



City Council Meeting & Public Hearing

MAY 16, 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>.

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 Dan Merkel
- Donald F. Mitchell
- Brian Will
- Douglas J. DeRito
- John Hipes
- Jason Binder

- Staff

- Bob Regus, City Administrator
- Molly Esswein, City Attorney
- James Drinkard, Asst. City Administrator
- Lauren Shapiro, City Clerk
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community & Economic Development
- Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- Peter Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Adam Montgomery, Information Security Manager
- Lance Morsell, Economic Development Manager
- Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. 2022 Public Works Week

- Mayor Gilvin and Council Member DeRito presented the 2022 Public Works Week Proclamation to Director of Public Works, Pete Sewczwicz, on behalf of the City's Public Works employees.

V. BOARDS & COMMISSIONS APPOINTMENTS

A. Planning Commission Appointment by Council Member Binder

- Council Member Binder shared that his appointee, Dana Davis, has resigned from the Planning Commission and thanked her for her service.
- Council Member Binder announced the appointment of Karen Richard to serve as a member of the Planning Commission.

B. Board of Ethics Appointment by Council Member Binder

- Council Member Binder shared that his appointee, Cheryl Rand, has resigned from the Board of Ethics.
- Council Member Binder announced the appointment of Dana Davis to serve as a member of the Board of Ethics.

C. Recreation Commission Appointment by Council Member Mitchell

- Mayor Gilvin announced that this agenda item was added prior to the start of the meeting due to the need to fill a vacancy on the Recreation Commission.
- Council Member Mitchell announced his recommendation to appoint Brad Bowers to the Recreation Commission.
- Mayor Gilvin accepted Council Member Mitchell's recommendation and announced the appointment of Brad Bowers to serve as a member of the Recreation Commission.

VI. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/2/2022)

B. Alcoholic Beverage License Applications

1. PH-22-AB-11 Anjana 2, Inc.

d/b/a Pista House

5530 Windward Parkway, Suite C310, Alpharetta, GA 30004

Restaurant

Consumption on Premises

Beer, Wine, & Sunday Sales

Owner: Anjana 2, Inc.

Registered Agent: Sarath Ananthu

2. PH-22-AB-12 Sulit Coffee & Wine Bar, LLC

4150 Old Milton Parkway, Suite 120, Alpharetta, GA 30005

Restaurant
Consumption on Premises
Beer, Wine, & Sunday Sales
Owner: Sulit Coffee & Wine Bar, LLC
Registered Agent: Danielle Crawford

3. PH-22-AB-10 Palm 78, Inc.
5325 Windward Parkway, Suite 102, Alpharetta, GA 30004

Restaurant
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales
Owner: Palm 78, Inc.
Registered Agent: Michael C. Jones

4. PH-22-AB-13 VinoRita, LLC
WITHDRAWN: This application has been withdrawn by the applicant and will not be heard or considered during tonight's meeting.
3910 1st Street, Space K2, Alpharetta, GA 30009

Wine Bar
Consumption on Premises
Wine
Owner: VinoRita, LLC
Registered Agent: Clarice Nesbitt

C. Financial Management Report: Month Ending March 31, 2022

- Mayor Gilvin announced that PH-22-AB-13 VinoRita, LLC was withdrawn from the Consent Agenda and thanked Council Member Binder and the Finance Department for their hard work on creating the new dashboard for the Financial Management Report.
- ❖ Council Member Hipes offered a motion to approve the Consent Agenda.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

VII. PUBLIC HEARING

A. MP-22-01 / Bridge Road Holdings LLC

DEFERRED: This item has been deferred by staff to the June 27, 2022 City Council meeting. This item will not be heard or considered during tonight's meeting.

Consideration of a master plan amendment to add a 2.45-acre property to the Preston Ridge Master Plan Pod M to allow for a 2-story, 19,000 square foot retail and medical office building and a 1-story, 1,950 square foot medical office building. The property is located at 0 Old Milton Parkway and 11505 Morris Road and is legally described as being located in Land Lots 855 & 856, 1st District, 2nd Section, Fulton County, Georgia.

VIII. NEW BUSINESS

A. On-Call Stormwater Pipe Lining Services – IPR

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve funding, in an amount not to exceed \$750,000, to IPR Southeast for the On-Call Stormwater Pipe Lining Services FY 2022 task order 2 and authorize the Mayor to execute all necessary documents.
- The life expectancy for corrugated metal pipes (CMP) is approximately 25 years. Due to the age of much of the City's stormwater infrastructure, many of our pipes have met or exceeded their life expectancy and are in need of repair.
- When pipes are in need of repair but are not to the point of complete failure or replacement, the City has a unique opportunity of extending pipe life expectancy through trenchless lining of the pipe. The trenchless system of lining pipes has been recognized as being the most efficient and cost-effective way of making repairs while minimizing the impact on our residents, roads, and parking lots.
- The award of this funding will provide for pipe lining throughout the City on our most critical pipes. We anticipate that this funding will cover 5,600 linear feet of pipe lining.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve IPR Southeast for the On-Call Stormwater Pipe Lining Services FY 2022 task order 2 and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - Mayor Gilvin offered a friendly amendment to include the language "in an amount not to exceed \$750,000."
 - Mayor Pro Tem Merkel and Council Member DeRito accepted the friendly amendment.
 - The motion was approved unanimously (7-0).

B. City of Alpharetta Conflict Waiver – Development Authority

- City Attorney, Molly Esswein, came forward to present this item.
- City Attorney Esswein explained that Jarrard & Davis reviewed this funding agreement on behalf of the City of Alpharetta and the Alpharetta Development Authority. There is not an ethical conflict at this point. Both the City and the Development Authority's positions are aligned, and if there were to be a change, then the firm would withdraw as counsel.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the Conflict Waiver regarding Jarrard and Davis joint representation of the City of Alpharetta and the Development Authority of Alpharetta related to a funding arrangement for Tech Alpharetta, and approval of the Mayor to execute all necessary documents.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (7-0).

C. Tech Alpharetta Agreement Renewal

- Economic Development Manager, Lance Morsell, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Tech Alpharetta Agreement Renewal in the amount of \$95,000.00 for the next fiscal year and authorize the Mayor to execute all necessary documents.
- Tech Alpharetta CEO, Karen Cashion, came forward to also present on behalf of this item.
- Tech Alpharetta has 40-55 tech startups at any given time and 19 startups have graduated since 2015, creating 950 new tech and service industry and 1870 new jobs total for the state of Georgia.
- Tech Alpharetta has a STEAM mentoring program through the Alpharetta Women's Forum.
- In 2021, Tech Alpharetta added 7 new board companies and has 35 Tech Leaders on its Board, and has received \$188 Million in investor funding by startups since 2015.
- Tech Alpharetta Second Annual Golf Classic takes place on 9/19/2022.
- Paul Nagrowski, CFO of Siemens Financial Services, came forward to speak on behalf of this item and to commend Tech Alpharetta for how well they are doing.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the Tech Alpharetta Agreement Renewal in the amount of \$95,000.00 for the next fiscal year and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

IX. WORKSHOP

A. Presentation and Discussion: Recommended Fiscal Year 2023 Budget (Operations / Capital)

- Director of Finance, Tom Harris, came forward to present this item.
- The City Council meetings and public hearings on the FY 2023 Budget and Millage Levy are tentatively scheduled for May 23 (6:30 p.m.), June 6 (11:30 a.m.), and June 6 (6:30 p.m.).
- The FY 2023 Recommended Operating and Capital Initiatives Summary of Changes between May 2nd and May 16th Workshop presentation are attached hereto as "Exhibit A."

Council Member Discussion

- Council Member Mitchell asked about the recommendation to add four (4) additional police officers and how long it would take to train the new officers.

- Director of Public Safety, John Robison, came forward and explained that although the City is down about 9 officers, they do not plan on staying down. Public Safety has made 5 employment offers in the last few weeks, and the goal is to get staffing levels where they need to be and add 4 officers, specifically for the Downtown. For non-certified officers, it may take about 9 months to be trained, and other currently certified officers may take somewhere between 4-10 weeks.
- Council Member Binder asked if the City has an internship for students interested in becoming a police officer, and he would love to see Public Safety work with HR to see if there can be an internship program created. Also, Council Member Binder asked about the levels of security at Avalon and the security for the Downtown.
 - Director Robison shared that there is currently an Explorers' Program, and he is interested in having interns. Avalon hires 2 off-duty officers on Friday and Saturday nights, there is an officer for the hotel, and an officer for the HOA. Typically, you will see 4 off-duty Alpharetta officers at Avalon during the weekend.
 - Director Cook shared that the downtown businesses have come together and are working on coordinating a lot of events and discussed creating downtown liaisons for visitors. Their hope is to bring in more funding to be able to provide more services for the downtown (maintenance, pressure washing sidewalks, etc.).
- Council Member DeRito shared that he would like to see 4 officers added to the mid-year budget and would like to meet with Director Harris on the compression topic so that he can see the numbers associated with compression (\$825,000). Council Member DeRito also asked if inflation was considered in terms of salary impacts to City employees and whether the 4% budget increase is sufficient.
 - Director Harris shared that in terms of compression, there is a good number of people who will get a sizeable increase in pay based on internal compression. In terms of the mid-year budget, we will need to see what happens in sister cities and inflation overall; we are in a good position, but we need to see what happens. Inflation is driving revenues, especially with hotel revenue, so we will know more based on our numbers from the first quarter of FY 23.
- Council Member Mitchell asked Information Security Manager, Adam Montgomery, to come forward and speak on IT security and cyber-attacks.
 - Manager Montgomery shared that the Security Operations Center (SOC) was a recommendation made after the Layer3 IT assessment. This budget item would outsource 24/7 monitoring to a company that uses security analyst professionals.
- Council Member Hipes asked what kind of contract the SOC would be, what the pricing would look like, and if there would be a cost savings. Additionally, he mentioned that it seems as though the SOC monitors the data and that additional products will be needed to protect the data.
 - Manager Montgomery shared that the contract would likely be for one year, to ensure that this company is the best option. He does not know whether there would be a cost savings just yet, because it depends on the amount of services that this company would provide, but hopes that we will see a small saving.
- Council Member Will shared that it did not seem like a product or service has been selected yet.

- Manager Montgomery shared that the \$200,000 budget item came from a recommendation from the Layer3 IT assessment. This number includes implementation costs (yearly subscription model) and based on speaking with other vendors, this seems like a good number.
- Council Member Binder shared that he would like to recommend cleaning-up/removing the road extensions at Marjean Way and Lily Garden Place from the un-funded list. Previously, residents from those neighborhoods came forward and shared that they did not want to have extensions in their neighborhoods.
- Mayor Gilvin shared that he was supportive of removing the road extension projects, and he asked for anyone objecting to speak now.
- Council Member Hipes shared that he does not object to the removal, but he also did not see any issue with leaving the projects until we are able to see the impacts of Innovation Academy at full capacity.
- Mayor Gilvin requested that Finance remove these two projects from the unfunded list.

X. PUBLIC COMMENT

- There were no public comments.

XI. REPORTS

- Council Member Binder shared that the Ambush Soccer program hosted a great tournament for children of all ages, and he was happy to see this partnership thrive. Also, the Equestrian Center had a sold-out event earlier this month, too.
- Mayor Pro Tem Merkel shared that the Building Officials Association of Georgia awarded the City of Alpharetta Jurisdiction of the Year. This recognition was made based on the City's commitment to increase job knowledge, for competent code enforcement, and for providing assistance to fellow code officials and the public. Further, he shared that the Building Official, James Brooker, continues to do a wonderful job, and congratulations to that part of the Department, and Kathi Cook, serving as their Director.
- Council Member Hipes shared that Alpharetta has a lot of event programming coming up and the Taste of Alpharetta was well run and well received – it was amazing and a great event, so thank you to Director Rodgers, Recreation & Parks, Public Works, and Public Safety for their work on this.

XII. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Binder offered a motion to adjourn to executive session.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:51 p.m.

Respectfully submitted,

Lauren Shapiro

Lauren Shapiro, City Clerk

EXHIBIT A