



Official City Council Meeting Minutes

November 26, 2018

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.

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 Donald F. Mitchell
 - Jason Binder
 - Ben Burnett
 - John Hipes
 - Dan Merkel
 - Karen Richard
- Staff
 - Bob Regus, City Administrator
 - Sam Thomas, City Attorney
 - James Drinkard, Asst. City Administrator
 - Peter Sewczwicz, Director of Public Works
 - John Robison, Deputy Director of Public Safety
 - Morgan Rodgers, Director of Recreation and Parks
 - Kathi Cook, Director of Community Development

approve the MOU with Fulton County, and authorize the Mayor to execute all necessary documents.

- The intersection of GA 400 and Windward Parkway has congestion in both the morning and evening peak hours. The solution to resolve the morning issue was to construct an additional lane along Windward Parkway between the exit ramp and North Point Parkway. NFCID contracted with an engineering firm to design the work and then worked with the City and Georgia Department of Transportation (GDOT) to implement the improvements. Ultimately, GDOT funded the project through its operations program and the project has been completed.
- Solving the congestion in the evening hours consists of installing triple lefts from the ramp onto Windward Parkway. The third lane turns into a dedicated right-turn lane onto Deerfield. Also associated with Phase Two is an improvement at Westside and Windward to permit dual left turn lanes onto southbound Westside Parkway.
- Fulton County Water and Sewer were approached by the design team to include any waterline improvements that are necessary into the project scope so disruption of the corridor only happens once.
- The City advertised for competitive bids in May and June of this year and a total of 7 bids were received on June 14, 2018. The seven bidders and their associated bid amount is as follows:

ER Snell:	\$5,802,757.33
Baldwin Paving:	\$5,773,916.21
CMES:	\$5,170,499.37
CW Matthews:	\$5,169,456.33
GP Enterprises:	\$7,395,216.97
Precision 2000:	\$5,893,939.87
Vertical Earth:	\$4,834,853.14

- The bid also included alternates related to minor utility relocations and minor work at the GA 400 southbound exit ramp. In total, the total bid for Vertical Earth totals \$4,901,794.38.
- The City approved a contract with GDOT in January 2015 and within the contract GDOT committed a total of \$1.37M to go towards the project. In addition, the City and the NFCID approved a MOU stating it was the responsibility of the NFCID to manage and fund the funding shortfall.
- Throughout the design process of the project the NFCID worked with various partners to obtain additional funds to fund the project. The bids received for the project were approximately \$700k over budget. Over the last several months the NFCID worked to obtain additional funding.
- The funding shortfall has been obtained through the diligent work of the NFCID, the design team and numerous partners associated with the project. Below is a breakdown of the funding pieces to fund the Windward Triple Lefts Project:

\$ 2,317,941.24	GDOT construction contract
\$ 481,000.00	Fulton County
\$ 19,000.00	Fulton County (additional utility costs)
\$ 1,433,200.00	GTIB
\$ 160,136.14	NFCID
\$ 490,517.00	Fulton County W&S

- The NFCID team met with the low bidder, Vertical Earth, to discuss the project in detail and go over the expectations and how representatives from the NFCID team will be managing the

construction and performing inspections of the project. The team also explained the contract is with the City and all application for payments will be reviewed by representatives of the NFCID prior to payments to be processed with the City.

Public Comment

None

- ❖ Mayor Pro Tem Mitchell offered a motion to approve the Windward Parkway at GA 400 Triple Lefts to Vertical Earth in the amount not to exceed \$4,901,794.38, approve the Memorandum of Understanding (MOU) with the North Fulton Community Improvement District (NFCID), approve the MOU with Fulton County, and authorize the Mayor to execute all necessary documents.

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

B. Department of Public Safety Headquarters Furniture Purchase (911 Center)

- Director of Public Safety, John Robison, came forward to present this item.
- Staff recommends Mayor and Council authorize the purchase of new office furniture for Public Safety Headquarters (911 Center) through CWC in an amount totaling \$20,111.82 and authorize the Mayor to execute all necessary documents.
- The Department of Public Safety is requesting authorization to fund the purchase of general office furniture for the newly remodeled 911 Center within Public Safety Headquarters. This purchase replaces general office furniture (not including dispatch consoles) within the following segments of the 911 Center:
 - 911 Communications Center
 - 911 Quality assurance Office
 - Public Safety Technical Staff Office
 - 911 Training Area
- On August 20, 2018, the City Council approved funding totaling \$83,952 to CWC for the purchase of office furniture for the Public Safety Headquarters expansion. While the purchase of replacement furniture for the 911 Center was always under consideration, the purchase was purposely withheld from the original approval request to ensure that sufficient funding was available for the construction and remodel of the 911 Center. With the 911 Center construction completed, funding is now available within the original budget allocation to purchase these furnishings.
- As with the initial furniture purchase, staff recommends CWC and has negotiated pricing below State Contract line-items.

Public Comment

None

- ❖ Council Member Hipes offered a motion to approve the purchase of new office furniture for Public Safety Headquarters (911 Center) through CWC in an amount not to exceed \$20,111.82 and authorize the Mayor to execute all necessary documents.

- The motion received a second from Council Member Richard

- The motion was approved unanimously 7-0

C. First Amendment to Intergovernmental Contract- Local Jobs Creation Grant

- The Economic Development Manager, Matthew Thomas, came forward to present this item.
- Staff recommends Mayor and Council approve the Amendment to the IGA. Having this program in the City's economic development toolkit establishes an effective means for the City to support business expansions and relocations.
- The Local Jobs Creation Grant was established as an intergovernmental agreement with the City of Alpharetta and the Development Authority of Alpharetta on October 21, 2013 with a five year sunset date.
- The grant's purpose is to encourage and support Alpharetta companies hiring Alpharetta residents. The program was created to support the State of Georgia's Quality Jobs Tax Credit and Opportunity Zone Tax Credit at the local level.
- The original Intergovernmental Contract consisted of \$40,000 in program funding. The renewal requests \$32,500 which is the remaining unused grant dollars.
- City Attorney, Sam Thomas, read the Contract into the record

Public Comment

None

- ❖ Council Member Burnett offered a motion to approve the First Amendment to the Intergovernmental Agreement – Local Jobs Creation Grant as read by City Attorney and authorize the use of funds up to and not to exceed \$32,500.
 - The motion received a second from Council Member Binder with a friendly amendment to change the term of the Intergovernmental Contract, Section 3 (contract should be extended through June 30, 2019).
 - Amendment accepted by Council Member Burnett
 - The motion was approved unanimously 7-0

D. Approval of Partial Easement Abandonment - Rowe Downtown

- City Attorney, Sam Thomas, provided a brief overview of this item and read the Resolution into the record

Public Comment

None

- ❖ Council Member Hipes offered a motion to approve the Resolution as read by the City Attorney
 - The motion received a second from Council Member Richard

- The motion was approved unanimously 7-0

E. A Resolution Declaring the Results of the City of Alpharetta Special Homestead Exemption Election Held on November 6, 2018

- City Attorney, Sam Thomas, read the Resolution into the record

Public Comment

None

- ❖ Council Member Merkel offered a motion to approve the Resolution Declaring the Results of the City of Alpharetta Special Homestead Exemption Election Held on November 6, 2018 and read by City Attorney

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

F. A Resolution Declaring the Results of the City of Alpharetta Special Sunday Alcohol Sales Election Held on November 6, 2018

- City Attorney, Sam Thomas, read the Resolution into the record

Public Comment

None

- ❖ Council Member Merkel offered a motion to approve the Resolution Declaring the Results of the City of Alpharetta Special Sunday Alcohol Sales Election Held on November 6, 2018 as read by City Attorney

- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved unanimously 7-0

G. Indication of Interest (IOI) to Purchase City-Owned Commercial Condominium Unit Located in Milton Avenue Parking Deck

- Director of Finance, Tom Harris, came forward to present this item.
- Staff recommends Mayor and Council please approve an Indication of Interest (IOI) to purchase a City-owned commercial condominium unit located in the Milton Avenue parking deck.
- The parking deck, which is currently under construction by The Christman Company, was designed to have commercial space on the ground floor facing Milton Avenue. The total space of 5,579 square feet will be split between 800 square feet of space that will remain with the City to house a police substation and 4,779 square feet of space will be sold as a condo unit subject to a declaration.

Public Comment

None

- ❖ Council Member Merkel offered a motion to approve the Indication of Interest (IOI) to Purchase City-Owned Commercial Condominium Unit Located in Milton Avenue Parking Deck

- The motion received a second from Council Member Binder

- The motion was approved unanimously 7-0

H. Approval of Increase of Minimum Hourly Wage

- City Administrator, Bob Regus, came forward to present this item and request to raise the City's minimum hourly wage to \$16.

Public Comment

None

- ❖ Council Member Merkel offered a motion to approve the Increase of Minimum Hourly Wage as requested

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

I. Amendment to the Parking Agreement at 40 Old Roswell Street

- Council Member Hipes announced that he would recuse himself from this item given that his law partner is the attorney for the applicant
- David Belle Isle, attorney for the applicant, came forward to present this item.

- ❖ Council Member Binder offered a motion to approve the Amendment to the Parking Agreement at 40 Old Roswell Street with the following changes:

- Section 1- the end shall read, "developer would waive any claim for refund from the City's downtown parking fund
- Section 2 – change date to June 30, 2019
- Section 4 - Prior to the last sentence in paragraph 4, insert "However, if the parking lot is subsequently redeveloped as a full commercial parking lot or paid parking lot, the property owner shall be required to obtain a business license and lot shall meet then applicable city standards."

- The motion received a second from Council Member Merkel
- The motion was approved unanimously 6-0

- Council Member Hipes returned to the meeting

VII. WORKSHOP

A. Wireless Broadband Deployment - Industry Overviews

- Renee Shepherd and Matt Hartley from Verizon Wireless came forward to make a presentation regarding wireless broadband deployment

VIII. PUBLIC COMMENT

None

IX. REPORTS

- Council Member Richard announced that the Atlanta Regional Commission awarded our Downtown City Center an “Award of Excellence” for 2018 in the Exceptional Merit for Context Sensitive Town Center Development category
- Council Member Binder announced that this Saturday, December 1st the Recreation and Parks Department will be hosting the City’s Season of Celebration, which will include the tree lighting, SEC championship game, community performances, kid friendly activities, etc. The day begins with the Farmer’s Market from 8am-2pm and the seasonal celebration activities at 4pm.
- Council Member Binder also announced that part of the most recently adopted budget included funds for park land development and one of the parks included was Mid-Broadwell. He handed out conceptual plans for that space and informed the public that the plans will be available online for the public to review and provide feedback.
- Council Member Burnett announced an appointment to the Board of Zoning Appeals – Daniel McAlonan

X. ADJOURNMENT TO EXECUTIVE SESSION

Mayor Pro Tem Mitchell offered a motion to adjourn to Executive Session

- The motion received a second from Council Member Merkel
- The motion was approved unanimously 6-1; Burnett voting no

Respectfully submitted,



Coty Thigpen, City Clerk