



Official Minutes of Council Meeting ON MARCH 6, 2017

CITY HALL – 2 PARK PLAZA
6:30 PM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours and on line at the City web site.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem) *arrived at 6:35p.m.
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney
 - Kathi Cook, Director of Community Development

- James Drinkard, Asst. City Administrator
- John Robison, Director of Public Safety
- Peter Tokar, Director of Economic Development
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Shawn Mitchell, Budget Manager

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 02/27/2017)

B. Alcoholic Beverage License Applications

C. Financial Management Report: Month Ending January 31, 2017

- ❖ Council Member Mitchell offered a motion to approve the Consent Agenda
 - The motion received a second from Council Member Gilvin
 - The motion was approved 6-0

V. PUBLIC HEARING

A. PH-17-03: Comprehensive Plan 2035 Amendment - Downtown Residential Development

**Council Member Owens joined the meeting*

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Consideration of an amendment to the 2035 Comprehensive Plan to add language to the Downtown Activity Center, Kimball Bridge Activity Center and Old Milton Parkway Corridor character areas in order to clarify the vision for redevelopment of existing residential neighborhoods in the Downtown Overlay.
- The 2015 Downtown Master Plan update identified existing residential areas as potential redevelopment opportunities. The Master Plan envisioned redevelopment to occur as part of a larger land assembly as opposed to a piecemeal, lot-by-lot approach. This would ensure existing residents are protected from piecemeal redevelopment. Piecemeal redevelopment has the potential to have negative impacts on existing residential properties and does not represent the best development plan for the area. A land assembly approach to redevelopment provides greater opportunities to protect the natural environment, provide a better site layout, provide larger and more useable civic and amenity spaces, and reduce infrastructure costs. Additionally, there are potential negative

stormwater management implications since single lot redevelopment would not trigger stormwater requirements. This is especially concerning given that older residential areas in need of redevelopment were likely developed with little to no stormwater management requirements.

- Existing residential areas identified as potential redevelopment opportunities are designated Downtown Residential Density on the Comprehensive Land Use Plan, which identifies DT-R (Downtown Residential) as an appropriate zoning district. DT-R may permit densities of up to eight (8) dwelling units per acre, if an appropriate plan is presented, as compared to the existing zoning districts of R-12 (3.6 dwelling units per acre) and R-15 (2.9 dwelling units per acre). DT-R also allows a wider variety of residential types, as well as reduced setbacks and lot sizes. Therefore, Staff requests this important clarification in the Comprehensive Plan.
- This item was heard at the February 2, 2017 Planning Commission meeting. No one spoke for or against the Comprehensive Plan amendments. After discussion, the Planning Commission recommended to approve the request subject to adding clarification language to the Old Milton Parkway Corridor character area. Vote (7-0)
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

- ❖ Council Member Kennedy offered a motion to approve the Resolution
 - The motion received a second from Council Member Merkel
 - The motion was approved 7-0

B. PH-17-05: Unified Development Code Text Amendments - Signs & Downtown Parking

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Consideration of amendments to the Unified Development Code (UDC) Section 2.6.12 (C)(2) to increase the maximum wall sign area permitted in industrial and office parks from 156 square feet to 240 square feet and UDC Appendix A, Section 2.4 (C)(3) Downtown Parking Code to delete a provision that allows required parking to be met off-site within 500'.

UDC Section 2.6.12 (C)(2):

The Sign Code allows industrial and office parks to have a maximum wall sign area of 20 square feet per floor or story above road grade, not to exceed 156 square feet. The regulation, as currently written, allows for a proportionately larger wall sign area for buildings up to eight (8) stories. The maximum wall sign area of 156 square feet does not allow for larger wall signs on buildings over eight (8) stories. There are several office properties in the City that have entitled building heights greater than eight (8) stories, including at Avalon, Northwinds, North Point Parkway, and Preston Ridge, to name a few. These heights are now being realized in Alpharetta although zoning has allowed these heights for many years. Therefore, staff recommends a change to allow 20 square feet of sign area per floor or story above road grade for buildings up to 12 stories with a maximum wall sign area not to exceed 240 square feet. The City of Dunwoody allows a maximum sign area of up to 300 square feet.

UDC Appendix A, Section 2.4 (C)(3):

The City has experienced parking shortages in the Downtown and as a result has a consultant under contract to prepare a parking study and parking management plan. The Alpharetta Downtown Code currently allows required non-residential parking to be met off-site, if the parking is located within 500 feet of the use it serves. However, this regulation does not consider the capacity available in off-site parking areas. Therefore, staff believes that the following provision should be deleted in its entirety until a solution is identified.

"Parking in the following locations may be used to satisfy the minimum requirements of the Vehicular Parking Requirements Table: 3. Off-site parking within 500 feet of the use it serves (as measured along a pedestrian walkway from the door of the use the parking serves)."

- It should also be noted that parking requirements are reduced within the Downtown Overlay.
 - This item was heard at the February 2, 2017 Planning Commission meeting. No one spoke for or against the Unified Development Code text amendments. After discussion, the Planning Commission recommended to approve the text amendments. Vote (7-0)
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- City Attorney, Sam Thomas, read the Ordinance aloud constituting a 1st reading

Public Comment

None

❖ Council Member Kennedy offered a motion to approve the Ordinance

- The motion received a second from Council Member Mitchell with an amendment that would clarify that signs over 156 square feet shall not be internally lit.
- Accepted by Council Member Kennedy
- The motion was approved 7-0

C. PH-17-08: 2012 IPMC Adoption / Update to Property Maintenance Code

- Code Enforcement Manager, Bret Schroder, came forward to present on behalf of staff
- City Staff is proposing to update the current City of Alpharetta Property Maintenance Code (PMC). Alpharetta adopted its first Property Maintenance Code in December of 2003. The PMC is based on a document that the ICC (International Code Council) drafted and distributed for local adoption if Municipalities want to use it.
- The City of Alpharetta has made some amendments to the PMC, since the initial adoption, including the following:
 - Grass height (12 inches)
 - Inactive Construction Sites
 - "Fences" was added to section 304.10 in order to clarify this section includes maintenance of fences. A resident requested Staff add language to the Code requiring fence construction specifics such as depth required for posts in order to avoid fences leaning onto adjacent properties. However, Staff is recommending that the word "Fence" be added to the existing code, which can be used to address fence maintenance such as leaning.
- The Appeals process is written in the International Property Maintenance Code as being heard by a Board of Appeals and in Alpharetta, Code violations are heard by the Code Enforcement Board.
- Since 2003 the newer versions of the ICC Property Maintenance Code were not adopted.
- As required by state regulations, the City transmitted the update and Alpharetta's changes to the Georgia Department of Community Affairs (DCA) for review. They act as the State of Georgia's governing body for Building Codes, Life Safety Code, Fire Code and Property Maintenance Code. The City received approval from DCA for the proposed update and changes.
- City Attorney, Sam Thomas, read the Ordinance aloud constituting a 1st reading

Public Comment

None

❖ Council Member Kennedy offered a motion to approve the Ordinance

- Accepted by Council Member Owens
- The motion was approved 7-0

VI. NEW BUSINESS

A. Advanced Heart Monitor Replacements for the Fire Department

- Director of Public Safety, John Robison, came forward to present this item on behalf of staff
- Staff recommends approval of the purchase of nine replacement Advanced Heart Monitors (and associated equipment) through Physio-Control, Inc. at a cost of \$372,114.38.
- Staff also requests that Council adopt a Resolution authorizing the Mayor to execute a lease agreement, and all associated documents, with Branch Banking and Trust Company (under the Georgia Municipal Association equipment lease program) for the purposes of providing the remaining funding needed for the Advanced Heart Monitor acquisitions.
- The Fire Division uses Advanced Heart Monitors ("heart monitors") to diagnose, treat and monitor medical patients, particularly those experiencing cardiac events. These are emergency-room type units with leads that attach to the patient to provide vital signs such as heart rhythms, blood pressure and pulse oximetry. The features and functions of such units are determined by both the hardware and the software that operates the units and communicates with users.
- The City's current heart monitors were purchased in 2008 and have reached the end of their useful life (9 monitors in total). Both the hardware and software are beyond the manufacturer's effective support and they do not have some contemporary features required to meet current American Heart Association standards of care.
- During fiscal year 2016, the Public Safety Department evaluated the heart monitors available in the marketplace at that time. A panel of paramedics with particular expertise in cardiac care was formed to evaluate alternatives and quickly narrowed the field to three of the largest manufacturers: Zoll (maker of the old equipment), Philips, and Physio. The panel met with representatives from all three manufacturers and worked with loaned equipment to assess each model's features and functions. A table with evaluation criteria and results is attached and has been updated to reflect current products/technology available in the marketplace.
- The heart monitor from Phillips (HeartStart MRx M3536A) provided the most comprehensive array of desired features and functions and was also the most cost competitive based on the Department's obtained quotes. The Department received approval from the City Council on October 3, 2016, to purchase 9 Phillips HeartStart cardiac monitors and a lease through BB&T was competitively secured for the associated funding (\$247,304.87). Subsequent to the approval, Phillips experienced

supply chain disruptions due to a malfunctioning internal processor PCA board, which is manufactured by a 3rd party company which caused a stoppage of any Heartstart monitors to be shipped in an acceptable time period (minimum of 6-month delay with no guarantees). As such, the Public Safety Department is requesting to move towards the 2nd rated heart monitor which is the Physio Life-Pak 15.

- One of the biggest advantages the Physio Life-Pak 15 provides is the ability to transfer care of critical patients to our transporting agency, AMR, without interruption, as they too use Life-Pak monitors. We believe that the ability for our members and ambulance personnel to operate each other's cardiac monitors is extremely valuable. Additionally, Roswell, Milton and Sandy Springs Fire Departments all use Life-Pak 15 monitors, which again, is a huge asset as we frequently provide mutual aid with those departments.
- Physio-Control Inc. is a sole-source provider of Physio heart monitors. The attached quote includes all costs associated with the purchase of nine Physio Life-Pak 15 heart monitors and associated training and totals \$372,114.38. This represents an increase of \$124,809.51 over the previously approved purchase of the Phillips HeartStart heart monitors.

Capital Lease Program

- The initial heart monitor lease financing approved in October 2016 was competitively awarded to BB&T in an amount totaling \$247,304.87 as they provided the lowest overall financing costs. As the underlying acquisitions are the same (heart monitors), the city requested the additional funding from BB&T. Overall, the terms are the same with the exception of a slight rise in market interest rates (1.93% vs 1.76% on the original lease).

Transaction terms include:

- Additional loan amount: \$124,809.51 (heart monitor costs of \$372,114.38 less previous lease financing of \$247,304.87);
 - 5-year term;
 - 1.93% fixed interest rate;
 - no closing costs;
 - no prepayment penalty; and
 - \$32,491.42 additional annual payment (total payment for both lease = \$83,693.15).
- The Public Safety Department has sufficient appropriations programmed into the preliminary FY 2018 Budget to fund the annual lease payment.
 - City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

- ❖ Council Member Gilvin offered a motion to approve the purchase of nine replacement Advanced Heart Monitors (and associated equipment) through Physio-Control, Inc. at a cost not to exceed \$372,114.38 and adopt the Resolution as read by the City Attorney authorizing the Mayor to execute a lease agreement, and all associated documents, with Branch Banking and Trust Company (under the Georgia Municipal Association equipment lease program) for the purposes of providing the remaining funding needed for the Advanced Heart Monitor acquisitions.
 - Accepted by Council Member Merkel
 - The motion was approved 7-0

B. Fiscal Year 2017 Mid-Year Budget Amendment

- Director of Finance, Tom Harris, came forward to present this item
- The purpose of the Fiscal Year (FY) 2017 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that have already occurred (e.g. during the first eight months of the fiscal year) or are planned to occur before fiscal year-end.
- Initiatives are discussed in detail within the Fiscal Year 2017 Mid-Year Budget document
- City Attorney, Sam Thomas, read the ordinance aloud constituting the 1st reading

Public Comment
None

- ❖ Council Member Mitchell offered a motion to adopt the Fiscal Year 2017 Mid-Year Budget amendment with the following changes:
 - Eliminate \$500,000 from Unallocated Capital for the Alpha Loop
 - Eliminate \$1,000,000 from T-SPLOST Reallocation for Alpha Loop
 - Reallocation expense of \$250,000 for park demo work from Unallocated Capital to the 2016 Bond Fund for parkland acquisition
 - Leave DEA Fund as presented by Director of Finance
 - Allow for removal of the money appropriated for the Fiserv signal and add \$250,000 for a Signal Allocation Fund to allow public works to make future proposals to Council on how to best spend those funds

- Transfer \$40,000 from Downtown Improvements Capital Account to Public Works Traffic Signal Account for signal at Academy Park and Park Plaza
- Add \$25,000 from Unallocated Capital to Community Development Design Services Capital Account
- Accepted by Council Member Kennedy
- The motion was approved 7-0

VII. PUBLIC COMMENT

None

VIII. REPORTS

- Director of Economic Development, Peter Tokar announced the move of Ascsent to the former blackberry data center site
- Mayor Belle Isle announced that the City closed on the City Center property last Friday. The construction fencing will be going up this week. The official groundbreaking ceremony will be Thursday, March 23.

IX. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Kennedy offered a motion to adjourn into Executive Session
- Accepted by Council Member Gilvin
- The motion was approved 7-0

Respectfully Submitted,



Coty Thigpen, City Clerk