



Official City Council Meeting
September 4, 2018
Office of the City Clerk
City Hall- 2 PARK PLAZA
6:30 PM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

I. CALL TO ORDER

❖ *Mayor Gilvin called the meeting to order at 6:34 p.m.*

II. ROLL CALL

- Council Members
 - Mayor Jim Gilvin
 - Mayor Pro Tem Donald F. Mitchell
 - Jason Binder
 - Ben Burnett (ABSENT)
 - John Hipes
 - Dan Merkel
 - Karen Richard
- Staff
 - Bob Regus, City Administrator
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator
 - Peter Sewczwicz, Director of Public Works
 - John Robison, Deputy Director of Public Safety
 - Morgan Rodgers, Director of Recreation and Parks
 - Kathi Cook, Director of Community Development
 - Michael Woodman, Senior Planner

- Tom Harris, Director of Finance
- Shawn Mitchell, Budget Manager

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

A. Presentation by Fulton County Chief of Police Halbert - Human Trafficking

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 08/20/2018)

B. Financial Management Report: Month Ending July 31

C. Approval of Mediated Settlement—Ranetta Cruse 2018-2976

- ❖ Council Member Merkel offered a motion to approve the Consent Agenda
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously 6-0

VI. OLD BUSINESS

A. PH-18-06: R.D. Manning House Historic Designation /10 Cumming Street (2nd reading)

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff recommends that Mayor and Council approve PH-18-06 10 Cumming St Historic Designation
- The applicant, Frank Duffy, 10 Cumming Street is requesting that the property be designated as Historic.
- The submitted request, if approved, will allow the applicant to change the property status from Contributing Historic Property to be designated as Historic per the Historic Preservation Ordinance.
- The property meets the Criteria for Designation
- The R.D. Manning House possesses historic significance and association as a home to one of the founding families of Alpharetta.
- It is deemed worthy of preservation, as it is 107 years old and representative of the Craftsman / Prairie Style home popular in the 1930's.
- Tracy Ward, the downtown consultant for the City, noted that the columns on the front of the home are not original. The architecture most closely represents a combination of Prairie and Craftsman Styles.
- The Georgia Historic Preservation Trust does not recommend the designation of this property as an individual landmark due to loss of exterior integrity due to the enclosure of the front porch

such that it no longer reads as the Craftsman style. They do however; recognize the City's authority to make this decision on a local level.

- City Attorney, Sam Thomas, read the Ordinance aloud constituting a 2nd reading
- ❖ Mayor Pro Tem Mitchell offered a motion to approve PH-18-06: R.D. Manning House Historic Designation /10 Cumming Street
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously 6-0

B. PH-18-07: Lewis Manning House Historic Designation/40 Cumming Street (2nd reading)

- Director of Community Development, Kathi Cook, came forward to present this item
- Staff recommends that Mayor and Council approve PH-18-07 40 Cumming St Historic Designation
- As required by Zoning Condition # 9 for CLUP-17-02/Z-17-04 Taylor Morrison / 40 Cumming Street on September 25, 2017, the applicant is requesting that the property be designated as Historic. The property is known as the Lewis Manning House.
- The submitted request, if approved, will allow the applicant to change the property status from Contributing Historic Property to designated as Historic per the Historic Preservation Ordinance.
- The property meets the Criteria for Designation. The Lewis Manning House possesses historic significance and association as a home to one of the founding families of Alpharetta.
- It is deemed worthy of preservation as it is 123 years old and is an outstanding representative of a Queen Anne Style home.
- Tracy Ward, the downtown consultant for the City agrees that this property should be designated as Historic.
- The Georgia Historic Preservation Trust supports the designation because of its significance as an outstanding example of the Queen Anne style.
- ❖ Council Member Richard offered a motion to approve PH-18-07 Lewis Manning House Historic designation/40 Cumming St.
 - The motion received a second from Council Member Hipes
 - The motion was approved unanimously 6-0

C. PH-18-08: Troy Rucker House Historic Designation / 1080 Rucker Road (2nd reading)

- Director of Community Development, Kathi Cook, came forward to present this item
- Staff recommends that Mayor and Council approve PH-18-08 1080 Rucker Rd Historic Designation.

- The applicant is requesting that the property be designated as Historic. The subject property is known as the Troy Rucker House.
 - The submitted request, if approved, will allow the applicant to change the property status from Contributing Historic Property to designated as Historic per the Historic Preservation Ordinance.
 - The property meets the Criteria for Designation
 - The Troy Rucker House possesses historic significance and association as a home to one of the founding families of Alpharetta.
 - It is deemed worthy of preservation as it is 118 years old and is an outstanding representative of a Queen Anne Style home.
 - Tracy Ward, the downtown consultant for the City agrees that this property should be designated as Historic.
 - The Georgia Historic Preservation Trust supports the designation of the Troy Rucker House due to its significance as an outstanding example of a Queen Anne cottage as well as its association with Troy Rucker.
- ❖ Council Member Merkel offered a motion to approve PH-18-08 Troy Rucker House Historic Designation/1080 Rucker Rd
- The motion received a second from Council Member Binder
 - The motion was approved unanimously 6-0

VII. NEW BUSINESS

A. Downtown Alpharetta Walkability and Pedestrian Safety Study

- Director of Public Works, Pete Sewczwicz, came forward to present this item
- Staff recommends approval of AECOM's proposal in the amount of \$124,280.00 for the Downtown Alpharetta Walkability and Pedestrian Safety Study and authorize the Mayor to execute all necessary documents.
- This request is for the study of pedestrian activity in Downtown Alpharetta.
- Current and planned development is increasing the amount of pedestrian activity in the Downtown area. As more people choose to walk to destinations, there becomes a greater need to enhance existing pedestrian facilities and implement measures to increase the area's walkability. The purpose of this study is to evaluate the City's existing pedestrian facilities in relation to planned or approved developments/projects and provide answers to four key questions:
 1. Where are people walking today?
 2. Where are they likely to be walking, once the planned and approved developments/projects mature?
 3. How can the existing infrastructure be enhanced?
 4. What additional infrastructure can be installed to support the increase of pedestrians?

- The study will be divided into four tasks, with each task building upon work performed in the preceding tasks.
- The first task will document existing pedestrian infrastructure and pedestrian destinations to assess the current conditions of the pedestrian network.
- The second task will involve conducting field evaluations around the focus areas to observe pedestrian and driver behavior with the goal of developing an understanding of where people are crossing the street and how pedestrians and drivers are responding to existing infrastructure.
- The third task will utilize the gathered data to provide recommendations for improvements to existing infrastructure and future infrastructure needs to enhance walkability and pedestrian safety.
- The final task will be the preparation of a toolbox of recommended pedestrian safety measures that can be used with future projects and developments.
- AECOM was awarded one of three contracts for on-call engineering services on August 1, 2016 through RFQ 16-1009. AECOM staff is currently working on updating Georgia Department of Transportation's "Pedestrian and Streetscape Guide". Thus, AECOM was selected for this task from the three on-call firms based on their expertise in this area.
- Staff reviewed AECOM's proposal and found their rates and allocated hours for the various design tasks to be reasonable and in line with industry standards. City staff will review AECOM's invoices to verify that the hours being billed to each task accurately represent the progress made for each billing period.
- Once a notice to proceed is issued, the work is anticipated to be complete within six months.

Public Comment

None

- ❖ Mayor Pro Tem Mitchell offered a motion to approve AECOM's proposal in an amount not to exceed \$124,280.00 for the Downtown Alpharetta Walkability and Pedestrian Safety Study and authorize the Mayor to execute all necessary documents and include Thompson St from Haynes Bridge Road to Westside Pkwy as well as the North Point Pkwy corridor
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously 6-0

B. Morrison Parkway Sidewalk Improvements, ITB 19-002 2018-2972

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff recommends that Mayor and Council award ITB 19-002 to Sol Construction LLC in the amount of \$618,306.40 for the Morrison Parkway Sidewalk Improvements; allocate funds in the amount of \$30,000.00 for utility relocations; and authorize the Mayor to execute all necessary documents.
- The award of this bid is for the construction of approximately 1,700 linear feet of 8' wide sidewalk along the south side of Morrison Parkway from Hembree Road to the eastern property line of the Honda property (approximately 450' west of Lakeview Parkway). Included in the project scope is the installation of curb and gutter, installation of storm drainage, and construction of retaining walls.

- The Department of Public Works prepared plans and specifications for the project and advertised for competitive bids during July and August 2018. Bids for the project were received on August 23, 2018 and the City received a total of five bids from the following:
 - Sol Construction LLC \$ 618,306.40
 - Excellere Construction LLC \$ 934,200.00
 - Ohmshiv Construction LLC \$1,029,999.00
 - Tri Scapes Inc. \$1,043,950.93
 - CMES, Inc. \$1,229,474.00
- The apparent low bidder, Sol Construction LLC, is an experienced contractor which has worked on several projects with similar elements in Georgia for multiple governmental agencies including DeKalb County and the City of Cumming. The contacted references stated that Sol Construction LLC provided reliable work on time and within budget and would utilize their services again. Additionally, Sol Construction LLC was awarded and completed the City's Fiscal Year 2017 Bond Sidewalks - Phase 4 project which included construction of sidewalks along Morris Road and North Point Parkway.
- Sol Construction LLC demonstrated an exceptional level of communication, performance, professionalism and workmanship on said project.
- Staff met with representatives of Sol Construction LLC on August 28, 2018 to review the scope of work and the City's expectations. Staff questioned the representatives in regards to the significant gap in bid pricing, reviewing key line items where their costs were significantly lower than the other bids received.
- The representatives assured staff that they had visited the site multiple times and thoroughly reviewed the plans and specifications. The representatives of Sol Construction LLC noted that they would be self-performing several tasks that others may utilize subcontractors to accomplish, such as construction of retaining walls.
- Additionally, the representatives noted that they enjoyed working with the City on the prior sidewalk project they had been awarded and felt comfortable they knew the City's expectations, thus they were willing to aggressively price the project for an opportunity to work with the City again.
- Sol Construction LLC assured staff that they could complete the project for the submitted bid amount and within the allocated time frame. Thus, staff determined Sol Construction LLC to be the lowest responsive and responsible bidder.
- The construction of this sidewalk segment will necessitate the relocation of one utility pole and two light poles.
- Additionally, there are a number of underground utilities within the project limits. While efforts have been made to design around the underground utilities, it is not uncommon in this situation for unmarked utilities to be encountered or utility depths to vary.
- Costs for utility relocations will be paid by the City directly to the utility owner.
- The costs of these relocations are anticipated to be no more than \$30,000.00.
- Once a contract with Sol Construction LLC has been finalized and executed, construction may begin immediately.
- The anticipated completion date is no more than 120 days from notice to proceed.

None

- ❖ Mayor Pro Tem Mitchell offered a motion to award ITB 19-002 to Sol Construction LLC in an amount not to exceed \$618,306.40 for the Morrison Parkway Sidewalk Improvements; allocate funds in the amount of \$30,000.00 for utility relocations; and authorize the Mayor to execute all necessary documents

- The motion received a second from Council Member Merkel
- The motion was approved unanimously 6-0

VIII. WORKSHOP

A. Downtown Alpharetta: Old Roswell Street Centralized Waste / Recycling Facility

- The Assistant City Administrator, James Drinkard, came forward to present this item.
- Before proceeding to the creation of engineered plans by one of our on-call consulting firms, staff is requesting feedback from City Council.
- Once developed, the plans would be used to secure bids for construction of the facility.
- With the increasing popularity of Downtown Alpharetta as a destination, especially for dining, a corresponding growth in garbage from businesses within the district is being seen.
- Nowhere is this issue being experienced more than at the existing dumpster facility located in the City's parking lot on Old Roswell Street.
- The existing dumpster facility was originally designed to handle garbage and recyclables only for the buildings located at 10 Milton Avenue and 37 Old Roswell Street, consisted of two restaurants, a salon, and professional office space. Over time, however, additional restaurants and businesses began using the facility such that today six restaurants, a bakery, and several retail shops use the facility.
- As use of the facility expanded beyond the two original buildings, the City took over management and responsibility and implemented a program whereby the cost of servicing the facility was born by the utilizing businesses based on a pro-rata share in a two-tiered cost formula (restaurants bearing a higher cost than other users due to generating a higher trash volume).
- The volume of waste that the Old Roswell Street facility is having to support has far exceeded its capacity.
- Although service days have been maximized, this routinely results in bags of garbage being piled onto the ground in front of the dumpsters; sometimes to the point that Republic Services is unable to service the dumpsters.
- While Staff has worked with solid waste professionals seeking to identify alternative means of addressing the issue, the only option is to expand the capacity of the centralized waste facility.
- Due to a variety of limiting factors; including topography, the need to minimize parking loss, and operational issues; it has been determined that the only real option is to relocate the centralized waste facility to a central location within the Old Roswell Street parking lot. This

will allow for a facility sized to meet current and anticipated future demand while accounting for other relevant factors.

- The plan would result in a net loss of only two parking spaces from this lot.

IX. PUBLIC COMMENT

None

X. REPORTS

- Council Member Binder announced that the consultants working on the Wills Park Master Plan submitted a draft plan for public review. It is available online and residents can complete a survey and have opportunity for public input on September 11th and at the September 17th Council Meeting.
- Mayor Pro Tem Mitchell thanked everyone for their outpouring of support following the passing of his mother.
- Council Member Hipes announced that he and Council Member Richard will host a Town Hall meeting on October 8th on the east side of town, with the specific location to be announced closer to the date.
- Mayor Gilvin reminded everyone of the upcoming “Grilling and Gridiron” event on Saturday, September 8th in Downtown Alpharetta

XI. ADJOURNMENT

❖ *Mayor Gilvin adjourned the meeting at 7:38 p.m.*

Respectfully submitted,

A handwritten signature in black ink that reads "Coty Thigpen". The signature is written in a cursive, flowing style.

Coty Thigpen, City Clerk