



Official Minutes of
Council Meeting on
FEBRUARY 20, 2017
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 and on line at the City web site.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:32 p.m.*

II. ROLL CALL

- Council Members
 - Mayor David Belle Isle
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Kathi Cook, Director of Community Development
 - James Drinkard, Asst. City Administrator
 - John Robison, Director of Public Safety
 - Peter Tokar, Director of Economic Development

- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Coty Thigpen, City Clerk
- Sam Thomas, City Attorney

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS AND PROCLAMATIONS

A. Proclamation: Arbor Day

B. Proclamation: Friends of the Alpharetta Library - 25th Anniversary

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 02/06/2017)

B. Alcoholic Beverage License Applications

C. Financial Management Report: Month Ending December 31, 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. OLD BUSINESS

A. Downtown Parking Deck

- Bob Williams, of Pond and Company, came forward to present this item
- In response to the increasing popularity of Downtown Alpharetta, the City has been working to develop plans for the provision of additional public parking to meet the needs of citizens, businesses, and visitors. As part of that effort City Council directed staff to work to identify potential locations for new structured parking to serve the western district of Downtown.
- Discussion on the location of structured parking originally centered on three sites that came to be referenced as Site A, C and D. Site C (the Made parking Lot) off of Roswell Street has been removed from consideration at this time. Site A (Option A) is located along Old Roswell Street on the site of the existing municipal parking lot, and Site D (Option B) is located on Milton Avenue just west of the veterinary clinic on

property recently purchased by the City. Plans were developed based upon constructing a parking deck on one or the other of these sites. Following a series of public meetings with respect to these concepts, however, there was no clear consensus as to which site would be the best location. While many businesses preferred one of the sites, many residents opposed that site and preferred the other.

- On February 13, 2017 the City introduced to the public a third option (Option C) for addressing the parking needs of Downtown Alpharetta while also addressing the concerns most voiced by residents. That option calls for constructing two decks; one on each of the two previously discussed sites.
- As envisioned, under Option C the deck on Site A would have a below ground level and a level above that at the highest point includes a 10' wall behind the existing tree in order to save the greenspace area and provide positive drainage. The deck on Site D would be three levels, all above ground.

Public Comment

- Alexander Williamson, 12535 Wexcroft Lane, Alpharetta, GA, came forward to speak on this item
 - Tom Miller, 4025 Walnut Creek Trail, Alpharetta, GA, came forward to speak on this item
- ❖ Council Member Kennedy offered a motion to approve 'Option C' as presented with 2 levels of managed parking on Lot A and 3 levels of parking on Lot D
- The motion received a second from Council Member Merkel
 - Council Member Owens offered a friendly amendment to clarify that funding for the development of structured parking would originate from proceeds from the sale of the City Center property and from unallocated capital funds
 - Amendment was accepted by Kennedy and Merkel
 - The motion was approved 7-0

VII. NEW BUSINESS

A. Change Order #1 for Rucker Road Bridge and Roundabout Design Services

- Director of Public Works, Pete Sewczwicz, came forward to present this item
- Staff request approval of Change Order #1 to Purchase Order 17000092-00 in the

amount of \$86,344.00 for the design of a left turn along Rucker Road to serve the City-acquired land at 850 and 860 Old Rucker Road; and authorize the Mayor to execute all necessary documents.

- This change order request is for design modifications to the Rucker Road Corridor plans to incorporate a center left-turn lane to Rucker Road between Selbridge Way and North Hickory Trace. This turn-lane would have immediate benefit to the residents of the Old Station subdivision and would serve to provide a future left-turn lane off of Rucker Road to the park facility to be developed at 850 and 860 Old Rucker Road.
- The design of this left-turn lane would tie to the western leg of the proposed roundabout at Rucker Road and Charlotte Drive designed by AECOM as part of a previously awarded a purchase order for the design of the Bridge Replacements and Roundabouts along the Rucker Road Corridor under their On-Call Transportation Services Contract.
- Also included in AECOM's scope will be the necessary environmental permitting services to address comments received from the Georgia Environmental Protection Division (EPD) at the end of 2016 related to this segment of the corridor. An unnamed tributary to Foe Killer Creek runs parallel to Rucker Road along its north side between Old Station Place and Southerby Lane. Based on the comments received, it will be necessary to apply for both a stream buffer variance from the EPD and acquire a 404 permit from the U.S. Army Corps of Engineers. AECOM's design of the center left-turn lane will also look to minimize the impacts on the stream in this area.
- The fee for this work is \$86,344.00 which includes acquisition of limited additional survey information, design plan modifications to incorporate the center left-turn lane and minimize stream impacts, and the necessary permitting with State and Federal agencies. This will increase the purchase order from \$263,858.00 to \$350,202.00. The design modifications will be completed within six weeks of notice to proceed. Environmental permitting will take approximately four to five months to complete from completion of plans. This work will not delay start of construction.

Public Comment

None

- ❖ Council Member Owens offered a motion to approve Change Order #1 to Purchase Order 17000092-00 in an amount not to exceed \$86,344.00 for the design of a left turn along Rucker Road and environment permitting services with state and federal agencies to support the Rucker Road Improvement Project; 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. Additional Design Work for the Alpharetta Arts Center

- Director of Public works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff requests approval of Change Order #2 in the amount of \$11,900.00 to Houser Walker Architecture for additional design cost associated with the Alpharetta Arts Center and authorize the Mayor to execute all necessary documents.
- On July 11, 2016, City Council awarded Houser Walker Architecture the contract for the design of the Alpharetta Arts Center project. The project will renovate the old Fulton County library building at the corner of Mayfield Road and Canton Street. The scope includes exterior renovations, walk paths, decking, entrances and interior renovations in the form of multiuse art studios, a media studio and a black box theater. In Houser Walker's proposal two items were excluded, Audio Visual and IT; this was due to not knowing what the scopes entailed. A change order in the amount of \$15,600.00 for Audio Visual was executed on November, 18, 2016.
- Change order #2 is associated with designing IT components. Specifically, a public address system within the building, connectivity to City of Alpharetta's fiber network for IT/data and a security system including card reader access and cameras.
- The total cost of Change Order #2 is 11,900.00. Thus the contract amount will increase from \$230,800 to \$242,700.00

Public Comment

None

- ❖ Council Member Mitchell offered a motion to approve Change Order #2 in an amount not to exceed \$11,900.00 to Houser Walker Architecture for additional design cost associated with the Alpharetta Arts Center and authorize the Mayor to execute all necessary documents.
- The motion received a second from Council Member Owens
- The motion was approved 7-0

C. Decorative Brick Wall In City Hall

- Council Member Mitchell provided a brief summary of this item
- Staff is requesting to proceed with securing quotes for construction of a decorative brick wall and associated accoutrements adjacent to the entrance to the History Room inside City Hall.
- Funding in the amount of \$21,255.00 has been allocated in the capital budget to fund the construction of a decorative brick wall adjacent to the entrance to the History Room inside City Hall. As envisioned, the decorative wall is to be constructed using bricks salvaged from the former City Hall building.
- While the addition of the decorative wall had been discussed during the planning of City Hall, staff had been directed to delay further action on the item until the planning and design of the History Room had progressed. With that work nearly completed, staff is now seeking authorization to move forward with securing the quotes and cost estimates necessary to select a vendor for construction of the decorative wall and related accoutrements.

Public Comment

None

- ❖ Council Member Mitchell offered a motion to secure the quotes for a decorative brick wall and associated accoutrements adjacent to the entrance of the Alpharetta/Old Milton County History Museum inside City Hall.
 - The motion received a second from Council Member Kennedy
 - The motion was approved 7-0

D. North Hickory Trace Storm Drain Repairs

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff requests that Mayor and Council award Bid No. 17-004 to Tople Construction & Engineering, Inc. for \$114,770.00 for the North Hickory Trace Storm Drain Repairs Project and authorize the Mayor to execute all necessary documents.
- Through the City's Stormwater inspections, it has been determined that approximately 130-ft of 15-in storm drain pipe is in need of replacement due to its condition and its size. The existing pipe was not installed as part of the development and is undersized. A double run of approximately 230-ft of 18-in HDPE pipe will be installed

and rerouted onto the current drainage easements. A double run is necessary for capacity and due to the limited amount of cover needed for a larger pipe. An existing drop inlet will also be replaced inside the drainage easement. The existing 18-in pipe that runs from the roadway to the drop inlet will be lined using the City's Pipe Lining Contract.

- The project was advertised for competitive bids on January 12, 2017.
- The low bidder, Tople Construction & Engineering, Inc. is an experienced contractor and has successfully worked on Alpharetta projects in the past including both stormwater and roadway projects. They worked on The Burnett Way Drainage Improvements Project last year and performed very well. Based on their low bid and past performance on Alpharetta projects, staff recommends awarding this project to Tople Construction & Engineering, Inc.
- Once a contract with Tople has been finalized, executed and a Notice-to-Proceed is issued, work can begin immediately. The bid documents allow for the work to be completed within 60 days.

Public Comment

None

- ❖ Council Member Owens offered a motion to award bid No. 17-004 to Tople Construction & Engineering, Inc. in an amount not to exceed \$114,770.00 for the North Hickory Trace Storm Drain Repairs Project and authorize the Mayor to execute all necessary documents.
- The motion received a second from Council Member Gilvin
- The motion was approved 7-0

E. Public Safety/E-911 Expansion

- Director of Public works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff requests approval of the additional design work associated with the expansion and renovations of E-911 to Pieper, O'Brien, and Herr Architects in an amount not to exceed \$40,500, and authorize the Mayor to execute all necessary documents.
- On March 7, 2016, the City hired Piper, O'Brien, and Herr Architects (POH) to design an expansion to the existing Public Safety Complex. On June 6, 2016, the City hired Winter Construction to perform pre-construction services a Construction Manager at Risk for the expansion. Over the course of several months POH and

Winter worked with Public Safety to develop a floor plan for the expansion. During this time, it was requested that E-911 also be looked at. The design team prepared conceptual floor layouts for renovating the current E-911 space as well as expanding the area into the current lobby and a small covered (non-conditioned) area of Public Safety Headquarters. The original scope of work did not include design costs associated with the E-911 expansion.

- The cost to design the improvements to the lobby and E-911, as well as the minor expansion into the unconditioned space is \$40,500. Winter Construction and POH have been working collaboratively to prepare construction costs estimates during the initial design phase of the project. This collaborative effort will continue as POH works past the conceptual layouts design and into full construction design. Winter Construction will continue to prepare cost estimates and prepare a final guaranteed maximum price (GMP) while POH is preparing the design plans.

Public Comment

None

- ❖ Council Member Owens offered a motion to approve the additional design work associated with the expansion and renovations of E-911 to compliment the public safety expansion project and award that to Pieper, O'Brien, and Herr Architects in an amount not to exceed \$40,500, and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Merkel
 - The motion was approved 7-0

F. Adoption Of The Alpha Loop Master Plan

- Director of Community Development, Kathi Cook, came forward to present this item on behalf of staff
- Staff requests the adoption of the Alpha Loop Master Plan and authorization for the Mayor and staff to engage in communications with outside entities for the purpose of securing funding and land donations to advance development of the path and trail network.
- In an effort to provide safe, inviting pedestrian and bicycle connections between key activity centers in Alpharetta, an idea was born to create a network of off-street trails and paths.

- These multi-use paths involve two interconnected routes including a three-mile inner loop and a five-mile outer loop that would link locations like downtown Alpharetta, Avalon, and the Northwinds area located at Haynes Bridge Road and S.R. 400. The trails will connect existing residential and proposed residential areas to over 3 million square feet of office (equating to almost 1,500 jobs) and over 700,000 square feet of retail, sales, and services.
- The trail will include lighting, and sections of the trail will have a natural feel and be constructed along a creek. The trail is envisioned to include bicycle service areas and pockets of seating areas where people can gather or rest.
- The City has leveraged ongoing developments along the north side of Thompson Street to begin that portion of the Alpha Loop. The developers of those private projects are actually constructing those segments of the network as they build their projects.
- Development of the Alpha Loop is a long-term project for the City and will, like the Big Creek Greenway, take a number of years to complete. We do, however, anticipate some sections (such as the segment connecting Downtown and Avalon) to be completed as early as Spring 2018.

Public Comment

- Jim Fineis, 120 Nottaway Lane, Alpharetta, GA came forward to speak on this item on behalf of Haynes Park HOA
 - Alexander Williamson, 12525 Wexcroft lane, Alpharetta, GA came forward to speak on this item
- ❖ Council Member Owens offered a motion to adopt the Alpharetta City Trail Loop Masterplan as presented by staff.
- The motion received a second from Council Member Kennedy
 - The motion was approved 7-0

VIII. WORKSHOP

A. Discussion on Alcohol Ordinance

- City Clerk, Coty Thigpen, came forward to present this item on behalf of staff
- Staff is looking for direction from Council in regard to recent concepts proposed in the City that are not currently allowed per existing Alcohol Ordinance. Topics for discussion include expansion of downtown district, wine shop/tasting concept, sip and paint concept and alcohol in downtown public parks for special events.

Public Comment

- Jonathan Galaif, of JG Promotions, came forward to speak on this item
- Bryan Smith, of Anthony Gallery, came forward to speak on this item
- Jamie Bendall, 235 Crabapple Chase Court, Alpharetta, GA, came forward to speak on this item

IX. PUBLIC COMMENT
None

X. REPORTS

- Council Member Owens announced that there will be an Input Session for Academy Street on 2/22 6:30 at City Hall
- Council Member Kennedy announced that the City of Alpharetta received 100k from ARC to complete a supplemental LCI for the Northpoint activity center
- Council Member Kennedy also recognized the City's Planner, Ben Kern, for his work on the City website that provides an interactive map for citizens to view current development projects.

XI. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Owens offered a motion to adjourn to Executive Session
 - The motion received a second from Council Member Merkel
 - The motion was approved 7-0

Respectfully Submitted,



Coty Thigpen, City Clerk