



City Council Meeting & Retreat  
JANUARY 24, 2022  
Office of the City Clerk  
AC HOTEL BY MARRIOTT GREENVILLE  
THE LOFT MEETING ROOM  
315 SOUTH MAIN STREET GREENVILLE, SC 29601  
8:00 AM

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by the Mayor and City Council and invited speakers in summary form.*

I. BREAKFAST

II. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 8:16 a.m.

III. ROLL CALL

- Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- Donald F. Mitchell
- Brian Will
- Douglas J. DeRito
- John Hipes
- Jason Binder

- Staff

- Bob Regus, City Administrator
- James Drinkard, Assistant City Administrator
- Mike Stacy, City Attorney
- Lauren Shapiro, City Clerk
- Randy Bundy, Director of Information Technology
- Kathi Cook, Director of Community Development and Economic Development
- Tom Harris, Director of Finance
- Brooke Lappin, Director of Court Services
- Cris Randall, Director of Human Resources

- John Robison, Director of Public Safety
- Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- Peter Sewczwicz, Director of Public Works

#### IV. DISCUSSION TOPICS

##### A. Public Works

- Director of Public Works, Peter Sewczwicz, came forward to present the following items.
- **Alpha Loop**
  - Mayor Gilvin requested that Director Sewczwicz confirm the pricing for the Alpha Loop Construction between Chelsea Walk and Northwinds Summit and see if the CID can assist with the funding for constructing the tunnel under Haynes Bridge Road and North Point Parkway.
- **Cumming Street Improvements**
  - Council Member Binder suggested putting this project on the backburner until we can determine how we want to tackle this project.
  - Council Member Mitchell commented that this is a busier street for pedestrian traffic and would be fine with scaling back this project, but making sure that the sidewalk is continuous on one side.
  - Mayor Gilvin suggested that everyone come together and create a concept for the Cumming Street project.
- **Tradewinds**
  - Mayor Gilvin shared that if we were to adjust the timing of the project at Tradewinds and reallocate funds for that project, the funding may not be available at a later point.
- **Encore and Big Creek Greenway**
  - Council Member Mitchell shared that this is a very important project to get the North Point redevelopment moving along.
  - Mayor Gilvin requested that City Attorney Stacy, Director Cook, and Director Sewczwicz revisit the status of the easement on the ASSESSO property at Encore Park and to begin the conversation of the easement at the stormwater facility that ASSESSO owns as well.
- **Parks**
  - Director Sewczwicz discussed current preliminary timelines for Waters Road Park, Old Rucker Park, and Union Hill Park.
- **Hydrology Study**
  - Mayor Gilvin requested that Director Sewczwicz bring forward the results of the hydrology study as a City Council workshop item.
- Mayor Gilvin called for a recess at 10:00 am.
- Mayor Gilvin reconvened the meeting at 10:26 a.m.

## **B. Public Safety**

- Director of Public Safety, John Robison, came forward to present this item.
- Council Member DeRito shared that there is a need to add officers, but we may be able to reduce the number of officers by adding in new technology, such as the new CAD RMS system and Flock cameras.
- Council Member Binder shared that he would like to see a financial plan that explains the current Public Safety needs and the measures that would need to be taken to get Public Safety in the best position (staff, technology, cameras, etc.), and also identify the order of importance for each action item.
- Mayor Gilvin requested that Director Robison and Director Cook have public safety and code enforcement spend a little extra attention to the area near the Mansell Road Manchester Apartments and to see if that community has a community officer.
- Council Member Will would like for Director Robison to put additional information together about the cost of a Community Paramedic and what the City would save in overtime and less calls.
- Council Member Binder would like to see if public safety employees could be cross trained (fire/police/paramedics).
- Council Member DeRito suggested that a member of City Staff should join Fulton County's Continuum of Care so that we can remain cognizant of homelessness in Alpharetta and potential solutions.
- Mayor Gilvin shared that there will be a discussion at the upcoming North Fulton Mayor's Association meeting about the current jail needs and opportunities for the northern Fulton County cities.

## **C. Swamp Rabbit Trail Tour and Discussion**

- Mayor Gilvin called for a recess at 12:40 p.m. in order to have lunch and tour the Swamp Rabbit Trail. During the tour, those attending will see how parts of the Swamp Rabbit Trail could be implemented along the Alpha Loop.
- Mayor Gilvin reconvened the meeting at 2:00 p.m.
- Council Member Hipes thanked Director Cook and City Administrator Regus for coordinating the Swamp Rabbit Trail tour.

## **B. Community and Economic Development**

- Director of Community Development and Economic Development, Kathi Cook, came forward to present the following items.
- **New Development**
  - There are several new developments upcoming in Alpharetta, including: Kimball 154 (adaptive reuse of the old Bailey-Johnson School), Morrison Park (thorough DRB application from November 2021), Lakeview Park (multi use development with Alpha Loop connection, townhomes, dining, and office space), North Point Mall area (redevelopment at the corner of Haynes Bridge Road and North Point Parkway and Studio Movie Grill opening soon), and Continuum (proposed multi use development

off Windward Parkway).

- **Brookside Small Area Plan**
  - Director Cook will bring the Brookside Small Area Plan as a workshop item at a City Council meeting in February 2022.
  - This plan will address creating a more walkable area, adding amenities, offering suggestions to tenants with high office vacancy rates, roadway improvements, and trail expansion opportunities in the Brookside area.
- **Windward Tech District**
  - This district in Alpharetta (off Windward Parkway) will help create a sense of branding and identity for the multiple corporations in the Windward area. This is an Economic Development initiative that will help bring businesses together and help attract new businesses and/or employees.
- **Office and Retail Vacancies**
  - Office vacancies are trending a little higher and accounts for about 10% of the office vacancy in Metro Atlanta.
  - Retail vacancies are much lower than other areas in Metro Atlanta.
- **New Development and Redevelopment**
  - The Alpharetta Development Authority will have a half-day retreat to evaluate the potential for new and re-development tax abatements.
- **Permitting Process**
  - There is a 10-day turnaround after submittals. All permits are submitted electronically.
  - Previously, the Community Development team would send submittal and reviewal comments only to the applicant (who is often the builder/contractor), but now, they are also sent to homeowners.
  - Mayor Gilvin requested that Council Member Merkel stay connected with Director Cook in ensuring that we continue to have the best permitting procedures moving forward.

### C. Recreation, Parks, and Cultural Services

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present the following items.
- **New Parks: Maintenance and Staffing Plans**
  - The Recreation, Parks, and Cultural Services Department currently has 47 employees and is looking to add one more position (an entry level maintenance technician).
  - Restructured the department's staffing model; now there are crew leaders and tech positions.
- **Wills Park Equestrian Center**

- Currently under construction on one of the new arenas, and once constructed, fees will increase over the next 3.5 years. The new arenas will have stormwater, drainage, and synthetic footings.
- **Mayfield Road Property**
  - Council Member Hipes shared that we have a few parks on our borders and this property could serve Alpharetta residents.
  - Director Regus shared that this is an old family homestead.
- **Program Participation: Trends Over the Past Five Years**
  - Currently, program participation is on track to surpass the program numbers from FY2020.
- **Alpharetta Arts Center: Usage Since Opening**
  - Participation numbers at the Alpharetta Arts Center are growing more quickly than any other program. Currently working with Public Works to see if we can get additional parking.
  - Public Works will explore options to address the parking issue and will bring a potential solution before Mayor and City Council.
- **Special Events Update**
  - GDOT gave approval for Highway 9 closure during special events, and this would be great from a safety prospective, especially for pedestrians.
  - Mayor Gilvin requested Director Rodgers to bring forward the possibility of closing Highway 9 during special events as a City Council workshop item as soon as possible.
- **New Program Consideration: Stability for Over-18 Special Needs Population**
  - A special needs adult can attend public school until age 21, but there is a need for a facility for those who are disabled to go during the daytime.
  - Mayor Gilvin requested that Director Rodgers and Council Member Hipes explore options to see if we can come up with information or opportunities to share with families that will help connect them with other resources or organizations.

#### **D. General Administration / Human Resources / Legal**

- **Local Option Sales Tax (LOST) Negotiations**
  - City Administrator, Bob Regus, came forward to present this item.
    - LOST is usually determined by population, but there are other criteria that municipalities can explore. GMA does a good job of explaining the law.
- **Elections**
  - Assistant City Administrator, James Drinkard, came forward to present this item.
    - Mayor Gilvin shared that there are concerns in North Fulton about Fulton

County contracting with Happy Faces for election poll workers. This creates an opportunity for our residents to volunteer as poll workers with Fulton County Board of Elections.

- **Compensation Update**

- Council Member Will plans to work with Director Robinson and Director Randall to break down the public safety compensation model and find something that works.
- Director Randall shared that she has worked with a few departments already to create a step plan and re-evaluate as needed.

- **Council Chambers Audio/Visual System**

- Assistant City Administrator, James Drinkard, came forward to present this item.
  - Due to supply chain issues, the target installation date is March 2022, but it likely be installed during Summer 2022. We will be unable to use Council Chambers for 3-4 weeks.

- **Project Management and Wrike**

- Assistant City Administrator, James Drinkard, came forward to present this item.
  - As a whole, City Staff needs to improve its overall use of Wrike. Some departments are using Wrike, but not all departments.

- **Legal Update**

- City Attorney, Mike Stacy, came forward to present an update on the Windward Dam.

## II. CLOSING QUESTIONS AND COMMENTS

- Mayor Gilvin shared that Alpharetta has a lot of good stuff going on. We have a good team and a lot of opportunities coming up.

## III. SESSION TWO ADJOURNMENT

- ❖ Council Member Binder offered a motion to adjourn into executive session.
  - Council Member Mitchell seconded the motion.
  - The motion was approved 7-0.
- Mayor Gilvin adjourned the meeting at 5:03 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk