.

Continual radio dispatched collection for large items too heavy or bulky to go in Contractor's regular vehicles will be provided by Contractor. If a Residential Unit requires more than two items of bulky waste for pick up during a single collection, the Resident must notify Contractor in advance. Anything over two requires a call-in service for pick up outside weekly standard service. There is a 2 bulk waste items per home limit for household waste, collected on service day. The contractor may bill for overages over the 2-item limit.

The Contractor will notify the City Manager, or his designee should it encounter problems with compliance with the aforesaid sections.

The method of trash collection will be uniform across the City.

2.1.4 Extraordinary Waste Material

Hazardous wastes, body wastes, abandoned vehicles, vehicle parts, construction and demolition waste, tires, batteries, paints, oils, chemicals of any kind, rocks, sand, gravel, dirt, logs, carpet, medical waste, Large equipment and their parts, Freon containing devices, devices containing gasoline and/or propane, and dead animals will not be collected by the Contractor under the terms of this RFP/Contract.

2.1.5 Newly Developed and Annexed Areas

The Contractor will, within thirty (30) days or less of notification by the City, provide solid waste collection services of the same frequency and quality required by the Contractor to newly developed and annexed areas. As new homes are constructed and occupied in the City, the Contractor shall, after proper notification by the City, provide solid waste services as required by the Contract on the next scheduled day of collection following notification. The Contractor shall be responsible for notifying the City of all locations being serviced which do not appear on the billing register.

2.1.6 Collection Service Schedule: Hours and Days of Operation

The services to be provided by the Contractor shall be for once per week curbside collection of residential household garbage (MSW) from all Residential Units located in the City. Additionally, Contractor shall provide once a week curbside collection of Recyclable Materials.

Residential route collection shall not begin prior to 7:00 a.m. each day or continue after 7:00 p.m. Exceptions to collection hours shall be affected only upon the mutual agreement of the City and Contractor, or when Contractor reasonably determines an exception is necessary in order to complete collection on an existing collection route due to unusual circumstances.

The Contractor may elect to observe the following holidays:

New Year's Day	Memorial Day	Independence Day
Labor Day	Thanksgiving Day	Christmas Day

The Contractor may decide to observe a holiday by suspending and delaying the pickup day. The Contractor shall be responsible for publicizing (and the expense of publishing) any changes in collection schedules due to holiday observance. Proper publicizing will include the placement of advertisements or public service announcements serving the affected area and notice to the City Manager or his designee.

Contractor shall submit a map designating the collection routes with days of pick up to the City Manager or his designee for approval which approval shall not be unreasonably withheld. Any changes to the route shall also be submitted to the City Manager or his designee for approval which approval shall not be unreasonably withheld.

2.1.7 Landfill/Disposal Site(s)

Respondent shall indicate on the proposal the name and location of the disposal site or sites which the respondent intends to use to perform the contract and the respondent's disposal rate at the disposal site. Furthermore, the respondent shall provide evidence satisfactory to the City that the respondent, if awarded the contract, will have the right to use said disposal site or sites under and for the duration of the contract.

All changes in the diesel fuel surcharges must be made in writing to the City of Woodstock and attached to the monthly invoice.

2.1.8 Contractor's Personnel

The Contractor shall assign a qualified person to be in charge of its performance of this Contract. The City shall be provided the name, work phone number, cell phone number and email address of the person in charge at all times.

The Contractor's collection employees shall wear a uniform and shirt bearing the Contractor's name and the name of the individual employee.

Each employee shall, at all times, carry a valid driver's license for the type of vehicle he is driving. The Contractor shall provide operating and safety training for all personnel.

No person shall be denied employment by the Contractor for reasons of age, race, sex, creed, or religion or national origin.

2.1.9 Additional Services

In addition to the services set forth in the above sections, Contractor shall provide the following additional services:

2.1.9.1 City Buildings

Free dumpster service for routine trash and recycling at all City buildings.

- I. 12453 Hwy 92 Annex: (1) 8-yard with 1 service per week, (1) 8-yard with service per week single stream, and (2) 65-gallon recycle carts with 1 service each per week.
- II. 108 Wigley Rd FS 10: (3) 96-gallon trash with 1 service per week. 64-gal rolling recycle.
- III. 223 Arnold Mill Rd Senior Center: (3) 96-gal rolling cans & 64-gal rolling recycle
- IV. 108 Arnold Mill Rd Community Center: Front load dumpster & 64-gal rolling recycle
- V. 209 Bell PL Parks & Recreation: 96-gal rolling can & 64 gal rolling recycle

- VI. 225 Arnold Mill Rd FS 14: (10) 96-gal rolling cans & 64-gal rolling recycle
- VII. 228 Arnold Mill Rd WWTP: (5) 20-yard open top containers, (1) 30-yard open top. Current vendor owns 4, City owns 2.
 - a. These roll offs are not currently provided at no charge due to the type of waste being collected.
- VIII. 210 Bell PL Public Works Shop: (1) 20-yard open top, average 2 hauls per month
 - a. No charge to City.
- IX. City Parks (Dupree on Neese Rd): (1) 8-yard with 2 services per week at no charge to City.

The City anticipates three new facilities coming online in the next two years: Little River Park, Fire Station 28, and Fire Station 34

2.1.9.2 Recycling Events

The City has 2 sponsored recycle events each year, April and November.

Annual metal recycling collection sweep throughout the City in conjunction with Earth Week, as well as drop off sites for metal recycling during Earth Week.

The scrap metal collection occurs at two City recycle events each year. One in April and one in November. We do not have drop boxes year-round. The weight/tonnage from the sweep and drop-boxes is not available. Multiple vendors partner with the City for these events (e.g., metal recycling, paper shredding, etc.) Individuals who would like to recycle scrap metal or any of the other items accepted, come through the event with their vehicle. City staff will unload their items for them and sort them in various containers in the parking lot. Once we receive an item from an event participant, it is sorted by type into various containers. At the end of the event, the items are taken off site by Contractor to the recycling plant.

2.1.9.3 Concerts/Events

Roll off containers for all City sponsored events and concerts plus special event boxes for events in the City at no additional charge. For events, on average 30 20-yard garbage carts and recycling carts per year are needed for events.

There are five (5) concerts each year, May through September.

There are two (2) parades (July and December).

2.1.9.4 Schools

Recycling containers and collection at Cherokee County schools located in the City. This includes Woodstock Elementary School: (1) 6-yard with 2 services per week single stream recycling, no charge.

2.1.9.5 Other

- I. Town Hall meetings with education and training for residents on transition, handouts, and educational materials provided with Cart delivery to each home.

2.1.10 Price Proposal Format

Sealed Proposals must contain itemized pricing per Residential Unit per month for garbage and recycling collection services. The current cost of disposal tipping fees should be included in these fees. The amount shall remain fixed for the initial term, however, if taxes and /or surcharges are imposed upon the collection and/or disposal of the waste collected under the terms of the contract, Contractor may petition the City for an increase in rates to offset the increased costs to Contractor but any increase shall be subject to the approval of the City in its sole discretion.

Sealed Proposals must further contain an itemized per ton pricing franchise fee as described in Section 2.1.11 below.

2.1.11 Franchise Fee

Contractor shall pay to the City a per ton franchise fee on the total number of tons of any and all Municipal Solid Waste, Bulky Waste, Commercial Solid Waste, Construction and Demolition Waste, Garbage, Refuse, Rubbish/Trash, White Goods, Yard Debris or waste of any kind whatsoever, whether or not such waste comes from the City, accepted at the disposal site(s) beginning July 1st, 2026 and continuing for the term of the Agreement. Payment shall be made on a quarterly basis. Contractor shall maintain accurate records to support the tonnage* and such records shall be available to City staff at all times during normal business hours. All residential Municipal Solid Waste collected by Contractor from Residential Units pursuant to the Agreement shall be channeled through Contractor's disposal site(s). Recyclables shall not be subject to the franchise fee.

Tonnage for the 12-month period ending 12/31/2025 = 12,400 Solid Waste and 2,200 Recycle. Assuming the residential customer # of 12,076, this equals 1.02683 tons Solid Waste per location and 0.18218 tons Recycle per location. City has no confirmation that Yard Waste is included within the Solid Waste number and does not have data on Yard Waste separately. The Franchise fee for tonnage is not available at the time of this solicitation.

2.2 Delivery Time

This is a time sensitive project. All waste and recycle receptacles must be delivered to customers no later than June 26th 2026, pending any unnatural weather occurrence.

2.3 Award and Pricing Information

The City intends to award to a single Contractor. The City may award the entire project or portions of the project to a single Contractor. The Contract will be awarded to the lowest, responsive, responsible Respondent as determined by the review committee and as approved by City Council.

RFPs and pricing shall be valid for a period of 60 days after submission date.

2.4 Contract Term

The contract term shall be a three (3) consecutive fiscal year contract beginning July 1st, 2026 through June 30, 2029, with optional one (1) year extensions/renewals not to exceed a total contract period of five (5) consecutive years.

Renewal will depend upon annual budget funding appropriation by the City Council and Contractor's performance. The contract will be subject to the terms and conditions included in the Service Agreement. The City of Woodstock reserves the right to cancel with cause, due to nonperformance or violation of contract terms.

This Contract shall not be deemed to create a debt of the City for the payment of any sum beyond the fiscal year in which the budget appropriations have been made. If an annual budget appropriation is not made by City Council, the contract is deemed to be terminated between all parties without recourse related to non-appropriation.

2.5 Evaluation Procedure

The City of Woodstock, at its sole discretion, following an objective evaluation, will award this contract to the most responsible, responsive Contractor. The proposals will be evaluated on a "Best Overall Value" basis. The following factors will be used to evaluate the proposals:

1. Price (50 pts)
 - a. The price will be compared against the values assigned the various elements of the technical proposal. The evaluators will determine whether additional technical merit in a proposal justifies a higher price. The objective of this process is to obtain the best available combination of technical capability and price.
2. Firm's Qualifications and Resources (25 pts)
 - a. Respondent's integrity, knowledge, experience, expertise and demonstrated ability to satisfactorily perform the full range of tasks

associated with services described in this RFP; and the ability to provide a team of skilled, trained employees along with the necessary equipment.

3. References (15 pts)

- a. This factor considers the firm's prior success in such assignments and any problems encountered. The respondent should provide a minimum of three relevant references, including the entity name, contact person's name, title, mailing address, email address and telephone number.

4. General Performance History and Experience (10 pts)

- a. This factor considers the firm's general history and background, including the degree to which this type of assignment is a significant part of the firm's overall business.

5. Additional Services/Information Beneficial to the City

- a. This factor considers any other information or additional services that will benefit and assist the City in evaluating the capabilities of the Contractor. There are not any direct points associated with this item. However, the information contained herein will have an effect on the scoring and evaluation of other items.

In addition to these considerations, the evaluators may request additional information, oral presentations or discussions with any or all of the responding Contractors to clarify elements of their proposal or to amplify the materials presented in any part of the proposal. However, Contractors are cautioned that the evaluators are not required to request clarification; therefore, all proposals should be complete and reflect the most favorable terms available from the Contractor.

The City of Woodstock reserves the right to make independent investigations as to the qualifications of the Contractor. Such investigations may include contacting existing customers. Contractors should keep in mind that this is a Request for Proposals and not a request to contract. The City reserves the right to accept or reject any and all proposals, and to waive any irregularities as may be permitted by law when it is deemed that such action will be in the best interest of the City.

It is also within the right of the City to reject proposals **that do not contain all elements and information requested in this document**. The City reserves the right to cancel this RFP at any time. The City will not be liable for any cost/losses incurred by the Offerors throughout this process.

3.0 PROPOSAL FORMAT

1. **Exhibit A:** Contractor Information Sheet - If the firm has branch offices, state the office that will have management responsibility for the work to be carried out.
2. Table of Contents: Include a clear identification of the material included in the proposal by page number.
3. Letter of Transmittal: Make a positive commitment to perform the required work in a professional and workmanlike manner. Also give the name(s) of the person(s) who will be authorized to represent the firm, their title, telephone number and email.
4. Statement of Qualifications:
 - a. Name, address, and telephone number of the firm's owners, and full information about the corporate structure of the submitting firm.
 - b. Location of the firm's primary place of business for legal purposes and any subsidiary offices, years of business, types of services offered, and number of people employed on a regular basis.
 - c. Names and qualifications of personnel to be assigned to the project.
 - d. Description of similar project experience and the names, addresses, and telephone number of owners for all projects described (references will be checked). This is requesting similar project/contracts the vendor has held.
 - e. Curriculum vitae of principal associates and key personnel proposed to have primary responsibility for the project.
 - f. List at least three (3) references in which your Contractor has provided the services requested within the past two (2) years. This specifically is asking for references that may be contacted.
5. Approach: Indicate your understanding of the scope of work by describing your firm's approach, including specific illustrations of the procedures to be followed. Tell us about your firm's experience, background, and examples of work, and why the City should select your firm.
6. Proposed Contract Fees: Proposed contract fees shall be submitted containing a breakdown of each item listed in section 2.1.10 separately.
7. **Exhibit B:** E-Verify Affidavit with Instructions.
8. **Exhibit C:** Contractor Compliance including the Certification of Non-Collusion **(C1)**, Certification of Non-Segregated Facilities **(C2)**, Certification of Drug-Free Workplace **(C3)**, and Debarment and Suspension Form **(C4)**.
9. A copy of the firm's certificates of insurance as listed in section 1.11.
10. A copy of the firm's W9
11. Vendor Conflict of Interest Form **Exhibit E**
12. Annotated list of references (with addresses and telephone numbers).
13. Copy of Georgia Business License

3.1 Proposal Opening Link

A clear, concise proposal in the specified proposal format is requested with all the necessary information included. Responses to this RFP will be accepted until **2:00 p.m. (EST) on February 16, 2026** through Bid Net Direct. Proposals will be publicly opened and read aloud via GoTo Meetings on February 16, 2026, 2:01 P.M.

RFP 2026 - 09 - Proposal Opening

Feb 16, 2026, 2:00 – 2:15 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/766422541>

You can also dial in using your phone.

Access Code: 766-422-541

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Join from a video-conferencing room or system.

Meeting ID: 766-422-541

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Or dial directly: 766422541@67.217.95.2 or 67.217.95.2##766422541

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

4.0 OTHER ITEMS

4.1 Terms and Conditions

1. The City of Woodstock, Georgia hereby requests proposals for the goods and services inclusive of the services requested in the RFP.
2. City of Woodstock, Georgia reserves the right to evaluate the firm's proposals. Only those firms who, in the opinion of the City, meet the minimum necessary proposals will have their price and contract/agreement evaluated.
3. All proposals, fee schedules and other documents furnished to the City of Woodstock, Georgia are subject to the Georgia Open Records Act.
4. Termination: The contract will be subject to the terms and conditions included in the Service Agreement. The City of Woodstock, Georgia reserves the right to cancel the agreement with cause, due to nonperformance and/or violation of contract terms.
5. The City shall be notified of business name change(s) in writing within thirty (30) days of changes.
6. The City shall be notified and approve of key personnel change(s) in writing prior to any changes.

4.2 Rejection of Proposals/Cancellation of RFP

The City of Woodstock, Georgia reserves the right to reject any or all proposals, to waive any irregularity or informality in a proposal, and to accept or reject any item or combination of items, when to do so would be to the advantage of the City.

It is also within the right of the City to reject proposals **that do not contain all elements and information requested in this document**. The City reserves the right to cancel this RFP at any time. The City will not be liable for any cost/losses incurred by the Offerors throughout this process.

4.3 Proposal Withdrawal

A submitted proposal may be withdrawn prior to the due date by a written request to the City representative listed in Section 1.6. A request to withdraw a proposal must be signed by an authorized individual of the submitting company.

4.4 Miscellaneous

This RFP and any agreements related thereto must comply, inter alia, with all City laws and charters and are subject to all requisite City approvals including, but not limited to, City Management and City Council.

The City reserves the right to release modifications to this RFP or supplements to it from time to time. Firms are responsible for periodically checking Bid Net Direct or the Georgia Procurement Registry for such modifications or supplements.

This Section Intentionally Left Blank

EXHIBIT A CONTRACTOR INFORMATION FORM

See following page(s).



City of Woodstock

CONTRACTOR INFORMATION

Firm Name: _____

Contact Person: _____

Firm Address: _____

Phone: _____

Fax: _____

Email: _____

With this packet, please also provide a W-9 and Certificate of Insurance for the company/firm.

Signature – Authorized Officer or Agent

Date

EXHIBIT B E-VERIFY AFFIDAVIT WITH INSTRUCTIONS

See following page(s).



City of Woodstock

INSTRUCTIONS

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Woodstock, Georgia (the "City") has registered with and is participating in a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontract who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

E-Verify/Company ID Issued by the E-Verify Program

Federal Work Authorization User Identification Number

Date E-Verify/Company ID was issued by E-Verify

Date of Authorization

Contractor's Company/Firm Name

Name of Contractor

Name of project or type of service provided

Name of Project

City of Woodstock, Georgia

Name of Public Employer

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

Executed on _____, 201____ in _____ (city), _____ (state).

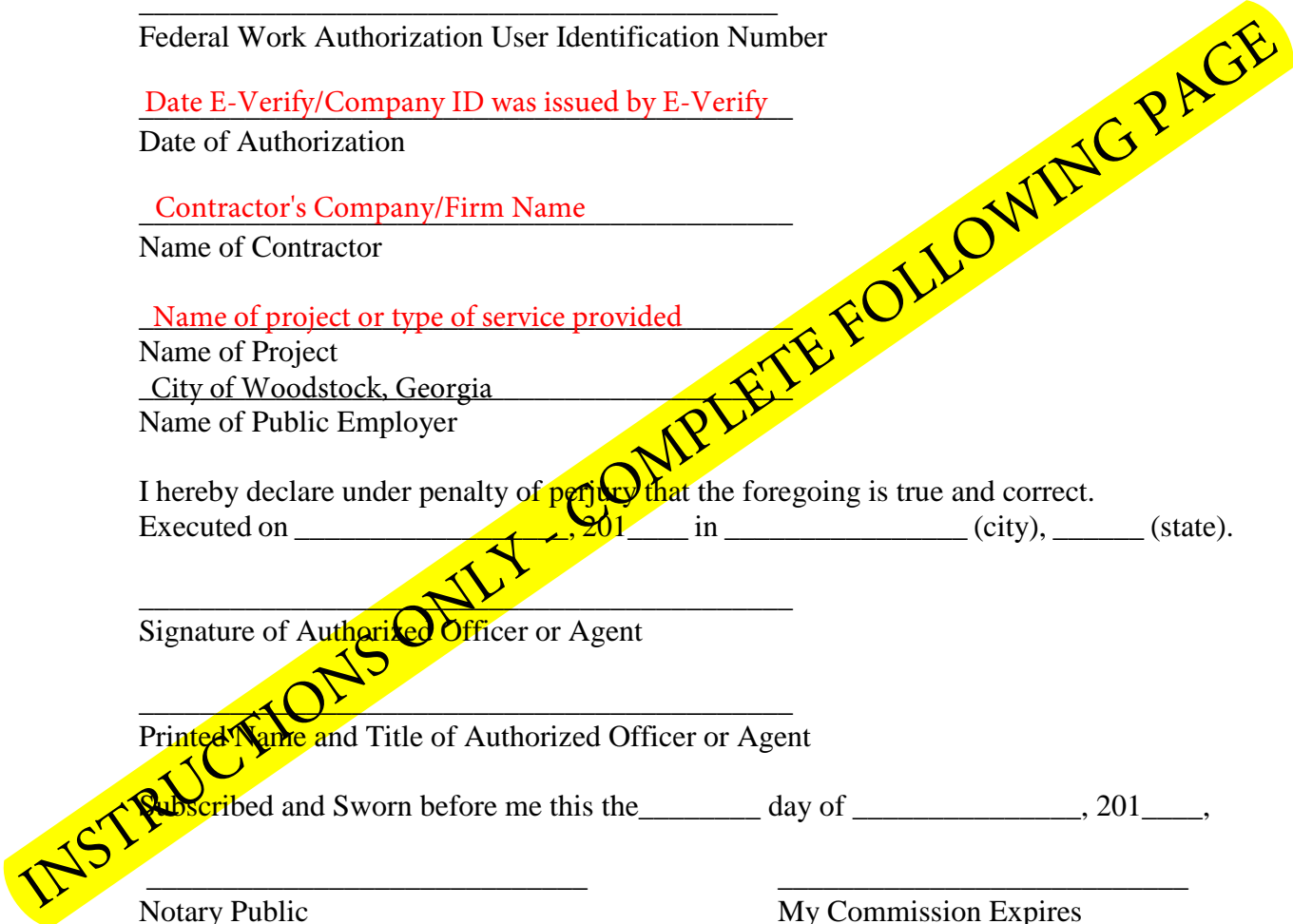
Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn before me this the _____ day of _____, 201____,

Notary Public

My Commission Expires





City of Woodstock

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Woodstock, Georgia (the “City”) has registered with and is participating in a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontract who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

Name of Contractor

Name of Project

Name of Public Employer

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

Executed on _____, 202____ in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn before me this the _____ day of _____, 202____,

Notary Public

My Commission Expires

EXHIBIT C CONTRACTOR COMPLIANCE CERTIFICATIONS

- C1 ___ NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR**
- C2 ___ CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES**
- C3 ___ DRUG FREE WORKPLACE CERTIFICATION**
- C4 ___ DEBARMENT AND SUSPENSION FORM**

See following pages

EXHIBIT C1
NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR

State of _____

County of _____

_____, being first duly sworn, deposes and says that:

(1) He is _____ (Owner, Partner, Officer, Representative, or Agent) of the **CONTRACTOR** that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said **CONTRACTOR** nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted to or refrain from bidding in connection with such Contract, or has in any collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against The City of Woodstock, Georgia or any person interested in the proposed Contract; and,

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the **CONTRACTOR** or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signed _____

Name _____

Title _____

Subscribed and Sworn to before me this ____ day of _____, 20 ____.

_____ (SEAL)

Title

My Commission expires _____
Date

EXHIBIT C2

CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES

The **CONTRACTOR** certifies that he does not, and will not, provide and maintain segregated facilities for his employees at his establishments and, further that he does not, and will not, permit his employees to perform their services at those locations, under his control, where segregated facilities are provided and maintained. Segregated facilities include, but are not necessarily limited to, drinking fountains, transportation, parking, entertainment, recreation, and housing facilities; waiting, rest, wash, dressing, and locker rooms, and time clock, work, storage, restaurant, and other eating areas which are set apart in fact, or by explicit directive, habit, local custom, or otherwise, on the basis of color, creed, national origin, and race.

The **CONTRACTOR** agrees that, except where he has obtained identical certifications from proposed subcontractors for specific time periods, he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certifications in his files.

The **CONTRACTOR** agrees that a breach of this certification is a violation of the Equal Opportunity clause in this Contract. The penalty for making false statements is prescribed in 18 U.S.C. 1001.

Contractor

Signature

Printed Name and Title of Signer

Date

EXHIBIT C3

DRUG FREE WORKPLACE CERTIFICATION

CONTRACTOR certifies that they are a drug free workplace as described below and will maintain compliance with such for the duration of the agreement.

In order to have a drug-free workplace, a business shall:

- 1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of controlled substances is prohibited in the workplace and specifying the actions that shall be taken against employees for violation of such prohibition.
- 2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- 3) Give each employee engaged in providing the commodities of contractual services that are under proposal a copy of the statement specified in the subsection (1).
- 4) In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under proposal, the employee shall abide by the terms of the statement and shall notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- 5) Impose a sanction on or require that satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
- 6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above requirements.

Contractor

Authorized Representative Signature

Date

EXHIBIT C4

DEBARMENT AND SUSPENSION CERTIFICATION

The undersigned Proposer certifies on behalf of itself, and all Participating Members, Major Non-Participating Members and Contractors identified by such Proposer as of the date hereof, as follows:

The undersigned certifies to the best of its knowledge and belief, that it and its principals:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency.
- b. Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, State or local) transaction or contract under a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, State or local) with commission of any of the offenses enumerated in paragraph 1b of this certification; and
- d. Have not within a three (3) year period preceding this application/proposal had one or more public transactions (federal, State or local) terminated for cause or default.

Where the Proposer is unable to certify to any of the statements in this certification, it shall attach a certification to its proposal or bid stating that it is unable to provide the certification and explaining the reasons for such inability.

Signature of Contractor's Authorized Official

Name and Title of Contractor's Authorized Official

Date

EXHIBIT D DEFINITIONS

1. **APPROVED CONTAINERS** - An approved container for the collection of solid waste shall be a Contractor provided 95 gallon Roll Out Cart Receptacle with two wheels and a properly designed axle and fittings constructed of heavy duty plastic and having the strength to store normal household garbage and refuse and equipped with proper attachments for hydraulic loading into the Contractor's collection vehicle by the hydraulic lifts affixed to such vehicle body. Bags, as described in item 2 below, may also serve as approved containers when the Cart is full and periodic excess volume is generated and such bags are placed adjacent to or on top of the Cart.

An approved container for the collection of recyclables shall be a Contractor provided 65 gallon Roll Out Cart with two wheels constructed of heavy-duty plastic. Contractor provided Carts are to be used by Residents during the term of this Agreement but shall be returned to Contractor at the conclusion of this Agreement.

2. **BAGS** - Plastic sacks designed to store and enclose Refuse with sufficient wall strength to maintain physical integrity when lifted by top. Total weight of a bag with contents shall not exceed forty (40) pounds.
3. **BULKY WASTE** - Large items of solid waste such as furniture, white goods, mattresses, and other oversize wastes whose large size precludes or complicates their handling by normal solid waste collection, processing, or disposal methods. Bulky Waste shall not contain refrigerators, air conditioning units, or freezers unless they are certified that all Freon has been removed. Gas grills will be collected as Bulky Waste if the propane tank has been removed. Lawn mowers will be collected so long as all gasoline has been removed.
4. **COLLECTION** - The act of removing solid waste (or materials that have been separated for the purpose of recycling) to a transfer station, processing facility, or disposal facility.
5. **COMMERCIAL SOLID WASTE** - All types of solid waste generated by stores, offices, restaurants, warehouses, and other non-manufacturing activities, excluding residential and industrial waste.
6. **CONSTRUCTION AND DEMOLITION WASTE** - Solid waste resulting solely from construction, remodeling, repair, or demolition operations on buildings, or other structures, but does not include inert debris, land-clearing debris, yard debris, or used asphalt, asphalt mixed with dirt, sand, gravel, rock, concrete, or similar nonhazardous material.
7. **GARBAGE** - All putrescible waste, including animal offal and carcasses of less than ten (10) pounds in weight except those slaughtered for human consumption; every accumulation of waste (animal, vegetable and/or other matter) that results from the preparation, processing, consumption, dealing in, handling, packing, canning, storage, transportation, decay or decomposition of meats, fish, fowl, birds, fruits, grains or other animal or vegetable matter, including, but by no way of limitation, used tin cans and other food containers; and all putrescible or decomposable waste animal or vegetable matter which is likely to attract flies or rodent, but excluding sewage and human waste.
8. **HAZARDOUS WASTE** - Any chemical, compound, mixture, substance or article which is designated by the United States Environmental Protection Agency or appropriate agency of the State to be "hazardous" as that term is defined by or pursuant to Federal or State law or regulations.
9. **LANDFILL** - A disposal facility or part of a disposal facility where waste is placed in or on land and that is not a land treatment facility, a surface impoundment, an injection well, a hazardous waste long-term storage facility or a surface storage facility.

10. **MUNICIPAL SOLID WASTE** - Solid waste resulting from the operation of residential, commercial, industrial, governmental, or institutional establishments that would normally be collected, processed, and disposed of through a public or private solid waste management service. Municipal solid waste does not include hazardous waste, sludge, or solid waste from mining or agricultural operations.
11. **PERSON** - Any individual, corporation, Contractor, association, partnership, unit of government, state agency, federal agency, or other legal entity.
12. **RECYCLABLES** - Newspapers and inserts, HDPE and PET plastic containers, aluminum, bimetal, and ferrous beverage and food cans, all of which have been separated from the waste at the point of collection. Additional materials may be added to the definition of Recyclables upon mutual agreement of the parties.
13. **REFUSE** - This term shall refer to Garbage and Rubbish generated at a Residential Unit unless the context otherwise requires.
14. **RESIDENTIAL UNIT** - A dwelling within the Service Area as hereinafter defined, occupied by a person or group of persons. A Residential Unit shall be deemed occupied when water services, either public or private, are being supplied thereto. Each unit of an apartment or condominium dwelling consisting of four (4) or less living units, whether single or multi-level construction, shall be treated as a Residential Unit. On any one collection day, the Contractor will collect from each Residential Unit (and City-approved small business) all garbage in approved containers.
15. **RUBBISH/TRASH** - All waste materials not included in the definition of Bulky Waste, Construction Debris, Garbage, Hazardous Waste, Yard Waste or Stable matter.
16. **SANITARY LANDFILL** - A facility for disposal of solid waste on land in a sanitary manner in accordance with the laws and regulations concerning sanitary landfills adopted by the State of Georgia.
17. **SERVICE AREA** - All Residential Units in the City.
18. **SOLID WASTE DISPOSAL SITE** - A location at which solid waste is disposed of by incineration, sanitary landfill, or other approved method.
19. **TRANSFER STATION** - A site at which solid waste is concentrated for transport to a processing facility or disposal site. A transfer station may be fixed or mobile.
20. **WHITE GOODS** - Inoperative and discarded refrigerators, ranges, water heaters, freezers, and other similar domestic and commercial large appliances. Refrigerators, air conditioning units and freezers must be certified as Freon free to be eligible for collection under this Agreement.
21. **YARD DEBRIS** - Solid waste consisting solely of vegetative matter resulting from landscaping maintenance.

EXHIBIT E VENDOR CONFLICT OF INTEREST

See following page(s).



City of Woodstock, Georgia

VENDOR CONFLICT OF INTEREST DISCLOSURE FORM

All vendors interested in conducting business with the City of Woodstock, Georgia must complete and return the Vendor Conflict of Interest Disclosure Form in order to be eligible to be awarded a contract. Please note that all vendors are subject to comply with the City’s conflict interest policies as stated within the certification section below. If a vendor has a relationship with a City official or employee, an immediate family member of a City official or employee, the vendor shall disclose the information required below.

Certification: I hereby certify that to my knowledge, there is no conflict of interest involving the vendor named below:

1. No City official or employee or City employee’s immediate family member has an ownership interest in vendor’s company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor’s Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.
5. Please note any exceptions below:

Vendor Name	Vendor Phone Number
Conflict of Interest Disclosure*	
Name of City of Woodstock, Georgia employees, elected officials, or immediate family members with whom there may be a potential conflict of interest.	<input type="checkbox"/> Relationship to employee _____ <input type="checkbox"/> Interest in vendor’s company _____ <input type="checkbox"/> Other _____
*Disclosing a potential conflict of interest does not disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City; vendor will be exempt from doing business with the City.	

I certify that the information provided is true and correct by my signature below.

Signature of Authorized Representative

Date

Printed Name and Title of Authorized Representative

PROCUREMENT USE ONLY

___ Yes, named employee was involved in Bid/ Proposal process.

___ No, named employee was not involved in procurement process or decision.

EXHIBIT F LEGAL AD – Notice to Respondents

See following page(s).

**City of Woodstock, GA · Finance Department
12453 Highway 92 · Woodstock, GA 30188
(770) 770-592-6000**

REQUEST FOR ADVERTISEMENT

ATTN: Legal Advertising, Cherokee Tribune
FROM: Martyn Detz, Financial Analyst: Purchasing
CC: Crystal L. Welch, Deputy CFO
DATE: January 12, 2026
ACCT #: 110581

**TYPE OF AD: LEGAL/REGULAR
RUN DATE: Thursday, January 15, 2026
Thursday, January 22, 2026
Thursday, January 29, 2026**

REF. NO: RFP 2026 – 09 Residential Solid Waste Collection and Recycling Services

**CITY OF WOODSTOCK, GEORGIA
RFP 2026 – 06 – Residential Solid Waste Collection and Recycling Services**

PROPOSAL ADVERTISEMENT

The City of Woodstock, Georgia (CITY) hereby issues a request for proposals (RFP) from qualified firms to provide solid waste collection, disposal, recycling, and yard waste services for the City of Woodstock’s residential customers and downtown businesses.

A pre-proposal conference (non-mandatory) for all proposers will be held at the City Annex located at 12453 Highway 92, Woodstock, GA 30188 on Tuesday, January 27th, 2025, at 10 am.

RFP details and document information may be found by visiting Bid Net Direct or Georgia Procurement Registry. A complete set of proposal documents may only be obtained by downloading here: www.bidnetdirect.com//cityofwoodstock. All questions must be submitted through Bid Net Direct. The deadline to submit questions is February 2nd, 2026 at 5:00 pm.

All responses to this RFP will be received electronically through Bid Net Direct to the City of Woodstock, Georgia, City no later than **2:00 PM** on Monday, February 16th, 2026. Proposals will be publicly opened and read aloud via GoTo Meetings at 2:01 P.M. Proposals received after the designated time will not be considered. Bid Net Direct may be found by visiting the City of Woodstock’s website or directly at www.bidnetdirect.com//cityofwoodstock.

The services to be provided consists of furnishing all materials, labor, tools, skills, equipment, and incidentals for the services of the aforementioned project. The Proposer shall not subcontract, transfer, assign, or otherwise dispose of the contract or any portion thereof, without the prior written consent of the City.

Proposals will be evaluated as follows:

Price	50 points
Qualifications and Resources	25 points
References	15 points
General Performance History & Experience	10 points

The successful proposer shall secure and pay for necessary approvals, permits, insurance, workman's compensation insurance, assessments, and charges required for this project as required by local, state, and federal regulations.

All proposals will be evaluated by the City and the project will be awarded, if it is awarded, within 60 days of the proposal opening. The Contract will be awarded to the highest scored Submittal as determined by the review committee and as approved by City Council.

The City reserves the right to accept or reject any and all proposals or any or parts of a proposal wherein its judgment, it will be in the best interest of the City; waive any technicalities/informalities in the RFP document and bid process; and to qualify and award any or all of this contract in any manner in which the City, acting in the sole and exclusive exercise of its discretion, deems to be in the City's best interest. If no acceptable bid is received, the City also reserves the right to re-solicit bids, at its sole discretion. Any claims for cost incurred by any Proposers in preparation of any part of or total package for this project will not be considered for reimbursement by The City of Woodstock, Georgia.

For further information regarding this RFP, please call 770-592-6000 ext. 1205 or email mdetz@woodstokga.gov

Please acknowledge the receipt of this notice and forward a copy from the newspaper. Thanks.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026
SUBMITTED BY: Faye Doss, Fire Department
ITEM TYPE: Departmental Reports
AGENDA SECTION: DEPARTMENTAL REPORTS
SUBJECT: Fire Monthly Report (January and February 2026)

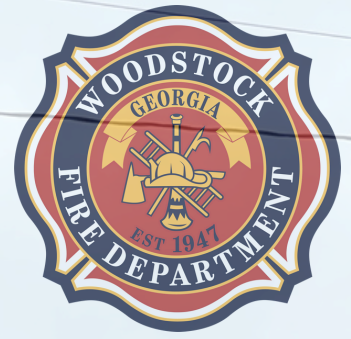
SUGGESTED ACTION:

ATTACHMENTS:

- [January Canva Monthly Report 2026.pdf](#)
- [February Monthly report 25 Canva \(1\).pdf](#)

Monthly Report January

2026



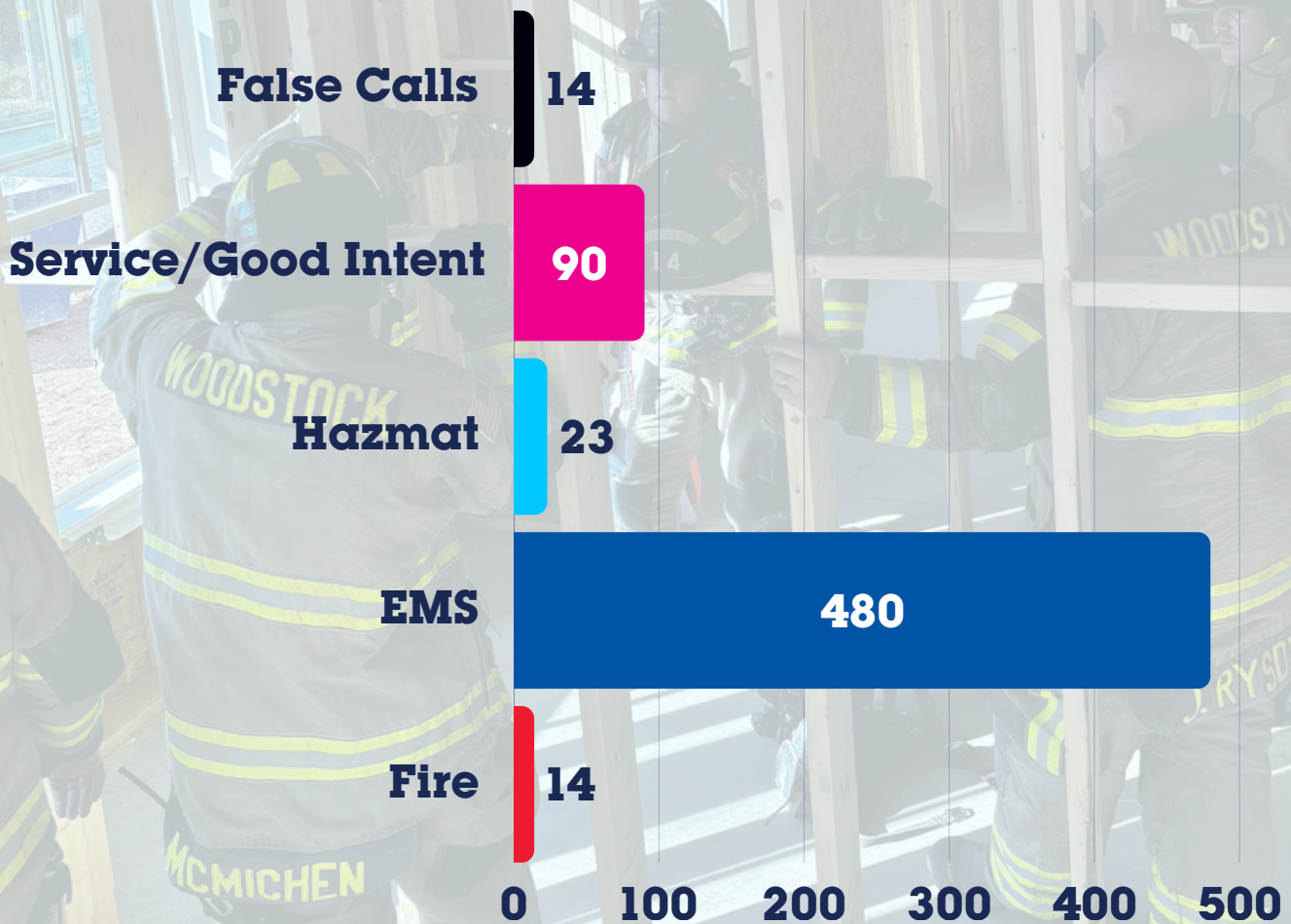
Where Did We Respond This Month?

This section is temporarily unavailable due to the State's transition from NFIRS to NERIS. Data corrections are still underway, and we are not yet able to extract all the information we would normally report. We expect to provide updated data in next month's report.



Total Number of Calls 621

Calls by Type



Departmental Physical Fitness

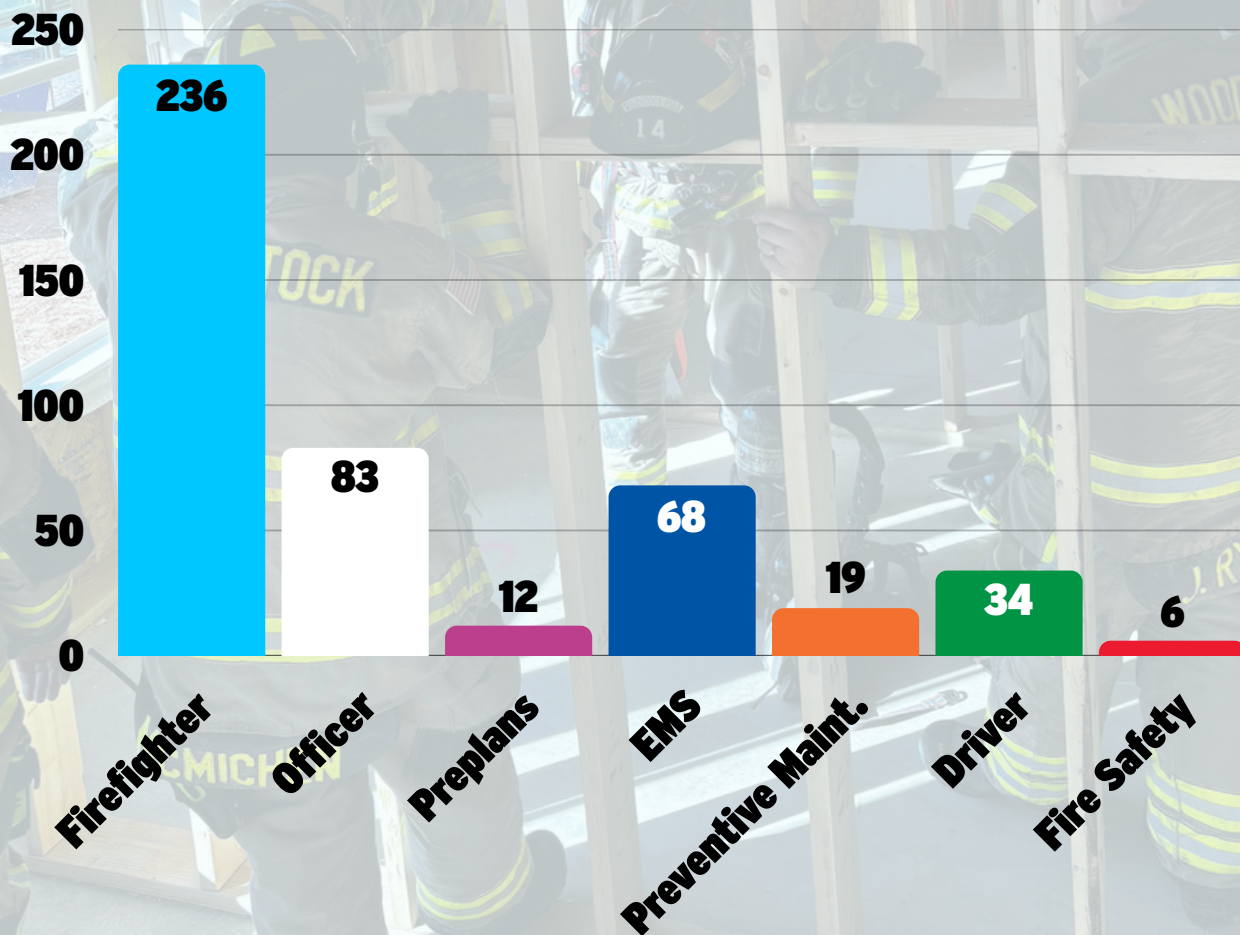
Participation : 95%

Departmental Goal : 85%

MONTHLY TRAINING REPORT FOR NOVEMBER

TOTAL TRAINING HOUR: 478

TRAINING HOURS BY TOPIC



Community Risk Reduction Division

Citizens Reached this Month: 2061

Public Participation Citizens reached:

- Indirect Impact
 - Safe Kids Cherokee Coalition Meeting

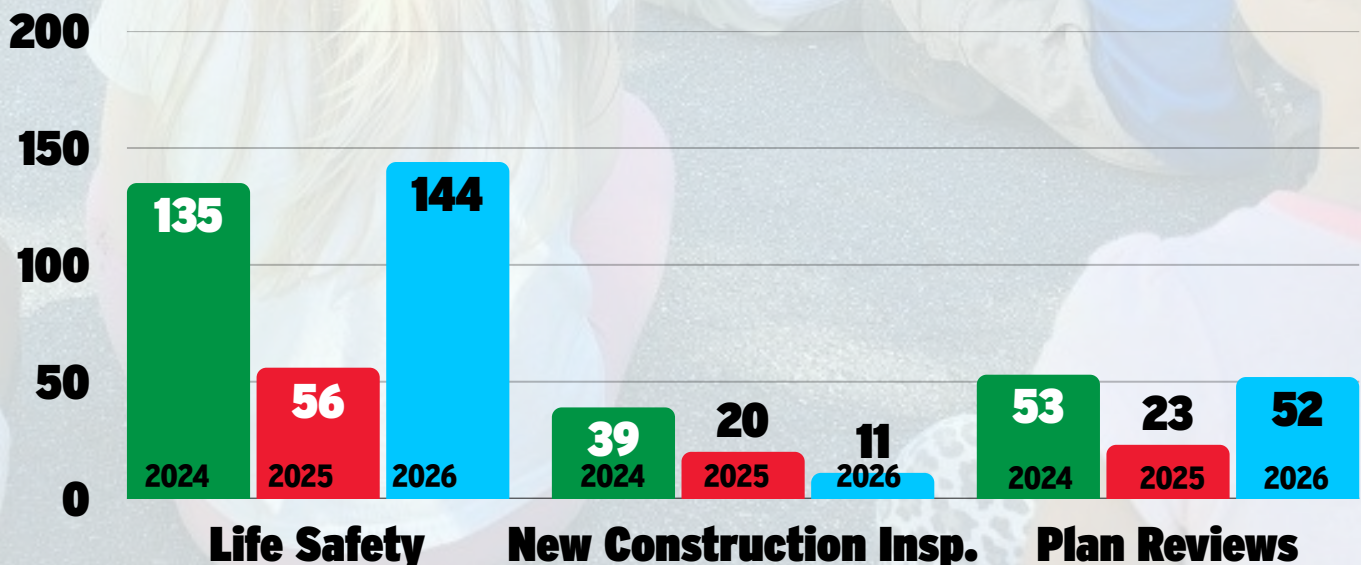
Educational Programs Citizens Reached : 5

- Children's Education
 - Station 14 Tour - 5

Community Assistance Citizens Reached: 1025

- Car Seat Inspections - 2
- Car Seats Installed - 1
 - Care takers attending - 5
- Fire Drills
 - Woodstock Elementary - 1031
 - Woodstock Elementary Code Red - 1017

Fire Marshal Monthly Inspections



Highlights from January

**Groundbreaking for Station 34 on Long Drive .
We are very excited about the future!**



And in Other News

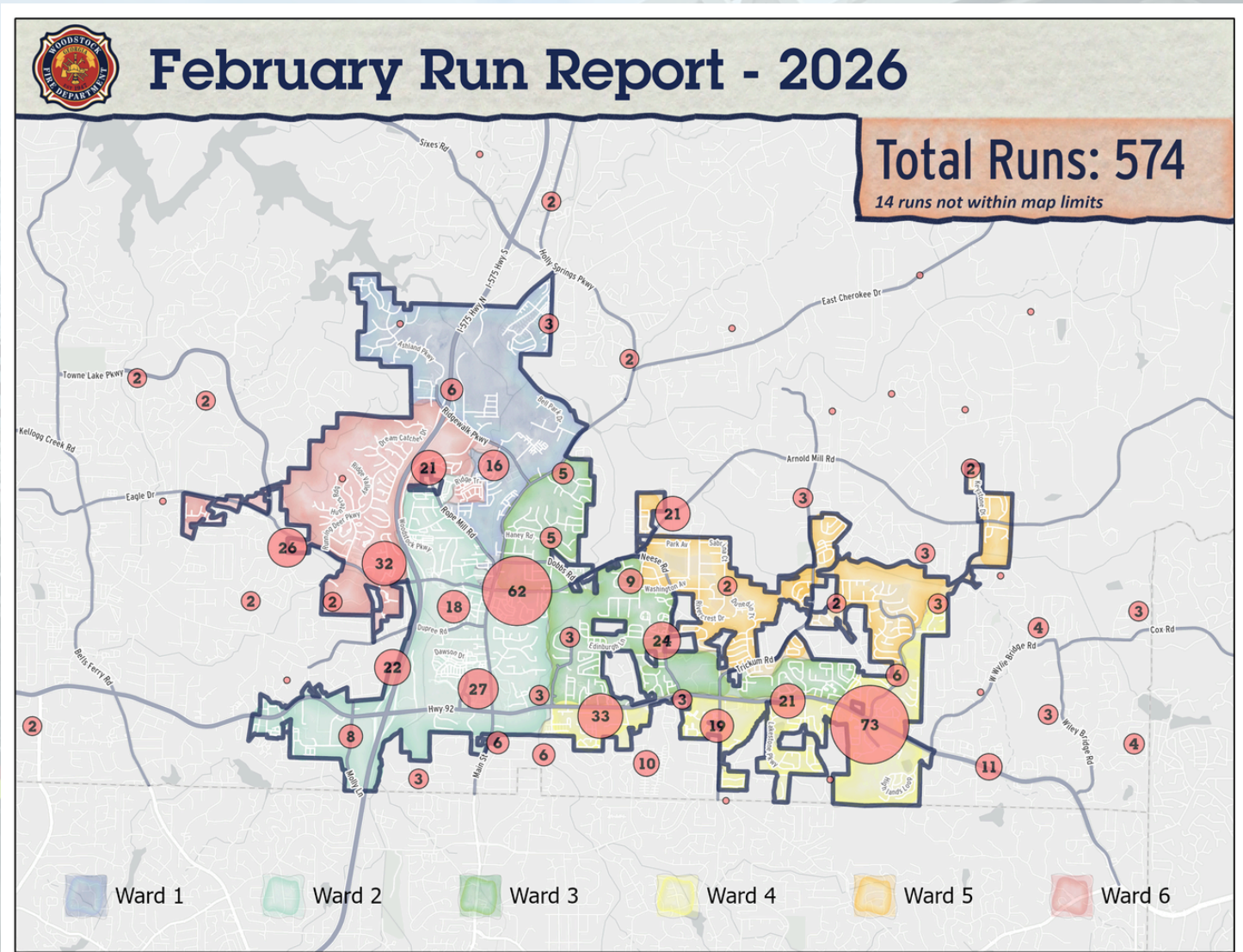
- **National Incident Reporting-We have changed over from the old NFIRS (National Fire Incident Reporting System) platform to the new NERIS (National Emergency Response Information System) platform for fire incident reporting.**
 - **There have been a few glitches in the system from the state, but they are working to get the reporting system corrected.**
 - **We are working closely with the State and NERIS to keep them updated.**
- **Completed SCBA facepiece fit testing for all firefighters.**
- **9 of our Recruits successfully passed their Firefighter1 test.**
- **Met with IT for preliminary IT budget items.**
- **Began the process for EMS license**

Monthly Report February

2026



Where Did We Respond This Month?



Total Number of Calls

574

Calls Inside the City

417

Calls Outside the City

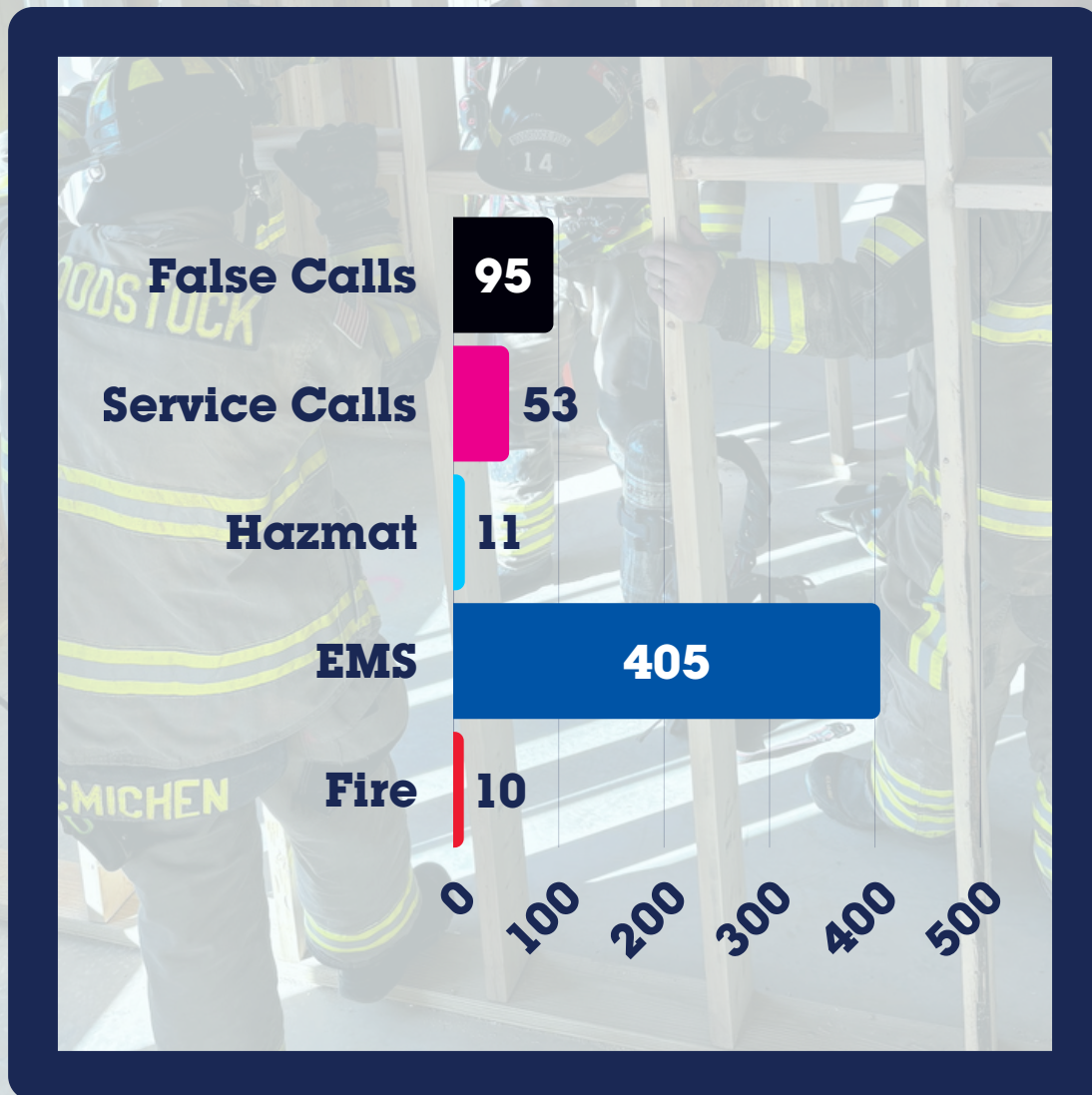
157

90th Percentile Response Times

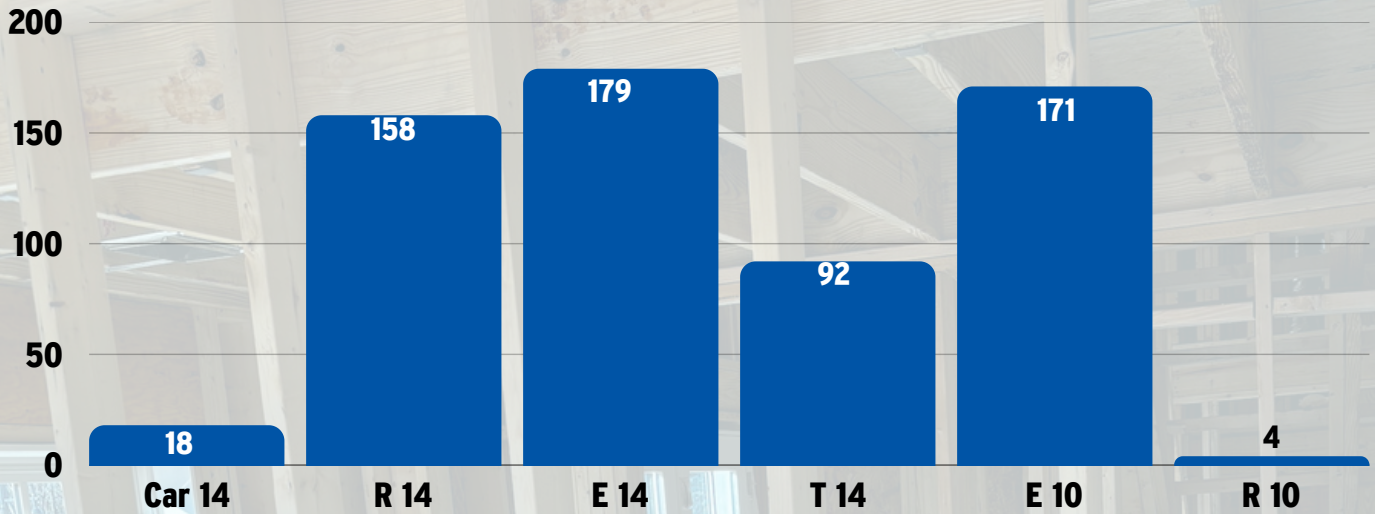
City Wide

9 minutes 24 seconds

Calls by Type



Calls by Apparatus



Departmental Physical Fitness

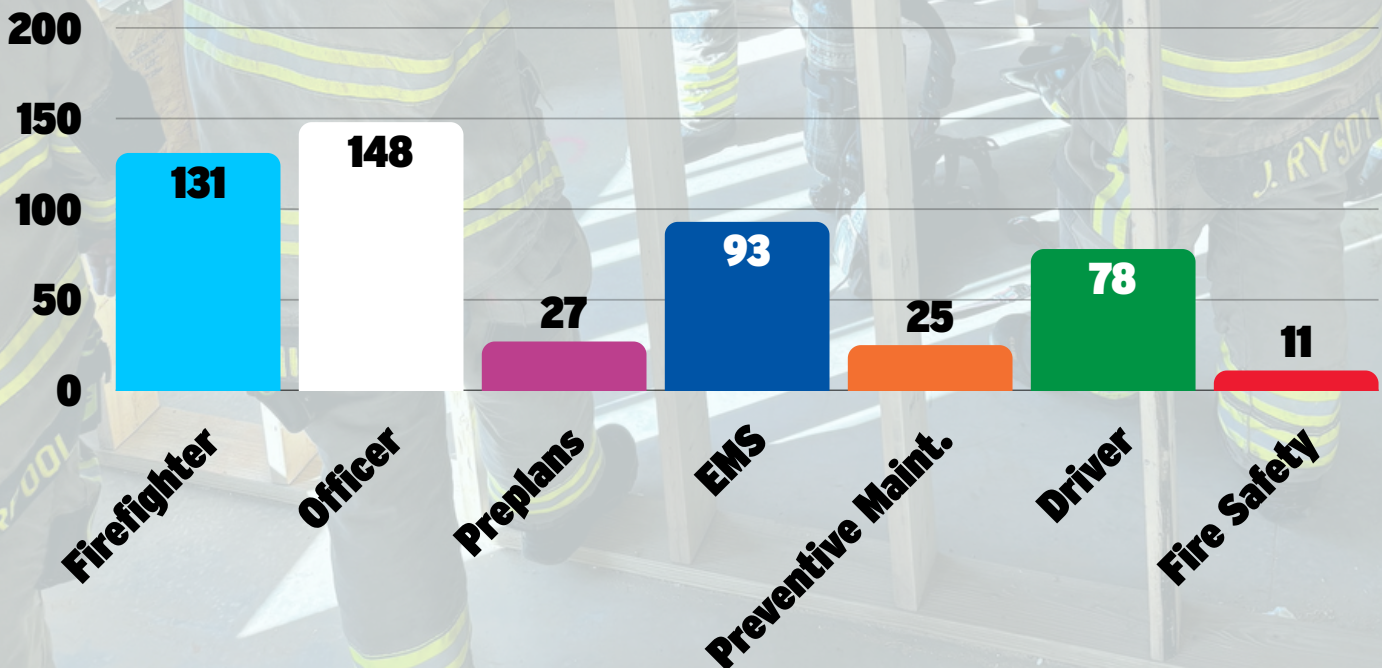
Participation : 97%

Departmental Goal : 85%

MONTHLY TRAINING REPORT FOR FEBRUARY

TOTAL TRAINING HOUR: 513

TRAINING HOURS BY TOPIC



Community Risk Reduction Division

Citizens Reached this Month: 1002

Public Participation Citizens reached: 800

- **Direct Impact**
 - **Woodstock High School Career Fair: 100**
 - **His Hands Church Birthday Visit: 50**
 - **Break Fun Day: 650**

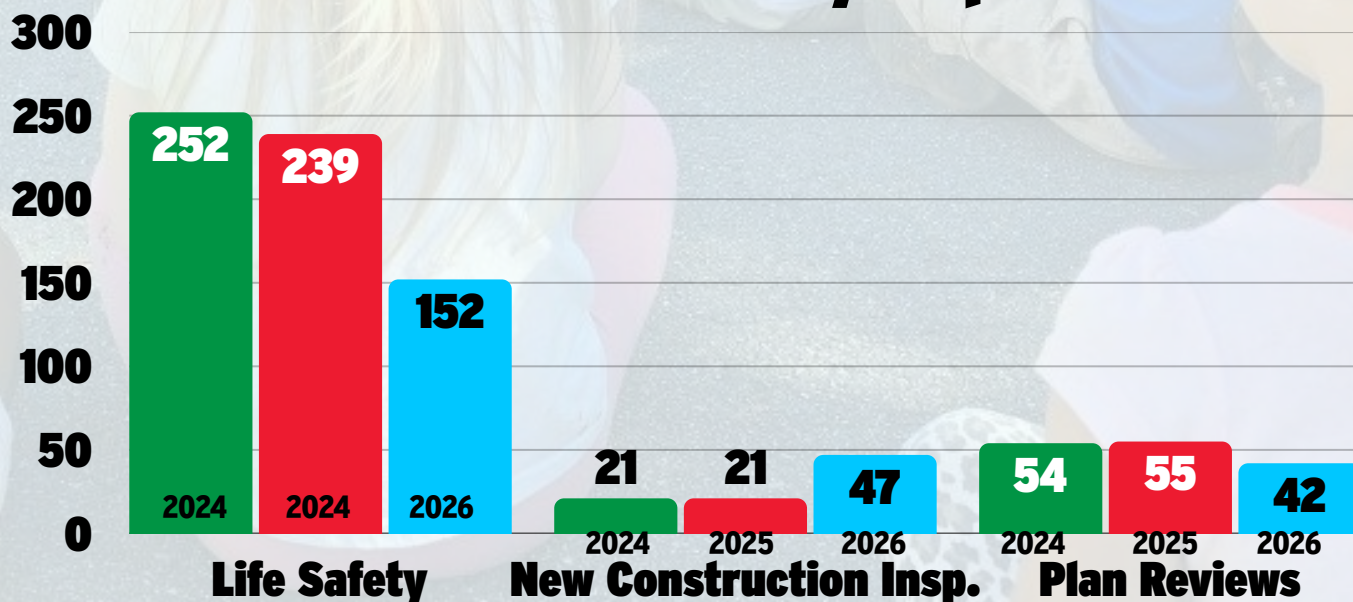
Educational Programs Citizens Reached : 190

- **Children's Education**
 - **Woodstock Middle School Burn Lab: 55**
 - **Blue Marble Touch a Truck: 60**
 - **Kings Academy**
 - **Tour: 20**

Community Assistance Citizens Reached: 12

- **Car Seat Inspections - 3**
 - **Care takers attending - 5**
- **Smoke Alarms Installed: 7**
 - **Donated Smoke Alarm Batteries Replaced: 1**
 - **Occupants: 3**
- **Knox Home Box Key Installed: 1**

Fire Marshal Monthly Inspections



Congratulations



At Georgia's Firefighter Recognition Day at the State Capitol, Master Firefighter Dave Sargenski of Woodstock Fire Department was awarded the 2025 David Gray Memorial Firefighter Leadership Award, presented by Melissa Gray on behalf of the Georgia State Firefighters Association.

This prestigious award recognizes firefighters who demonstrate exceptional leadership, dedication, and contributions to the fire service. In addition, Governor Brian Kemp presented Dave with a commendation highlighting his remarkable career and character. Since joining the fire service in 2009, Dave has exemplified what it means to be a servant leader. Also a U.S. Army veteran, he leads quietly by example, maintaining a high level of readiness and earning the trust of peers and supervisors through his actions and integrity.

And in Other News

- **Our Recruits successfully passed their Firefighter II Certifications and began the EMT classes.**
 - **We have 1 line firefighter joining the recruits for the EMT portion of training.**
- **Woodstock Public Safety Foundation recognized former Senior Firefighter David Gray and former Assistant Chief Kevin Culpepper with City Bricks at a City Brick Laying Ceremony.**
- **Submitted FY 27 Budget Request.**
- **We have successfully submitted and received our Fire Agencies DPH EMS License Renewal for 2028 which expires March 31st.**
- **IT updated our Server at Station 14.**
- **We had new hire testing and interviews for current vacancies.**
 - **We have 3 candidates working through the hiring process.**



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Stacy Brown, Communications

ITEM TYPE: Departmental Reports

AGENDA SECTION: **DEPARTMENTAL REPORTS**

SUBJECT: **Communications Monthly Report (February 2026)**

SUGGESTED ACTION:

ATTACHMENTS:
[Communications Report February 2026 \(1\).pdf](#)

FEBRUARY 2026 COMMUNICATIONS REPORT

Prepared by:

Stacy Brown, Marketing & Communications Manager

Reporting Period:

February 1-28, 2026

Executive Summary

In February 2026, the City of Woodstock's communications efforts achieved significant reach and visibility across the Atlanta market. The month was characterized by strong pickup from top-tier regional media outlets, reinforcing the city's reputation as a safe, thriving, and "people-first" community. Notably, 100% of the stories from traditional media outlets maintained a positive or neutral sentiment.

Key Performance Highlights:

- **Earned Media Success:** The city earned 21 media mentions, an increase from 18 in January, with the average reach rank rising to a period-high of 3.7.
- **High-Impact Coverage:** Major stories included Woodstock's #30 ranking for highest home values in the Atlanta metro area (95.5 WSB Radio), swift resolutions to high-profile public safety cases (FOX 5, WSB-TV), and the permanent closure of Elm Street to enhance downtown walkability (WSB-TV).
- **Digital Presence:** WoodstockGA.Gov recorded over 23,600 total sessions and 16,000 active users. While traffic saw a slight 10% dip due to the shorter month, organic search remained the primary driver, with high engagement on pages for Little River Park and the Woodstock Police Department.

Social Media Impact:

- **On Facebook,** despite a predicted dip following January's massive concert announcement, the page maintained strong reach with over 533,000 views. Top-performing content included the Elm Street pedestrian project (124.8K views) and the Woodstock Police Department's arrest of a robbery suspect (106.7K views).
- **LinkedIn & Instagram:** LinkedIn saw a 23.7% growth in followers, while Instagram experienced a seasonal decrease in interactions but continued to grow its follower base.
- **YouTube:** Video content focused on the 2026 State of the City and the Downtown Parking Program results, drawing consistent watch time.

Owned Channels:

The city's direct marketing channels performed consistently, with email subscribers growing to 883 (+2%) and SMS contacts increasing to 100 (+18%). Delivery rates remained exceptional at 99.7% for email and 96.5% for SMS. February was a high-performing month that successfully leveraged data-driven successes—such as parking turnover and property value growth—to boost Woodstock's brand visibility. By highlighting proactive infrastructure improvements and public safety excellence, the city continues to strengthen its position as a premier residential and tech-forward destination in the region.

Press Coverage

Media coverage in February was characterized by strong pickup from top-tier regional outlets (WSB-TV, FOX 5, WSB Radio). This month, 100% of the stories from traditional media outlets were categorized as positive or neutral.

	Mentions	Positive	Neutral	Negative	Avg. Reach Rank
January	18	10	8	0	3.3
February	21	12	9	0	3.7

Key Insights

Tone: The city maintained a 100% positive/neutral sentiment across all traditional media. Major stories were either informative (infrastructure/public safety) or celebratory (awards/growth).

Reach: The average reach rank increased to 3.7. This was driven by multiple segments on WSB-TV and WSB Radio.

Themes: High-impact themes included Public Safety Success (swift arrests in major cases), Economic Growth (residential value rankings), and Infrastructure Innovation (Elm Street crossing and Parking Program data).

Most Impactful Stories (High Reach + Strategic Value)

High-Value Residential Ranking (95.5 WSB Radio): Woodstock was ranked #30 on the list of "Cities with the most expensive homes in the Atlanta metro area." The coverage highlighted a 41.9% increase in home values over five years, reinforcing the brand as a premier residential destination.

Major Public Safety Resolutions (WSB-TV, FOX 5, Cherokee Tribune): The Woodstock Police Department received broad coverage for two significant resolutions: the apprehension of a suspect in the Kay Jewelers armed robbery (Feb 2) and the arrest of a suspect in the Riverstock Apartments homicide (Feb 20). Media narrative focused on the "swift actions of first responders" and inter-agency cooperation.

Elm Street Pedestrian Crossing Project (WSB-TV): WSB-TV featured a segment on the upcoming permanent closure of Elm Street to vehicles. This positioned the city as proactive in creating a walkable, "people-first" downtown environment.

Tree City USA Recognition (Cherokee Tribune & Local Outlets): The city's 2025 Tree City USA designation and the Arbor Day seedling giveaway were picked up by local news, highlighting Woodstock's commitment to sustainability and urban forest management.

Downtown Parking Program Results (Regional/Local Outlets): Reports on the parking program's data—showing 3.5 million annual visits and improved turnover—validated the city's strategic investments in parking management to the wider metro audience.

February was a high-performing month that significantly boosted Woodstock's visibility across the Atlanta market. By focusing on data-driven success (Parking/Home Values) and safety resolutions, the communications team successfully bolstered the city's reputation as both safe and thriving.

WoodstockGA.Gov

The city website recorded 27K total sessions in January. Of the month's 19K Active Users, 4.8K were from Atlanta while 3.9K were from Woodstock.

Active Users	New Users	Average Engagement Time	Total Sessions
16K	15K	51s	23.6K

Key Traffic Drivers

Traffic Acquisition

Top traffic acquisition came from Google/organic search (15.6K). Direct visits were 5.4K so stakeholders continue to predominately use search engines to find information. Traffic from organic social saw a bump in February with 1.8K sessions coming social media channels. Email resulted in 205 sessions this month.

Top Pages

Website traffic decreased by 10% in February. While part of that dip is due to a shorter month, traffic was down 5.24% from the prior 28 days.

Rank	Landing Page	Views
1	Welcome	23.1K
2	Little River Park	1.5K
3	Woodstock Police Department	1.2K
4	Meetings, Agendas and Minutes	1K
5	Special Events	762

Email/SMS Marketing Performance

Among the City's owned marketing channels, Email and SMS activity resulted in consistent performance with steady engagement rates in February.

Marketing engagement

Email SMS

Total sends

938

▲ 25.1%

Open rate

34.7%

▼ 13.3%

Opened

324

▲ 8.4%

Click rate

11.1%

▲ 454.7%

Clicked

104

▲ 593.3%

Clicks per unique opens

32.1%

▲ 539.8%

Email SMS

Sent

85

▲ 16.4%

Delivery rate

96.5%

▼ 0.8%

Click rate

29.3%

▲ 130.9%

Unsubscribe rate

0%

0%

Clicked

24

▲ 166.7%

Total clicks

34

▼ 24.4%

Analysis

- Email Subscribers: 883 (+ 2%)
- SMS Contacts: 100 (+ 18%)
- 99.7% Email Delivery Rate; 96.5% SMS Delivery Rate

Social Media

Facebook

The City of Woodstock's Facebook page received consistent reach and engagement throughout January, highlighted by community interest in events, park construction, and winter weather response.

Overall Performance

Views: 533.2K (- 48.7%)

Viewers: 135.6K (- 55.2%)

Content Interactions: 3.6K (- 60.3%)

Link Clicks: 1K (- 69.6%)

Visits: 7.6K (- 29.2%)

Follows: 459 (- 50.3%)

In February, the City Facebook Page experienced a large dip in engagement and follows compared to the previous month. January had high engagement because it's top post (concert series announcement) was twice as large as a normal month's top post.

Top-Performing Posts by Reach

Elm Street Pedestrian Crossing

- 124.8K views, 654 reactions, 174 shares

Woodstock Police Department Arrests Suspect

- 106.7K views, 64 reactions, 12 shares

Little River Park Progress

- 78.5K views, 453 reactions, 36 shares

Neese Road Paving

- 41.5K views, 75 reactions, 48 shares

Downtown Parking Program

- 34.2K views, 102 reactions, 6 shares

Instagram

The City of Woodstock's Instagram page saw receding metrics in February with drops in Views, Reach, and Interactions while Follows increased.

Overall Performance

Views: 32.6K (- 26.1%)

Reach: 9.9K (- 7.8%)

Content Interactions: 1.1K (- 52.5%)

Follows: 242

X

The City of Woodstock's X profile garnered 529 impressions and 219 engagements through 5 posts in February resulting in 50 clicks to the City's website.




Nextdoor

The City of Woodstock's Nextdoor membership topped 18,090 members in February. Four posts reached an Impression Count of 2,428.

YouTube

The City of Woodstock's YouTube channel had 398 views and 32.8 hours of watch time and gained 2 subscribers in February.

Your top content in this period

Content	Average view duration	Views
<p>1</p>  <p>Woodstock 2026 State of the City Jan 30, 2026</p>	10:12 (21.3%)	172
<p>2</p>  <p>Downtown Woodstock Parking Program Delivers Results, Council App... Feb 10, 2026</p>	0:36 (29.4%)	65
<p>3</p>  <p>Woodstock, GA: Mayor's Youth Leadership Academy Feb 19, 2026</p>	1:18 (59.1%)	16

LinkedIn

The City's activity on LinkedIn in February saw a decrease in impressions and reactions despite increases in comments and reposts.

Highlights

Data for 2/1/2026 - 2/28/2026

7,784

Impressions

▼5.8%

188

Reactions

▼7.4%

5

Comments

▲150%

2

Reposts

▲100%

The City of Woodstock experienced a 7.1% drop in engagement on LinkedIn in February. Followers grew by 23.7%.

Total engagement metrics ⓘ

Last 30 days

1



City of Marietta

244

▲6.6%

2



City of Woodstock, Georgia

Your Page

196

▼7.1%

3



City of Kennesaw

84

▼50.6%

4



City of Canton, Georgia

64

▲23.1%

5



Cherokee County

2

▲100%

City of Woodstock, GA

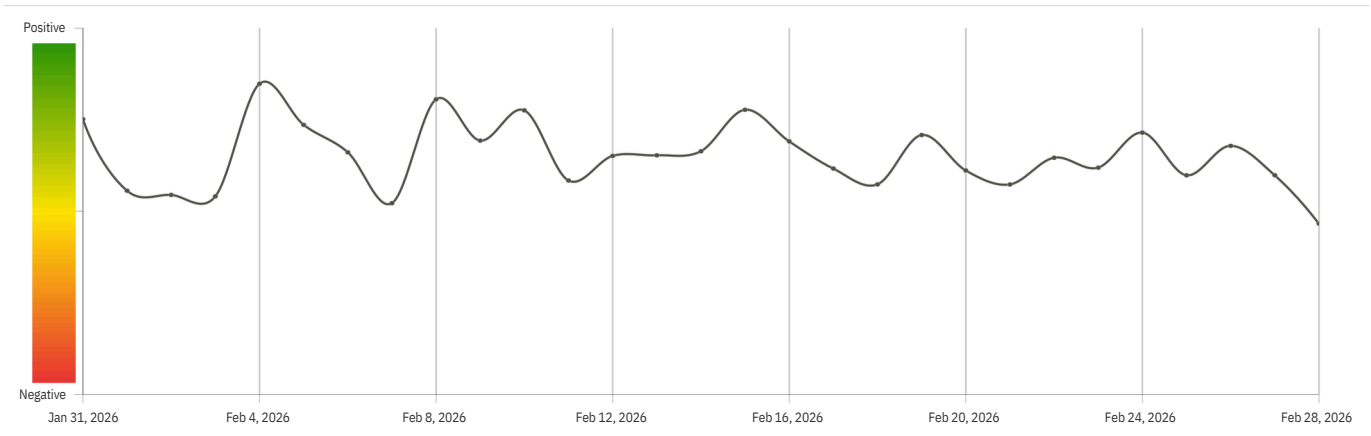
General Sentiment Trend



Sat Jan 31, 2026 - Sat Feb 28, 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.



City of Woodstock, GA

SocialMedia Activity Comparison
SunFeb01, 2026 - SatFeb28,2026



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
Woodstock Police, GA	1038	132	906	87.3%
City of Woodstock, GA	593	102	491	82.8%
Downtown Woodstock	572	226	346	60.5%
downtownwoodstock	308	143	165	53.6%
Woodstock Parks and Recreation	179	136	43	24.0%
visitwoodstockga	105	61	44	41.9%
woodstock_police	103	34	69	67.0%
Woodstock Fire Department, GA	92	35	57	62.0%
Visit Woodstock GA	90	85	5	5.6%
Young Professionals IN WDSTK	58	47	11	19.0%
mademercantilewdstk	47	24	23	48.9%
Made Mercantile	47	47	0	0.0%
woodstockgagov	44	13	31	70.5%
Woodstock Summer Concert Series	42	2	40	95.2%
woodstockparksrec	36	33	3	8.3%
inwdstk	27	19	8	29.6%
William G. Long Senior Center	24	18	6	25.0%
@woodstockgagov	20	5	15	75.0%









Woodstock Visitors Center at Historic Dean's Store	20	17	3	15.0%
IN WDSTK	13	13	0	0.0%
woodstockgafire	9	8	1	11.1%
Olde Rope Mill Park	5	2	3	60.0%
City of Woodstock, Georgia	3	3	0	0.0%
woodstockconcertseries	2	0	2	100.0%
@WoodstockPD	1	0	1	100.0%
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	
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	

Woodstock Police, GA - 1038 total records







Record Type	Activity Count
Timeline comments	512
Video comments	218

Photo comments	160	
Photos	42	
Timeline posts	37	
Message replies	30	
Videos	15	
Stories	13	
Message threads	11	

 City of Woodstock, GA - 593 total records

Record Type	Activity Count	
Photo comments	286	
Timeline comments	189	
Video comments	41	
Message replies	40	
Timeline posts	18	
Message threads	8	
Photos	8	
Videos	3	

 Downtown Woodstock - 572 total records

Record Type	Activity Count	
Photo comments	196	
Timeline comments	175	
Photos	103	
Timeline posts	68	
Message replies	22	
Message threads	4	

Review comments	2	
Reviews	1	
Videos	1	

downtownwoodstock - 308 total records

Record Type	Activity Count	
Media comments	127	
Stories	81	
Media	61	
Mentions	39	




Woodstock Parks and Recreation - 179 total records

Record Type	Activity Count	
Timeline posts	59	
Photos	56	
Photo comments	27	
Message replies	16	
Timeline comments	16	
Message threads	5	





visitwoodstockga - 105 total records

Record Type	Activity Count	
Stories	46	
Mentions	24	
Media comments	21	
Media	14	








woodstock_police - 103 total records

Record Type	Activity Count
Media comments	68 
Media	21 
Stories	13 
Mentions	1 

 Woodstock Fire Department, GA - 92 total records



Record Type	Activity Count
Timeline comments	49 
Message replies	15 
Timeline posts	13 
Photos	11 
Message threads	3 
Photo comments	1 

 Visit Woodstock GA - 90 total records





Record Type	Activity Count
Videos	38 
Timeline posts	16 
Photos	15 
Stories	15 
Photo comments	4 
Video comments	1 
Timeline comments	1 

 Young Professionals IN WDSTK - 58 total records





Record Type	Activity Count
-------------	----------------

Photos	34	
Timeline comments	10	
Timeline posts	9	
Photo comments	2	
Videos	2	
Message replies	1	





 mademercantilewdstk - 47 total records


Record Type	Activity Count	
Stories	15	
Media comments	14	
Mentions	10	
Media	8	

 Made Mercantile - 47 total records

Record Type	Activity Count	
Photos	18	
Stories	12	
Timeline posts	10	
Videos	7	



 woodstockgagov - 44 total records

Record Type	Activity Count	
Media comments	24	
Mentions	10	
Media	9	
Stories	1	


 Woodstock Summer Concert Series - 42 total records

Record Type	Activity Count
Timeline comments	36 
Photo comments	4 
Photos	1 
Timeline posts	1 

 woodstockparksrec - 36 total records

Record Type	Activity Count
Media	33 
Media comments	3 



 inwdstk - 27 total records

Record Type	Activity Count
Stories	12 
Media	7 
Mentions	5 
Media comments	3 




 William G. Long Senior Center - 24 total records

Record Type	Activity Count
Photos	14 
Timeline comments	4 
Photo comments	3 
Timeline posts	2 
Review comments	1 

X @woodstockgagov - 20 total records

Record Type	Activity Count
Direct messages	15 
Tweets	5 

f Woodstock Visitors Center at Historic Dean's Store - 20 total records

Record Type	Activity Count
Timeline posts	8 
Photos	7 
Photo comments	5 



f IN WDSTK - 13 total records

Record Type	Activity Count
Photos	5 
Videos	5 
Timeline posts	2 
Stories	1 


ig woodstockgafire - 9 total records

Record Type	Activity Count
Media	8 
Mentions	1 

f Olde Rope Mill Park - 5 total records

Record Type	Activity Count
Message replies	4 
Message threads	1 

City of Woodstock, Georgia - 3 total records

Record Type	Activity Count
Uploads	3 

woodstockconcertseries - 2 total records

Record Type	Activity Count
Mentions	2 

@WoodstockPD - 1 total records

Record Type	Activity Count
Mentions	1 

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Brian Borden, Parks & Recreation

ITEM TYPE: Departmental Reports

AGENDA SECTION: **DEPARTMENTAL REPORTS**

SUBJECT: **Parks & Recreation Monthly Report (February 2026)**

SUGGESTED ACTION:

ATTACHMENTS:
[February Monthly Report 2026.pdf](#)



Woodstock Parks & Recreation Department
February 2026
Monthly Report

1. Administration:

- Staff attended Bi-Weekly Meeting- Little River Park Construction Project.
- Staff conducted a site visit our to Little River Park for Bridge Boardwalk Connection.
- Heather coordinated with City Management, IT and Finance to procure Access Control Systems at PR Admin Building and Amp Ops Building.
- Staff attended weekly Leadership Team meetings.
- Heather hosted weekly 1:1 Meetings with Marybeth Stockdale and Heather Gilliland.
- Brian hosted weekly 1:1 meetings with Jeff armstrong and Jamey Snyder.
- Concert staffing Meeting with Marybeth Stockdale and Brian Borden.
- Heather and Marybeth attended the GRPA Women’s Leadership Summit- Feb. 26 and 27.
- Staff participated in refresher training course with Finance regarding Processes for BS&A, Accounts Payable, Purchase Orders, Credit Card, Travel Reimbursements.
- Heather submitted the Parks & Recreation Departments Budget Requests to Finance – Parks and Recreation and Senior Center Operating, Capital, Personnel, 5 Year CIP
- Resignation Received from Jamey Snyder, Recreation Operations Manager – effective March 20, 2026
- Scheduled March staffing for Chambers Rentals

2. Park Project Update:

Little River Park Project Update:

- ICAN Site work progress was impacted by weather for the week of February 2nd.
- ICAN continued with construction of the hiking trail loops at Trickum Road.
- ICAN field verified the locations and grades for the multi-use trails at Trickum Road.
- Pile driving commenced for the northside boardwalk approach to the Woodland’s prefabricated pedestrian bridge.
- Site work progress was impacted by weather for the week of February 9th.
- ICAN continued with the construction of the hiking trail loops at Trickum Road.
- Pile driving was completed for the northside boardwalk approach to the Woodland’s prefabricated pedestrian bridge. The boardwalk installation was completed for the northside boardwalk approach to the Woodland’s prefabricated pedestrian bridge.
- The boardwalk handrail installation commenced for the northside boardwalk approach to the Woodland’s prefabricated pedestrian bridge.
- Pile driving was completed for the southside boardwalk approach to the Woodland’s prefabricated pedestrian bridge.
- The boardwalk installation began for the south side boardwalk approach to the Woodland’s prefabricated pedestrian bridge.



- ICAN formed approximately 280 linear feet of multi-use trail along the linear corridor. Concrete pouring is scheduled for 02/13/2026.
- ICAN began remediation for the multi-use trail loops located at the Woodland's open space field.
- Site work progress was impacted by weather for the week of February 16th.
- ICAN completed the construction of the hiking trail loops at Trickum Road.
- The boardwalk handrail installation continued for the northside boardwalk approach to the Woodland's prefabricated pedestrian bridge.
- The boardwalk installation continued for the southside boardwalk approach to the Woodland's prefabricated pedestrian bridge.
- The boardwalk handrail installation began for the southside boardwalk approach to the Woodland's prefabricated pedestrian bridge.
- ICAN poured the concrete decking at the Woodland's prefabricated pedestrian bridge.
- ICAN continued with the remediation for the multi-use trail loops located at Woodland's open space field.

Rubes Creek Update:

- Sean and his team have tried to come up with solutions for the fact that the two bridges are causing a small rise in the flood elevation, by 0.1' to 0.4'. Unfortunately, there does not appear to be any solutions that make sense or that solve that issue. Therefore, the path forward is to request a CLOMR (Certified Letter of Map Revision) from FEMA for the project.
- Typically, they try to avoid this process and redesign the project when this becomes a possibility, but they do not see a path around this for this project to move forward.
- As this was not expected and is not part of their approved scope of work, Sean will need to generate a separate proposal for this task. He also can not advise on how long this process will require, as we are dealing with a Federal agency. Sean will be available if we have any questions or concerns with this approach.

Buckhead Trail Crossing:

- Sean and his team are wrapping up their design of the trail up to the bridge abutments and preparing to send the files over to the structural engineer and bridge engineer by the end of this week so that they can start work on their preliminary designs.
- In lieu of elevated boardwalks, Falcon has designed three small modular block walls, which will be much more cost effective.



3. Recreation Division:

A) Staff hosted the following recreation programs during the month of February:

- Our Adopt-a-Trail volunteers were out and about in February taking care of business! Thank you to the Shepard's and Trail Life USA GA Troop 1613 who cleaned their section of the Trestle Rock and Towne Lake Pass trails.
- Always a favorite, our annual Discovering Beekeeping class was rescheduled from Jan. 31 to Feb. 21 because of icy weather. Undeterred, Woodstock Community Garden Beekeeper walked participants through all the needs associated with beekeeping.
- With a temperate winter, in north Georgia we can garden almost all year. Cherokee Master Gardener Ron Fister introduced participants to flowers and vegetables that can be cultivated in the cold and the techniques to do so.
- Three is the magic number! Our 3rd Annual GAMESTOCK held at the William G. Long Senior Center was February 28, 2026. 12-hours of gaming fun with awesome games...board games, strategy games, card games, party games...GAMES!

Facility Rentals:

- Field space rental at Dupree Park 0
- Pickle Ball Court rental at Dupree Park 16
- Pavilion Rental at Dupree Park 0
- Tennis Court Rental at Dupree Park 0
- Chambers Rental in February 8
- Chambers Reservations Internal in February 10

B) Demographics:

	Registrations	Reservations	Memberships	Check-Ins	Profiles Created
All	994	50	79	1,752	549
Residents	246	40	13	558	102
Non-Residents	748	3	66	1,194	447
<18	318	1			248
18-65	225	37	9	109	256
65+	451	5	70	1,641	45
Male	313	22	15	435	223
Female	681	21	64	1,317	326
Online	726	37	12	N/A	532
In Person	268	6	67	N/A	17



4. Special Events:

- Yard Sale Registrations Opened
- Phone call meeting with Brian and Phil regarding Doodie Calls.
- RecDesk meeting to clear out old files to open space on our website.
- Concert series staffing discussion.
- Zoom meeting with Regional Municipal Special Event Group regarding drones & fireworks.
- Arbor Day tree preparation.
- Agenda Requests & Approvals
 - Arbor Day Presentation
 - Road Closures – July 4 and Christmas Jubilee
 - Premier Events concert alcohol permits.
 - RCS Production band contracts.
- Meeting with Dusty to discuss concert series printables.
- Attended the Women’s Leadership Summit 2026.
- Summer Concert Series sponsorships are almost full. We have 4 Legendary Sponsorships available.
- Continued work on updating RecDesk. Event support forms still being revised for 2026.
- Worked on Agreements for Titan Global Enterprises and Pyro Productions. They are on the agenda for the March 9th council meeting.

5. Senior Center:

- We had 1,558 membership check-ins for the month of February and currently have 732 members. During the month of February our members enjoyed many activities including our newly added Painter's Club Presentations which continue to gain popularity. BUNCO continues to be extremely popular in the community, bringing new memberships in. Our members enjoyed our Black History Month luncheon, expressing how wonderful it is to feel more included every year that we grow that particular activity. Just before my vacation we had a fabulous time during our After Hours Murder Mystery Under the BIG TOP! February was a great month for us and we look forward to our upcoming schedule of events in March.
- | | |
|--|-------|
| • Total senior Center Active Memberships | 732 |
| • Total Senior Check – Ins | 1,558 |
| • Total Senior Center Rentals | 1 |
| • Senior Center Club Meetings | 3 |



5. Park Maintenance:

- Staff removed two trees that had fallen at Springfield Park.
- Staff fixed the drinking fountain at the dog park.
- Staff fixed the bottled water filling station at dog park.
- Staff fixed water bottle filling station located next to the tennis courts at Dupree Park.
- Jeff Armstrong worked on putting together the maintenance divisions budget for the next Fiscal Year.
- Staff replaced the rotten boards along the boardwalk at the dog park.
- Staff replaced the rotten board's at the Dupree Park playground.
- Staff removed the mud and debris left behind from the Cleaned trails after flood
- Staff picked up trash that was dumped at Neese Road property.

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Ron Shelby, Finance Department

ITEM TYPE: Departmental Reports

AGENDA SECTION: DEPARTMENTAL REPORTS

SUBJECT: Investment Report (February 2026)

SUGGESTED ACTION:

ATTACHMENTS:
[Investment_Report_02-28-2026.pdf](#)



Investment Report to Mayor and Council

February 1, 2026- February 28, 2026

OVERVIEW

This financial report reflects the City's Investment balances for the 2026 fiscal year through [February 28, 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 February 13, 2026, inflation (CPI) for the 12-month period ended January was reported at 2.4%, down from the 2.7% reported for the 12-month period ended December. 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.

On Friday, February 27th, the 30-day US Treasury Bill closed at 3.74%, up from 3.72% (1/30). The 10-year Treasury decreased from 4.22% (1/30) to 4.02% (2/27). This market is no longer in an inverted yield curve (an indicator of an economy moving towards recession). The spread between the 90-Day and 10-year Treasuries is still an upward slope of 34 bp (versus 54bp on 1/30), with the 90-day at 3.68% and the 10-year at 4.02%.

The 90 Day US Treasury remained flat at 3.68% (2/27), with market expectations that the Fed may hold rates steady and only cut twice in 2026. In comparison, Woodstock closed the month of February earning a variable rate of 3.759% APY at Georgia Fund 1, up from 3.71422% earned in January. In September 2024, Ameris bank renegotiated the City's MMKT rate going forward as a spread of .58% off of the Federal Funds rate, giving us a current rate of 3.21% after the Fed's recent rate decisions (down from 3.447% in November). Subsequently, we continue to utilize that account type with \$57,441,571 in deposits due to its immediate liquidity profile, paired with investment restrictions on bond proceeds, while providing investment diversity from Georgia Fund 1. In FY26, Woodstock has earned a total of \$1,063,786 in interest at Ameris Bank alone. The Weighted Average Maturity (WAM) of the entire Woodstock Portfolio is currently less than 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 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 position has now peaked due to Property Tax collections ending December 31, and a new \$14,685,000 URA Bond issue in December for two new fire stations. Meanwhile significant construction project expenditures continue on all fronts. As a result, though we are still near our peak, lower rates and significant spending will put pressure on interest earnings in FY 2026.

Recent Arbitrage calculation on the City’s bond earnings calculated 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 **February 28, 2026**, Georgia Fund 1 paid **3.759%** annualized, which is down from the 3.71422% paid the month previous. The City of Woodstock had on deposit at **Georgia Fund 1** the following amounts:

Fund	Jan 31, 2026 BALANCE	Net DEPOSIT/ (WITHDRAWAL)	Feb 2026 INTEREST	February % Yield**	Management Fee Withheld *	Feb 28, 2026 BALANCE
GENERAL FUND	\$ 9,867,926.28	\$ 2,200,000.00	\$ 32,760.14	3.759	(\$ 479.33)	\$ 12,100,686.28
WATER – SEWER	\$ 4,018,214.72	\$ 0.00	\$ 11,586.99	3.759	(\$ 169.54)	\$ 4,029,801.71
TOTAL	\$ 13,886,141.00	\$ 2,200,000.00	\$ 44,347.13		(\$ 648.87)	\$ 16,130,487.99

*Management Fee Withheld by Georgia Fund 1 has been netted out of the full INTEREST distribution.

** Current Yield (Annualized)

MONEY MARKET BALANCES

As of **February 28, 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	January 31, 2026 BALANCE	Net Deposit/ (Withdrawal)	Feb 2026 INTEREST	Feb % APYield	February 28, 2026 BALANCE
POOL-MMKT Ameris	\$ 12,557,243.06	(\$ 1,250,000.00)	\$ 27,443.40	3.21	\$ 11,334,686.46
24 Parks Bond MMKT Ameris	\$ 25,267,318.78	(\$ 355,287.95)	\$ 60,829.90	3.21	\$ 24,972,860.73
24 Parks Bond Arbitrage	\$ 294,002.66	\$ 0.00	\$ 711.27	3.21	\$ 294,713.93
25 Fire Statn MMKT Ameris	\$ 12,911,869.95	\$ 0.00	\$ 31,326.45	3.21	\$ 12,943,196.40
SPLOST V- MMKT Ameris	\$ 2,775,428.13	(\$ 30,046.48)	\$ 6,730.61	3.21	\$ 2,752,112.26
SPLOST VII- MMKT Ameris	\$ 4,237,007.81	\$ 894,959.78	\$ 12,033.23	3.21	\$ 5,144,000.82
TOTAL	\$ 58,042,870.39	(\$ 740,374.65)	\$139,074.86		\$ 57,441,570.60

CD ACCOUNT BALANCES

As of **February 28, 2026**, the City of Woodstock had no **CD** accounts:

FUND	Dec 31, 2025 BALANCE	Sept Interest Received	Annualized Yield (APY)	Total Received at Maturity	Feb 28, 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 **February 28, 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 February 28, 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.

February 28, 2026 Market Pricing (All Firms, excluding matured securities):

Security	CUSIP	Maturity	Principal Purchase Price **	February 28, 2026, Market Price	TTL Market Gain/(Loss) *	August 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.

February 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/2025	\$ 48,667.54	\$ 142,683.21	\$ 0	\$ 0	\$ 191,350.75
August/2025	\$ 46,774.52	\$ 128,767.84	\$ 0	\$ 0	\$ 175,542.36
September/2025	\$ 36,241.29	\$ 133,922.46	\$ 0	\$ 0	\$ 170,163.75
October/2025	\$ 28,730.27	\$ 120,907.05	\$ 0	\$ 0	\$ 149,637.32
November/2025	\$ 31,774.38	\$ 105,446.71	\$ 0	\$ 0	\$ 137,221.09
December/2025	\$ 39,321.72	\$ 143,446.79	\$ 0	\$ 0	\$ 182,768.51
January/2026	\$ 43,667.67	\$ 149,536.68	\$ 0	\$ 0	\$ 193,204.35
February/2026	\$ 44,347.13	\$ 139,074.86	\$	\$	\$ 183,421.99
March/2026	\$	\$	\$	\$	\$
April/2026	\$	\$	\$	\$	\$
May/2026	\$	\$	\$	\$	\$
June/2026	\$	\$	\$	\$	\$
Sub Total	\$ 319,524.52	\$1,063,785.60	\$ 0	\$ 0	\$ 1,383,310.12

*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