City Council Meeting & Public Hearing
MARCH 24, 2025
OFFICIAL MINUTES
Office of the City Clerk

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 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 video recording for said meeting is a matter of public record and is available to be viewed at the City Clerk's office during normal business hours or viewed online at https://www.youtube.com/user/alpharettagov.

1. CALL TO ORDER
   - Mayor Gilvin called the meeting to order at 6:30 p.m.
   - Mayor Gilvin announced that all agenda items under the Public Hearing Section of the agenda have been deferred by the Applicant or by City Staff. These items are shown on this agenda since they were legally advertised to be heard during this meeting.
2. ROLL CALL
   - Council Members
     - Mayor Jim Gilvin
     - Mayor Pro Tem Dan Merkel
     - Donald F. Mitchell
     - Brian Will
     - Fergal M. Brady
   - Council Members Absent
     - Douglas J. DeRito
     - John Hipes
   - Staff
     - Chris Lagerbloom, City Administrator
     - Molly Esswein, City Attorney
     - Lauren Shapiro, City Clerk
     - Charlie Jewell, Director of Economic Development
     - John Robison, Director of Public Safety
     - Kathi Cook, Director of Community Development
     - Pete Sewczwicz, Director of Public Works

- Tom Harris, Director of Finance
- Deanna McKay, Public Communication & Engagement Coordinator
- Kurt Kirby,
- George

3. PLEDGE TO THE FLAG

4. BOARDS & COMMISSIONS

   A. Code Enforcement Board Nomination by Mayor Pro Tem Merkel at the request of Council Member DeRito

   - ❖ Mayor Pro Tem Merkel offered a motion to approve the appointment of Jeff Stallard to the Code Enforcement Board.
     - Council Member Will seconded the motion.
     - The motion was approved unanimously (5-0).

   B. Swearing-in of New Board Member

   - Mayor Gilvin swore in the new Code Enforcement Board member, Jeff Stallard.

5. CONSENT AGENDA

   A. City Council Meeting Minutes (Meeting of 3/3/2025)

   Consideration of approval of the Financial Management Report for the month ending January 31, 2025.

   B. Financial Management Report (Month Ending January 31, 2025)

   Consideration of approval of the Financial Management Report for the month ending January 31, 2025.

   PUBLIC COMMENTS:

   - There were no public comments.
   - ❖ Council Member Will offered a motion to approve the Consent Agenda
     - Council Member Mitchell seconded the motion.
     - The motion was approved unanimously (5-0).

6. PUBLIC HEARING

   A. The following public hearing items were advertised, however, have been deferred by the applicant or staff and are shown on this agenda for additional public noticing.

   B. MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R

   DEFERRED: This item has been deferred by the Applicant and will not be heard by the City Council during this meeting.

Consideration of a master plan amendment and conditional use to allow a "School, Academic" to the Cousins Westside Master Plan Pod R and a conditional use is requested to allow "School, Academic" for Fulton Science Academy. The property is located at 8995 Westside Parkway and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.

C. MP-25-04/CLUP-25-02/Z-25-03/V-25-03 Empire Communities/Lifehope MP

DEFERRED: This item has been deferred by the staff and will not be heard by the City Council during this meeting.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and variance to allow for 211 "For-Sale" townhomes on 26.57 acres. A master plan amendment is requested to the Lifehope/Siemens Master Plan to allow the proposed residential development. A comprehensive land use plan amendment is requested from "Corporate Office" to "High Density Residential" and rezoning is requested from O-I (Office-Institutional) to R-8A (Dwelling, "For-Sale," Attached Residential). Variances are requested to Unified Development Code (UDC) Subsection 2.2.9(D) to reduce minimum lot width, reduce minimum floor area, and increase building height; UDC Subsection 2.3.1(D) to allow retaining walls in building setbacks; UDC Subsection 2.5.4(B) to reduce minimum driveway width and allow required parking to be uncovered or enclosed; UDC Subsection 3.2.8(B)(1) to reduce undistributed buffers; UDC Subsection 3.2.8(D) to eliminate the landscape strip in certain areas along new local streets; UDC Subsection 3.5.2 to allow modifications to the City design standard for new local streets; and UDC Subsection 3.5.5(A) to allow sidewalks on only 1 side of the street. The property is located at 0 Old Milton Parkway and is legally described as being located in Land Lot 908, 1st District, 2nd Section, Fulton County, Georgia.

D. PH-25-03 Unified Development Code Text Amendments – Zoning Districts and Permitted Use Districts and Regulations

DEFERRED: This item has been deferred by the staff and will not be heard by the City Council during this meeting.

Consideration of text amendments to Section 2.1 Zoning Districts and Section 2.2 Permitted Use Districts and Regulations of Article II of the Unified Development Code to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.

7. NEW BUSINESS

A. Fiscal Year 2025 HVAC Replacements

Consideration of approval to award a HVAC Replacement to AComfort for an amount of $65,816.00 for the removal of existing HVAC equipment, purchase of new HVAC equipment, and installation of the new HVAC Equipment at the Alpharetta Community Center and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

- This request is for the replacement of a 20-ton Trane heat pump system located at the Alpharetta Community Center. This system is 29 years in age and will require extensive repairs/service in order to maintain the unit in a safe working condition. The typical lifespan of these units is 15 to 20 years and this one has already exceeded the expected life expectancy.
- Replacement of this unit will provide better energy efficiency and bring the unit up to date with the current federal environmental regulations regarding freon. This request is part of a recurring capital initiative to replace aging units at City facilities.
- The City will be utilizing on-call contractor AComfort for HVAC maintenance for the new installation of equipment. AComfort was awarded a 5-year contract on 6-16-2023 for the service and installation of existing and new equipment. In order for labor and manufacturers' warranties to remain valid, the new HVAC equipment installer should also be the one servicing the new equipment.
- The removal and installation of new equipment will take approximately a week.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Will offered a motion to approve the award a HVAC Replacement to AComfort for an amount of $65,816.00 for the removal of existing HVAC equipment, purchase of new HVAC equipment, and installation of the new HVAC Equipment at the Alpharetta Community Center and to authorize the Mayor to execute all necessary documents.

  - Council Member Brady seconded the motion.
  - The motion was approved (5-0).

B. Purchase Approval: Old Milton Parkway Widening Wetland and Stream Mitigation

Consideration of approval of the purchase of Wetland and Stream Mitigation Credits in association with the Old Milton Parkway Project in an amount currently estimated at $407,250 and authorize the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Mitigation credits are required from the United States Army Corps of Engineers (USACE) due to the impacts on the banks of Big Creek associated with the construction of a new vehicular bridge.
- Wetland credits are a way to compensate for the loss of or negative impact on wetlands on a given site or property. The credits are purchased from Wetland Mitigation Banks, which create them by restoring, creating, or enhancing wetlands.
- A total of 181 linear feet of stream bank will be impacted. USACE has a calculation to determine the number of credits required based on the impact on the stream banks. Since our impacts will be permanent, but will not have an adverse impact, the multiplier

is 0.75 credits per linear foot. Since we are impacting 181 linear feet, we need to purchase 135.75 credits.

- The project design and right-of-way (ROW) acquisition are nearly complete, and the project is scheduled to be advertised for construction by GDOT in July 2025. The City has contributed approximately $5,000,000 towards the design and right-of-way (ROW) acquisition, and permitting fees, while GDOT is funding the construction of the Project, currently estimated at $37,000,000.
- For the Old Milton Parkway widening project, the total estimated cost, provided by GDOT, is $407,250. This dollar amount is determined by the mitigation bank. For our region, the fee is $3,000 per credit.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Will offered a motion to approve the purchase of Wetland and Stream Mitigation Credits in association with the Old Milton Parkway Project in an amount currently estimated at $407,250 and to authorize the Mayor to execute all necessary documents.

  - Council Member Mitchell seconded the motion.
  - The motion was approved (5-0).

C. Request for Proposal 25-110: Firefighter Turnout Gear

Consideration of approval of the award of a contract for RFP 25-110 to MES Safety Co., LLC for firefighter turnout gear and with authorization for the Mayor to execute all necessary documents.

- Director of Public Safety, John Robison, came forward to present this item.
- The Department of Public Safety annually purchases Fire Department Structural Turnout Gear and Pull-on boots for our Firefighter personnel as either an initial issue or as a replacement for out-of-service gear. With this RFP, the City intends to award a 1-year non-exclusive contract to the vendor(s) that best meet the requirements listed in the RFP.
- The Department of Public Safety and Finance worked together to prepare a Request for Proposal (RFP 25-110) and advertised for proposals on December 5, 2024, with responses due on January 16, 2025. The City only received four (4) proposals.
- Turnout gear is a highly specialized form of equipment with limited suppliers. The Municipal Emergency Services, INC. (MES) proposal meets all Fire Department turnout gear specifications requirements.

PUBLIC COMMENTS:

- There were no public comments.

- ❖ Council Member Will offered a motion to approve the award of a contract for RFP 25-110 to MES Safety Co., LLC for firefighter turnout gear and to authorize the Mayor to execute all necessary documents.
    - o Council Member Brady seconded the motion.
    - o The motion was approved (5-0).

D. Resolution: Adoption of the North Point Development Framework Plan

Consideration of adoption of a resolution to approve the North Point Development Framework Plan to be incorporated into the City's Horizon 2040 Comprehensive Plan.

- City Attorney, Molly Esswein, read the title of the resolution.
- Director of Community Development, Kathi Cook, came forward to present this item.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to adopt a resolution to approve the North Point Development Framework Plan to be incorporated into the City's Horizon 2040 Comprehensive Plan.
    - o Council Member Mitchell seconded the motion.
    - o The motion was approved unanimously (5-0).

8. PUBLIC COMMENT

- Daniel Porsio, 435 Summerfield Drive, Alpharetta, GA 30022
- Audi Shah, 3400 Kimball Bridge Road, Alpharetta, GA 30022

9. REPORTS

- Council Member Will shared that there is a Public Safety Promotional Ceremony at 11:30 am tomorrow morning at City Hall in Council Chambers.

10. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Council Member Mitchell offered a motion to recess to Executive Session for the purposes of cybersecurity.
    - o Council Member Brady seconded the motion.
    - o The motion was approved unanimously (5-0).
- o Mayor Gilvin recessed the meeting at 6:59 p.m.
- ❖ Council Member Will offered a motion to reconvene the meeting.
    - o Council Member Brady seconded the motion.
    - o The motion was approved unanimously (5-0).
- o Mayor Gilvin reconvened the meeting at 7:18 p.m.

11. EXECUTIVE SESSION ITEMS TO BE VOTED UPON

A. **Purchase Approval for Managed Security Agreement**

Consideration of approval of a managed security agreement as discussed in the Executive Session on March 24, 2025.

- Director of Information Technology, Adam Montgomery, came forward to present this item.
- As discussed in the Executive Session, this approval is for a one-year managed security service with Arctic Wolf, through its reseller, Verinext.
- Three options were obtained, with the lowest option being the recommended quote. Arctic Wolf has stated in writing that Verinext will get the best pricing of Arctic Wolf

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Mitchell offered a motion to approve a managed security agreement as discussed in the Executive Session on March 24, 2025.

   - Council Member Will seconded the motion.
   - The motion was approved unanimously (5-0).

12. ADJOURNMENT

❖ Council Member Will offered a motion to adjourn the meeting.

   - Council Member Brady seconded the motion.
   - The motion was approved unanimously (5-0).

- With there being no further items to consider or discuss, Mayor adjourned the meeting at 7:21 p.m.

Respectfully submitted,

Lauren Shapiro

Lauren Shapiro, City Clerk