



Official City Council Meeting Minutes

May 3, 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
- Cris Randall, Director of Human Resources
- Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. BOARDS & COMMISSIONS APPOINTMENTS

A. Recreation Commission - Karla Piedrahita

- Mayor Gilvin appointed Karla Piedrahita to the Recreation Commission on behalf of Council Member Burnett.

B. Code Enforcement Board - Leander Murphy

- ❖ Mayor Pro Tem Mitchell offered a motion to approve the appointment of Leander Murphy to the Code Enforcement Board
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

C. Board of Zoning Appeals – Mike Fowler

- Mayor Pro Tem Mitchell appointed Mike Fowler as his appointee to the Board of Zoning Appeals.

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 4/26/2021)

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

VI. PUBLIC HEARING

A. PH-21-08 The Heritage Congregate Housing/Davis Drive

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve PH-21-08 The Heritage/Congregate Housing Davis Drive, subject to the following conditions:
 1. The subject property shall be limited to the following L-I (Light Industrial) uses (change to condition shown in RED):
 - a. New Auto Sales and Leasing/conditional use required
 - b. Office Building or Office Park
 - c. Restaurant
 - d. Retail Sales and Services Establishments
 - e. Storage, Inside Climate controlled
 - f. Bowling Alley/Recreation Facilities (indoor and outdoor)

- g. Bakery
- h. Banking/Savings and Loan
- i. Daycare Center
- j. Drug Store
- k. Grocery Store

I. Congregate Housing, Assisted Living Facility

2. After January 1, 2023, 159 'Congregate Housing, Assisted Living Facility' units shall be permitted a Certificate of Occupancy.
 3. Property shall be developed substantially in accordance with submitted plan prepared by KimleyHorn & Associates, Inc., dated 4/22/2021, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
 4. Main building elevations, materials and details shall be substantially similar to the renderings prepared by Merriman Anderson Architects, Inc., dated 2/20/2021, with final approval by DRB. Cottages shall have a style and materials that are compatible with the main building, with final approval by DRB.
 5. Davis Drive shall be improved as follows: 6' planter and 8' sidewalk, with final approval by Staff.
 6. Driveway separation requirements may be reduced along Davis Drive based on an evaluation of sight distance and safety, with final approval by the City's Transportation Engineer.
 7. Open space shall include a mix of trees, shrubs, and ground covers of varying heights, textures, and colors, as approved by DRB. Amenity areas shall be improved with hardscape, landscape, and seating/gathering areas, as depicted in the renderings prepared by Merriman Anderson Architects, Inc., dated 2/20/21, with final approval by DRB.
 8. The following trees shall be saved: 25" Water Oak (#297). Applicant shall be responsible for any tree recompense.
 9. Street trees along Davis Drive shall be shade trees minimum 4" caliper at time of planting, as approved by DRB.
 10. Roof top signage, as depicted in the renderings prepared by Merriman Anderson Architects, Inc., dated 2/20/21, shall be a permitted sign type on the property in lieu of a wall sign, with final approval by Staff.
 11. Stormwater facilities shall accommodate the Davis Drive roadway improvements and shall be an amenity with heavy landscaping.
 12. Per V-19-15/E-19-07 Swilley/Davis Drive Variances & Exception, Property owner shall provide a 20' easement to the City for the future extension of the Alpha Loop within the Georgia 400 tree buffer.
 13. Building shall include at-grade walkouts with doors/courtyards. All equipment (HVAC, etc.) shall be screened from Davis Drive. Doors shall be covered with an awning or other approved decorative feature.
 14. Site entrances shall include a decorative brick wall with iron detailing, as well as heavy landscaping. Each entrance shall include a decorative paver apron a minimum of 50' in length.
- The applicant, The Davis Group, is requesting a change to previous conditions of zoning in order to construct an assisted living facility on 8.6 acres in the North Point

Overlay. The request is to amend a condition to add 'Congregate Housing, Assisted Living Facility' to a list of L-I (Light Industrial) permitted uses on the property. The subject property is located at 0 Davis Drive at the southwest corner of Westside Parkway and Sanctuary Parkway.

- The submitted request, if approved, would allow for the construction of an assisted living facility on an 8.6-acre property in the North Point Overlay. The proposed development would include 143 independent, assisted living, and memory care units in a 3-story building, sixteen (16) independent living cottages, and a variety of amenities and services associated with a state licensed assisted living facility. A change is requested to previous conditions of zoning to add 'Congregate Housing, Assisted Living Facility' to a list of L-I (Light Industrial) permitted uses on the property. Uses were limited on the property in conjunction with a variance request that did not include the required site plan. The subject property is located at 0 Davis Drive at the southwest corner of Westside Parkway and Sanctuary Parkway.
- The subject property is zoned L-I, of which 'Congregate Housing, Assisted Living Facility' is permitted by-right. The property does not currently have street frontage on Davis Drive. North Fulton Community Improvement District (NFCID) is preparing to construct the Davis Drive extension, which will connect Westside Parkway to Mansell Road. Surrounding properties are also zoned L-I. Top Golf is located to the northeast, The Cooler, and an undeveloped L-I property (The Davis Group proposes an office building, day care center, and self-storage facility) is located to the north, Georgia 400 to the east and south, and Pappadeaux Seafood Kitchen is located to the west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use' and 'Corporate Office'.
- The subject property was approved on November 11, 2019 for a variance to remove the maximum building setbacks on Westside Parkway and Davis Drive and an exception to increase the maximum building height for office buildings and parking decks. A variance to allow two (2) rows of parking between the primary building and Davis Drive was denied. A condition of zoning was placed on the property limiting permitted uses on the property, since a site plan showing proposed development was not provided with the request. The applicant proposes the following change to Condition #1 related to file #V-19-15/E-19-07 Swilley Davis Drive Variance and Exception (change shown in RED text):
 1. The subject property shall be limited to the following L-I (Light Industrial) uses:
 - a. New Auto Sales and Leasing/conditional use required
 - b. Office Building or Office Park
 - c. Restaurant
 - d. Retail Sales and Services Establishments
 - e. Storage, Inside Climate controlled
 - f. Bowling Alley/Recreation Facilities (indoor and outdoor)
 - g. Bakery
 - h. Banking/Savings and Loan
 - i. Daycare Center
 - j. Drug Store
 - k. Grocery Store
 - l. Congregate Housing, Assisted Living Facility

- As shown in the table below, there are twelve (12) assisted/senior living facilities currently operating in the City, consisting of 1,703 units (Village Park at Milton Phase 2 not constructed). The average density of assisted/senior living facilities in the City is 16.8 dwelling units per acre (du/ac), which includes Avanti Inspired Living on the low end at 7.25 du/ac and Cottonwood Estates on the high end at 33.8 du/ac. As of February 28, 2021, there are 28,325 housing units in the City, which includes 'For-Sale', 'For-Rent' and assisted/senior living units. Assisted/senior living housing represents approximately 5.4% of the total housing units in the City.

Assisted/Senior Living – Existing/Under Construction

Project Name	Location	Units	Acreage	Density
Applicant's Proposal (The Heritage)	0 Davis Drive	159	8.6 ac	18.5 du/ac
Village Park at Milton (Phase 2 undeveloped)	555 Wills Rd & 11940 Alpharetta Hwy	221	12.1 ac	18.3 du/ac
Atria of Alpharetta	100 Somerby Dr	282	18 ac	15.7 du/ac
Alto by Allegro Senior Living	4125 North Point Pkwy	70	2.2 ac	31.8 du/ac
Cottonwood Estates	255 Vaughan Dr	133	3.94 ac	33.8 du/ac
Morningside of Alpharetta	253 North Main St	89	2.7 ac	33 du/ac
Addington Place of Alpharetta	762 North Main St	97	5 ac	19.4 du/ac
Dogwood Square	555 Janis Square	100	3.43 ac	29.2 du/ac
Emblem Alpharetta (f.k.a. Parc Alpharetta)	1000 Fanfare Way	200	7.12 ac	28.1 du/ac
Village Park of Alpharetta (Phase 2 Under Construction)	12300 Morris Rd	187	19.7 ac	10.8 du/ac
The Crossings at Webb Bridge (f.k.a. Autumn Leaves)	3300 Webb Bridge Rd	54	3.4 ac	15.9 du/ac
Avanti Inspired Living	Old Milton Pkwy @ GA 400	145	20 ac	7.25 du/ac
The Mansions	3700 Brookside Pkwy & 3675 Old Milton Pkwy	216	9.1 ac	23.7 du/ac
TOTAL*		1,794 units	106.7 ac	16.8 du/ac

*Total does not include the applicant's proposal.

- Presently, there are four (4) undeveloped sites, consisting of approximately 51.6 acres, that could be developed as 'Congregate Housing, Assisted Living Facility' without a public hearing (allowed by-right). As shown in the table below, these sites were either approved as part of a master plan or allowed by-right in the L-I zoning district.

Assisted/Senior Living – Entitled (Approved) Sites

Master Plan/Property	Location	Acreage
Fulton Greens Pod B	3 Parcels directly north of 12850 Highway 9	3.8 ac
Webb Bridge/GA 400 Pods A-F	Parcels North & East of 3000 Webb Bridge Rd	43.6 ac
Preston Ridge Pod A	Parcel South of 4125 North Point Parkway	3 ac
Vacant L-I Parcel	1350 Rock Mill Way	1.2 ac

TOTAL	51.6 ac
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- PUBLIC SAFETY IMPACT:** While senior living facilities have less impact on traffic and schools, the use has greater impacts on public safety. Due to liability issues, these facilities regularly call Public Safety for assistance with resident falls. So far in 2021, the City's Public Safety Department is averaging 3.95 calls for service per day from all senior facilities. When you look at facilities with a business model similar to the applicant's, the average calls for service drops to 0.7 per day. The applicant's business would likely generate less calls for assistance due to the presence of independent units.
- SITE PLAN:** A 3-story, 192,940 square foot independent, assisted and memory care building is depicted on the west side of the property oriented to Davis Drive and consisting of 143 units. Sixteen (16), 1- story independent living cottages are depicted on the eastern half of the property and oriented to a pocket park. Amenity areas are depicted throughout the site, including roof top amenity, memory garden, two (2) pocket parks, and trails. There is an existing cemetery in the northeast corner of the property near Top Golf.

- Access to the site is proposed through three (3) curb cuts. 68 surface parking spaces are depicted along the main entrance drive aisle and at the rear of the main building. An additional sixteen (16) parking spaces are provided as garage/driveways spaces for the cottages. The proposed parking exceeds the UDC requirement of one (1) space per two (2) sleeping rooms, plus the required 20% parking reduction in the North Point Overlay.
- Sidewalk improvements will be needed along Davis Drive since the North Fulton CID plans for Davis Drive only provide a six-foot (6') sidewalk on the south side of Davis Drive. The site plan depicts a four-foot (4') planter and a ten-foot (10') sidewalk. If approved, a six-foot (6') planter and eight-foot (8') sidewalk should be required along Davis Drive.
- There are six (6) specimen trees on the property, of which four (4) are Tulip Poplars and are not desirable saves. However, the 25" Water Oak located in the pocket park on the east side of the property should be saved.
- The applicant proposes to remove a temporary stormwater management pond proposed for the Davis Drive roadway improvements. Therefore, any new stormwater facilities should accommodate the Davis Drive roadway improvements. Stormwater is proposed in two (2) walled ponds, one of which is located south of the main entrance and the other is located on the east side of the property.
- ELEVATIONS: The applicant submitted renderings of the 3-story main building, which reflect a Mercantile Warehouse style. The building is proposed to be brick on all sides with steel beam accents and warehouse windows. A pick-up/drop-off area is depicted on the east side of the building and includes a large overhang. A rooftop amenity area is depicted adjacent to the main entrance, which includes outdoor areas, as well as a conservatory.
- RENTAL STUDY: The U.S. Census Bureau classifies assisted living, memory care and independent senior living as renter-occupied housing. Careful consideration should be given to maintaining a balance between owner- and renter-occupied housing in the City. The 2035 Comprehensive Plan identifies the following policy as it relates to maintaining a balance of owner-occupied to renter occupied housing in the City:
 - Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.
- The Alpharetta Rental Housing Study Benchmark Update 2019 indicates that the City is moving toward its policy of 68% owner-occupied housing, but not at the previously projected rate. Between 2015 – 2019 the U.S. Census Bureau estimates that the percentage of renter-occupied housing units in the City decreased from 37.4% to 33.6%, or 66.4% owner-occupied housing units in 2019. The City anticipates 2020 U.S. Census housing data toward the end of 2021.
- TRAFFIC: The applicant submitted a trip generation report for the proposed development showing that the 'Congregate Housing, Assisted Living' facility would generate 31 PM Peak Hour trips.
- CONCURRENCES: Staff has reviewed the applicant's proposal and finds that it can support the applicant's request for changes to previous conditions of zoning. Uses were limited on the subject property in conjunction with requests for variances and exception that did not include the required site development plan. The current applicant has provided a detailed site plan and renderings for the 'Congregate Housing' use that comply with the development regulations in the Unified Development Code (UDC). In addition, the proposed use is a low traffic generator and is appropriately located on a secondary roadway. In comparison to traditional single-use senior facilities, the applicant's business model would have

less impact on Public Safety services.

- Looking at five (5) years of collected data (2015 – 2019), the U.S. Census Bureau estimates that the City is currently at 66.4% owner-occupied housing, which is below the City's policy of 68% owner-occupied. However, renter-occupied housing units have decreased over the same time period from 37.4% to 33.6%. The applicant's proposal is consistent with the following policies and strategies in the 2035 Comprehensive Plan:
 - Promote development that is pedestrian-oriented and reduces vehicular trips.
 - Promote and encourage residential densities and designs that ensure varied living areas and housing types.
 - Promote opportunities for 'Aging in Place'.
 - Encourage development of housing opportunities for seniors that accommodates the needs of the aging population.
 - Encourage the location of senior-oriented and age-restricted housing developments near shopping and health-related services as well as centrally located areas that provide goods and services such as downtown
- In order to achieve the City's housing policy of 68% owner-occupied housing, it is recommended that a Certificate of Occupancy not be issued for the 159 assisted living units until January 2023.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that there are no concerns.
- CZIM was held on April 14, 2021. There were no public comments.
- The applicant, Brent Davis, 6728 Jamestown Drive Alpharetta, GA, 300058, came forward to speak on behalf of the application.
- Kimley-Horn's Engineer, Mark Putnam, 11720 Amber Park Drive, Alpharetta, GA, 30009, came forward to address questions from Council.
- Partner for the Davis Group, Chris Davis, 6728 Jamestown Drive, Alpharetta, GA, 30005, came forward to speak on behalf of the application.
- **Public Comment:**
 - President of the Historical Society, Pat Miller, 13040 King Road, Milton, GA, came forward in support of this item and is looking forward to working with the applicant to make improvements to the McGuiness Cemetery.

❖ Council Member Richard offered a motion to approve PH-21-08 The Heritage/Congregate Housing Davis Drive, subject to the following conditions:

1. The subject property shall be limited to the following L-I (Light Industrial) uses:
 - a. New Auto Sales and Leasing/conditional use required
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8. The following trees shall be saved: 25" Water Oak (#297). Applicant shall be responsible for any tree recompense.
9. Street trees along Davis Drive shall be shade trees minimum 4" caliper at time of planting, as approved by DRB.
10. Roof top signage, as depicted in the renderings prepared by Merriman Anderson Architects, Inc., dated 2/20/21, shall be a permitted sign type on the property in lieu of a wall sign, with final approval by DRB. Any signage approved shall not be visible from GA 400.
11. Stormwater facilities shall accommodate the Davis Drive roadway improvements and shall be an amenity with heavy landscaping. Center pond shall include an aeration fountain.
12. Per V-19-15/E-19-07 Swilley/Davis Drive Variances & Exception, Property owner shall provide a 20' easement to the City for the future extension of the Alpha Loop within the Georgia 400 tree buffer.
13. Building shall include at-grade walkouts with doors/courtyards. All equipment (HVAC, etc.) shall be screened from Davis Drive. Doors shall be covered with an awning or other approved decorative feature.
14. Site entrances shall include a decorative brick wall with iron detailing, as well as heavy landscaping. Each entrance shall include a decorative paver apron a minimum of 50' in length.

- The motion received a second from Council Member Binder
- Mayor Pro Tem Mitchell offered a friendly amendment that the applicant shall work with the Alpharetta Historical Society to determine the McGinnis graveyard improvements that may include new ornamental fencing, landscaping, repair of headstones, and signage. Sufficient landscape screening shall be provided between the new site and the cemetery with the final approval by the DRB.
- The friendly amendment was accepted by Council Member Richard and Council Member Binder
- The motion was approved unanimously (7-0)

VII. NEW BUSINESS

A. Tech Alpharetta Agreement Renewal

- City Administrator, Bob Regus, came forward to introduce the CEO of Tech Alpharetta, Karen Cashion.
- Staff recommends approval of the Tech Alpharetta Agreement Renewal in the amount of \$95,000.00 for the next fiscal year and authorization of the Mayor to execute all necessary documents.
- The proposed renewal of an agreement between the City and Tech Alpharetta provides \$95,000.00 for FY2022 to Tech Alpharetta paid through the Alpharetta Development Authority.
- This renewal agreement, as was the case in the previous agreement, carries a one-year fiscal commitment that is set to expire at the end of the fiscal year.
- CEO of Tech Alpharetta, Karen Cashion, came forward to present an update on the first quarter of 2021.
- Tech Alpharetta's Treasurer, Paul Nagrowski, came forward to present a brief financial update.
- **Public Comment:** No Public Comment
- ❖ Council Member Burnett offered a motion to approve the Tech Alpharetta Agreement Renewal in the amount of \$95,000.00 for the next fiscal year and authorization of the Mayor to execute all necessary documents
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously (7-0)

B. Playground Replacement at North Park Softball Complex (RFP 21-107)

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff recommends awarding RFP 21-107 to Dominica Recreation, Inc (PlayCore Wisconsin DBA GameTime) a contract to install a playground equipment at the North Park Softball Complex for the amount not to exceed \$70,000.00 and authorize the Mayor to execute all necessary documents.
- Consideration of the award of a Request for Proposal is to provide the replacement of the existing playground at the North Park Softball Complex (the Quad). This is the oldest playground in the parks inventory with an age over 25

years old. An evaluation determined that replacement parts are obsolete therefore updating the existing equipment would not be cost effective. The new equipment is part of a playground restoration plan that will also include drainage improvements, amenity upgrades, and landscape enhancements.

- To execute Council's Reoccurring Playground Equipment Improvements capital initiative, an RFP was prepared by a Committee including representatives from Alpharetta Recreation Parks and Cultural Services Department. RFP 21-107 was open for submissions from February 25, 2021 until March 25, 2021.
- The City received a total of five (7) responses which were submitted to the Evaluation Committee for review and ranking. The Evaluation Committee reviewed the submission until April 9, 2021. The scores were calculated by the Finance Department. Each proposal was evaluated based on the following criteria: Company overview, Project Staffing, and available resources (10%); Design Concept (30%), Method of Providing Service and timeline (15%); Reference/Completed Project (17%); Quality and value of equipment (25%), and Alpharetta Vendor Preference (3%). The resulting scores were as follows:

PlayCore Wisconsin DBA GameTime	85.00 pts
PlaySouth Playground Creators	81.68 pts
Bliss Products and Services, Inc.	66.36 pts
KOMPAN	58.80 pts
Lanier Plans, Inc. dba KorKat	57.04 pts
Hasley Recreation	56.56 pts
Great Southern Recreation	51.04 pts

- With a budget of \$70,000.00, playground companies were asked to present a minimum of two possible design concepts with the following elements to be provided: inclusivity for various abilities, swing bays, musical play components, and play equipment that challenges ages 2-12. The committee was seeking a design with a "WOW" factor.
- Dominica Recreation Products, Inc (PlayCore Wisconsin DBA GameTime) provided a proposal that provided all the requested components within the budget and timeline requested. The committee found that they presented the overall best design to meet the needs of this park.

- **Public Comment:** No Public Comment

- ❖ Council Member Merkel offered a motion to award RFP 21-107 to Dominica Recreation, Inc (PlayCore Wisconsin DBA GameTime) a contract to install playground equipment at the North Park Softball Complex in an amount not to exceed \$70,000.00 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)

C. Intergovernmental Agreement with Fulton County for Election Services

- City Clerk, Erin Cobb, came forward to present this item.
- Staff seeks City Council's approval of an Intergovernmental Agreement (IGA) between Fulton County and the City of Alpharetta for the provision of election services for the 2021 Municipal Election in the amount of \$138,102.00.
- The City of Alpharetta has requested that Fulton County conduct our 2021 Municipal Election on November 2, 2021. The County will handle all aspects of the election with the exception of qualifying, which will be handled by the City Clerk's office.
- The total amount of the contract is \$138,102.00 (\$2.96 per registered voter), which includes services for election day and an early voting period of 3 weeks. The Alpharetta Branch Library will serve as our early voting precinct from Monday, October 11th to Friday, October 29th.
- **Public Comment:** No Public Comment

❖ Council Member Merkel offered a motion to approve an Intergovernmental Agreement (IGA) between Fulton County and the City of Alpharetta for the provision of election services for the 2021 Municipal Election in the amount of \$138,102.00

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

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

- City Clerk, Erin Cobb, came forward to present this item.
- Staff is recommending approval of a Resolution authorizing Fulton County Department of Registration and Elections to conduct the City of Alpharetta's November 2, 2021 General Election.
- The attached Resolution is required by the County, in conjunction with the executed IGA, to formalize the City's intent to have Fulton County conduct our 2021 Municipal Election.
- City Attorney, Sam Thomas, read the resolution aloud.
- **Public Comment:** No Public Comment

❖ Council Member Merkel offered a motion to approve a Resolution authorizing Fulton County Department of Registration and Elections to conduct the City of Alpharetta's November 2, 2021 General Election

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

VIII. WORKSHOP

A. Presentation and Discussion: Recommended Fiscal Year 2022 Budget (Operations/Capital)

- Director of Finance, Tom Harris, came forward to present this item.
- The purpose of this presentation is to provide an overview of the Recommended Annual Operating and Capital Budget (the "FY 2022 Budget") and allow for a question-and-answer dialogue.
- The Fiscal Year 2022 Budget was distributed electronically to the City Council on April 26, 2021 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency site powered by OpenGov.
- A budget excerpt is attached to the agenda packet that includes the transmittal letter (budget overview), operating and capital initiatives, citywide fund summary and narrative, and general fund summary/narrative.
- Council Member Burnett made the following recommendations:
 - Move the Capital Initiative, Lucas Chest Compression System Devises for the Public Safety Department, to the funded projects list.
 - Council Member Burnett believes that the \$25,000 allocated to the City Administrator National Recruitment Services is light.
 - Move the Historic Preservation Initiative, The Stories Project (\$30,000), to the funded projects list.
- Council Member Hipes made the following recommendation:
 - Adding a line entry for the estimated \$10.5M that they City may receive from the American Rescue Act.
 - Move the Capital Initiative, Lucas Chest Compression System Devises for the Public Safety Department, to the funded projects list (if it cannot be funded through a grant).
- Mayor Pro Tem Mitchell made the following recommendations:
 - Move the Capital Initiative, Lucas Chest Compression System Devises for the Public Safety Department, to the funded projects list as well as the Historic Preservation Initiative, The Stories Project for \$30,000.
 - Add an artificial City Christmas Tree to the capital initiatives list for approximately \$125,000.
- Council Member Richard made the following recommendations:
 - Move the Capital Initiative, Lucas Chest Compression System Devises for the Public Safety Department, to the funded projects list (if it cannot be funded through a grant).
 - Fund the Planner (intermediate level, full time employee) position (\$103,000) for the Community Development Department who would be focused on transportation.
 - Fund the Community Development's North Point Envelope Framework Plan for \$120,000.
- **Public Comment:**
 - Cary Siegel, 275 Marjean Way, Alpharetta, GA, 30009, came forward in opposition of the Marjean Way Extension Project.

- Laura Kriteaman, 280 Marjean Way Alpharetta, GA, 30009, came forward in opposition of the Marjean Way Extension project.
- Howard Callaway, 12038 Orchid Lane, Alpharetta, GA, 30009, came forward in opposition of the Marjean Way Extension project.
- Keith Linch, 270 Marjean Way, Alpharetta, GA, 30009, came forward in opposition of the Marjean Way Extension project.
- Mark Spiegel, 235 Marjean Way, Alpharetta, GA, 30009, came forward in opposition of the Marjean Way Extension project.

B. Discussion of Possible Parks Bond Projects

- Director of Recreation, Parks, & Cultural Services came forward to present this item.
- This item is being presented for informational purposes and does not require a formal vote.
- Possible Bond Referendum Items:

Wills Park Equestrian Renovation build out (50% match)	\$ 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	\$ 2,000,000
Brookside Park (Phase 1 – connection/bridge)	\$ 2,000,000
Waters Road Park design & build out	\$ 2,000,000
Mayfield Road Park (50% match)	\$ 1,000,000
Turf Webb Bridge large Soccer field	\$ 1,000,000
Park Land Acquisition	\$ 6,000,000
Total	\$29,500,000

- Mayor Gilvin asked that Director Rodgers and Director Sewczwicz discuss other options for the Milton Avenue Design & Buildout. Additionally, he requested that we assign real numbers to these projects so the City does not make promises to the public that we cannot keep.
- Council Member Richard asked that the Alpha Loop be added to the Park Land Acquisition verbiage.
- Council Member Merkel recommended that this list be placed in order of priority with the input from Council as well as Director Rodger's professional opinion, keeping in mind which projects will have the biggest impact on the community. Additionally, he is interested in the costs of operating and maintaining the projects on this list.

- Mayor Gilvin asked the council members who have questions regarding which projects are priority to reach out to Director Rodgers directly, prior to having another workshop. Additionally, the Council will send their list in order of priority to City Administrator, Bob Regus, by the middle of next week.

C. Update on COVID-19 And the Reintroduction of Outdoor Special Events

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, and Asst. City Administrator, James Drinkard, came forward to present this item.
- This item will be presented for informational purposes only and no formal vote is required.
- Based upon current trends in Alpharetta's COVID-19 incidence rate and recent guideline updates from the Centers for Disease Control (CDC) and other public health agencies, the City is preparing to enter Phase 5 of our Operational Restoration Plan. As part of that, staff has developed plans to reintroduce outdoor public special events.
- Staff will provide an overview of the basis for this planned move and the events planned for June, July, and August. The plan calls for six (6) concerts in Brooke Street Park and three (3) events featuring food trucks and music during the months of June, July, and August.
- Council recommended that we move forward with opening special events and remove the temperature kiosks from certain City facilities. If the COVID-19 incident rate numbers spike, then we will revisit this.

IX. PUBLIC COMMENT

- Gariel Burchett, 2441 Loxford Lane, Alpharetta, GA, 30009, came forward in support of the City opening public events.

X. REPORTS

- City Administrator, Bob Regus, announced that this is Municipal Clerks Week and thanked all City Clerks for their hard work and dedication.

XI. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Mayor Pro Tem Mitchell offered a motion to adjourn into Executive Session
 - The motion received a second from Council Member Binder
 - 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 10:43 P.M.

Respectfully submitted,


Erin Cobb, City Clerk