



City Council Meeting & Public Hearing

AUGUST 22, 2022

OFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 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 video recording of said meeting is a matter of public record and are available to be viewed online at <https://www.youtube.com/user/alpharettagov> or by visiting 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 Dan Merkel
- Donald F. Mitchell
- Douglas J. DeRito
- Brian Will
- John Hipes
- Jason Binder

• Staff

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney with Jarrard & Davis
- James Drinkard, Asst. City Administrator
- Lauren Shapiro, City Clerk
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community and Economic Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Randy Bundy, Director of Information Technology
- Tom Harris, Director of Finance

- Adam Montgomery, Information Security Manager
- Eric Graves, Senior Transportation Engineer / Planner
- Kurt Kirby, Projects Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Alpharetta High School – Georgia High School Association Directors Award

- Presentation of the Directors Cup to Alpharetta High School for the best overall record in all sports.

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 8/15/2022)

B. Alcoholic Beverage License Applications

1. PH-22-AB-22 Majestic Sky. LLC d/b/a Sorella Vicina
35 Milton Avenue, Alpharetta, GA 30009

Restaurant
Consumption on Premises
Liquor, Beer, Wine, & Sunday Sales
Owner: Majestic Sky, LLC
Registered Agent: Richard Decker

C. Financial Management Report: Month Ending June 30, 2022

- ❖ Council Member Hipes offered a motion to approve the Consent Agenda.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

VI. PUBLIC HEARING

A. PH-22-09 / Chipotle Redevelopment

Consideration of a change to previous conditions of zoning to allow a former restaurant building with drive-through to be re-used for a Chipotle restaurant with drive-through. The property is located at 3900 Brookside Parkway and is legally described as being located in Land Lots 50 & 83, 1st District, 1st Section, Fulton County, Georgia.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve PH-22-09 Chipotle Redevelopment/Brookside Master Plan Pod D, subject to the following conditions:

~~1. Property shall be developed substantially in accordance with submitted plan prepared by CESO, dated 7/16/2020, except for modifications required to comply with the conditions below. Removed.~~

- ~~2. Add 'Clinic' as a permitted use in Pod D of the Brookside Master Plan at 3900 Brookside Parkway. Removed.~~
- ~~3. 'Clinic' use shall be limited to an urgent care clinic only. Removed.~~
4. Exterior building modifications shall require final approval by the DRB. Existing brick shall remain and shall not be painted, primary colors shall not be visible on the exterior of the building and glass shall not extend to the ground.
 5. Prior to a Certificate of Occupancy, developer shall address drainage issues resulting from a clogged inlet at the southwest corner of the property, as approval by Staff.
 6. Pedestrian access shall be provided from the building to an adjacent public sidewalk, including striping through the parking lot, as approved by Staff.
 7. If necessary, additional right-of-way shall be provided along Old Milton Parkway and Brookside Parkway for future sidewalk enhancements and roadway improvements. Additional right-of-way shall not impact existing parking and landscaping on the property.
 - ~~8. Drive through facilities shall be completely removed, including drive through window and impervious areas associated with the drive through lane. Former drive through area shall be landscaped with trees, shrubs and ground cover, as approved by DRB. Removed.~~
 9. Developer shall assess and replace dead, dying or missing landscape material, including missing trees in the landscape strip along Old Milton Parkway and at the corner of Old Milton Parkway and Brookside Parkway. Corner of Brookside Parkway and Old Milton Parkway shall be heavily landscaped with ornamental plantings.
 10. Developer shall provide the required bicycle racks.
 11. Building, site and landscape plans shall be subject to review and approval by the DRB.
- The applicant, GPD Group, is requesting a change to previous conditions of zoning to allow Chipotle Mexican Grill to re-use a former Arby's restaurant with drive-through. A master plan amendment was approved on the property in 2020 to add 'Clinic' as a permitted use in Brookside Master Plan Pod D for Advanced Care Medical. Previous conditions of zoning required that the drive-through facilities to be removed for the 'Clinic' use; however, the urgent care clinic is no longer proposed at the subject property. The subject property is located at 3900 Brookside Parkway at the southwest corner of Old Milton Parkway and Brookside Parkway.
 - According to the applicant, Chipotle's pickup window does not operate as a traditional drive-through. The window is to serve customers who have previously ordered (online, app, etc.) and are picking up their order. No ordering will be allowed through the pickup window.
 - Staff has reviewed the proposal and finds that it can generally support the request for changes to previous conditions of zoning. The condition requiring removal of the drive-through facilities was placed on the property due to the 'Clinic' not using the drive-through facilities. The subject property was previous approved and used as a restaurant with drive-through. Under the Chipotle Mexican Grill business model, the drive-through will serve customers that have completed an online order.

- 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.
- The CZIM was held on July 13, 2022. There were no public comments.
- William Latta (with GPD Group) came forward to speak on behalf of the applicant.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion approve PH-22-09 / Chipotle Redevelopment, subject to the following conditions:
 1. Exterior building modifications shall require final approval by the DRB. Primary colors shall not be visible on the exterior of the building and glass shall not extend to the ground.
 2. Prior to a Certificate of Occupancy, developer shall address drainage issues resulting from a clogged inlet at the southwest corner of the property, as approval by Staff.
 3. Pedestrian access shall be provided from the building to an adjacent public sidewalk, including striping through the parking lot, as approved by Staff.
 4. If necessary, additional right-of-way shall be provided along Old Milton Parkway and Brookside Parkway for future sidewalk enhancements and roadway improvements. Additional right-of-way shall not impact existing parking and landscaping on the property.
 5. Developer shall assess and replace dead, dying or missing landscape material, including missing trees in the landscape strip along Old Milton Parkway and at the corner of Old Milton Parkway and Brookside Parkway. Corner of Brookside Parkway and Old Milton Parkway shall be heavily landscaped with ornamental plantings.
 6. Developer shall provide the required bicycle racks.
 7. Building, site and landscape plans shall be subject to review and approval by the DRB.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

VII. OLD BUSINESS

A. PH-22-08 / UDC (Unified Development Code) Text Amendment – Residential Overlay District – *Second Reading*

Consideration of adding a Building Height definition within Unified Development Code Section 1.4 Definitions. An overlay for residential development located within the Meadowbrook Hills, Milton Estates and Stone Gate Manor subdivisions will also be considered as an addition to the Unified Development Code that includes regulations

regarding replanting, streetscape requirements, and front façade requirements. These properties are legally described as being located in Land Lots 1178, 1179, 1180, 1197, 1198, 1199, 1250, 1251 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve PH-22-08 / UDC (Unified Development Code) Text Amendment – Residential Overlay District.
- Director Cook shared that there are no changes from the first reading.
- City Attorney, Molly Esswein, read the ordinance title aloud.

Public Comments:

- There were no public comments.

City Council Discussion:

- Mayor Pro Tem Merkel shared that he would like to make one change to the ordinance (not to the text of the Unified Development Code) to add language that makes this amendment effective as of October 1, 2022 of this year.
- Council Member Binder asked how much public notice was provided for this item.
 - Director Cook shared that Planning Commission reviewed this on July 14th, but staff did began speaking with the residents in this overlay in February of this year.
- ❖ Mayor Pro Tem Merkel offered a motion to approve PH-22-08 / UDC (Unified Development Code) Text Amendment – Residential Overlay District with an effective date of October 1, 2022.
 - Council Member Hipes seconded the motion.
 - Council Member Hipes offered a friendly amendment that the Ordinance, as read by the City Attorney, shall be effective as of October 1, 2022.
 - Mayor Pro Tem Merkel accepted the friendly amendment.
 - The motion was approved unanimously (7-0).

VIII. NEW BUSINESS

A. Design Services: Old Rucker Park, RFQ 22-121

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of RFQ 22-121 to Columbia Engineering and Services, Inc. for design of Old Rucker Park in an amount not to exceed \$357,900.00 and authorize the Mayor to execute all necessary documents.
- Under the 2021 Parks Bond Referendum, the City dedicated \$3.0 million to develop the passive recreational space at Old Rucker Park. The Old Rucker Park project will focus on

the construction of trails, restrooms, and parking necessary for the property to be a functional passive park space.

- The RFQ was advertised in April and May 2022 and a total of three responses were received on May 26, 2022. The responses were then reviewed by an evaluation team consisting of staff from both Public Works and Recreation, Parks, and Cultural Services.
- Columbia Engineering and Services, Inc. was the high scoring firm. City staff and representatives of Columbia then began negotiations on a fee and schedule for design services. City staff reviewed Columbia's proposal and found their fee and schedule to be reasonable and in line with industry standards.
- The design consultant's scope of work will include the delineation of wetlands, development of a conceptual plan and color rendering, geotechnical investigations, and the preparation and permitting of construction plans.
- Columbia anticipates it will take approximately eleven months to complete design - nine months of design efforts from their team and a total of two months for review by the City and other permitting agencies throughout the process.

Public Comments:

- There were no public comments.

Council Member Discussion:

- Council Member Will shared that he did not see pricing information for the other firms.
 - Director Sewczwicz shared that because of the dramatic difference in scoring, we do not obtain pricing from other firms.
- ❖ Council Member Hipes offered a motion to approve the award of RFQ 22-121 to Columbia Engineering and Services, Inc. for design of Old Rucker Park in an amount not to exceed \$357,900.00 and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

B. Design Services: Union Hill Park, RFQ 22-122

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of RFQ 22-122 to Dix.Hite + Partners, Inc. for design of Union Hill Park in an amount not to exceed \$336,500.00 and authorize the Mayor to execute all necessary documents.
- Under the 2021 Parks Bond Referendum, the City dedicated \$3.25 million to recreating Union Hill Park as a recreational and gathering space that better meets the needs of current and future Alpharetta residents. The goals for the Union Hill Park project include: providing a connection from the Big Creek Greenway to the multi-use trail proposed as part of the McGinnis Ferry Road; addressing drainage issues around the covered event space; improving parking – both in terms of additional spaces and repairing damage caused by root uplift; redeveloping the upper active area (the existing skate park); developing the

lower active area (area between Little Pine Trail and Union Hill Road); and, developing natural trails through the wooded areas on site.

- The RFQ was advertised in April and May 2022 and a total of five responses were received on May 26, 2022. The responses were then reviewed by an evaluation team consisting of staff from both Public Works and Recreation, Parks, and Cultural Services.
- The evaluation team then conducted interviews with representatives of the two highest scoring firms: Lose Design and Dix.Hite + Partners, Inc. (Dix.Hite). The interviews consisted of a presentation by the design team followed by a question-and-answer session with the evaluation team. Based on their presentation and subsequent discussion, the evaluation team selected Dix.Hite as the highest scoring firm.
- Dix.Hite anticipates it will take approximately twelve months to complete design.

Public Comments:

- There were no public comments.

Council Member Discussion:

- Council Member DeRito asked why Columbia Engineering from the previous agenda item did not bid on this project, too.
 - Director Sewczwicz shared that we spoke with Columbia and this project did not fit the scope of work that their company likes to complete and fit into their workload.
- ❖ Council Member Hipes offered a motion to approve the award of RFQ 22-122 to Dix.Hite + Partners, Inc. for design of Union Hill Park in an amount not to exceed \$336,500.00 and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

C. FY 2023 Local Maintenance and Improvement Grant

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve a resolution providing approval of the submission of the Fiscal Year 2023 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation and authorize the Mayor to sign the submittal letter and application forms.
- The LMIG budget for FY 2023 is based on the collection of motor fuel taxes from FY 2022. The amount of each local government's allocation is based on the total centerline road miles for your local road system and the total population of your city/ county as compared with the total statewide centerline road miles and total statewide population.
- There is a 30% City match requirement for this grant.
- The Public Works Department proposes to use the FY2023 LMIG allocation and match to fund the milling and resurfacing projects throughout the city.
- City Attorney, Molly Esswein, read the resolution title aloud.

Public Comments:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve a resolution providing approval of the submission of the Fiscal Year 2023 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation and authorize the Mayor to sign the submittal letter and application forms.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

D. FY 2023 Milling and Resurfacing, ITB 23-001

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of Bid No. 23-001 to Allied Paving Contractors, Inc. for an amount totaling \$4,720,183.75 for the FY 2023 Milling and Resurfacing Project and authorize the Mayor to execute all necessary documents. Included in this request is a reallocation of \$843,186 from the non-allocated reserve account within the Capital Project Fund as described herein.
- The City of Alpharetta maintains over 500 lane miles of roadway. Each year the City budgets dollars towards the milling and resurfacing of these roads. Accomplishing this task extends the roads' useful life and increases the roads' ability to handle traffic volumes.
- After entering last years M&R data into the system, our current average Pavement Condition Index (P.C.I.) score is 70.94. The City is currently being re-evaluated by our inspection contractor, so this number will change once the new pavement data is in. The information collected during past inspections, in conjunction with historical repair, rehabilitation information, and traffic information helps the City make consistent and cost-effective decisions for roadway preservation. Based on these ratings, 39 locations adding up to 20.52 lane miles were included in the annual offering.
- The Department of Public Works prepared a request for bids (ITB 23-001) for the locations listed above. The City advertised for competitive bids on June 30, 2022.
- We also included an Add Alternate to this years M&R bid for the usage of a Material Transfer Vehicle (MTV). MTV's are utilized on larger paving projects to regulate the internal temperature of the asphalt and ensure proper mixture of the aggregate. Allied's bid for the Alternate was \$12,500 for five days of MTV usage, which was the lowest out of the four bids the City received. Including this Add Alternate brings the total project cost to \$ 4,720,183.75.
- Due to overwhelming cost increases in materials, fuel, and labor, bids came in well over our original budget of \$3,900,000. In order to get below this budget , we will have to remove the Harrington Falls and Wallace Woods subdivisions from the contract, adding up to 15 roads and 5.72 lane miles. These roads include: Anna Lane East - Anna Lane West - Driffield Court - Driffield Way - Dunster Court - Eversedge Court Eversedge Drive - Harrington Drive - Jane Wallace Lane - Marianna Lane East - Marianna Lane West - Newcastle Drive - Sulling Way - Tiverton Court - Wallace Woods Lane

- With these roads removed, the total cost for this project, including the Add Alternate, is \$3,894,033.15. Public works staff compared the four bidders' schedule of items with the revised quantities and Allied Paving Contractors, Inc, was still the lowest bidder.
- The apparent low bidder, Allied Paving Contractors, Inc has completed multiple roadway and paving projects within the Metro Atlanta area including work for City of Gainesville, Hall County, City of Dacula, and the City of Suwanee.
- The remaining funds in the Milling and Resurfacing account will be used for emergency repairs and in house roadway repair work. All work included within this project's scope shall be finished by Saturday, July 1, 2023.

Public Comments:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the award of Bid No. 23-001 to Allied Paving Contractors, Inc. for an amount totaling \$4,720,183.75 for the FY 2023 Milling and Resurfacing Project and authorize the Mayor to execute all necessary documents. Included in this request is a reallocation of \$843,186 from the non-allocated reserve account within the Capital Project Fund as described herein.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

E. Traffic Signal Preemption Maintenance

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of this project to Temple, Inc. to monitor existing signal preemption systems in an amount not to exceed \$65,020.00 for one year; and to Metro Traftix LLC to make necessary repairs and field adjustments to preemption systems in an amount not to exceed \$31,965.60 in one year.
- In December of 2019, Temple Inc. partnered with Applied Technologies, and began the installation of emergency vehicle preemption within the City of Alpharetta with completion of installation in February 2020. In January of 2021, both parties began a program to monitor the efficiency of the preemption system and provide monthly reports to Public Works and Public Safety. Once reports were reviewed, work orders were created for the repair of equipment or adjustment of signal timing.
- Due to the amount of work generated from the maintenance of the system, it was determined that an engineering firm with experience in preemption maintenance, Metro Traftix, would be the best way to maintain our preemption system.
- In August of 2021, Temple Inc. and Metro Traftix LLC were awarded the traffic signal preemption maintenance contract and within the past year the city emergency response time has improved by 20%, which is equivalent to a 1-minute reduction in travel time.
- A proposal has been received from Temple Inc to continue monitoring existing traffic signal preemption units, roadside communication units, V2X systems, TravelSafely equipment, ride through all corridors in the city, test and troubleshoot every unit installed at intersections in order to ensure full operation of existing connected vehicles system.

- The total cost of Temple's service is \$65,020.00 for one year. Metro Traction proposal for maintenance and signal timing adjustments is \$31,965.60.

Public Comments:

- There were no public comments.
- ❖ Council Member Will offered a motion to approve the award of this project to Temple, Inc. to monitor existing signal preemption systems in an amount not to exceed \$65,020.00 for one year; and to Metro Traction LLC to make necessary repairs and field adjustments to preemption systems in an amount not to exceed \$31,965.60 in one year.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

F. Resolution: Adoption of 2022 Fulton County Multi-Jurisdictional Hazard Mitigation Plan

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Mayor and Council approve the resolution adopting the 2022 Fulton County Multi-Jurisdictional Hazard Mitigation Plan.
- Following a multi-year planning process involving Fulton County and the 15 Cities within its borders, the 2022 Fulton County Hazard Mitigation Plan was submitted to and ultimately approved by the Federal Emergency Management Agency (FEMA). With the plan having been approved by FEMA, each municipality in Fulton County is now asked to consider the adoption of the plan by resolution.
- The adoption of the multi-jurisdictional plan is a requirement for Alpharetta to apply for funds under FEMA's Hazard Mitigation Assistance Programs. These programs include the Hazard Mitigation, Pre-Disaster Mitigation, Flood Mitigation Assistance, and Severe Repetitive Loss Grant Programs.
- The complete 2022 Fulton County Multi-Jurisdictional Hazard Mitigation Plan is a 910-page document. As such, rather than incorporating the entire document into this agenda item, we have included in the meeting packet only the section that is specific to the City of Alpharetta. The complete document, however, has been provided to the Mayor and City Council and will be made available to the public, if adopted by the City, via the City of Alpharetta website.
- City Attorney, Molly Esswein, read the resolution title aloud.

Public Comments:

- There were no public comments.
- ❖ Council Member Will offered a motion to approve the resolution, as presented, adopting the 2022 Fulton County Multi-Jurisdictional Hazard Mitigation Plan.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

G. Authorization and approval of the Consent Final Order and Judgment regarding Children's Healthcare of Atlanta, Inc. v. Fulton County and the City of Alpharetta

- City Attorney, Molly Esswein, came forward to present this item.
- City Attorney Esswein is recommending that Mayor and Council authorize and approve the Consent Final Order and Judgment regarding Children's Healthcare of Atlanta, Inc. v. Fulton County and the City of Alpharetta.
- This involves litigation where the Children's Health Care of Atlanta is filing an appeal of taxes. They received an exemption from taxes for several years, but in 2016, 2017, and 2018, they were assessed ad valorem taxes.
- The City Attorney's Office agrees that the properties at issue would be exempt from ad valorem property taxes purposes and this agreement acknowledges that and attempts to settle that dispute.

Public Comments:

- There were no public comments.
- ❖ Council Member Will offered a motion to authorize and approve the Consent Final Order and Judgment regarding Children's Healthcare of Atlanta, Inc. v. Fulton County and the City of Alpharetta.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

H. Resolution: Joint Defense Agreement for the Purposes of L.O.S.T.

- City Attorney, Molly Esswein, came forward to present this item.
- This resolution was provided by special counsel for the L.O.S.T. negotiations (Smith, Welch, Webb, and White) and would authorize the City of Alpharetta to join with the City of Atlanta and the City of Sandy Springs in a joint defense agreement, where cities may share information amongst themselves for joint defense in representation of the L.O.S.T. negotiations.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to adopt a Resolution granting Special Counsel authority to enter into a Joint Defense Agreement with the City of Atlanta and the City of Sandy Springs; to file legal actions on the City's behalf as necessary to accomplish the purpose of securing a distribution of L.O.S.T.; and for other purposes.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (7-0).
- City Attorney Esswein explained that these Resolutions in agenda items "I" through "L" involve the roundabout project from Webb Bridge Road to Webb Bridge Way. These properties are within the first phase of the project and were properties that we were unable to reach an agreement with. Additionally, the City Attorney's office will continue negotiations with property owners, however, her office plans to file the condemnations by the end of the month of August, due to deadlines proceeding with this project.

I. Resolution Authorizing the Use of Eminent Domain – Project Parcel 53 located at Timberline Place

- City Attorney, Molly Esswein, came forward to present this item.
- City Attorney Esswein shared that for this specific parcel, her office was unable to engage in negotiations with the property owner and for that reason we are seeking to condemn.
- City Attorney, Molly Esswein, read the resolution title aloud.

Public Comments:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the adoption of a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at Timberline Place, Alpharetta, Georgia (Tax Parcel 11 035101580663) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

J. Resolution Authorizing the Use of Eminent Domain – Project Parcel 57 located at 4050 Breckenridge Court

- City Attorney, Molly Esswein, came forward to present this item.
- City Attorney Esswein shared that her office was able to reach an agreement with property owners as to the amount, however, the property owners are in China and are having a hard time having their option agreement executed. The property owners have visited the US Embassy twice but were unable to execute the agreement in time. As such, we would consider this a friendly condemnation.
- City Attorney, Molly Esswein, read the resolution title aloud.

Public Comments:

- There were no public comments.
- ❖ Council Member Binder offered a motion to approve the adoption of a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 4050 Breckenridge Court, Alpharetta, Georgia (Tax Parcel 11 035001580540) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

K. Resolution Authorizing the Use of Eminent Domain – Project Parcel 61 located at 11632 Parkside Avenue

- City Attorney, Molly Esswein, came forward to present this item.

- City Attorney Esswein shared that for this specific parcel, her office was able to settle with one of the property owners, there are two at issue (one being the HOA). We will see if we can resolve this before the condemnation deadline, if possible.
- City Attorney, Molly Esswein, read the resolution title aloud.

Public Comments:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the adoption of a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 11632 Parkside Avenue, Alpharetta, Georgia (Tax Parcel 11 044001631014) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

L. Resolution Authorizing the Use of Eminent Domain – Project Parcel 62 located at 11633 Parkside Avenue

- City Attorney, Molly Esswein, came forward to present this item.
- City Attorney Esswein shared that for this specific parcel, her office is attempting to reach a resolution, however, the property owner and the HOA are at issue and one will not settle without the consent of the other.
- City Attorney, Molly Esswein, read the resolution title aloud.

Public Comments:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the adoption of a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to authorize the use of eminent domain to acquire certain property located at 11633 Parkside Avenue, Alpharetta, Georgia (Tax Parcel 11 044001631683) for right of way proposed Webb Bridge Road bike and pedestrian improvements from Big Creek Greenway to Webb Bridge Way.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

IX. WORKSHOP ITEMS

A. North Point Streetscape Project

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- Tom Ziegler and Mike Crawford, with Columbia Engineering, also came forward to present this item.
- The North Point Streetscape Project Workshop Presentation is attached as "Exhibit A".

X. REPORTS

- Council Member Will shared his concerns about the RFQ / RFP process.
- Mayor Pro Tem Merkel shared that a member of the former Downtown Alpharetta Trade Association, Downtown Alpharetta Business Authority, and founding member of the Downtown Alpharetta Farmer's Market, Carol Anderson Wood, passed away this past Saturday.
- Council Member DeRito shared that he, Council Member Binder, Director of Public Works, Pete Sewczwicz, Director of Finance, Tom Harris, and Public Works Operations Manager, Dennis Roland have met to discuss glass recycling options. At this time, our departments are recommending that the City purchase a hopper for glass recycling for all Alpharetta residents to use. The hopper will be placed at the Public Works Department and will cost \$2,000 (a one-time charge). The hopper will be emptied, by Public Works employees, twice a week into a roll-off dumpster. This roll-off dumpster will be removed and emptied periodically and will approximately cost somewhere between \$10,000 to \$15,000 per year. This hopper will not be monitored by staff, but the plan is to have cameras and license plate readers installed in the area. Previously, through Republic, glass recycling cost about \$300,000 per year, and this alternative would be around \$17,000 per year.

XI. IF NEEDED, RECESS TO EXECUTIVE SESSION AND AFTER, RECONVENE CITY COUNCIL MEETING

- There was not an Executive Session.

XII. ADJOURNMENT

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 9:11 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk

EXHIBIT A



Columbia Engineering

LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

Solving complex problems since 1963

North Point Parkway City Council Progress Update PI No. 0017814; Fulton County

Thomas Ziegler, PE
Project Manager
Columbia Engineering
8/22/2022

Overview

- Introductions
- Project Goals
- Location Map
- Concept Development Summary
 - 4 Lane vs 6 Lane
- Traffic Considerations
- Public Involvement Summary
- Our Recommendation
- Questions?

Team Introductions



- Thomas Ziegler, PE (CES Project Manager)
- Randy Strunk, PE (CES Stormwater Lead)
- Michael Crawford, PE (CES Traffic Analysis Lead)

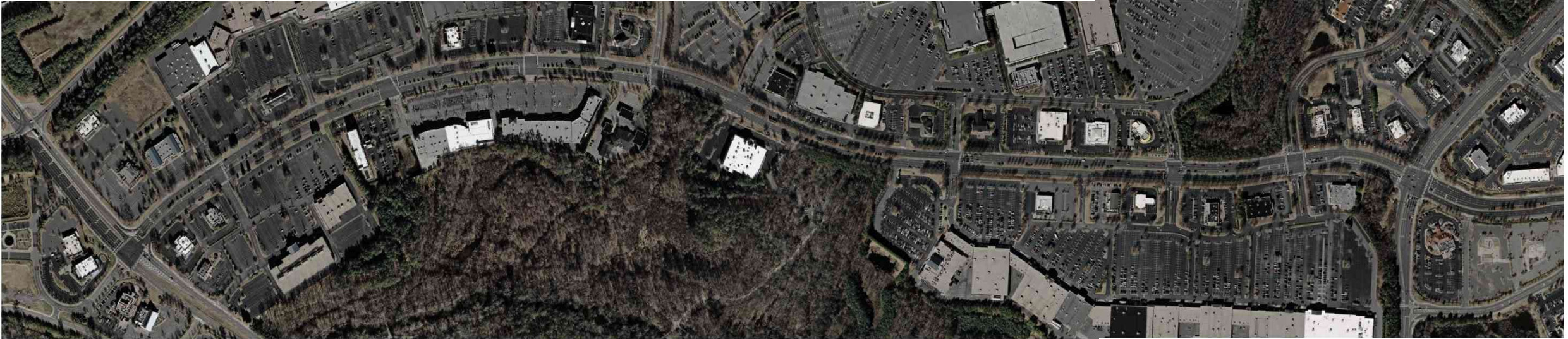


- Eric Graves, PE (Community & Economic Development Senior Engineer/Planner)

Project Goals

- Create a pedestrian and bicycle friendly environment through a design that promotes safety
- Evaluate potential for lane reduction(s) - both number and width
- Incorporate Low Impact Development/Green Infrastructure
- Maintain and/or improve landscape and hardscape features
- Minimize right-of-way impacts
- ***Encourage redevelopment envisioned with the LCI Studies!***

Location Map



- North Point Parkway (NPP) is approximately 1.4 miles from Mansell Road to Haynes Bridge Road
- NPP is primarily a north – south corridor parallel to SR 400
- Existing roadway is six (6) lanes with dedicated turn left turn lanes, a raised median, and urban shoulders

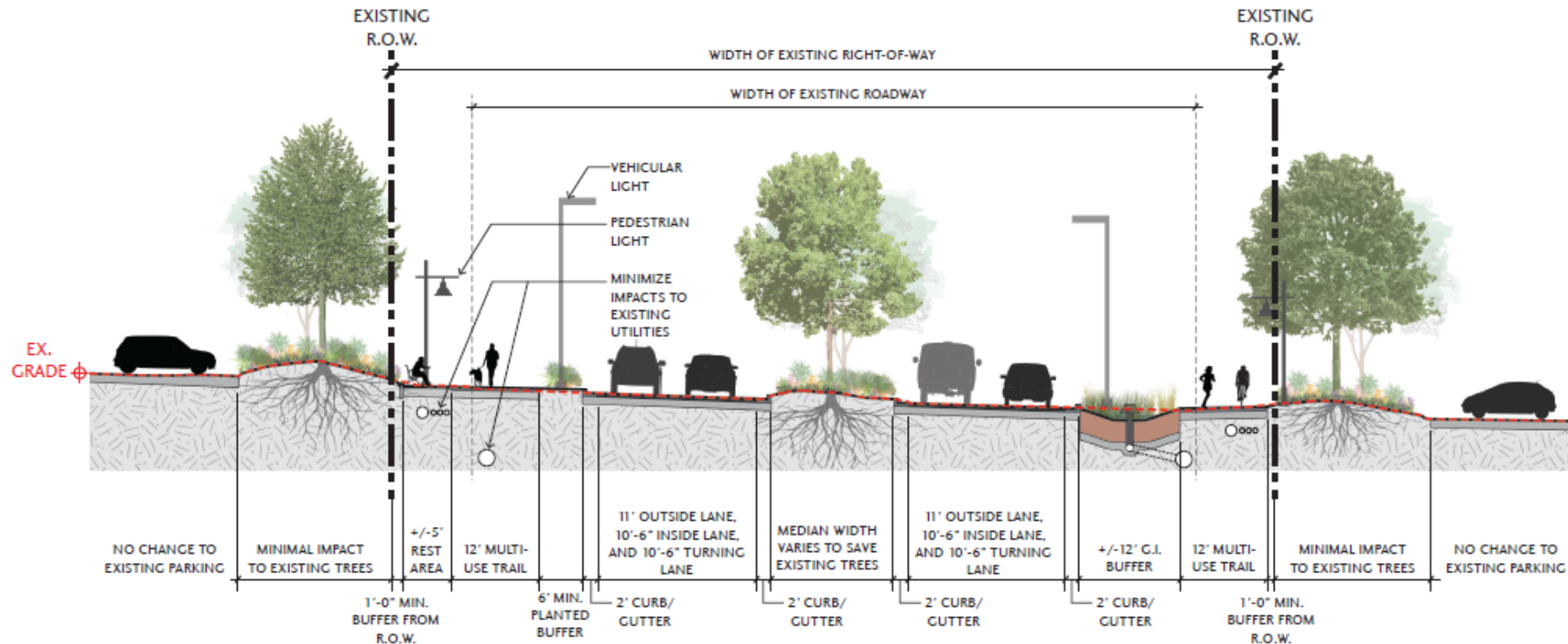
Concept Development/Alternative #1

Four-Lane Alternative (Road Diet)

- Two (2) reduced width thru lanes (each direction)
- Maintain existing left turn lanes
- 12 ft. multiuse path on both sides
- Low Impact Development features
- Extensive landscape/hardscape elements

Concept Development/Alternative #1

4-LANE



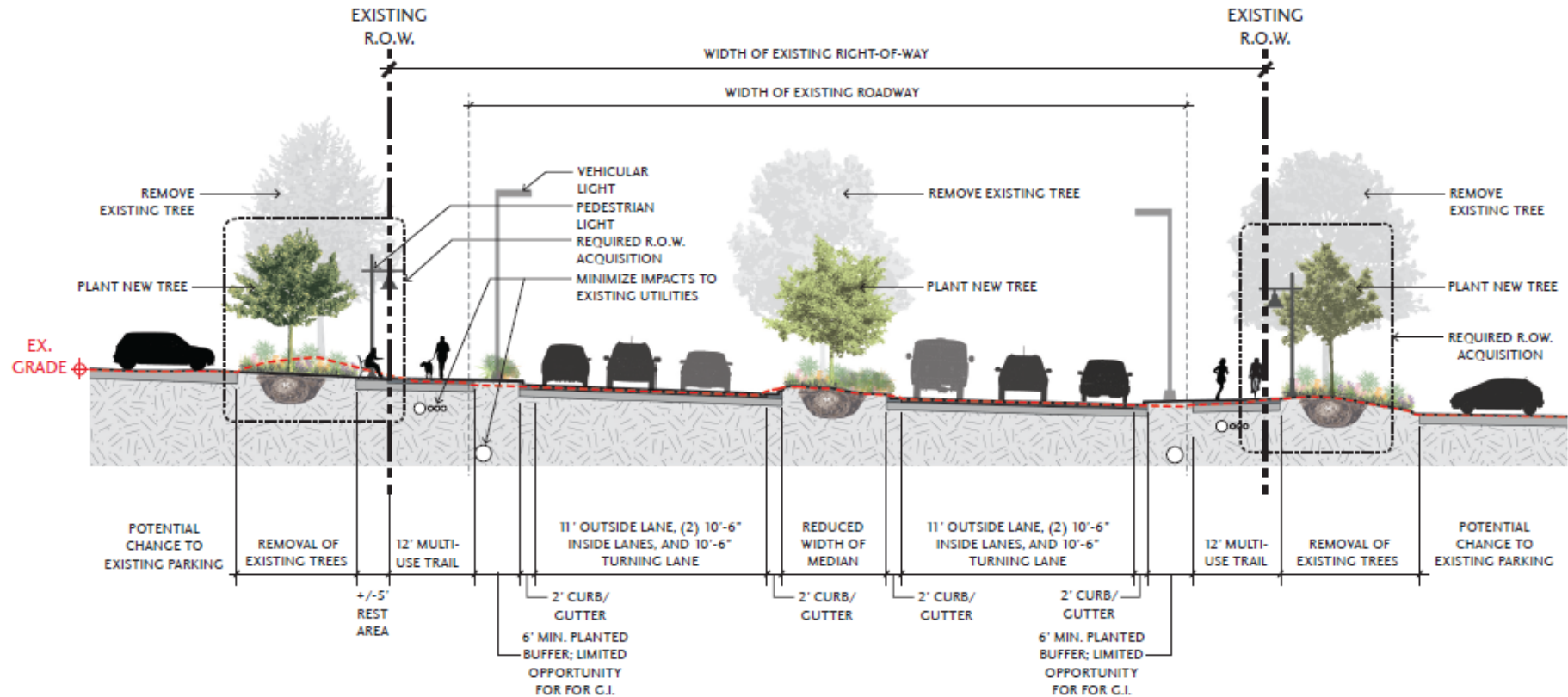
Concept Development/Alternative #2

Six-Lane Alternative

- Maintain Three (3) reduced width thru lanes (each direction)
- Maintain existing left turn lanes
- Evaluate need for right turn lanes
- 12 ft. multiuse path on both sides
- Low Impact Development features
- Extensive landscape/hardscape elements

Concept Development/Alternative #2

6-LANE



Alternatives Take Away

Areas of Impact	4-Lane Alternative	6-Lane Alternative
Rights of Way	Utilizes existing right of way	Additional Right of Way purchases required
Existing Trees	Some landscape strip & most median trees could be saved	A limited number of trees can be saved
Planter Strip	12' bioswale (symbolic of the Eco District branding) & a 6' planter provided on other side	6' planter provided on both sides
Pedestrian	More comfortable crossing a 4-lane road	Less comfortable crossing a 6-lane road
Vehicles	Accommodated at a desired Level of Service	Inefficient capacity that exceeds needs by 30%
Parking Lots	Minimal if any impact	Impacts all adjacent properties

Traffic Considerations

- **2022 average daily traffic (ADT) – Approx. 15,000 vehicles per day (vpd)**
- **2022 to 2048 growth in traffic – Approx. 60%**
 - Majority of growth is anticipated to be due to development/redevelopment along the corridor, including the current North Point Mall redevelopment proposal and approved redevelopment plans (Brixmore and Accesso).
 - Additional growth due to new development in the surrounding area.
 - Combined the new development/redevelopment accounts for the generation of vehicle trips comparable to 4 Avalons.
 - What may not be recognized is redevelopment will remove existing commercial/office space and give back the capacity it was using.
- **2048 ADT – Approx. 24,000 vpd (LOS C)**
- **Generalized Capacities**
 - LOS D – Begins at Approx. 27,800 vpd
 - LOS E – Begins at Approx. 33,800 vpd

Traffic Considerations

Future Capacity along North Point (Recommended 4-Lane Alternative)

- **From generalized tables – 20%-30% additional capacity**
- **From detailed intersection analysis – 20%-25% additional capacity**

Addition capacity in the area:

- **GA 400 was expanded from 6 to 8 lanes in 2005**
- **Westside Parkway was widened from 2 to 4 lanes in 2010**
- **GA 400 managed lanes expansion from 8 to 12 lanes is anticipated in 2030**
- **Additional East/West Connectivity: Haynes Bridge Rd (6-Lane), Encore Pkwy (2-Lane), and Mansell Rd (4-Lane)**
- **Ga 400 Interchanges at both Haynes Bridge and Mansell Road**

Public Involvement Summary

- Significant outreach over the past 10 plus years
- North Point Stakeholders meeting was held on March 15, 2022
- Project Website was created and launched on July 18th
- Numerous notifications
 - Signs were placed along corridor
 - Letters were mailed to adjacent property owners
 - Posted info on City website
 - Two legal ads were placed in local newspaper
 - City distributed an e-newsletter to residents and businesses
 - City Facebook and Twitter engagement
 - Email invitation was sent to elected officials and stakeholder list
- Public Information Open House (PIOH) was held on July 26th
- 25 official comments were recorded
 - 19 were in support of the project (strongly agree or agree)
 - 3 were opposed (strongly disagree or disagree)
 - 3 were neutral

We recommend Four 4-Lane Option

- **Right-sizes the roadway while providing desired levels of service**
- **Minimizes Right-of-Way Impacts and ROW Cost**
- **Allows Opportunity for More Green Infrastructure**
- **Preserves More Adjacent Landscape Features**
- **Reduces Impervious Pavement reducing maintenance costs**
- **Creates More Opportunity for Utility Locations**
- **Enhanced Pedestrian Experience**
- **Reduced Construction Costs**
- **Promotes the redevelopment vision of the North Point LCI area**

Why (4) Lane Option?

- **Enhance comfort and safety for ped/bike users crossing NPP**
- **Enhance transit users experience**
- **Encourage street activity (restaurants, shops, etc.)**
- **Make North Point Parkway a place to be, not just a thoroughfare**
- **Enable and encourage parking once and visit multiple areas**
- **Road diets have positive impacts and encourage economic development (24 FHWA Office of Safety case studies)**

Questions?