



CITY COUNCIL PLANNING RETREAT DAY #2

JANUARY 22, 2024

TRILITH GUESTHOUSE HOTEL

THE STUDIO AND LAKEVIEW TERRACE ROOMS

350 TRILITH PARKWAY FAYETTEVILLE, GEORGIA 30214

8:30 AM

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 8:38 a.m.

2. ROLL CALL

• Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- Donald F. Mitchell
- Douglas J. DeRito
- John Hipes
- Brian Will
- Fergal M. Brady

• Staff

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney
- James Drinkard, Assistant City Administrator
- Lauren Shapiro, City Clerk
- Adam Montgomery, Director of Information Technology
- Brooke Lapin, Director of Courts
- Cris Randall, Director of Human Resources
- John Robison, Director Public Safety
- Kathi Cook, Director of Community and Economic Development
- Pete Sewczwicz, Director of Public Works
- Morgan Rodgers, Director Recreation, Parks & Cultural Services
- Tom Harris, Director of Finance

- Alex Callum, Executive Office Coordinator
- Deanna McKay, Marketing Coordinator
- Ryan Thomas, Municipal Project Manager

3. CITY COUNCIL DISCUSSION, VISIONING, AND PRIORITY SETTING

A. The following topics were identified and submitted by Mayor and City Council prior to the retreat. There is a significant likelihood that other priorities of the Mayor and Council will be discussed as they are identified during the retreat.

- City Administrator, Chris Lagerbloom, provided an introduction for each of the following items.

TOPICS OF DISCUSSION

i. 2025 Election Season

- Mayor Gilvin shared that other North Fulton Mayors have approached him with the concept of creating an authority for election services and to engage in cost sharing for elections through that authority. If an authority was created, there would be additional places to vote in neighboring cities.
- Mayor Pro Tem Merkel shared that he is concerned with costs and traffic at city facilities. He would be interested to know if it would be a relief to Fulton County if we conducted our own elections.
- Council Member DeRito shared that he is concerned with voter suppression and limiting the number of voting locations.
- Council Member Hipes shared that he is concerned with how our residents would feel about changing the current voting processes and would be interested to know how this would affect our relationship with Fulton County if we decided that we wanted/needed the County to conduct elections in the future. Additionally, if other cities choose to not have Fulton County run their elections and Alpharetta still contracts with Fulton County, how will that affect our election costs. Further, what would Alpharetta's costs be if we did decide to have runoff elections?
- Council Member Mitchell shared that he agreed with the others on Council, and further, he does not want to seem adversarial towards the County or tarnish the relationship with the County.

ii. Charter Modifications

- Mayor Gilvin shared that it would be ideal for the city to review the charter every five years.

City Council Member Salary

- Council Member Hipes shared that according to the charter, the last salary increase for Mayor and City Council occurred in 2004. While no council member serves for the money, no council member wants to be financially penalized for the time and effort spent.
- Council Member DeRito agreed with Council Member Hipes and was interested to know if it would be possible to make charter modifications during the current legislative session.

- Mayor Pro Tem Merkel shared that based on a 3% increase, it is likely that \$25,000 is where the Council salary should be. There is much more to this job than attending a meeting on Monday night.
- Council Member Mitchell was interested to know if it would be ideal to attach a 3% Cost of Living Adjustment for each year so that council pay does not have to be evaluated again in the future.
- Council Member Brady agreed that there should be standard living adjustment included so that Council does not have to be evaluated again in 20 years.
- Mayor Gilvin shared that most people cannot run a contested campaign for less than \$15,000 and agreed that salary escalation should be the same as general city employees.
- Council Member Will recommended a salary increase of \$50,000 for Mayor and \$30,000 for City Council members.

Plurality v. Majority Votes and Runoff Elections

- Council Member DeRito shared that runoff elections are probably the right thing to do, but he is hesitant of costs. He also suggested what if there was a general election for all available posts and voters selected their top three choices, and then those with the most votes were elected (ranked voting).
- Council Member Mitchell agreed with Council Member DeRito as he is also concerned with costs. He also shared that runoff elections usually do not yield a different result.
- Mayor Gilvin shared that in other cities, there have been instances where the winner (among several candidates) only had 13-17% of votes. While he is sensitive to the additional costs, he is not certain that leadership is decided when a person only received a small percentage of all votes.
- Mayor Pro Tem Merkel agreed with Mayor Gilvin, and he shared that a winner with only 13% of the votes could run the city for the next four years. He would like to see a 50% + 1 vote system.
- Council Member Brady shared that he wanted to see a majority vote.
- Council Member Will shared that he would like to see a 50% + 1 vote system.

iii. Downtown Events / Concerts on the Town Green

- City Administrator, Chris Lagerbloom, introduced this item by stating that there are currently four applications from outside organizations for events in Brook Street Park this year, and he asked Mayor and Council if they wanted to set parameters for the use of the Town Green and Brook Street Park.
- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, provided a handout with a list of the 2023 Programs that occurred on the Town Green and Brook Street Park, which is attached hereto as Exhibit "A."
- Council Member Hipes expressed concerns about park spaces being used solely for use as a private fundraiser and not open to the public. He imagined that Brook Street Park would be more of a passive park.

- Council Member Will was interested to know if an event would be allowed to sell tables as a fundraiser, but allow anyone to walk up and participate in the event on the day of. He also mentioned that these types of concert events are better in Downtown than at Union Hill Park.
- Mayor Gilvin shared that a benefit to Union Hill Park is that it is a covered space.
- Mayor Pro Tem Merkel shared that the Downtown area is a gem and people would love to have these types of events and concerts in their downtown, but he does not think that we should be renting out the parks for solely private events. He would suggest allowing that type of private rental at Union Hill Park. Also, the grass sees significant wear and tear after these events.
- Council Member Mitchell shared that Mayor Pro Tem's philosophy does not make sense to allow private events at Union Hill Park and not at any other park. He shared that he would be fine with allowing groups to use it for a fundraiser, but to not allow the event to exclude the public from attending. He mentioned that the city installed the bandstand so that we could have concerts and crowds in the Downtown.
- Mayor Gilvin suggested having a City Council Work Session later for this item.

iv. Fire Station Renovation Project

- Director of Public Safety, John Robison, came forward to begin the discussion of the Fire Station Renovation Project.
- Last year, the City of Alpharetta had 120 calls where firefighter assistance was needed (car fires, kitchen fires, home fires, gas leaks, etc.)
- The main portion of the renovation project includes adding on what is known as a "Clean Room." The Clean Room would be an area where the firefighters can immediately de-robe, put on a gown, and get into a shower area, and then into another shower area, in order to reduce the amount of time and quantity of carcinogens that they are exposed to.
- Based on the early renderings and cost estimates that were provided from one company, it would likely cost \$4-5 Million for this type of addition / renovation per station.
- Mayor Pro Tem Merkel would like to see the details involved with the renderings, including all of the materials and features that would be added. Additionally, he would like to see a report listing of every call involving fire last year.
- Council Member Hipes wanted to know how many of the 120 calls would have required this type of decontamination. He also asked whether or not it would be ideal to have a centralized Clean Room location somewhere in the city instead of spending \$4-5 Million for each station. Last, he mentioned that he is a big fan of seeing how other people may have approached this, and he does not want to compromise our public safety service.
- Council Member Mitchell asked if it would be possible to do a bond for these renovations and expressed that this is a need, not a want.

- Council Member Will shared that we spent \$400,000 on a swing set last week and will spend \$800,000 on a park bathroom, and questioned how we could not spend the same amount on our firefighters.
- Council Member Brady was interested to know what the plan is for depreciable assets and maintenance plans for city facilities.
- Mayor Gilvin shared that within the past decade the City has begun to budget for regular maintenance, but before that time, the City would pull from unallocated funds. He also shared that he would like to establish that these fire station plans need to be one of the goals for the next 12 months, and he expressed his concerns that the city needs a facility maintenance plan.
- Council Member DeRito suggested that there might be federal grant opportunities for the renovations.
- Director Harris shared that the financing options through GMA would be a good option for a project like this and recommended a 20-year financing option.
- City Administrator, Chris Lagerbloom, shared that the fire station renovation project will come back before City Council before staff moves forward on this item.

❖ **Mayor Gilvin recessed the meeting at 10:26 a.m.**

4. TRILITH STUDIO TOUR WITH TRILITH CEO, ROB PARKER

A. Mayor and City Council and City Staff will begin a tour of Trilith Studios with CEO, Rob Parker, at 10:30 a.m. with lunch to follow.

❖ **Mayor Gilvin reconvened the meeting at 1:09 p.m.**

v. City of Alpharetta Priorities Matching Community Improvement District Priorities

- Mayor Gilvin shared that we have so many projects going on in the city with only a defined amount of resources. We need to be focusing on our priorities, and he wants to see that money goes where Council wants it to go, not where an outside organization wants it to go.
- Council Member Mitchell shared that he believes that the CID priorities should align with ours, and I hope we can rectify that in the future.
- Council Member Hipes was interested to know how much it will cost the city to complete the Kimball Bridge Road GAP project?
- Director of Public Works, Pete Sewczwicz, shared that it is hard to quantify staff time, but there is time that goes into meeting and coordinating the project and working on obtaining Right-of-Way from property owners.
- Mayor Pro Tem Merkel shared that the entire CID Board votes to select the projects and suggested bringing the city, CID, and business leaders together so that we can all be on the same page in terms of priorities. He also said that he would be in favor of partnering with the CID for the Kimball Bridge Road Gap project.
- Mayor Gilvin suggested that in order to bring this item forward for Council consideration, two council members would need to sponsor such an item.

vi. Image for GA 400 and GA 9

- Council Member Mitchell shared that other cities have created signage on major highways to identify their city borders, and he would like to do something similar for Alpharetta.
- Council Member Hipes shared that he would like to see something nice at Encore Parkway over GA 400.
- Director of Community and Economic Development, Kathi Cook, shared that her team could put something together and work with Director Sewczwicz on the engineering requirements.

vii. Park Bond Update

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, provided an update on all of the Parks Bond projects, which is attached hereto as Exhibit "B."
- Council Member Mitchell suggested that the parks bond projects continue as advertised and to complete what we are able to with the funding we have; any projects not completed would need to be funded later. He also shared that more people came out to support the Farmhouse Park more than any other park and would not support moving funds from that Park to any other Parks Bond project.
- Council Member Hipes suggested that we do as many projects as we can with what we have available.
- Council Member Will suggested that we move the Parks Bond money from the Farmhouse Project to another park.
- Council Member DeRito shared that he is against the Farmhouse Park because we need money to complete other projects and that park is the least priority in his opinion.
- Mayor Pro Tem Merkel shared that these projects were voted on and approved by the residents. He shared that he will not abandon the Farmhouse Park, but we need to allocate what we can in order to finish these other projects.
- Mayor Gilvin shared that he agrees with Council Member Mitchell; he would like to spend money on the projects as the bond was written and honor the obligation to the bond voters.
- Mayor Gilvin suggested that in order to bring this item forward for Council consideration, two council members would need to sponsor such an item.

viii. Prioritization of North Point Redevelopment

- Mayor Gilvin shared that he wants the City to be more proactive in the North Point District and work together on how we can move the needle on the stormwater park (Assesso Easements), the gateway park, or the connections to the greenway.
- Director Sewczwicz shared that his team is currently negotiating Right-of-Way with the car wash for the greenway connection and once that is completed, they will issue a bid to construct the project. While there are not enough funds to complete the North Point Corridor Streetscape Project from end to end, he plans to come forward for council consideration for grant funding or to phase the project from Encore to Haynes Bridge Road.

ix. Tech Alpharetta

- Director of Community and Economic Development, Kathi Cook, shared that Tech Alpharetta CEO, Karen Cashion has looked at several office buildings for a new Tech Alpharetta location and is currently waiting on final rent quotes for a proposed new space.
- Mayor Pro Tem Merkel shared that the Development Authority may consider helping with moving expenses or rent for Tech Alpharetta.

x. Alpha Loop Phasing Priorities

- This item was not discussed during the Planning Retreat.

xi. Downtown Parking

- This item was not discussed during the Planning Retreat.

xii. Next Year's Priorities

- City Administrator, Chris Lagerbloom, provided an overview of topics discussed and topics to address in the future.
- The Downtown Parking Plan, Downtown Concerts and Events, and Alpha Loop Phasing will all come back to City Council as a future work session item.
- Mayor Pro Tem Merkel and Council Member Will support bringing forward a Memorandum of Understanding between the City of Alpharetta and the North Fulton Community Improvement District for council consideration.
- Mayor Pro Tem Merkel and Council Member Will support bringing forward an item to approve the reprioritization of the Parks Bond, which will require a super majority vote.
- Construction for the Encore Gateway will be contingent on approving the Kimball Bridge Road GAP Project.
- The Fire Station Renovation Project will come back before City Council for consideration and approval.
- The Charter Modifications will likely be able to be in effect after this legislative session.
- Staff will work on amending the Fiscal Year 2025 City Council Priorities and bring those forward for Council consideration within the next 30 days.

5. TRILITH STUDIO TOUR WITH TRILITH CEO, ROB PARKER

- A. Mayor and City Council and City Staff will begin a tour of Trilith Studios with CEO, Rob Parker, at 10:30 a.m. with lunch to follow.

6. PLANNING RETREAT DAY #2 ADJOURNMENT

❖ Mayor Gilvin adjourned the meeting at 2:44 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk

EXHIBIT A

Downtown Event Programming

2023

Health & Wellness

Town Green for Health and Wellness

- Used for Town Green Fee Fitness - partnering with local fitness businesses to showcase what they offer and in return, offerings of free fitness classes to the community. This is a through-and-through FREE program. Meaning, we do not pay them to use the space and it is free to attend.
- Every Summer
- Every Thursday from 6-7pm HOWEVER this year it will be every Tuesday 6-7 from April - June (make-ups in July)

Brook Street Park

- Health and Wellness Free fitness Two Activities
 - Yoga - every Saturday 9am-10am (total of 37 times a year), no winter season due to lack of instructor and weather
 - Barre - every Wednesday 10am-11am (Total of 27 Times a year) winter season is held at Preston Ridge Community Center
- Walk N' Roll Event in partnership with Avalon - walk from Brook Street Park on the Alpha Loop to Avalon main square for live music and fun. City shuttles returned participants to Brook Street Park after the event.
- Jazzercise Breast Cancer Pink Out Day
- FIT 4MOM Holiday Burn

Special Events

Town Green

- Farmer's market musicians
- 2 Film Permits
- 50 Cornhole League meetings 6:30-9pm West Corner
- 11 City Concert Series performances (1 for Wacky World)
- Alpharetta Wine Festival
- Fit Life EXPO
- 4 City Center Events
 - Mother's Day
 - Movie Night
 - Big Screen Movie- Chiringa
 - Snow Day
- City-run events
 - Taste of Alpharetta
 - Wire & Wood
 - Tree Lighting
 - Menorah Lighting
 - Flicks & Flurries
- Free Speech activity approved by City Administration

Brooke Street Park

- 2 Film Permits
- 6 Home By Dark Concerts- Partnered
- 5 Art in the Park- Partnered
- 6 Partnered events
 - MLK March
 - Easter Egg Hunt
 - Alpharetta Symphony
 - Mayor's Corporate Challenge
 - Pop Fest (discontinued after 2023)
 - First City Fair Baptist Church
- 1 Act 1 rehearsal and Play
- Emergency placement: March for Babies
- Wire & Wood
- Mother's Finest Concert (exception in 2023)

2024

Currently approved and on the Master Calendar

Town Green

- Farmer's Market musicians
- Cornhole
- Pending: City Center Snow Day
- City-run events
 - Taste of Alpharetta
 - Wire & Wood
 - Tree Lighting
 - Menorah Lighting
 - Flicks & Flurries
- Anticipating the return of:
 - City Center Events
 - Fit Life Expo
 - Concert Series
 - Free speech activity

Brooke Street Park

- Art in the Park
- Act 1
- 6 Home By Dark Concerts- Partnered
- Anticipating the return of:
 - 5 Art in the Park- Partnered
 - 6 Partnered events
 - MLK March
 - Easter Egg Hunt
 - Alpharetta Symphony
 - Mayor's Corporate Challenge
 - Pop Fest (discontinued after 2023)
 - First City Fair Baptist Church

EXHIBIT B

Park Bond Projects Update

Farmhouse Park

Project:	The 5.36-acre Farmhouse Property is the site of the original settlement that became present day Alpharetta and has been acquired by the City and proposed for a "heritage park." \$2M was dedicated under the approved 2021 Park Bond Referendum to create such a plan, complete necessary surveys and engineering assessments, and begin development of trails, paths, and other amenities.
Available Funds:	\$1,969,430 (Park Bond Account)
Completed Activities:	Survey and conceptual design of a staircase and trail from a sidewalk along Old Milton Parkway to an observation area overlooking the old mill remnants.
Current Activity:	RPCS is in communication with potential developers of 3150 Old Milton Parkway and their design consultant.
Schedule:	None currently.
Other Notes:	GDOT has recently informed City Staff of site impacts resulting from the Georgia 400 Managed Lanes Project.

Mid Broadwell Park

Project:	The project involves constructing the final elements of Mid Broadwell Park including development of a playground area, trails throughout the property, a limited parking area, and other amenities. The park's development is based on a plan that was developed through a community-driven process in 2019. \$500,000 of the approved bond funds are earmarked to construct restrooms, trails/sidewalks, parking, and to outfit the park with basic amenities such as trash receptacles and benches.
Available Funds:	\$30,000 (Park Bond Account)
Completed Activities:	Survey, design, construction Phase I, and playground procurement.
Current Activity:	Park is currently under construction. Phase I which included connecting utilities to the restroom building; creating a nine-space gravel parking lot; installing a sidewalk connecting to the playground; installing the playground underdrain and base; and installing a bioretention cell have been completed. The playground has been ordered.
Schedule:	Construction completed October 2023. Playground installation to be completed in the second quarter of 2024.

Old Rucker Park

Project: Old Rucker Park is an approximately 10-acre tract of land that was once a commercial nursery and is home to a variety of species of plants and trees. The rolling topography of the property is highlighted by a small stream that runs through the park. While a small section of the site has been developed into our operating educational farm (Old Rucker Farm), approximately 7.5 acres remain to be planned and developed into a passive recreational space.

The project involves the design of the remaining 7.5 acres and the construction and installation of parking, restrooms, and other amenities necessary for the property to be a functional passive park.

Available Funds: \$2,590,180 (Park Bond Account)

Completed Activities: Survey and design.

Current Activity: 100% plans have been submitted.

Schedule: Procurement is tentatively scheduled for the second quarter of 2024 with construction starting in the third quarter. Construction is anticipated to take 12 to 18 months depending on required phasing.

Other Notes: Current engineer's estimate is \$3,860,919 which includes a 10% contingency (\$3,509,927 base). An average of \$1,255,814 (\$904,822 without a 10% contingency). Staff and the design team have been evaluating cost savings opportunities and project phasing. The Fulton County Health Department approved the septic system request which has saved over \$300,000 in construction costs.

After receiving 50% plans for the future boardwalk, RPCS made the decision to stop design work. This was based on environmental impacts and perceived minimal benefit for the estimated cost.

RPCS has expressed a desire to maintain public operations of some farm elements during construction. PW believes any accommodation beyond minimal access by City Staff will result in higher construction costs resulting from phasing and/or greater contractor liability. The current intent is to include an alternate scenario in the bid imposing no restrictions upon the contractor beyond minimal access for City Staff during construction.

Union Hill Park Improvements

Project: Union Hill Park is a roughly 11-acre park space located on Union Hill Road south of McGinnis Ferry Road. The park today is very much under-utilized and consists primarily of a covered roller hockey rink, combined restroom and concession building, and a parking lot.

Under the 2021 Parks Bond Referendum, the City dedicated \$3.25M to recreating Union Hill Park as a recreational and gathering space to better meet the needs of current and future Alpharetta residents. The process would begin with an intensive public engagement and visioning program to determine what elements the new Union Hill Park should include and how to tie those elements together into a cohesive park space. From that concept, engineering and construction plans would be created and the site redeveloped.

- Available Funds: \$2,570,667 (Park Bond Account)
- Completed Activities: Survey and covered arena renovations.
- Current Activity: The concept plan was formally approved by City Council on September 18, 2023. The design team is scheduled to submit the 40% plans in February and 100% plans in June of this year.
- Schedule: Construction could begin as early as the fourth quarter of 2024. Design is anticipated to take approximately 10 months to complete once the concept is approved.
- Other Notes: Current engineer’s estimate is \$3,493,116 which includes a 32% contingency and escalation (\$2,646,300 base). Staff will work with the design team to identify cost-saving opportunities.

Waters Road Park

- Project: Waters Road Park will be located on a 1.6-acre parcel of land located near the intersection of Waters Road and Kimball Bridge Road. The project as proposed includes the creation, with public input, of a design plan and development of the land for use as a passive park space. Such passive park areas are commonly developed to include parking, designed play areas, restrooms, trails, pavilions, and park amenities such as benches and trash receptacles as appropriate to the size of the property and character of the area in which the site is located.
- Available Funds: \$780.30 (Park Bond Account)
- Completed Activities: Survey and design.
- Current Activity: Construction began on August 28, 2023.
- Schedule: Construction is on schedule. Completion anticipated in the first quarter of 2024.

.....

Webb Bridge Park Upper Field Turf

- Project: This project would resurface the upper soccer field at Webb Bridge Park, replacing the existing natural grass with artificial turf. During the last soccer season 60% of the practices and games that were scheduled on this field were cancelled due to wet conditions while only 10% of scheduled events on the lower soccer field, which has artificial turf, had to be

cancelled. Converting the upper field to artificial turf would greatly improve the playability, usage, and athletic experience for the Alpharetta soccer program.

Available Funds: \$1,321,715 (Park Bond & Sewer Connection Capital Accounts)

Completed Activities: Survey.

Current Activity: Procurement preparation for sewer construction.

Schedule: Sewer design was approved in December 2024. Procurement of the sewer construction is scheduled for February 2024.

The current plan is to simultaneously bid out the construction of the sewer connection and the design/build of the turf field replacement. Construction of the sewer connection should take approximately 90 days. While the sewer connection is under construction, design of the turf field will take place. Construction of the turf field is anticipated to begin in November 2024, after the soccer season concludes, and be completed in March 2025.

Other Notes: Staff originally estimated design of the sewer connection at \$135,000 and construction at \$740,000 for a total of \$875,000. The survey and design have been acquired for \$91,615.

The design team presented two options: 1) a traditional gravity flow lift station per the concept developed by staff or 2) a low-pressure pump solution. Staff have directed the design team to move forward with the low-pressure pump solution.

- Initial construction estimate was \$705,270 for the gravity scenario and \$412,500 for the low-pressure pump scenario (both include a 20% contingency).
- Low-pressure system is also anticipated to take 8 to 10 weeks less time to construct.

As of January 2023, RPCS was provided a budget cost of \$1,300,000 for design and construction of the turf field. The budget cost included: design and permitting prep, E&S controls/restoration, excavation, geotextile, perimeter piping, concrete curbing with nailer board, turf with a 70/30 infill, two soccer fields, and four mini soccer fields. Not included in the scope were fencing, netting, and stormwater.

- Providing new fencing for the entirety of the field is estimated at \$33,600 (\$21/LF).
- Providing netting along half of the perimeter (western and southern edges) is estimated at \$180,000 (\$225/LF).

Based on current funding and budget estimates, another \$43,000 is needed for the sewer and an additional \$562,600 for the turf field (excluding stormwater) for a total of \$605,600.

Wills Park Improvements

Project: At 120 acres, Wills Park is Alpharetta's largest single park property and includes a 60-acre equestrian show facility, 10 baseball fields, the newly renovated Wills Park Pool, three playgrounds, six tennis courts, and an 18-hole disc golf course. The park amenities have

been developed over the years, but until 2019 there was not a single vision or plan for the park and many of the park’s facilities are showing their age.

In 2019 the City adopted the Wills Park Master Plan, in an effort to bring all the park elements together and make it a more cohesive place that feels special and unique. The plan’s goals are to unite the various park facilities, identify key facility improvements, and strengthen connections to nearby neighborhoods.

The 2021 Parks Bond dedicated \$4M of the bond funds to implementing projects defined in the Wills Park Master Plan, including a complete renovation of the Wacky World Playground, create additional parking, improve the disc golf course, completely rebuilding the Waggy World Dog Park, and creating a family gathering spot near the pool facility.

- Available Funds: \$5,211,101 (Park Bond, Impact Fees, and Hotel Motel Accounts)
- Completed Activities: Survey, conceptual design, restroom architectural design, and Phase I design (Wacky World area).
- Current Activity: Procurement preparation for Wacky World area construction.
- Schedule: Phase I, the Wacky World area’s new restroom building, and site work will be advertised for construction in February 2024. Construction is anticipated to begin in the second quarter of 2024.
- Plans for Phase II which include the gateways, spine, and Waggy World Dog Park improvements are anticipated to be completed in April 2024.
- Other Notes: \$250,000 has been set aside for playground equipment and surface. This is in addition to the fundraising campaign. This leaves \$4,961,101 available for the other elements of this project.

Current Cost Estimates:

- \$846,454 – Construction cost estimate for restroom building (as of June 2022).
- \$5,179,873 – Construction cost estimate for site work of all phases (spine, gateways, Waggy World improvements, Wacky World area improvements, and parking expansion). This amount includes a 20% contingency and 5% cost escalation.
 - Elimination of the parking expansion is estimated to reduce the cost by \$678,251.
 - It may be possible to offset approximately \$390,260 of the estimated cost with stormwater funds.
 - These two items would adjust the estimated total of the remaining site work to be \$4,111,362.
- Overall Total (Site + Restroom): \$6,026,327 (\$1,065,226 over)
 - Less Stormwater: \$5,636,067 (\$674,966 over)
 - Less Parking Expansion: \$5,348,076 (\$386,975 over)
 - Less Stormwater & Parking Expansion: \$4,957,816 (in budget)
- Parking expansion would add 72 spaces at approximately \$9,420 per space.

The current plan is to include the parking expansion as an add alternate in the Wacky World area procurement. If the City elects not to move forward with it as part of that

offering, it could then be included as an add alternate with the second phase procurement (Gateway, Spine, Waggy World).

.....

Wills Park Equestrian Center Improvements

Project: In 2019 the City adopted a master plan for the Equestrian Center as part of the larger Wills Park Master Plan. While the Wills Park Equestrian Center is older and smaller than some of its competitors, its neighborhood setting and shed row barns tucked into the trees give it an edge with a homey, boutique feeling and an in-town location. The master plan identified priority improvements that will better connect the facility to the larger Wills Park and the overall community while also better positioning the facility as a draw for regional events. These priorities include leveling rings and improving their drainage; new footing; an additional outdoor show ring; additional schooling areas at the end of show rings; new, safe barns; improved manure management; separate circulation for pedestrians, horses, and cars; and maximizing the continuity of operations during construction.

The 2021 Parks Bond Referendum would aid the City with beginning implementation of the Equestrian Center Master Plan by replacing all the existing barns on site with new horse barns for a total of 380; renovating the three existing arenas to include improved drainage and erosion control, new footings, new fencing, and new lighting; improving drainage and stormwater management; and improving access to the barns and to the arenas.

The total anticipated project cost for this phase of the project is \$10M; however, the remaining \$5M in funding would be provided by a private non-profit organization, the Wills Park Equestrian Foundation.

Available Funds: \$3,535,621 (Park Bond Account)

Completed Activities: Survey, conceptual design, renovation of Arena 3. (Construction of Arena 1 was accomplished with capital funding and was not part of the bond.)

Current Activity: The design team is working on developing plans for the Phase I design package which will focus on renovations to Arena 2 and Arena 4.

Schedule: The Phase I plan set is anticipated to be completed in October 2024. Project is anticipated to advertise for construction bids in February 2024.

Plans for the remainder of the site should be completed in July 2024.

Other Notes: Project has been broken down into 3 phases:

- Phase I: Renovations of Arena 2 and Arena 4
- Phase II: New entry drive, parking (front & rear), three new barns
- Phase III: Promenade, entry gates/enhancements, five new barns
- The viewing pavilion between Arenas 1 and 2, renovations to the existing concessions building, and renovations to the covered arena are not included in the scope of this project.

The Wills Park Equestrian Foundation has promised to provide \$5M towards the project. To date, they have contributed \$747,870 for work associated with the construction of Arena 1 and the renovation of Arena 3. This would leave a minimum remaining contribution of \$4,252,130 for a total budget (City + Equestrian Foundation) of \$7,787,751.

The existing show office will need to be abated and demolished prior to renovation of Arena 2. This work is estimated to cost \$30,000.

Current Cost Estimates:

- The design team has reached out to five barn manufacturers for estimates. They have received costs ranging from \$468,080 to \$1,494,240 per barn.
 - A total of eight barns are desired in the final build-out. Each barn provides 40 stalls.
- Using the average of all five manufacturers: \$19,719,287
- Using the lowest cost of the five manufacturers: \$14,058,189
- Approximately \$1.2M of the estimated costs may be eligible for stormwater funding.
- Construction of Phases I and II are targeted with current funding. Funding for Phase III would need to be programmed with future capital or bond funds.