



OFFICIAL MINUTES OF PUBLIC HEARING & COUNCIL MEETING

DECEMBER 12, 2016

CITY HALL – 2 PARK PLAZA

6:30PM

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 and on line at the City web site.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the Council Meeting to order at 6:37 p.m.*

II. ROLL CALL

- *Council Members*
 - *David Belle Isle (Mayor)*
 - *Chris Owens (Mayor Pro Tem)*
 - *Jason Binder*
 - *Jim Gilvin*
 - *Mike Kennedy*
 - *Dan Merkel*
 - *Donald Mitchell*
- *Staff*
 - Bob Regus, City Administrator
 - Coty Thigpen, City Clerk
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator
 - Kathi Cook, Director of Community Development

- Mike Perry, Director of Recreation and Parks
- Lisa Gurganus, Deputy Director of Recreation and Parks
- Gary George, Director of Public Safety
- Tom Harris, Director of Finance
- Peter Tokar, Director of Economic Development
- Pete Sewczwicz, Director of Public Works

III. PLEDGE TO THE FLAG

IV. BOARD AND COMMISSION APPOINTMENTS

A. Alpharetta Development Authority

- Mayor Belle Isle recommended a slate of the following re-appointments to the Development Authority: Georgia Barrow, Joe Briner, Brad Edwards, Bob Hunter, and Byron Sanford
- ❖ Council Member Owens offered a motion to approve the slate
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 12/05/2016)

- ❖ Council Member Kennedy offered a motion to approve the Consent Agenda
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

VI. PUBLIC HEARING

A. MP-16-14/Z-16-15: Notting Hill Old Milton Holdings MU

- ❖ *This item was tabled by the Planning Commission and will be neither heard nor considered during this meeting.*

B. Z-16-13/CU-16-20/V-16-27: Perling/13 South Main Street/DT-MU

- ❖ *This item was deferred at the request of the applicant and will be heard at a later date*

C. CU-16-22/PH-16-17/V-16-32: Sabri Guven

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of PH-16-17/CU-16-22/V-16-32 Sabri Guven subject to the following conditions:
 1. Property shall be developed substantially in accordance with the submitted plan prepare by Donald Ayers, dated 8/29/2016, except as modified by these conditions. Lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
 2. A wedding/formal dress shop shall be permitted within no more than 25% of the office building space. A change in the accessory retail use in the office building shall require conditional use approval.
 3. Setbacks shall be:
 - Front Setback (Old Milton Parkway) – 20 feet
 - Side Setback – 10 feet
 - Rear Setback – 15 feet
 4. All buildings shall be oriented to and have their front door facing Old Milton Parkway with a connection to the sidewalk on Old Milton Parkway.
 5. Office building shall be aligned with the existing retail center with respect to building setback from Old Milton Parkway, with no more than one row of parking between the building and the street as approved by Staff.
 6. Architecture and building design for the proposed retail addition and office building shall meet the Downtown Code requirements as approved by Staff and DRB.
 7. Visible fencing shall be decorative as approved by the DRB.
 8. The existing curb cut and driveway at 2255 Old Milton Parkway shall be removed.
 9. There shall be no encroachment into the critical root zone (CRZ) of Trees #2 (58" Water Oak) and #69 (18" Water Oak) and retaining wall(s) shall be setback a minimum 5' from the CRZ.
 10. Impacts to off-site trees shall be minimized. The owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist.
 11. A combination plat for the properties located at 2225 and 2245 Old Milton Parkway shall be required prior to a Certificate of Occupancy (CO) for the 3,024 square foot building addition.
 12. If the O-I parcel is sold, an inter parcel access easement and a shared parking agreement shall be required.
 13. 50% of the required parking spaces for the office use shall be compact spaces.
 14. 20' landscape strip along Old Milton Parkway and a 5' landscape strip along the eastern property line shall be required on the O-I parcel.

15. Pedestrian street lights shall be continued along the Old Milton Parkway streetscape, as approved by Staff.
 16. Provide opportunity for inter parcel access to the property to the east.
 17. The rear section of the properties located at 2225, 2245 and 2255 Old Milton Parkway shall remain undisturbed open space. An open space easement shall be required for any portion of the required minimum 3,877 square foot open space area provided on the adjacent C-2 property.
- The applicant, Richard Wernick, is requesting a change to previous conditions of zoning, a conditional use and variances to allow for a 3,024 square foot addition to the Sabri Guven retail center and a 9,600 square foot office building with accessory retail. A conditional use is requested to permit a dress shop within 25% of the office space and variances to reduce the front and side setbacks in the O-I (Office-Institutional) zoning district. The subject property is located at 2225, 2245 and 2255 Old Milton Parkway at the southeast corner of Haynes Bridge Road and Old Milton Parkway.
 - The submitted request, if approved, will allow for the construction of a 3,024 square foot addition to the Sabri Guven retail center and a 9,600 square foot office building with accessory retail use (2,400 square foot dress shop). The subject property is located at 2225, 2245 and 2255 Old Milton Parkway at the southeast corner of Haynes Bridge Road and Old Milton Parkway. The property owner recently acquired 2255 Old Milton Parkway, which is the vacant property to the east.
 - The subject properties are zoned C-2 Conditional (General Commercial - Conditional) and O-I (Office-Institutional). The C-2 property is the Sabri Guven retail center and the O-I property is vacant land. The properties are surrounded by vacant O-I parcels to the south and east and R-12 land to the southeast. Both properties are located within the Downtown Overlay and have a Commercial and Mixed Use Live-Work comprehensive land use plan designation.
 - The property located at 2225 and 2245 Old Milton Parkway is subject to conditions of zoning from the rezoning case approved on May 27, 2008 (see 2008 zoning plan below). The applicant proposes the following changes to the previous conditions of zoning:
3. Building development on site shall be limited to ~~9,600~~ 12,624 square feet.
 6. Rear parking area shall meet code for dimensions and landscaping. ~~In addition, retaining walls shall be set back a minimum of 5' from the CRZ of the 44" Oak located to the east of the site.~~
 - ~~7. Rear section of lot shall remain as undisturbed green space as depicted on submitted plan with no buildings, detention ponds, walls or other structures.~~
 - A conditional use permit is requested to allow for a 2,400 square foot dress shop within the proposed office building on the O-I zoned property. The O-I zoning

district permits subordinate retail sales within an office building not constituting more than 25% of the overall space with approval of a conditional use.

- A variance is requested from UDC Section 2.2.13 (D) to reduce the front setback along Old Milton Parkway from 65' to 20' and to reduce the side setback from 15' to ten (10) feet. Staff encouraged the applicant to pursue the front setback variance in an effort to bring the building up to the street with the parking located behind the building. This site layout is consistent with the Downtown Master Plan's vision, which promotes a walkable environment.
- The submitted site plan depicts a 3,024 square foot addition to the existing retail center on the 1.71-acre C-2 property. A 2-story, 9,600 square foot office building is depicted on the 0.89-acre O-I property. All buildings are shown facing Old Milton Parkway and access is shown through the existing curb cut on Old Milton Parkway. The existing driveway at 2255 Old Milton Parkway will be removed. The proposed minimum building setbacks are as follows:

Front Setback (Old Milton Parkway) – 20 feet
Side Setback – 10 feet
Rear Setback – 15 feet

- 42 parking spaces currently exist on the site with an additional 42 proposed parking spaces for a total of 84 spaces. The proposed parking spaces are located to the rear of the proposed addition and office building. The Alpharetta Downtown Code requires one (1) parking spaces per 500 square feet for retail/restaurant uses and one (1) parking space per 333 square feet for office use. Based on the existing and proposed uses and square footage, the site requires 52 parking spaces. However, the existing site has a history of parking shortages, as depicted in the picture below, and may warrant additional parking.
- The applicant's arborist report identifies several trees on the site, including a 58" and 18" Water Oaks at the rear of the site. The 58" Water Oak was the subject of a 2008 zoning condition requiring the tree to be protected from any encroachment. The proposed site plan depicts parking areas encroaching upon the critical root zone of the 58" Water Oak.
- The O-I parcel is required to provide a minimum 10% open space, which may not include buildings, parking areas, required building setbacks, buffers, and landscape strips. Therefore, 0.089 acres or 3,877 square feet of open space is required. The site plan depicts 4,944 square feet of open space in several small areas throughout the site. However, most of the depicted open space areas are unusable for outdoor enjoyment or are located within the parking area. Staff recommends that the open space requirement be met at the rear of the C-2 and O-I properties.
- Although not depicted on the site plan, the applicant has indicated that detention

will be provided on-site, likely through an underground vault.

- The applicant submitted elevations of the proposed retail addition and the free-standing office building. The retail addition is proposed to be a continuation of the existing retail center with respect to architecture and building materials. The architectural style of the office building is unclear. Brick is shown as the primary material on all building elevations. The City's Downtown Architect provided the following comments with regard to the retail building addition and office building:
 - Suggest that both the addition and the office building meet the Downtown Guidelines and not try to match the existing retail center.
 - Suggest refinements to the site layout so that the office building is aligned parallel to the existing retail center.
 - Roof area is too overbearing visually
 - No historic details in the brick
 - No base or entablature provided
- The proposed project, consisting of 5,424 square feet of retail use and 7,200 square feet of office use, would generate 121 PM Peak Hour Trips.
- Staff has reviewed the application and is generally in agreement with the requests for conditional use and variance as the proposal is consistent with the vision in the Downtown Master Plan. The variance request to reduce the front and side setbacks is consistent with the Downtown Master Plan, which envisions a walkable area. However, the request to change previous conditions of zoning is not supported as the proposed retail addition and office building can be constructed without impacting existing specimen trees and open space. In addition, staff recommends that the proposed retail addition and office building meet the Downtown Code requirements with regard to architecture and building design.
- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.
- This item was heard at the December 1, 2016 Planning Commission meeting. No one spoke for or against the applicant's request. After discussion, the Planning Commission recommended to approve the request subject to staff's recommended conditions. Vote (7-0)
- Richard Warnick, came forward to make a brief presentation on behalf of the applicant

Public Comment
None

- ❖ Council Member Kennedy offered a motion to approve CU-16-22/PH-16-17/V-16-32 Sabri Guven subject to the staff conditions with the exception of an amendment to condition 6, which shall read, "Architectural and building design of proposed retail addition shall be substantially similar to the current retail building as approved by staff and Design Review Board. Architecture and building design for the office building shall meet the Downtown Code Requirements as approved by staff and Design Review Board."
 - The motion received a second from Council Member Owens
 - The motion was approved 7-0

- ❖ Council Member Kennedy offered a motion to reconsider CU-16-22/PH-16-17/V-16-32 Sabri Guven
 - The motion received a second from Council Member Binder
 - The motion was approved 7-0

- ❖ Council Member Kennedy offered a motion to approve CU-16-22/PH-16-17/V-16-32 Sabri Guven with the 17 staff conditions as previously stated, including the amendments to condition 6, and to amend condition 1 by changing the date of the site plan from August 29, 2016 to December 6, 2016.
 - The motion received a second from Council Member Owens
 - The motion was approved 7-0

D. V-16-33: Vein Clinics of America/Sign Variance (City Council Only)

- Senior Planner, Michael Woodman, came forward to present this item
- Staff recommends approval of V-16-33 Vein Clinics of America Sign Variance subject to the following conditions:
 1. Wall sign location, size, type, and color shall be limited to submitted plans, dated 8/29/16 (Revision 3).
 2. Additional wall signs shall be prohibited on the building elevation facing Old Milton Parkway, as well as the elevation facing the Amber Park Drive intersection.
- The applicant, Altair Signs, is requesting consideration of a sign variance to allow one (1) additional wall sign. The proposed wall sign is for Vein Clinics of America and is located on the north elevation of the existing Charles Schwab office building facing Old Milton Parkway. The subject property is located at 2775 Old Milton Parkway, Building 1, Suite 200 and at the southeast corner of Old Milton Parkway and Amber Park Drive in the Parkway 400 Master Plan.
- Unified Development Code (UDC) Section 2.6.12 (A)(2) Wall Signs states that, "One wall sign per road frontage for each tenant space no greater than one (1) square foot of sign area per one (1) lineal feet of tenant space frontage shall be permitted;

provided, however, no more than two (2) wall signs shall be allowed for a tenant space." One (1) wall sign is approved directly above the tenant space entrance, which faces interior to the site.

- The rear of the Charles Schwab building backs up to Old Milton Parkway, with tenant entrances facing interior to the site. The applicant's site plan and sign details depict a wall sign on the north elevation of the rear of the building facing Old Milton Parkway, as well as a wall sign on the south elevation at the entrance to the tenant space. As shown below, there is an existing wall sign for Charles Schwab on the building elevation facing the intersection of Old Milton Parkway and Amber Park Drive. In addition, the monument sign is being used by Emory at Avalon and does not include sign area for tenant signage.
- The proposed wall sign is approximately 48 square feet and is depicted as white letters with a black background. Staff recommends that the sign location, type, size, and color be limited to the applicant's submitted plans.
- Staff has reviewed the application and is in general agreement with the requested sign variance due to the orientation of the building on the property. Conditions are recommended limiting the size and type of sign permitted, as well as restricting additional wall signs on the building elevation facing Old Milton Parkway.
- The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.

Public Comment

None

- ❖ Council Member Kennedy offered a motion to approve V-16-33 Vein Clinics of America sign variance
 - The motion received a second from Council Member Owens
 - The motion was denied 3-4; with Belle Isle, Gilvin, Mitchell and Binder voting no

E. PH-16-18 UDC Changes - Smart Stormwater Code (1st Reading)

- Director of Public Works, Pete Sewczwicz, came forward to provide a brief introduction to this item
- Stormwater Engineer, Jill Bazinet and the Tetra Tech consultant came forward to present this item
- Alpharetta is experiencing revitalization in the Downtown area and new development throughout the City. The City hired Tetra Tech to review the existing stormwater policies and provide recommended code and ordinance updates to modernize our approach to

stormwater management and encourage the use of innovative stormwater design. The result is a set of clear and effective policies and standards that the city, residents, businesses, and the development community can use to allow variety and advancement in managing stormwater runoff.

- Tetra Tech's approach included a thorough code barrier review, formation of two input groups to develop new code language and policies, and a thirty-day online public input opportunity. The input groups, including city staff from various departments and community stakeholders, met multiple times to discuss the barriers, hypothesize solutions, and vet new code language. Most ordinance updates included expressly allowing infiltration and reuse stormwater management techniques. The bulk of the updates are found in UDC Articles II and III, Appendix A Articles 2 and 3, and the Alpharetta Stormwater Design Manual. Additional updates are located in the Extent of Service Policy.
- The most significant updates include:
 - A revision to current standards removing the water quality requirement when less than 1,000 square feet of new impervious area is added to a parcel.
 - A new gradual tiered chart of requirements for water quality and quantity treatment.
 - Provisions for stormwater incentives on redevelopment.
 - Adoption of runoff reduction measures with allowances to revert back to traditional water quality measures should site constraints require it. Runoff reduction measures include bioretention ponds, bio swales, pervious pavement, stormwater street tree wells, and cisterns.
 - Encouragement for developers to co-locate aesthetic stormwater management treatments in landscape islands and landscape strips.
 - Provisions for fee-in-lieu programs for sites meeting certain criteria.
- The proposed changes would allow more flexibility for developers, encourage use of smart stormwater techniques, and protect the City's natural resources. The updated language also clarifies the allowance of green infrastructure and low impact development design measures in accordance with recommendations from EPA and EPD.
- Staff recommends that Council adopt proposed amendments to the identified sections of the Unified Development Code, Alpharetta Stormwater Management Manual, and the Alpharetta Extent of Service Policy.
- This item was heard at the December 1, 2016 Planning Commission meeting. There were no comments from the public for or against the request. After discussion, the Planning Commission voted unanimously to recommend approval of the amendments to the Unified Development Code.
 - City Attorney, Sam Thomas, read the Ordinance aloud constituting a 1st reading

Public Comment

None

- ❖ Council Member Gilvin offered a motion to table PH-16-18 UDC Changes - Smart Stormwater Code
 - The motion received a second from Council Member Binder
 - The motion was approved 4-3; Owens, Kennedy and Merkel voting no

F. Property Acquisition: 850 And 860 Old Rucker Road

- City Administrator, Bob Regus, provided a brief summary of this item
- Consideration of the purchase of 10 acres located at 850 and 860 Old Rucker Road for a total cost of \$855,000. The property would be acquired using bond proceeds designated for park land acquisition.
- It would be the City's intent for the land to be used as passive park space; meaning that it would not be developed to include ball fields, etc.

Public Comment

None

- ❖ Council Member Binder offered a motion to approve the purchase of 10 acres of property located at 850 and 860 Old Rucker Road at a price of \$855,000, to approve the use of bond proceeds for such purchase and to authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

VII. OLD BUSINESS

A. Fiscal Year 2017 T-SPLOST Budget Amendment (2nd Reading)

- *Council Member Binder absent during this item*
- The purpose of the Fiscal Year (FY) 2017 Metropolitan County Transportation Special Purpose Local Option Sales Tax ("T-SPLOST") Budget Amendment is to amend the base budget as adopted by City Council for the T-SPLOST activity forecasted to occur during fiscal year 2017.
- Initiatives are discussed in detail within the Fiscal Year 2017 T-SPLOST Budget Amendment.
- City Attorney, Sam Thomas, read the Ordinance aloud constituting a 2nd and final reading

- ❖ Council Member Mitchell offered a motion to adopt the FY 2017 T-SPLOST Budget Amendment
 - The motion received a second from Council Member Owens
 - The motion was approved 6-0

VIII. NEW BUSINESS

- *Council Member Binder returned to the meeting*

A. Tetra Tech - Design services for Bethany Road and Windward Parkway

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends awarding the following scopes of work to Tetra Tech in an amount totaling \$431,815: (A) full design of the Bethany Road at Mid-Broadwell Road Intersection Improvements (\$131,170); (B) full design of the Bethany Road at Mayfield Road Intersection Improvements (\$127,670); and (C) conceptual design of the Windward Parkway Business District/Union Hill Road Capacity Improvements (\$172,975). Authorize the Mayor to execute all necessary documents.
- On November 8, 2016, the voters of Fulton County approved an additional 0.75% sales tax (T-SPLOST) be collected in part of Fulton County (outside of the City of Atlanta) for five (5) years for the purposes of transportation improvements and congestion mitigation. The City is utilizing T-SPLOST collections in FY 2017 to provide full-design/conceptual design services for T-SPLOST projects.
- Staff is requesting that the following T-SPLOST scopes of work be awarded to Tetra Tech in an amount totaling \$431,815: (A) full design of the Bethany Road at Mid-Broadwell Road Intersection Improvements (\$131,170); (B) full design of the Bethany Road at Mayfield Road Intersection Improvements (\$127,670); and (C) conceptual design of the Windward Parkway Business District/Union Hill Road Capacity Improvements (\$172,975). Tetra-Tech is one of the City's on-call providers of Engineering Services. The cost proposals from Tetra Tech are in line with staff estimates and have been reviewed by Atkins (City's on-call provider of project management services) and found to be reasonable given the scope of work.
- Bethany Road Intersection Improvements
 - Though a formal concept has not been developed, City planners recommend constructing a roundabout at these two intersections to assist in improving traffic flow. Roundabouts will improve the flow of traffic compared to the current 4-way stop sign at the intersection of Bethany Road and Mayfield Road. Additionally, a roundabout at

Bethany Road and Mid-Broadwell Road will assist drivers attempting to make a left hand turn from Bethany Road onto Mid-Broadwell Road.

- Windward Parkway Business District/Union Hill Road Capacity Improvements
 - Windward Parkway will be examined from State Route 9 to Union Hill Road. Improvements consist of adding an additional lane in each direction. Due to the complexity of the project, the Public Works Department is requesting only to have Tetra Tech perform conceptual design work. Once a concept has been approved, we can move forward with obtaining a detailed design proposal. Windward Parkway was also part of the City of Milton's TSPLOST list. Department of Public Works will work with the City of Milton in developing the concept plans. The engineering firm Rochester and Associates originally designed Windward Parkway. They are also part of Tetra Tech's design services team.
- Once contracts have been executed it should take approximately 5-6 months to complete the necessary design work associated with the roundabouts and 6-7 months to develop a concept plan for Windward Parkway.

Public Comment

None

- ❖ Council Member Owens offered a motion that Council award design services for Bethany Road and Windward Parkway to Tetra Tech in the amounts for the projects as presented by the Director of Public Works, including full design of Bethany Road and Mid-Broadwell Road intersection improvements, full design of Bethany Road at Mayfield Road intersection improvements and conceptual design of Windward Parkway Business District/Union Hill Road Capacity Improvements in an amount not to exceed \$431,815.00 and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

B. POND and Company - Design services for Morris Road (Webb Bridge Road to Old Milton)

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends awarding design services associated with Morris Road Operational Improvements to POND in the amount of \$143,565.00 and authorize the Mayor to execute all necessary documents.
- On November 8, 2016, the voters of Fulton County approved an additional 0.75%

sales tax (T-SPLOST) be collected in part of Fulton County (outside of the City of Atlanta) for five (5) years for the purposes of transportation improvements and congestion mitigation. The City is utilizing T-SPLOST collections in FY 2017 to provide full-design/conceptual design services for T-SPLOST projects.

- Staff is requesting that full-design services for the Morris Road Operational Improvements (T-SPLOST project) be awarded to POND in an amount totaling \$143,565. POND is one of the City's on-call providers of Engineering Services. The cost proposal from POND is in line with staff estimates and has been reviewed by Atkins (City's on-call provider of project management services) and found to be reasonable given the scope of work.
- Morris Road Operational Improvements
 - The volume of traffic along Morris Road between Old Milton Parkway and Webb Bridge Road has made turning movements difficult and backed up traffic during peak times. Providing new turning lanes and potentially additional travel lanes will improve traffic flow along Morris Road.
- Once contracts have been executed it should take 12 months to complete the necessary design work associated with the improvements to Morris Road.

Public comment
None

- ❖ Council Member Owens offered a motion that Council award a design services contract to Pond and Company for Morris Road/Webb Bridge Road to Old Milton Parkway in an amount not to exceed \$143,565.00 and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Kennedy
 - The motion was approved 7-0

C. AECOM - Design Services Kimball Bridge Road and Old Milton Parkway

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends awarding the following scopes of work to AECOM in an amount totaling \$446,710: (A) full design of the Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (\$393,570); and (B) conceptual design of the Old Milton Parkway Capacity Improvements (\$53,140). Authorize the Mayor to execute all necessary documents.
- On November 8, 2016, the voters of Fulton County approved an additional 0.75% sales tax (T-SPLOST) be collected in part of Fulton County (outside of the City of Atlanta) for five (5) years for the purposes of transportation improvements and congestion

mitigation. The City is utilizing T-SPLOST collections in FY 2017 to provide full-design/conceptual design services for T-SPLOST projects.

- Staff is requesting that following T-SPLOST scopes of work be awarded to AECOM in an amount totaling \$446,710: (A) full design of the Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (\$393,570); and (B) conceptual design of the Old Milton Parkway Capacity Improvements (\$53,140). AECOM is one of the City's on-call providers of Engineering Services. The cost proposals from AECOM are in line with staff estimates and have been reviewed by Atkins (City's on-call provider of project management services) and found to be reasonable given the scope of work.
- Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements
 - Kimball Bridge Road from North Point Parkway to Waters Road was funded through the City's 2016 GO Bond and is currently under design by AECOM. The T-SPLOST section, North Point Parkway to Westside Parkway will be a continuation of the Bond project. AECOM will examine the need of additional lanes and design sidewalk and bicycle accommodations. The project scope at this time does not include any design work associated with the bridge over GA 400.
- Old Milton Parkway Capacity Improvements
 - AECOM will develop design concepts plans associated with widening Old Milton Parkway from GA 400 to State Bridge/Kimball Bridge Road. The goal is to convert existing right turn lanes into a third travel lane. Utilizing the existing lanes will reduce construction cost, save time, and preserve the median and enable the City to add landscaping.
- Once contracts have been executed it should take 12 months to complete the necessary design work associated with the improvements to Kimball Bridge Road and approximately 4 months to prepare the concept designs for the widening of Old Milton Parkway.

Public Comment

None

- ❖ Council Member Owens offered a motion that Council award a design services contract to AECOM for Kimball Bridge Road and Old Milton Parkway, specifically a full design of Kimball Bridge Road bicycle/pedestrian/operational improvements and a conceptual design of Old Milton Parkway capacity improvements in an amount not to exceed \$446,710.00 and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Kennedy
 - The motion was approved 7-0

D. ATKINS - Project Management of Bond and TSPLOST Projects

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends awarding the following scopes of work to Atkins for project management services in an amount totaling \$302,529: (A) Morris Road Operational Improvements (\$63,669; full design phase); (B) Bethany Road at Mayfield Road Intersection Improvements (\$31,835; full design phase); (C) Bethany Road at Mid-Broadwell Road Intersection Improvements (\$31,834; full design phase); (D) Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (\$69,359; full design phase); (E) Old Milton Parkway Capacity Improvements (\$30,416; conceptual design phase); (F) Windward Parkway Business District/Union Hill Road Capacity Improvements (\$30,416; conceptual design phase); and (G) Rucker Road Corridor Improvements (\$45,000; ROW acquisition/utility relocation/bidding documents phases). Authorize the Mayor to execute all necessary documents.
- On November 12, 2016, ATKINS was awarded to manage design and construction of larger scale projects associated with the City's BOND and the T-SPLOST projects. The City has elected to start the design process of the following projects:
 - Morris Road Operational Improvements - Old Milton Parkway to Webb Bridge Road (T-SPLOST)
 - Bethany Road at Mayfield Road Intersection Improvements (T-SPLOST)
 - Bethany Road at Mid-Broadwell Road Intersection Improvements (T-SPLOST)
 - Kimball Bridge Road Bicycle/Pedestrian/Operational Improvements (T-SPLOST)
- The City is also looking to start conceptual design associated with two larger corridor projects:
 - Old Milton Parkway Capacity Improvements - GA 400 to State Bridge/Kimball Bridge Road (T-SPLOST)
 - Windward Parkway Business District/Union Hill Road Capacity Improvement - SR 9 to Union Hill Road (Bond and T-SPLOST)
- ATKINS will be leading the design phases associated with the above projects. ATKINS role is an extension of Public Works staff. ATKINS will be the direct contact for the design firms and assist in making sound engineering and constructability decisions. ATKINS will also work with the design firms in preparing project specific specifications and necessary information to go in the bid packages for construction.
- Additionally, The Department of Public Works is in the right-of-way acquisition phase of the Rucker Road Corridor project. Though ATKINS is not directly involved with the right-

of-way acquisition, the team needs to start preparing the specifications associated with the request-for/qualifications/proposal (RFQ/RFP) for construction. In addition, work needs to start with coordinating all of the utility relocation work.

- The project management service quotes set forth herein are estimates based on forecasted labor hours. Pursuant to ATKINS on-call contract with the City, actual charges will be based on actual hours worked. Staff believes that actual costs will be at or below the estimates set forth herein for the respective phases.

Public Comment

None

- ❖ Council Member Owens offered a motion that Council award a contract to Atkins for project management of Bond and T-SPLOST projects in an amount totaling and not to exceed \$302,529.00 for the projects detailed and listed in the staff report dated December 12, 2016 as presented at the December 12, 2016 Council Meeting by the Director of Public Works and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Mitchell
 - The motion was approved 7-0

E. Northwinds Street Lighting, ITB 17-003

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends awarding ITB 17-003 to Brooks Berry Haynie & Associates Inc. in the amount of \$193,787.00 for installation of the Northwinds Street/Pedestrian Lighting and authorize the Mayor to execute all necessary documents.
- The award of this bid is for the installation of the Northwinds Street Lighting. The project consists of the installation of 18 street lights and 16 pedestrian lights along the recently completed portion of Northwinds Parkway. Both street lights and pedestrian lights will be LED fixtures matching what has been installed along Westside Parkway between Old Milton Parkway and Webb Bridge Road.
- The apparent low bidder, Brooks Berry Haynie & Associates, Inc., is an experienced contractor and has provided services of a similar nature on multiple projects in Georgia. Thus, Staff determined Brooks Berry Haynie & Associates, Inc. to be the lowest responsive and responsible bidder.
- Installation of the lighting will not begin until delivery of the fixtures and poles required for this project. Once the fixtures and poles have been delivered to the site, the project is to be completed in no more than 60 days.

Public Comment - None

- ❖ Council Member Owens offered a motion to award ITB #17-003 to Brooks Berry Haynie & Associates Inc. in an amount not to exceed \$193,787.00 for installation of the Northwinds Street/Pedestrian Lighting and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

IX. WORKSHOP

A. Marietta Street Pedestrian Improvement

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Public Works Department will be presenting a concept design for a pedestrian refuge island and crossing at Marietta Street and SR 9. The crossing will provide an additional pedestrian crossing between SR 120 and the crosswalk in front of City Hall. Estimated cost for the construction is \$140,000.00. If approved the crossing will be included in the FY2018 Budget.
- This item will come forward at a later date for further consideration

X. PUBLIC COMMENT - None

XI. REPORTS

- Mayor Belle Isle reported that Corner Deli owner Zelda passed away and on Wednesday at 10 a.m. there will be a celebration at Corner Deli in her honor

XII. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Kennedy offered a motion to adjourn into Executive Session
 - The motion received a second from Council Member Mitchell
 - The motion was approved 7-0

Respectfully Submitted,



Coty Thigpen, City Clerk