



City Council Meeting
July 22, 2019
Office of the City Clerk
ALPHARETTA CITY
HALL COUNCIL
CHAMBERS
2 PARK PLAZA
6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in summary form. This is not an official record of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.

I. CALL TO ORDER

- *Mayor Pro Tem Donald F. Mitchell called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - Mayor Jim Gilvin (absent)
 - Mayor Pro Tem Donald F. Mitchell
 - Jason Binder
 - Ben Burnett
 - John Hipes
 - Dan Merkel
 - Karen Richard
- Staff
 - Bob Regus, City Administrator
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator
 - Peter Sewczwicz, Director of Public Works
 - Major Scott Mechler – Support Services for Public Safety
 - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
 - Kathi Cook, Director of Community Development
 - Michael Woodman, Senior Planner
 - Tom Harris, Director of Finance
 - Cris Randall, Director of Human Resources
 - Amanda Musilli – Community Services Manager
 - Matthew Thomas – Economic Development Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS

- A. Lieutenant Greg Jones 30-Year Service Award

V. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 7/15/2019)

- B. Alcoholic Beverage License Applications

PH-19-AB-17 Shree & Shree LLC
d/b/a Shell
2005 Hembree Road
Alpharetta, GA 30005

Convenience Store Retail Package Sales
Beer, Wine, Sunday Sales

Owner: Ritaben Brahmbhatt
Registered Agent: Ritaben Brahmbhatt

❖ Council Member Merkel offered a motion to approve the consent agenda

- The motion received a second from Council Member Burnett
- The motion was approved unanimously (6-0); Mayor Gilvin absent

VI. PUBLIC HEARING

- A. V-19-02: 112 Thompson Street / Bed & Breakfast Variance

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff recommends Mayor and Council approve V-19-02 Magnolia Bed & Breakfast Variance, subject to the following conditions:
 1. Property shall be developed substantially similar to submitted plan, dated 6/11/2019, except for modifications required to comply with the zoning district regulations and conditions below.
 2. Building architecture, materials and design shall comply with the Alpharetta Downtown Code regulations, subject to review by the City's Downtown Consultant and final approval by DRB.
 3. Building/accessory structures shall have a residential scale and character, as approved by DRB. The building footprint (including decks) of the bed and breakfast shall not exceed 5,450 square feet and total building size shall not exceed 12,450 square feet, which is similar to the footprint and size of the adjacent townhome building in Midwick.
 4. Use of the property shall be limited to 'Bed and Breakfast' with no more than 14 guest rooms and one (1) residential unit, with uses only permitted within a

new structure, as approved by the DRB. Up to 300 square feet of meeting space shall be permitted within the Bed and Breakfast. A café with seating for no more than 15 people shall be permitted within the Bed and Breakfast for the primary purpose of serving guests but may also be open to the public. A special event facility shall not be permitted to operate on the property.

5. Thompson Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane, with final approval by Staff. Final streetscape shall match the approved streetscape standards and include decorative pedestrian lighting as approved by Staff.
 6. Roadways with on-street parking shall incorporate curb extensions at intersections.
 7. Decorative paver aprons shall be required at each project driveway, as approved by Staff.
 8. Fencing visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be permitted.
 9. Parking and drive aisle, as depicted on the submitted plan, shall be allowed between the building and the street.
 10. Parking area shall be screened from Thompson Street with a low wall, berm and/or decorative hedge, as approved by DRB.
 11. ~~Dumpster enclosure shall not be visible from Thompson Street or the Alpha Loop and shall maintain a setback of at least 25' from any residentially zoned property. Dumpster enclosure shall have exterior materials which are compatible with the primary building.~~ Trash shall be handled in a residential manner, with no dumpster on site.
 12. Magnolia grouping along Thompson Street shall be saved, if streetscape improvements do not impact trees with final approval by Staff.
 13. Developer shall identify locations with significant tree groupings and incorporate those groupings into the final site plan, as approved by Staff.
 14. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
 15. There shall be no encroachment on the stream buffer or impervious setback, except to connect to the Alpha Loop.
 16. There shall be a minimum 10' heavily planted landscape strip along the eastern and western property lines, as approved by DRB.
- The applicant, Rhonda Moss, is requesting consideration of a variance to allow a bed and breakfast building to encroach into the stream buffer, as well as to allow parking between the road and the building. The property owner proposes to redevelop the site with a 15-room 'Bed & Breakfast' with café and special event facility. The subject property is located at 112 Thompson Street on the north side of Thompson Street just east of Kingry Lane.

- The submitted request, if approved as submitted, would allow for the redevelopment of the subject property with a 15-room 'Bed & Breakfast' with café and special event facility. The applicant proposes variances to allow for encroachment into a portion of a City stream buffer, as well as to allow parking between the road and the building. The subject property is located at 112 Thompson Street on the north side of Thompson Street just east of Kingry Lane.
- The 1.54-acre property is developed with a 1-story, 2,416 square foot brick ranch home with a day light basement and built in 1964. A non-perennial stream runs along the north side of the property and impacting approximately 30 – 40% of the property. The property is zoned O-P (Office-Professional). Surrounding properties are zoned DT-R (Downtown Residential) and R-4A (Dwelling, 'For-Sale', Attached Residential) to the north, R-12 (Dwelling, 'For-Sale', Residential) to the west, O-I (Office-Institutional) to the south and DT-LW (Downtown Live-Work) to the east. The Rows and Academy Park Subdivisions are located to the north, Ransopher Law Offices to the west, US Post Office to the south and Midwick Subdivision to the east.
- The applicant is requesting a variance from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code, Subsection 2.4.6, Vehicle Access and Parking Locations, to allow parking and a drive aisle between a building and the closest street. It is the applicant's intent to provide pedestrian access to the Alpha Loop. The subject property has topographical challenges due to the presence of a stream running along the northern portion of the property. If approved, conditions are recommended requiring aesthetic and screening landscape enhancements to screen the parking area from Thompson Street.
- The applicant also requests a variance to allow the building to encroach into the City's stream buffer. Unified Development Code (UDC) Section 3.3.6(C)(1)(a) Stream Buffer Protection – Land Development Requirements requires a 50' undisturbed natural vegetative buffer on both banks of a non-perennial stream and an additional 25' impervious setback. Impervious cover is prohibited within the 25' impervious setback, which includes man-made structures that impede the natural infiltration of water into the ground. The variance request is likely the result of the proposed building and uses being too intense for the property and therefore is not supported by a hardship.
- The applicant's site plan depicts a 2-story, 19,333 square foot Bed & Breakfast building, including 15 guest rooms, owner's suite, café and special event facility. Due to the site's topography, the building is 2-stories from Thompson Street and 3-stories at the rear. Approximately 34 surface parking spaces and four (4) on-street parallel spaces are depicted on the site plan, of which three (3) spaces and a one-way drive aisle are shown between the building and Thompson Street. The applicant's site plan appears to account for the required Thompson Street streetscape improvements.
- A gazebo and surface parking are depicted within the 75' impervious setback in conjunction with the on-site stream. A section of the Alpha Loop is depicted and has been constructed on the subject property through the City's stream buffer. It is recommended that the bed and breakfast be designed and laid out to have a residential scale and character, including but not limited to, a reduction in the building footprint, elimination of the special event facility, limitations on the size of the café and no encroachments on the stream buffer.

- Staff has reviewed the application and is in general agreement with the variance request to allow parking and a drive aisle between the road and the building as it would provide a better connection to the Alpha Loop. However, staff does not support the variance request to allow for encroachments into the stream buffer. The Comprehensive Land Use Plan designation the property, 'Mixed Use Live Work', supports both residential and commercial uses along the Thompson Street corridor.
- The applicant's proposal is too intense for the subject property and should be revised to have a residential scale and character. It is recommended that the special event facility not be permitted, which would allow the building footprint to be reduced and moved out of the stream buffer. The request to allow parking between the road and the building can be supported due to the topographical challenges of the site. In addition, a 10' landscape strip should be required along the eastern property line adjacent to Midwick to screen the parking lot, including a heavy evergreen screen, since outdoor deck and patio is closer to eastern property line. A 5' landscape strip should be required along the western property line to screen the parking lot drive aisle.
- The report submitted by the applicant states that the adjacent property owners were contacted regarding the applicant's intent. The applicant's citizen participation report reflects support for the bed and breakfast and concerns from surrounding residents, including concerns over parking, traffic and noise.
- The City has received correspondence from surrounding residents with a variety of concerns with the applicant's proposal, including traffic, parking, noise, special event facility use, size of structure and architecture. Many supported the 'Bed and Breakfast' portion with café on a smaller, more residential scale.
- The CZIM was held on May 8, 2019. There were five (5) comments on the sign-in sheet, of which four (4) residents had concerns over parking, traffic, noise, dumpster and the special event use and one (1) comment in support of the proposal.
- The applicant, Rhonda Moss, came forward to address questions from Mayor and Council, as well as residents' concerns.

Public Comment:

- Sanford Seidman, 12513 Wexcroft Lane, Alpharetta, came forward to speak in opposition of this item.
- Steve Stolle, 2459 Claystone Lane, Alpharetta, came forward to speak in opposition of this item.
- James Avioli, 2380 Melina Place, Alpharetta, came forward to speak in opposition of this item.
- Gariel Burchett, 2441 Loxford Lane, Alpharetta, came forward to speak in opposition of this item.
- Marsha Dean, 305 Banbury Crossing, Alpharetta, came forward to speak in opposition of this item.

- Ron Coleman, 12517 Wexcroft Lane, Alpharetta, came forward to speak in opposition of this item.
- Kevin Kern, 415 Banbury Crossing, Alpharetta, came forward to speak in opposition of this item.
- Kimberly Jager, 2505 Milford Lane, Alpharetta, came forward to speak in opposition of this item.

❖ **Council Member Richard offered a motion to deny V-19-02 Magnolia Bed & Breakfast Variance**

- The motion to deny received a second from Council Member Binder
- The motion was approved unanimously (6-0); Mayor Gilvin absent

- Mayor Pro Tem Mitchell requested we take a 5-minute recess.

B. V-19-07 Northwest Exterminating Variance

NOTE: This item has been deferred at the request of the applicant and will be neither heard nor discussed at this meeting. The item has been rescheduled to the August 26, 2019 City Council Meeting.

C. V-19-08 Hembree Center Variance

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends Mayor and Council approve V-19-08 Hembree Center Variance request to allow a property to be developed without the minimum street frontage and on lots less than one (1) acre in the LI (Light Industrial) zoning district and Deny variance request to eliminate tree islands in the parking lot, subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted plan prepared by AEC, dated 5/1/2019, except for modifications required to comply with the conditions below.
 2. A final subdivision plat shall be required depicting proposed lot lines and easements and referencing the final Council conditions and Covenants, Conditions & Restrictions (CC&R's), as approved by Staff.
 3. CC&R's shall be recorded and shall limit the use of the subject property to conditioned, self-storage with no lodging or dwelling.
 4. Parking lot shall comply with the City's tree island requirements.

5. Self-storage use shall not be used for lodging or dwelling. Kitchens shall be prohibited.
 6. Developer shall plant additional shrubs around detention pond wall along Hembree Road and project entrance and paint interior wall of detention pond with a dark color to blend with the surroundings, as approved by Staff.
 7. Developer shall provide a 10' undisturbed buffer, replanted where sparse, around the perimeter of the subject property.
- The applicant, Atlantic/Hembree, LLC, is requesting variances to eliminate the requirement for a property to have street frontage, eliminate the requirement for parking lot tree islands and to allow conditioned self-storage condominium (fee simple) units on land under one (1) acre in the LI (Light Industrial) zoning district. The subject property is located at the rear of 1815 Hembree Road on the south side of Hembree Road just west of Maxwell Road.
 - The submitted request, if approved, would allow a property to be developed without street frontage and on lots less than one (1) acre in the LI (Light Industrial) zoning district. Access is proposed by way of an access easement through a drive aisle on an existing light industrial site. The subject property is located at the rear of 1815 Hembree Road on the south side of Hembree Road just west of Maxwell Road.
 - The subject property is located to the rear of the Hembree Center, which is an 80,000 square foot flex warehouse, manufacturing and storage facility and is located at 1815 Hembree Road. The applicant's property is undeveloped, except for a gravel parking lot that was previously permitted by way of variance approval. The property and surrounding properties are zoned LI (Light Industrial). The Comprehensive Land Use Plan designation of the property is 'Business, Manufacturing, Warehousing, Light Industrial', which allows the proposed 'Self-Storage' use.
 - The applicant is requesting the following variances from the Unified Development Code (UDC):
 - UDC Subsection 1.3.3, Street Frontage. No building shall be erected on a lot which does not have frontage for at least 40 feet on a street.
 - UDC Subsection 3.2.8(C), Parking Lot Landscaping. The applicant is requesting to eliminate the required tree islands required to shade a parking lot.
 - UDC Subsection 2.2.17(D), Light Industrial District Regulations. The applicant is requesting lots less than one (1) acre in the LI zoning district to allow for the self-storage units to be individually sold, or fee-simple ownership.
 - The applicant's site plan depicts a 3.95-acre landlocked parcel of land with access provided through an easement over an existing drive aisle at the Hembree Center, 1815 Hembree Road. The subject property represents an extension of the existing Hembree Center and is proposed to be developed with seven (7), one-story luxury self-storage buildings totaling 75,000 square feet of building area. According to the applicant, the storage buildings are designed for storage of upscale items, such as cars, boats and recreational vehicles and will be for-sale, condominium units, versus being rented.

- Parking proposed to serve the subject property is located off-site on the adjacent property (Hembree Center – 1815 Hembree Road) and at the entrance to Phase 2. A total of 75 parking spaces are depicted on the site plan, which meets the UDC parking requirement of one (1) parking space per 1,000 square feet for wholesale and industrial uses. If approved, the parking lot should meet the UDC-required parking lot design standards, including the provision of planted tree islands to shade the parking lot. According to the applicant, the existing stormwater facility along Hembree Road was designed and has the capacity to serve the proposed Phase 2 development.
- Staff has reviewed the applicant’s proposal and finds that it can generally support the requested variances, except the variance request to eliminate parking lot tree islands is not supported. If approved, conditions are recommended requiring parking lot tree islands, a final subdivision plat to be recorded and approved by Staff and Covenants, Conditions & Restrictions regulating the use of the subject property.
- The report submitted by the applicant states that property owners within 500’ were contacted regarding the applicant’s intent. The report states that no comments were received.
- The CZIM was held on June 12, 2019. There was one (1) public comment on the sign-in sheet with concern over the use being ‘Man-Caves’, as presented by the property owner.
- Peter Stewart, representing the property ownership group, came forward to speak on behalf of the applicant.
- Bradley Riffel, with AEC, came forward to speak on behalf of the applicant.

Public Comment:

- No Public Comment
- ❖ Council Member Richard offered a motion to approve V-19-08 Hembree Center Variance request to allow a property to be developed without the minimum street frontage and on lots less than one (1) acre in the LI (Light Industrial) zoning district and Deny variance request to eliminate tree islands in the parking lot, subject to the following conditions:
 1. Property shall be developed substantially in accordance with submitted plan prepared by AEC, dated 5/1/2019, except for modifications required to comply with the conditions below.
 2. A final subdivision plat shall be required depicting proposed lot lines and easements and referencing the final Council conditions and Covenants, Conditions & Restrictions (CC&R’s), as approved by Staff.
 3. CC&R’s shall be recorded and shall limit the use of the subject property to conditioned, self-storage with no lodging or dwelling.
 4. Parking lot shall comply with the City’s tree island requirements.

5. Self-storage use shall not be used for lodging or dwelling. Kitchens shall be prohibited.
- ~~6. Developer shall plant additional shrubs around detention pond wall along Hembree Road and project entrance and developer shall paint or stain the interior portion of detention pond wall that can be seen by the public from a passenger car on Hembree Road, paint or stain color shall be dark and be complimentary to the surroundings, as approved by Staff.~~
7. Developer shall provide a 10' undisturbed buffer, replanted where sparse, around the perimeter of the subject property.
 - The motion received a second from Council Member Merkel
 - Council Member Burnett offered a motion to table the item
 - Council Member Burnett's motion did not receive a second
 - The motion from Council Member Richard was approved (4-2); Council Member Burnett and Mayor Pro Tem Mitchell voting in opposition; Mayor Gilvin absent

VII. OLD BUSINESS

A. Ordinance: Calling the City of Alpharetta General Election (2nd Reading)

- Staff recommends the approval of an ordinance calling for the 2019 Alpharetta General Election.
- The Georgia Election Code requires that when a municipality authorizes their County to conduct their Election, the municipality shall by Ordinance, authorize such an action. This Ordinance serves to meet that statute requirement and in addition provides the following:
 - Calls the Alpharetta General Election
 - Provides Publication and Notice of the Alpharetta General Election
 - Provides notification of the candidate qualification period and reaffirms the associated fees
 - Provides notice of voter registration deadline for the Alpharetta General Election
- City Attorney, Sam Thomas, read the ordinance aloud.
- ❖ Council Member Merkel offered a motion to approve the ordinance calling the City of Alpharetta General Election.
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (6-0); Mayor Gilvin absent

B. Ordinance: Calling of a Referendum (Special) Election (2nd Reading)

- Staff recommends that Mayor and City Council approve an ordinance to regulate and provide for the calling of a referendum (special) election to be held in conjunction with the state-wide general election on November 5, 2019, to determine the approval or rejection of the elimination of the income restriction for the \$10,000.00 homestead exemption from City of Alpharetta ad valorem taxes for residents 65 years and older; to provide for the publication and notice of the election; and to establish a voter registration cut-off date.
 - House Bill 430 was passed by the General Assembly of the State of Georgia during the 2018 legislative session and signed into law on April 30, 2019. House Bill 430 allows the City of Alpharetta to eliminate the income restriction for the \$10,000.00 homestead exemption from the City's ad valorem taxes for residents 65 years and older.
 - The additional homestead exemption granted by the Act is conditioned upon approval by a majority of the qualified electors residing within the City limits. The Act further provides that the City shall conduct an election for purposes of submitting the Act to the electors. This special election will be held in conjunction with the state-wide general election on November 5, 2019.
 - City Attorney, Sam Thomas, read the ordinance aloud.
- ❖ Council Member Merkel offered a motion to approve the ordinance calling of a referendum (Special) Election to be held in conjunction with the state-wide general election on November 5, 2019, to determine the approval or rejection of the elimination of the income restriction for the \$10,000.00 homestead exemption from City of Alpharetta ad valorem taxes for residents 65 years and older; to provide for the publication and notice of the election; and to establish a voter registration cut-off date
- The motion received a second from Council Member Hipes
 - The motion was approved unanimously (6-0); Mayor Gilvin absent

C. Ordinance: Calling of a Referendum (Special) Election (2nd Reading)

- Staff recommends the approval of an ordinance to regulate and provide for the calling of a referendum (special) election to be held in conjunction with the state-wide general election on November 5, 2019, to determine the approval or rejection of an additional \$5,000.00 regular homestead exemption for City of Alpharetta ad valorem taxes; to provide for the publication and notice of the election; and to establish a voter registration cut-off date.
- House Bill 431 was passed by the General Assembly of the State of Georgia during the 2018 legislative session and signed into law on April 30, 2019. House Bill 431 allows the City to provide an additional \$5,000.00 homestead exemption for the City's ad valorem taxes.

- The additional homestead exemption granted by the Act is conditioned upon approval by a majority of the qualified electors residing within the City limits. The Act further provides that the City conduct an election for the purpose of submitting the Act to the electors for approval or rejection. This election will be held in conjunction with the state-wide general election on November 5, 2019.
- City Attorney, Sam Thomas, read the ordinance aloud.
- ❖ Council Member Binder offered a motion to approve the ordinance calling of a referendum (Special) Election to be held in conjunction with the state-wide general election on November 5, 2019, to determine the approval or rejection of an additional \$5,000.00 regular homestead exemption for City of Alpharetta ad valorem taxes; to provide for the publication and notice of the election; and to establish a voter registration cut-off date
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (6-0); Mayor Gilvin absent

VIII. NEW BUSINESS

A. Retail Condominium Unit (Milton Avenue Parking Deck) - Award ITB 19-012 and Purchase and Sale Agreement

- Director of Finance, Tom Harris, came forward to present this item.
- Staff recommends Mayor and Council award Bid No. 19-012 to GCKR Realty, LLC. as the high-bidder for the purchase of the City-owned Commercial Condominium Unit located in the Milton Avenue parking deck and authorize the Mayor to execute a Purchase and Sale Agreement and all other necessary documents.
- Property Synopsis:
 - The Commercial Condominium Unit (the "Retail Unit") is an enclosed shell space of approximately 4,779 sq. ft. just off Main St. (SR 9), in the heart of Alpharetta's downtown business and governmental district. It is part of a City-owned site improvement located at 92 Milton Avenue, Alpharetta, GA consisting of a new 4-level public parking garage with another condominium unit (referred to herein as the "Civic Unit") and on-street public parking. The Retail Unit has street front access and visibility on the ground floor of the new parking garage. Between the garage and the on-street public parking, there is a total of 272 neighboring public parking spaces. Nearby streetscape and pedestrian improvements are either underway, in progress, or in place, making this location very desirable and accessible.
 - The property offered for sale is the Retail Unit as defined in the condominium declaration. The City will retain ownership of the Parking Garage and the Civic Unit within the condominium.

- Invitation to Bid (#19-012) – Commercial Condominium Unit (the “Retail Unit”):
 - The Departments of Finance, Community Development, City Administration, and the City Attorney worked jointly to prepare a request for bids (ITB 19-012) for the sale of the Retail Unit to the highest bidder subject to the stipulations set forth in the condominium declaration and related documents.
 - ITB 19-012 was issued on May 2, 2019 and advertised during May-June with two on-site visits to ensure exposure. Bids were received on June 13, 2019 with the proposals as follows:
 - \$876,600 GCKR Realty, LLC
 - \$601,138 Steven P. Beecham
 - \$600,000 Davis Group Investors, LLC
 - \$96,000 One South Main, LLC
 - The City recommends awarding ITB 19-012 to GCKR Realty LLC as the high bidder. Earnest funds in the amount of five percent (5%) have been received and deposited. A Purchase and Sale Agreement is attached in a substantially finalized version. The City is obligated to fund broker fees (\$13,000) and transfer taxes (if any) from the sales price. GCKR Realty LLC will fund all other expenses (e.g. third-party reports and inspections, escrow or closing fees, deed recording fees, etc.).
 - Net Proceeds will be deposited into the Non-Allocated Account within the Capital Project Fund for future allocation by the City Council.

Public Comment:

- No Public Comment
- ❖ Council Member Merkel offered a motion to award Bid No. 19-012 to GCKR Realty, LLC. as the high-bidder for the purchase of the City-owned Commercial Condominium Unit located in the Milton Avenue parking deck and authorize the Mayor to execute a Purchase and Sale Agreement and all other necessary documents and reserve the right to make minor modifications to the contract
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (6-0); Mayor Gilvin absent

B. Contract: License Plate Reader Program

- Support Services for Public Safety, Major Scott Mechler, came forward to present this item.
- Staff recommends Mayor and Council approve as presented an agreement with Georgia Power in an amount not to exceed \$67,320.00, to provide for equipment and services necessary to establish a SiteView license plate reader program and authorize the Mayor to execute all necessary documents.

- Included in the approved FY2020 Budget was a Public Safety Department operating initiative to establish a license plate recognition (LPR) camera program. The program will allow for the detection and apprehension of wanted vehicles and persons, traffic violators, and suspects involved in serious crimes including burglaries, entering autos, and other serious crimes. Statistical data will be collected indicating the number of identified wanted persons and vehicles, the number of apprehensions that result, and the number of crimes that are solved based upon data captured from LPR cameras.
- Under this initiative, an agreement is being created between the City and Georgia Power that will allow for the placement of LPR cameras at strategic locations around Alpharetta. Three locations are planned for FY2020. The agreement includes LPR cameras, mounting hardware, power connections, communication hardware and service, maintenance and repair, and access to the Vigilant LPR database which we currently subscribe. The agreement can be terminated at any time with a 30-day notice.

Public Comment:

- No Public Comment
- ❖ Council Member Hipes offered a motion to approve an agreement with Georgia Power in an amount not to exceed \$67,320.00 to provide for equipment and services necessary to establish a SiteView license plate reader program, and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (6-0); Mayor Gilvin absent

C. Ordinance to Amend Chapter 46 of the Code of the City of Alpharetta by adding a new Article VI entitled "Automated Traffic Enforcement Safety Systems" (1st Reading)

- Support Services for Public Safety, Major Scott Mechler, came forward to present this item.
- Staff recommends Mayor and Council adopt the ordinance to amend Chapter 46 of the Code of the City of Alpharetta by adding a new Article VI entitled "Automated Traffic Enforcement Safety Systems".
- The Department of Public Safety requests an Ordinance to amend Chapter 46 of the Code of the City of Alpharetta by adding a new Article VI entitled "Automated Traffic Enforcement Safety Systems" for the purpose of authorizing the use of Automated Traffic Enforcement Safety Devices in school zones within the City.
- During the 2017-2018 legislature, the Georgia General Assembly passed HB 978, which was passed into law, allowing the use of photo/video enforcement in school zones under the Official Code of Georgia Annotated, Title 40 and Title 20. The law also set requirements for local legislation, school board endorsement, state permitting, execution, and the implementation of camera enforcement.

- In order to comply with State requirements and to begin to use automated traffic enforcement safety devices within our school zones, the City must approve an Ordinance authorizing such use. Along with meeting other requirements set forth by the State, the proposed ordinance sets the times of operation; establishes a 30 day grace period before issuing citations; requires the posting of warning signs; requires sending photographic evidence to violators and a website that can be accessed by the public; requires Police review of all violations; establishes that violations are civil cases and may be contested; sets local courts as the jurisdiction to hear contested notices; and establishes fines with the 1st offense fine to be \$75.00 and subsequent offenses are \$125.00, along with a \$25.00 electronic processing fee.
- City Attorney, Sam Thomas, read the ordinance aloud.

Public Comment:

- Clifford Martin, 700 Anna Lane, Alpharetta, came forward to speak in opposition of this item.
- ❖ Council Member Hipes offered a motion to adopt the ordinance to amend Chapter 46 of the Code of the City of Alpharetta by adding a new Article VI entitled "Automated Traffic Enforcement Safety Systems".
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (6-0); Mayor Gilvin absent

D. Local Jobs Creation Grant Renewal

- Economic Development Manager, Matthew Thomas, came forward to present this item.
- Staff recommends Mayor and Council approve the adoption of the second amendment to the Intergovernmental Contract between the City of Alpharetta and the Alpharetta Development Authority to extend the sunset date of the Local Jobs Creation Grant program to June 30, 2021.
- The Local Jobs Creation Grant was established as an intergovernmental agreement with the City of Alpharetta and the Development Authority of Alpharetta on October 21, 2013 with a five-year sunset date.
- The grant's purpose is to encourage and support Alpharetta companies hiring Alpharetta residents.
- The program was created to support the State of Georgia's Quality Jobs Tax Credit and Opportunity Zone Tax Credit at the local level.

- The first amendment to the program was approved in November 2018 and has now reached beyond its' extended sunset date of June 2019. As of June 30, 2019, the Development Authority of Alpharetta has unspent Local Jobs Creation Grant funds totaling \$32,500.00.
- The second amendment extends the IGA term to June 30, 2021. A revised Incentive Description is also included.

Public Comment:

- No Public Comment
- ❖ Council Member Burnett offered a motion to approve the adoption of the second amendment to the Intergovernmental Contract between the City of Alpharetta and the Alpharetta Development Authority to extend the sunset date of the Local Jobs Creation Grant program to June 30, 2021.
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (6-0); Mayor Gilvin absent
- *Council Member Richard temporarily left the room.*

E. On-Call Equipment Rental for Events (RFP 19-116)

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff recommends Mayor and Council award contracts for a period of up to 5-years each for the on-call provision of equipment and associated services to support the City's special events to Atlanta Tent Rentals and to It's My Party Rentals; and authorize the Mayor to execute all necessary documents.
- The Department of Recreation, Parks, and Cultural Services (DRPCS) maintains on-call contracts for the rental of tents, tables, and chairs to support a wide variety of special events held throughout the year. The inventory and services required varies considerably in order to support small events to large-scale productions such as the Taste of Alpharetta.
- With the current contract ending, Staff prepared an RFP that was released on April 11, 2019, with proposals due on May 09, 2019. A total of three proposals were received and reviewed by a committee comprised of DRPCS staff. The committee evaluated the responses based upon equipment needs, equipment condition, delivery charges, and existing inventory of each proposed vendor.
- Based upon the evaluation, Staff recommends the award of 5-year on-call contracts to two vendors. The first contract would be with Atlanta Tent Rental and would be primarily for our larger-scale events. The second contract would be exclusively for smaller-scale events and would be with It's My Party Rentals. Each vendor has demonstrated experience with providing the materials and services needed for the

size and scope of events for which the respective contracts are being recommended and have provided such services to the City of Alpharetta.

Public Comment:

- No Public Comment

- ❖ Council Member Binder offered a motion to award contracts for a period of up to 5-years each for the on-call provision of equipment and associated services to support the City's special events to Atlanta Tent Rentals and to It's My Party Rentals; and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Burnett

 - The motion was approved unanimously (5-0); Council Member Richard absent and Mayor Gilvin absent

F. Wills Park Equestrian Center Survey

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

- Staff recommends Mayor and Council approve Tetra Tech, Inc.'s proposal for survey of the Wills Park Equestrian Center in an amount not to exceed \$94,930.00 and authorize the Mayor to execute all necessary documents.

- Earlier this year, Tetra Tech prepared a survey of the wooded portion of Wills Park Equestrian Center south of the creek and to the east of the existing stables. Tetra Tech was selected from the City's on-call engineering firms based on their familiarity with Wills Park and the existing stormwater and environmental conditions. To date, they have worked on the Foe Killer Creek Watershed Study, design of a regenerative stormwater conveyance within the park, and design of drainage improvements at the Equestrian Center.

- This request is for the expansion of Tetra Tech's survey to be utilized by the Recreation, Parks, and Cultural Services Department in the planning and development of construction plans for the Equestrian Center Concepts identified in the Wills Park Master Plan. The new survey area will extend west of the existing surveyed area to Wills Road. The northern limit of the survey will remain the creek centerline and the southern limit will be the park property line. The scope of work will include, but is not limited to, wetland delineation and mapping, topographic survey, tree survey, and underground utility location. The survey is anticipated to be completed within six weeks of a notice to proceed.

- Tetra Tech is currently under contract (Contract #16-1009C) with the City to provide on-call engineering services.

- ***Council Member Richard returned to the meeting.***

Public Comment:

- No Public Comment
- ❖ Council Member Binder offered a motion to approve the Tetra Tech, Inc.'s proposal for survey of the Wills Park Equestrian Center in an amount not to exceed \$94,930.00 and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Hipes
 - The motion was approved unanimously (6-0); Mayor Gilvin absent

IX. WORKSHOP

A. Changes to the City Code of Alpharetta Alcohol Ordinance Council Sponsor: Dan Merkel

- Director of Community Development, Kathi Cook, came forward to present this item.
- Presented for discussion by City Council are proposed changes to Chapter 4 Alcoholic Beverages pertaining to City department enforcement and the definition of mixed-use development district.

X. PUBLIC COMMENT

- No Public Comment

XI. REPORTS

- Council Member Burnett made an announcement regarding an item he may bring forward with respect to UDC changes and the light industry area, however he will bring this item to Council at a later date when Mayor Gilvin is in attendance.
- Council Member Binder announced the Home by Dark concert series that is scheduled for Saturday, July 27th in Brooke Street Park. Additionally, Alpharetta, Roswell, Johns Creek, and Milton have partnered with the YMCA to present a Special Needs Services and Expo on July 27th at 10:00 a.m. at the Alpharetta Community Center.

XII. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Richard offered a motion to adjourn to Executive Session
 - The motion received a second from Council Member Merkel
 - The motion was approved (5-1); Council Member Burnett voting in opposition; Mayor Gilvin absent
- ❖ With no further business to discuss or items to be heard, Mayor Pro Tem Mitchell adjourned the meeting at 8:58 PM

Respectfully submitted,



Erin Cobb, City Clerk