



OFFICIAL MINUTES OF
COUNCIL MEETING ON
JUNE 6, 2016

CITY HALL – 2 PARK PLAZA
6:30 P.M.

I. CALL TO ORDER

Mayor Belle Isle called the meeting to order at 6:33 pm

II. ROLL CALL

- Council Members Present

- David Belle Isle (Mayor)

- Jason Binder

- Jim Gilvin

- Mike Kennedy

- Dan Merkel

- Donald Mitchell

- Chris Owens (Mayor Pro Tem)

- Council Members Absent

- None

- Staff Present

- Bob Regus, City Administrator

- Kathi Cook, Director of Community Development

- James Drinkard, Asst. City Administrator

- Gary George, Director of Public Safety

- Eric Graves, Senior Traffic Engineer

- Tom Harris, Director of Finance

- Shawn Mitchell, Budget and Procurement Manager

- Wes McCall, Deputy Director of Public Safety

- Pete Sewczwicz, Director of Public Works

- Coty Thigpen, City Clerk

- Sam Thomas, City Attorney

I. PLEDGE TO THE FLAG

- Ben Albright, Scout from Troop 1459, came forward to lead the pledge

IV. CONSENT AGENDA

A. Alcoholic Beverage License Applications:

PH-16-AB-19 MBB Northpoint, LLC
d/b/a Macaron Queen

PH-16-AB-20 Consumption on Premises - Beer, Wine, Sunday Sales
Farm to Ladle - Avalon, LLC
d/b/a Farm to Ladle - Avalon
Consumption on Premises - Beer, Wine, Sunday Sales

- B. Council Meeting Minutes (Meeting of 05/16/2016)
- C. Council Meeting Minutes (Meeting of 05/23/2016)
- D. Financial Management Report: Month Ending April 30, 2016
 - ❖ Council Member Owens offered a motion to approve the Consent Agenda
 - The motion received a second from Council Member Kennedy
 - The motion was approved 7-0

V. PROJECT UPDATES

- A. Convention Center
 - City Administrator, Bob Regus, reported that there will be a groundbreaking ceremony on June 21, 2016 from 4-6 p.m.
- B. City Center - Private Development
 - Mr. Regus also reported that the developers continue to make progress on the due diligence phase for the private development component of City Center
- C. City Center - Public Development
 - Mr. Regus announced that the Bandstand is now open at City Hall
 - Additionally, Mr. Regus shared that there will be a meeting with Malone design tomorrow to review plans for the planned History Room

Public Comment
None

VI. PUBLIC HEARING

- A. PH-16-10 East Village Commercial

NOTE: This item has been deferred at the request of the applicant and will be neither heard nor considered during this meeting.

Consideration of a request for a change to a Council Condition with regard to the architecture, style and materials required for a mixed use development located at the northwest corner of Old Milton Parkway and Westside Parkway. This property is legally described as being located in Land Lots 749-802, 1st District, 2nd Section.
- B. Public Hearing On The Fiscal Year 2017 Budget And Millage Rate Levy

- Tom Harris, Director of Finance, deferred his comments until the budget presentation later in the agenda
- The FY 2017 Budget was distributed electronically to the City Council on April 25, 2016, and is available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.
- The Finance Department presented an overview of the operating and capital budget at the April 25th City Council meeting and a detailed discussion of the operating/capital initiatives at the May 2nd, May 16th, and May 23rd City Council meetings.
- FY 2017 Budget schedule is as follows:
 - June 6, 2016
 - Public Hearing
 - City Council Meeting
 - E-911 Resolution
 - Budget Ordinance (1st reading)
 - Millage Ordinance (1st reading)
 - June 20, 2016
 - Public Hearing
 - City Council Meeting
 - Budget Ordinance (2nd reading)
 - Millage Ordinance (2nd reading)
- There were no changes to the budget since the May 23rd City Council meeting
- Public Comment will be heard with the presentation of the Resolution and Ordinances

VII. OLD BUSINESS

A. Presentation And Consideration Of Proposed TSPLOST Projects

- Eric Bosman, Kimley Horn, came forward to provide a brief overview of this item
- In the last legislative session, State legislators provided a mechanism for communities to address transportation funding in SB 369. As provided for in the legislation Fulton County, in coordination with each of the 13 Cities within the county boundaries (excluding Atlanta), is proposing to bring a referendum to the voters proposing a transportation local option sales tax (TSPLOST) of 0.75 percent (3/4 of a penny) for a five year term.
- Proceeds from the sales tax, should the referendum pass, are proposed to be distributed among the Cities and unincorporated Fulton County based on population. Revenue projections suggest that Alpharetta could receive nearly \$62

million dollars over the five years of TSPLOST collections.

- Revenues from the TSPLOST can be used only for transportation purposes. In addition, the Cities of North Fulton felt strongly that the resulting transportation improvements be coordinated in order to maximize the benefits of the countywide tax. To that end the Cities of Alpharetta, Johns Creek, Milton, Mountain Park, Roswell and Sandy Springs engaged the consultant team of Kimley-Horn and Atkins to prepare a joint project list based on the following principles:
 1. Focus on large, pressing issues that are regional or multijurisdictional
 2. Improve traffic flow and operations/address congestion
 3. Show results and impact within 5 years
 4. Have a strategic, well thought out plan
 5. Prioritize to provide maximum impact for dollars spent
 6. Major roadway reconstruction is a valid expense, but want to minimize maintenance and general repair projects
- Using those criteria, Alpharetta's long range capitol plan was reviewed and the following projects/programs were identified:

Tier 1

ALP-001	Academy St/Webb Bridge Road: Bike/Ped/Operational Improvements
ALP-002	Haynes Bridge Road Capacity Improvements
ALP-003	Old Milton Parkway Capacity Improvements
ALP-004	McGinnis Ferry Road Capacity Improvements
ALP-005	Windward Parkway Business District/Union Hill Road Capacity Improvements
ALP-006	Morris Road Operational Improvements
ALP-007	Bethany Road at Mayfield Road Intersection
ALP-008	Bethany Road at Mid Broadwell Road Intersection

Tier 2

ALP-009	Kimball Bridge Road: Bike/Ped/Operational Improvements
ALP-010	Adaptive Traffic Signals/ITS (Program)
ALP-011	Sidewalks/Greenways (Program)
ALP-012	Milling/Resurface (Program)

ALP-013 Debt Service (Program)

ALP-015 Operational Improvements (Program)

Tier 3

ALP-001a Academy St/Webb Bridge Road: GA 400 Bridge Bike/Ped/Operational Improvements

ALP-009a Kimball Bridge Road: GA 400 Bridge Bike/Ped/Operational Improvements

ALP-014 Commuter Bike Corridor

ALP-016 GA 400 Bottlenecks

- Projects in the Tier 1 category are estimated to cost near 85% of Alpharetta's portion from the expected revenue. Tier 2 projects are scalable, flexible projects that can be advanced should revenues be sufficient, representing approximately 15% of revenues. Tier 3 projects are important projects that may be able to be started if revenues exceed projections, or advanced using federal and state funding sources.
- If approved, these projects will be added to the list of projects from other Fulton County jurisdictions and attached to the IGA required by the legislation.

Public Comment

None

- ❖ Council Member Owens offered a motion to approve the project list for further discussion in preparation for the referendum to be put to voters. Also include adding the transportation bond projects to the footnoted category of operational improvements so that the County is clear that those projects are funded with local bond monies, but the City of Alpharetta reserves the right to allocate funds for operational improvements on those projects. Further authorize staff to make minor adjustments in the dollar amounts on the project list to meet the final County projections for revenues from the TSPLOST.

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

VIII. NEW BUSINESS

A. Public Safety Expansion - Construction Manager at Risk

- Pete Sewczwicz, Director of Public Works, came forward to present this item
- The Department of Public Safety (combining Fire and Police) was implemented in July 2006. Combining administrative functions enabled the Department to place more individuals on the street to serve the citizens of Alpharetta. All of the necessary administrative functions for the newly created Department were relocated to Public Safety Head Quarters (PS HQ). Additionally, the Department moved the 911 functions from the second floor of the jail facility to the existing location to make room for additional office space.
- PS HQ is 23,200 sq. ft. in size, and due to the increased number of personnel working out of the office, space is significantly constrained. The Department contracted with Pieper, O'Brien, and Herr Architects (POH Architects) to conduct a needs assessment to determine viable solutions to the space needs. The study indicated the building is approximately 4,500-8,000 sq. ft. undersized. On March 7, 2016, the City awarded POH a contract in the amount of \$298,750.00 to prepare design drawings for the expansion utilizing the construction delivery method of Construction Manager at Risk (CM at Risk).
- The Department of Finance prepared a request for proposal (RFP) and advertised in March and April 2016. Proposals were received by the City on April 14, 2016. A total of 5 proposals were submitted to the City for review. The CM at Risk Services proposals were then reviewed by an Evaluation Group composed of representatives from Finance, Public Safety, and Public Works. Each member of the Evaluation Group scored the proposals based on the evaluation criteria set forth in the RFP - Comparable Experience, Project Team, and Approach to Project. After the completion of independent reviews, the Evaluation Group met to tabulate the overall scores of the respondents.
 - Based on the evaluation of the proposals, Winter Construction's proposal was rated the highest. Winter's proposal includes specifics regarding how to handle badge control for ingress and egress, as well as a detailed staging plan of the site to account for deliveries, office trailer, and entry into the PS HQ for individuals conducting day to day business with PS. On May 20, 2016 the Evaluation Group conducted an interview with Winter Construction and their interview confirmed Winter Construction is more than capable and qualified to handle the PS HQ Project.
- The commitment on the part of the City is to pay the Construction Manager a pre-construction fee, \$20,000, for their services. Both the City and Construction Manager would commit to abide by the fee and general conditions percentages when the Guaranteed Maximum Price (GMP) is presented. Winter construction's Construction Management fee is 3.75% of the construction cost of the project.

Public Comment
None

❖ Council Member Owens offered a motion that Council award RFP#16-108 to Winter

Construction in an amount not to exceed \$20,000 for pre-construction services for the public safety expansion in a construction manager at risk capacity 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. Downtown Parking Management

- Bob Regus, City Administrator, came forward to present this item
- Following the Workshop presentation by Cheri Morris on May 23rd, it is recommended that the City designate three hour parking for up to two hundred one spaces in the city parking deck, effective January 1, 2018.
- Recommendation is for staff to have the latitude to work with Mrs. Morris if this plan needs to be changed by rearranging where particular parking may be needed, yet keeping the number of three hour designated spaces remain at two hundred one.
- The City would be charged with enforcement, as it is, in other designated areas of downtown

Public Comment

None

- ❖ Council Member Owens offered a motion adopt a policy to expand the existing parking management program on the west side of Highway 9 to the eastside of Highway 9, designating certain spaces in the City Center parking deck as time limited parking, referencing the plan attached to the presentation made by Bob Regus. Providing that the parking plan would not be enacted until the proposed City Center retail and restaurant businesses are issued Certificates of Occupancy and also allowing staff to make minor adjustments in the plan attached to this with reports being provided by City Administrator.
 - The motion received a second from Council Member Mitchell
 - Council member Gilvin offered a motion to table until the property is closed
 - The motion received a second from Council Member Binder
 - The motion was approved 4-3 with Belle Isle, Owens and Mitchell voting no

C. Approval Of Fiscal Year 2017 Budget, Millage Rate Levy, And Related Financial Matters (E-911 Resolution)

- Tom Harris, Director of Finance, came forward to present the FY2017 Budget

- The Budget Ordinance is substantially similar in structure as in previous years and provides authority for revenue/appropriation levels, carryforward appropriation authority, staffing level authorizations, etc.
- The main changes to the Ordinance include: (1) authorizing the budget to be amended upon issuance of the Series 2016 GO Bonds (Parks and Transportation Bonds) to reflect all associated activity; and (2) adjusting the maximum pay ranges for the city's established pay grades to keep pace with inflation and reflect market conditions. Cost of the pay range update is negligible as few employees have reached the maximum of their pay range and, once reached, raises are currently paid out as lump-sum payments.
- Sam Thomas, City Attorney, read the Resolution and Ordinances aloud

Public Comment

- Don Nahser, 305 Karen Dr, Alpharetta, GA, came forward to speak on this item
 - ❖ Council Member Mitchell offered a motion to approve a Resolution of the Mayor and Council of the City of Alpharetta, GA to declare and reaffirm and impose an emergency 911 charge on the telephone services within the City of Alpharetta
 - The motion received a second from Council Member Kennedy
 - The motion was approved 7-0
 - ❖ Council Member Mitchell offered a motion to approve an Ordinance of the Mayor and Council of the City of Alpharetta, GA to fix the ad valorem tax rate for the City of Alpharetta, GA for the fiscal year commencing July 1, 2016 through June 30, 2017 and for other purposes.
 - The motion received a second from Council Member Kennedy
 - The motion was approved 7-0
 - ❖ Council Member Mitchell offered a motion to approve an Ordinance of the Mayor and Council of the City of Alpharetta, GA adopting the final estimates of revenue and expenditures for the Fiscal Year commencing July 1, 2016 and ending on June 30, 2017 as its annual budget, appropriating the use of funds shown therein as may be needed or deemed necessary to defray all expenditures and liabilities of the City for such Fiscal Year, providing an effective date and for other purposes. Also adding a friendly amendment that out of park land acquisition money, that \$5,000,000 will be for the purpose of creating public parks and \$1,450,000 will be for the Cultural Arts space that will be later added with potential impact fee credits that will bring it up to the previously allocated \$2,000,000.
 - The motion received a second from Council Member Kennedy

- The motion was approved 6-1; Gilvin voting no

D. Resolution Declaring Results Of May 24, 2016 Special General Obligation Bonds Election

- Sam Thomas, City Attorney, read the Resolution aloud

Public Comment

None

- ❖ Council Member Mitchell offered a motion to approve the Resolution declaring results of May 24, 2016 City of Alpharetta Special General Obligation Bonds Election
 - The motion received a second from Council Member Gilvin
 - The motion was approved 7-0

IX. PUBLIC COMMENT

- Don Nahser, 305 Karen Dr, Alpharetta, GA came forward to remind everyone that June 6th is the anniversary of D-Day and to also announce that on June 12th at 3:00 pm, at the Adult Activity Center, the City Band will be playing a concert to celebrate Flag Day

X. REPORTS

- Council Member Binder – Thanked the Recreation and Parks Department and the event staff for a successful Arts Streetfest over Memorial Day Weekend. Also announced that the Metro North GA Water Planning District awarded Rock Mill Park as the region's "Watershed Stormwater Project of Excellence"
- Council Member Gilvin - Commended the Alpharetta City Band on their performance at the Memorial Day Event
- Council Member Mitchell – Also commended the City Band on their Memorial Day performance. Additionally, Mr. Mitchell reminded all that on Sunday, June 12th, the 148th annual June singing of the Sacred Harp singers will be taking place at City Hall, which is the longest running event in the City.

XI. ADJOURNMENT TO EXECUTIVE SESSION

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

Respectfully Submitted,

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

Coty Thigpen, City Clerk