



City Council Meeting
September 9, 2019
Office of the City Clerk
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.

I. CALL TO ORDER

- *Mayor Gilvin called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - Mayor Jim Gilvin
 - 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
 - John Robison, Director of Public Safety
 - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
 - Kathi Cook, Director of Community Development
 - Tom Harris, Director of Finance
 - Cris Randall, Director of Human Resources
 - Kurt Kirby, Recreation, Parks & Cultural Services Project Manager

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 8/26/2019)

B. Financial Management Report: Month Ending July 31, 2019

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

- The motion received a second from Council Member Burnett
- The motion was approved unanimously (7-0)

V. PUBLIC HEARING

A. MP-19-04/V-19-12 North Point Business Center Master Plan/Corner of Haynes Bridge and North Point Parkway

- Director of Community Development, Kathi Cook, came forward to present this item.
- After discussion, Planning Commission recommended approval subject to staff's conditions and accepting some of the applicant's markups as shown in RED below. Text in BLUE added by Staff. Vote 7-0
- Staff recommend Mayor and Council approve MP-19-04/V-19-12 North Point Business Center Master Plan Pod 2, subject to the following conditions:
 1. Property shall be developed substantially as depicted on the plan prepared by LeCraw Engineering, dated 8/16/2019, except for modifications required to comply with these conditions.
 2. Retail use shall be limited to no more than ~~6,200~~ 8,000 square feet. No single retail space shall exceed 4,800 square feet in size and is not limited to the locations reflected on the site plan or in the staff analysis.
 3. North Point Business Center Pod 2 shall be limited to office, restaurant (no drive-through, except existing drive-through restaurants can remain) and retail uses listed below. Restaurant uses include ice cream/yogurt/smoothie/coffee shops.
 - a. Art Gallery
 - b. Athletic Facility/Fitness Studio
 - c. Bakery
 - d. Bank
 - e. Barber Shop
 - f. Beauty Shop
 - g. Brewery
 - h. Clinic (with approval of a conditional use)
 - i. Dance Studio
 - j. Drug Store (Pharmacy)
 - k. Dry Cleaning, Pick-up Station
 - l. Florist

- m. Grocery Store/Specialty Food Store
- n. Hardware and Garden Supply Store
- o. Indoor Recreational Facility
- p. Laundry, Pick-up Station
- q. Optometrist and Eyewear Store
- r. Pet Day Care
- s. Pet Grooming
- t. Print Shop
- u. School, Commercial
- v. Shop or Studio, Craftsman/Artist
- w. Spa Services (with approval of a conditional use)
- x. Stationary Card Store
- y. Stockbroker or Financial Services

z. Telecommunications Store

aa. Postal Store Services

4. Maximum building setback from North Point Parkway and Haynes Bridge Road shall be ~~20'~~ 25'. Since the northern property line is the centerline of a private street, the 15' side setback shall be measured from the edge of road.
5. Building elevations and creative signage shall be similar to submitted elevations and comply with the North Point Overlay with respect to building design and material regulations, with final approval by DRB.
6. Developer shall improve streetscapes along North Point Parkway, Haynes Bridge Road and North Point Court as depicted on the 8/16/2019 zoning plan and shall include street furniture, such as benches, lighting and trash cans. In addition, applicant shall incorporate areas for future placemaking arbors and District Thresholds on the LDP plans.
7. Minimum 36,889 square feet (0.85 acres) of open space (26,186 square feet of civic space and 10,703 square feet of amenity space), consisting of a multi-use connection to North Point Park, pocket parks, patio, outdoor dining and other amenity areas shall be provided, as depicted on the 8/16/2019 zoning plan. Civic space shall be developed with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by DRB.
8. Developer shall dedicate a permanent public access easement and construct the sidewalk along the existing private street, as depicted on the plan prepared by LeCraw Engineering, dated 8/16/2019, with final design and materials approved by Staff and construction completed prior to the final CO. Sidewalk shall be accessible for pedestrians and bicycles and include seating areas, lighting, landscape, hardscape and wayfinding signage. Multi-use sidewalk improvements shall not be eligible for impact fee credits, if used to meet required open space or EcoDistrict measures. Developer shall maintain the ~~easement-public access~~ easement across its property.
9. An enhanced multi-use crosswalk with North Point Leaf pattern, or as approved by Staff, shall be provided across North Point Court, as depicted on the plan prepared by LeCraw Engineering, dated 8/16/2019. Crosswalk shall ~~not~~ be eligible for impact fee credits, ~~unless-if~~ used to meet required EcoDistrict measures.
10. Parking lot tree islands shall comply with UDC requirements, including parking lot area to remain.
11. Developer shall provide a MARTA bus shelter at existing stop on Haynes Bridge Road with final approval by Staff. Shelter shall be eligible for impact (fee) credits.
12. Dumpster enclosures shall be designed with materials that are compatible with primary buildings, meet setbacks and be heavily screened with landscaping from adjacent rights-of-way.
13. Pedestrian-scale lighting shall be provided throughout the development in compliance with North Point Creative Placemaking Plan.
14. Landscape plan shall be approved by the Design Review Board prior to the issuance of an LDP and shall incorporate plants consistent with the EcoDistrict.

15. Developer shall set aside space for a North Point District Threshold (The Alpha or alternative approved by Staff) at the corner of North Point Parkway and Haynes Bridge Road.
 16. Developer shall determine if existing landscaping (trees and shrubs) can be saved or spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion. Developer shall work with Staff to save some of the street trees (Oaks) along Haynes Bridge Road and North Point Parkway, which may include shifts in the sidewalk to incorporate existing trees and associated hardscape to frame and protect trees. The corner of Haynes Bridge Road and North Point Parkway should be opened up to create a view corridor for the development and future District Threshold.
 17. Developer shall conduct an assessment of ~~required existing~~ landscaping and replace any dead, dying or missing landscape material, as approved by DRB.
 18. If additional stormwater facilities are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible.
 19. New utilities shall be placed underground.
 20. Off-site improvements made by the Developer shall be entitled to credits against impact fees. Improvements in the right-of-way count as a system improvement. ~~Trail improvements on Haynes Bridge Road and North Point Parkway shall be entitled to impact fee credits.~~
 21. It is understood that this site may be subdivided in the future. Provided that the subdivision complies with these conditions, then it will not require additional land use approvals such as setback variances and the like.
 22. Developer shall work with Chick-fil-a property to reconfigure ~~their shared~~ North Point Parkway driveway ~~to provide at least 75' to the drive aisle.~~
- The applicant, Geyer Morris Company, is requesting a master plan amendment to the North Point Business Center Master Plan Pod 2 to allow 'Retail' uses and a variance to the North Point Overlay maximum parking regulations. The proposal includes redevelopment of two (2) former restaurant buildings with three (3), 1-story buildings used for restaurant, retail and office. Pod 2 of the North Point Business Center Master Plan is generally limited to 'Office' as the primary use, as well as bank, hotel and restaurant with drive-through window. The subject property is located at 6055 North Point Parkway and 10800 Haynes Bridge Road, at the northwest corner of Haynes Bridge Road and North Point Parkway.
 - The submitted request, if approved, would allow for the redevelopment of two (2) former restaurant buildings with three (3), 1-story buildings used for restaurant, retail and office. The property is subject to the North Point Business Center Master Plan Pod 2, which allows 'Office' as the primary use, as well as bank, hotel and restaurant with drive-through window. The subject property is located at 6055 North Point Parkway and 10800 Haynes Bridge Road, at the northwest corner of Haynes Bridge Road and North Point Parkway.
 - The 3.82-acre property is zoned PSC (Planned Shopping Center) and is developed with two (2) restaurants, formerly Joe's Crab Shack (and later Spice) and Ruby Tuesday. Surrounding properties are also zoned PSC and subject to the North Point Business Center Master Plan. Chick-fil-a is located to the west, Starbucks and Steak 'n Shake are located to the north, First Citizens Bank is located to the east and Men's Wearhouse and Ken Stanton Music are located to the south. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed development.
 - North Point Business Center (MP-91-07) Master Plan was approved in 1991 as a 320-acre master planned development consisting of office, shopping center and residential uses. The Master Plan includes eleven (11) pods, of which six (6) are designated 'Office', four (4) 'Retail/Shopping Center' and one (1) 'High Density Residential'. Pod 2 is approved for 'Office' as the primary use,

bank, clinic, hotel and restaurant with drive-through window. Services uses are permitted in Pod 2; however, they are required to be located within an office building. Over the years, Pod 2 has been developed with nine (9) restaurants, a hotel and open space. There have been several amendments to the North Point Business Center Master Plan over the years, including an amendment to Pod 2 to increase building height and density for a hotel.

- The property is located in the North Point Activity Center LCI, which was initially adopted in 2008 with a 10-year major update adopted by Council in 2018. The vision for the LCI is to become a walkable, mixed-use village with a focus on sustainability, greenspace and connectivity. The applicant's proposal to redevelop the site with buildings pulled up to the street with parking to the rear, as well as a multi-use connection and enhanced crosswalk to the future North Point Park is consistent with the LCI's vision and would contribute to a walkable environment.
- The LCI update identified a market demand potential of 53,600 – 68,775 square feet of retail use (grocery, pharmacy, local hardware) over the next five (5) years. The demand analysis is intended to be a measure of market viability, not a prediction or recommendation for North Point development. There have been three (3) approvals in the North Point area that included retail use. A total of 46,800 square feet of new retail has been approved in the area. However, it is important to consider that the North Point Mall Redevelopment project will result in the demolition of the 154,886 square foot former Sears building, with that retail square footage going away.
- The applicant is requesting a variance from Unified Development Code (UDC) Subsection 2.10.6(A)(3), North Point Overlay, Parking and Loading, to exceed the maximum parking regulations. The Overlay limits parking by requiring that the impervious area of surface parking stalls not exceed the total building footprint on the site. The site plan depicts the total area of parking stalls to be 30,609 square feet, which exceeds the total building footprint and outdoor dining area of 28,360 square feet. According to the applicant, the proposed parking is necessary to meet the needs of the potential tenants. In addition, the applicant is keeping approximately 47 spaces at the rear of the former Ruby Tuesday property. Redevelopment of the property would result in a net reduction of 57 parking spaces on the property.
- The 3.82-acre site is currently developed with two (2) restaurants: 5,502 square foot Ruby Tuesday and 6,995 square foot Spice restaurants. Surface parking surrounds each building, including parking along the frontage of Haynes Bridge Road and North Point Parkway. Currently, there are 236 surface parking spaces on the properties.
- The submitted site plan depicts redevelopment of the two (2) restaurants with three (3) 1-story, buildings oriented to North Point Parkway and Haynes Bridge Road with parking to the rear. Approximately 47 parking spaces on the former Ruby Tuesday site are proposed to remain. Bldg. 100 is 6,800 square feet, consisting of two (2) suites for medical office (dental) and retail. Bldg. 200 is 9,400 square feet with three (3) suites for restaurant and retail. Bldg. 300 is a standalone building for a 9,380 square foot restaurant. An additional 2,780 SF of outdoor dining area is depicted on the site plan. A total of 8,000 square feet of retail is proposed. The applicant has not announced the tenants of the proposed buildings.
- Streetscape improvements are depicted on the site plan, including a 10' planter and 12' sidewalk along North Point Parkway, 8' planter and 12' sidewalk along Haynes Bridge Road, and 6' planter and 12' sidewalk along North Point Court. Streetscape improvements are also depicted along the private street; however, those improvements are not required by the North Point Overlay and represent the applicant's EcoDistrict measure.

- Unified Development Code (UDC) Parking and North Point Overlay regulations have a minimum requirement of 156 parking spaces for the zoning proposal. The site plan depicts 179 surface parking spaces to serve the site. If approved, the zoning proposal would result in a net reduction of 57 surface parking spaces on the subject property.
- Vehicular access to the site is depicted from two (2) existing driveways off the private street, an existing driveway off North Point Court and an existing shared (with Chick-fil-a) driveway off North Point Parkway. It is recommended that the developer work with the Chick-fil-a site to reconfigure the shared driveway. Pedestrian connections are provided throughout the development, connecting the public sidewalk to all buildings. In addition, a new eight-foot (8') multi-use sidewalk/trail is depicted along the private street, providing a connection to the future North Point Park. Additional pedestrian facilities are depicted throughout the site.
- The North Point Overlay requires a minimum 15% open space, including both amenity space and civic space on non-residential developments less than five (5) acres. The site plan depicts 10,703 square feet of amenity space and 26,186 square feet of civic space, or a total of 22.2% open space. The site plan depicts landscaped and hardscaped civic space, including pocket parks and a multi-use connection between Haynes Bridge Road and the future North Point Park. Bicycle racks, bicycle service station, bicycle lockable storage and an enhanced crosswalk are proposed in conjunction with the multi-use connection. Amenity space is depicted to include outdoor dining areas, patios, and hardscape areas improved for pedestrian enjoyment.
- A tree survey and assessment were not provided for the site. It appears that there are several trees on the property that are in 'Good' condition. If approved, it is recommended that the developer explore saving or spading and relocating existing landscape trees on the property to enhance the maturity level of landscaping at time of project completion. It is unclear if additional stormwater facilities will be provided on the property.
- The North Point Overlay requires that EcoDistrict measures be incorporated into new developments and redevelopments. The applicant's proposal represents redevelopment of a site with new buildings. Therefore, the applicant must incorporate a minimum of seven (7) EcoDistrict points into the proposed development. According to the site plan. The applicant is requesting credit for 11 - 13 EcoDistrict points. EcoDistrict measures proposed on the property include Additional Landscaped Civic Space, Sustainable Landscaping, Enhanced Bicycle Amenities and Alternative Transportation. If approved, the developer should provide the EcoDistrict measures as requested on the applicant's site plan.
- The applicant provided a trip generation report with a comparison between the proposed development and existing developments. As shown in the table below, the proposed uses would generate a difference of 50 PM Peak Hour trips.
- Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment and variance to maximum parking regulations. The property is located in the North Point LCI, which envisions the area as a mixed-use, walkable environment with an emphasis on sustainability, open space and connectivity. The applicant's proposal promotes the specific objectives in the PSC zoning district, including connectivity, building orientation to the street, redevelopment of surface parking, access to alternative modes of transportation, creation of vistas and view corridors, pedestrian-friendly streetscape, provision of open space, creative placemaking, and a high-quality landscape plan. The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'. Given the

amount of retail in the North Point Parkway corridor, conditions are recommended limiting retail uses.

- The North Point LCI discusses area-wide initiatives, such as Placemaking and Incorporating Green Pathways and Green Connections. As part of meeting the City's open space requirements and EcoDistrict measures, the applicant proposes a multi-use trail connection between Haynes Bridge Road and the future North Point Park, including an enhanced crosswalk over North Point Court.
- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received in response to the mailed letters.
- The CZIM was held on July 10, 2019. There were no public comments.
- Attorney, Dennis Webb, came forward to speak on behalf of the applicant.
- Vice President of Retail Development for the Geyer Morris Company, Cameron Grogan, came forward to address questions from Mayor and Council.

Public Comment

- No Public Comment

❖ Council Member Richard offered a motion to approve the MP-19-04/V-19-12 North Point Business Center Master Plan Pod 2, subject to the following conditions:

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 - aa. Postal Store Services
4. Maximum building setback from North Point Parkway and Haynes Bridge Road shall be 20' 25'. Since the northern property line is the centerline of a private street, the 15' side setback shall be measured from the edge of road.
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17. Developer shall conduct an assessment of ~~required~~ existing landscaping and replace any dead, dying or missing landscape material, as approved by DRB.
18. If additional stormwater facilities are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible.
19. New utilities shall be placed underground.
20. Off-site improvements made by the Developer shall be entitled to credits against impact fees. Improvements in the right-of-way count as a system improvement. Trail improvements on Haynes Bridge Road and North Point Parkway shall be entitled to impact fee credits.
21. It is understood that this site may be subdivided in the future. Provided that the subdivision complies with these conditions, then it will not require additional land use approvals such as setback variances and the like.
22. Developer shall work with Chick-fil-a property to reconfigure their shared North Point Parkway driveway ~~to provide at least 75' to the drive aisle.~~
23. Two-foot landscape strip will be installed between building D and the multi-use path.

- The motion received a second from Council Member Binder, additionally offering a friendly amendment to add a condition #24, that the applicant work with Staff to provide a barrier or physical buffer along the pocket park areas located on the corner of Haynes Bridge Road and North Point Parkway
- Council Member Richard accepted the friendly amendment from Council Member Binder
- Mayor Pro Tem Mitchell offered a friendly amendment for the applicant to work with DRB and Staff to heighten/elevate the roofline on the building facing North Point Parkway located on the corner of Haynes Bridge Road and North Point Parkway
- Council Member Richard and Council Member Binder accepted the friendly amendment made by Mayor Pro Tem Mitchell
- Council Member Hipes offered a friendly amendment to clarify condition #23 to include “not less than” a two-foot landscape strip
- Council Member Richard accepted the friendly amendment made by Council Member Hipes
- The motion was approved unanimously (7-0)

VI. NEW BUSINESS

A. Consideration of Appointment to the Planning Commission

- Council Member Binder is requesting approval from Mayor and Council to appoint Jill Bernard to

the Planning Commission as an alternate.

Public Comment:

- No Public Comment

- ❖ Council Member Binder offered a motion to approve the appointment of Jill Bernard to the Planning Commission as an alternate
 - The motion received a second from Council Member Hipes
 - The motion was approved unanimously (7-0)

B. Resolution Establishing the City of Alpharetta Census 2020 Complete Count Committee

- Assistant City Administrator, James Drinkard, came forward to present this item.
- Staff is recommending approval of a resolution establishing the City of Alpharetta Census 2020 Complete Count Committee, and for other purposes, as presented.
- With the approach of the 2020 United States Census, cities and counties across our nation are being tasked with educating the public on the importance of the census and encouraging residents to complete the census survey.
- Georgia had low participation, below national averages, in the 2010 Census. It is estimated that each person counted in Georgia during Census 2010 brought \$1,639.10 to Georgia in federal funding for everything from road infrastructure to public health. It is estimated that 25% of Alpharetta's residents did not participate in the 2010 Census.
- If we see similar participation in Census 2020, the uncounted portion of Alpharetta's population alone could cost Georgia \$27.4 million.
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment

- ❖ Council Member Merkel offered a motion to approve the Resolution Establishing the City of Alpharetta Census 2020 Complete Count Committee and for other purposes as presented
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (7-0)

C. Annual Technology Refresh 2020

- Director of Information Technology, Randy Bundy, came forward to present this item.
- Staff recommends Mayor and Council approve the request to provide for the annual replacement of technology for all City Departments in FY2020 in an amount not to exceed \$300,000.00 and authorize the Mayor to execute all necessary documents.
- This request is to provide for the annual replacement of technology for all city departments. As in prior-years, funding for technology replacement is placed in one capital project account to allow for more efficient management (as opposed to being spread across multiple departments based on an estimate of replacement needs which may or may not equate to the actual need during the fiscal year). The city currently has 463 computers in operation (262 desktops; 201 laptops).
- The main component of the FY 2020 request includes funding for the replacement of approximately 120 computers, 15 cellular phones, 70 iPhones, 53 iPads, and wireless access points throughout city facilities (although actual replacement will be driven by equipment condition).
- The current city standards for technology replacement (based on funding availability) are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop PCs (4 years); iPad tablets (3 years); iPhones (3 years); large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access Points [WAPs] (5 years); network routers/switched/firewalls (5 years); telephony gateways (5-6 years). Larger replacement initiatives are not included in this appropriation (e.g. CISCO network devices).

Public Comment:

- No Public Comment
- ❖ Council Member Burnett offered a motion to approve the request to provide for the annual replacement of technology for all City Departments in FY 2020 in an amount not to exceed \$300,000.00 and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

D. Lease Financing of 30 Replacement Self Contained Breathing Apparatus (SCBA) for Fire Fighters

- Director of Public Safety, John Robison, came forward to present this item.
- Staff recommends Mayor and Council approve the purchase of 30 Self Contained Breathing Apparatus to Municipal Emergency Systems under the National Purchasing Partners competitively procured contract (#00000169) in an amount totaling \$199,999.80 and authorize entering into a lease-purchase agreement with Community Leasing Partners (Community First National Bank) for the associated lease financing and authorize the Mayor to execute all necessary documents.
- A self-contained breathing apparatus (SCBA) is a respiratory device that contains and delivers breathable compressed air. It is typically used by firefighters and rescue workers while operating in

areas of immediate danger to life and health, such as inside a building fire filled with smoke or toxic gas.

- The City of Alpharetta currently has 54 SCBA's which are deployed as follows: in-service Fire Apparatus (30); reserve Fire Apparatus (15); Training Division (6); spares (3). SCBA equipment is a long-lived asset (10-15 years) but is susceptible to obsolescence when industry standards evolve.
- The National Fire Protection Association (NFPA) is a standard setting body for firefighting professionals. The 2019 NFPA standards included technological/mechanical innovations to SCBA equipment that made units manufactured under the 1997 and 2002 standards obsolete. We have 30 SCBA that were manufactured under the old standards and are also between 12-15 years old and are being requested for replacement. Once replaced, these 30 units will be deployed on the in-service Fire Apparatus.
- The Department proposes to purchase the replacement SCBA's through National Purchasing Partner's (NPPGov) competitively procured contract (#00000169) with MES (Municipal Emergency Systems). NPP Contracts are competitively solicited by a Lead Public Agency in accordance with government purchasing regulations. The contracts include "piggybacking" language allowing utilization by NPPGov members nationwide. NPPGov is not a reseller, but rather a channel that offers publicly solicited agreements to local and state government entities throughout the nation. Staff has verified the pricing is competitive and represents value to the city. Staff has used MES for its SCBA needs (new units and repairs/parts) and finds them extremely dependable and an excellent customer service-oriented firm.
- The FY 2020 Budget includes funding for replacement of 15 SCBAs. The remaining 15 SCBAs would constitute a funding request in FY 2021.
- While the Department can certainly spread-out the replacement over a two-year period as originally envisioned, there are numerous benefits (training, avoidance of annual pricing adjustments, inherent safety benefits built-into the new standards) to replacing all 30 at once. The department received a quote from MES (Municipal Emergency Services) under NPP Contract #00000169 for the replacement of 30 SCBA's for an amount totaling \$199,999.80. MES has a relationship with Community Leasing Partners (financing partner) that allows this purchase to be financed at "0% Interest" over a two-year period. This lease-purchase arrangement would allow the City to maintain its original capital funding approach (e.g. funding final portion in FY 2021) while also allowing for avoidance of potential price increases and ensuring full deployment of all replacement units this fiscal year.
- While Community Leasing Partners labels the financing as "0% Interest", interest will be reflected in the financing documents in order to show ownership at the end of the lease term. The main point is that the City will pay no more than they would if funding the purchase directly to MES. That is, \$199,999.80. But rather than making one payment to MES, the City would make two payments to Community Leasing Partners.
- Staff recommends awarding the purchase of 30 SCBA's to MES under the NPP competitively procured contract (#00000169) in an amount totaling \$199,999.80 and entering into a lease-purchase agreement with Community Leasing Partners (Community First National Bank) for the associated lease financing of this purchase over a two-year period (FY 2020 and FY 2021).
- Funds for the final lease payment will be programmed into the FY 2021 Budget.

Public Comment:

- No Public Comment

- ❖ Council Member Hipes offered a motion to approve the purchase of 30 Self Contained Breathing Apparatus to Municipal Emergency Systems under the National Purchasing Partners competitively procured contract (#00000169) in an amount not to exceed \$199,999.80 and authorize entering into a lease-purchase agreement with Community Leasing Partners (Community First National Bank) for the associated lease financing and authorize the Mayor to execute all necessary documents
- The motion received a second from Council Member Richard
- The motion was approved unanimously (7-0)

E. Approval of Partnership with Ed Isakson YMCA for the Construction of Eastside Community Center

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff recommends Mayor and Council approve the Memorandum of Understanding (MOU) between the City of Alpharetta and the YMCA of Metropolitan Atlanta for the Eastside Community Center/YMCA partnership; allocate \$2.5 million dollars from the 2016 Bond Funds for the construction of community space at the Ed Isakson YMCA; and authorize the Mayor to execute all necessary documents.
- The City of Alpharetta and the Ed Isakson YMCA have a long history of working together as partners to improve the quality of life for the citizens of Alpharetta. Recently, the two entities renewed their Lease and Management Agreement. This agreement outlines the joint programming areas and shared use of facility space.
- In the May 2016 Bond Referendum, the City allocated \$2.5 million dollars for an East Side Community Center/YMCA Partnership. The YMCA developed plans to add community space to the existing facility. These plans include the addition of 5 community spaces that will be used for community programming by both the City of Alpharetta and the Ed Isakson YMCA, as outlined in the Lease and Management Agreement. The total cost of the construction project is \$3.1 million, with the YMCA responsible for any additional cost.
- The current schedule calls for the construction to begin in September and the project to be finished in May 2020. The staff of the YMCA and the City will meet to determine the programming needs and to plan and execute appropriate programming.
- Executive Director of the YMCA, Kim Nelson, came forward to speak on behalf of the YMCA.

Public Comment:

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, came forward to ask questions regarding the renovations of the YMCA.

- ❖ Council Member Binder offered a motion to approve the Memorandum of Understanding (MOU) between the City of Alpharetta and the YMCA of Metropolitan Atlanta for the Eastside Community Center/YMCA partnership; allocate \$2.5 million dollars from the 2016 Bond Funds for the construction of community space at the Ed Isakson YMCA; and authorize the Mayor to execute all necessary documents
- The motion received a second from Council Member Merkel
- The motion was approved unanimously (7-0)

F. Arboricultural On-Call Service Contract for Parks

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff recommends Mayor and Council award RFP No. 20-102 to Downey Trees Inc., for an Arboricultural On-Call Service Contract and authorize the Mayor to execute all necessary documents.
- The City has a continuing need for a reliable and responsive arboriculture contractor. Arboricultural services are needed to supplement City resources in providing safe, efficient and effective tree removal and tree care services. This arboricultural service contractor will also be available on an emergency basis, 24 hours a day, seven days a week.
- The Recreation, Parks and Cultural Service Department, with guidance from the Department of Finance, prepared RFP 20-102 (request for proposal) and advertised for proposals in July of 2019. Proposals were received by the City on August 8, 2019. The proposals were then reviewed by the selected Evaluation Committee. The Evaluation Committee consisted of City staff members from the Park Services Division and the Community Development Department. Each member of the committee scored the proposals independently based on the evaluation criteria set forth in the RFP. After the completion of independent reviews, the Evaluation Committee then met on August 21, 2019 to tabulate the overall scores of the respondents.
- For RFP 20-102 Arboricultural On-Call Service Contract, the City received a total of four proposals from the following companies: Downey Trees, Inc., Richmond Tree Experts, Inc., Boutte Tree, Inc., and Caldwell Tree Care. The committee evaluated each proposal based on the following criteria: ISA Certifications (15%); Company Experience (32%); Business Location (10%), Overall Impression of the Company and Response to this RPF (20%), Alpharetta vendor preference (3%) and cost (20%). With each category being ranked in a scale of 1 - 5 (1 being the lowest to 5 being the highest), the resulting scores were as follows:

○ Downey Tree, Inc	4.22
○ Caldwell Tree Care	4.04
○ Boutte Tree, Inc.	2.98
○ Richmond Tree Experts, Inc.	3.87
- After reviewing all the proposals, the top scorer was Downey Trees Inc., who has served as the City's Arboricultural On-Call Service Contractor since 2009. The Evaluation Committee has recommended awarding RFP 20-102 Arboricultural On-Call Service Contract to Downey Trees, Inc. The contract is for two (2) years with three (3) optional one-year renewals, not to exceed a total of five (5) years, with an anticipated effective date of November 1, 2019.

Public Comment:

- No Public Comment

- ❖ Council Member Binder offered a motion to award RFP No. 20-102 to Downey Trees Inc., for an Arboricultural On-Call Service Contract and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (7-0)

G. Approval of Mid-Broadwell Park Conceptual Master Plan

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff recommends Mayor and Council approve the Mid-Broadwell Park Conceptual Master Plan.
- The City of Alpharetta purchased 4.1 acres of parkland on Mid-Broadwell Road so that residents in that area would have a neighborhood park close to their homes.
- The City placed signage on the property announcing the site as a future park and giving residents an email address to send ideas and suggestions for the park to. Taking the ideas that were given on-line, Manley Land Design (an Alpharetta company) was retained to draw a conceptual rendering of the future park.
- Once the conceptual plan was done, the Recreation, Parks & Cultural Services Department held an on-site public input meeting to show the design and talk with local residents. The public input meeting was well attended by residents that live near the park. The overwhelming response from the residents was in favor of the plan.
- The plan consists of a small parking lot, a restroom, small picnic area, kids' nature play area, open space and trails. The woodland area that currently takes up a large portion of the park, will remain.
- Following the public input meeting, based upon input received, a few minor adjustments were made to the plan.

Public Comment:

- No Public Comment

- ❖ Council Member Binder offered a motion to approve the Mid-Broadwell Park Conceptual Master Plan
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (7-0)

VII. WORKSHOP

A. Transportation Improvement Program

- Staff seeks City Council support to prepare and apply to the Atlanta Regional Commission for Transportation Improvement Program funds for the design and construction of improvements to North Point Parkway (Haynes Bridge Road and Mansell Road); and Alpha Loop pedestrian tunnel under Haynes Bridge Road.
- The Atlanta Regional Commission has sent out a call for applications for transportation projects to be funded in the forthcoming 2020-2025 Transportation Improvement Program. Funds are awarded for new TIP projects and phases, supplemental funding for existing TIP projects, and funding for TIP studies and related non-capital initiatives.
- Projects with federal dollars do require additional environmental impact studies which can increase a project timeline.
- Staff is recommending submitting two applications:
 - 1) Pedestrian improvements along North Point Parkway which include 12' sidewalks, landscaping, lighting, placemaking signage, crosswalks as recommended in the North Point LCI and North Point Placemaking Plan. The section is located between Haynes Bridge Road and Mansell Road.
 - 2) Tunnel under Haynes Bridge Road to connect Alpha Loop.
- The application submittal deadline is October 11th and Staff would like authorization to work with Kimley Horn, our on-call consultant, on a joint application effort.
- Director of Public Works, Pete Sewczewicz, came forward to address questions from Mayor and Council.
- On-call consultant, Beth Tucker, came forward to speak on behalf of Kimley Horn.

VIII. PUBLIC COMMENT

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, came forward to speak.

IX. REPORTS

- Council Member Binder announced the following upcoming events:
 - 21st Annual Touch a Truck on September 14, 2019 at North Point Mall from 11:00 am – 3:00 pm
 - 7th Annual Gilling and Gridiron on Saturday, September 14, 2019 in Downtown Alpharetta at 11:30 am
 - Home by Dark Concert Series will be featuring JP Williams & Sabrina on Saturday, September 14, 2019 at 7:30 pm
 - IronKids Triathlon is Sunday, September 15, 2019 at Wills Park from 7:15 – 11:00 am
- Council Member Richard announced the Community Zoning Information Meeting scheduled for Wednesday, September 11, 2019 at 6:00 pm at Alpharetta City Hall.
- Council Member Burnett spoke on a discussion he had with the Director of Finance, Tom Harris, regarding capital projects, bond funds and upcoming projects with GDOT.

X. 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 passed unanimously (7-0)
- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting to Executive Session at 8:20 PM

Respectfully submitted,


Erin Cobb, City Clerk