



**City of Alpharetta**  
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## **Public Hearing and City Council Meeting of February 2, 2015**

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### **PUBLIC HEARING AND COUNCIL MEETING SUMMARY**

#### **I. CALL TO ORDER**

❖ **Mayor Belle Isle called the meeting to order at 7:31 p.m.**

#### **II. ROLL CALL**

- Members Present
  - David Belle Isle (Mayor)
  - D.C. Aiken (Mayor Pro Tem)
  - Donald Mitchell
  - Mike Kennedy
  - Chris Owens
  - Jim Gilvin
  - Michael Cross
- Members Absent
  - None
- Staff Present
  - Bob Regus, City Administrator
  - Sam Thomas, City Attorney
  - Coty Thigpen, City Clerk
  - James Drinkard, Assistant City Administrator
  - Mike Perry, Director – Recreation and Parks
  - Gary George, Director - Public Safety
  - Tom Harris, Director - Finance
  - Pete Sewczwicz, Director - Public Works
  - Kathi Cook, Director-Community Development

#### **III. PLEDGE TO THE FLAG**

#### **IV. CONSENT AGENDA**

**A. Council Meeting Minutes (Meeting Of 01/26/2015)**

- ❖ *Council Member Kennedy offered a motion to approve the Consent Agenda*
  - *The motion received a second from Council Member Owens*
  - *The motion passed by unanimous vote (7-0-0)*
  
- ❖ *Council Member Cross offered a motion to reconsider the IGA with the Development Authority that was addressed in the previous meeting*
  - *The motion received a second from Council Member Owens*
  - *The motion passed by unanimous vote (7-0-0)*
  
- ❖ *Council Member Cross offered a motion to amend the Intergovernmental Agreement to contemplate up to \$30,000 may be used for refurbishment or providing any enhancement that may be appropriate for the incubator and authorize Staff, specifically Economic Development Director in conjunction with the City Administrator, to approve expenditures as they come forward*
  - *The motion received a second from Council Member Owens*
  - *Discussion: funds were allocated in FY2014 budget and carried over, so this \$30,000 would come from the line item previously allocated*
  - *The motion passed by unanimous vote (7-0-0)*

**V. PUBLIC HEARING**

**A. Community Development**

1. PH-14-03: North Point Activity Center Design Guidelines

*NOTE: This item was tabled during the January 26, 2015 meeting*

- Consideration of design standards for North Point Parkway from Rock Mill Road to the east and Mansell Road to the west.
  
- ❖ *Council Member Kennedy offered a motion to remove item from the table*
  - *The motion received a second from Council Member Owens*
  - *The motion passed by unanimous vote (7-0-0)*
  
- Senior Engineer, Eric Graves, came forward to present this item
- Mr. Graves revised this item based on feedback gathered at the previous Council meeting
- Mr. Graves fielded questions posed by Mayor and Council

- City Attorney, Sam Thomas, read the Ordinance aloud
- ❖ *Council Member Kennedy offered a motion to approve as read by the City Attorney but deleting pages 13 and 14 of the quality design guidelines and incorporate new language on page 25*
  - *The motion received a second from Council Member Mitchell*
  - *Council Member Gilvin offered a friendly amendment to include the deduction of page 19 as well*
  - *Amendment accepted by Kennedy and Gilvin*
  - *The motion passed by unanimous vote (7-0-0)*
- ❖ *Council Member Kennedy offered a motion to reconsider to allow for public comment*
  - *The motion received a second from Council Member Gilvin*
  - *The motion passed by unanimous vote (7-0-0)*

#### **Public Comment**

None

- ❖ *Council Member Kennedy offered a motion to approve the Ordinance, striking pages 13, 14, and 19, and incorporating new language on page 25*
  - *The motion received a second from Council Member Mitchell*
  - *The motion passed by unanimous vote (7-0-0)*

## **VI. BUSINESS ITEMS**

### **A. Recreation And Parks**

#### **1. Roof Repair / Replacement And Wall Restoration At Multiple Facilities**

- Director of Recreation and Parks, Mike Perry, came forward to present this item
- Staff requests that Mayor and Council award a contract for the repair/replacement of roofs and wall restoration at multiple city facilities to Garland/DBS, Inc. (under the competitively procured US Communities contract #14-5903) in the amount of \$181,705.00 and authorize the Mayor to execute all necessary documents.
- The fiscal impact to the City will be \$181,705.00 which is available through a reallocation of available capital project funds as follows:
  - Ball Field Lights (Wills Park)                      \$ 70,825 (30161150-541500-C1226) – project complete

○ Public Works Data Center A/C fully funded	35,000	(30117400-542100-C1517) – project
○ Mast Arm Painting fully funded	27,600	(30141100-541410-C1208) – project
○ Clairborne Dr Culvert Design fully funded	22,238	(30141100-541430-C1416) – project
○ Old Milton Parkway Right Turn Lane fully funded	12,328	(30141100-541410-C1409) – project
○ Mills Creek Ave Drainage complete	10,414	(30141100-541430-C1417) – project
○ Big Creek Flood Mapping fully funded	<u>3,300</u>	(30141100-541430-C1514) – project
	<b>\$181,705</b>	

- The award of this contract is for roof repair/replacement and wall restoration at multiple city facilities and includes the following summarized scopes-of-work:

**Wills Park Recreation Center**

Replace Standing Seam Metal Roof (9,200 sq.ft.; 30-year warranty)

**Wills Park Recreation Center**

Elastomeric Masonry Block Wall Restoration (7,500 sq.ft.; 5-year moisture warranty)

**Public Works HQ**

Roof Repairs including seams, penetrations, copings, fascia walls, perimeter, skylights (24,500 sq.ft.; 2-year contractor warranty that should keep the roof leak free for 5-10 years). The roof's metal panels are in great condition but there are many sensitivities and leak spots due to many penetrations, skylights, and roof seams. This repair should keep the roof leak free for the foreseeable future and is 23% the cost of a new roof (est. at \$125,000).

- This project is being awarded to Garland/DBS Inc. under the U.S. Communities program (cooperative purchasing alliance). US Communities is a nonprofit instrumentality of government that assists local and state government agencies in reducing the cost of purchased goods/services through pooling the purchasing power of public agencies nationwide. This is accomplished by competitively solicited contracts for quality products/services through lead public agencies (e.g. city, county, or state agencies that issue the underlying formal solicitations). Cobb County GA, as lead public agency, competitively solicited the Garland contract and made it available under the terms of the U.S. Communities program.
- Benefits of the Garland contract under U.S. Communities include: (a) pricing competitiveness; (b) turnkey single source accountability (Garland is both the manufacturer and managing contractor for roof product installations) that ensures warranty integrity; and (c) speedy implementation using pre-qualified contractors. The city contracts directly with Garland as the contractor on the project. Garland is the supplier of roofing materials (pricing established through US Communities competitively solicited contract pricing) and manages roofing subcontractors (local pricing through sealed quotes).

- Garland has solicited quotes from the following pre-qualified subcontractors and the low-quote subcontractor is Ideal Building Solutions.
- The City has used Garland for multiple roof repair/replacement projects including roof restoration, wall restoration, shingle, and metal edge roof section repairs at multiple Parks and Recreation facilities (Crabapple Government Center, Wills Park Pool Concession, Equestrian Center, shingle roof section at the Wills Park Recreation Center and Arts/Crafts Center, etc.), roof replacements for Fire Stations 1, 3, and 4, and has found their work product and responsiveness to be exceptional. Once a contract with Garland has been finalized and executed, completion of all three projects will take no longer than 45 days from Notice-to-Proceed. This timeframe includes the ordering and delivery of all materials.

#### Public Comment

- Don Nahser, 305 Karen Dr, Alpharetta, GA came forward to speak on this item
  - ❖ *Council Member Gilvin offered a motion to award a contract for the repair/replacement of roofs and wall restoration at multiple city facilities to Garland/DBS, Inc. (under the competitively procured US Communities contract #14-5903) in the amount not to exceed \$181,705.00 and authorize the Mayor to execute all necessary documents.*
    - *The motion received a second from Council Member Owens*
    - *The motion passed by unanimous vote (7-0-0)*

#### B. Administration

1. City Branding Project: Consideration Of Recommended Wordmark
  - Assistant City Administrator, James Drinkard, came forward to introduce consultants with Frederick Swanson to present recommended concepts to Mayor and Council
  - Recommended wordmark was presented to Council and representatives received feedback for possible future revisions

#### VII. PUBLIC COMMENTS

None

#### VIII. WORKSHOP

##### A. Community Development

1. Code Amendments Relative To Draft Downtown Plan
  - Caleb Racicot, of TSW, came forward to present options for code revisions that would be considered in conjunction with the proposed Downtown Master Plan

#### IX. REPORTS

- Council Member Kennedy announced that the City will host its 1<sup>st</sup> open house for city center outparcels on February 16<sup>th</sup> in the multi-purpose room from 6:00 p.m. to 7:30 p.m.
- Mr. Regus updated Mayor and Council that Choate has withdrawn a previously submitted change order associated with the elevator

**X. ADJOURNMENT**

*❖ Mayor Belle Isle adjourned the meeting at 9:03 p.m.*