



Official City Council Meeting Minutes

October 15, 2018

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 6:30 p.m.*

II. ROLL CALL

- Council Members
 - Mayor Jim Gilvin
 - Mayor Pro Tem Donald F. Mitchell
 - Jason Binder
 - Ben Burnett
 - John Hipes
 - Dan Merkel
 - Karen Richard
- Staff
 - Bob Regus, City Administrator
 - Scott Hastey, Assistant 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. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/01/2018)

B. Financial Management Report: Month Ending August 31, 2018

❖ Council Member Merkel offered a motion to approve the Consent Agenda

- The motion received a second from Council Member Burnett
- The motion was approved unanimously 5-0; Mitchell abstained

V. PUBLIC HEARING

A. PH-18-11 Shirley Bridge Estates/Modify Conditions of Zoning

❖ Council Member Binder arrived to the meeting

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends Mayor and Council denial PH-18-11 Shirley Estates/Modify Conditions of Zoning request to change previous conditions of zoning.
- If approval is considered, the following conditions are recommended:
 1. 1. 20% of all homes shall consist of a minimum 66% brick or stone. Homes adjacent to Webb Bridge Rd and Shirley Bridge Rd shall have significant architectural features and no unfinished wood decks with final approval by Staff.
 2. Home elevations shall be substantially similar to elevations provided by the applicant.
 3. All previous conditions of zoning related to CLUP-15-14/Z-15-15 and PH-17-41 shall remain in effect, except as modified in the conditions above.
- The applicant, OHC Webb Bridge, LLC, is requesting a change to a previous condition of zoning related to the Shirley Estates residential subdivision approved on February 1, 2016. The applicant requests that 20% of the homes be brick or stone, instead of all homes, to allow for homes to be constructed in the Farmhouse-style. Shirley Estates is located on the north side of the intersection at Webb Bridge Road and Shirley Bridge Road.
- The submitted request, if approved, would allow for a change to a previous condition of zoning for the Shirley Estates residential subdivision. The applicant proposes a change that would allow homes to be constructed in the Farmhouse-style, which includes siding as the primary facing material. Current zoning conditions on the property require all homes to be constructed with a minimum 66% brick or stone. Shirley Estates is located on the north side of the intersection at Webb Bridge Road and Shirley Bridge Road.
- The subject property is zoned R-15 (Dwelling, 'For-Sale', Residential) and is currently being developed for a 45-lot residential subdivision.
- Surrounding properties are Clipper Bay subdivision zoned CUP (Community Unit Plan) and located to the north and east, an undeveloped parcel zoned CUP and owned by Windward Community Services Association (WCSA) to the west, and 'For-Sale' single-

family detached lots and Park Forest subdivision zoned AG (Agriculture), R (Dwelling, 'For-Sale', Residential – 1 acre) and CUP to the south. The Shirley Estates subdivision was recently incorporated into the Windward community, by a vote of Windward residents.

- The property was rezoned on February 1, 2016 to allow for the 45-lot subdivision on 30 acres. The applicant proposes the following change to previous condition of zoning related to CLUP-15-14/Z-15-15 Oak Hall Companies/Webb Bridge Road (changes reflected in red):
- 5. All 20% of all homes building elevations shall consist of a minimum 66% brick or stone. Homes adjacent to Webb Bridge Rd and Shirley Bridge Rd shall have significant architectural features and no unfinished wood decks with final approval by Staff.
- The applicant requests this modification, because the developer would like to build homes in the Farmhouse style. The Farmhouse style typically includes siding as the primary facing material, which is not achievable given the current zoning condition that requires all homes to be 66% brick or stone.
- Staff has reviewed the applicant's proposal and finds that it cannot support the request to change previous conditions of zoning related to exterior facing materials on homes. Although the proposal would result in a quality development, Staff has concerns with recommending approval of the applicant's request since during the original public hearing brick was represented.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- City Staff has received correspondence from a number of residents in Windward objecting to the applicant's request with concerns that the developer proposes to use a lesser quality material to face the homes. In addition, WCSA agreed that it would not support the applicant's current proposal.
- The CZIM was held on September 12, 2018. Two (2) residents signed-in with comments supporting the applicant's proposal.
- Tad Braswell came forward on behalf of the applicant

Public Comment

- Bill Belmont, came forward to speak on behalf of WCSA
- Paul Barrow, came forward to speak on behalf of WCSA
- ❖ Council Member Richard offered a motion to approve PH-18-11 Shirley Bridge Estates/Modify Conditions of Zoning with the original Condition #5 to be revised as follows:
 - 5. a. Homes adjacent to Webb Bridge Road and Shirley Bridge Road shall have significant architectural features and no unfinished wood decks with final approval by staff
 - b. No elevation will be repeated within three (3) homes side-to-side, or constructed directly across the street;
 - c. Every home will have a minimum 2.5' high brick or stone watertable;
 - d. All foundations below the first floor level will be 100% faced with brick or stone;
 - e. A minimum of twelve (12) homes (25% of the homes) shall have a building

elevation which shall consist of 100% brick or stone;

f. In addition to the above set forth in Section (e), at least 21 homes (50% of the homes) shall have a building elevation which shall consist of at least 66% brick or stone;

g. In addition to the above set forth in Sections (e) and (f), no more than twelve (12) homes (the remaining 25% of the homes) shall have a building elevation which shall consist of at least 32% brick or stone;

h. Prior to permitting by the City of Alpharetta, and prior to commencement of any construction on a Lot, each home and elevation shall be approved, in writing, by the WCSA following the WCSA established process. All homes must be constructed in accordance with the terms of the Master Declaration, and the WCSA approved Community and Neighborhood Guidelines

i. In an effort to provide a proper balance of homes and elevations, the homes permitted by section (g) above (i.e. which shall consist of at least 32% brick or stone) shall never exceed 33% of the total number of homes at any one time.

- The motion received a second from Council Member Merkel
- The motion was approved 5-2; Mitchell and Burnett voting no

B. PH-18-12 Shirley Bridge Road Extension Road Abandonment

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff recommends Mayor and Council approve PH-18-12 Shirley Bridge Road Extension Road Abandonment request to abandon a portion of the Shirley Bridge Road public right-of-way.
- The applicant, OHC Webb Bridge, LLC, requests a road abandonment for the Shirley Bridge Road Extension in order to develop a pocket park at the corner of Shirley Bridge Road and Clipper Bay Drive. If approved, the right-of-way will be incorporated into a 1.2-acre property owned by Windward Community Services Association (WCSA) and developed as a pocket park by the applicant. Shirley Bridge Road Extension is located at the northwest corner of Shirley Bridge Road and Clipper Bay Drive.
- A road abandonment is requested for the Shirley Bridge Road Extension, which is approximately 0.232 acres. Shirley Bridge Road Extension is located at the northwest corner of Shirley Bridge Road and Clipper Bay Drive. The abandoned right-of-way would be incorporated into a 1.2-acre property owned by Windward Community Services Association (WCSA) and developed as a pocket park by the applicant. The applicant provided a conceptual plan of the pocket park, which depicts landscaping, lawn, entrance monument, bike racks, on-street parking and meandering sidewalk. Access will not be denied as a result of the proposed road abandonment.
- Except for Public Works, City departments were consulted and expressed no concern with the proposal. Public Works would like the developer to address pedestrian crossings across Shirley Bridge Road and Clipper Bay Drive, since the pocket park will attract people to that area.
- The CZIM was held on September 12, 2018. No one from the public signed-in with comments or concerns.
- Tad Braswell, came forward on behalf of the applicant
- Assistant City Attorney, Scott Haste, read the Resolution into the record

Public Comment

None

- ❖ Council Member Richard offered a motion to approve PH-18-12 Shirley Bridge Road Extension Road Abandonment with the Resolution as read by Assistant City Attorney

- The motion received a second from Council Member Burnett
- The motion was approved unanimously 7-0

C. Z-18-05 / E-18-07: Kairos Old Milton LLC / DT-LW

- Senior Planner, Michael Woodman, came forward to present this item
- Staff recommends Mayor and Council approve Z-18-05/E-18-07 Kairos/Old Milton Parkway, subject to the following conditions:
 1. The site, consisting of approximately 2.163 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Paradigm Engineering Services, Inc., revised 8/20/2018, 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. Maximum building height shall be 3 stories and 48' for Building 'A'. Maximum building height shall be 3 stories and 44' for Building 'B'.
 3. Minimum building setbacks shall be:
 - a. Front – 20'
 - b. Side – 0' (min. 10' between structures)
 - c. Rear – 3'
 4. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant comments, and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB.
 5. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
 6. Street trees shall be required along Old Milton Parkway within the beauty strip (as approved by GDOT), as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
 7. Amenity spaces shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff.
 8. Planting beds shall be required in front of buildings to accommodate shrubs and vines.
 9. The project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
 10. Developer shall save trees as depicted on the plan prepared by Paradigm Engineering Services, Inc., revised 8/20/2018. In addition, developer shall save the following trees: #21

(37" Water Oak), #31 (38" Water Oak) and 20" Black Walnut. City Arborist may approve up to a 20% encroachment into the CRZ with additional tree care to offset the encroachment, as approved by Staff.

11. Developer shall plant 6" (min.) caliper Willow Oaks, or other species approved by Staff, for every 50' of frontage along Old Milton Parkway.
 12. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
 13. Decorative paver aprons shall be required at project driveway(s), as approved by Staff.
 14. All new utilities shall be placed underground.
 15. Traffic study shall be required at LDP evaluating SR120/Haynes Bridge, SR120/Kingry and SR120/site driveway to determine if signal control changes are necessary, as well as appropriate driveway configuration.
- The applicant, Kairos Development Corporation, is requesting a rezoning of 2.163 acres from O-I (Office-Institutional) and R-12 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) to allow for the construction of a 30,000 square foot office building and a 22,260 square foot office building with a 3,000 square foot rooftop restaurant wrapping a parking deck.
 - An exception is requested to increase the building height of the 30,000 square foot office building from 40' to 48' and to increase the height of the 22,260 square foot office building from 3 stories and 40' to 4 stories and 56'. The subject property is located at 2260, 2270 & 2300 Old Milton Parkway on the north side of Old Milton Parkway east of Haynes Bridge Road.
 - The submitted request, if approved, will allow for the construction of a 30,000 square foot office building and a 22,260 square foot office building with 3,000 square foot rooftop restaurant wrapping a parking deck on 2.163 acres. The applicant proposes rezoning of the property from R-12 and O-I to DT-LW, as well as an exception to increase the building heights from three (3) stories and 40' to three (3) stories and 48' and four (4) stories and 56'. The subject property is located at 2260, 2270 & 2300 Old Milton Parkway on the north side of Old Milton Parkway east of Haynes Bridge Road.
 - The subject property represents three (3) parcels of land, of which two (2) parcels are zoned O-I and one (1) is zoned R-12. The O-I properties are developed with a crematory and a former home that was converted to an office.
 - The R-12 property is undeveloped. Surrounding properties are zoned DT-LW to the north, O-I to the east, O-I and R-12 to the south and C-2 to the west. Property owned by River Rock Development, LLC is located to the west, Thompson Street Flats (Kairos Development) to the north, State Bank to the east and My First Academy daycare and undeveloped land to the south. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use Live Work'.
 - The applicant's proposed non-residential density is consistent with other Downtown developments. The applicant proposes 52,260 square feet of office and 3,000 square feet of restaurant, which represents a non-residential density of 25,583 square feet per acre. The applicant proposes structured parking, which helps off-set the higher density by providing more greenspace.
 - An exception is requested from Alpharetta Downtown Code to increase the maximum building height allowed in the DT-LW district, which is three (3) stories and 40'. Building 'A' (30,000 square foot office building) is proposed to be three (3) stories and 48' and Building 'B' (22,260 square foot office building) is proposed to be four (4) stories and 56' to allow for a 3,000 square foot rooftop restaurant.

- The applicant provided an exhibit depicting Building ‘A’ with a 20’ ground-floor and 14’ 2nd- and 3rd-floors. Building ‘B’ has a 15’ ground-floor, 14’ 2nd and 3rd-floors and 13’ 4th-floor. Larger ground floor heights are encouraged in the Downtown.
- The building heights along Old Milton Parkway and Thompson Street in the vicinity of the applicant’s property typically do not exceed 40’. However, there are a few exceptions including the applicant’s property to the north that received a height exception to 48’, Old Milton Holdings – Liberty Village allows up to 45’, City Center mixed use buildings are 60’ and City Hall is 86’.
- The submitted site plan depicts a 4-story, 22,260 square foot office building (Building ‘B’) with a 3,000 square foot rooftop restaurant wrapping a 3-level parking deck on the western half of the property and a 3-story, 30,000 square foot office building (Building ‘A’) on the eastern half of the property. Both office buildings comply with the maximum permitted building footprint (10,000 square feet) in the DT-LW district.
- One (1) project driveway is depicted on Old Milton Parkway at the midpoint of the property frontage. 198 parking spaces are depicted within a 3-level parking deck, of which the UDC would require a total of 163 parking spaces for the proposed uses. A ten-foot (10’) sidewalk is depicted along Old Milton Parkway and a 50’ undisturbed buffer is proposed on the applicant’s property to the north.
- Minimum building setbacks are consistent with the DT-LW development standards and other developments along Old Milton Parkway.
 - Front (Old Milton Parkway) – 20’
 - Side – 0’
 - Rear – 3’
- The applicant’s site plan depicts 11,819 square feet, or 12.5%, of amenity space on the site, which includes a tree save area and walking trail at the rear of the site. The applicant’s site plan exceeds the minimum 10% amenity space required in the DT-LW district. If approved, amenity areas should be improved with landscape and hardscape to provide gathering and seating areas.
- There are several trees on the subject property, consisting primarily of Hardwoods. Specimen trees are generally located along Old Milton Parkway and at the rear of the property. Half of the specimen trees identified on the property are listed in ‘Poor’ condition.
- Staff initially had concerns with the applicant’s site plan, which did not save many trees. The applicant revised the site plan to incorporate additional tree save areas, including along Old Milton Parkway and at the rear of the property.
- The tree save area at the rear of the property adjoins a large tree save area on the applicant’s adjacent property to the north. A ‘Good’ condition large specimen tree is proposed to be removed for the building and from impacts due to a decal lane and sidewalk along Old Milton Parkway. Underground detention is depicted within the pervious paver plaza area located between the buildings.
- The applicant’s proposed renderings reflect Beaux Arts architectural style, which is an approved style in the Downtown Overlay. Building ‘A’ is depicted to have a 110’ façade length and Building ‘B’ a 200’ façade length.
- Both buildings having classic retail storefronts on the ground floor and are primarily brick. The office buildings comply with the 200’ maximum façade length for ‘General Building’ type in the Downtown.

- Initially, Building 'B' was shown with a shorter façade length, but the parking deck was exposed to Old Milton Parkway. In an effort to screen the parking deck, the applicant extended Building 'B'. Teasley Place has a façade length of 200' along Milton Avenue and 255' along Canton Street, City Center mixed use buildings have a façade length of 240' along Academy Street and Commerce Street, and Liberty Village has façade lengths up to 225' along Old Milton Parkway.
- The City's Downtown Consultant reviewed the proposed building elevations and finds the buildings to be generally in compliance with the architectural, material and building design regulations in the Downtown Code. The following comments were provided by the Downtown Architect:
 - Need side and rear elevations, as well as floor plans
 - Difficult to understand the overall massing of Building 'B'
 - What is the extent of the penthouse floor? What are the materials and details of the penthouse?
 - Small balconies are difficult to understand without seeing floor plan and side views
 - Need more detail on parapet
 - Need more detail on glass railing, not convinced it works with building architecture
- The applicant provided a trip generation report, which shows that the proposed development would generate 151 PM Peak Hour trips.
- Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning and height exception, if conditions are placed on the approval limiting the maximum height of both buildings to three (3) stories and 48'.
- The zoning proposal is consistent with the vision of the Downtown Master Plan and the City's Comprehensive Plan. The request to increase the building height by eight (8) feet to 48' is consistent with regulations in the Downtown Code, which encourage larger ground-floor heights. Although a rooftop restaurant is a desirable use in the Downtown, there is not enough information about the restaurant to justify the requested additional building story nor could Staff find similar approvals in the immediate area.
- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that a few of the neighbors support the request and no concerns have been received.
- Art Roundtree, came forward on behalf of applicant
- Jack Williams, came forward on behalf of the applicant

Public Comment

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA, came forward on behalf of the applicant
- ❖ Council Member Richard offered a motion to approve Z-18-05/E-18-07 Kairos/Old Milton Parkway, subject to the following conditions:
 - The site, consisting of approximately 2.163 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Paradigm Engineering Services, Inc., revised 10/12/2018, 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. Maximum building height shall be 3 stories and 44' for Building 'A'. Maximum building height shall be 3 stories and 44' for Building 'B'.
3. Minimum building setbacks shall be:
 - a. Front – 20'
 - b. Side – 0' (min. 10' between structures)
 - c. Rear – 3'
4. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Consultant comments, and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB.
5. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff.
6. Street trees shall be required along Old Milton Parkway within the beauty strip (as approved by GDOT), as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
7. Amenity spaces shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff.
8. Planting beds shall be required in front of buildings to accommodate shrubs and vines.
9. The project entrance shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
10. Developer shall save trees as depicted on the plan prepared by Paradigm Engineering Services, Inc., revised 8/20/2018. In addition, developer shall save the following trees: #21 (37" Water Oak), #31 (38" Water Oak) and 20" Black Walnut. City Arborist may approve up to a 20% encroachment into the CRZ with additional tree care to offset the encroachment, as approved by Staff.
11. Developer shall plant 6" (min.) caliper Willow Oaks, or other species approved by Staff, for every 50' of frontage along Old Milton Parkway.
12. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
13. Decorative paver aprons shall be required at project driveway(s), as approved by Staff.
14. All new utilities shall be placed underground.
15. Traffic study shall be required at LDP evaluating SR120/Haynes Bridge, SR120/Kingry and SR120/site driveway to determine if signal control changes are necessary, as well as appropriate driveway configuration.
16. Developer shall provide a City approved bus shelter at the existing MARTA bus stop adjacent to the applicant's property as approved by staff

- The motion received a second from Council Member Hipes
- Council Member Burnett offered a friendly amendment to Condition #2 to make the Height for Building 'B' 47 feet
- The amendment was not accepted
- Council Member Binder offered a friendly amendment to Condition #14 that shall read, "All utilities shall be placed underground"
- Accepted by Richard and Hipes
- The motion failed 3-4; Merkel, Burnett, Mitchell, and Binder voting no
- ❖ Council Member Binder made a motion to reject Z-18-05/E-18-07 Kairos/Old Milton Parkway without prejudice
 - The motion received a second from Council Member Merkel
- ❖ Mayor Pro Tem Mitchell offered a substitute motion to approve Z-18-05/E-18-07 Kairos/Old Milton Parkway subject to the following changes to the original motion:
 - Condition #2 - change building heights to 3 stories and 48 feet for Building A
 - Condition #17 – require public access to parking deck on nights and weekends
 - The motion received a second from Council Member Burnett
 - Council Member Merkel offered a friendly amendment to remove Condition #17 from the motion
 - Accepted by Mitchell and Burnett
 - The motion failed 3-4; Gilvin, Richard, Binder and Hipes voting no
- ❖ Council Member Burnett offered a substitute motion to table
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved 4-3; Gilvin, Richard, Binder voting no

D. PH-18-10 Edison Road Abandonment

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends Mayor and Council deny PH-18-10 Edison Drive Road Abandonment request to abandon a portion of the Edison Drive public right-of-way. However, permit a 7' building front setback along right of way with the following conditions:
 1. Provide a heavily planted 10' landscape strip adjacent to existing residential property. Parking lot shall be setback a minimum of 35'.
 2. Roundabout shall be constructed at the existing intersection with the ATT private drive to be approved by Staff. Existing City pavement ROW outside of new roundabout may be removed, sodded and landscaped as approved by Staff.
- The applicant, Joe McGorrey, requests a road abandonment for a portion of the Edison Drive right-of-way. The applicant proposes replacing the existing turnaround with a new

roundabout on the applicant's property and in conjunction with the Edison at Alpharetta loft office development.

- The proposed abandonment would allow a proposed office building to meet the required front setback. The portion of Edison Drive to be abandoned is located at the south end of the right-of-way within a turnaround area.
- A road abandonment is requested for a portion of the Edison Drive right-of-way, which is approximately 0.172 acres (~7,500 square feet). The road abandonment would allow the right-of-way to be incorporated into the 23-acre Edison at Alpharetta loft office development with a new turnaround located on the applicant's property.
- The abandonment would allow a proposed office building to meet the required front setback. The portion of Edison Drive to be abandoned is located at the south end of the right-of-way within a turnaround area.
- The applicant shows a new roundabout internal to the site that would be open for public access but maintained by the applicant. This roundabout could be moved to the intersection with the private drive to provide better flow since this private drive is used heavily and will need to compete with a large number of cars leaving the Edison parking lot.
- The current "T" intersection could be moved north within existing right of way and a portion of applicant's property to create a roundabout. A building setback of 7' from the right of way could be supported due to the low traffic speeds.
- According to the City's Transportation Engineer, the requested abandonment would not hinder private drive access through the AT&T property to the west, however placing the roundabout at the intersection could help existing and future traffic flow.
- Another connection in the future could align with Dryden Road at North Point Parkway, along AT&T's northern property line, as opposed to the alternate connection along AT&T's southern property line (see exhibit below). However, there is no timeline for the connection. If a roundabout is needed for the development, the location should be at the existing intersection instead of within their internal parking lot.
- The CZIM was held on September 12, 2018. Two (2) residents signed-in with comments or concerns over needing more greenspace/buffer between the applicant's office development and Eastgate subdivision to the south.
- Applicant, Joe McGorrey, came forward to present the request
- Chris Owens, came forward on behalf of the applicant

Public Comment

None

- ❖ Council Member Richard offered a motion to deny PH-18-10 Edison Drive Road Abandonment request to abandon a portion of the Edison Drive public right-of-way. However, permit a 7' building front setback along right of way with the following conditions:

1. Provide a heavily planted 10' landscape strip adjacent to existing residential property. Parking lot shall be setback a minimum of 35'.
2. Roundabout shall be constructed at the existing intersection with the ATT private drive to be approved by Staff. Existing City pavement ROW outside of new roundabout may be removed, sodded and landscaped as approved by Staff.

- The motion received a second from Council Member Binder with a friendly amendment that

impact fees shall be given for a proportionate share of the roundabout construction cost as suggested by staff and City Attorney with final approval by Council. Maximum credits shall not exceed 50% of the overall cost.

- Accepted by Richard
- The motion was approved unanimously 7-0

E. PH-18-04 Unified Development Code Text Amendments/PSC, MU and North Point Overlay District

- Consultant Caleb Racicot came forward to discuss changes since last presentation
- Staff recommends Mayor and Council approve text amendments to the Unified Development Code as it relates to the PSC (Planned Shopping Center) and MU (Mixed Use) zoning districts and creation of North Point Overlay regulations.
- Consideration of text amendments to Unified Development Code (UDC) Subsection 2.2.16 PSC Planned Shopping Center District, Subsection 2.2.20 MU Mixed Use District and new Section 2.10 North Point Overlay.
- The North Point LCI includes a vision for the area to become a walkable, mixed-use EcoDistrict with connections to greenspace and between uses and alternative modes of travel. Most properties in the North Point LCI are zoned PSC, which currently does not permit residential uses.
- Text amendments are proposed to the PSC district to add 'Dwelling', 'For-Sale', Attached and Detached' and 'Drug Store (Pharmacy)' as conditional principal uses, as well as review criteria for considering master plans in the PSC district.
- Text amendments are proposed to the MU district to add 'Grocery Store', 'Drug Store (Pharmacy)' and 'Hardware Store' as conditional uses, amend open space requirements, mixed use percentages, district regulations.
- North Point Overlay regulations have been created to address a variety of development standards, including use and density, placemaking, site regulations, streets, parking, landscaping and screening, building design, signs, open space, and EcoDistrict measures.
- Assistant City Attorney read the Ordinance into the record

Public Comment

- Den Webb, 1230 Peachtree St, Atlanta, GA, came forward to speak on this item
- ❖ Council Member Richard offered a motion to approve the text amendments to the Unified Development Code as it relates to the PSC (Planned Shopping Center) and MU (Mixed Use) zoning districts and creation of North Point Overlay regulations.
 - The motion received a second from Council Member Binder
 - Council Member Hipes offered a friendly amendment to adopt the language about the aggregate length of the trail ways
 - Amendment was accepted by Richard and Binder
 - The motion was approved unanimously 7-0

VI. OLD BUSINESS

A. MOU between City and Brewable

- ❖ Council Member Binder offered a motion to remove from the table.
 - The motion received a second from Council Member Mitchell
 - The motion was approved unanimously 7-0
- Director of Recreation and Parks, Morgan Rodgers, came forward to present this item.
- Staff recommends Mayor and Council Staff approve of the MOU between the City of Alpharetta, Envision Alpharetta Inc., and Brewable for the build-out and operation of a coffee bar concession, preparation area, and seating area within the Alpharetta Community Center.
- The proposal will create Brewable, a coffee shop training model for intellectually challenged adults at the Alpharetta Community Center located in Wills Park, with the goal of creating an atmosphere in which disabled young adults may train for future employment.

Public Comment

- Jeanette Duemmer, 3125 Monroe Way, Alpharetta, came forward to speak on this item
- Keith Johnson, 445 Julie Ann Way, Woodstock, GA, came forward to speak on this item
- ❖ Council Member Binder offered a motion to approval of the MOU between the City of Alpharetta, Envision Alpharetta Inc., and Brewable for the build-out and operation of a coffee bar concession, preparation area, and seating area within the Alpharetta Community Center.
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously 7-0

VII. NEW BUSINESS

A. RFP 19-103 NORTH PARK ARTIFICIAL TURF REPLACEMENT PROJECT

- Director of Recreation and Parks, Morgan Rodgers, came forward to present this item.
- Staff recommends Mayor and Council award RFP 19-103 North Park Artificial Turf Replacement Project to Sprinturf, LLC., in an amount not to exceed \$462,521 and authorize the Mayor to execute all necessary documents.
- The award of this RFP is for the removal and replacement of the artificial turf soccer field located at North Park and to make any sub-surface corrections prior to installing the new artificial turf. This project also includes the installation of netting at the end zones and replacing fencing around the perimeter of the field, and replacing the goal posts.
- Staff with the departments of Recreation and Parks and Public Works worked with members of the Finance to develop the following scope of work for this project:
 1. Demolition, removal, and proper off-site disposal of existing artificial field.
 2. Sub-surface maintenance as necessary, including, but not limited to laser grading to ensure proper playing field and drainage.
 3. Installation of new green (natural grass color) artificial turf.

4. Installation of permanently inlaid, white football field markings, using the existing field dimensions.
 5. Add permanently inlaid, yellow soccer field markings.
 6. Field dimensions are approximately 75 yards x 132 yards. After contract award, the successful Contractor shall work with City staff to determine final dimensions for the lines.
 7. The City requires:
 - a. an infill product that reduces heat and provides cooler playing surface temperatures.
 - b. turf height between 2.25 to 2.50 inches.
 - c. a turf that is resistant to bacterial and fungal growth.
 - d. treated with UV inhibitor.
 - e. low maintenance, and
 - f. an extended warranty of at least 10 years.
 8. Site clean-up once the demolition and installation are complete.
 9. If materials and equipment are to be stored on site, the contractor may use the parking lot closest to the field. Contractor shall be responsible to ensure the safety of materials and equipment, as well as the safety of park visitors at all times. Contractor shall maintain clear passage for cars to pass through the lot.
 10. The City anticipates the timeframe for this work to be November 26, 2018, to February 15, 2019, with the field being available for play February 16, 2019.
- Construction is permitted between the hours of 7:00 AM and 7:00 PM Monday through Friday. Construction is permitted on Saturday between the hours of 9:00 AM and 5:00 PM and with 72 hours advance notice to the City. No work is permitted on Sunday. Any work outside these hours requires prior approval from the City of Alpharetta Public Works Department and the City of Alpharetta Director of Public Safety.
 - Add alternate scopes of work include the following:
 1. Removal and off-site disposal of existing fencing (excluding posts) that surrounds the field and installation of new 6 gauge black vinyl-coated chain link fencing using existing posts around the perimeter of the field.
 2. Installation of new #36 netting and support posts located on the north and south end of the field. Netting will be approximately 18' x 225' at each end. installer will advise the exact dimensions.
 3. Removal and off-site disposal of existing football goal posts. The installation of two new goal posts in each end zone of the field, matching existing post specifications.
 - On August 16, 2018, the City issued Request For Proposal #19-103 for the project with a due date of September 13, 2018. Four vendors responded and were evaluated by the evaluation team comprised of members of the Recreation and Parks Department and Public Works Department.

- On September 20, 2018, the evaluation team met to discuss their findings and score each vendor. The evaluation team unanimously scored Sprinturf as the most qualified vendor for this project. Additionally, Sprinturf provided the second lowest overall cost submission.
- Sprinturf LLC was the awarded vendor on our recent soccer artificial turf replacement project at Webb Bridge Park. Staff was very pleased with their turf product as well as the installation process. As such, no interview was warranted. Below is the cost breakdown for this project:
 - \$369,013 (Base Proposal)
 - \$56,078 (Add Alt for Fencing & Netting)
 - \$7,420 (Add Alt for Logo)
 - \$19,210 (Goal Post Replacement)
 - \$451,721 (BASE PROJECT SUB-TOTAL)
- \$10,800 (increase turf weight from 50 oz. to 52 oz;extend warranty from 8 to 10 years)
- \$462,521 - CONTRACT AWARD RECOMMENDATION
- In addition to the 10-year manufacturer's warranty on their product, Sprinturf's proposal includes a 3-year SprintCare synthetic turf maintenance program. This program includes 2 visits per year where Sprinturf representatives will clean and redistribute infill, brush and inspect the field, and conduct safety and depth testing to ensure our field receives the proper care it needs to provide the maximum safety to the users.
- Members of the evaluation team are confident Sprinturf, LLC., has the experience and qualifications to meet the city's expectations to complete the project within the specified timeframe and recommends awarding the contract for this project to Sprinturf, LLC. Upon approval of the award of contract, staff will finalize the terms and conditions of the contract and issue a Notice to Proceed to Sprinturf, LLC.

Public Comment

None

- ❖ Council Member Binder offered a motion to approve the RFP 19-103 North Park Artificial Turf Replacement Project to Sprinturf, LLC., in an amount not to exceed \$462,521 and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Hipes
 - The motion was approved unanimously 7-0

B. Consideration to Adopt the Wills Park Master Plan

- Director of Recreation and Parks, Morgan Rodgers, came forward to present this item.
- Staff recommends Mayor and Council adopt the Wills Park Master Plan as presented.
- The City retained the services of Jacobs Engineering to develop an overall Master Plan for Wills Park. The task was broken down into two parts. Part one was the Wills Park and Part two the Equestrian Center. Tonight we are requesting the approval of the Wills Park Master Plan. The Equestrian Center is scheduled to be presented in November.
- Jacobs conducted a series of public meetings, focus groups, on-site interviews and interviews with staff, Recreation Commission and Council. Three draft designs were presented on-line and the public responded very actively.
- Jacobs followed up with a public meeting regarding the three draft plans. Next Jacobs developed a single draft plan based on all the public input that was received. This plan has been presented at a Public Meeting on September 11th and was workshop with Council on September 17. The Recreation Commission took up this item at their October 9th Monthly Meeting.

Public Comment

- Keith Johnson, 445 Julie Ann Way, Woodstock, GA, came forward to speak on this item
- Don Nahser, 305 Karen Drive, Alpharetta, GA, came forward to speak on this item

❖ Council Member Binder offered a motion to adopt the Wills Park Master Plan as presented

- The motion received a second from Council Member Merkel
- The motion was approved unanimously 7-0

C. Big Creek Greenway Extension - Design Services Change Order

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff recommends Mayor and Council approve the change order in the amount of \$119,600.00 to POND for design services associated with the Big Creek Greenway, and authorize the Mayor to execute all necessary documents.
- This request is for additional design services necessary to prepare construction documents for the extension of the Big Creek Greenway from its current end at Marconi Drive to the North. The specific adjustment is to route the greenway along Marconi Drive and Windward Parkway to a location behind office buildings along Windward Plaza.
- The additional scope encompasses surveying and performing several hydrological studies due to the trail traversing within flood plain and wetland areas. Trails/Greenways are permitted to be built in these area, the required studies are necessary to confirm the greenway will not affect downstream or upstream conditions.
 - Pond & Company's design services will include:
 - Updated survey information
 - Preparation of construction documents
 - Hydrological studies
 - Hydrological and flood studies for all creek crossings
- Geotechnical services related to bridge foundations, walls, and elevated trails the current contract for POND design services totals \$407,425. This change order (CO#1) will bring the total design services contract value to \$527,025. Staff has reviewed the estimated hours and survey cost allocation contained within the POND proposal and finds them to be reasonable given the scope.
- Once a notice to proceed is issued, design and permitting is anticipated to be completed within 4 months. One component of the schedule the designers cannot control is the review and approval time associated with permitting of outside City of Alpharetta Agencies.
- Due to the about of wetlands and floodplain in the vicinity of the Greenway, the design team needs to work within the parameters of the United States Army Corps of Engineers (USACE). The overall goal is to have all permits obtain and the ability to bid the project for construction in April 2019.

Public Comment

None

- ❖ Mayor Pro Tem Mitchell offered a motion to approve the change order in an amount not to exceed \$119,600.00 to POND for design services associated with the Big Creek Greenway, and authorize the Mayor to execute all necessary documents.

- The motion received a second from Council Member Burnett
- The motion was approved unanimously 7-0

D. Firefighter Turnout Gear (RFP 19-102)

- Director of Public Safety, John Robison, came forward to present this item.
- Staff recommends Mayor and Council Please award the contract for Fire Department Structural Turnout Gear (RFP 19-102) to Bennett Fire Products Company, Inc. and authorize the Mayor to execute all necessary documents.
- The Department of Public Safety annually purchases Fire Department Structural Turnout Gear and Pull-on boots for our Firefighter personnel as either initial issue or as replacement for out of service gear. With this RFP, it is the City's intent to award a 5-year non-exclusive contract to vendor(s) that best met the requirements listed in the RFP.
- The Department of Public Safety and Finance Department worked together to prepare a Request for Proposal (RFP 19-102) and advertised for proposals on August 16, 2018 with a Response due date of September 12, 2018. The City received qualified proposals from the following three firms; Bennett Fire Products Company, Inc., Georgia Fire and Rescue, and NAFECO. Witmer Public Safety Group submitted a bid that was deemed non-responsive.
- The Evaluation Committee met September 25, 2018 to tabulate the overall scores and Bennett Fire Products Company, Inc. ranked the highest.
- Pricing for the turnout gear was consistent among all proposers with a delta of 3% between the highest and lowest cost proposals. Bennett Fire Products cost submission for the turnout gear totaled \$2,730 for the set (jacket, pants, boots). Turnout gear replacement schedule is non-standard and depends on the age of the underlying gear to be replaced.
- The National Fire Protection Association recommends a 10-year service life for turnout gear. Based on this life expectancy, the department anticipates replacement of approximately 33 sets of gear in fiscal year 2019. Replacement gear is funded through the Capital Fund due to the non-standard nature of the replacements. Funding for initial-issue gear (e.g. new hires) is provided through the General Fund.
- The Public Safety Department desires to enter into a contract with Bennett Fire Products Company, Inc. as the highest ranking proposer for the purchase of Structural Turnout Gear and Pull-on Boots.
- The Department has sourced turnout gear from Bennett Fire for many years and found their product quality and service delivery to be exceptional. Therefore, staff recommends award of RFP 19-102 to Bennett Fire Products Company, Inc.

Public Comment

- Don Nahser, 305 Karen Drive, Alpharetta, GA, came forward to speak on this item
- ❖ Council Member Hipes offered a motion to approve the contract for Fire Department Structural Turnout Gear (RFP 19-102) to Bennett Fire Products Company, Inc. and authorize the Mayor to execute all necessary documents.

- The motion received a second from Council Member Merkel
- The motion was approved unanimously 7-0

E. Request To Submit: Fiscal Year 2018 Assistance To Firefighters Grant Application

- Director of Public Safety, John Robison, came forward to present this item.
- Staff recommends Mayor and Council adopt the attached resolution approving submission of a grant application under the Federal Emergency Management Agency's FY 2018 Assistance to Firefighters Grant Program.
- The U.S. Department of Homeland Security, through the Federal Emergency Management Agency, funds multiple grant programs for state and local first responders. One of these programs is the Assistance to Firefighters Grant (AFG), an annual award program specific to fire and emergency medical services.
- The Alpharetta Department of Public Safety requests authorization to apply for funding under the Federal Emergency Management Agency's FY 2018 Assistance to Firefighters Grant Program, which would be used to purchase seven (7) LUCAS 3 Chest Compression devices for our Fire Apparatus.
- The Alpharetta Department of Public Safety - Fire Services responds to over 7,000 emergency calls for service each year. None of these calls are more critical than a patient in cardiac arrest. Over the last 5 years, fire units have responded to over 100 cardiac arrests. The average national survival rate of cardiac arrest outside of the hospital is 11%.
- During this same period, the city of Alpharetta has almost a 16% survival rate. There are several reasons why Alpharetta is ahead of the national average. Alpharetta firefighters are some of the most highly trained medical personnel in the state. They are proficient in CPR and Advanced Cardiac Life Support, among other advanced medical courses. Another reason for our success is that Alpharetta is always at the cutting edge of the latest medical advances and equipment.
- Alpharetta is constantly striving to provide our personnel with the best equipment and proper tools to best serve the citizens and visitors of our city. We carry the most advanced drugs to treat most medical emergencies and have the most up-to-date cardiac monitors to provide life-saving defibrillation to those patients in cardiac arrest.
- In keeping with our goal of providing our personnel with the best available equipment, we are requesting to purchase (7) LUCAS 3 Chest Compression devices for our apparatus (one for each apparatus).
- Any provider that has ever provided CPR can attest that providing compressions is one of the most exhausting skills they will ever do. Studies have shown that the longer an individual does compressions, the less effective the compressions become. Switching providers allows rested providers to take over compressions; however, the interruption in compressions that occurs during a switch has been shown to decrease perfusion, which decreases the probability of survival.
- The Lucas Chest Compression system provides benefits to cardiac arrest patients by providing consistent, high quality compressions for an extended period without interruption (American Hospital Association recommended practice). The depth and rate of compressions is perfectly consistent, which provides greater blood flow to the heart and brain.
- A recent study showed that agencies that had automatic compression devices had significantly higher survival rates than those that did not. We believe that by purchasing the Lucas 3 devices, we can increase our survival rate even more than our current rate.
- Each LUCAS 3 Chest Compression device costs \$20,584.71 (including main unit, battery packs, charger, and 4-year service plan). Total cost is estimated at \$144,092.96. If we are awarded the

grant there is a required 10% match from the city estimated to be in the amount of \$14,409.30 and is available in the capital grant account. LUCAS 3 Chest Compression

- The Department anticipates the need to use the services of a grant writer in the amount of up to \$3,000 which may be (partially or fully) included in the grant award and is part of this funding request.
- If the grant is not awarded, the City is obligated to fund the entire grant writing service cost.

Public Comment

None

- ❖ Council Member Hipes offered a motion to adopt the Resolution as read by the Assistant City Attorney approving submission of a grant application under the Federal Emergency Management Agency's FY 2018 Assistance to Firefighters Grant Program.
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously 7-0

F. Approval of Director of Human Resources Position

- City Administrator, Bob Regus, came forward to present this item
- The last Human Resources Director left in 2006 and at that time, the duties were assumed by Assistant City Administrator
- Staff recommends re-establishing the position of Director of Human Resources
- ❖ Council Member Merkel offered a motion to approve the Director of Human Resources Position
 - The motion received a second from Council Member Richard
 - The motion was approved unanimously 7-0

VIII. PUBLIC COMMENT

None

IX. REPORTS

- Council Member Hipes commented on recent successful events benefitting Public Safety including the sold out Public Safety Foundation event and also Alpharetta Night Out. Additionally, there will be a K9 5k race on October 18th at City Hall.
- Council Member Binder recognized staff from Recreation and Parks and commended them on the success of Wire and Wood. Also announced that the last Food Truck Alley will be this Thursday and "Restless in Resthaven" will be this weekend and tickets are available at awesomealpharetta.com
- Council Member Richard announced that there will be a North Point Stakeholder meeting at Noon
- Council Member Richard and Hipes will be co-hosting a Town Hall on October 29th at Bite 6:30

PM

X. ADJOURNMENT

❖ *Mayor Gilvin adjourned the meeting at 9:41 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