



Official City Council Meeting Minutes

May 17, 2021

Office of the City Clerk

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
- Erin Cobb, City Clerk
- Tom Harris, Director of Finance
- Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- Pete Sewczwicz, Director of Public Works
- John Robison, Director of Public Safety
- Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: "Public Works Week"

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/3/2021)

B. Financial Management Report: Month Ending March 31, 2021

- ❖ Council Member Hipes offered a motion to approve the consent agenda
 - The motion received a second from Mayor Pro Tem Mitchell
 - The motion was approved unanimously (7-0)

VI. PUBLIC HEARING

A. MP-21-01/CLUP-21-02/Z-21-03/CU-21-02/V-21-04 The Bailey/Northwinds **NOTE: This item has been deferred by the Applicant and will neither be heard nor discussed at this time.**

VII. NEW BUSINESS

A. Webb Bridge Road TSPLOST Improvements Phase 1, ITB 21-009

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Council award ITB 21-009 to Excellere Construction LLC for the construction of the Webb Bridge Road TSPLOST Improvements Phase 1 project in an amount not to exceed of \$874,800.00 and authorize the Mayor to execute all necessary documents.
- The award of this bid is for the construction of the Webb Bridge Road TSPLOST Improvements Phase 1 project. This project will include the installation of approximately 500 linear feet of 10' wide multiuse trail along the north side of Webb Bridge Road from the western end of the existing sidewalk along the frontage of Westwind Subdivision to a point immediately west of the existing Big Creek Greenway tunnel crossing under Webb Bridge Road. The project will also construct approximately 100' of a 12' wide concrete decked boardwalk connecting the multiuse trail down to the Big Creek Greenway. Other items within the project scope include installation of header curb, storm drains, a 5' to 6' wide planting bed, and pedestrian lighting.
- Plans and specifications for this project were prepared by Pond & Company with program management oversight provided by Atkins. The project advertised for competitive bids during March and April 2020. A total of three bids for the project were received on April 22, 2021:

Excellere Construction LLC	\$ 874,800.00
CMES LLC	\$ 1,270,809.10
J.G. Leone Enterprises, Inc.	\$ 1,959,845.41

- The apparent low bidder, Excellere Construction LLC, is an experienced contractor who has worked on several projects with similar elements for multiple governmental agencies including Cobb County, Forsyth County, and the City of Smyrna. The contacted references stated that Excellere Construction LLC provided reliable work on time and within budget and would utilize their services again. Additionally, Excellere Construction LLC was previously awarded and completed the City's "ITB 17-006 Multiple Sidewalk Improvements" project which included construction of sidewalks along Canton Street, Crabapple Road, North Point Parkway, Pointe Place, Upper Hembree Road, Waters Road, Hembree Road, and Haynes Bridge Road. Excellere Construction LLC demonstrated an exceptional level of communication, performance, professionalism, and workmanship on said project.
- Staff met with representatives of Excellere Construction LLC on April 30, 2021 to review the scope of work and the City's expectations. When asked about the gap between their bid and the next lowest bidder, Excellere Construction LLC attributed this to their ability to perform a number of tasks in-house and with their own equipment that other bidders likely utilize subcontractors to accomplish. Excellere Construction LLC assured Staff that they could complete the project for the submitted bid amount and within the allocated time frame. Thus, staff determined Excellere Construction LLC to be the lowest responsive and responsible bidder.
- This work will represent the first of several phases along the Webb Bridge Road corridor. The future phases will also construct 10' wide multiuse trails with 6' wide planting areas and install pedestrian lighting on both sides of Webb Bridge Road from the Greenway tunnel to Webb Bridge Way. Staff is currently working with Pond & Company to expedite completion of the portion of the plans which would extend the new typical section along the north side of Webb Bridge Road approximately 350 feet to Westwind Lane. These plans would then be presented to Excellere Construction LLC to provide pricing on as a potential change order to this contract. Completion of this work as part of this project would allow for the connection from Westwind Lane to the Big Creek Greenway to remain uninterrupted through future phases of work along Webb Bridge Road.
- Once a contract with Excellere Construction LLC has been finalized and executed, construction may begin immediately. The anticipated completion date for the project is no more than 120 days from notice to proceed.
- **Public Comment:** No Public Comment
- ❖ Mayor Pro Tem Mitchell offered a motion to award ITB 21-009 to Excellere Construction, LLC. for the construction of the Webb Bridge Road TSPLOST Improvements Phase 1 project in an amount not to exceed of \$874,800.00 and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

B. IGA with the City of Milton Regarding Joint Use of Municipal Court Facilities & Clerk Services

- City Administrator, Bob Regus, and Municipal Court Director, Brooke Lappin, came forward to present this item.
- Staff is recommending that Council approve an Intergovernmental Agreement (IGA) between the City of Alpharetta and the City of Milton regarding joint use of Milton's Municipal Court facilities and shared clerk services and authorize the Mayor to execute all necessary documents.

- The Intergovernmental Agreement (IGA) with the City of Milton is regarding the joint use of their municipal court facility and shared municipal clerk services. In exchange for Alpharetta's right to use the City of Milton's Court, Alpharetta will pay Milton \$6,775 per month during the term of this IGA. Milton will be responsible for all costs associated with the physical operation and maintenance of the court facility (including but not limited to utility costs, standard building lighting, heating and air conditioning, janitorial costs, trash/dumpster pickup, etc.).
- Currently, Milton and Alpharetta share the services of a single Municipal Court Director, Brooke Lappin. This IGA will continue those services, whereas Mrs. Lappin will spend an average of 40% of her work week on Milton court matters and 60% of her work week on Alpharetta court matters. Mrs. Lappin will continue to be an employee of the City of Alpharetta. The City of Milton will reimburse Alpharetta 40% of the prorated cost of the Clerk's base salary and 40% of the prorated cost of the employee benefits provided.
- The City of Alpharetta is responsible for reimbursing Milton for 60% of the furnishings, including installation, for Court Staff Areas (court staff, court clerk, and judge). The City's estimated share is \$10,990. Additionally, Alpharetta will be responsible for contracting for the installation of the Fiber Optic infrastructure to connect the Facility to Alpharetta's network. The City's estimated cost is \$15,000. The intent is that the City's buildout (furniture, equipment, fiber) will be funded through available operational funds.
- **Public Comment:** No Public Comment
- ❖ Council Member Hipes offered a motion to approve an Intergovernmental Agreement (IGA) between the City of Alpharetta and the City of Milton regarding joint use of Milton's Municipal Court facilities and shared clerk services in an annual lease amount not to exceed \$81,300 and a onetime cost of \$25,990 and authorize the Mayor to execute all necessary documents
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

C. Senior Homestead Exemption Ordinance - AGI Clarification (1st Reading)

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council approve an ordinance amending Article 1, Section 6 of the City Charter as it relates to senior homestead exemptions.
- Current language defining income, for purposes of applying the senior full exemption of property taxes, is confusing and leads to misinterpretations quite different from the County and surrounding jurisdictions with the same exemption.
- The ordinance simplifies and clarifies the language to define income consistent with the definition of adjusted gross income pursuant to the Internal Revenue Code of 1986.
- City Attorney, Sam Thomas, read the ordinance aloud.
- **Public Comment:** No Public Comment

- ❖ Council Member Binder offered a motion to approve an ordinance amending Article 1, Section 6 of the City Charter as it relates to senior homestead exemptions
 - The motion received a second from Council Member Merkel
 - The motion was approved unanimously (7-0)

VIII. WORKSHOP

A. TSPLOST II Project List

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item is being presented for informational purposes only. No formal vote will be required.
- Council Member Burnett suggested that we add the pedestrian tunnel at Haynes Bridge Road as a Tier III project, recommending that we take \$500,000 from the Hopewell Rd at Vaughan Drive Roundabout to fund it. Council Member Richard and Mayor Pro Tem Mitchell support this.

TSPLOST II Project List

		Allocation (05/11/21)
TIER I (85%)	Mid-Block Crosswalk (Alpharetta Elementary School)	\$85,000
	Mid-Block Crosswalk (Manning Oaks Elementary School)	\$150,000
	Improved Crossing from Parking Deck to north side of Milton Ave	\$275,000
	Raised intersection at Marietta St and Roswell St	\$350,000
	Improved Pedestrian Crossings from City Center to Churches	\$750,000
	Alpha Loop (Old Milton Pkwy to Northwinds Pkwy)	\$12,000,000
	4 Pedestrian Bridges (Windward Pkwy over Big Creek; Greenway access)	\$4,000,000
	North Point Pkwy Corridor (cost is an allocation)	\$10,000,000
	Mid-Block Crosswalk (Cogburn Road Park)	\$85,000
	Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	\$100,000
	Webb Bridge Rd Improvements (Morris Rd to Greenway)	\$13,000,000
	Tradewinds Ripple Effect Improvements	\$6,500,000
	Cumming St Corridor Improvements (cost is an allocation)	\$4,750,000
		\$ 52,045,000
TIER II (100%)	Kimball Bridge Rd Widening (Verizon to Georgia Power driveways)	2,000,000
	Academy St Improvements	3,250,000
	Milton Ave Improvements (cost is an allocation)	3,935,740
		9,185,740
TIER III (115%)	Roundabout (Hopewell Rd at Vaughan Dr)	\$2,000,000
	Roundabout (Mayfield Rd at Canton St)	2,000,000
	Roundabout (Mayfield Rd at Providence Rd)	2,000,000
	Milling and Resurfacing	2,500,000
	Debt Retirement/Debt Service	681,850
		\$9,181,850
		\$68,215,000

*Public Works revised project pricing, based on the current increase of construction, cost estimates from on-call vendors, and recent bids.

*The increase of funds from the initial allocation to the revised (4/30/21) is based on new projected figures from Fulton County. Most recent figures received came on April 29, 2021.

*Cost allocation means the project cannot be accomplished for the dollar amount listed and funds listed is for design work, right of way acquisition, utility relocations, or matching dollars for grants.

B. Discussion of Possible Parks Bond Projects

- Director of Recreation, Parks, & Cultural Services, Morgan Rodgers, and City Administrator, Bob Regus, came forward to present this item.
- This item is being presented for informational purposes and does not require a formal vote.
- Mr. Regus presented the timeline in order to place the park bond referendum on the November ballot. This item will be brought forward for public input at the May 24th and June 7th City Council Meeting.

Ranking Of Proposed Parks Bond Projects

May 13, 2021

Project	Tabulated Data	
	Combined Ranking	Average Rank
Wills Park Equestrian Center Buildout	1 (Tie)	3.14
Webb Bridge Soccer Field Turf	1 (Tie)	3.14
Wills Park Master Plan Projects	3	4.29
Union Hill Park Redevelopment	4	5.29
Mid Broadwell Park Development	5	5.57
Old Rucker Park Design / Build	6	6.43
Farmhouse Park Design / Build	7	7.14
Waters Road Park Design / Build	8	7.86
Mayfield Road Park Design / Build	9	8.29
AlphaLoop / Park Land Acquisition	10	8.86
Brookside Park Phase 1 Design / Build	11 (Tie)	9.00
Milton Avenue Park Design / Build	11 (Tie)	9.00

Individual Rankings By Mayor And Council							Morgan's Ranking	
Mayor Gilvin	Mayor Pro Tem Mitchell	Council Member Burnett	Council Member Richard	Council Member Hipes	Council Member Binder	Council Member Merkel		
9	3	3	2	2	1	2	...	1
6	6	4	1	1	3	1	...	2
7	5	5	3	5	2	3	...	3
5	7	6	5	6	4	4	...	5
4	9	7	4	3	5	7	...	4
8	8	8	6	4	6	5	...	8
12	1	1	7	10	7	12	...	6
3	10	10	8	9	9	6	...	9
11	2	2	12	12	8	11	...	11
1	11	11	10	7	12	10	...	12
2	12	12	9	8	11	9	...	7
10	4	9	11	11	10	8	...	10

- **Public Comment:**

- Connie Mashburn, 1245 Tuscany Court, Alpharetta, GA, 30004, came forward in support of the Farmhouse Park Design/Build and requested additional funding to complete "The Stories Project".
- Lynn Sickeler, 110 Clipper Bay Drive, Alpharetta, GA, 30005, came forward in support of the Farmhouse Park Design/Build.
- Shack Lewis, 184 Canton Street, Alpharetta, GA, 30009, came forward in support of the Farmhouse Park Design/Build.

C. Presentation and Discussion: Recommended Fiscal Year 2022 Budget

- Director of Finance, Tom Harris, came forward to present this item.
- This item will be presented for informational purposes only and no formal vote is required.
- The purpose of this presentation is to provide an overview of the Recommended Annual Operating and Capital Budget (the "FY 2022 Budget") and allow for a question-and-answer dialogue.
- The Fiscal Year 2022 Budget was distributed electronically to the City Council on April 26, 2021 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency site powered by OpenGov.
- The Finance Department presented an overview of the FY 2021 Budget at the May 3rd City Council Meeting. A budget excerpt is attached to the agenda packet that includes the transmittal letter (budget overview), operating and capital initiatives, citywide fund summary and narrative, and general fund summary/narrative.
- Public Hearings and City Council action on the FY 2022 Budget and Millage Levy are scheduled for June 7th and 21st.
- Changes to Budget since last Workshop:
- Lucas Devices (\$176,000) was moved to the Recommended Capital List.

- Funding for the American Rescue Act was revised from \$10,588,223 to \$6,644,511 (represents both tranches) with the following project funding changes:
 - Boardwalk Replacement between old Wild Wings and Greenway (increased by +\$300,000 to a total funding request of \$2,000,000 citywide);
 - Wills Park Fields 1-4 Lighting (removed funding totaling -\$400,000);
 - Wacky World Playground Restroom Replacement (removed funding totaling -\$700,000);
 - North Park Fields 1-4 Restroom Replacement (removed funding totaling -\$700,000);
 - Milling & Resurfacing (reduced by -\$824,000 to a total funding request of \$3,000,000 citywide);
 - Stormwater Piper Replacement/Lining (increased by +\$144,511 to a total funding request of \$3,144,511 citywide);
 - Sidewalk Repair (increased +\$324,000 to a total funding request of \$1,324,000 citywide);
 - Removed est. Non-Allocated within the American Rescue Act due to revised funding (-\$2,088,223)
- Mayor Pro Tem Mitchell would like to add \$12,500 to "The Stories Project". Council Member Binder and Council Member Richard are in support of this.
- Council Member Burnett suggested that \$25,000-\$50,000 be allocated to the Rest Haven Cemetery for retaining wall repairs.
- Council Member Richard and Mayor Pro Tem Mitchell would like Council to reconsider funding the North Point Envelope Framework Plan.
- **Public Comment:**
 - Connie Mashburn, 1245 Tuscany Court, Alpharetta, GA, 30004, came forward to inquiry about the funds in the cemetery maintenance account.

IX. PUBLIC COMMENT

- Doug Horvath, 1610 Silverleaf Way, Alpharetta, GA, 30005, came forward to address his concerns regarding a certificate of occupancy for 1155 Park Glen Drive.

X. REPORTS

- Council Member Burnett appointed Lauren Hall and Gracile Dawes as his appointees to the Board of Ethics.
- Council Member Merkel announced the Community Input Meeting at Old Rucker Park on Tuesday, May 18th from 4:00 - 7:00 PM.
- Council Member Richard announced the Trails and Ales Greenway Bike Ride event at Jekyll Brewery on Marconi Drive scheduled for May 22nd at 12:00 – 2:00 PM.
- Mayor Gilvin asked Council to sing "Happy Birthday" to Director of Community Development, Kathi Cook.

XI. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 7:35 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Erin Cobb".

Erin Cobb, City Clerk