



City Council Meeting & Public Hearing

OCTOBER 16, 2023

OFFICIAL MINUTES

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 video recording for said meeting is a matter of public record and is available to be viewed at the City Clerk's office during normal business hours or viewed online at <https://www.youtube.com/user/alpharettagov>.

1. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 6:33 p.m.

2. ROLL CALL

• Council Members

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

• Council Members Absent

- Mayor Pro Tem Merkel

• Staff

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney
- James Drinkard, Assistant City Administrator
- Lauren Shapiro, City Clerk
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community and Economic Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Thomas Harris, Director of Finance

- Michael Woodman, Planning & Development Services Manager
- Adam Pool, Information Technology Manager

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: National Arts & Humanities Month

- Mayor Gilvin presented a proclamation to members of the Cultural Arts Commission in recognition of National Arts & Humanities Month.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 8/28/2023 at 11:00 a.m.)

Consideration of approval of the Special Called City Council Meeting Minutes from the meeting of August 28, 2023.

B. City Council Work Session Minutes (Work Session of 9/18/2023)

Consideration of approval of the City Council Work Session minutes from September 18, 2023 at 5:30pm.

C. City Council Meeting Minutes (Meeting of 9/18/2023)

Consideration of approval of the City Council meeting minutes from the meeting of September 18, 2023.

D. Alcoholic Beverage License Application

Consideration of approval of the following alcoholic beverage license application:

1. PH-23-AB-22 Connor Diner, Inc.

d/b/a Connor's Steak and Seafood

5045 Windward Parkway, Alpharetta, GA 30004

Eating Establishment

Consumption on Premises

Distilled Spirits, Beer, Wine & Sunday Sales

Owner: Connor Diner, Inc.

Registered Agent: Michael Sard

E. Land Donation Agreement: 445 Ridgewood Way, Alpharetta, GA 30005 Right of Way

Consideration of approval of an agreement between Keary and Jennifer Close and the City of Alpharetta in order to accept a property donation right-of-way located at 445 Ridgewood Way, Alpharetta, GA 30005 for the Webb Bridge Road Corridor Project and with authorization for the Mayor to execute all necessary documents.

F. Right of Way Warranty Deed: Thompson Street 92 | 92 Thompson Development, LLC

Consideration of approval of a Right of Way Warranty Deed between 92 Thompson Development, LLC and the City of Alpharetta, and with authorization for the Mayor to execute all necessary documents.

G. Conflict Waiver: City of Milton and City of Alpharetta Intergovernmental Agreement for Public Safety Software

Consideration of approval of a Waiver of Conflict between the City of Milton and the City of Alpharetta, GA for the purposes of preparing an Intergovernmental Agreement with respect to the computer aided dispatch and police records management systems and with authorization for the Mayor to execute all necessary documents.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the Consent Agenda.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

6. PUBLIC HEARING

A. Z-23-08/V-23-13 10355 Waters Road Tract

Consideration of a rezoning and variance to allow for the construction of 2 'For-Sale' single-family detached homes on 1.5 acres. A rezoning is requested from AG (Agriculture) to R-22(Dwelling, 'For-Sale', Residential) and a variance is requested to reduce front setbacks. The property is located at 10355 Waters Road and is legally described as being located in Land Lots 35 & 36, 1st District, 1st Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Neryk Zavulunov, is requesting a rezoning and variance in order to subdivide a 1.5-acre property into two (2) 'For-Sale' single-family detached lots. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential) and a variance is requested to reduce front setbacks. The subject property is located at 10355 Waters Road on the east side of Waters Road across from Lauren Hall Court.
- **Planning Commission:**
 - This item was considered at the September 7, 2023 Planning Commission meeting. There were two (2) public comments in opposition with concerns over the developer, stormwater, public notification, screening trees installed prior to construction, trees in 30' rear setback should be saved, maintenance of screening trees should be placed in a deed restriction, tree removal without permits, and traffic (no turning lane). After discussion, Planning Commission deferred the applicant's request to the next meeting with the request that the applicant provide home renderings that fit the home footprints on the site plan (vote 7-0).
 - This item was considered by the Planning Commission at the October 5, 2023 meeting. There were two (2) public comments in opposition with concerns over tree survey and assessment not meeting minimum requirements, tree removal, buffer encroachment, and narrow home layout.

After discussion, Planning Commission recommended approval subject to staff's recommended conditions and adding a sentence to condition #7 (vote 6-0).

- Staff is recommending that Mayor and Council approve Z-23-08/V-23-13 10355 Waters Road, subject to the following conditions:
 1. The site, consisting of approximately 1.5 acres, shall be rezoned to R-22 and developed substantially similar to the site plan prepared by Harper Engineering, Inc., revised 9/21/23, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Home elevations shall be substantially similar to the submitted renderings, labeled Exhibit A – Renderings, depicting the primary exterior materials to be brick and/or stone, with final approval by Staff. Homes shall have 3-sided architecture, materials and details, as approved by Staff.
 3. Homes shall be side loaded, and each lot shall be permitted a curb cut on Waters Road.
 4. Building setbacks shall be 50' along Waters Road.
 5. Developer shall improve Waters Road streetscape with a minimum 6' planter planted with street trees and minimum 6' sidewalk, as approved by Staff.
 6. Minimum 10' decorative landscape strip shall be provided along Waters Road, consisting of a mix of trees, shrubs and ground cover, as approved by Staff.
 7. Developer shall plant a row of Cryptomeria in the 5' landscape strip adjacent to Waters Cove. Existing trees shall be saved in the 5' landscape strips along the east and northwest property lines. A deed restriction shall be recorded on the property indicating that the trees in the 5' landscape strip adjacent to Waters Cove shall be preserved.
 8. Unfinished wood fences and decks shall not be visible from Waters Road.
 9. Trees shall be preserved as depicted on the plan prepared by Harper Engineering, Inc., revised 9/21/23.
- The wooded property is developed with a single-family detached home, which is proposed to be removed. Surrounding properties are zoned CUP (Community Unit Plan) to the northwest and east and R-12 to the southwest. Akunna Court is under construction and located to the northwest, Waters Cove is located to the east and Lauren Hall is located to the southwest. The comprehensive land use plan designation of the property is 'Very Low Density Residential', which allows the applicant's proposal.

- A variance is requested to reduce the front setback along Waters Road from 65' to 50'. The applicant states that the requested front setback variance would allow for tree saves in the rear yards. Homes in surrounding subdivisions have setbacks along Waters Road that are less than the applicant's requested setback of 50'.
- The submitted site plan depicts the 1.5-acre property being subdivided into two (2) single-family detached lots. Lot 1 is 32,304 square feet and Lot 2 is 33,082 square feet. Each lot has access from a new driveway off Waters Road. Homes are oriented to Waters Road and are depicted with a side-loaded garage. Lots have a 50' front setback along Waters Road, 25' side setbacks and 30' rear setback. A ten-foot (10') landscape strip is depicted along Waters Road and a five-foot (5') landscape strip is depicted around the perimeter of the property.
- The property is heavily wooded, consisting of a mix of hardwoods and pines. Three (3) specimen trees are identified on the arborist report, including a 34" Tulip Poplar proposed to be saved. Additional trees of quality and tree groupings are depicted to be saved in the north and south corners of the property.
- The proposed project, consisting of two (2) single-family detached homes, would generate approximately two (2) AM Peak Hour trips and two (2) PM Peak Hour trips.
- Residential development is known to increase school enrollment. However, Fulton County Schools does not provide an impact assessment for residential developments with less than four (4) dwelling units. Impacts to area schools should be negligible with the proposed development.
- The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the Waters Cove HOA Manager reached out with concerns over tree removal. In response, the applicant agreed to plant a row of Leyland Cypress along the common property line with Waters Cove.
- The City received correspondence from two (2) nearby residents with objections to the applicant's request with concerns over the lack of stormwater, traffic, homes should not front on Waters Road, tree removal, 3-lot plan is too tight, and public notification lacked certain information. The applicant re-sent the required public notification and amended the request from R-12 to R-22, changing the subdivision of the property from three (3) lots to two (2) lots.
- A Community Zoning Information Meeting was held on July 12, 2023. There were no public comments on the sign-in sheets.
- Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposal is supported by the future land use designation of the property, which is 'Very Low Density Residential'. The requested rezoning is appropriate as it relates to the use and development of adjacent or nearby properties. The R-22 zoning district would result in lots that are generally

larger than lots found in surrounding and nearby subdivisions. The property has an unusual triangular shape. The proposed front setback is greater than setbacks along Waters Road in surrounding subdivisions.

- The applicant, Neryk Zavulunov, came forward to speak on behalf of his application.

PUBLIC COMMENTS:

- Chuck Pollack (580 Waterview Trail, Alpharetta, GA 30022) came forward to speak in opposition of this item.
 - John Mitchell (10365 Waters Road, Alpharetta, GA 30022) came forward to speak in favor of this item.
 - Ben Mulicandov (10601 Kingsmark Trail, Alpharetta, GA 30022) came forward to speak in favor of this item.
- ❖ Council Member Hipes offered a motion to approve Z-23-08/V-23-13 10355 Waters Road, subject to the following conditions:
1. The site, consisting of approximately 1.5 acres, shall be rezoned to R-22 and developed substantially similar to the site plan prepared by Harper Engineering, Inc., revised 9/21/23, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. Home elevations shall be substantially similar to the submitted renderings, labeled Exhibit A – Renderings, depicting the primary exterior materials to be brick and/or stone, with final approval by Staff. Homes shall have 3-sided architecture, materials and details, as approved by Staff.
 3. Homes shall be side loaded, and each lot shall be permitted a curb cut on Waters Road.
 4. Building setbacks shall be 50' along Waters Road.
 5. Developer shall improve Waters Road streetscape with a minimum 6' planter planted with street trees and minimum 6' sidewalk, as approved by Staff.
 6. Minimum 10' decorative landscape strip shall be provided along Waters Road, consisting of a mix of trees, shrubs and ground cover, as approved by Staff.
 7. Developer shall plant a row of Cryptomeria in the 5' landscape strip adjacent to Waters Cove. Existing trees shall be saved in the 5' landscape strips along the east and northwest property lines. A deed restriction shall be recorded on the property indicating that the trees in the 5' landscape strip adjacent to Waters Cove shall be preserved.
 8. Unfinished wood fences and decks shall not be visible from Waters Road.
 9. Trees shall be preserved as depicted on the plan prepared by Harper Engineering, Inc., revised 9/21/23.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

B. V-23-17 Alpharetta Hotel Holdings/12140 Morris Road

DEFERRED: This item has been deferred by the Applicant to the November 27, 2023 City Council Meeting and Public Hearing. This item will not be discussed or considered during this meeting.

Consideration of a variance to allow for the construction of a 5-store, 148-room hotel on 0.6 acres. A variance is requested to Unified Development Code (UDC) Section 1.4 Definitions to amend the definition of "Hotel" to allow up to 49 hotel rooms to be corporate serviced residences with stays of up to 1 year. The property is located at 12140 Morris Road and is legally described as being located in Land Lot 1262., 2nd District, 2nd Section, Fulton County, Georgia.

C. PH-23-16 City of Alpharetta Capital Improvement Element (CIE)

Consideration of a resolution adopting the Fiscal Year 2022 Capital Improvement Element and Annual Report.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- City Attorney, Molly Esswein, read the Resolution title aloud.
- Staff is recommending that Mayor and Council adopt a resolution adopting the Fiscal Year 2022 Capital Improvement Element and Annual Report.
- The Georgia Planning Act of 1989 (The Act) requires that local governments keep their Comprehensive Plans current as a pre-requisite for maintaining Qualified Local Government status, a requirement for eligibility for receipt of State of Georgia funds. The Act requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ **Council Member Hipes offered a motion to approve PH-23-16 City of Alpharetta Capital Improvement Element (CIE) and adopt a resolution adopting the Fiscal Year 2022 Capital Improvement Element and Annual Report.**
 - **Council Member Will seconded the motion.**
 - **The motion was approved unanimously (6-0).**

7. NEW BUSINESS

A. PH-23-10 Earl Wood House – Historic Designation

SECOND READING

The first reading of this item occurred during the September 25, 2023 City Council Meeting and Public Hearing.

Consideration of a request to designate the Earl Wood House as historic and adopt the ordinance. The property is located at 531 State Highway 9 and is legally described as being located in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Paul Nocharli, requests consideration of a public hearing in order to designate a structure as historic. Zoning condition #3 related to file# PH-22-11/V-22-24 Wills Overlook required that the Earl Wood House be saved, restored and designated as historic under the City's Historic Preservation Incentive Ordinance. The subject property is located at 531 South Main Street on the north side of South Main Street and east of Wills Road.
- This item was considered by the Historic Preservation Commission at the September 14, 2023 meeting. There were no public comments. After discussion, Historic Preservation Commission recommended approval (vote 6-0).
- There have been no changes since the first reading.
- City Attorney, Molly Esswein, read the Ordinance aloud.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve PH-23-10 Earl Wood House – Historic Designation.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0)

B. PH-23-13 Gardner House – Historic Designation

SECOND READING

The first reading of this item occurred during the September 25, 2023 City Council Meeting and Public Hearing.

Consideration of a request to designate the Gardner House as historic and adopt the ordinance. The property is located at 133 Cumming Street and is legally described as being located in Land Lots 1253 & 1254, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Madewell Homes, requests consideration of a public hearing in order to designate a structure as historic. Conditions of zoning require that the Gardner House be saved, restored, and designated as historic under the City's Historic Preservation Incentive Ordinance. The subject property is located at 133 Cumming Street at the southeast corner of Cumming Street and Cricket Lane.
- This item was considered by the Historic Preservation Commission at the September 14, 2023 meeting. There were two (2) public comments in support of the historic designation. After discussion, Historic Preservation Commission recommended approval (vote 6-0).

- There have been no changes since the first reading.
- City Attorney, Molly Esswein, read the Ordinance aloud.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve PH-23-13 Gardner House – Historic Designation.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

C. PH-23-11 Unified Development Code (UDC) Text Amendments – Signs, Parking, Multi-Use Trails, Downtown Architecture and Tree Preservation

SECOND READING

The first reading of this item occurred during the September 25, 2023 City Council Meeting and Public Hearing.

Consideration of text amendments to the Unified Development Code (UDC). Amend Section 2.3 Supplementary Regulations to address fence and wall regulations along multiuse trails. Amend Section 2.5 Parking and Loading to address the different levels of electric vehicle charging stations. Amend Section 2.6 Signs to prohibit face illuminated channel letter signs, require master sign plans for all commercial shopping centers and extend time period for banner signs for new businesses after DRB submittal. Amend Section 3.2 Tree Conservation, Landscape and Buffer Requirements to remove pines as a specimen or tree of quality and to allow homeowner's associations to review certain requests for tree removal within the front yard. Amend Section 3.5 Installation of Street to add regulations pertaining to the installation of multi-use trails. Amend Appendix A: Alpharetta Downtown Code, Section 2.8 Building Design to address applicability of architectural style requirements.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- There was one change since the first reading to Section 3.5.7 Multi-Use Trails of the Unified Development Code (addressing signage).
- City Attorney, Molly Esswein, read the Ordinance aloud.

PUBLIC COMMENTS:

- Carla Shaw (2610 Traywick Chase, Alpharetta, GA) came forward to speak on this item.
- ❖ Council Member Hipes offered a motion to approve PH-23-11 Unified Development Code (UDC) Text Amendments – Signs, Parking, Multi-Use Trails, Downtown Architecture and Tree Preservation, with an addition to exhibit F, Section 3.5.7 Multi-Use Trails of the Unified Development Code, by adding a new number 5 reading "Signage, exclusive of city required wayfinding or recreational signs, shall maintain a 10' setback from multi-use trails.

- Council Member DeRito seconded the motion.
- The motion was approved unanimously (6-0).

D. Contract Approval: Acquisition of Right of Way – Old Milton Parkway

Consideration of approval of a Contract for Acquisition of Right of Way associated with the Old Milton Parkway Widening Project, and authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- City Attorney, Molly Esswein, read the Resolution title aloud.
- Staff is recommending that Mayor and Council approve a contract with the Georgia Department of Transportation (GDOT) authorizing the City to begin right-of-way acquisition relative to the widening of and other improvements to State Route 120 (Old Milton Parkway) between North Point Parkway and Kimball Bridge Road. The agreement defines the City's roles and obligations with respect to right-of-way acquisition and maintenance in preparation for the construction of the subject improvements by GDOT.
- The scope of the Old Milton Parkway Widening Project obligates the Georgia Department of Transportation to fund construction of the project at an anticipated cost of \$25 million and the City to fund the design and right-of-way acquisition at a cost of \$5 million. The anticipated cost for the City to acquire the necessary right-of-way and easements is budgeted at \$2 million.
- The design phase of the project is on schedule and we are now working towards executing the necessary documents to move onto the right-of-way acquisition phase of the project. Execution of the Contract for Acquisition of Right-of-Way will enable the team to start negotiations with property owners to obtain right-of-way or easements.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve a Contract for Acquisition of Right of Way associated with the Old Milton Parkway Widening Project, adopt a Resolution authorizing the Mayor and City Council to execute a contract for acquisition of right of way for State Route 120 from North Point Parkway to Kimball Bridge Road, and authorize the Mayor to execute all necessary documents.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (5-0; as Council Member Mitchell was not in Council Chambers at the time of the motion and vote).

E. Resolution: Submission of Community Development Block Grant Funding Application – ADA Accessibility Improvements to Adult Activity Center Parking lot

Consideration of approval of a Resolution for the City to submit a Community Development Block Grant Funding Application for the purposes of creating ADA accessibility improvements to the Adult Activity Center Parking Lot and with authorization for the mayor to execute all necessary documents.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- City Attorney, Molly Esswein, read the Resolution title aloud.
- Staff is recommending that Mayor and Council adopt, as presented, a resolution of the Mayor and City Council authorizing the submission of an application to Fulton County for Community Development Block Grant Funding, authorizing the allocation of matching funds, and for other purposes.
- This grant, if awarded, would provide Community Development Block Grant (CDBG) Funding in the amount of \$231,359 to support ADA Parking Improvements at the Alpharetta Adult Activity Center. Staff further seeks authorization to dedicate up to \$26,000 from unallocated capital to provide matching funds, bringing the total combined funding for the project to \$257,359.
- The facility was constructed in 1988 and draws over 27,000 participants (average age 65-72) annually, who engage in age and ability-appropriate activities five days a week, year-round. The parking area is shared with an adjoining 12-court pickleball center estimated to attract over 4,000 participants of all ages annually. The high usage of the facilities places a strain on parking and leads to rapid deterioration of the parking lot. As the local population ages, we are seeing an increasing need for ADA-accessible parking, and improvements to the parking area are needed to ensure that it is safe and easily accessible for our older population.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve and adopt a Resolution for the City to submit an application for Community Development Block Grant Funding and authorize the allocation of up to \$26,000.00 of matching funds and for other purposes.
 - Council Member will seconded the motion.
 - The motion was approved unanimously (6-0).

F. Purchase and Contract Approval: Grant Software Carahsoft Agreement

Consideration of approval of the associated Carahsoft Cooperative Agreement for grant management software (eCivis) and grant management consulting services (from Witt

O'Brien's) in the amount of \$106,735.27, and with authorization for the Mayor to execute all necessary documents.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- Staff is recommending that Mayor and Council approve the associated Carahsoft Cooperative Agreement for grant management software (eCivis) and grant management consulting services (from Witt O'Brien's) in the amount of \$106,735.27, and with authorization for the Mayor to execute all necessary documents.
- Each year, the City of Alpharetta identifies, applies for, and receives a few grants each year. We currently do not have an internal grants department, so any grants that are applied for and awarded are written, submitted, and managed by the individual departments with the assistance of finance staff.
- This item, if approved, would provide two resources to help expand the city's ability to find new grants and also more effectively manage grants the city has received.
 1. eCivis Grant Management Software, called "Grants Network"
 2. Witt O'Brien's Grant Consulting Services
- eCivis is a cloud-based software company that will provide their "Grants Network" grant management software that will help simplify finding future grant opportunities and track funding that has been awarded. The eCivis Grants Network software will be utilized by both city staff and consultants from Witt O'Briens.
- Witt O'Brien's has a team of over 140 public administration professionals who have significant experience with federal funding and government grants management. Their firm has supported over 150 other state and local governments with their grant programs and all components of the grants management lifecycle.
- This project is being awarded to Carahsoft (eCivis) under the NASPO ValuePoint program (cooperative purchasing alliance).
- The total amount of the contract is \$106,735.27, which includes:
 - \$40,920.00 for the eCivis Grants Network Software;
 - \$26,114.77 for one-time implementation of the software (\$3,976.02 of this amount will be a recurring expense); and
 - \$39,700.50 for grant management consulting services from Witt O'Briens.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Will offered a motion to approve the associated Carahsoft Cooperative Agreement for grant management software (eCivis) and grant management consulting services (from Witt O'Brien's) in the amount of

\$106,735.27, and with authorization for the Mayor to execute all necessary documents.

- Council Member Mitchell seconded the motion.
- The motion was approved (5-1 ; with Council Member Binder in opposition).

G. Resolution: Dissolution of Tax Allocation District #2 – North Point Activity Center

Consideration of a Resolution by the Mayor and Council of the City of Alpharetta, Georgia dissolving Tax Allocation District #2 – Alpharetta North Point Activity Center.

- Director of Finance, Tom Harris, came forward to present this item.
- City Attorney, Molly Esswein, read the Resolution title aloud.
- On December 16, 2019, the Mayor and City Council created the City of Alpharetta Tax Allocation District #2 (TAD # 2) - Alpharetta North Point Activity Center.
- Now, it has become evident that TAD # 2 will not generate sufficient revenues to finance the costs of the projects identified in the Redevelopment Plan, such that TAD # 2 no longer serves a valid redevelopment purpose.
- The City is the only participating entity at the time of this dissolution as agreements for participation were not reached with Fulton County nor with the Fulton Board of Education. The base year taxable value of the TAD in 2019 was \$279.74 million and has grown by approximately 6.7% (\$18.7 million) for a tax year 2023 value of \$298.45 million. The increment revenue derived from the City's tax amounts to \$105,670.
- Section 36-44-12 of the Official Code of Georgia Annotated allows a municipality to dissolve (by resolution) any tax allocation district, provided that all redevelopment costs incurred by the district have been paid. TAD # 2 incurred redevelopment costs in the amount of \$105,670 and said costs have been paid in full.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Will offered a motion to approve a Resolution by the Mayor and Council of the City of Alpharetta, Georgia dissolving Tax Allocation District #2 - Alpharetta North Point Activity Center.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

8. PUBLIC COMMENT

- There were no public comments.

9. REPORTS

- City Administrator, Chris Lagerbloom, shared an update on the City Council's Fiscal Year 2024 Priorities.

- Mayor Gilvin congratulated Director Rodgers on the wonderful activities going on in the city, especially this weekend with the Wire and Wood festival.

10. EXECUTIVE SESSION (IF NEEDED)

- There was not an executive session.

11. ADJOURNMENT

- ❖ Council Member DeRito offered a motion to adjourn the meeting.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 8:16 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk