



City Council Meeting

FEBRUARY 7, 2022

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>.

CALL TO ORDER

- Mayor Gilvin called the meeting to order at 6:30 p.m.

I. ROLL CALL

- **Council Members**
 - Mayor Jim Gilvin
 - Mayor Pro Tem Dan Merkel
 - Donald F. Mitchell
 - Douglas J. DeRito
 - John Hipes
 - Jason Binder
- **Council Members Absent**
 - Brian Will
- **Staff**
 - Bob Regus, City Administrator
 - Mike Stacy, City Attorney
 - James Drinkard, Asst. City Administrator
 - Kathi Cook, Director of Community Development and Economic Development
 - Tom Harris, Director of Finance
 - Trent Lindgren, Police Major
 - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
 - Peter Sewczwicz, Director of Public Works

II. PLEDGE TO THE FLAG

III. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 1/18/2022)

B. Alcoholic Beverage License Applications

1. PH-21-AB-39 SHFT NP, Inc.

d/b/a Food Terminal
6360 North Point Parkway
Alpharetta, GA 30022

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

Owner: Zhiwei Ewe
Registered Agent: Yixin Ewe

C. Financial Management Report: Month Ending December 31, 2021

- ❖ Mayor Pro Tem Merkel offered a motion to approve the consent agenda.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

IV. BOARDS & COMMISSIONS APPOINTMENTS

A. Code Enforcement Board – Roger Bauer

- ❖ Mayor Gilvin announced his recommendation to appoint Roger Bauer to serve as a full member to the Code Enforcement Board and called for a vote by Council to approve.
 - The motion was approved unanimously (6-0).

B. Cultural Arts Commission – Alicia Burr

- ❖ Mayor Gilvin announced his recommendation to appoint Alicia Burr to serve as an alternate to the Cultural Arts Commission and called for a vote by Council to approve.
 - The motion was approved unanimously (6-0).

C. Cultural Arts Commission – Melody Cookson

- Mayor Gilvin announced that Council Member Will is appointing Melody Cookson to serve as a full member of the Cultural Arts Commission.

D. Natural Resources Commission – Ben Manley

- Mayor Gilvin announced that Council Member Will is reappointing Ben Manley to serve as a full member of the Natural Resources Commission.

V. PUBLIC HEARING

A. Z-20-05 / CU-20-09 / V-20-14 Alcovy Condominiums 82/92 Thompson Street

WITHDRAWN: This item has been withdrawn by the Applicant and will not be heard by City Council. This item will not be heard or discussed during this evening's meeting.

Consideration of a rezoning from O-P (Office-Professional) and R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) to allow for the construction of 10 'For-Sale' condominium units on 1.13 acres in the Downtown. A conditional use is requested to increase the residential density to 8.85 dwelling units per acre and a variance to allow a stream buffer encroachment. The property is located at 82 and 92 Thompson Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

VI. NEW BUSINESS

A. Approval of Fiscal Year 2022 Mid-Year Budget Amendment (First Reading)

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Fiscal Year 2022 Mid-Year Budget Amendment Ordinance.
- This is the second amendment to the budget. 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 have already occurred (e.g. during the first 7 months of the fiscal year) or are planned to occur before year-end.
- City Attorney, Mike Stacy, read the ordinance title aloud.

Public Comment:

- There were no public comments.
- ❖ Council Member Binder offered a motion to approve the Fiscal Year 2022 Mid-Year Budget Amendment Ordinance.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

B. South Main Street LCI Supplemental Study Contract Award

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council award the South Main Street LCI Supplemental Study Contract Award to Kimley-Horn & Associates, Inc.
- On February 22, 2021, the Mayor and City Council authorized Staff to submit an application to the Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI) Program seeking grant funding for the South Main Street LCI Supplemental Study. ARC awarded the City \$160,000.00 to complete the Study, with the City committed to a 20% match in the amount of \$40,000.00.
- The goal of the South Main Street LCI Supplemental Study is to develop a plan to improve the South Main Street area including pedestrian, bicycle and transportation elements, and public space activation. With the involvement of community stakeholders in the study area, the study will evaluate and address a Community Vision, Area and Existing Plan Assessment, Economic and Development Strategy, Transportation Strategy, and Placemaking Strategy.
- The City issued the South Main Street LCI Supplemental Study RFP (#22-106) on September 16, 2021 with proposals due on October 21, 2021. Three (3) consultant teams responded to the RFP and all three (3) teams were shortlisted for interviews. Staff originally recommended the top scoring consultant team to be awarded the contract. However, that consultant team did not accept the terms of the contract. The Kimley-Horn consultant team was the 2nd highest scoring team, which combined the RFP response and interview. Staff recommends awarding the contract to Kimley-Horn & Associates, Inc.

Public Comment:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the award of the South Main Street LCI Supplemental Study Contract Award to Kimley-Horn & Associates, Inc.
 - Council Member DeRito seconded the motion.

- The motion was approved unanimously (6-0).

C. Adoption of Bond Resolution and Award of Bonds

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council approve the resolution approving the sale of the general obligation bonds series 2022 and award the bonds.
- In November 2021, the voters of Alpharetta approved "not to exceed" \$29.5 million in general obligation bonds for the purpose of funding certain parks projects. A competitive sale of the bonds was held on Monday February 7th at 11:00 am. The winning bidder, Morgan Stanley, was selected based on the lowest interest cost to the City. The sale is expected to close on February 23rd.
- City Attorney, Mike Stacy, read the resolution aloud.

Public Comment:

- There were no public comments.
- ❖ Council Member Binder offered a motion to approve a Resolution Providing for (1) the Approval of the Sale of \$27,335,000 in Principal Amount of City of Alpharetta, Georgia General Obligation Bond, Series 2022; (2) the Approval of the Form of Such Bonds; (3) the Preparation of a Tax Digest and the Levy of a Tax to Pay the Principal of and Interest on the Bonds; (4) the Naming of a Authenticating Agent, Bond Registrar, Paying Agent and Construction Fund Custodian; (5) the Authorization of the Execution and Delivery of an Official Statement and Continuing Disclosure Agreement Relating to Such Bonds; (6) and for Other Purposes.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

VII. WORKSHOP

A. Cumming Street Future Improvements

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Cumming Street was part of the TSPLOST 2 referendum with estimated costs of \$10-12 million.
- During the January 2022 Council Retreat there was discussion about "connecting the gaps." There is approximately 2,700 linear feet in that area.
- An option is to have a 4-foot beauty strip and 8-foot sidewalk (this is what East of Main is doing), and if there is any future development along that corridor, they would follow the guidelines established by Community Development. This option would be about \$5 million.
- Staff is recommending (instead of designing the whole corridor) to include a 4-foot beauty strip and an 8-foot-wide sidewalk for the 2,700 linear feet that is missing. This is predominantly on the South side of Cumming Street. Currently there is no curb and gutter from Cricket Lane to the creek, which is part of the reason Staff is recommending the 4-foot beauty strip instead of 2 feet. In terms of cost, 95% will be for construction and 5% will be for design (will need design for the area over the creek). The design timeline will be hindered by the variables in the design process such as permits and variances that might be needed. Vehicle travel will be impacted by the construction, but Staff could plan the construction based on other GDOT construction. Staff can look into other street pedestrian lighting options for this area.

Public Comment:

- Jill Bernard (145 Cumming Street, Alpharetta, GA 30009) came forward to speak on this item.

B. Taste of Alpharetta Special Event: Highway 9 Road Closure

- Police Major, Trent Lindgren, came forward to present this item.
- Under the current event layout, vehicles are traveling North and South bound on Highway 9 right through the center of the event. Our concern is always going to be the pedestrian safety downtown during events.
- Closure will allow us to put hard closures at the intersection of Old Milton Parkway and Highway 9 and also at the intersection of Academy Street and Highway 9. There will be access on Academy Street and Haynes Bridge Road, but traffic will be redirected. This will broaden the footprint for events and also protect pedestrians in the area.
- A hard closure will allow officers to be active in other areas if needed, as opposed to standing at intersections manually signaling and directing traffic.
- It would be a good idea to reach out to businesses inside the closed zone to address any concerns those businesses may have.
- Signage and soft closures (cop car with officer) will assist with directing participants to parking. Staff should consider having additional signage throughout the City to direct traffic or announce/warn of upcoming road closures. There is tiered plan in place for first responders in the event of an emergency.

C. Priorities for Wills Park Bond Items

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Wills Park has 11 vehicular entrances.
- List of Priorities:
 - Two (2) Gateway Entrances (Corner of Old Milton and Wills Road and Wills Road and Roswell Street): Steve Manley Designs created a design in 2019.
 - Connecting Spine: 10-12 foot trail through the park that connects the Gateway Entrances.
 - Wacky World Improvements: This park has outlived its life; this will be replaced with another community built playground and plan to keep a lot of the historical and personal elements of the current playground.
 - Wacky World Restrooms: The current restroom is servicing several locations in the park; it is overused; will increase 4 stalls to 10 stalls.
 - Waggy World Improvements: Dog park next to Community Center; this was built and nothing was implemented as far as drainage. We created a public input plan in 2020 and are going to increase the size, include water features, and update the drainage/stormwater.
- RFP for the above priorities will go out in February 2022, and plan to come back before City Council in April 2022 for awarding for design, then 12 to 15 months to design (with the

exception of Wacky World Restrooms and Wacky World Improvements – this will be designed by August 2022 with the idea of being under construction in January 2023).

- If there is money left in the bond, then the next objective would be to improve the Disc Golf Course and enhance parking areas.

VIII. PUBLIC COMMENT

A. There were no public comments.

IX. REPORTS

A. There were no reports.

X. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Hipes offered a motion to adjourn to executive session.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin adjourned the meeting at 7:40 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk