Official City Council Meeting Minutes
September 20, 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
  - Michael Stacy, City Attorney
  - James Drinkard, Asst. City Administrator
  - Erin Cobb, City Clerk
  - Kathi Cook, Director of Community Development
  - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
  - John Robison, Director of Public Safety
  - Pete Sewczwicz, Director of Public Works
  - Michael Woodman, Senior Planner

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Constitution Week Proclamation

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 8-23-2021)

B. Financial Management Report: Month Ending July 31, 2021

C. Alcoholic Beverage License Applications

1. **PH-21-AB-24 360 F&C, LLC**
   d/b/a/ Q'Paso Latin Grub
   5815 Windward Pkwy #202
   Alpharetta, GA 30005

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

   Owners: Kazeka Muniz & Amanda Bolton
   Registered Agent: Kazeka Muniz

- Mayor Pro Tem Mitchell 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. CU-21-09 Alpharetta Liquor & Wine / 11380 State Bridge Road

This item was tabled during the August 23, 2021 City Council Meeting and must be removed from the table prior to presentation or consideration.

- Council Member Richard offered a motion to remove CU-21-09 Alpharetta Liquor & Wine/11380 State Bridge Road from the table
  - The motion received a second from Council Member Burnett
  - The motion was approved (7-0)

- Senior Planner, Michael Woodman, came forward to present this item.
- This item was heard at the 8/5/2021 Planning Commission meeting. Staff recommended denial. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0
- Staff is recommending that Council approve CU-21-09 Alpharetta Liquor & Wine/11380 State Bridge Road, subject to the following conditions (Condition in RED added by Staff):

1. 'Liquor Store' shall be added as a conditional use at 11380 State Bridge Road, Suites 130, 140, & 150 and limited to no more than 4,960 square feet.

2. Conditional use approval shall be limited to Alpharetta Liquor & Wine; no additional 'Liquor Store' use or subleasing shall be permitted within the approved space.

3. Liquor Store shall be limited to package sales of beer, wine, and distilled spirits.

4. Hours of operation shall be Monday – Thursday 9:00 AM – 9:30 PM, Friday – Saturday 9:00 AM – 10:30 PM and Sunday 12:30 PM – 7:00 PM.

5. There shall be no neon signage, no window lighting trim, and no primary colors used on signage or awnings.

- The applicant, Ramzanali Sadruddin, is requesting a conditional use to allow Alpharetta Liquor & Wine to operate a 'Liquor Store' in a 4,960 square foot suite within a new shopping center. The property is zoned C-1 (Neighborhood Commercial), which requires approval of a conditional use to allow a 'Liquor Store'. The subject property is located at 11380 State Bridge Road, Suites 130, 140 & 150 at the northeast corner of State Bridge Road and Kimball Bridge Road in the Kimball Plaza shopping center.

- The submitted request, if approved, would allow Alpharetta Liquor & Wine to operate a 'Liquor Store' in a 4,960 square foot suite within a new shopping center. The property is zoned C-1 (Neighborhood Commercial), which requires approval of a conditional use to allow a 'Liquor Store'. The subject property is located at 11380 State Bridge Road, Suites 130, 140 & 150 at the northeast corner of State Bridge Road and Kimball Bridge Road in the Kimball Plaza shopping center.

- The 1.15-acre property is developed as Kimball Plaza, which is a new 1-story, 9,464 square foot shopping center building. Surrounding properties are zoned C-1, except the property to the east and south is City of Johns Creek. Georgia Clinic and U-Store Climate Controlled Storage are located to the north, a commercial strip center and City of Johns Creek are located to the east, Honda Carland Service Center is located to the west and City of Johns Creek to the south. The Comprehensive Land Use Plan designation of the property is 'Commercial'.

- Alpharetta Liquor & Wine is a new business. The applicant proposes to occupy Suites 130, 140 and 150, which have a combined area of 4,960 square feet. According to the applicant, products sold will include beer, wine, spirits, and associated items related to alcohol package sales. Hours of operation are Monday – Thursday 9:00 AM – 9:30 PM, Friday – Saturday 9:00 AM – 10:30 PM and Sunday 12:30 PM – 7:00 PM. The applicant anticipates less than ten (10) employees.

- The UDC allows a 'Liquor Store' by-right in the C-2 (General Commercial) and LI (Light Industrial) zoning districts and with approval of a conditional use in the CUP (Community Unit Plan), O-I (Office-Institutional), C-1 (Neighborhood Commercial), PSC (Planned Shopping Center) and MU (Mixed Use) zoning districts. The table below provides a list of 'Liquor Stores' operating in the City, as well as past public hearing requests for 'Liquor Store' use.

Name	Address	Zoning	Approval Process
Royal Liquor Store	4305 State Bridge Rd	C-1	Allowed by Annexation – Fulton County conditions excluded free-standing liquor stores
Old Milton Beverage	4045 Old Milton Pkwy	C-2	Allowed By-right
Total Wine	6290 North Point Pkwy	PSC	Allowed by-right under North Point Business Center MP, Pod 3
Reds Package Store	270 South Main St	C-2	Allowed By-right
Costco Liquors	2855 Jordan Ct	O-I	Allowed by Oxford Green MP Tract A
Total Wine	380 North Point Cir	PSC	Approved for conditional use in North Point Mall MP in 2008
Westside Wine & Spirits	2125 Hembree Rd	CUP	Denied 5/24/2021
Arrowhead Liquor Store	3675 Old Milton Pkwy	O-I	Withdrawn July 2015

- TRAFFIC: Staff estimates that the 4,960 square foot 'Liquor Store' would generate 503 daily trips and 95 PM Peak Hour trips. Staff compared the proposed 'Liquor Store' use to other uses that are similarly situated in strip shopping centers. The table below shows that the proposed 4,960 square foot 'Liquor Store' would generate significantly more PM Peak Hour trips than other uses typically found in a shopping center.

Use	Daily Trips	PM Peak Hour trips
Liquor Store (Proposed Conditional Use)	503	95
Medical/Dental Office	173	17
Variety Store	315	34
Pharmacy (w/out drive-thru)	447	42
Hair Salon		7
Copy/Print Center		37
High Turn Over Sit-Down Restaurant	556	48

- CONDITIONAL USE REVIEW CRITERIA: City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

- A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions, or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access; Response: Access into and out of the subject property is limited. The property is located at a high-traffic intersection, which has an unusual geometry. Access to the property from State Bridge Road (Old Milton Parkway) consists of a restricted right-in/right-out curb cut and access from Kimball Bridge Road is through an adjoining shopping center property, which also has a restricted right-in/right-out curb cut. Vehicular access is a concern given that the 'Liquor Store' would generate 95 PM Peak Hour trips. A 'Liquor Store' generates significantly more PM Peak Hour trips than other uses typically found in a shopping center.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property; Response: The applicant's site plan complies with the above-mentioned improvements.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood; Response: The proposal could have impacts on surrounding properties. While the

intersection of State Bridge Road and Kimball Bridge Road is developed as a commercial node, the properties immediately behind the commercial development are developed as residential subdivisions and an elementary school. In addition, there are two (2) liquor stores in Alpharetta and one (1) in Johns Creek within ¾-mile of the applicant's proposed location.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties; Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; Response: The proposal could have impacts on surrounding properties. While the intersection of State Bridge Road and Kimball Bridge Road is developed as a commercial node, the properties immediately behind the commercial development are developed as residential subdivisions and an elementary school. In addition, there are two (2) liquor stores in Alpharetta and one (1) in Johns Creek within ¾-mile of the applicant's proposed location.

6. Ensuring that the location and character of the conditional use is consistent with a desirable pattern of development for the city, in general; and Response: While the intersection of State Bridge Road and Kimball Bridge Road is developed as a commercial node, the properties immediately behind the commercial development are developed as residential subdivisions and an elementary school. In addition, there are two (2) liquor stores in Alpharetta and one (1) in Johns Creek within ¾-mile of the applicant's proposed location.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools. Response: There are similar uses in the immediate vicinity of the subject property. Royal Liquor Store is located in the Publix shopping center at 4305 State Bridge Road, Suite 109 and Old Milton Beverage is located in Brookside Station at 4045 Old Milton Parkway, which are approximately 1,350' and 3,915' away, respectively. In addition, there are two (2) liquor stores in Johns Creek to the northeast and south, which are approximately 1.75 miles and 0.5 miles away, respectively. The nearest residence to the proposed 'Liquor Store' is located to the west in the Park Brooke subdivision, which is approximately 630' away. Ocee Elementary School is located to the south, which is approximately 1,240' away. All distances above were measured in a straight-line distance, as the crow flies.

- CONCURRENCES: City Staff has reviewed the applicant's proposal and finds that the request is in conflict with the established review criteria for a conditional use. Vehicular access is a concern given that the 'Liquor Store' would generate 95 PM Peak Hour trips. A 'Liquor Store' generates significantly more PM Peak Hour trips than other uses typically found in a shopping center. Also, there are concerns that the proposed 'Liquor Store' is not appropriately separated from similar uses and conflicting uses. There are two (2) liquor stores in Alpharetta and one (1) in Johns Creek within ¾-mile of the applicant's proposed location. Residential subdivisions have been developed adjacent to and behind the commercial development in all four (4) quadrants of the intersection, as well as, Ocee Elementary School, which is less than ¼-mile from the applicant's property to south in Johns Creek.

- CITIZEN PARTICIPATION PLAN: The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

- COMMUNITY ZONING INFORMATION MEETING: The CZIM was held on July 14, 2021. There were no public comments.

- The applicant, Ms. Sadruddin, 450 Virginia Highlands, Fayetteville, GA 30215, came forward to speak on behalf of the application.

- Public Comment:

    - Roman Goldsman, 11915 Little Creek Crossing, Alpharetta, GA, 30005 came forward to speak in opposition of this item stating that the distance survey provided by the applicant was not valid and that the applicant would not meet residency requirements for a state alcohol license.

❖ Council Member Richard offered a motion to deny CU-21-09 Alpharetta Liquor & Wine/11380 State Bridge Road

- The motion received a second from Mayor Pro Tem Mitchell

- The motion was approved (6-1); Council Member Merkel voting in opposition

B. PH-20-07 Horizon 2040 Alpharetta Comprehensive Plan - Transmittal Hearing

- Senior Planner, Michael Woodman, came forward to present this item.

- This item was considered at the 9/2/2021 Planning Commission meeting. Staff recommended approval. There were no public comments. After discussion, Planning Commission recommended approval. Vote 6-0

- Staff is recommending that Council approve PH-20-07 Horizon 2040 Comprehensive Plan and authorize transmittal of the draft document to the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC).

- State regulations require that community comprehensive plans be prepared, adopted, and updated on a regular basis in order to ensure compliance with regional plans and maintain eligibility for grants and other funding. The current comprehensive plan, 2035 Comprehensive Plan, was adopted in 2017. The Horizon 2040 Comprehensive Plan effort was guided by City Staff. Public meetings were held, and online surveys were provided to identify needs and opportunities and develop the community vision. In addition, a Steering Committee was formed and met over the course of a year to provide Staff with valuable input and support for the public outreach process. The public hearings associated with the transmittal of the Horizon 2040 Comprehensive Plan to DCA, and ARC are also meant to provide the public with an opportunity to review and comment on the draft plan. The plan will be updated based on public comments prior to transmittal.

- The Alpharetta community identified six (6) themes or areas of focus, which included Traffic Congestion/Walkability, Housing, Office and Retail Vacancies, Growth Management, Sense of Place/Placemaking, and Open Space. In addition, needs and opportunities were identified as it relates the new Broadband Services Element. New policies and strategies were developed based on the six (6) themes and Broadband Services Element.

- The Future Land Use Map was updated with most changes reflecting general cleanup resulting from the purchase of parkland around the City and past future land use map changes. Areas designated 'Commercial' along North Point Parkway between Mansell Road and Haynes Bridge Road were changed to

'Mixed-Use' based on community feedback and to be consistent with the vision in the North Point LCI. In addition, the community identified the HP property at the southeast corner of Windward Parkway and Westside Parkway as a mixed-use opportunity.

- City Attorney, Michael Stacy, read the resolution aloud.

- **Public Comment**: No Public Comment

❖ Council Member Richard offered a motion to approve PH-20-07 Horizon 2040 Comprehensive Plan and authorize transmittal of the draft document to the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC) and the resolution as presented

- The motion received a second from Council Member Binder

- The motion was approved unanimously (7-0)

C. MP-21-01/V-21-04 The Bailey/Northwinds

- Senior Planner, Michael Woodman, came forward to present this item.

- This item was considered at the 9/2/2021 Planning Commission meeting. Staff recommended approval subject to 21 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting all changes requested by the applicant (Planning Commission changes shown in RED). Vote 4-2

- The applicant amended the public hearing application after the 4/1/2021 Planning Commission meeting. The previous request was a comprehensive land use plan amendment, rezoning, master plan amendment, conditional use, and variances to allow a mixed-use development. The applicant has withdrawn the request to allow residential use and is now requesting a master plan amendment and variance to allow a non-residential development.

- Staff is recommending that Council approve MP-21-01/V-21-04 The Bailey/Northwinds, subject to the following conditions:

1. The 4.72-acre site shall be developed substantially similar to the plan prepared by Goode Van Slyke Architecture, dated 6/28/2021, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.

2. Buildings shall be substantially as shown on the renderings prepared by Goode Van Slyke Architecture, dated 4/28/21, except for modifications required to comply with the conditions below, with final approval by DRB.

3. ~~Non-residential~~ Office Use density shall not exceed 40,000 square feet/acre, not including the hotel. Development regulations shall be shown below (Use square footage shall be deducted from the remaining Northwinds Master Plan entitlement):

    a) Wellness Center – Maximum 156,400 square feet and limited to athletic facility, professional office, medical office, restaurant, pharmacy, medical spa, and pool lounge.
    b) Office – Maximum 53,000 square feet and limited to professional office

c) Retail/Restaurant – Maximum 25% of office use ~~not~~ including uses located in the Wellness Center, or ~~13,250~~ 46,650 square feet, and limited to the office over retail buildings along Kimball Bridge Road and Northwinds Parkway. There shall be no free-standing retail uses and retail service uses shall be incidental to the office and wellness center. Restaurants shall not have drive-through facilities.
d) Hotel – One luxury boutique or full-service hotel shall be permitted with a maximum of ~~60~~ 100 rooms. Use shall be deducted at an exchange rate of 800 SF of office per hotel room. Hotel may not be an extended stay facility.
e) Structured Parking – Shall be below-grade as depicted on the site plan prepared by Goode Van Slyke Architecture, dated 6/28/2021. Any portion of the parking deck visible from Northwinds Parkway or Kimball Bridge Road shall be treated with similar materials and finishes as the buildings they serve and shall be screened with landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

4. Maximum building height shall not exceed ~~8 stories~~ 135'-0" from Average Grade of the Project.

5. Site plan shall be revised to reduce excess impervious areas, such as the wide sidewalk connections, area behind wellness center and area south of hotel. Maximum impervious area may be increased to no more than ~~78%~~ 79.5%. However, impervious area above 70% shall be improved with a pervious paving system and/or a green roof/terrace

6. Surface parking shall be heavily screened from the public right-of-way, as approved by DRB.

7. Retaining walls shall receive architectural façade treatment or be heavily landscaped, as approved by DRB. Walls visible from developed areas exceeding 16' in height shall be terraced.

8. Backside of buildings or 'back of house' functions, such as loading or dumpster areas, shall not be visible from the public right-of-way. This includes the southern-most driveway on Northwinds Parkway. Parapet walls shall be used to screen roof-top mechanical equipment and views.

9. Corner of Northwinds Parkway and Kimball Bridge Road shall be designed with a minimum 2,000 square foot open space to incorporate decorative hardscape and landscape with a water feature, sculpture, or similar focal point feature, as approved by the Cultural Arts Commission. Corner feature shall be completed with the first CO.

10. Open space areas shall be developed with decorative landscape, hardscape, low walls, and seating/gathering areas, as approved by DRB.

11. Existing row of street trees (Oaks) along Northwinds Parkway shall be saved and shrubs shall be planted in between the existing trees or within the planter, as approved by DRB.

12. Pedestrian lights shall be required along Kimball Bridge Road. Existing pedestrian lights along Northwinds Parkway shall be replaced, where necessary, and supplemented with additional lights, as approved by Staff.

13. Developer shall construct a minimum 6' sidewalk and 6' planter (between curb and sidewalk) along Kimball Bridge Road, as approved by Staff. Planter shall be planted with street trees.

14. Developer shall dedicate necessary right-of-way to accommodate the required streetscape and future traffic signal equipment.

15. Site driveways and the Kimball Bridge Road/Northwinds Parkway intersection shall be improved as recommended by the traffic study, with final approval by Staff.

16. Developer shall design and construct road improvements needed to mitigate impacts from the development, as approved by Staff. At a minimum, road improvements shall include:

    a) Southbound left turn lane on Kimball Bridge Road shall be extended to provide 50' of queuing length for left turns into the Kimball Bridge Road driveway.
    b) Northbound left turn lane shall be provided on Northwinds Parkway at the main driveway

17. Development shall comply with the City's parking regulations. A shared parking demand study shall be required at LDP to justify parking reductions, with final approval by Staff.

18. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made, as approved by Staff.

19. Developer shall dedicate a permanent easement to the City and construct a 12' concrete, accessible path (Alpha Loop) as depicted on the plan prepared by Goode Van Slyke Architecture, dated 6/28/2021, with final alignment/design/materials approved by Staff and construction completed prior to first CO. An enhanced crossing shall be provided across Kimball Bridge Road and shall include design and materials approved by Staff. Path shall include seating/gathering areas, lighting (pedestrian and bollard), landscape, hardscape, bike share station, wayfinding signage and public parking, as approved by Staff. Path entrance gateways/arches shall be provided on Northwinds Parkway and Kimball Bridge Road.

20. Fire lanes shall be a minimum 26' wide and main entrance (motor court) shall accommodate the required fire truck turnaround, as approved by Staff.

21. Detention facilities shall not be visible from the public right-of-way, except a decorative water feature approved by Staff.

- The applicant, Brandon Wheeless, is requesting a master plan amendment and variance to allow for The Bailey (A.K.A. Lux Atlanta) development on 4.72 acres in the Northwinds Master Plan. The development is proposed to include a 156,400 square foot wellness center, 24,700 square feet of retail/restaurant, 53,000 square feet of office, and a 100-room boutique hotel served by below-grade structured parking. A master plan amendment is requested to the Northwinds Master Plan Pod A to amend development regulations on the property, such as building setbacks, building height, and building coverage. A variance is requested to increase the maximum impervious area in the O-I (Office-Institutional) zoning district from 70% to 80%. The subject property is located at the northwest corner of Northwinds Parkway and Kimball Bridge Road.

- The submitted request, if approved, will allow for the construction of The Bailey development, which consists of a 156,400 square foot wellness center, 24,700 square foot of retail/restaurant, 53,000 square feet of office, and a 100-room boutique hotel served by below-grade structured parking on 4.72 acres. A master

plan amendment is requested to the Northwinds Master Plan Pod A to amend development regulations on the property, such as building setbacks, building height, and building coverage. A variance is requested to increase the maximum impervious area in the O-I (Office-Institutional) zoning district from 70% to 80%. The subject property is located at the northwest corner of Northwinds Parkway and Kimball Bridge Road.

- The undeveloped property is zoned O-I (Office-Institutional), subject to the Northwinds Master Plan Pod A. The property received approval of a master plan amendment and rezoning in 2018 to allow an athletic facility, office, restaurant, and boutique/full-service hotel. The property is bound by Northwinds Parkway to the east and Kimball Bridge Road to the north. Surrounding properties are Jackson Healthcare to the east, Braeden subdivision to the north, Clear Springs Baptist Church, and a cemetery to the west and the Northwinds VII office building to the south. The property has a Comprehensive Land Use Plan designation of 'Corporate Office'.

- The Northwinds Master Plan was approved in 1986 and has been amended on a few occasions over the years. The Master Plan was approved for approximately 4.3 million square feet of office and retail/restaurant uses in Pods A & C. Retail/restaurant use in Pod A is required to be located within an office building and is limited to no more than 25% of the floor area of the building. A master plan amendment was approved in June 2017 for the Northwinds Summit mixed-use development, which is located at the northeast corner of Haynes Bridge Road and Georgia 400. That amendment utilized existing entitlements in the Northwinds Master Plan, including the approved residential uses that require an exchange for existing office density.

- In 2018, the subject property was approved for an exclusive athletic facility based on private membership and geared toward professional and developing athletes, including athletic training and development, as well as injury recovery/rehabilitation. The current application describes The Bailey as a "Tech-centric wellness center for progressive science-based rehabilitation and analytics. There will be a basketball court, pool, weight training and calisthenics, outdoor running track. It will also provide outpatient services such as physical therapy and offices with similar services. The exquisite boutique hotel and the condominium providing upscale accommodations. At the base of the condominium building will have ground level retail and a Michelin star restaurant. The hotel will also have a public restaurant."

- The table below provides a comparison between the 2018 approval and the current proposal.

2018 Approval vs. Current Proposal		
Use	**Current Proposal**	**2018 Approval**
Wellness Center	156,400 SF	40,000 SF
Retail/Restaurant	24,700 SF (incl. 7,500 SF restaurant use)	12,800 SF Restaurant
Office	53,000 SF	10,000 SF
Hotel	100 rooms (boutique) 123,400 SF	60 rooms (St. Regis or similar) 60,000 SF
Building Heights	13 stories, 9 stories, 3 stories, 4 stories	4 stories, 4 stories, 4 stories, 2 stories
Non-residential	357,500 SF	122,800 SF

- As shown in the table below, Northwinds Pods A & C have a remaining entitlement of 646,001 square feet of office and retail/restaurant use and 284 hotel rooms. If approved, the applicant's proposed uses should be deducted from remaining entitlements in the Northwinds Master Plan.

Northwinds Master Plan – Remaining Entitlement			
Use	**Remaining Approval**	**Applicant's Proposal**	**Remaining w/ Applicant's Proposal**
Office/Retail	646,001 SF	234,100 SF	411,901 SF
Hotel	284 rooms	100 rooms	184 rooms

- The table below provides a comparison of the applicant's zoning proposal to non-residential developments in the general vicinity of the subject property along Northwinds Parkway and Kimball Bridge Road. Since the surrounding non-residential developments do not include a hotel, the applicant's hotel was not considered in the comparison. The average non-residential density of developments in the vicinity of the applicant's property is 23,562 square feet/acre. At the time that the Northwinds Master Plan was approved, it allowed non-residential densities between 12,000 to 40,000 square feet per acre. Higher densities were permitted closest to Georgia 400, which is similar to the applicant's property. Therefore, it is recommended that the applicant's density not exceed 40,000 square feet per acre. Furthermore, retail service uses should be limited to no more than 25% of the floor area of office use, or 13,250 square feet, for services incidental to the associated office and wellness use.

Applicant's Proposal vs. Nearby Non-Residential Developments						
Development	**Office (SF)**	**Wellness (SF)**	**Retail (SF)**	**Total (SF)**	**Acres (ac)**	**SF/ac**
Applicant's Proposal	53,000 SF	156,400 SF	24,700 SF	234,100 SF	4.72 ac	49,597 SF
Jackson Healthcare	841,538 SF			841,538 SF	31.3 ac	26,886 SF
Northwinds VII	149,640 SF			149,640 SF	14.19 ac	10,545 SF
Kimball Place	130,595 SF			130,595 SF	4.47 ac	29,216 SF
Kimball 154 (Proposed)	160,000 SF			160,000 SF	4.44 ac	36,036 SF

- A variance is requested from Unified Development Code (UDC) Section 2.2, Table 2.1 List of Development Standards, to increase the maximum impervious area in the O-I district from 70% to 80%. The applicant states that the size and topographic challenges on the subject property contribute to the need for the requested variance. According to the applicant, there will be approximately 13,000 square feet of planted landscape areas on rooftop terraces. Due to the presence of rock close to the surface, the applicant does not believe a pervious paving system would achieve the desired stormwater infiltration.

- SITE PLAN ANALYSIS: The site plan depicts three (3) and four (4) story buildings, office over retail, along Kimball Bridge Road and Northwinds Parkway, respectively. A thirteen (13) story, 100-room boutique hotel is located in the southeast corner of the property and includes 17,700 square feet of restaurant and special event space. A nine (9) story, 156,400 square foot wellness center building is located in the western corner of the property and consists of a 58,600 square foot athletic facility, 75,000 square feet of medical and professional office and 22,800 square feet of retail/restaurant use. Site access is depicted at three (3) locations, including two (2) driveways on Northwinds Parkway and one (1) driveway on Kimball Bridge Road. Building setbacks are proposed to be 30' on Northwinds Parkway and 35' on Kimball Bridge Road. The maximum building height permitted in Pod A of the Northwinds Master Plan is twenty (20) stories; however, the tallest building in the area is 8 stories (see table below). If approved, it is recommended that the maximum building height not exceed eight (8) stories to ensure compatibility with surrounding developments.

Northwinds Master Plan Building Heights	
Building	**Building Height**
Jackson Healthcare	5 Stories
Jackson Healthcare Phase 2	8 stories
Jackson Healthcare Amenity Building	2 stories
Jackson Healthcare Childcare Building (Devry)	3 stories
Northwinds VII	5 stories
Northwinds II	5/6 stories

- As shown in the table below, the zoning proposal would require a total of 981 parking spaces, which includes a 25% shared parking reduction. The site plan calls out 940 parking spaces provided within the development, which represents a deficit of 41 parking spaces. 883 parking spaces are proposed in below-grade parking decks under the hotel, wellness center and retail/office buildings with 1,2 and 3 levels of parking. Structured parking can be accessed from the two (2) driveways off Northwinds Parkway and the driveway off Kimball Bridge Road. 57 surface parking spaces are provided within the development, including 51 spaces in a parking lot off Kimball Bridge Road and six (6) spaces in the motor court.

Required vs. Provided Parking			
Use	**SF/rooms**	**Parking Rate**	**Parking Required**
Boutique Hotel	100 rooms	1/room + 1 employee space/20 rooms + 1/500 SF (meeting space, retail, restaurant)	100 + 5 + 35 = 140
Wellness Center	58,600 SF	1/500 SF court, field, spectator area + 1/200 SF other patron use areas (athletic facility)	28 + 222 = 250
	55,000 SF	1/200 SF (medical office)	275
	20,000 SF	1/250 SF (professional office)	80
	15,200 SF	1/100 SF (restaurant)	152
	7,600 SF	1/200 SF (retail)	38
Total	156,400 SF		795
Office	53,000 SF	1/250 SF	212
Retail	17,200 SF	1/200 SF	86
Restaurant	7,500 SF	1/100 SF	75
Parking Required			**1,308**
25% Shared Parking Reduction			**327**
Parking Required			**981**
Parking Provided			**940**

- The O-I zoning district requires that all developments under 100 acres set aside a minimum 10% of the gross land area as open space. The site plan includes an open space plan, which calls out 0.586 acres of open space, or 12.4% of the property. However, the applicant's open space plan does not account for the Alpha Loop, rooftop terraces, balconies, or the rooftop track/turf.

- Therefore, the applicant's total open space is likely to be much larger than indicated on the open space plan. The applicant provided an open space exhibit depicting several civic and amenity spaces, including the Alpha Loop along Northwinds Parkway, a plaza and pocket park at the corner of Northwinds Parkway and Kimball Bridge Road, a pool deck, rooftop terraces, and balconies.

- The Alpha Loop is depicted parallel to Northwinds Parkway and located behind the existing street trees to be saved. The 2018 plan depicted the Alpha Loop running through the proposed development and terminating at the corner of Northwinds Parkway and Kimball Bridge Road. If approved, staff recommends that the developer dedicate a permanent easement for public access and construct the Alpha Loop, including a 12' concrete accessible path, crosswalk at Northwinds Parkway and Kimball Bridge Road, seating/gathering areas, lighting, landscape, hardscape, bicycle facilities, crosswalks and wayfinding signage.

- The property is heavily wooded, consisting of a mix of Pines and hardwoods. There is a row of existing street trees along Northwinds Parkway that should be saved. The site plan depicts an underground stormwater vault between the hotel and wellness center.

- TRAFFIC: The applicant submitted a trip generation report for the proposed development. As shown in the table below, the proposed uses would generate a total of 530 AM Peak Hour trips and 763 PM Peak Hour trips. The applicant's trip generation report estimates that approximately 80% of the Peak Hour trips will be on Northwinds Parkway. The Lux Atlanta development approved on the property in 2018 was estimated to generate 322 AM Peak Hour trips and 325 PM Peak Hour trips. The applicant's current proposal represents a substantial increase in traffic generated, including an increase of 208 AM Peak Hour trips and 438 PM Peak Hour trips.

Table 4: Site Generated Volumes

				AM			PM		
Code	USE	gsf	units	TRIPS	IN	OUT	TRIPS	IN	OUT
310	Hotel Comm.	130,500	100	45	26	19	49	25	24
710	Office	72,500		95	81	14	84	13	71
720	Med. Office Pharmacy Med Spa	60,900		144	112	32	208	58	150
492	Athletic Facility	58,600		77	39	38	175	100	75
820	Restaurant/Retail	34,500		169	105	64	247	118	129
			TOTAL	530	363	167	763	314	449

- The applicant's traffic study recommends improvements at the site driveways and intersection of Northwinds Parkway and Kimball Bridge Road. In addition, turn lane improvements are recommended, including extending the southbound left turn lane on Kimball Bridge Road to provide 50' of queuing length for left turns into the Kimball Bridge Road driveway and providing a northbound left turn lane on Northwinds Parkway at the main project driveway.

- STANDARDS FOR MASTER PLAN AMENDMENTS: A master plan amendment is requested to the Northwinds Master Plan to amend development regulations. Staff has reviewed the applicant's request and compared it to the standards for consideration when evaluating a request for Master Plan Amendments, which are set forth in UDC §4.2.3(A)(2) and restated below along with staff's responses to each standard. The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

    a) Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property. Response: The zoning proposal represents an increase to the overall development intensity and building heights previously approved on the subject property in 2018. The proposed uses are suitable given the use and development of adjacent properties, which are generally developed with office-institutional uses. There are some concerns with the proposed increase in development intensity and building heights due to the development being situated on a site of less than five (5) acres, located on the two (2) lane Kimball Bridge Road, and located across the street from the Braeden subdivision. If approved, it is recommended that the non-residential density not exceed 40,000 square feet per acre, which does not include the hotel. Additionally, building heights should be limited to no more than eight (8) stories and retail use should be limited to no more than 25% of the office floor area.

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. Response: There are some concerns with the proposed increase to the development intensity and building heights due to the development being situated on a site of less than five (5) acres, located on the two (2) lane Kimball Bridge Road, and located across the street from the Braeden subdivision. If approved, it is recommended that the non-residential density not exceed 40,000 square feet per acre, which does not include the hotel. Additionally, building heights should be limited to no more than eight (8) stories and retail use should be limited to no more than 25% of the office floor area.

c) Whether the zoning proposal will adversely affect the natural environment. Response: The proposed development should not adversely affect the natural environment. Tree saves are proposed along Northwinds Parkway.

d) Whether there are substantial reasons why the property cannot or should not be used as currently zoned. Response: The subject property was approved in 2018 for a similar mix of uses. The current zoning proposal represents a significant increase in the overall development intensity and building heights from the 2018 master plan amendment approval.

e) Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection. Response: The zoning proposal would increase impacts on public facilities and services, including a substantial increase in traffic generated. The current proposal represents an increase of 208 AM Peak Hour trips and 438 PM Peak Hour trips.

f) Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property. Response: Staff is unaware of new or changing conditions not anticipated in the 2018 approval on the subject property.

g) Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare against the right to unrestricted use of property. Response: The subject property was approved in 2018 for a similar mix of uses. However, the current proposal represents a significant increase to the overall development intensity and building heights from the 2018 master plan amendment approval. If approved, it is recommended that the non-residential density not exceed 40,000 square feet per acre, which does not include the hotel. Additionally, building heights should be limited to no more than eight (8) stories and retail use should be limited to no more than 25% of the office floor area.

h) Whether there are substantial reasons why the property cannot be used in accordance with existing zoning. Response: The subject property was approved in 2018 for a similar mix of uses. However, the current proposal represents a significant increase to the overall development intensity and building heights from the 2018 master plan amendment approval. If approved, it is recommended that the non-residential density not exceed 40,000 square feet per acre, which does not include the hotel. Additionally, building heights should be limited to no more than eight (8) stories and retail use should be limited to no more than 25% of the office floor area.

i) The extent to which the zoning proposal is consistent with the Comprehensive Plan. Response: The applicant's zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'.

- VARIANCE REVIEW CRITERIA: A variance is requested to increase the maximum impervious area. The City of Alpharetta Unified Development Code Article IV, Section 4.5.3(b) outlines the criteria set forth for granting a variance. The ordinance specifically states that "a variance may be granted upon a finding that" the standards set forth below have been met. Also below is staff's analysis of whether the applicant's request satisfies each standard.

    1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; or Response: The property has an unusual shape and topography. The request to increase the maximum impervious area of the site can be supported, if conditions are approved requiring impervious area above 70% be constructed with a pervious paving system or green roof.

    2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or Response: The request to increase the maximum impervious area of the site can be supported, if conditions are approved requiring impervious area above 70% be constructed with a pervious paving system or green roof.

    3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or Response: The property has an unusual shape and topography. The request to increase the maximum impervious area of the site can be supported, if conditions are approved requiring impervious area above 70% be constructed with a pervious paving system or green roof.

    4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances. Response: Approval of the variance request should not cause a substantial detriment to the public good. The request to increase the maximum impervious area of the site can be supported, if conditions are approved requiring impervious area above 70% be constructed with a pervious paving system or green roof.

- CONCURRENCES: Staff has reviewed the applicant's proposal and believes that the request for master plan amendment and variance does not conflict with the established review criteria if conditions are approved limiting the overall intensity of the development. The current proposal represents a significant increase to the overall development intensity, including overall non-residential square footage, building heights and trips generated. Based on the character of the area and the original intent of the Northwinds Master Plan, it is recommended that the non-residential density does not exceed 40,000 square feet per acre.

- Additionally, building heights should be limited to no more than eight (8) stories and retail service use should be limited to no more than 25% of the floor area of office use, or 13,250 square feet, for services incidental to the associated office and wellness use.

- The variance request can be supported, if the impervious area above 70% is constructed with a pervious paving system or green roof. If approved, it is recommended that the development meet the minimum parking requirements.

- CITIZEN PARTICIPATION PLAN: 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. In addition, the applicant held a meeting with a representative from Braeden who voiced concerns over the need to minimize excessive lighting impacts to the Braeden subdivision. The report states that no other feedback has been received from the public.

- COMMUNITY ZONING INFORMATION MEETING: CZIM was held on August 11, 2021. There were no public comments.

- The applicant, Brandon Wheeless, CEO and chairman of Alux Properties, 8601 Dunwoody Pl, Atlanta, GA 30350, came forward to speak on behalf of the application.

- John Crow, President of Crow Hospitality Investment Group, LLC, 5619 Windy Ridge Drive Atlanta, Georgia 30342, came forward to speak on behalf of the application.

- Brent Reid, CEO of Winter Construction, 5616 Peachtree Rd, Chamblee, GA 30341came forward to speak on behalf of the application.

- Paul Van Slyke, Co-founder and Partner of Goode Van Slyke Architecture, 409 John Wesley Dobbs Ave NE, Atlanta, GA 30312 came forward to speak on behalf of the application.

- Jeff Morrison, Architect at Goode Van Slyke Architecture, 437 Monument Ave. SE, Atlanta, GA 30316, came forward to speak on behalf of the application.

- **Public Comment:**

    - Lisa Shippel, 400 Braeden Way, Alpharetta, GA 30009, came forward to comment on this item.

    - Andrew Barch, 535 Hanlon Way, Alpharetta, GA 30009 came forward in support of this item.

    - Drew Maloney, Roswell GA, came forward in support of this item.

    - Bindley Sangster, 11877 Douglas Road, Johns Creek, GA 30005, came forward in support of this item.

    - The applicant also read a letter of support submitted by Senator Brandon L. Beach.

❖ Council Member Burnett offered a motion to approve MP-21-01/V-21-04 The Bailey/Northwinds, subject to the following conditions:

1. The 4.72-acre site shall be developed substantially similar to the plan prepared by Goode Van Slyke Architecture, dated 6/28/2021, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.

2. Buildings shall be substantially as shown on the renderings prepared by Goode Van Slyke Architecture, dated 4/28/21, except for modifications required to comply with the conditions below, with final approval by DRB.

3. Office Use density shall not exceed 40,000 square feet/acre, not including the hotel. Development regulations shall be shown below (Use square footage shall be deducted from the remaining Northwinds Master Plan entitlement):

a) Wellness Center – Maximum 156,400 square feet and limited to athletic facility, professional office, medical office, restaurant, pharmacy, medical spa, and pool lounge.
b) Office – Maximum 53,000 square feet and limited to professional office
c) Retail/Restaurant – Maximum 25% of office use including uses located in the Wellness Center, or 46,650 square feet, and limited to the office over retail buildings along Kimball Bridge Road and Northwinds Parkway. There shall be no free-standing retail uses and retail service uses shall be incidental to the office and wellness center. Restaurants shall not have drive-through facilities.
d) Hotel – One luxury boutique or full-service hotel shall be permitted with a maximum of 100 rooms. Use shall be deducted at an exchange rate of 800 SF of office per hotel room. Hotel may not be an extended stay facility.
e) Structured Parking – Shall be below-grade as depicted on the site plan prepared by Goode Van Slyke Architecture, dated 6/28/2021. Any portion of the parking deck visible from Northwinds Parkway or Kimball Bridge Road shall be treated with similar materials and finishes as the buildings they serve and shall be screened with landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

4. Maximum building height shall not exceed 140'-0" from Average Grade of the Project.

5. Site plan shall be revised to reduce excess impervious areas, such as the wide sidewalk connections, area behind wellness center and area south of hotel. Maximum impervious area may be increased to no more than 79.5%. However, impervious area above 70% shall be improved with a pervious paving system and/or a green roof/terrace

6. Surface parking shall be heavily screened from the public right-of-way, as approved by DRB.

7. Retaining walls shall receive architectural façade treatment or be heavily landscaped, as approved by DRB. Walls visible from developed areas exceeding 16' in height shall be terraced.

8. Backside of buildings or 'back of house' functions, such as loading or dumpster areas, shall not be visible from the public right-of-way. This includes the southern-most driveway on Northwinds Parkway. Parapet walls shall be used to screen roof-top mechanical equipment and views.

9. Corner of Northwinds Parkway and Kimball Bridge Road shall be designed with a minimum 2,000 square foot open space to incorporate decorative hardscape and landscape with a water feature, sculpture or similar focal point feature, as approved by the Cultural Arts Commission. Corner feature shall be completed with the first CO.

10. Open space areas shall be developed with decorative landscape, hardscape, low walls and seating/gathering areas, as approved by DRB.

11. Existing row of street trees (Oaks) along Northwinds Parkway shall be saved and shrubs shall be planted in between the existing trees or within the planter, as approved by DRB.

12. Pedestrian lights shall be required along Kimball Bridge Road. Existing pedestrian lights along Northwinds Parkway shall be replaced, where necessary, and supplemented with additional lights, as approved by Staff.

13. Developer shall construct a minimum 6' sidewalk and 6' planter (between curb and sidewalk) along Kimball Bridge Road, as approved by Staff. Planter shall be planted with street trees.

14. Developer shall dedicate necessary right-of-way to accommodate the required streetscape and future traffic signal equipment.

15. Site driveways and the Kimball Bridge Road/Northwinds Parkway intersection shall be improved as recommended by the traffic study, with final approval by Staff.

16. Developer shall design and construct road improvements needed to mitigate impacts from the development, as approved by Staff. At a minimum, road improvements shall include:

    a) Southbound left turn lane on Kimball Bridge Road shall be extended to provide 50' of queuing length for left turns into the Kimball Bridge Road driveway.
    b) Northbound left turn lane shall be provided on Northwinds Parkway at the main driveway

17. Development shall comply with the City's parking regulations. A shared parking demand study shall be required at LDP to justify parking reductions, with final approval by Staff.

18. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made, as approved by Staff.

19. Developer shall dedicate a permanent easement to the City and construct a 12' concrete, accessible path (Alpha Loop) as depicted on the plan prepared by Goode Van Slyke Architecture, dated 6/28/2021, with final alignment/design/materials approved by Staff and construction completed prior to first CO. An enhanced crossing shall be provided across Kimball Bridge Road and shall include design and materials approved by Staff. Path shall include seating/gathering areas, lighting (pedestrian and bollard), landscape, hardscape, bike share station, wayfinding signage and public parking, as approved by Staff. Path entrance gateways/arches shall be provided on Northwinds Parkway and Kimball Bridge Road.

20. Fire lanes shall be a minimum 26' wide and main entrance (motor court) shall accommodate the required fire truck turnaround, as approved by Staff.

21. Detention facilities shall not be visible from the public right-of-way, except a decorative water feature approved by Staff.

22. Meet or exceed Cloister or Saint Regis luxury designation.

23. An LDP must be pulled by December 31, 2024, or the zoning reverts to the 2018 conditions

- The motion received a second from Council Member Merkel

- Mayor Pro Tem Mitchell offered a friendly amendment that any blasting of stone take place between 9:00 A.M. and 5:00 P.M. Monday – Friday

- Council Member Burnett and Council Member Merkel accepted the friendly amendment

- The motion was approved (4-3); Mayor Gilvin, Council Member Richard and Council Member Binder voting in opposition

- Mayor Gilvin requested a 5-minute break; Mayor Gilvin called the meeting back to order at 9:05 P.M.

VII. NEW BUSINESS

A. FY 2022 Bridge Maintenance, ITB 21-011

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

- Staff is recommending that Council award ITB 21-011 to E&D Contracting Services, Inc. for the performance of the FY 2022 Bridge Maintenance project in an amount not to exceed $331,726.00 and authorize the Mayor to execute all necessary documents.

- The award of this bid is for repair and maintenance activities at four locations within the City of Alpharetta based upon a Georgia Department of Transportation State Bridge Inspection Report. The inspections are performed on a biennial basis by representatives of GDOT. Additionally, the City contracted with AECOM to perform visual inspections of the bridges and prepare plans and specifications for the needed maintenance and repairs. These locations and the associated tasks are as follows:

- Waters Road over Long Indian Creek
    - Repair voids at corners of the bridge.
    - Repair spall on Beam 8.

- Windward Parkway (WBL) over Big Creek
    - Repair End Bent 1 undermining.
    - Extend pile encasements.
    - Install pier protection rip rap.
    - Repair delamination on Span 3, Boxes 6 and 1, and Span 4, Box 1.
    - Clean and seal all deck joints.
    - Remove vegetation from around approaches and substructure.

- Windward Parkway (EBL) over Big Creek
    - Repair spall on Span 4, Beam 1.
    - Repair spalls on Bents 2 through 4 throughout the bottom of the cap.
    - Extend pile encasements.
    - Install pier protection rip rap.
    - Remove vegetation from around approaches and substructure.

- Windward Parkway (EBL) over Camp Creek
    - Clean gutter lines and drainage inlet.
    - Patch beam spall.
    - Extend pile encasements.
    - Remove vegetation from around approaches and substructure.
    - Install pier protection rip rap.

- The project was advertised for competitive bids during June 2021 and July 2021. A total of three bids were received for the project on July 15, 2021:

    - E&D Contracting Services, Inc. $331,726.00
    - Massana, Inc. $440,000.00
    - Olympus Painting Contractors, Inc. Bid Withdrawn

- The apparent low bidder, E&D Contracting Services, Inc., is an experienced contractor and has worked on numerous projects with similar scopes for several agencies, including Glynn County, Putnam County, Troup County, and the City of Greenvile, SC. The contacted references stated that E&D Contracting Services, Inc. provided reliable work on time and within budget and would utilize their services again.

- Staff met with E&D Contracting Services, Inc. to review the scope of work and the City's expectations. E&D Contracting Services, Inc. assured staff that they could complete the project for the bid amount and within the allocated time frame. Thus, staff determined E&D Contracting Services, Inc. to be the lowest responsive and responsible bidder.

- Once a contract with E&D Contracting Services, Inc. has been finalized and executed, construction may begin immediately. The anticipated completion date is no more than 100 days from notice to proceed

- **Public Comment:** No Public Comment

❖ Mayor Pro Tem Mitchell offered a motion to award ITB 21-011 to E&D Contracting Services, Inc. for the performance of the FY 2022 Bridge Maintenance project in an amount not to exceed $331,726.00 and authorize the Mayor to execute all necessary documents

- The motion received a second from Council Member Burnett

- The motion was approved unanimously (7-0)

B. Alpha Loop Design Services – Change Order #3

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

- Staff is recommending that Council approve Pond & Company's proposal for Change Order #3 to Purchase Order 18000123 for design revisions to the Alpha Loop in an amount not to exceed of $48,944.00 and authorize the Mayor to execute all necessary documents.

- On July 17, 2017, City Council approved Pond & Company's proposal for design of the Alpha Loop from Old Milton Parkway to Westside Parkway. This work was approved as part of the City's On-Call Park Planning services contract.

- Change Order #1 was issued on October 17, 2019, for the creation of a stand-alone plan set which was used to construct a portion of the Alpha Loop from the Chelsea Walk Subdivision to the first stream crossing. Change Order #1 increased the purchase order by $12,980.00 from $376,190.00 to $389,170.00.

- Change Order #2 was approved by City Council on November 4, 2019, for the realignment of approximately 450 linear feet of the trail to provide a connection point to The Atley subdivision. Change Order #2 increased the purchase order by $80,380.00 from $389,170.00 to $469,550.00.

- In February 2021, the Department of Public Works provided Integrated Construction and Nobility (ICAN) the plans for the bridge structure which would connect the Alpha Loop trail segment running south from Old Milton Parkway to the segment constructed as part of The Atley and requested a construction cost estimate. ICAN was selected for this as they were awarded construction of the Big Creek Greenway extension from Marconi Drive to Union Hill Park and hold an on-call contract with the City for trail construction.

- On March 17, 2021, ICAN submitted a cost estimate of $4,290,242.48 for that segment of Alpha Loop, significantly above Pond & Company's initial estimate of $1,590,504.80 from June 7, 2020. Upon sharing this with Pond & Company, they revisited their estimate and provided a revised cost estimate of $2,469,726.69 on April 2, 2021.

- As there was still a significant separation in the two estimates, the Department of Public Works reached out to another reputable firm with significant trail construction experience, Astra Group. The same information was provided to Astra as was to ICAN. On May 14, 2021, Astra provided an estimated construction cost of $4,461,600.00 for the segment. Astra did note that current market conditions have led to very volatile and escalating material and labor costs.

- Based on the estimates received from these three parties, Staff believes with a competitive procurement process this segment would cost approximately $3,500,000.00.

- As part of a value engineering exercise, Public Works staff evaluated the replacement of the bridge structure with a return to an at-grade trail constructed, in part, along an older alignment. Based upon costs for at-grade trail construction from other active projects, staff believes the at-grade alternate alignment could provide cost savings of $1,000,000 or more as compared to the bridge as currently designed.

- Recognizing that the bridge option would provide a different user experience than the at-grade alignment and given the volatility of the construction market, staff requested a proposal from Pond & Company to develop an alternate plan set replacing the bridge with a revised at-grade alignment. Having both plan sets would enable the City to bid out both scenarios and then decide which route to take from there. Change Order #3 to Purchase Order 18000123 will allow for the preparation of this alternate plan set.

- The preparation of the alternate alignment plans will require:

    - Revising tree protection plans, demolition/clearing plans, site plans, grading plans, lighting plans, landscape plans, erosion control plans, main line profiles, and storm drain profiles.

    - Structural design of approximately 209' of elevated boardwalk to accommodate two stream crossings. The boardwalk would be similar to those recently constructed as part of the Big Creek Greenway extension.

    - Updates to the 2018 geotechnical report to bring recommendations in line with revised boardwalk design and new building codes.

- Also included in the scope of Change Order #3 are the following:

    - Design of approximately 270' of trail within The Atley which would need to be reconstructed to provide an ADA compliant connection from the bridge as the existing trail currently sits too high. (The need to reconstruct this segment would be eliminated with the at-grade alternate alignment.)

- Widening the 104' long spur connecting the mainline of Alpha Loop to the sidewalks along the western shoulder of Westside Parkway from 8' wide to 12' wide.

- Revising wall designs to Redi-Rock walls as Belgard has discontinued their Mega-Tandem series currently called for in the plans.

- Updated cost estimates prepared by a construction cost estimating subconsultant.

- If approved, Change Order #3 will increase Purchase Order 18000123 by $48,944.00 from $469,550.00 to $518,494.00. Revised plans are anticipated to be completed within 60 calendar days from Notice To Proceed.

- **Public Comment:** No Public Comment

❖ Mayor Pro Tem Mitchell offered a motion to approve Pond & Company's proposal for Change Order #3 to Purchase Order 18000123 for design revisions to the Alpha Loop in an amount not to exceed of $48,944.00 and authorize the Mayor to execute all necessary documents.

- The motion received a second from Council Member Burnett

- The motion was approved unanimously (7-0)

C. FY 2022 Facility HVAC Replacement

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

- Staff is recommending that Council approve funding in an amount not to exceed $123,925.00 to AComfort for HVAC unit replacements and authorize the Mayor to execute all necessary documents.

- This request is for the replacement of multiple HVAC units located at the Alpharetta Community Center, Alpharetta Technology Center, and multiple Fire Stations. These units are 20+ years in age and require extensive repairs/service in order to maintain the units in a safe working condition. The typical lifespan for these units is 15 to 20 years and some have already exceeded the expected life expectancy and require multiple service calls per year. Replacement of these units will provide better energy efficiency and bring the units up to date with the current federal environmental regulations regarding freons. This request is part of a recurring capital initiative to replace aging units at City facilities.

- The following units will be replaced as part of this request:

- Alpharetta Technology Center
  - One 12.5-ton Roof Top Unit (RTU)d

- Roswell St. Community Center
  - One front 15-ton Trane RTU
  - One front 10-ton Trane RTU
  - One rear 15-ton Trane RTU
  - One Rear 15-ton Trane RTU

- Station 85
  - New condenser, cooling coil, and furnace.

- Station 86
    - New furnace only

- The City will be utilizing their on-call contractor for HVAC maintenance for the new installation of equipment, AComfort, but reached out to another HVAC company for a comparison quote, A&H Heating and Air Conditioning, Inc.

- The City received two quotes that included the following:

    1. Two trips with crane for RTU.
    2. Refrigerant recovery for all units
    3. Installation of all materials and new equipment
    4. Labor and fuel.

- AComfort $123,925.00

- A&H Heating and Air Conditioning, Inc. $132,525.00

- **Public Comment:** No Public Comment

❖ Mayor Pro Tem Mitchell offered a motion to approve funding in an amount not to exceed $123,925.00 to AComfort for HVAC unit replacements and authorize the Mayor to execute all necessary documents

- The motion received a second from Council Member Burnett

- The motion was approved unanimously (7-0)

D. Meadow Brook Hills Drainage Improvement – Design

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

- Staff is recommending that Council approve TetraTech's Design Proposal for Meadow Brook Hills Drainage Improvements in the amount not to exceed $216,000.00 and authorize the Mayor to execute all necessary documents.

- Public Works worked with TetraTech to develop concepts to help improve drainage issues along Brook Drive, Upshaw Drive, and Meadow Drive. Multiple concepts were developed including installation of pervious pavement, bio-retention areas, burn and gutter, and up-sizing stormwater pipes. The roads listed above have minimal to no curb and gutter and runoff from the City's streets are forced to flow across properties before they enter existing pipe networks. The preferred option to move forward into the design phase is installing curb and gutter, roadway drainage structures, and upsizing stormwater pipe to carry the runoff to an existing stormwater pipe network.

- One concern about upsizing the pipes is concern about existing utilities under the road and would the new stormwater pipe conflict with the existing utilities. To help address this variable, Public Works recommends moving forward with the design in multiple tasks. Task 1 will consist of performing sub-surface utility exploration (SUE) to determine not only where underground utilities are located but what the depth of the utilities are.

- Tetra Tech's next task is referred to as construction plans within their proposal. Upon completion of Task 1, Tetra Tech will start on Task 2a. Task 2a is where Tetra Tech will determine the extent of any utility conflicts and the severity of the conflicts. Public Works does envision there will be utility conflicts and relocations will need to occur.

However, relating a water line under or over a stormwater pipe is less decremental to the project compared to a lateral gravity fed sanitary sewer line in conflict with a stormwater line. Tetra Tech's concept plan calls for a 6' diameter pipe to be installed. The size of the pipe is necessary due to the fact we need to provide some form of detention, or we will increase the flow of runoff downstream. Since the existing roadway drainage flows through properties and now the plan is for roadway runoff to flow through a pipe network, the amount of time the runoff discharges through the outlet pipe will increase. The 6' diameter pipe is upsized from what is required to serve as underground detention. In perspective, if curb and gutter with roadway drainage were installed when the subdivision was built, one could presume the pipe sizes would be approximately 18- 24".

- Depending on the outcome of the SUE assessment, Tetra Tech's schedule to complete all the design as well as obtain all of the pertinent permits will take approximately 9 months. Tetra Tech will be performing cost estimates at three stages of plan development: 30%, 60%, and 90%. The 30% plans will be completed at the end of 2021 or early 2022. Since the City will receive a cost estimate for construction of the project early on, a decision can be made if it is best to move forward or pursue an alternative design approach.

- Mayor Pro Tem Mitchell requested that the alignment and sewer be checked prior to starting the second phase of this project.

- **Public Comment:** No Public Comment

❖ Mayor Pro Tem Mitchell offered a motion to approve TetraTech's Design Proposal for Meadow Brook Hills Drainage Improvements in the amount not to exceed $216,000.00 and authorize the Mayor to execute all necessary documents

  - The motion received a second from Council Member Burnett

  - The motion was approved unanimously (7-0)

E. Roof Replacement At Fire Station 81

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

- Staff is recommending that Council award a contract for the replacement of the roof at Fire Station 81 (metal roof segment) to Garland/DBS, Inc. (under the competitively procured OMNIA Partners contract #PW1925) in the amount of $284,389 and authorize the Mayor to execute all necessary documents.

- Fire Station 81: This request is for replacement of the metal roof segments (main roof and tower) at Fire Station 81, which was originally installed in 1996 and totals approximately 6,400 sq. ft. Although the field of the roof is in good shape, the transition at the ridge and eave are showing significant signs of age and are no longer providing adequate water-tight protection. Multiple repairs have been made over the years to extend the roof life, including sealing and caulking. Despite the efforts, the facility is actively experiencing leaks (see pictures for current condition). A detailed scope-of-work has been attached hereto.

- Procurement Results This project is being awarded to Garland/DBS Inc. under the OMNIA Partners program (cooperative purchasing alliance).

- OMNIA Partners is the largest and most trusted cooperative purchasing organization for public sector procurement. This group includes the nation's two leading cooperative purchasing organizations – National IPA and U.S. Communities – under one roof to form OMNIA Partners, Public Sector. The collective buying power of these unified purchasing cooperatives delivers superior value and savings for public agencies nationwide. OMNIA Partners is a nonprofit instrumentality of government that assists local and state government agencies in reducing the cost of purchased goods/services through pooling the purchasing power of public agencies nationwide. This is accomplished by competitively solicited contracts for quality products/services through lead public agencies (e.g., city, county, or state agencies that issue the underlying formal solicitations). Racine County WI, as lead public agency, competitively solicited the Garland contract, and made it available under the terms of the OMNIA Partners program.

- Benefits of the Garland contract under OMNIA Partners include: (a) pricing competitiveness; (b) turnkey single source accountability (Garland is both the manufacturer and managing contractor for roof product installations) that ensures warranty integrity; and (c) speedy implementation using pre-qualified contractors. The city contracts directly with Garland as the contractor on the project. Garland is the supplier of roofing materials (pricing established through US Communities competitively solicited contract pricing) and manages roofing subcontractors (local pricing through sealed quotes).

- Garland has solicited quotes from the following pre-qualified subcontractors.

    - $284,389: Safeshield
    - $310,966: Innovative Roofing Group
    - No bid: NBC

- Included within the $284,389 price is the full replacement of all the wood decking underlayment. Based on our experience during the 2019 replacement of the metal roof segment at Fire Station 82, the original wood underlayment was not properly installed, which led to warping and was unusable for the new roof (and needed full replacement). If it turns out that the wood decking underlayment is usable and in good shape, our costs will be less than the $284,389 bid. This bid represents cost growth from the FS 83 metal roof replacement approved in 2020 ($210,734) due to general growth in metal prices, overall labor cost growth throughout the supply chain, and $58,560 included in the bid for FS 81 reflecting removal/replacement of wood decking (only charged if needed).

- The FY 2022 Budget includes funding for the scope set forth above.

- The City has used Garland for multiple roof repair/replacement projects including: replacement of the metal roof segment at Fire Station 82; roof replacement at the Public Safety Headquarters complex: roof restoration, wall restoration, shingle, and metal edge roof section repairs at multiple Parks and Recreation facilities (Crabapple Government Center, Wills Park Pool Concession, Alpharetta Community Center, Equestrian Center, Wills Park Recreation Center and Arts/Crafts Center, etc.); etc. and has found their work, products and responsiveness to be exceptional.

- Once a contract with Garland has been finalized and executed, completion will take no longer than 90-days from Notice-to-Proceed. This timeframe includes the ordering and delivery of all materials, which has required longer lead times than in recent years.

- **Public Comment:** No Public Comment

- ❖ Mayor Pro Tem Mitchell offered a motion to award a contract for the replacement of the roof at Fire Station 81 (metal roof segment) to Garland/DBS, Inc. (under the competitively procured OMNIA Partners contract #PW1925) in an amount not to exceed $284,389 and authorize the Mayor to execute all necessary documents
    - The motion received a second from Council Member Burnett
    - The motion was approved unanimously (7-0)

F. Adoption of the 2021 Emergency Operations Plan (EOP)

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Council approve the resolution, as presented, adopting the 2021 City of Alpharetta Emergency Operations Plan (EOP) and authorize the Mayor to execute all necessary documents.
- The City of Alpharetta's Emergency Operations Plan (EOP) is a comprehensive plan developed to ensure preparedness, response, and recovery from natural and manmade disasters. Alpharetta's EOP consists of the written Council Resolution, basic plan, appendices, and annexes. The "Basic Plan" details each Emergency Support Function (ESF), and which departments are responsible for their operation during an Emergency Operations Center activation.
- Within the presented draft document titled "City of Alpharetta Emergency Operations Plan 2021 Edition", changes were made to update the previous EOP which was last revised in 2012. Minimal changes were needed, and all additions from the 2012 plan are highlighted in yellow and all deletions are highlighted in red for easy reference.
- City Attorney, Michael Stacy, read the resolution aloud.
- **Public Comment:** No Public Comment

- ❖ Council Member Hipes offered a motion to approve the resolution, as presented, adopting the 2021 City of Alpharetta Emergency Operations Plan (EOP)
    - The motion received a second from Council Member Burnett
    - The motion was approved unanimously (7-0)

G. North Park Turf 2 Replacement

- Director of Recreation, Parks and Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Council award RFP 22-102 North Park Turf 2 Replacement project to Sprintturf, LLC., for an amount not to exceed $436,675.00 and authorize the Mayor to execute all necessary documents.
- The award of this RFP is for the removal and replacement of the artificial turf soccer field located at North Park and to make any sub-surface corrections prior to installing the new artificial turf. This project also includes netting additions and upgrades, replacing fencing around the perimeter of the field, and the restoration of the goal posts.

- On July 15, 2021, the City issued a Request for Proposal for the project with a due date of August 19, 2021.

- The city received one response, which was from Sprinturf LLC.

- An evaluation team comprised of Recreation, Parks & Cultural Services department staff rated the proposal based on the criteria set forth within the solicitation document (max of 100 points).

    - Comparable Experience and Project Team (35%)
    - Proposed Product (27%)
    - Approach to Project and Schedule Adherence (10%)
    - Cost Evaluation (25%)
    - Alpharetta Vendor Preference (3%)

- The Sprinturf proposal received a score of 92.25 points from the evaluation team. This project was funded as part of the FY 2022 Capital Budget in an amount totaling $450,000. The cost proposal provided by Sprinturf totals $436,675 and includes the following:

    - $363,500 Base Project
    - $ 18,175 Alternate 1: Fencing Replacement
    - $ 47,850 Alternate 2: Netting Installation
    - $ 7,150 Alternate 3: Goal Post Restoration
    - $436,675 GRAND TOTAL

- Costs include all insurance, labor and materials bonds, mobilization, clean-up, debris removal, etc.

- Despite having 28 contacts downloading the RFP, the city received only one proposal, which was from Sprinturf. Based on follow-up discussions with potential vendors, material scarcity and our timeline were a driving factor. Sprinturf manufacturers their own turf, which gives them significant flexibility throughout the project delivery lifecycle.

- Additionally, Sprinturf LLC was the awarded vendor for the last two athletic turf replacements and the installation of the Town Green turf with successful outcomes. The quoted price is substantially similar to the price paid for replacement of the North Park artificial turf field #1 in 2018 ($463K; including several differentiating components such as full goal post replacement), which indicates competitive pricing. Staff is confident Sprinturf, LLC., has the experience and qualifications to meet the city's expectations to complete the project within the specified timeframe and recommends awarding the contract for this project to Sprinturf, LLC. Upon approval of the award of contract, staff will finalize the terms and conditions of the contract and issue a Notice to Proceed to Sprinturf, LLC.

- **Public Comment:** No Public Comment

❖ Council Member Merkel offered a motion to award RFP 22-102 North Park Turf 2 Replacement project to Sprintturf, LLC., for an amount not to exceed $436,675.00 and authorize the Mayor to execute all necessary documents

    - The motion received a second from Council Member Burnett

    - The motion was approved unanimously (7-0)

H. Bus Replacement for Adult Activity Center

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.

- Staff is recommending that Council award the purchase of one 2020 Starcraft Allstar 22' passenger vehicle from Creative Bus Sales Inc. (under the competitively procured HGAC Buy coop contract #BT0-21) in the amount of $64,680.00 and authorize the Mayor to execute all necessary documents.

- Equipment: As set forth in the adopted 2022 Capital Budget, staff recommends the replacement of one 2005 Ford 15- passenger bus that meets replacement criteria for both mileage (154K miles) and age (16 years). Staff proposes the purchase of one 2020 Starcraft Allstar 22' 14-passenger bus under the terms of the HGACBuy contract with Creative Bus Sales Inc. The Starcraft Allstar bus fully meets the department's operational needs and can be delivered within 8-weeks. Other vendors contacted by the department denoted lead times approaching 12-months on some models.

- Procurement: This project is being awarded to Creative Bus Sales under the HGACBuy program (cooperative purchasing alliance).

- The Houston-Galveston Area Council (HGAC) is the largest of 24 Councils of Government in Texas and is a political subdivision of the State of Texas. It has been serving local governments for more than 40 years. HGAC's Cooperative Purchasing Program, known as HGACBuy, was established pursuant to Texas Interlocal Cooperation Act. The Act allows local governments and certain non-profits to contract or agree under the terms of the Act to make purchases or provide purchasing services and other administrative functions appropriately established by another government entity. HGAC has established Interlocal Contracts with thousands of End Users throughout Texas and across the United States. Products and services are contracted after having been subjected to either a competitive bid (IFB) or competitive proposal (RFP) process. Contracts are blanket type, usually for a term of two or three years. End Users issue their purchase orders to and pay directly to the HGACBuy Contractor.

- Staff obtained pricing on multiple other passenger vehicles with similar options, and all were priced in excess of the request contained herein. With the above stated, staff recommends the purchase of this passenger vehicle from Creative Bus Sales.

- **Public Comment:** No Public Comment

❖ Council Member Merkel offered a motion to award the purchase of one 2020 Starcraft Allstar 22' passenger vehicle from Creative Bus Sales Inc. (under the competitively procured HGAC Buy coop contract #BT0-21) in the amount not to exceed $64,680.00 and authorize the Mayor to execute all necessary documents

  - The motion received a second from Council Member Burnett

  - The motion was approved unanimously (7-0)

I. **Resolutions Authorizing Condemnation - McGinnis Ferry Road Widening Project**

1. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 4915 Tidewater Way, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1034-044-8) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

   - City Attorney, Michael Stacy, read the resolution aloud.
   - **Public Comment:** No Public Comment

   ❖ Council Member Burnett offered a motion to approve a resolution of the mayor and council of the city of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 4915 Tidewater way, Alpharetta, Georgia (tax parcel no.: 21 -5680-1034-044-8) for road project - McGinnis Ferry Road widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway

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

2. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 4935 Tidewater Way, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1034-042-2) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

   - City Attorney, Michael Stacy, read the resolution aloud.
   - **Public Comment:** No Public Comment

   ❖ Council Member Burnett offered a motion to approve a resolution of the mayor and council of the city of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 4935 Tidewater Way, Alpharetta, Georgia (tax parcel no.: 21 -5680-1034-042-2) for road project - McGinnis Ferry Road widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway

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

3. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13075 Tidewater Crossing, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1033-085-2) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

   - City Attorney, Michael Stacy, read the resolution aloud.
   - **Public Comment:** No Public Comment

- ❖ Council Member Burnett offered a motion to approve a resolution of the mayor and council of the city of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 13075 Tidewater Crossing, Alpharetta, Georgia (tax parcel no.: 21 -5680-1033-085-2) for road project - McGinnis Ferry Road widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway
    - The motion received a second from Council Member Binder
    - The motion was approved unanimously (7-0)

4. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 5045 Tidewater Way, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-070-8) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

    - City Attorney, Michael Stacy, read the resolution aloud.
    - **Public Comment:** No Public Comment
    - ❖ Council Member Burnett offered a motion to approve a resolution of the mayor and council of the city of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 5045 Tidewater Way, Alpharetta, Georgia (tax parcel no.: 21 -5680-1054-070-8) for road project - McGinnis Ferry Road widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway
        - The motion received a second from Council Member Richard
        - The motion was approved unanimously (7-0)

5. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13049 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-088-0) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

    - This item was removed from the agenda.

6. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13045 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-089-8) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

    - City Attorney, Michael Stacy, read the resolution aloud.
    - **Public Comment:** No Public Comment

- ❖ Council Member Burnett offered a motion to approve a resolution of the mayor and council of the city of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 13045 Dartmore Avenue, Alpharetta, Georgia (tax parcel no.: 21 -5680-1054-089-8) for road project - McGinnis Ferry Road widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway

    - The motion received a second from Council Member Richard

    - The motion was approved unanimously (7-0)

7. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13037 Dartmore Avenue, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-090-6) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

    - City Attorney, Michael Stacy, read the resolution aloud.

    - **Public Comment:** No Public Comment

    - ❖ Council Member Burnett offered a motion to approve a resolution of the mayor and council of the city of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 13037 Dartmore Avenue, Alpharetta, Georgia (tax parcel no.: 21 -5680-1054-090-6) for road project - McGinnis Ferry Road widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway

        - The motion received a second from Council Member Hipes

        - The motion was approved unanimously (7-0)

8. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 0 Dartmore Circle, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054 - 137-5) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

    - City Attorney, Michael Stacy, read the resolution aloud.

    - **Public Comment:** No Public Comment

    - ❖ Council Member Burnett offered a motion to approve a resolution of the mayor and council of the city of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 0 Dartmore Circle, Alpharetta, Georgia (tax parcel no.: 21 -5680-1054 - 137-5) for road project - McGinnis Ferry Road widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway

        - The motion received a second from Council Member Binder

        - The motion was approved unanimously (7-0)

9. **A Resolution Of The Mayor And Council Of The City Of Alpharetta, Georgia To Authorize The Use Of Eminent Domain To Acquire Certain Property Located At 13033 Dartmore Circle, Alpharetta, Georgia (Tax Parcel No.: 21 -5680-1054-091-4) For Road Project - McGinnis Ferry Road Widening From Ronald Reagan Boulevard/Union Hill Road To Hospital Parkway**

- City Attorney, Michael Stacy, read the resolution aloud.
- **Public Comment:** No Public Comment

❖ Council Member Burnett offered a motion to approve a resolution of the mayor and council of the city of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 13033 Dartmore Circle, Alpharetta, Georgia (tax parcel no.: 21 -5680-1054-091-4) for road project - McGinnis Ferry Road widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway

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

VIII. WORKSHOPS

A. The Code of the City of Alpharetta Text Amendments - Distance Requirements and Ancillary Tasting

- Director of Community Development, Kathi Cook, came forward to present this item.
- This item is presented for workshop purposes only, no action should or will be taken for this item.
- The proposed text amendment to Section 4-17 Distance requirements is to prohibit a retail package store from being located within 2,000 feet of any other retail package store.
- The proposed text amendments to Section 4-347 Conditions of license issuance are to include craft beer, to remove the specific amount of wine or craft beer brands, to increase the total amount of samples from eight (8) ounces to sixteen (16) ounces, to permit sampling and tasting within the leased portion of the premises, and to remove the language prohibiting wine sampling and tasting on Sundays.

IX. PUBLIC COMMENT

- Maggie Goldman, 9605 Stoney Ridge Lane, Alpharetta, GA 30022, came forward to comment on starting a crisis intervention unit due to the Travis Moya incident.

X. REPORTS

- Mayor Pro Tem Mitchell announced the Milton High School 100th Anniversary event will be held on Thursday, 6:00 – 8:00 P.M. in the City Hall Community Room.
- Council Member Burnett recognized Director of Finance, Tom Harris, for his work with GDOT regarding city rights-of-way.

- Council Member Merkel reappointed Mary Ulich and Kyle Caswell to the Ethics Commission as his appointees.
- City Administrator, Bob Regus, officially welcomed Michael Stacy as our new city attorney.

XI. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Binder offered a motion to adjourn into Executive Session
  - The motion received a second from Mayor Pro Tem Mitchell
  - 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 10:19 P.M.

Respectfully submitted,

Erin Cobb

Erin Cobb, City Clerk