



Official City Council Meeting Minutes

December 9, 2019

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

- o Mayor Jim Gilvin
- o Mayor Pro Tem Donald F. Mitchell
- o Jason Binder
- o Ben Burnett
- o John Hipes
- o Dan Merkel
- o Karen Richard

• Staff

- o Bob Regus, City Administrator
- o Sam Thomas, City Attorney
- o James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Peter Sewczwicz, Director of Public Works
- o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Tom Harris, Director of Finance
- o Eric Graves, Senior Transportation Engineer
- o Amanda Musilli, Community Services Manager
- o Matthew Thomas, Economic Development Manager
- o John Robison, Director of Public Safety
- o Kathi Cook, Director of Community Development

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS & PRESENTATIONS

A. Atlanta Gas Light Donation to the Alpharetta Public Safety Foundation

B. Lionheart WORKS Appreciation Presentation

V. CONSENT AGENDA

A. Financial Management Report: Month Ending October 31, 2019

B. Council Meeting Minutes (Meeting of 12/2/2019)

C. Alcoholic Beverage License Applications:

PH-19-AB-28 Finley's Bar & Grill LLC
d/b/a/ Finley's Bar & Grill
10800 Davis Drive
Alpharetta, GA 30009

Restaurant
Consumption on Premises
Beer, Wine, Liquor, Sunday Sales

Owner: John Anthony Bardis
Registered Agent: Michael Sard

PH-19-AB-29 PRM Gas & Snacks Inc.
d/b/a Shell Food Mart
11370 State Bridge Road
Alpharetta, GA 30022

Convenient Store
Retail Packages Sales
Beer, Wine, Sunday Sales

Owner: Paul Manning
Registered Agent: Paul Manning

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

- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved (7-0)

VI. PUBLIC HEARING

A. E-19-06 Studio Movie Grill Sign Exception

NOTE: This item was tabled on November 18, 2019. It must be removed from the table for consideration.

- ❖ Mayor Gilvin moved this item up on the agenda.
- ❖ Council Member Richard offered a motion to remove E-19-06 Studio Movie Grill Sign Exception from the table
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (7-0)
- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve E-19-06 Studio Movie Grill Sign Exception, subject to the following conditions:
 1. Wall sign location, size, type, color, and illumination shall be limited to submitted plans, subject to elevation with final approval by Staff.
 2. Wall sign on the rear of building shall be painted and shall not exceed 78 square feet in sign area. Illumination shall be approved by Staff.
 3. No additional wall signs shall be permitted for the applicant's building.
- The applicant, NAI Sign Services on behalf of Studio Movie Grill, is requesting consideration of a sign exception to allow sign area to be aggregated and spread over the building. Three (3) wall signs are proposed on the front elevation facing North Point Parkway, one (1) blade sign on the elevation facing Mansell Road and one (1) wall sign on the rear elevation facing the Big Creek Greenway. The Unified Development Code (UDC) allows one (1) wall sign per road frontage for each building and a wall sign on the rear of the building facing open space. The subject property is located at 7660 North Point Parkway at the northeast corner of North Point Parkway and Mansell Road and in the building formerly occupied by AMC Theater.
- The submitted request, if approved, would allow three (3) wall signs on the front elevation of the Studio Movie Grill building facing North Point Parkway and a larger wall sign on the rear of the building facing the Big Creek Greenway. The Unified Development Code (UDC) allows one (1) wall sign per road frontage for each building and a wall sign on the rear of the building facing open space. The applicant is requesting to aggregate allowable wall sign area and distribute over five (5) proposed wall signs on the front, side and rear of the building. The subject property is located at 7660 North Point Parkway at the northeast corner of North Point Parkway and Mansell Road and in the building formerly occupied by AMC Theater.
- The subject property is zoned PSC (Planned Shopping Center) and is developed with a 51,130 square foot movie theater building. Surrounding properties are also

zoned PSC and located 2 within the North Point Overlay. Barnes and Noble/Starbucks are located to the north, Chili's Grill & Bar to the west, Buffalo Wind Wings to the south and the Big Creek Greenway to the east.

- UDC Section 2.6.12 (B)(9)(F) Signs Permitted for Cinema Complexes states that, "One (1) wall sign, which may include changeable copy board, or canopy sign shall be permitted for a cinema complex; provided, however, if theaters are contained within separate buildings then one such sign shall be permitted for each building. Signage for each building shall be treated as a separate sign. The aggregate area of wall signs or canopy signs for a cinema complex shall not exceed 1 sq. ft. for each linear foot of building frontage." In addition, the North Point Overlay allows one (1) wall sign, not to exceed 24 square feet, located on the rear of the building, since the property backs up to open space (Big Creek Greenway). Staff is currently proposing a UDC text amendment to this regulation to increase the allowable sign area of a rear facing wall sign to 50% of the allowable sign area of the wall sign on the front elevation. If the text amendment is approved, the applicant would be permitted a rear facing wall sign up to 78 square feet. It is recommended that the rear-facing sign be limited to no more than 78 square feet.
- The applicant proposes two (2) wall signs on the front elevation of the building facing North Point Parkway. The building has 340' of frontage facing North Point Parkway and 166' of frontage facing Mansell Road. Each elevation is permitted a 156 square foot wall sign, since the UDC restricts the maximum wall sign area to no larger than 156 square feet. Including the rear facing wall sign allowance, a total of 336 square feet of sign area is permitted for three (3) wall signs on the applicant's building.
- The applicant proposes two (2) wall signs on the front elevation with a total sign area of 137.65 square feet. One (1) sign is LED back-lit and the other is LED face-lit and back-lit. A 37.67 square foot blade (perpendicular) sign is proposed to face Mansell Road and includes halo-lit lettering. A 78 square foot painted wall sign is proposed on the rear of the building facing the Big Creek Greenway. As shown in the table below, the applicant is requesting a total of five (5) wall signs with a total sign area of 301.32 square feet, which is 63.03 square feet, or 19%, less in total sign area than what is permitted by the Sign Code.

Elevation	# Allowed	# Requested	Allowed Area	Sign	Requested Sign Area
West (North Point Pkwy)	1	3	156 SF		97.65 SF (Studio Movie Grill) + 40 SF (Eat Drink Movies) + 48 SF = 185.65 SF
South (Mansell Rd)	1	1	156 SF		37.67 SF (Blade Sign)
East (Big Creek Greenway)	1	1	24 SF		78 SF
North	0	0	0		0
TOTAL	3	5	336 SF		301.32 SF

- The City of Alpharetta Unified Development Code Article II, Section 4.5.4. outlines the criteria set forth for granting an exception to the sign regulations. The ordinance specifically states... "an exception may be granted upon a finding that":
 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of size, shape or topography; Response: The applicant's proposed wall sign area of 301.32 square feet for a total of four (4) wall signs is 19% less than the allowable sign area of 336 square feet for three (3) wall signs.
 2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; Response: The applicant is asking to aggregate allowable sign area and distribute over three (3) building elevations. The proposed overall sign area of the four (4) wall signs is 19% less than the total allowed sign area of the three (3) permitted wall signs.
 3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; Response: Granting the applicant's sign exception would not grant the applicant significant privileges denied to others, since the proposed sign area is less than the maximum sign area allowed by the Sign Code.
 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance. Response: The sign exception would not cause substantial detriment to the public good as the proposed overall sign area is much less than the maximum allowed. Smaller wall signs on the front and side elevations would be more aesthetically pleasing than two (2), large 156 square foot wall signs on the front and side building elevations. If approved, a condition is recommended limiting the sign area of the rear wall sign to no greater than 78 square feet.
- Staff has reviewed the application and is in general agreement with the requested sign exception. The criteria have been met and the applicant's request should not impact surrounding properties. The applicant is permitted a total of three (3) wall signs with a sign area of 336 square feet, of which the applicant proposes 301.32 square feet of sign area over five (5) wall signs on the front, side and rear building elevations. Due to the size of the façade five (5) smaller wall signs on the front and side elevations would be more aesthetically pleasing than two (2), large 156 square foot wall signs on the same elevations. If approved, a condition is recommended limiting the size of the rear wall sign to no greater than 78 square feet.
- The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.
- The CZIM was held on October 8, 2019. There were no public comments on the sign-in sheet.

- The owner of NAI Sign Services, Rebecca Talaious, came forward to speak on behalf of the applicant.

Public Comment:

- No Public Comment
- ❖ Council Member Richard offered a motion to approve E-19-06 Studio Movie Grill Sign Exception, subject to the following conditions:
 1. Wall sign location, size, type, color, and illumination shall be limited to submitted plans, subject to elevation with final approval by Staff.
 2. Wall sign on the rear of building shall be painted and shall not exceed 78 square feet in sign area. Illumination shall be approved by Staff.
 3. No additional wall signs shall be permitted for the applicant's building.
 - The motion received a second from Council Member Merkel
 - The motion was approved (6-1); Council Member Burnett voting in opposition

B. PH1908 Gardner House/133 Cumming Street

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council deny PH-19-08 Gardner House/133 Cumming Street request for demolition permit.
- If approval is considered, recommend the following conditions:
 1. Developer shall secure a Residential Individual Lot (ENG) permit or LDP and demolition permit.
 2. Tree removal shall be limited to only those trees impacted by the removal of the structure.
 3. Stream buffers associated with the perennial stream shall be maintained on the property and no variances shall be granted to reduce the stream buffers.
- The applicant, KBL Investments, LLC, is requesting a demolition permit for a contributing historic building on the City's Historic Resources Inventory. The City's Historic Preservation Incentive Zoning Ordinance requires Council approval to demolish a contributing historic building. The historic structure is the Gardner House, which was built around 1930. The property is located at 133 Cumming Street at the southeast corner of Cricket Lane and Cumming Street and in the Downtown Overlay.

- The submitted request, if approved, would allow for a contributing historic building on the City's Historic Resources Inventory to be demolished. Unified Development Code (UDC) Subsection 2.9.6 (D) requires Council approval to demolish, remove or substantially alter a contributing historic building. The structure in question is the Gardner House, which was built around 1930. The subject property is located at 133 Cumming Street at the southeast corner of Cumming Street and Cricket Lane and in the Downtown Overlay.
- The subject property is zoned to R-15 (Dwelling, 'For-Sale', Residential). Surrounding properties are zoned DT-R (Downtown Residential) to the north and west, R-15 to the east and south, and SU (Special Use) to the southeast. Weyhill Subdivision is located to the north, East of Main Phase 2 Subdivision to the west, two (2) unplatted, single-family detached lots to the east and south and Alpharetta Presbyterian Church to the southeast. The Comprehensive Land Use Plan designation of the property is 'Low Density Residential'.
- The Historic Preservation Incentive Zoning Ordinance was adopted in 2015 and the Gardner House was added as a contributing historic building on the City's Historic Resources Inventory in 2017. In order to help carry out the goals and policies of the City's Comprehensive Plan, the Downtown Master Plan and the Historic Preservation Incentive Zoning Ordinance, the Inventory was created to identify certain historic buildings that contribute to the City's historic, cultural, aesthetic, architectural, or other heritage, and are at least 75 years old.
- The Gardener House is a 1-story, 2,316 square foot residential structure on a 1.76-acre lot. A perennial stream runs through the southern portion of the property, which encumbers approximately 1 acre, or 57%, of the property. The structure was constructed of the New South Cottage type in the Folk Victorian architectural style. The applicant's Historic Survey Report, prepared by the Preservationist Guild, states that the structure is in poor condition and has no historical significance. According to the applicant, restoration of the structure is estimated to cost approximately \$750,000.00. A site plan depicting redevelopment of the property was not provided; however, the applicant states that the intent is to sell the property for residential development with the possibility of subdividing the property into two (2) lots under the existing zoning.
- In 2016, Lehigh Homes rezoned the property to the north (Weyhill Subdivision) from R-15 to DT-R with minimum 7,000 square foot lots. The request represented a change to the future land use 3 designation of the property to allow the smaller lots. In conjunction with this request, the applicant agreed to save and restore 122 Cumming Street, which is the O.C. Shirley/Paris House. In 2017, The Providence Group restored the 1,890 square foot Ben Manning House at the corner of Academy Street and Cricket Lane and in the same general vicinity as the Gardner House. According to Jeff Kingsfield with The Providence Group, the restoration was completed for just over \$300,000.00. As shown in the before and after photographs below, the Ben Manning House was in very poor condition at the time of its restoration and had been sitting vacant for approximately 10 – 12 years. Initially, the intended use of the Ben Manning House was a clubhouse for

the East of Main Subdivision. However, the property was rezoned in 2017 allowing the structure to be used for an office.

- The applicant submitted a Historic Survey Report, prepared by John Adams of The Preservationist Guild. According to the report, the surveyor followed the methodology outlined in the Georgia Historic Survey Manual provided by the Historic Preservation Division of the Georgia Department of Natural Resources and the National Register Criteria outlined in the National Register Bulletin. It is assumed in the report that the property would be eligible for historic preservation, if the following criteria have been met:

1. The subject property should have a high quality of Historical Significance, meeting one or more of the following:
 - a. Property is associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. Property is associated with the lives of significant persons in our past; or
 - c. Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. Property has yielded, or may yield, information important in history or prehistory.
2. The subject property should have retained the Historic Integrity of those features necessary to convey its historical significance. There are 7 aspects of Historical Integrity, including:
 - a. Location
 - b. Design
 - c. Setting
 - d. Materials
 - e. Workmanship
 - f. Feeling
 - g. Association

- The Historic Survey Report states that the subject property was first owned by Isham Teasley, whom was a member of the prominent Teasley Family from early Alpharetta history. Mr. Teasley also owned the adjacent property to the west, which was the original site of the New Prospect Camp Ground. The Gardner Family acquired the property around 1915 and built the present structure in 1930, owning the property for nearly 50 years. The report concludes that the subject property does not have any Historical Significance, because the structure is not associated with the Teasley Family and the Surveyor was unable to determine if the Gardner Family made any significant contributions to the history of Alpharetta, Georgia or the Nation. However, local historians from the Alpharetta Historical Society and the City's Historic Preservation Commission (HPC) have provided the following information regarding the Gardner Family:
- From Historic Homes in Alpharetta: Our Shining Stars, prepared by the Alpharetta Historical Society:

"Gardner House. Emiline Gardner, widow of John Gardner who died prior to 1900, purchased this property in 1907 (MC Deed Bk I, Pg. 146) House was built by Emiline's son Sherman (OMHGG & ROTP). Exact date is unknown, possibly 1910 - 1915. Cost of construction was less than \$500 (REVUE and News, date NA). US Census show Mrs. Gardner at this location in 1910. It's possible that the Gardner's lived in an older home on this property prior to the construction of the home described above."

- From Connie Mashburn, Alpharetta Historic Preservation Commissioner:

"Sherman Gardner was born in Alpharetta around 1880. When his father died at age 36, Sherman dropped out of school at age 13 to support his mother and younger siblings. Around 1915, he cut timber off the 133 Cumming Street property and hauled the logs to Marietta where the logs were cut into lumber. After the lumber was dried and cured, he brought it back to Alpharetta and built the house at 133 Cumming Street. Three of Sherman's sisters became school teachers. He owned and operated a cotton gin located on Milton Avenue just west of the Teasley Place Building. Later in life, Sherman became Alpharetta's police chief."

- From Alpharetta, Milton County: The Early Years, prepared by Connie Mashburn:

"W.J. Gardner was Alpharetta School's first Principal in the early 1900's. Sherman Gardner owned one of three Cotton Gins on the north side of Milton Avenue, just east of the Milton High School site. He also served as Police Chief in the 1940's. John Gardner was a volunteer for the Fire Department in the 1950's."

- With regard to Historical Integrity, the submitted report states that the building "exhibits sufficient architectural integrity depending on the elevation in question." The north and west building elevations are relatively unchanged from their original state. An addition was added to the rear of the structure, which impacts the south and east elevations. The report concludes that the building lacks four (4) aspects of Historical Integrity, including Location, Setting, Feeling and Association. However, the report does not discuss these criteria in any detail.
- City staff has reviewed the applicant's request and compared it to the standards established in UDC Sec. 2.9.6 (D), which are as follows:
- Requirements for Demolition, Removal or Substantial Alteration of a Contributing Historic Building. The demolition, removal (or relocation) or substantial alteration of a contributing historic building shall be prohibited without the prior approval of the City Council following a public hearing. A request to demolish, remove or substantially alter a contributing historic building shall be approved by City Council upon a finding that any such denial will result in a significant detriment to the property owner that is not justified by the benefit to the public resulting from the preservation, protection and perpetuation of such building. In considering a

request to demolish, remove or substantially alter a contributing historic building, the City Council shall consider the following criteria:

- a. Any substantial changes in circumstances that have occurred since the contributing historic building was added to the Historic Resources Inventory; Response: There have not been substantial changes in circumstances since the contributing historic building was added to the City's Historic Resources Inventory.
- b. The proposed building or redevelopment plans for the property on which the contributing historic building is located; Response: The applicant did not submit a redevelopment plan for the property. However, the letter of intent states that the applicant intends to sell the property for residential development, possibly including the subdivision of the property into two (2) lots under the existing R-15 zoning.
- c. The impact of the proposed demolition on any remaining portion(s) of the building, if applicable; Response: The applicant proposes to completely demolish the existing structure.
- d. The economic hardship which may be experienced by the present owner if the application is denied; 6 Response: According to the applicant, the preservation of the structure would cost approximately \$750,000.00. However, The Providence Group restored the Ben Manning House in 2017 for a cost of just over \$300,000.00. In addition, the adaptive reuse of historic buildings or structures has proven to be economically feasible and potentially a profitable alternative to demolition.
- e. The present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings; Response: Surrounding structures are generally in good repair. The properties to the north, west and southwest represent redevelopment projects where contributing historic structures have been saved and restored – Ben Manning House and O.C. Shirley/Paris House. According to the applicant, the restoration of the Gardner House will cost approximately \$750,000.00. However, The Providence Group restored the Ben Manning House for just over \$300,000.00. The Ben Manning House was in significant disrepair at the time of its restoration and had not been lived in for nearly 10 – 12 years.
- f. The potential of the building for renovation and reuse and the cost and extent of possible renovation; Response: According to the applicant, the restoration of the Gardner House will cost approximately \$750,000.00. However, The Providence Group restored the Ben Manning House for just over \$300,000.00. The Ben Manning House was in significant disrepair at the time of its restoration and had not been lived in for nearly 10 – 12 years.
- g. The degree to which the contributing historic building is out of scale or out of character with surrounding land uses; Response: The contributing historic building is in scale and character with the surrounding land uses, which are

generally, single-family detached structures of similar size and located in the City's Downtown Overlay. In addition, contributing historic structures have been saved and restored in the vicinity of the applicant's property, namely the Ben Manning House and the O.C. Shirley/Paris House.

- h. Whether due to the location of the property and surrounding land uses, the restrictions placed on such property adversely affect its reasonable use or usability; and Response: The subject property is zoned R-15, which is consistent with the 'Low Density Residential' future land use designation of the property.
 - i. Whether there is a reasonable balance between the public benefit from the preservation, protection and perpetuation of the property and the detriment to the owner as a result of prohibiting the request. Response: There is not a reasonable balance between the public good and the detriment to the owner. The traditional character and heritage of the community cannot be maintained, and the health, prosperity, and general welfare of the people cannot be protected by allowing the unnecessary destruction, demolition, removal or defacement of these buildings and structures that are important or essential to defining the community's character. In addition, City Staff corresponded and met with representatives from KBL Investments, Inc. on March 15, 2018, 7 which was prior to their purchase of the subject property (Sale Date 4/11/2018). At that time, Staff informed KBL Investments that the property was on the City's Historic Resources Inventory and would require Council approval to demolish the historic structure.
- Staff has reviewed the applicant's proposal and finds that it cannot support the applicant's request to demolish a contributing historic building on the City's Historic Resources Inventory. The proposal is inconsistent with the established criteria and the restoration and protection of the structure would be a benefit to the Alpharetta community. In addition, the current property owner corresponded and met with City Staff on a few occasions prior to purchasing the subject property and was made aware that the property was on the City's Historic Resources Inventory. As shown with the restoration of the Ben Manning House and O.C. Shirley/Paris House, the adaptive reuse of historic buildings or structures has proven to be economically feasible and potentially a profitable alternative to demolition.
- 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 one (1) public comment was received requesting that the structure be saved.
- The CZIM was held on August 14, 2019. There were several public comments left on the sign-in sheet with concerns over demolition of the historic structure.
- Attorney, Don Rolader, came forward to speak on behalf of the applicant.
- Managing Member at KBL Investments, Steve Sherrill, 730 Owens Lake Road, Milton, GA, came forward to address questions from Mayor and Council.

Public Comment:

- Alpharetta & Old Milton County Historical Society representative, Pat Miller, 13040 King Road, Milton, GA, came forward in opposition of the demolition of The Gardner House.
- Sandy Hofmann, 58 Canton Street Suite U304, Alpharetta, GA, came forward in opposition of the demolition of The Gardner House.
- Charlie Reavis, 279 Cutty Sark Way, Alpharetta, GA, came forward in opposition of the demolition of The Garner House.
- Jill Bernard, 145 Cumming Street, Alpharetta, GA, came forward in support of the demolition of The Gardner House.
- Mark Reed, 140 Cumming Street, Alpharetta, GA, came forward in support of the demolition of The Gardner House.
- Claudia Lewis, 184 Canton Street, Alpharetta, GA, came forward in opposition of the demolition of The Gardner House.
- Randy Johnson, 120 Cumming Street, Alpharetta, GA, came forward in support of the demolition of The Gardner House.
- Roy Roberts, 126 North Main Street, Alpharetta, GA, came forward in support of the demolition of The Gardner House.
- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA, came forward in opposition of the demolition of The Gardner House.

❖ Council Member Richard offered a motion to deny PH-19-08 Gardner House/133 Cumming Street request for demolition permit

- The motion received a second from Council Member Binder
- The motion was approved (5-2); Council Member Burnett and Council Member Merkel voting in opposition

C. PH1923 Tax Allocation District #2 North Point Overlay Economic Redevelopment Plan (First Public Hearing)

- Director of Finance, Tom Harris, came forward to present this item.
- This item was presented as a workshop item on April 8, 2019 and September 16, 2019.
- Staff is recommending that Mayor and Council approve PH-19-23 Tax Allocation District #2: North Point Overlay Redevelopment Plan.
- Staff retained Bleakly Advisory Group to assist the City in evaluating opportunities

that could result from creating a Tax Allocation District (TAD) for the North Point / LCI Area. Preliminary findings were presented to the City Council on April 8, 2019.

- Bleakly Advisory Group has drafted a redevelopment plan outlining the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of the Tax Allocation District.
- Bleakly Advisory Group presented the update on the redevelopment plan on September 16, 2019.
- The submitted request, if approved, will allow for the establishment of a tax allocation district for the North Point Area. This district will help achieve the goals for the North Point Activity Center, as detailed in the 2018 LC Plan:
 1. Transportation improvements including sidewalks and crosswalks
 2. Reduce vehicular trips through an emphasis on walkability by construction of multi-use trail connections
 3. Provide public green space and gateway parks to the connect to the Greenway
- The TAD creation will allow the City the opportunity to make significant infrastructure investments to create the environment and attract private investment for the area.
- President of Bleakly Advisory Group, Geoff Koski, came forward to describe the TAD in more detail.
- Director of Community Development, Kathi Cook, came forward to discuss potential projects related to the TAD.
- City Attorney, Sam Thomas read the resolution aloud.
- The second public hearing on this item is scheduled for the City Council Meeting on Monday, December 16th.

Public Comment:

- No Public Comment

VII. NEW BUSINESS

A. Banking Services Contract

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council award Banking Services contract to SunTrust for a term of 5 years and authorize the Mayor to execute all necessary documents.
- On September 26, 2019 the City of Alpharetta issued RFP# 20-109 for Banking Services. Specifically, the RFP was seeking a financial institution with government experience to provide a full range of banking services, including at a minimum: remote deposit; positive pay services; lock box services; and collateralized deposits in accordance with State Law.

- Evaluation criteria included the following: experience with a similar entity 25%; innovative products and services 20%; experience of assigned personnel 20%; customer service 15%; cost proposal 15%; location 5%
- RFP# 20-109 generated significant interest within the banking community and culminated in (7) responses: JPMorgan Chase Bank; SunTrust Bank; Synovus Bank; Wells Fargo Bank; Ameris Bank; Cadence Bank N.A.; and Fifth Third Bank.
- The evaluation committee for RFP# 20-109 included the following: Thomas Harris, Finance Director; Lavon Sills, Financial Services Manager; and Shanta Wilson, Cash Management Coordinator. Based on the evaluation process the top (3) firms with the highest scores out of 100 pts were: SunTrust Bank-83.2; JPMorgan Chase Bank-81.93; and Synovus Bank-66.2 points
- SunTrust is our current banking services provider and they have always provided the City of Alpharetta with professional customer service. They are headquartered in Atlanta, GA. They employ nearly 24,000 employees and growing with the potential merger with BB&T. SunTrust has 5 branches within 5 miles of City Hall.
- The following represent several highlights noted during the Evaluation Process: Bank was founded in 1891, over 100 years of banking experience; Government Banking Department formed in 1981-significant local government experience; procurement card program; strong internet based services-transfers, wires, and image viewing capabilities; free implementation of new products; low fees and increase of earnings credit; offer customized solutions; and flexibility of deposit locations and ways to deposit funds: electronically, ATM, armored guard.

Public Comment:

- No Public Comment
- ❖ Council Member Merkel offered a motion to award Banking Services contract to SunTrust for a term of 5 years and authorize the Mayor to execute all necessary documents
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (7-0)

B. Retirement Savings Plan-Required Minimum Distribution Date Amendment

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is requesting that Mayor and Council approve a resolution and first amendment to the Retirement Savings Plan amending the required minimum distribution date.
- Language in the 401(a) Retirement Savings Plan requires active participants to make an election to defer required minimum distributions (RMD) until retirement. If no election is made, the RMD will begin at 70 ½ (even if still employed). This is very unusual language in these types of plans and adds to the administrative burden. The resolution and amendment modify the language such that the RMD begins at the “later of (1) the calendar year in which the Participant attains age 70 ½, or (2) the calendar year in which the Participant retires.”

- The Pension Board approved this change.
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment
- ❖ Council Member Merkel offered a motion to approve a resolution and first amendment to the Retirement Savings Plan amending the required minimum distribution date
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (7-0)

C. Economic Development Strategic Plan (RFP 20-112)

- Economic Development Manager, Matthew Thomas, came forward to present this item.
- Staff is recommending that Mayor and Council award RFP 20-112 to RKG Associates, Inc. for the Economic Development Strategic Plan and authorize the Mayor to execute all necessary documents.
- The purpose of the Economic Development Strategic Plan is to position the City and its public, private, and institutional partners on a path that continues to act upon opportunities to drive investment and economic growth.
- The previous Strategic Plan for Economic Development was completed in 2011. Given the amount of development we have had over the last several years, a new outside evaluation and strategic vision for development, current initiatives, and business inventory is needed.
- Working in partnership with the Alpharetta Development Authority, this project is intended to determine the best and most reasonable strategies, initiatives, methodologies, and techniques to help grow Alpharetta's tax base and wealth by establishing a new plan for the future.
- A completed version of the plan will include best practices for business retention and expansion, recommendations for maximizing the City's entrepreneurial and small business ecosystem, strategies for leveraging existing employment centers and commercial nodes, identification of incentive programs that will help attract and retain job growth in targeted industries, and identification of strategies that will guide key corridors to reach their maximum economic potential.
- To this end, RFP 20- 112 was advertised on September 12th. After receiving questions regarding the proposal, Addendum #1 was issued on October 4th.
- Phase 1 was the Technical Evaluation portion which totaled to 82 points. Company Profile, Overview, and Executive Summary (27 points), Qualifications of

Key Personnel (25 points), and Proposal; Method of Providing Services (30 points).

- Phase 1 evaluation scores were as follows:
 1. RKG Associates, Inc.- 85.72
 2. AngelouEconomics- 84.07
 3. The NatelsonDale Group- 58.68
 4. Fourth Economy Consulting- 54.36
- The top 2 firms were shortlisted for Phase 2, which was Presentation/Interview held on November 12th. Upon conclusion of this phase, the rankings for Phase 2 are as follows:
 1. KG Associates, Inc.- 72
 2. AngelouEconomics- 50
- Based upon the committee evaluation and completed reference checks, Staff recommends award of RFP 20- 112 to RKG Associates, Inc. for the Economic Development Strategic Plan. Cost proposals were structured around a \$75,000.00 project budget with 50% of the funding being provided by the City and the balance provided by the Alpharetta Development Authority.

Public Comment:

- No Public Comment
- ❖ Council Member Burnett offered a motion to award RFP 20-112 to RKG Associates, Inc. for the Economic Development Strategic Plan in an amount not to exceed \$81,390 (Economic Development Toolkit funding of \$43,890 plus Development Authority funding of \$37,500) 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. A Resolution Declaring the Results of the Non-Partisan General Election Held on November 5, 2019

- Staff is recommending that Mayor and Council adopt a Resolution declaring the results of the City of Alpharetta's non-partisan General Election held on November 5, 2019.
- The City of Alpharetta approved and adopted an ordinance on July 22, 2019 to hold a General Election on Tuesday, November 5, 2019 to elect a Mayor and three (3) members of City Council (Posts 4, 5 and 6) for a full four (4) year term each. The results are as follows:

MAYOR:	VOTES
JIM GILVIN (INCUMBENT)	3,242
WRITE-IN VOTES	114
COUNCIL – POST 4:	VOTES
JOHN HIPES (INCUMBENT)	3,152
WRITE-IN VOTES	62
COUNCIL – POST 5:	VOTES
JASON BINDER (INCUMBENT)	3,152
WRITE-IN VOTES	56
COUNCIL – POST 6:	VOTES
ABU JALLOH	553
CLIFFORD MARTIN	765
DAN MERKEL (INCUMBENT)	2,201
WRITE-IN VOTES	9

- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment
- ❖ Mayor Pro Tem Mitchell offered a motion to adopt a Resolution declaring the results of the City of Alpharetta's non-partisan General Election held on November 5, 2019.
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (7-0)

E. A Resolution Declaring the Results of the Special Homestead Exemption Election Held on November 5, 2019

- Staff is recommending Mayor and Council adopt a Resolution declaring the results of the City of Alpharetta special homestead exemption election held on November 5, 2019.
- The City of Alpharetta approved and adopted an ordinance on July 22, 2019 to hold a special election on Tuesday, November 5, 2019. A vote was taken on whether the City of Alpharetta shall provide an additional \$5,000.00 homestead exemption from City of Alpharetta ad valorem taxes for municipal purposes.
- The results are as follows: Yes - 3,322 No – 308
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment

- ❖ Council Member Merkel offered a motion to adopt a Resolution declaring the results of the City of Alpharetta special homestead exemption election held on November 5, 2019

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

F. A Resolution Declaring the Results of the Special Senior Homestead Exemption Election Held on November 5, 2019

- Staff is recommending that Mayor and Council adopt a Resolution declaring the results of the City of Alpharetta special senior homestead exemption election held on November 5, 2019.
- The City of Alpharetta approved and adopted an ordinance on July 22, 2019 to hold a special election on Tuesday, November 5, 2019. A vote was taken on whether the City of Alpharetta shall eliminate the income restriction for the \$10,000.00 homestead exemption from City of Alpharetta ad valorem taxes for residents 65 years and older.
- The results are as follows: Yes - 3,061 No – 551
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment
- ❖ Mayor Pro Tem Mitchell offered a motion to adopt a Resolution declaring the results of the City of Alpharetta special senior homestead exemption election held on November 5, 2019
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (7-0)

G. Resolution Regarding Funding and Sponsorship of The Old Soldiers Day Parade

- City Attorney, Sam Thomas, came forward to present this item.
- Mayor and Council are being asked to adopt, as presented, a resolution regarding the funding and sponsorship of the Old Soldiers Day Parade.

- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment
- ❖ Council Member Binder offered a motion to adopt a resolution regarding the funding and sponsorship of the Old Soldiers Day Parade
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (7-0)

VIII. WORKSHOP

A. FY 2020 Special Events

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, and Community Services Manager, Amanda Musilli, came forward to present this item.
- Staff lead a discussion of a variety of special events proposed to be held by the City of Alpharetta during the upcoming year. This discussion is not intended to be inclusive of events on which we partner with outside organizations.
- This item is being presented for information and discussion purposes only.

Public Comment:

- No Public Comment

B. Public Works: Capital Improvements

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item is presented for discussion purposes only. No other action is requested.
- The Public Works Department staff has prepared concept designs and preliminary cost estimates for various Transportation Projects. Below is a breakdown of projects, associated cost and where noted the priority within the tier.
- Projects Under Design or with an Executed MOU (funds have been reserved)
 1. Haynes Bridge Road - \$5M
 - a. Executed MOU with Johns Creek to move forward with Design
 - i. Formal design proposal has not been awarded by Mayor and Council
 2. Webb Bridge Road - \$18M
 - a. Big Creek Greenway to Webb Bridge Way
 - i. Change order to design to include connection to Park and KBR awarded, no construction cost estimates at this time for the additional work

3. Academy Street - \$3M
 - a. Sidewalk and lighting on the north side from Presbyterian Church to FS 81
4. Windward Parkway Eastbound - \$4M
 - a. Westside Parkway to GA 400
5. Windward Parkway Westbound - \$4M
 - a. North Point Parkway to GA 400 (also includes extending dual left turn lanes from WWP to NPP)
- Tier I Projects (Listed in Priority of Tier I)
 1. Old Milton Parkway Widening (4 lanes to 6) - \$28M
 2. Webb Bridge/Kimball Bridge Road Bridges Over GA 400
 - a. WBR Bridge widening (2 lanes to 4 lanes) \$2-\$3M
 - b. KBR Bridge Widening (2 lanes to 4 lanes) \$2-\$3M
 - c. Aesthetics - \$2M per bridge
 3. Kimball Bridge Road from NPP to Northwinds (2 lanes to 4 lanes) - \$7M
 4. Webb Bridge Road from Morris Road to Greenway
 - a. Bridge over Big Creek - \$3M
 - b. Roadway and streetscape improvements - \$11M
 5. Alpha Loop – OMP Area to Northwinds
 - a. OMP to Westside - \$6M
 - b. Westside Tunnel - \$1M
 - c. Westside to Northwinds - \$2M
 6. McGinnis Ferry Widening - \$TBD
 7. Marietta Street HAWK - \$200k
 8. Hopewell at Vaughan Roundabout - \$1.5M
- Tier II Projects (Alphabetical Order)
 9. Davis Drive Extension – (NFCID Funded)
 10. Dryden Extension - \$2.9M
 11. Hembree Road Improvements - \$4M
 12. Lily Garden Extension - \$785k
 13. Marjean Way Extension - \$3M (includes stormwater facility)
 14. Windward Parkway Pedestrian Bridges – Varies depending on location
- Tier III Projects (Alphabetical Order)
 15. Cumming Street at Henderson Parkway Roundabout - \$1.75M
 16. Mayfield at Canton Roundabout - \$1.75M
 17. Mayfield at Providence Roundabout - \$2M
 18. Southlake Traffic Calming – Varies depending on location

19. Waters Road Traffic Calming –Varies depending on location

20. Windward Parkway at Clubhouse Roundabout - \$3M

Public Comment:

- Daniel McAlonan, 1995 Wilshire Glen, Alpharetta, GA, came forward in support of the workshop item and gave some suggestions for moving projects into different tiers.

IX. PUBLIC COMMENT

- No Public Comment

X. REPORTS

- Council Member Binder appointed Mike Perry to the Board of Zoning Appeals as of January 2020.
- Council Member Richard appointed Sara Harrison to the Board of Zoning Appeals.
- Mayor Gilvin appointed Richard Owens to the Design Review Board.

XI. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 10:47 PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Erin Cobb".

Erin Cobb, City Clerk