



Official City Council Meeting Minutes

April 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

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

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Alpharetta First Responders Recognition Presented by the Lions Club

- The Lions Club will be recognizing the following first responders:
 - Outstanding Police Officer: Michael Esposito
 - Outstanding Fireman: Matthew Bozer
 - Outstanding Communications Office: Robin Barton

B. Tech Alpharetta Graduates Recognition

- Recognition of recent Tech Alpharetta graduate companies:
 - SolMicroGrid
 - FUSMobile.

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 4/5/2021)

B. Alcoholic Beverage License Application

1. PH-21-AB-12 **NAGA Associates, LLC**
d/b/a Hilton Garden Inn Atlanta North/Alpharetta
4025 Windward Plaza
Alpharetta, GA 30005
- Hotel**
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales
- Owners: NAGA Associates, LLC**
Registered Agent: Michael Sard

- ❖ Mayor Pro Tem Mitchell offered a motion to approve the consent agenda
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (7-0)

VI. PUBLIC HEARING

A. MP-21-01/CLUP-21-02/Z-21-03/CU-21-02/V-21-04 The Bailey/Northwinds

NOTE: This item was deferred by the Applicant and will neither be heard nor discussed at this time.

- ❖ NOTE: Mayor Gilvin announced that the following two New Business Items, IGA with Fulton County for Election Services and the Resolution Authorizing Fulton County Department of Registration and Elections to Conduct the City of Alpharetta's November 2, 2021 General Election, have been pulled from the agenda for future discussion and will neither be heard nor discussed at this time

VII. OLD BUSINESS

A. PH-21-03 UDC Text Amendments – Prerequisites for Public Hearing Requests **(2nd Reading)** Consideration of text amendments to Unified Development Code, Article IV Procedures to add prerequisites pertaining to the submittal of a public hearing request.

- Director of Community Development, Kathi Cook, came forward to present this item.
 - Staff is recommending that Mayor and Council approve the following text amendments to the Unified Development Code (UDC):
 - Amendments to Unified Development Code (UDC) Article IV Procedures, to add regulations requiring that all taxes be paid in-full and all outstanding code violations on the property be rectified prior to a request for public hearing.
 - This standard is currently included in the City's Public Hearing application as part of the 'Instructions for Filing a Public Hearing Application'. Codifying this standard would allow for enforcement.
 - The item was considered at the 3/4/2021 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended unanimous approval, subject to changes clarifying that delinquent taxes, assessments, fees, fines, or other indebtedness to the City pertains to a property and not a person. Vote 7-0
 - This item was presented during the April 5, 2021 City Council Meeting and approved unanimously.
 - City Attorney, Sam Thomas, read the ordinance aloud.
- ❖ Council Member Hipes offered a motion to approve PH-21-03 UDC Text Amendments – Prerequisites for Public Hearing Requests and the ordinance as presented
- The motion received a second from Council Member Richard
 - The motion was approved unanimously (7-0)

VIII. NEW BUSINESS

A. Intergovernmental Agreement with Fulton County for Election Services

- **Mayor Gilvin removed this item from the agenda, and it will be neither heard nor discussed at this time.**

B. Resolution Authorizing Fulton County Department of Registration and Elections to Conduct the City of Alpharetta's November 2, 2021 General Election

- **Mayor Gilvin removed this item from the agenda, and it will be neither heard nor discussed at this time.**

C. Approval of Firehouse Subs Public Safety Foundation Grant Application

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Council approve the Firehouse Subs Public Safety Foundation grant application and authorize the Mayor to execute all necessary documents.
- By providing lifesaving equipment and needed resources to first responders and public safety organizations, we help them to be better prepared to save lives in the communities they serve.
- The grant is for \$25,000 and there are no matching funds involved in our organization's grants program.
- The deadline for submittal of this grant application to Firehouse Subs is Wednesday, May 12, 2021 at 5PM ET.
- **Public Comment:** No Public Comment
- ❖ Council Member Hipes offered a motion to approve the Firehouse Subs Public Safety Foundation grant application for the amount of \$25,000 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. Security System Replacement (Cameras/Servers)

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Council award the contract for the security system replacement to NetPlanner, in an amount not to exceed \$121,366.05 and authorize the Mayor to execute all necessary documents.
- This initiative was approved as part of the fiscal year 2021 Capital Budget and is aimed at providing centralized and redundant Avigilon Video Servers to replace legacy servers that cover everything but the jail facility.
- The city's current security environment (not including the jail facility) includes 6 standalone, non-redundant, servers and 145 cameras. The lack of redundancy is the most critical issue as there is no fail-safe in case of hardware/software failure. Additionally, most of the legacy servers are undersized, out of warranty, and running old non-supported software versions that cannot connect with some of our existing camera inventory.
- This initiative (\$121,366.05) will consolidate the 6 legacy servers (with no redundancy capabilities) into 2 servers (providing redundancy) and provide updated software licensing for our current fleet of cameras. Additionally, this initiative includes the replacement of 5 outdated cameras within Wills Park.
- This initiative has citywide benefits and impacts multiple departments (e.g., Information Technology, Recreation, Parks & Cultural Services, City Administration, etc.). NetPlanner is the City's security camera and badge reader maintenance and support vendor and is recommended for this initiative under the existing service agreement.
- **Public Comment:** No Public Comment

- ❖ Council Member Hipes offered a motion to award the contract for the security system replacement (cameras/servers) to NetPlanner, in an amount not to exceed \$121,366.05 and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (7-0)

E. Contract Approval for Artificial Turf Installation on the Town Green (RFP 21-108)

- Director of Recreation, Parks and Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff's recommendation is to award RFP 21-108 Town Green Artificial Turf Replacement Project to Sprinturf, LLC., in an amount not to exceed \$160,000 and authorize the Mayor to execute all necessary documents.
- The existing grass at Town Green is well below standard. There are many bare spots, holes, unlevel ground and overall poor grass coverage. The award of this RFP is to replace the existing natural grass area with a new artificial turf system. The location is in front of City Hall in Alpharetta's City Center Town Green. This area has high traffic use year-round for recreation and relaxation by people and pets. It is a popular place with children to play games and splash in the fountain. Picnics and outdoor dining are common when weather permits. The Town Green is surrounded by restaurants, shops, businesses, and residences. Special events occur and invite participants and spectators.
- The new turf system must be durable enough to endure high foot traffic for these types of activities. The synthetic turf surface area will be approximately 13,220 sq. ft., fitting exactly in the layout of the existing natural turf area. This work includes, but may not be limited to, design of the installation, preparing the subgrade for the turf system, supplying material, labor, and equipment to install the stone base, drainage system, nailer boards, turf, infill material and any other work required for a complete installation of the synthetic system. The City wants to install the highest quality, longest lasting synthetic turf system coupled with excellent drainage to make year-round, daily use possible.
- The Recreation, Parks & Cultural Services Department (Parks Department), with guidance from the Public Works and Finance Departments, prepared a Request for Proposals (RFP) and advertised in March/April 2021. On April 14, 2021, the City received proposals from 3 firms. Staff from the Parks and Public Works Departments reviewed and scored the proposals based on Team Evaluation (75%) and Cost (22%) with Local Vendor Preference rounding out the criteria. The resulting scores were as follows:
 - 78.81 Sprinturf LLC (cost = \$212,741) – **REVISED QUOTE RECEIVED \$160,000**
 - 77.31 Integrated Construction and Nobility, Inc. (cost = \$298,598.48)
 - 48.33 Lanier Plans (dba KorKat) (cost = \$162,543.15)
- NOTE: The cost saving was due to several reasons:
 - The original proposal called for stamped architectural drawings
 - The original proposal called for a land disturbance permit (LDP)
 - The original proposal called for enhanced drainage based on the stamped drawings and LDP
- The high scoring firm, Sprinturf LLC, is an experienced artificial turf firm and has successfully completed many of our recent turf replacement projects with excellent results. Therefore, Staff recommends award of RFP 21-108 to Sprinturf LLC.

- Funding for this initiative was originally approved at \$115,000 as part of the 2021 Mid-Year Budget Ordinance. The remaining funding requested herein is coming thru savings in existing park capital projects (\$11,823) and a request to utilize available Impact Fee monies (\$33,177) which is an allowable use as this improvement will significantly improve the usability and ensure year-round access to this amenity.

- Public Comment:** No Public Comment

- ❖ Council Member Merkel offered a motion to award RFP 21-108 Town Green Artificial Turf Replacement Project to Sprinturf, LLC., in an amount not to exceed \$160,000 and authorize the Mayor to execute all necessary documents

- The motion received a second from Council Member Richard
- The motion was approved (6-1); Council Member Binder voting in opposition

IX. WORKSHOP

A. Preliminary List of Transportation Projects for Possible TSPLOST 2

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item is being presented for informational and discussion purposes. No formal action is requested at this time.
- The Director of Public Works presented a preliminary list of projects for consideration for funding under the proposed TSPLOST 2.

TSPLOST II Project List			
		Initial Allocation	Revised Allocation
TIER I (85%)	Mid-Block Crosswalk (Alpharetta Elementary School)	\$50,000	\$75,000
	Mid-Block Crosswalk (Manning Oaks Elementary School)	\$125,000	\$150,000
	Improved Crossing from Parking Deck to north side of Milton Ave	\$250,000	\$275,000
	Raised intersection at Marietta St and Roswell St	\$350,000	\$350,000
	Improved Pedestrian Crossings from City Center to Churches	\$750,000	\$750,000
	Alpha Loop (Old Milton Pkwy to Northwinds Pkwy)	\$9,250,000	\$11,250,000
	4 Pedestrian Bridges (Windward Pkwy over Big Creek; Greenway access)	\$2,500,000	\$2,750,000
	North Point Pkwy Corridor (cost is an allocation)	\$10,000,000	\$10,000,000
	Mid-Block Crosswalk (Cogburn Road Park)	\$50,000	\$75,000
	Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	\$75,000	\$100,000
	Webb Bridge Rd Improvements (Morris Rd to Greenway)	\$10,000,000	\$12,000,000
	Tradewinds Ripple Effect Improvements	\$6,000,000	\$6,000,000
	Cumming St Corridor Improvements (cost is an allocation)	\$7,350,000	\$6,640,000
		<u>\$ 46,750,000</u>	<u>\$50,415,000</u>
TIER II (100%)	Kimball Bridge Rd Widening (Verizon to Georgia Power driveways)	1,500,000	2,000,000
	Academy St Improvements	2,800,000	3,250,000
	Milton Ave Improvements (cost is an allocation)	3,950,000	3,650,000
		<u>\$ 8,250,000</u>	<u>\$8,900,000</u>
TIER III (115%)	Roundabout (Hopewell Rd at Vaughan Dr)	\$ 1,500,000	\$1,900,000
	Roundabout (Mayfield Rd at Canton St)	1,750,000	2,000,000
	Roundabout (Mayfield Rd at Providence Rd)	2,000,000	2,000,000
	Milling and Resurfacing	2,500,000	2,500,000
	Debt Retirement/Debt Service	500,000	500,000
		<u>\$ 8,250,000</u>	<u>\$8,900,000</u>
		<u>\$ 63,250,000</u>	<u>\$68,215,000</u>
Public Works has received revised project pricing, based on the current increase of construction as well as receiving cost estimates from on-call vendors.			
The increase of funds for from the initial allocation to the revised is based on new projected figures from Fulton County.			

- When advertising to the public, Council Member Merkel and Mayor Pro Tem Mitchell suggested that we list out the projects.
- Due to the increase in construction costs since the COVID-19 pandemic, Director Sewczwicz would like time to obtain one last quote for these projects prior to City Council voting on the project list.

B. Preliminary List of Parks Projects for Possible Bond Issue

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- This item is being presented for informational and discussion purposes. No formal action is requested at this time.
- Possible Bond Referendum Items:

Project	Amount
Wills Park Equestrian Renovation build out	\$ 5,000,000
Will Park Master Plan projects	\$ 4,000,000
Mid Broadwell Park build out	\$ 500,000
Milton Avenue design & build out	\$ 2,000,000
Old Rucker Park design & build out	\$ 2,000,000
Union Hill Park re-development/trailhead	\$ 2,000,000
Farmhouse Park design & build out	\$ 3,000,000
Brookside Park (Phase 1 – connection/bridge)	\$ 2,000,000
Waters Road Park design & build out	\$ 2,000,000
Turf Webb Bridge large Soccer field	\$ 1,000,000
Park Land Acquisition	\$ 6,000,000
Total	\$29,500,000

- Wills Park Equestrian Renovation Build Out - \$5,000,000 – This amount would be matched by the Wills Park Equestrian Foundation for a total of \$10,000,000. This figure includes the renovation of all the current arenas and schooling areas, new horse stables, improved roadways, improved pedestrian access, lighting for the arenas and general areas, renovated concessions building, renovated bathhouse, and new support amenities such as judges stands, pavilions, and RV hookups.
- Wills Park Master Plan projects - \$4,000,000 – This amount would continue the implementation of the approved Wills Park Master Plan. This includes two new “gateway” entrances at Old Milton Parkway and Roswell Road, and at Wills Road and Old Milton Parkway. These entrances would provide direct access to the Park from the intersection. Waggy World (Dog Park) would be completed rebuilt to include proper drainage, access, pavilions, and amenities. Wacky World would be completed renovated. This community-built playground is currently over 20 years old. The renovation would pay homage to the community-built section, while updating the area for fun and play. We would also address the need for additional parking. The plans call for expanding the current Wacky World parking lot and reconfiguring the pool parking lot to increase the number of spaces and

improve the flow. We would also renovate the area below the pool parking lot to create a gathering spot for families and improve the disc golf course.

- Mid Broadwell Park build out - \$500,000 – This amount will finish this community park. We have constructed the restroom facility. What remains is the development of a playground area, limited parking, trails throughout the park and various park amenities.
- Community Park design and build out - \$2,000,000 each for 4 park areas, Milton Avenue Park, Union Hill Park, Old Rucker Park and Waters Road Park – Each of these areas will be a community park. The funds will be used to design, permit, and build out the parks so they are complete and usable. Each park will have parking, designed play areas, restrooms, trails, pavilions, and park amenities. The \$2,000,000 is a best guess based on past park development cost. These 4 parks have not yet gone through the process of public input, design, or approval.
- Farmhouse Park design and build out - \$3,000,000 – This amount was estimated for design and development of a heritage-type park. This figure is another best guess. Several Council Members have stated that while they support this project in concept, there is still a lot of questions surrounding the impact that Georgia Department of Transportation's GA 400 project would have on this area. Staff has estimated that due to the nature of the land and the challenges that are surround the Farmhouse, that \$200,000 would be the minimum needed to develop a design for the Farmhouse Park.
- Turf Webb Bridge Large Soccer Field - \$1,000,000 – The upper soccer field at Webb Bridge is currently a grass field and does not drain well. Last year 60% of the practices and games that were scheduled on this field were cancelled due to wet conditions. In comparison, the lower artificial turf field only had 10% of the games and practices canceled due to rain. The artificial turf field would greatly improve the playability, usage, and athletic experience for the Alpharetta soccer program.
- Park Land Acquisition - \$6,000,000 – These funds would be used to acquire future parkland. This would include land purchases for the AlphaLoop. There was some discussion at the last workshop about splitting the AlphaLoop out and have two separate accounts. Since the locations of any future purchases are unknown, the idea of having one Park Land Acquisition account seems like a better course of action. Certainly, the title and subsequent description could include AlphaLoop and Park Land Acquisitions.
- Council Member Hipes pointed out that \$6M allocated to parkland acquisition, does not provide an opportunity to purchase a significant amount of land in Alpharetta.
- Council Member Merkel but does not support the \$3M allocation to the Farmhouse Park design and build out, instead he suggested placing a monument or plaque on the property designating it as historical. After visiting the site, Council Member Richard also voiced some concern with the \$3M allocation for an area that is located so close to GA 400. Council Member Hipes sees the cost for the Farmhouse Park design and build out as disproportionate to some of the other items on the project list. Mayor Pro Tem Mitchell and Council Member Burnett support the Farmhouse in efforts to preserve our original settlement. Mayor Gilvin emphasized that this property is already being preserved and believes there are better ways to spend that money, additionally adding that he would support spending \$1M to gain access to the settlement site and using the other \$2M on the Alpha Loop or Brookside Park.

X. PUBLIC COMMENT

- No Public Comment

XI. REPORTS

- No Reports

XII. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Mayor Pro Tem Mitchell offered a motion to adjourn into Executive Session
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (7-0)
- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting into Executive Session at 7:47 P.M.

Respectfully submitted,

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

Erin Cobb, City Clerk