

City of Cumming
Regular Meeting Agenda
December 15, 2020

- I. Meeting Called to Order-Troy Brumbalow, Mayor.
- II. Invocation
- III. Pledge to Flag
- IV. Consider Agenda for Adoption
- V. Consider for adoption the following meeting minutes:
 - A. Work Session Meeting of December 1, 2020
 - B. Executive Session of December 1, 2010
- VI. Acknowledgements, Proclamations, Resolutions, etc.
 - 1. FCHS DECA Greatest Gift Week- December 14-18
- VII. Old Business
- VIII. New Business
 - A. Planning & Zoning
 - 1. 2021 Alcohol License Renewals
 - 2. Rezoning Application #2018321-The Villages at Brooks Farm (Public Hearing)
 - B. Administration
 - 1. 2020 Budget Amendment
 - C. City Center
 - 1. RFP Results- Buildings E, F, G, H and L Concrete
 - 2. RFP Results- Buildings A, B, C, D, E, F, G, H, L and M Electrical
 - 3. RFP Results- Buildings A, B, C, D, E, F, G, H, L and M Fire Suppression
 - 4. RFP Results- Buildings A, B, C, D, E, F, G, H, L and M HVAC
 - 5. RFP Results- Buildings A, B, C, D, E, F, G, H, L and M Plumbing
 - 6. RFP Results- Buildings A, B, C, D, E, F, G, H, L and M Roofing
 - 7. RFP Results- Buildings E, F, G, H, and L Steel Fabrication and Erection
- IX. Announcements
 - 1. City of Cumming non-essential offices will be closed December 24th and 25th for the Christmas Holiday and January 1st for New Year's Day.
- X. Executive Session (If Needed)
- XI. Adjourn.

**CITY OF CUMMING
COUNCIL MINUTES
REGULAR MEETING
DECEMBER 15, 2020**

I. There was a regular meeting of the Mayor and Council of the City of Cumming on Tuesday, December 15, 2020, at 6:00 P.M., at City Hall in Cumming, Georgia. The Mayor and all Council Members were properly notified as required by law and all were present. Mayor Troy Brumbalow presided over the meeting and called the meeting to order.

II. Invocation: Mayor Brumbalow asked Mr. Phil Higgins to deliver the invocation.

III. Pledge to the Flag. Mayor Brumbalow led everyone in the Pledge to the American Flag.

IV. Consider Agenda for Adoption: A motion was made by Chad Crane and seconded by Jason Evans to adopt the agenda as presented. The motion carried unanimously.

V. Consider for adoption the following meeting minutes: A. Work Session Meeting of December 1, 2020: A motion was made by Joey Cochran and seconded by Jason Evans to approve the minutes of the Work Session Meeting of December 1, 2020 as presented. The motion carried unanimously.

B. Executive Session of December 1, 2020: A motion was made by Joey Cochran and seconded by Chad Crane to approve the minutes of the Executive Session of December 1, 2020 as presented. The motion carried unanimously.

VI. Acknowledgements, Proclamations, Resolutions, etc.- 1. FCHS DECA Greatest Gift Week- December 14-18, 2020: Mayor Brumbalow read aloud and presented a proclamation proclaiming December 14- 18, 2020 as Greatest Gift Week- Embracing Exceptionalities in the City of Cumming.

VII. Old Business: none

VIII. New Business- A. Planning and Zoning 1. 2021 Alcohol License Renewals

Alcohol License Renewals- City of Cumming Code Enforcement Officer, Lenny Mancinelli presented the Mayor and Council a list (see attached) of fifty-two (52) businesses which currently hold an alcohol license and who have successfully completed their renewal applications for their 2021 alcohol license. Investigations have been completed and all appropriate fees have been paid. All of these businesses are complying with the alcohol ordinance adopted by the City of Cumming stated Mancinelli. Two

current licensees (Chipotle and Mia's Pizza) have decided not to renew and two other licensees (New Vision Cinemas/ Movies 400 and Tokyo Steak & Sushi) have closed and are out of business. It is the recommendation of the Cumming Planning Department that each of these licenses be approved. Then a motion was made by Christopher Light and seconded by Jason Evans approving the renewal of fifty-two (52) alcohol licenses as presented by of the Cumming Planning Department. The motion carried unanimously.

2. Rezoning Application #2018321- The Villages at Brooks Farm (Public Hearing)

Planning Director Scott Morgan read into record the following staff report: *The agent has made application, on behalf of the property owners and to the proper authorities, to rezone 151.649 acres, more or less, from a combination of Single-Family Residential (R-1A), Office Professional (OP) and Planned Shopping Center (PSC), to Planned Unit Development (PUD), for the purpose of constructing a mixed-use development, to be known as the Villages At Brooks Farm. The future land use designation for this property is Mixed Use, therefore; this proposed rezoning is in conformance with the City's Comprehensive Plan.*

The Planning Commission held a public hearing on October 20, 2020 and public comments were gathered. After that hearing, staff and Planning Commission members worked with the applicant and finalized zoning conditions and other project documents. On November 17, 2020, in accordance with the attached fifty-seven (57) zoning conditions, dated November 9, 2020, the accompanying Rezoning Plan-Villages At Brooks Farm, and the project booklet, dated October 20, 2020, the Planning Commission voted unanimously to recommend approval of this rezoning request.

A motion was made by Jason Evans and seconded by Joey Cochran to open the public hearing. The motion carried 4-0 with Councilman Light recused. Mrs. Mary Helen McGruder began by giving a brief history of the property and how it had been jointly owned by her family for several generations. Next the developers, Jim Bowersox, with Lennar and Mr. Michael McGuire, with The Worthing Companies spoke on the plans for development.

Opposition to the development spoke primarily but not exclusively on the high density causing a fire safety concern, traffic concerns, and school overcrowding. Equal time was

given for each side to speak. A motion was made by Jason Evans and seconded by Chad Crane to close the public hearing. The motion carried 4-0 with Councilman Light recused. No vote was taken on Rezoning Application #2028321- The Villages at Brooks Farm at this meeting.

B. Administration 1. 2020 Budget Amendment: City Administrator Phil Higgins explained that the City of Cumming, in order to comply with State of Georgia Audit regulations, has to amend its 2020 Budget to account for any increases/decreases in revenue received or any unexpected expenditures. A motion was made by Christopher Light and seconded by Jason Evans approving the 2020 Budget Amendment. The motion carried unanimously.

C. City Center 1. RFP Results- Buildings E, F, G, H and L Concrete: City Administrator Phil Higgins stated that two (2) proposals were received ranging from \$1,320,000.00 to \$2,083,000.00. The construction manager, Beltan Properties recommends accepting the low RFP plus Add Alternates #5, 6, 12 & 13 from Cooper Construction. A motion was made by Chad Crane and seconded by Jason Evans to accept the low RFP plus Add Alternates #5, 6, 12 & 13 from Cooper Construction in the amount of \$2,083,000.00. The motion carried unanimously.

2. RFP Results- Buildings A, B, C, D, E, F, G, H, L and M Electrical: City Administrator Phil Higgins stated that two (2) proposals were received ranging from \$1,985,000.00 to \$3,200,000.00. The construction manager, Beltan Properties recommends accepting the low RFP from Cooper Construction. A motion was made by Chad Crane and seconded by Joey Cochran to accept the low RFP from Cooper Construction in the amount of \$1,985,000.00. The motion carried unanimously.

3. RFP Results- Buildings A, B, C, D, E, F, G, H, L and M Fire Suppression: City Administrator Phil Higgins stated that one (1) proposal was received. The construction manager, Beltan Properties recommends awarding this contract to Cooper Construction. A motion was made by Christopher Light and seconded by Jason Evans to award the contract to Cooper Construction in the amount of \$388,000.00 to include Add Alternate #11. The motion carried unanimously.

4. RFP Results- Buildings A, B, C, D, E, F, G, H, L and M HVAC: City Administrator Phil Higgins stated that two (2) proposals were received ranging from \$1,660,000.00 to

\$1,794,500.00. The construction manager, Beltan Properties recommends accepting the low RFP from Cooper Construction. A motion was made by Christopher Light and seconded by Jason Evans to accept the low RFP from Cooper Construction in the amount of \$1,660,000.00. The motion carried unanimously.

5. RFP Results- Buildings A, B, C, D, E, F, G, H, L and M Plumbing: City Administrator Phil Higgins stated that one (1) proposal was received. The construction manager, Beltan Properties recommends awarding the contract to Cooper Construction. A motion was made by Jason Evans and seconded by Chad Crane to award the contract to Cooper Construction for \$997,000.00. The motion carried unanimously.

6. RFP Results- Buildings A, B, C, D, E, F, G, H, L and M Roofing: City Administrator Phil Higgins stated that two (2) proposals were received ranging from \$1,410,335.00 to \$1,760,000.00. The construction manager, Beltan Properties recommends accepting the low RFP from Tip Top Roofers, Inc. A motion was made by Christopher Light and seconded by Joey Cochran to accept the low RFP from Tip Top Roofers, Inc. in the amount of \$1,410,335.00. The motion carried unanimously.

7. RFP Results- Buildings E, F, G, H, and L Steel and Fabrication and Erection: City Administrator Phil Higgins stated that one (1) proposal was received. The construction manager, Beltan Properties recommends awarding the contract to Cooper Construction for the Base Proposal and Add Alternate #3, #8, #14 and #15. A motion was made by Christopher Light and seconded by Chad Crane to award the contract to Cooper Construction for the Base Proposal plus the listed Add Alternates in the amount of \$5,031,000.00 contingent that Add Alternate #3 is including all buildings. The motion carried unanimously.

IX. Announcements:

1. City of Cumming non-essential offices will be closed December 24th and 25th for the Christmas Holiday and January 1st for New Year's Day.

X. Executive Session Mayor Brumbalow stated there was a need for Executive Session to discuss the leasing of real property. A motion was made by Chad Crane and seconded by Jason Evans to recess into executive session. The motion carried unanimously. After a brief executive session, a motion was made by Chad Crane and seconded by Jason Evans to reopen the regular meeting. The motion carried unanimously.

XI. Adjourn: A motion was made by Chad Crane and seconded by Christopher Light to adjourn the meeting. The motion carried unanimously.

Approved this 5th day of January, 2021.

Mayor

Councilmember

Councilmember

Councilmember

Councilmember

Attest:

City Clerk

Councilmember