



City Council Meeting & Public Hearing

AUGUST 18, 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.

2. ROLL CALL

• Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- Donald F. Mitchell
- John Hipes
- Fergal M. Brady
- Douglas J. DeRito

• Staff

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney
- Lauren Shapiro, City Clerk
- Adam Montgomery, Director of Information Technology
- Brooke Lappin, Director of Courts
- Charlie Jewell, Director of Economic Development
- Cris Randall, Director of Human Resources
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community Development

- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Brad Denkinger, Fire
- Deanna McKay, Public Communication & Engagement Coordinator
- Trent Lindgren, Police Major

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Service Presentation: Council Member Brian Will

- Mayor Gilvin presented an Obelisk to commemorate Brian Will's service as a member of the City Council.

B. Proclamation: Marie Lewis Garrett

- Mayor Gilvin presented a proclamation to Steve Garrett, husband of Marie Lewis Garrett, and her family.
- Representative Chuck Martin presented the Georgia House of Representatives proclamation honoring Marie Lewis Garret as well.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 7/28/2025)

Consideration of approval of the City Council meeting minutes from the meeting of July 28, 2025.

B. City Council Meeting Minutes (Special Called Meeting of 7/23/2025)

Consideration of approval of the Special Called City Council meeting minutes from the meeting of July 23, 2025 at 11:30 a.m.

C. Ratification of Purdue Opioid Settlement

Consideration of council ratification of the settlement opt-in for National Opioid Settlements with Purdue (its affiliates) and the Sackler family and with authorization for the Mayor to execute all necessary documents.

D. Quitclaim Deed and Release: Haynes Park Neighborhood Association, Inc.

Consideration of approval of Quitclaim Deed and Release between the Haynes Park Neighborhood Association and the City of Alpharetta and with authorization for the Mayor to execute all necessary documents.

E. Public Access Easement Agreement: Chiswick Subdivision

Consideration of approval of a Public Access Easement Agreement between EA Homes, LP and the City of Alpharetta and with authorization for the Mayor to execute all necessary documents.

F. Premises Usage Agreement: Alpharetta First Methodist Church for Wire & Wood Festival

Consideration of approval of the premises usage agreement between the City of Alpharetta and Alpharetta First Methodist Church, Inc. located at 59 North Main Street, permitting the use of the parking lot for Wire & Wood 2025 and with authorization for the Mayor to execute all necessary documents.

- ❖ Council Member Hipes offered a motion to approve the Consent Agenda.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

6. NEW BUSINESS

A. Staff Appointments: Assistant City Administrator

Consideration of approval of the appointment of John Robison as Assistant City Administrator.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- John Robison would serve as Assistant City Administrator to help establish a staff strategy to meet the priorities of the City Council.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the Consent Agenda.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

B. Staff Appointments: Fire Chief

Consideration of approval of the appointment of Brad Denkinger as Fire Chief.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- Brad Denkinger will serve as Fire Chief to the Alpharetta Fire Department.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the Consent Agenda.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

C. Staff Appointments: Police Chief

Consideration of approval of the appointment of Trent Lindgren as Police Chief.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- Trent Lindgren will serve as Police Chief to the Alpharetta Police Department.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the Consent Agenda.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

D. PH-25-07 Unified Development Code Text Amendments – Parking

SECOND READING

The first reading and public hearing for this item occurred during the July 28, 2025 City Council Meeting.

Consideration of text amendments to Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading and Section 2.5 Parking and Loading of the Unified Development Code to amend certain parking ratios for properties over a certain distance from a public parking facility in the Downtown and to amend parking ratios for an elementary and middle school.

- City Attorney, Molly Esswein, read the Ordinance title aloud.
- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends text amendments to Unified Development Code (UDC) Section 2.5 Parking and Loading to amend the parking ratio for an elementary and middle school and Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading to amend parking requirements for Downtown properties that are located beyond a certain distance from a public parking facility.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve PH-25-07 Unified Development Code Text Amendments – Parking.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

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

SECOND READING

The first reading and public hearing of this item occurred during the July 28, 2025 City Council 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.

- City Attorney, Molly Esswein, read the Ordinance title aloud.
- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends text amendments to Unified Development Code (UDC) Article II Section 2.1 Zoning Districts and Section 2.2 to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan. Amend UDC Section 2.1, Subsection 2.2.8, Subsection 2.2.8a, and Subsection 2.2.9 to clean up titles and descriptions. Delete UDC Section 2.2a and Table 2.2a Conditional Use Review Criteria which represents a duplicate of information provided in UDC Subsection 4.2.3(B). Amend UDC Subsection 2.2.11 CUP Community Unit Plan, Subsection 2.2.13 O-I Office-Institutional, Subsection 2.2.16 PSC Planned Shopping Center, Subsection 2.2.20 MU Mixed Use, and Table 2.2 List of Permissible and Conditional Uses to clarify that the CUP, O-I, PSC, and MU zoning districts are in accordance with a specific master plan.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to PH-25-03 Unified Development Code Text Amendments – Zoning Districts and Permitted Use Districts and Regulations.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

F. Purchase Approval: Public Works Fleet Replacement Bucket Truck

Consideration to approve the purchase of a 2024 Ram 5500 equipped with an ALTEC Model AT40-G telescopic articulating aerial device with ISO-Boom utilizing Sourcewell Contract #110421-ALT from ALTEC, Inc. in an amount not to exceed \$162,510, and authorize the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff recommends that Mayor and Council approve the purchase of a 2024 Ram 5500 equipped with an ALTEC Model AT40-G telescopic articulating aerial device with ISO-Boom utilizing Sourcewell Contract #110421-ALT from ALTEC, Inc. in an amount not to exceed \$162,510.
- Included in the FY 26 Capital Budget for Public Works is the replacement of a 2012 F-550 Crew Cab Bucket Truck (Unit #735) with a RAM 5500 and a Bucket attachment. The 2012 F-550 has approximately 64,000 miles and is currently out of service due to safety issues. The safety concerns consist of cracks within the bucket and boom.

Additionally, the vehicle did not pass the annual inspection, due to the cracks found, but also due to a lack of power able to be reached to operate the boom and bucket. The boom and bucket on this vehicle is difficult to maintain due to limited parts availability and few qualified service technicians are able to work on the vehicle due to its age.

- Due to safety issues, age, and wear and tear on the vehicle, the vehicle and associated equipment needs to be replaced. Currently, Public Works only has one operable bucket truck to maintain the existing 119 traffic signals, 5 HAWK signals, and 3 Emergency Traffic Signals at Fire Stations throughout the City.
- Staff recommends the ALTEC equipment (bucket and boom) for the availability of maintenance needs. Additionally, the ALTEC equipment is used by neighboring municipalities and utility companies.
- Per policy, the equipment being replaced will be surplus by the Finance Department.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the purchase of a 2024 Ram 5500 equipped with an ALTEC Model AT40-G telescopic articulating aerial device with ISO-Boom utilizing Sourcewell Contract #110421-ALT from ALTEC, Inc. in an amount not to exceed \$162,510, and authorize the Mayor to execute all necessary documents.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

G. Philanthropy Partnership Agreement: Old Rucker Farm and the South Forsyth National Charity League

Consideration of approval of a Philanthropy Partnership Agreement Between the City of Alpharetta (on behalf of Recreation, Parks and Cultural Services) and National Charity League, Inc., South Forsyth Chapter and with authorization for the Mayor to execute all necessary documents.

- Director of Recreation, Parks and Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff recommends that Mayor and Council approve a Philanthropy Partnership Agreement Between the City of Alpharetta (on behalf of Recreation, Parks and Cultural Services) and National Charity League, Inc., South Forsyth Chapter and authorize for the Mayor to execute all necessary documents.
- The National Charity League, Inc. South Forsyth Chapter is a group of mothers and daughters who have come together in a commitment to community service, leadership development and cultural experiences. Members shall reside in or attend school in South Forsyth County, North Fulton County and the surrounding areas. The NCL, Inc. has

decided to partner with the Community Agriculture & Sustainability division of the Recreation, Parks & Cultural Services Department because of the uniqueness of the division and the fact that it is a way to learn the importance of food and farming.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve a Philanthropy Partnership Agreement Between the City of Alpharetta (on behalf of Recreation, Parks and Cultural Services) and National Charity League, Inc., South Forsyth Chapter and with authorization for the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

H. Intergovernmental Agreement: November 4, 2025 General Election and December 2, 2025 Runoff Election

Consideration of approval of an Intergovernmental Agreement for the Provision of Election Services between Fulton County, Georgia and City of Alpharetta, Georgia and with authorization for the Mayor to execute all necessary documents.

- City Clerk, Lauren Shapiro, came forward to present this item.
- On November 4, 2025 the City will hold a General Municipal Election to elect three City Council Members for Post 1, Post 2, and Post 3.
- The City wishes to contract with Fulton County to conduct the City's 2025 General Municipal Election and Potential Runoff Elections. If approved, the attached IGA will dictate the City's and Fulton County's responsibilities in conducting this year's election and future runoffs, if needed.
- The County will be responsible for things like: designating advance voting sites, compiling and proofing ballots, hiring and paying poll officers, performing as Election Superintendent, providing supplies, certifying election results, and notifying residents of voting districts and precincts. The City will be responsible for things like: recommending voting sites, adopting election ordinances, preparing and performing candidate qualifying, performing ethics campaign filings, and reviewing ballot proofs.
- This agreement is for this year's election only and will terminate on December 31, 2025.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve an Intergovernmental Agreement for the Provision of Election Services between Fulton County, Georgia and City of Alpharetta, Georgia and authorize for the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.

- The motion was approved unanimously (6-0).

I. Resolution: Appointment of Conflict Council

Consideration of adoption of a resolution to appoint the law firm of Carothers & Mitchell as conflict counsel to initiate condemnation actions against City of Alpharetta employees, agents, or officers where Jarrard & Davis, LLP representation of the City of Alpharetta is conflicted and see these actions through to completion.

- City Attorney, Molly Esswein, read the Resolution title aloud and came forward to present this item.
- The City has a number of on-going transportation road improvement projects where acquisition of property rights and interests are required from property owners within the City.
- Some of these property owners may be employees, agents, board members, or officers of the City, and because Jarrard & Davis represents the City, their firm is conflicted from initiating a condemnation action against City employees, agents, board members, or officers, which would require the need of conflict counsel.
- If adopted, this resolution would retain Carothers & Mitchell as conflict counsel.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to adopt a resolution to appoint the law firm of Carothers & Mitchell as conflict counsel to initiate condemnation actions against City of Alpharetta employees, agents, or officers where Jarrard & Davis, LLP representation of the City of Alpharetta is conflicted and see these actions through to completion.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

J. Resolution: Appointment of Conflict Counsel - Tallant Howell Law Firm

Consideration of adoption of a Resolution to appoint Tallant Howell Law Firm as conflict counsel in alcoholic beverage license hearings and appeals, where Jarrard & Davis, LLP's representation of the City of Alpharetta is conflicted and with authorization for the Mayor to execute an Engagement Letter.

- City Attorney, Molly Esswein, read the Resolution title aloud and came forward to present this item.
- Prior to suspending or revoking an alcoholic beverage license, the City has the authority to call a licensee to appear before a hearing examiner.
- The City Council, by its adoption of Resolution 2292, appointed a hearing examiner (David C. Will) to adjudicate alcohol license hearings through December 31, 2025.

- Because Jarrard & Davis, LLP would represent the City Council during any potential appeals of the hearing examiner's decision, Jarrard & Davis, LLP is conflicted from representing both the City and/or its staff during an initial alcohol license hearing and any other future proceedings. As such, conflict counsel is needed.
- Tallant Howell Law Firm has the requisite expertise and experience working with local governments in similar type of actions and proceedings to represent the City and its staff for this purpose.
- If adopted, this Resolution would appoint Tallant Howell Law Firm as conflict counsel for purposes of representing the City and/or its staff for alcohol license hearings and appeals and would also authorize the Mayor to execute an Engagement Letter for this purpose.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to adopt a resolution to appoint the law firm of Carothers & Mitchell as conflict counsel to initiate condemnation actions against City of Alpharetta employees, agents, or officers where Jarrard & Davis, LLP representation of the City of Alpharetta is conflicted and see these actions through to completion.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

7. WORK SESSION ITEMS

A. City of Alpharetta Arts & Culture Master Plan

City Council review and discussion of the proposed Arts & Culture Master Plan. This item is for work session discussion purposes only.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- Susannah Darrow, representative from TSW, came forward to present their work on the Arts & Culture Master Plan.

CITY COUNCIL DISCUSSION:

- Council Member Hipes shared that there is not information in the plan about how to bring private citizens and organization more into the arts community and would like to get serious about our facilities and private funding. Further, he believes that we need people to advocate for the arts in this community.
- Council Member Mitchell did not see information in the plan about fundraising and would like to see more ways to fundraise within the community.
- Council Member DeRito shared that he would like to see specifics about how funding opportunities could be created and include a road-map; public private partnerships are

a great opportunity and would like for TSW to take this a step further to come up with concrete ideas of fundraising.

B. Adult Activity Center Membership Fees

City Council review and discussion of a membership fee for the Adult Activity Center. This item is for work session discussion purposes only.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.

CITY COUNCIL DISCUSSION:

- Council Member Mitchell asked about if seniors would also have to pay for classes or if would be included with the membership.
- Council Member DeRito asked about seniors who could not afford the \$40 per year membership and contrasted with how we handle non-resident sport activities with neighboring jurisdictions.
 - Director Rodgers shared that there is not a reciprocal program in other jurisdictions that offer our residents free membership and there is a sliding

C. Stormwater Projects Update

Staff presentation and City Council discussion of city-wide stormwater projects. This item is for work session discussion purposes only.

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

CITY COUNCIL DISCUSSION

- Council Member Hipes asked at what point will we no longer be able to re-line pipes and have to replace them instead and recommended prioritizing budgeting for this in the future.
 - Director Sewczwicz shared that you can line a pipe more than one time, but some points are located in individual yards or are affected by trees.
- Council Member Mitchell asked about Meadowbrook Subdivision and digging up trees in their backyard.
- Council Member DeRito commented on that there has been a significant investment made to these improvements.

8. PUBLIC COMMENT

- Nancy Emmons (348 Meadow Drive, Alpharetta, GA 30009) came forward to speak about stormwater and eminent domain.

9. REPORTS

- There were no reports.

10. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Council Member Hipes offered a motion to recess the meeting for Executive Session.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin recessed the meeting at 8:57 pm for the purposes of litigation and real estate.
- ❖ Mayor Pro Tem Merkel offered a motion to reconvene the meeting.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin reconvened the meeting at 9:11 pm.

11. ADJOURNMENT

- ❖ Mayor Pro Tem Merkel offered a motion to adjourn the meeting.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 9:11 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk