



Official City Council Meeting Minutes

January 19, 2021

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

- 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 Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Kathi Cook, Director of Community Development
- o Pete Sewczwicz, Director of Public Works
- o John Robison, Director of Public Safety
- o Tom Harris, Director of Finance

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 1/11/2021)
- B. Financial Management Report: Month Ending November 30, 2020
- C. Alcoholic Beverage License Application

1. PH-21-AB-02 Jones Financial Services, LLC
 d/b/a Painting with A Twist
 11770 Haynes Bridge Road Suite 801
 Alpharetta, GA 30009

 Art Studio
 Consumption on Premises
 Liquor, Beer, Wine & Sunday Sales

 Owner: Jones Financial Services, LLC
 Registered Agent: Portia C. Turner

- ❖ 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 unanimously (7-0)

V. NEW BUSINESS

A. Vulnerable Population Grant Program: Award Recommendation

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of Alpharetta Vulnerable Population Grant Funds in an amount not to exceed \$34,918 to Amana Academy as presented and authorize the Mayor to execute all necessary documents.
- The City of Alpharetta created its Vulnerable Population Grant Program (VPGP) for the purpose of assisting Alpharetta families and residents who have suffered significant financial hardship due to the COVID-19 pandemic.
- Because the City lacks established support programs, processes, and experience to provide such support in a direct manner, the VPGP was designed to provide funding to established not-for-profit agencies offering established programs that serve Alpharetta residents and which programs have experienced increased capacity demands due to the pandemic. Specific services on which the VPGP was created to support include overdue rent and mortgage assistance; utility assistance; food and nutrition; childcare; distance learning support; or other unforeseen financial/ emergency needs of the community. It may also focus on providing group community services such as food kitchens or pantries for the same population as mentioned above and/or may also focus on organizations that provide mental health services for vulnerable individuals.

- Eligible applications under this program are reviewed by a staff committee tasked with reviewing all applications for consistency with the program purpose and intent, ability, and efficiency of the applicant to deliver specified services / programs, and delivery of programs and services to residents of Alpharetta. The committee is further tasked with bringing forward for consideration by the Mayor and City Council recommendations on award and allocation of funding within the limits of the funding designated for the Alpharetta Vulnerable Population Grant Program.
- The City has received an application for award under the VPGP from Amana Academy which has been providing support to Alpharetta residents in the category of learning support in the form of devices and software necessary for remote learning. The application has been reviewed and found to be in compliance with all terms and requirements of the program, so Staff recommends that funds be awarded to Amana Academy in an amount not to exceed \$34,918.
- If this recommendation is approved by City Council, the total value of awards granted to-date would be \$280,000. This represents the total funding allocated for the Vulnerable Population Grant Program.

Public Comment

- No Public Comment
- ❖ Council Member Binder offered a motion to approve the award of Alpharetta Vulnerable Population Grant Funds in an amount not to exceed \$34,918 to Amana Academy as presented and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Hipes
 - The motion was approved (5-2); Council Member Burnett and Mayor Pro Tem Mitchell voted in opposition

B. Consideration of an Amendment to the Safe Hotel Ordinance (1st Reading)

- Director of Public Safety, John Robison, and City Attorney, Sam Thomas, came forward to present this item.
- Staff is recommending that Mayor and Council approve an amendment to Article VI of Chapter 42 of the City Code to amend regulations promoting safe hotels.
- The Safe Hotels Ordinance, which was adopted by Council on May 6, 2019, required the City Council to review its provisions before January 1, 2021. Staff and legal presented this review as a workshop during the January 11, 2021 Regular City Council Meeting. As a result, City Council determined it in the best interest of the public health, safety, and welfare to amend the Safe Hotel Ordinance.
- The following amendments are included in this ordinance:
 - o Change the tier system to create a matrix that is based on criminal calls in nature only, not just calls for service at it currently stands.
 - o Update the tier system to:
 - Tier One: Any percentage less than 3%
 - Tier Two: 3.0%-8.0%
 - Tier Three: Any percentage above 8%

- o Require all guests responsible for checking in to a room to be at least 18 years old and all guests checking in must provide a valid identification and a vehicle tag number.
- o Allow all calls (including front desk) made to ADPS to count towards the calls for service ratio (in the current ordinance, calls from front desk staff are not factored into the ratio).
- o A quarterly review of stats by Public Safety, Community Development staff and the City Administrator. A minimum of two meetings a year between Public Safety Staff, Community Development Staff, and each hotel's management/ ownership.
- Attached to the agenda packet is the clean version and red-lined version of the proposed amendments.
- City Attorney, Sam Thomas, read the ordinance aloud.

Public Comment

- No Public Comment
- ❖ Council Member Hipes offered a motion to approve an amendment to Article VI of Chapter 42 of the City Code to amend regulations promoting safe hotels.
 - The motion received a second from Council Member Binder
 - The motion was approved (6-1); Council Member Merkel voted in opposition

VI. WORKSHOP

A. Horizon 2040 Comprehensive Plan - Housing Study

- ***This item has been deferred by Staff and will neither be heard nor discussed at this meeting.***

B. UDC Text Amendment to Historic Preservation Incentives

Sponsored By: Council Member Binder and Mayor Pro Tem Mitchell

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is requesting that Mayor and Council consider text amendments to the Unified Development Code (UDC) Section 2.9 Historic Preservation Incentive Zoning, to allow Historic Preservation Incentives for properties on Appendix A – Historic Resources Inventory Contributing Historic Buildings and Article 2 – Downtown Overlay in order to allow a façade grant program.
- The program would be similar to our previous Downtown Façade Grant program whereby we allow up to a \$15,000 match for improvements to historic properties located in the downtown. In order to receive the grant, the owner would need to apply and be designated historic. Material changes as well as application would require Director approval.
- Staff also recommends the Council consider waiving any building application, permit, design review board fees for any property in the City considered as Contributing Historic Properties and Designated Historic Properties. The intent of the program is to promote the preservation of historic housing.

- The proposed criteria and Downtown Historic Façade Grant application would closely follow criteria for the previous Façade Grant listed below:
- Proposed Eligibility requirements for grants:
 - o Grants would be available to merchants or building owners within the designated Downtown for improvements to existing historic building facades. Properties must be Contributing Historic Property or Designated Historic Property to begin the application process.
 - o All applicable permits must be obtained from the City of Alpharetta, Community Development Department.
 - o Improvements for consideration:
 - Material changes on the exterior that conform to United States Secretary of the Interior's Standards for the Treatment of Historic Buildings with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.
 - All street facing facades must be compatible with the existing or original structure.
 - Compliance with the Historic Preservation Ordinance
- Applicant shall designate property Historic if currently designated as Contributing Historic.
- Work that has already been completed on any building or structure in this calendar year is NOT eligible for the grant program.
- Funding is not guaranteed. Longevity of the project and how well the project complements the building, and the surrounding block will be a factor in determining allocation amounts.
- Building/business owner assumes 100% responsibility for qualifying ADA compliance work to satisfy all necessary codes and regulations.
- If owner does the work: all materials and paid labor qualify. Not to include labor paid to owner. Must include a labor quote from a professional contractor.
- Structural Building Improvements:
 - o \$5,000 - \$9,999 – 30% project cost up to \$3,000.
 - o \$10K – \$14,999 – 35% project cost up to \$5,200.
 - o \$15K – \$19,999 – 40% project cost up to \$7,900.
 - o \$20,000 + – 50% project cost up to \$15,000.
- Council Member Merkel and Council Member Burnett recommended including an annual cap.
- Director Cook reminded Mayor Pro Tem Mitchell and Council Member Richard that the recommended incentives would only apply to commercial not residential.
- Mayor Gilvin recommended that the Community Development Department work with members of the Finance Department and the City's legal team to finalize this proposal and bring back to Council as another workshop.
- This workshop was presented for City Council discussion and information purposes. No vote or formal action is requested at this time.

C. Discussion of a Resolution to Provide Certain Homeowner Tax Relief on Homesteaded Property - Sponsored By: Council Member Burnett

- City Administrator, Bob Regus, came forward to present this item.
- Council Member Burnett is presenting this discussion to provide certain discretionary homeowner tax relief on homesteaded property from the City ad valorem taxes for municipal purposes for taxable years beginning on or after January 1, 2021.
- In order to provide the City, the opportunity, at its discretion, to the homeowner tax relief, it is necessary that an Act be introduced in the Regular 2021 Session of the General Assembly of Georgia, subject to approval in a city-wide referendum.
- The Act would authorize the City, in its discretion, to annually appropriate a fund (not to exceed \$300,000.00) to be used exclusively to provide taxpayers, owning qualified homesteaded property, credits from City ad valorem taxes for general governmental purposes.
- Council Member Merkel appreciates the thought and effort that was put into this proposal but is opposed to this resolution coming forward due to the financial hardship that COVID-19 has placed on the City.
- Mayor Gilvin ended the workshop by stating that we will continue this discussion at the City Council Planning Retreat.
- This workshop was presented for City Council discussion and information purposes. No vote or formal action is requested at this time.

VII. PUBLIC COMMENT

- No Public Comment

VIII. REPORTS

- Mayor Pro Tem Mitchell appointed Sandy Hoffman as his appointee to the Ethics Commission and Kendrick McLaughlin as his appointee to the Cultural Arts Commission.
- Mayor Gilvin appointed John Norton to the Recreation Commission.
- Council Member Binder announced that the City won the Cigna Well Being Award and

IX. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 7:36 P.M.

Respectfully submitted,


Erin Cobb, City Clerk