



Johns Creek

MANAGEMENT REPORT (MONTHLY)

To: Honorable Mayor and City Council Members
From: Warren Hutmacher, City Manager
Date: May 22, 2017
Subject: **Monthly City Manager Report to Elected Officials – April 2017**

A monthly status report of various items of interest regarding city business was introduced as part of the January 25, 2016, Council Meeting. The information presented generally follows the six goals established by the Council at the Annual Strategic Planning Retreat. Some projects impact multiple goals and items related to general operations have been added to the end of the Report.

Transportation: Provide a comprehensive transportation network that facilitates ease of movement throughout the City.

- **Master Transportation Planning Effort**

An 9th Citizen Advisory Committee (CAC) was held on April 27, 2017 with the City staff to review the first draft of the Comprehensive Plan Update (Plan). Twelve (12) of the 22 active CAC members were in attendance. The transportation discussion focused on the Transportation Section of the Plan and specifically on the TSPLOST List and whether that List is set in stone, or whether the recommendations from the CAC in the draft Plan can change the TSPLOST list. Staff explained that each project in the first 2 Tiers of the TSPLOST must be done and that the intent of each project in the TSPLOST must be met, however there may be the ability to develop alternative ways to meet a project's intent. Example given was capacity improvements to Medlock Bridge Road, maybe widening the roadway to 6-lanes, or may include other improvements, such as new traffic signals and synchronization software that will also improve roadway capacity. Comments received from the CAC members included showing cross sections of how the pedestrian underpasses and over passes would work and look and providing pictures of where this has been done in other places. A 10th CAC meeting is scheduled for May 17, 2017.

- **Transportation Projects in progress:**
 - **SR120/Abbotts (Jones to Parsons)**
 - Utility poles being relocated
 - Drainage being installed
 - **ITS3A**
 - Boring to begin in April
 - **ITS4**
 - Materials ordered – installation to begin in April
 - Turn lane construction to begin in April - Left turn lane extensions on Medlock Bridge Road at Hospital Parkway, E Johns Crossing and Medlock Bridge Parkway
- **Resurfacing**
 - The 2017 Neighborhood Paving Project was awarded to Allied Paving and begun working in the Cameron Forest Subdivision 4/24/17
 - The Main Roads resurfacing contractor (Northwest Georgia Paving) will begin working in the Summer (when school releases)
- **Transportation Special Local Option Sales Tax (TSPLOST)**
 - TSPLOST was approved by voters on November 8, 2016. The initial draft strategy for implementation of the projects was presented 3/13/17. First anticipated funds collected should arrive in late May 2017.
- **Medlock Bridge Transportation Improvements**
 - ON HOLD - until further notice
- **Medlock Bridge Road Phase 1**
 - ON HOLD - until further notice
- **Sidewalk Plan**
 - Revised policy was approved at the 2/27/17 City Council Meeting
 - First (2) projects are to on Embry Farm Road. Next 3 projects are under design and should have bids received in June for council review. The ratings matrix will be updated on the website monthly. (as changes apply).
 - The updated sidewalk matrix is on the website.
- **McGinnis Ferry Rd. at Sargent (Florida T)**
 - Construction has begun

- **McGinnis Ferry Rd. at Johns Creek Parkway (Right Turn Lane)**
 - Construction to begin in late April
- **McGinnis Ferry Rd. Widening**
 - Public Information Meeting was held on 3/8/17 at City Hall. Staff continues to work on improvements to a concept design. Project is still in the concept design phase.
 - Additional public information meetings are being scheduled with impacted homeowners and monthly public meetings are being scheduled.
 - Meeting with the Seven Oaks HOA was held on March 22nd for providing additional information on the McGinnis Ferry & Jones Bridge Projects.
- **Jones Bridge Road Widening (Sargent to McGinnis Ferry)**
 - Public Information Meeting was held on 3/8/17 at City Hall. Staff is working to develop options for sound abatement. Project is still in concept design phase and has not been scheduled to proceed until after the Comprehensive Transportation Plan is completed.
- **Barnwell Road at Holcomb Bridge**
 - In preliminary design and environmental documentation will be submitted in May to GDOT.
- **Rogers Bridge**
 - A joint application for additional federal funding will be submitted in May.
 - After the Public input was received the alternative RP-2 Replica Truss was the winning preference.
- **Bell Road Drainage Project**
 - The project is complete

Recreation and Parks: Ensure a complete recreation and parks system that aligns to the goals and needs of the community.

- **Newtown Park**
 - Clubhouse flooring is complete
 - Burkhalter Amphitheater has been re-stained
- **Shakerag Park CDBG Projects – ADA Wildlife Observation Deck, Fishing Pier and Pathway**
 - Project on Hold
- **Autrey Mill**
 - Currently working with AMNP Board on planning and scope for renovations of the Farm Museum
 - Engineering has begun on a stream back restoration drainage project.
- **Kimball Bridge Road (Old Milton Parkway to Jones Bridge)**
 - Last two r/o/w parcels being purchased. Bids to be advertised in May for the construction.

Economic Development: Implement a holistic economic development plan approach that addresses infrastructure workforce, community, and land development needs.

- **Economic Development Strategy**

- The City Council approved both Memorandums of Understanding (MOUs) on November 7 with both the JCA and the Chamber of Commerce.
The Chamber of Commerce approved the MOU on November 16 and the finalized MOU was approved by the JCA Board in January.

- **Cauley Creek Water Reclamation Facility and Reuse System**

- Building off of the assessment of the water reclamation facility, staff continues to evaluate options for the future of the facility.
- Next Step: Discuss options for the Water Reclamation Facility with Council at a future Work Session
- Next Step: Council approved a termination agreement with Fulton County of the reuse agreement. The County is moving forward with plans to build out a renewed reuse water utility that would include all the previous customers of the Fulton County system.
- A ribbon cutting ceremony will be held at the Johns Creek Environmental Campus on June 2nd at 10:00 a.m. to officially begin the new reuse line construction.

Government Efficiency: Develop an innovative and cost-effective approach to exceptional service delivery.

- **Council Retreat**

- A pre-budget retreat was scheduled for April 22nd.

- **Charter Task Force**

- Charter home rule changes have had a first read.
- Legislative changes have passed the Georgia General Assembly and are awaiting signature by the Governor.

- **10-Year Financial Model**

- As presented to the full Council at the May 23, 2016, Work Session, the 10-Year Financial Model was rebuilt to allow for modeling of different assumptions and policy choices over the 10-year period.
- The 10-Year Financial Model was utilized in the preparation of the FY2017 Budget.
- Staff continues to regularly update the 10-Year Financial Model as new policy choices and alternatives are discussed and considered by Council (such as new park maintenance costs for lighting projects).
- Next Steps: The FY2017 authorized addition of the Financial Analyst position will allow for further programming, development, and integration of the 10-Year Financial Model.

- **Contract Services**

- The government service contracts with CH2M and SAFEBuilt (providers of Community Development, Building Permits and Inspections, Public Works, and Recreation and Parks) conclude September 30, 2017.
- The existing contracts began ten years ago and the City has exhausted all renewal periods.
- The service contracts must be re-negotiated, re-bid, or insourced.
- Council's discussions throughout 2016 focused on service level continuity and clarification of expectations.
- Scopes were drafted to detail the current level of service, workload, and performance for Community Development, Building Permits and Inspections, Public Works, and Recreation and Parks.
- At the December 12, 2016 Work Session, Council reached consensus for staff to return to the January 9, 2017 Work Session with recommendations for the parameters of a renegotiation with the existing vendors. Specifically, Council requested staff's recommendations for (1) level of service (detailed as scopes of service), (2) cost savings range, and (3) contract types by service area. Council also requested an (4) updated project timeline.
- Council authorized renegotiation of the government service contracts and asked Jay Lin to participate in the meetings. Staff will provide a status update to the Council in April.

Public Safety: Provide leading levels of public safety.

Staffing

- **Police:** Three Police Officers are in training at the Police Academy starting 4-10 and will be there for 12 weeks. We have four new Officers in Field training now and are projected to complete their field training Mid- May
- **Fire:** Fully staffed.

Fire and Emergency Services Feasibility / Service Delivery Alternatives Analysis

- Contract has been awarded to Management Advisory Group International firm (within City Manager's signing authority) and an initial draft of their report was presented to Council.
- Consultants presented their findings and recommendations at the August 15th mini-retreat.
- Chief Hogan presented his 5-year strategic plan to Council at the August 15th mini-retreat.
- Next Step: Staff is working with the consultant on a Final report that will be presented to Council by the end of the year based on Council input. Options for a fourth fire station are being prepared for Council consideration.
- Various scenarios are being added to the 10-Year financial model to determine long term impacts for a fourth fire station and various equipment choices.
- Council consensus was to move forward with developing a plan for a fourth fire station to include staffing, a location and cost estimate for the station and the impact on service delivery at the chosen station location.

Communications

- **City Survey** – The annual City survey was begun in April and results should be available in May.

Revenue

- **Revenue Technician** – A new Revenue Technician has been hired and expected to start before May 1.

Sense of Community: Preserve our residential character and enhance our sense of community.

6.3 Update the Comprehensive Land Use Plan by the end of FY2017

A 9th CAC meeting was held on Thursday, April 27th by the Department of Community Development to review the draft Comprehensive Plan. Twelve of the 22 active CAC Members were present. The CAC members found the overall plan format difficult to read and follow. The lack of explanations of diagrams, lack of page numbers, small headings, etc. Below are some of the major CAC comments:

- Jones Bridge should remain 2-lanes not 4-lanes, some CAC members believe the section between Morton and Buice should be widened
- Some CAC members are now recommending that Old Alabama should stay a 2-lane
- Some of the CAC members feel that they make the comments and have a vision for the City but that it gets lost in translation
- There was no way to determine from the survey what policies the consultants decided to include as recommended by the CAC and which policies were not recommended by the CAC. What was the cutoff point: 50% approved; 60% approved; 70% approved? This needs to be discussed with the consultants
- Explain how the 2008 Character Area map has changed and why (perhaps show side-by-side)
- Explain how the proposed land use map is different from the existing land use map (again show side-by-side)
- In general all of the planning and transportation maps are too small and hard to read. Create maps using the 4 residential areas.
- The 4 residential area maps should explain the maximum densities allowed in each area.
- Give better explanations on the how the four concept plans for the 4 village/town center areas were derived. Reduce the concept plans and use pictures of real places that have redeveloped shopping centers.
- There needs to be a definition on what height and density is permitted in high verse low intensity mixed use areas. CAC members want to discuss this at the next CAC meeting.
- Provide photos of high and low mixed use intensity projects as examples to go along with the text and concept plans to show how the redeveloped shopping centers could look. Crabapple was cited as an area that might be appropriate look for the redevelopment of Newtown or the Goodwill shopping center. Other local areas cited included Woodstock, Vickery and Suwanee.
- Some CAC members felt the roadway locations made no sense in the Concept Plans and would not be supported by the adjoining residential neighborhoods or by the current property owners.
- CAC members want to prioritize which village nodes should be considered first, second, etc., and which village areas should high intensity verses low intensity.

- There seemed to be some consensus that the Goodwill Shopping Center along Jones Bridge and Old Alabama Roads be the first area studied.
- Provide photos of what is considered high and low intensity so people will know what it looks like.
- The area along Holcomb Bridge Road needs to be added as a potential shopping center that needs to be redeveloped. Given what is going on in Roswell and along GA 400 this area is ripe for redevelopment. This may also include parts of Rivermont subdivision.
- A request to add the area around Douglas Road and Sargent Road at Jones Bridge Road to be studied for redevelopment.
- Show shopping centers that have added Main Streets and photos of before and after so people can understand what the change would look like.

Because the first draft needs additional work, the first public draft will be postponed until June allowing the Consultants, staff and CAC members to work on it during the month of May. A 10th CAC meeting is scheduled for May 17th, to further discuss the changes in future land uses, character areas, transportation issues, and residential density.

- **Thornhill Community Traffic Management**

- This spring citizens in the Thornhill community raised concerns regarding speeding, stop sign disobedience and cut through traffic in the Thornhill.
- Thornhill HOA representatives requested the City allow for an access gate to be constructed at one of the entrance/exits to the subdivision to restrict access for the residents of the subdivision to eliminate cut through traffic by non-residents of the subdivision.
- Legal counsel opined that a gate cannot be constructed or operated that would give preference to residents of the subdivision over non-residents, since the roads in the subdivision are public roads.
- Staff has met with Thornhill HOA representatives several times and have suggested alternatives, the JCPD have increased enforcement efforts to deter dangerous driver behavior, and the city installed a "Don't Block the Box" sign and pavement markings to prevent vehicles from blocking the entrance to Thornhill during peak travel times.
- Staff met with the residents on June 16th.
- Staff has received an inquiry for permission to allow the neighborhood to construct a gate on a public road that would open for residents and non-residents at the entrance at Old Alabama. Staff has reviewed the request and requested and received a legal opinion. Legal counsel has advised that the City can legally negotiate an encroachment agreement on a public road that would allow for this type of a gate. All costs should be borne by the neighborhood. However, staff also recommends revisiting the situation after completion of the Old Alabama widening project later this year before proceeding.
- In the interim period, staff has developed recommendations for the installation of this gate with proper precautions and protections for the City and the motoring public, if Council desires to move forward with this request.
- At the August 15th Council meeting, Staff was directed to discuss with the neighborhood a interim solution with Tuff Curb that would simulate the impact of chicanes and splitter islands.

- Thornhill HOA has asked Council to hold off on taking any action as they complete their analysis of the options and evaluate the effectiveness of the Old Alabama Road widening to see if it mitigates the cut-through traffic issues.
- **Doublegate and Long Indian Creek Subdivision Traffic Management Concerns**
 - Staff has met with citizens from both Doublegate and Long Indian Creek Subdivision to discuss concerns they have with speeding, stop sign disobedience, illegal passing of school buses, pedestrian safety and cut through traffic.
 - Staff proposed individualized traffic management solutions for each neighborhood. Doublegate preferred to request increased enforcement of speed limits within the neighborhood.
 - Staff has installed radar signs, striping and new signs in Long Indian Creek to address some of the issues presented by the residents. Staff is collecting data from the radar signs to measure current efforts to reduce speed along this street.
 - Staff met with Long Indian Creek Subdivision on August 4th to continue discussions regarding speeding. Staff presented various options for in road traffic management including splitter islands and chicanes. Staff also presented speed data from the radar signs to share with residents the impacts of current measures in place to reduce speeding.
 - Via a sub-committee of the HOA, the residents of Long Indian Creek will look at all the spots along the Long Indian Creek Drive to determine what kind of traffic calming devices are desired. This will be completed and has been submitted to the Public Works staff.
 - Public Works staff will continue to collect data from the two data collectors attached to the speed limit signs. This data will be summarized and shared after September 1, 2016.
 - Public Works staff will take the traffic-calming list received from residents of Long Indian Creek and begin the pricing and time frames for the traffic calming list.
 - This recommendation will be made available to the residents on September 9th for review.
 - Council discussed this issue at a September work session.
 - Staff has installed the Tuff Curb to simulate traffic calming devices for the neighborhood at a cost of \$15,435. The stop sign for the neighborhood that was recommended in the warrant analysis has been installed. Staff will evaluate the effectiveness of the Tuff Curb implementation along with gaining community feedback before bringing this item back to Council in the spring of 2017.
 - Council passed a traffic calming policy at the March 13th Council meeting. Staff will begin to implement the policy. Long Indian Creek will be grandfathered from the policy since the City has committed to working with the neighborhood prior to the policy being passed.

Other Items of Interest

Financial Condition

- Monthly reports sent to Council related to the City's financial condition.