



City Council Meeting

OCTOBER 25, 2021

Office of the City Clerk

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 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 or viewed online at <https://www.youtube.com/user/alpharettagov>.

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
 - John Hipes
 - Dan Merkel
 - Karen Richard
- **Council Members Absent**
 - Ben Burnett
- **Staff**
 - Bob Regus, City Administrator
 - Mike Stacy, City Attorney
 - James Drinkard, Asst. City Administrator
 - Lauren Shapiro, City Clerk
 - Cris Randall, Director of Human Resources
 - Peter Sewczwicz, Director of Public Works
 - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
 - Tom Harris, Director of Finance
 - Kathi Cook, Director of Community Development and Economic Development
 - Michael Woodman, Senior Planner
 - Eric Graves, Senior Traffic Engineer / Planner

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS & PRESENTATIONS

A. 20 Year Service Award for Beth Goldstein

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/18/2021)

- ❖ Council Member Hipes offered a motion to approve the consent agenda.
- ❖ Council Member Merkel seconded the motion.
- ❖ The motion was approved unanimously (5-0, as Council Member Binder was not yet present).

VI. PUBLIC HEARING

A. Z-21-06/V-21-17 Kimball 154

Consideration of a rezoning and variances to allow for a 3-story, 120,000 square foot office building and re-use of 2 existing buildings for office use and amenities on 4.44 acres. A rezoning is requested from SU (Special Use) to O-P (Office-Professional). Variances are requested to reduce parking, increase lot coverage, reduce front building setback, increase building height and reduce minimum driveway separation. The property is located at 154 Kimball Bridge Road and is legally described as being located in Land Lot 801, 1st District, 2nd Section, Fulton County, Georgia

- Director of Community Development and Economic Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve Z-21-06/V-21-17 Kimball 154, subject to the following conditions:
 1. The site, consisting of approximately 4.44 acres, shall be zoned O-P (Office-Professional) and developed substantially similar to site plan submitted by Kimley-Horn, revised 10/21/21, except for modifications required to comply with the conditions below. Uses shall be limited to professional office, research and development, and support retail uses and conditional uses listed in the O-P district regulations.
 2. Up to 25% of the office area may be used for support retail uses and Council-approved conditional uses, as listed in the O-P zoning district regulations.
 3. Maximum building height shall not exceed 3 stories and 48', which does not include the below-grade parking podium.
 4. Driveway spacing and impervious area shall be as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Impervious area exceeding the maximum 70% shall be offset with pervious hardscape, green roof, etc., with final approval by Staff.
 5. Minimum 20' building setback shall be provided along Kimball Bridge Road, except that building setbacks for the Bailey-Johnson School and Gymnasium buildings shall be as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21.
 6. Minimum parking shall be provided at a rate of 2.9 spaces/1,000 SF of office (gross). A 3rd level shall be permitted on the rear parking deck and a 2nd level shall be permitted under the front parking podium.
 7. Architecture and materials of the new office building and renovation of the existing

buildings shall be substantially similar to the submitted renderings, except for modifications required to comply with these conditions, subject to final approval by DRB.

8. Parking decks visible from Kimball Bridge Road shall be clad with a decorative exterior material, with final approval by DRB. A line-of-sight study shall be provided to determine if the rear parking deck would be seen from Kimball Place or Amber Park Drive. The study shall assume a 2-level and 3-level parking deck. If any portion of the rear deck or northern face of parking under the building is visible, it shall be screened with evergreen landscape material or clad with a decorative exterior material, with final approval by DRB.
 9. Unique signage types, as depicted on the submitted renderings, shall be permitted with final approval by DRB.
 10. Developer shall improve the Kimball Bridge Road streetscape to include a 10' travel lane, 4' shoulder/bike lane, 2' curb/gutter, 6' planter, and 8' sidewalk, as approved by Staff. 6' planter may be reduced to 0' at locations adjacent to the gymnasium building, as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Developer shall dedicate sufficient right-of-way in order for the City to maintain the sidewalk.
 11. Developer shall improve two-way left turn lane/flush median, as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21, with final approval by Staff.
 12. Minimum 20' landscape strip shall be provided along Kimball Bridge Road, except that reduced landscape strip areas shall be permitted where existing buildings encroach on the landscape strip. Shrubs required to screen parking areas may overlap the landscape strip.
 13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required along buildings fronting Kimball Bridge Road, with final approval by DRB.
 14. Decorative lighting and trees in maximum 4' x 4' free-standing planters shall be placed on the upper level of the parking deck, as approved by DRB.
 15. Sidewalks shall connect buildings to parking areas and the public sidewalk.
 16. Developer shall save trees as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Developer shall make every effort to save additional trees on the property, including trees of quality of tree groupings.
 17. Property owner shall designate the Bailey-Johnson School and Gymnasium buildings as a historic property under the City's Historic Preservation Incentive Zoning ordinance prior to a Certificate of Occupancy.
 18. A marker shall be placed on the property recognizing the history of the Bailey-Johnson School.
- This item was considered at the 10/7/2021 Planning Commission meeting. Staff recommended approval subject to 18 conditions. There was one (1) public comment from Pat Miller with the Alpharetta & Old Milton County Historical Society in support of the request. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0.
 - The applicant, KB Venture Partners, LLC, is requesting a rezoning of 4.44 acres from SU (Special Use) to O-P (Office-Professional) to allow for the construction of a 3-story, 120,000 square feet timber-frame office building and structured parking, as well as the adaptive re-use

of the Bailey-Johnson School and Gymnasium buildings. Variances are requested to reduce building setbacks, increase maximum impervious area, increase building height, reduce driveway spacing, and reduce parking requirements. The property is located at 154 Kimball Bridge Road on the east side of Kimball Bridge Road and south of Kimball Place.

- The subject property was originally developed as the Bailey-Johnson School in 1950 and most recently used by Fulton County Schools as a maintenance yard. The property has frontage along Kimball Bridge Road, with Parkway 400 Master Plan located to the north and east, Diamond Glass (formerly St. James United Methodist Church) to the south and Kimball Bridge Walk subdivision to the west. The property has a Comprehensive Land Use Plan designation of Corporate Office, which allows the applicant's zoning proposal.
- The applicant's variance hardship is generally related to the re-use of the existing Bailey-Johnson School and Gymnasium buildings. In addition, the property also has an unusual shape and topographic challenges resulting from over 50' of elevation change on the property.
- A parking memo was provided by the applicant to justify the requested parking variance. The memo references an administrative parking reduction under Unified Development Code (UDC) Subsection 2.5.5(e), which allows up to a 50% parking reduction for office and commercial uses on a historic property. The Bailey-Johnson School is approximately 71 years old and does not yet qualify for designation as a historic property under the City's Historic Preservation Incentive Zoning ordinance. However, if approved, the applicant's requested parking variance would be within the 50% reduction allowed by the ordinance. In addition, Staff looked at ITE parking generation rates, which suggest that the 85th percentile of occupied spaces should be an estimated 465 spaces for a suburban office. Therefore, it is recommended that the development provide a minimum 465 parking spaces or at a rate of 2.9 spaces/1,000 square feet.
- The submitted site plan depicts the one (1) story, 20,000 square foot Bailey-Johnson School building and 2-story, 20,000 square foot Gymnasium building to remain on the southern half of the property. A new three (3) story, 120,000 square foot timber-frame office building with structured parking below.
- Four (4) curb cuts are depicted providing access to the property from Kimball Bridge Road. The two (2) southernmost curb cuts provide access to a small surface parking area.
- Bailey-Johnson School was opened in 1950 to accommodate North Fulton African American students from Sandy Springs northward. School organizations included the 4-H Club, music club, science club, safety patrol, newspaper, student council, and royal court (king and queen of student body were elected).
- The applicant provided a trip generation report, which shows that the proposed development is expected to generate 177 AM Peak Hour trips and 178 PM Peak Hour trips.
- According to the City's Transportation Engineer, development traffic can be accommodated at acceptable levels of service (LOS) at existing intersections and the site driveways once the left turn lanes are provided. The two (2) lane section on Kimball Bridge Road will provide a LOS 'C' or better during the peak hours for traffic.
- The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(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: There are extraordinary conditions pertaining to the subject property due to its unusual shape, topographic challenges, as well as the proposed re-use of the existing Bailey-Johnson School and Gymnasium buildings. The Bailey-Johnson School buildings are within six-feet (6') of the Kimball Bridge Road right-of-way. A parking reduction can be supported given the preservation of the Bailey-Johnson buildings. However, it is recommended that the property have at least 2.9 spaces/1,000 square feet based on Staff's analysis. In addition, it is recommended that impervious area exceeding the maximum 70% be offset with pervious hardscape, green roof, etc.

- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant held two (2) community meetings on 5/27/2021 and 6/1/2021. According to the applicant, attendees were in support of the proposed development. One area of concern was traffic, particularly the driveway aligning with Stratham Drive and whether or not it would impact traffic in and out of Kimball Bridge Walk. The speed of traffic along Kimball Bridge Road was also a concern.
- The CZIM was held on June 9, 2021. There were questions and comments from area residents, including concerns with the applicant's secondary driveway aligning with their entrance (Stratham Drive) and how that could impact traffic in and out of Kimball Bridge Walk. A resident asked if a roundabout has been considered at that location. A resident asked about the City's long-range plans for this section of Kimball Bridge Road, of which the City does not currently have any funded, final plans. Additional questions included project timeline and if the sidewalk would be extended to the south.
- The applicant, Matt Vyverberg, with KB Venture Partners Development Team, 1099 Alpharetta Street, Roswell, GA 30075, came forward to speak on behalf of this application.

Council Member Binder joined the meeting at 6:55 p.m.

Public Comment:

- Pat Miller, residing at 13040 King Road, Milton, GA 30075, came forward to speak in favor of this item. Mrs. Miller shared information about the history of the Bailey-Johnson School. The Bailey-Johnson School is one of the most historically significant buildings in the area, as it served as the 'Alpharetta Colored School,' which was shortly after renamed as the Bailey-Johnson School. The school closed in 1967, which marked the end of segregated public education. Further, Mrs. Miller stated that the Alpharetta & Old Milton County Historical Society supports this project.
- Charles Grogan, residing at 3621 Satellite Boulevard, Ellenwood, GA 30294, came forward to speak in favor of this item. Mr. Grogan attended this school, beginning in 1953, and graduated in 1955. Mr. Grogan shared that he always wished something would happen with the building, so that he could take his granddaughter to visit the school he attended and explain the to her the history of the building. Further, Mr. Grogan shared that he was very proud to have met the developers.

❖ Council Member Richard offered a motion to approve Z-21-06/V-21-17 Kimball 154, subject to the following conditions:

1. The site, consisting of approximately 4.44 acres, shall be zoned O-P (Office-Professional) and developed substantially similar to site plan submitted by Kimley-Horn, revised 10/21/21, except for modifications required to comply with the conditions below. Uses shall be limited to professional office, research and development, and support retail uses

and conditional uses listed in the O-P district regulations.

2. Up to 25% of the office area may be used for support retail uses and Council-approved conditional uses, as listed in the O-P zoning district regulations.
3. Maximum building height shall not exceed 3 stories and 48', which does not include the below-grade parking podium.
4. Driveway spacing and impervious area shall be as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Impervious area exceeding the maximum 70% shall be offset with pervious hardscape, green roof, etc., with final approval by Staff.
5. Minimum 20' building setback shall be provided along Kimball Bridge Road, except that building setbacks for the Bailey-Johnson School and Gymnasium buildings shall be as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21.
6. Minimum parking shall be provided at a rate of 2.9 spaces/1,000 SF of office (gross). A 3rd level shall be permitted on the rear parking deck and a 2nd level shall be permitted under the front parking podium.
7. Architecture and materials of the new office building and renovation of the existing buildings shall be substantially similar to the submitted renderings, except for modifications required to comply with these conditions, subject to final approval by DRB.
8. Parking decks visible from Kimball Bridge Road shall be clad with a decorative exterior material, with final approval by DRB. A line-of-sight study shall be provided to determine if the rear parking deck would be seen from Kimball Place or Amber Park Drive. The study shall assume a 2-level and 3-level parking deck. If any portion of the rear deck or northern face of parking under the building is visible, it shall be screened with evergreen landscape material or clad with a decorative exterior material, with final approval by DRB.
9. Unique signage types, as depicted on the submitted renderings, shall be permitted with final approval by DRB.
10. Developer shall improve the Kimball Bridge Road streetscape to include a 10' travel lane, 4' shoulder/bike lane, 2' curb/gutter, 6' planter, and 8' sidewalk, as approved by Staff. 6' planter may be reduced to 0' at locations adjacent to the gymnasium building, as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Developer shall dedicate sufficient right-of-way in order for the City to maintain the sidewalk.
11. Developer shall improve two-way left turn lane/flush median, as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21, with final approval by Staff.
12. Minimum 20' landscape strip shall be provided along Kimball Bridge Road, except that reduced landscape strip areas shall be permitted where existing buildings encroach on the landscape strip. Shrubs required to screen parking areas may overlap the landscape strip.
13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required along buildings fronting Kimball Bridge Road, with final approval by DRB.
14. Decorative lighting and trees in maximum 4' x 4' free-standing planters shall be placed on the upper level of the parking deck, as approved by DRB.
15. Sidewalks shall connect buildings to parking areas and the public sidewalk.
16. Developer shall save trees as depicted on the site plan prepared by Kimley-Horn, revised 10/21/21. Developer shall make every effort to save additional trees on the property,

including trees of quality of tree groupings.

17. Property owner shall designate the Bailey-Johnson School and Gymnasium buildings as a historic property under the City's Historic Preservation Incentive Zoning ordinance prior to a Certificate of Occupancy.

18. A marker shall be placed on the property recognizing the history of the Bailey-Johnson School.

- Council Member Hipes seconded the motion.
- The motion was approved unanimously (6-0).
 - There was discussion during the motion about the following:
 - Thanking Pat Miller for working with the developers on this item and for working to portray the history of this building;
 - Thanking the developers of this item, because this building is important to people in the area;
 - Applauded the applicant for their creativity and for collaborating with city staff and the historical society; and
 - Happy to see that history is not being erased, and this development honors the past.

B. MP-21-06 / CU-21-12 National Veterinary Associates (NVA) 3100 Royal Boulevard South

Consideration of a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animal' for National Veterinary Associates (NVA). A master plan amendment is requested to add 'Animal Hospital, Small Animal' to Pod 12 of the Royal 400 Master Plan and a conditional use is requested to allow an 'Animal Hospital, Small Animal' use for NVA. The property is located at 3100 Royal Boulevard South and is legally described as being located in Land Lots 850 & 859, 1st District, 2nd Section, Fulton County, Georgia.

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council Approve MP-21-06/CU-21-12 NVA Emergency Veterinary/3100 Royal Boulevard South, subject to the following conditions:
 1. Add 'Animal Hospital, Small Animals' to the Royal 400 Master Plan Pod 12 as a conditional use.
 2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 3100 Royal Boulevard South and limited to no more than 20,580 square feet.
 3. Conditional use approval shall be limited to NVA; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
 4. The business shall be permitted to operate 24-hours/day, 7 days/week.
 5. Boarding of animals is limited to short-term care incidental to the hospital use.
 6. Pet relief areas shall be substantially similar to locations depicted on the submitted site plan and shall be screened from the street, as approved by Staff.
 7. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be visible from North Point Parkway.
- The applicant, National Veterinary Associates (NVA), is requesting a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animals' for NVA in a 20,580

square foot existing building. An amendment to the Royal 400 Master Plan Pod 12 is requested to add the proposed use.

- The submitted request, if approved, will allow the applicant to operate an 'Animal Hospital, Small Animal' in a 20,580 square foot existing building on a 2.25-acre property.
- The property is zoned O-I (Office-Institutional) and is subject to the Royal 400 Master Plan Pod 12. The property was developed in 1996 with a 1-story, 20,850 square foot office building. Surrounding properties are zoned O-I and are subject to the Royal 400 Master Plan. Low-rise office buildings have been developed on the adjacent properties to the east, south and west and a data center is located to the north. The Royal 400 Master Plan was approved in 1986 as a 284-acre office park, allowing 25,000 square feet/acre of office use.
- The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), O-I, C-1 (Neighborhood Commercial), C-2 (General Commercial), and PSC (Planned Shopping Center) districts.
- National Veterinary Associates (NVA) is an emergency veterinary business serving cats and dogs primarily; however, the primary focus will be the practice of veterinary medicine including preventative care and surgery. NVA partners with local veterinarians to help grow the business and network of veterinary hospitals. NVA has over 1,000 partnerships worldwide. The business operates 24 hours per day, seven (7) days per week. The business does not board animals. The applicant anticipates approximately 25 employees. Two (2) pet relief areas are depicted on the site plan.
- There are eight (8) animal hospitals approved in the City, of which one (1) is an emergency veterinary hospital.
- Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment and conditional use. The proposed use would be compatible with surrounding uses and other locations for this business type, which are similarly situated in commercial and office environments. If approved, it is recommended that conditions be established as part of this application that regulate and limit any expansion of the business.
- 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.
- This item was considered at the 10/7/2021 Planning Commission meeting. Staff recommended approval subject to 7 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 7-0
- The applicant, Chandler Bovitz with Bridger Properties, located 245 North Highland Avenue, Atlanta, GA 30307, came forward to speak on behalf of this application.

Public Comment:

- There were no public comments for this item.
- ❖ Council Member Richard offered a motion to approve MP-21-06/CU-21-12 NVA Emergency Veterinary/3100 Royal Boulevard South, subject to the following conditions:
 1. Add 'Animal Hospital, Small Animals' to the Royal 400 Master Plan Pod 12 as a conditional use.
 2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 3100 Royal Boulevard South and limited to no more than 20,580 square feet.

3. Conditional use approval shall be limited to NVA; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
 4. The business shall be permitted to operate 24-hours/day, 7 days/week.
 5. Boarding of animals is limited to short-term care incidental to the hospital use.
 6. Pet relief areas shall be substantially similar to locations depicted on the submitted site plan and shall be screened from the street, as approved by Staff.
 7. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be visible from North Point Parkway.
- Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

C. PH-20-07 Horizon 2040 Alpharetta Comprehensive Plan - Adoption Hearing

Consideration of a request to adopt the Horizon 2040 Comprehensive Plan.

- Senior Planner Michael Woodman came forward to present this item.
- Staff is recommending that Mayor and Council Adopt the Horizon 2040 Comprehensive Plan.
- Council authorized Staff to transmit the draft Plan to the Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) for review on September 20, 2021. DCA and ARC have completed their review of the Horizon 2040 Comprehensive Plan and determined that the Update complies with the applicable State requirements.
- A few were minor comments were provided by DCA. Staff made a change to the Short Term Work Program table to provide a brief description of Tech Alpharetta. In addition, a change was made to the Report of Accomplishments table to change the column labeled 'Completed or Ongoing' to 'Completed'.

Public Comment: There were no public comments for this item.

- City Attorney, Mike Stacy, read the resolution aloud.
- ❖ Council Member Richard offered a motion to approve PH-20-07 Horizon 2040 Alpharetta Comprehensive Plan and to adopt the Horizon 2040 Comprehensive Plan.
 - Mayor Pro Tem Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
 - There was discussion during the motion about the ratio of rental to owner occupied housing and the census data that was used in determining that ratio.

VII. NEW BUSINESS

A. Big Creek Greenway Boardwalk Replacement Design Services, RFP 22-103

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council award RFP 22-103 to Heath & Lineback Engineers, Inc. for the performance of the Big Creek Greenway Boardwalk Replacement Design Services project in an amount not to exceed \$86,000.00 and authorize the Mayor to execute all necessary documents.
- The award of this request for proposals is for design services associated with the replacement of

approximately 1,125 linear feet of existing timber boardwalk. The existing boardwalk to be replaced provides a connection from the southern side of Mansell Road, at the former location of Buffalo Wild Wings, to the Big Creek Greenway. Originally constructed in 2008, this section of boardwalk has proven problematic to maintain and several sections have either failed or are failing, which has necessitated the closure of the boardwalk.

- A total of four submissions were received on September 23, 2021. Staff from the Public Works Department evaluated and scored the proposals based on the design team's: experience and qualifications (20%); technical proposal and project approach (20%); proposed project schedule (20%); and cost proposal (40%).
- Heath & Lineback Engineers, Inc. is an experienced design firm which has worked on several projects with similar elements in Georgia, including the Big Creek Greenway Rehabilitation and Design project for Forst County Parks and Recreation Department, the East Campus Greenway Connector project for Athens-Clarke County Unified Government, and the PATH400 project for Liveable Buckhead, Inc.
- The total project cost is \$86,000.00.

Public Comment:

- There were no public comments for this item.
- ❖ Mayor Pro Tem Mitchell offered a motion to approve the award RFP 22-103 to Heath & Lineback Engineers, Inc. for the performance of the Big Creek Greenway Boardwalk Replacement Design Services project in an amount not to exceed \$86,000.00 and authorize the Mayor to execute all necessary documents.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

B. Taste of Alpharetta Event Management Vendor Contract

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council award RFP#22-101 to Jacob's Eye, LLC.
- The Community Services Division of Recreation, Parks, and Cultural Services published RFP# 22-101, in partnership with the Finance Department, seeking vendor applicants for a 5-year comprehensive event management services contract for the city's annual Taste of Alpharetta event.
- The successful event management company must provide full-service event planning and implementation services, including, financial planning, logistics, management, marketing, sponsorship, sales and fulfillment, talent and vendor contracting, all restaurant and other vendor communication, management, and evaluation of the event. The event management company shall manage day-to-day operations, supervision of volunteers, hiring and paying of contractors and sub-contractors, and act as the key contact for the event/City. The successful event management company must provide full-service event planning and implementation services, including, financial planning, logistics, management, marketing, sponsorship, sales and fulfillment, talent and vendor contracting, all restaurant and other vendor communication, management, and evaluation of the event. The event management company shall manage day-to-day operations, supervision of volunteers, hiring and paying of contractors and sub-contractors, and act as the key contact for the event/City.

- Proposals were received on September 16, 2021 and consisted of three responses which were submitted to the evaluation committee for review and ranking. Each submission was evaluated based on the following criteria: company information (pass/fail), project team/resumes/statements of qualifications/references (35%), technical proposal/project approach/previous projects (35%), available resources (27%) and Alpharetta local vendor preference (3%).
- The highest scoring firm, Jacob's Eye LLC, would be a new vendor to the City of Alpharetta.
- The City of Alpharetta will subsidize the event in 2022 at \$96,437.50; in 2023 that amount will be \$56,862.50, and in 2024, the City will no longer subsidize the event. It will be the responsibility of the vendor to secure funding for the event through other revenue sources, including ticket sales, vendor fees and sponsorships. *(For comparison, in FY2019 (the last fiscal year in which the event was held), the City of Alpharetta spent \$192,875 putting on the event).*

Public Comment:

- There were no public comments for this item.
- ❖ Council Member Merkel offered a motion to approve the award of RFP#22-101 for the Taste of Alpharetta Event Management Vendor Contract to Jacob's Eye, LLC.
 - Council Member Hipes seconded the motion, with a friendly amendment that the RFP is to not exceed the stated amount.
 - Council Member Merkel accepted the friendly amendment.
 - The motion was approved unanimously (6-0).

C. MOU With City of Milton for Youth Softball and Youth Lacrosse

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Memorandum of Understanding between the City of Alpharetta and the City of Milton, regarding youth softball and lacrosse.
- The purpose of this MOU is to take another step to continue to foster a long-term, mutually beneficially relationship between Alpharetta and Milton as it relates to parks and recreation programs and services.

Public Comment:

- There were no public comments for this item.
- ❖ Council Member Merkel offered a motion to approve the Memorandum of Understanding between the City of Alpharetta and the City of Milton regarding youth softball and lacrosse.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

D. Approval of Fiscal Year 2022 Mid-Year Budget Amendment (Personnel Compensation) - 1st Reading

- City Administrator, Bob Regus, and Director of Finance, Tom Harris, came forward to present this item.

- Staff is recommending that Mayor and Council adopt the Budget Ordinance (1st Reading), after Staff provides and overview of the Fiscal Year 2022 Mid-Year Budget (Personnel and Compensation).
- The purpose of the Fiscal Year (FY) 2022 Mid-Year Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that are planned to occur before fiscal year-end.
- Compensation adjustments totaling 3% for all employees are proposed to maintain competitiveness with wage growth in the market. This is in addition to the 3% (on average) merit program that was provided in July 2021.
- However, our Police and E911 personnel segments have experienced an acute rapid rise in wages that has made recruitment and retention more challenging. To offset these pressures, an additional 10% is being proposed for our Police and E911 team members (13% adjustment in total).
- Governor Kemp recently implemented a Public Safety Officials and First Responders Supplement Grant using funding from the American Rescue Plan Act. The grant will provide a \$1,000 pay supplement for all eligible sworn law enforcement officials and first responders in Georgia serving during August of 2021. Current estimates identify 244 eligible employees (General Fund and E911 Fund), but this figure may change once the rules and regulations are clarified. The budget will adjust accordingly.
- The City Administrator has identified 6 positions that meet the above criteria and is requesting their funding be returned:
 - Police Officer (2 FTE; Public Safety);
 - Public Works Crew Leader (2 FTE; Public Works);
 - Public Works Tech I (1 FTE; Public Works); and
 - IT Tech Analyst (1 FTE; Information Technology).
- City Attorney, Mike Stacy, read the ordinance aloud.

Public Comment:

- Stephanie Herbert, residing at 11050 Wittenridge Drive, Alpharetta, GA 30022, came forward to speak on this item. Ms. Herbert shared that as a trainer at Lifetime, she has called 911 in the past, and would like for the firefighters to also be considered for a compensation adjustment.
- Doug DeRito, residing at 370 Braden Way, Alpharetta, GA 30009, came forward to speak on this item. Mr. DeRito shared that he would like to see firefighters compensated the same as police and to give the raise across the board.
- ❖ Council Member Binder offered a motion to approve the Fiscal Year 2022 Mid-Year Budget Amendment (Personal Compensation) – First Reading.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

VIII. WORKSHOP

A. Windward Dam

- City Administrator, Bob Regus, and Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item was presented for workshop purposes only, and no action was taken for this item.
- City Administrator Regus identified four integral letters and/or agreements that pertained to this workshop item. The items are as follows:
 - December 12, 2018 Letter from Georgia EPD (Windward Dam is Category 1 and City is an owner)
 - January 16, 2020 Easement and Covenant to Share Costs Agreement (between Windward Community Services Association, Inc. and City of Alpharetta, Georgia)
 - October 8, 2021 Letter from Windward Community Services Association, Inc. (hereinafter "WCSA") seeking indemnification
 - October 20, 2021 Letter from Schnabel Engineering, LLC (Budget Amendment Request, Full SITES Analysis of Auxiliary Spillway, Windward Law Dam)
- City Attorney, Mike Stacy, came forward to present the City's obligations (insurance and allocation of maintenance and repairs) that were created by the January 16, 2020 Easement and Covenant to Share Costs Agreement.
- Mayor Gilvin recommended that as soon as possible, he would like for the two (2) City Council Members that have been involved, himself, and City Staff to come together to reach a new agreement with WCSA. Mayor Gilvin also announced that it may be best to also call the Georgia Insurance Commissioners to see how this type of situation is handled in other areas across the state.

IX. PUBLIC COMMENT

- There were no public comments.

X. REPORTS

XI. ADJOURNMENT TO EXECUTIVE SESSION

Mayor Gilvin called for a motion to adjourn to executive session at 9:02 p.m.

- ❖ Council Member Merkel offered a motion to adjourn to executive session.
 - Council Member Binder seconded the motion
 - The motion was approved unanimously (6-0).

Respectfully submitted,



Lauren Shapiro, City Clerk