



# City Council Meeting & Public Hearing

APRIL 27, 2026

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:
  - Present
    - Mayor Jim Gilvin
    - T. Kirk Driskell
    - Katie Reeves
    - Douglas J. DeRito
    - John Hipes
    - Fergal M. Brady
  - Absent:
    - Mayor Pro Tem Dan Merkel
- Staff
  - Chris Lagerbloom, City Administrator
  - John Robison, Assistant City Administrator
  - Molly Esswein, City Attorney
  - Grace Orehosky, Acting City Clerk

- Deanna McKay, Public Communication & Engagement Coordinator
- 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
- Trent Lindgren, Chief of Police
- Brad Dekinger, Fire Chief
- Cris Randall, Director of Human Resources
- Charlie Jewell, Director of Economic Development
- Brooke Lappin, Director of Courts
- David Shostak, City Arborist
- Erik Wideman, IT Network Manager

### **3. PLEDGE TO THE FLAG**

### **4. BOARDS & COMMISSIONS**

#### **A. Swearing in of Natural Resources Commission Member by Mayor Gilvin**

- This item was delayed at its original scheduled time, due to the late arrival of the appointee. The item later occurred following Public Hearing Item B, V-26-07 Alpharetta District Places Phase 1, and prior to Public Hearing Item C, Ordinance: Offenses and Miscellaneous Provisions Ordinance Text Amendments.
- Mayor Gilvin swore in Nivedita Ranade as a new alternate member of the Natural Resources Commission.

### **5. PRESENTATIONS & PROCLAMATIONS**

#### **A. Presentation: New Fulton County Health & Human Services – North Facility**

- Dr. Pamela Roshell, Fulton County Chief Operating Officer, presented an update on the services provided at the new Fulton County Health & Human Services North Facility.

#### **B. Proclamation: Public Service Week 2026**

- Mayor Gilvin presented a proclamation to Director of Human Resources, Cris Randall, to recognize and thank the employees of the City of Alpharetta.

## 6. CONSENT AGENDA

### A. City Council Special Called Meeting Minutes (Meeting of 4/13/2026)

*Consideration and approval of the City Council special called meeting minutes from the special called meeting of April 13, 2026.*

### B. Financial Management Report (Month Ending February 28, 2026)

*Consideration and approval of the Financial Management Report for the month ending February 28, 2026.*

### C. Final Order & Judgement: Windward Parkway Pedestrian Bridge and Windward Parkway Drainage Modification Project – Parcel 4

*Consideration of approval of the ratification of a Consent Order and Final Judgment in the total amount of \$30,000 for Tax Parcel No. 21 561011050280 in the Windward Parkway Pedestrian Bridge and Windward Parkway Drainage Modification Project, Parcel 4, Property Owner: Windward Community Services Association, Inc.*

### D. Easement Agreements: Sawnee Electric Membership Corporation – McGinnis Ferry Road

*Consideration and approval of the ratification of two Right of Way Easement Agreements with Sawnee EMC for the McGinnis Ferry Phase 2 Project 0021232, Parcels 5 and 6 to place two power poles and install approximately 200 feet of underground power, and with authorization for the Mayor to execute all necessary documents.*

#### 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).

## 7. PUBLIC HEARING

### A. Announcement of Public Hearing Procedures

- City Attorney, Molly Esswein, read the public hearing procedures aloud.

## B. V-26-07 Alpharetta District Places Phase 1

*Consideration of a variance request to allow a specimen tree to be removed along Marietta Street. A variance is requested to Unified Development Code (UDC) Subsection 3.2.8(K) to allow a specimen tree in the building setback along Marietta Street to be removed. The property is located at 131 South Main Street and 82 Marietta Street and is legally described as being located in Land Lots 695 & 1269, 1st District, 2nd Section, Fulton County, Georgia.*

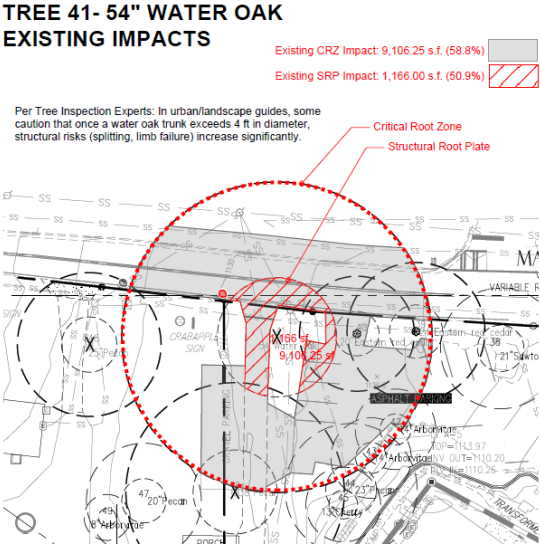
- Director of Community Development, Kathi Cook, came forward to present this item.
- The applicant, Erik Rowen, is requesting a variance to allow a specimen tree to be removed in the building setback along Marietta Street. The applicant proposes to construct Phase 1 of the Alpharetta District Places development, which includes approximately 17,700 square feet of retail use and 17,700 square feet of restaurant use on 5.34 acres in the Downtown. The subject property is located at 82 Marietta Street and 131 South Main Street near the southeast corner of Roswell Street and Marietta Street.
- Staff recommends that Mayor and Council approve V-26-07 Alpharetta District Places Tree Variance, subject to the following conditions:
  1. Developer shall be permitted to remove tree #41 (54" Water Oak). Recompense shall consist of the following:
    - a. The size of the 5 overstory trees along Roswell Street shall be increased from 4" to 6" caliper;
    - b. The size of the 3 overstory trees along Marietta Street shall be increased from 4" to 6" caliper; and
    - c. Reconstruct approximately 70' of the Alpha Loop installed along the frontage of the Alpharetta District Places development along Roswell Street in order to create a planter to allow for overstory tree plantings. The scope shall include demolition of the mis-aligned section and repouring of the Alpha Loop and tree installation.
  2. Developer shall improve Marietta Street streetscape with a minimum 6' planter planted with street trees, minimum 8' sidewalk, curb and gutter (or as approved by Staff), decorative pedestrian lighting and street furnishings, with final approval by

Staff. Overhead utilities along the project side of Marietta Street may require relocation or placement underground in order to resolve conflicts with Code-required landscaping. Streetscape improvements may require additional right-of-way or easements. Streetscape improvements shall be installed using specific construction techniques, such as a floating sidewalk, to limit impacts to saved trees, as approved by Staff.

3. Developer shall install the City's Alpha Loop Special Detail striping at the Marietta Street/Roswell Street intersection pedestrian crosswalks, with final approval by Staff. Impact fee credits shall be used to develop off-site improvements if approved by Council as part of a development agreement.
  4. Overstory shade trees shall be required in all landscape strips and shall be planted a minimum 15' from the face of the building and a minimum 15' from overhead utilities, as approved by DRB.
  5. Applicant shall install signage and it shall be stated in the leases for the development that delivery trucks in excess of SU30 (6-wheel box truck) shall not use Marietta Street for ingress/egress.
- The submitted request, if approved, would allow for a specimen tree to be removed in the building setback along Marietta Street. The applicant proposes to construct Phase 1 of the Alpharetta District Places development, which includes approximately 17,700 square feet of retail use and 17,700 square feet of restaurant use on 5.34 acres in the Downtown. The subject property is located at 82 Marietta Street and 131 South Main Street near the southeast corner of Roswell Street and Marietta Street.
  - The property is developed as a 20,000 square foot retail strip center, 4,200 square foot dry cleaners, and 2,400 square foot contractor's office. Surrounding properties are zoned C-2. Pure Taqueria, Next to Pure and Empire Homes offices are located to the west, Walgreens and Zaxby's are located to the south, the former Off Leash, Little Alley Steak, and Taco Bell are located to the east, and Surcheros and a commercial building are located to the north. The comprehensive land use plan designation of the property is 'Central Business District'.
  - A variance is requested to Unified Development Code (UDC) Subsection 3.2.8(K) tree conservation and landscape requirements. The applicant cites the unusual shape of the

property, multiple road frontages, and the substandard right-of-way along Marietta Street as hardships contributing to the requested variance.

- There is a four-foot (4') sidewalk on the north side of Marietta Street and no sidewalk on the south side. Construction necessary to install the planter and sidewalk on the south side of Marietta Street will be within the structural root plate (SRP) and critical root zone (CRZ) of tree #41.
- The applicant submitted a tree assessment for tree #41 (54" Water Oak). The exhibit below depicts existing impacts (50.9%) to the structural root plate (SRP), as well as existing impacts (58.8%) to the critical root zone (CRZ) of tree #41. The arborist assessment gives the tree a risk rating of 'Moderate' and recommends that tree preservation would require a comprehensive tree care prescription (soil decompaction, mulching, PHC program, deadwood pruning) and full-time arborist oversight during demolition and construction to minimize root impacts. If significant encroachment into the CRZ is necessary during construction, it is recommended by the applicant's arborist and the City Arborist that the tree be removed.



- The City hired Bartlett Tree Experts to perform an assessment on tree #41. Bartlett, like the applicant's arborist, gave the tree a 'Moderate' risk rating. To lower the risk rating to 'Low', Bartlett recommended deadwood pruning, pruning to reduce the end weight on the main leaders, and cabling to limit branch movement. This recommendation is based on the current condition of the tree and does not assume future impacts from the construction of the applicant's proposed development and installation of the required streetscape along Marietta Street.

- The applicant also requests that in lieu of paying the required recompense for the removal of tree #41, that the following improvements be used to compensate for the removal of the tree:
  1. Increase the size of the five (5) proposed overstory trees along Roswell Street from 4" to 6" caliper;
  2. Increase the size of the three (3) proposed overstory trees along Marietta Street from 4" to 6" caliper; and
  3. Reconstruct approximately 70' of the Alpha Loop installed along the frontage of the Alpharetta District Places development along Roswell Street in order to create a planter to allow for overstory tree plantings. The scope would include demolition of the mis-aligned section and repouring of the Alpha Loop and tree installation.
- The UDC requires recompense for specimen trees that cannot be saved equal to three (3) times the caliper inches of the tree. Therefore, removal of tree #41 would require recompense of 162 caliper inches, or 40.5, four-inch (4") caliper trees. The applicant's alternate recompense proposes sixteen inches (16") of recompense plantings, as well as to correct a portion of the Alpha Loop that was installed along the property's frontage on Roswell Street. The City Arborist recommends \$300/caliper inch when paying into the tree bank. Therefore, a balance of \$43,800 would be owed by the applicant. According to the City's Public Works Department, the construction cost for the installation of the Alpha Loop along Roswell Street was approximately \$700/linear foot. Therefore, the cost of the proposed reconstruction of the Alpha Loop along the property's frontage would exceed the recompense balance for the removal of specimen tree #41.
- The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- Community Zoning Information Meeting was held on April 8, 2026. There were public comments with concerns over increased traffic and noise, as well as the size of the development.
- Staff has reviewed the applicant's proposal against the established review criteria for a variance. The property has peculiar conditions related to the existing impacts to the tree,

the close proximity of the tree to Marietta Street, and the sub-standard right-of-way along Marietta Street. Tree #41 is located approximately fifteen feet (15') from the right-of-way line along Marietta Street. Installation of the required streetscape improvements will further impact the tree. The applicant's arborist and City Arborist have concluded that any additional impacts to the tree from construction or demolition activities would negatively impact the tree to the point that it should be removed.

- The applicant, Erik Rowen, and Civil Landscape Engineer, Jennifer Sprayberry, came forward in support of the application.
- The applicant, Erik Rowen, provided rebuttal to the public comments.

#### **CITY COUNCIL DISCUSSION:**

- Council Member DeRito asked staff why this tree is being discussed as part of this current project, since the tree is outside the parameters of this Phase 1 project.
- Council Member DeRito asked staff if the tree in question is on property owned by a different group or the same group.
- Council Member DeRito asked City Attorney, if the City should be considering approval of a tree removal on this request and as part of this project, since it resides on a different plot of land than the current Phase 1 application.
- Council Member Brady asked staff when the City's planned road and sidewalk improvements to Marietta Street will occur, if they will happen close in time to when the developer of this property will be improving the road and sidewalk, and if the future widening of Marietta Street will be accounted for when the sidewalk is installed.
- Council Member Reeves asked staff about installation of the sidewalk and trees, and if developers install lighting on their property.
- Council Member Hipes asked staff about what the recompense for the tree is.

#### **PUBLIC COMMENTS:**

- Michael Buchanan, 135 Pebble Trace, Alpharetta, GA 30009, came forward to speak in opposition to the application.
- Taylor Melesh, 365 Rainey Circle, Alpharetta, GA 30009, came forward to speak in opposition to the application.

- ❖ Council Member Hipes offered a motion to approve V-26-07 Alpharetta District Places Phase 1, subject to the following conditions:

1. Developer shall be permitted to remove tree #41 (54" Water Oak). Recompense shall consist of the following:
  - a. The size of the 5 overstory trees along Roswell Street shall be increased from 4" to 6" caliper;
  - b. The size of the 3 overstory trees along Marietta Street shall be increased from 4" to 6" caliper; and
  - c. Reconstruct approximately 70' of the Alpha Loop installed along the frontage of the Alpharetta District Places development along Roswell Street in order to create a planter to allow for overstory tree plantings. The scope shall include demolition of the mis-aligned section and repouring of the Alpha Loop and tree installation.
2. Developer shall improve Marietta Street streetscape with a minimum 6' planter planted with street trees, minimum 8' sidewalk, curb and gutter (or as approved by Staff), decorative pedestrian lighting and street furnishings, with final approval by Staff. Overhead utilities along the project side of Marietta Street may require relocation or placement underground in order to resolve conflicts with Code-required landscaping. Streetscape improvements may require additional right-of-way or easements. Streetscape improvements shall be installed using specific construction techniques, such as a floating sidewalk, to limit impacts to saved trees, as approved by Staff.
3. Developer shall install the City's Alpha Loop Special Detail striping at the Marietta Street/Roswell Street intersection pedestrian crosswalks, with final approval by Staff. Impact fee credits shall be used to develop off-site improvements if approved by Council as part of a development agreement.
4. Overstory shade trees shall be required in all landscape strips and shall be planted a minimum 15' from the face of the building and a minimum 15' from overhead utilities, as approved by DRB.

5. Applicant shall install signage and it shall be stated in the leases for the development that delivery trucks in excess of SU30 (6-wheel box truck) shall not use Marietta Street for ingress/egress.
- Council Member DeRito seconded the motion.
  - There was the following discussion during the motion:
    - Council Member DeRito shared that while he is in support of the project, he understands the frustrations of the residents regarding the removal of a specimen tree.
    - Council Member Reeves shared that the widening of Marietta Street and adding sidewalks for safety is the priority.
    - Council Member Hipes shared that the City's requirements that the developer make improvements to Marietta Street will cause the encroachment on the root zone of the tree and that the arborist reports state the health of the tree is moderate at best and will be further compromised by the construction.
  - The motion was approved unanimously (6-0).

**C. Ordinance: Offenses and Miscellaneous Provisions Ordinance Text Amendments**

*Consideration and approval of an Ordinance to amend Chapter 30, referred to as Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta to amend provisions regarding the discharge of firearms; to amend provisions regarding urban camping and the improper use of property; to regulate the discharge of bows and crossbows; to prohibit interference of a city officer; to prohibit false representations to a city officer; to prohibit loitering and prowling; to prohibit trespass; to prohibit street racing and reckless driving exhibitions; to prohibit vandalism; to prohibit aggressive panhandling; to prohibit public drunkenness; to provide for traffic violations for disobeying or avoiding an official traffic control device; to prohibit public urination or defecation; to prohibit creating a disturbance at schools; to provide for enforcement; to provide for penalties for violations; to repeal conflicting ordinances; and for other purposes.*

- City Attorney, Molly Esswein read the Ordinance title aloud and presented this item.

- The City Council reviewed and discussed as a Work Session item, proposed text amendments to Chapter 30, Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta at the Special Called City Council meeting on March 23, 2026.
- The intent of the proposed amendments and new ordinances is to provide more control to the local police in terms of discouraging undesirable behaviors without necessarily giving someone a permanent criminal record. The new and amended ordinances will allow the City Police to maintain local control to address these behaviors at the municipal level by providing authority to issue citations for ordinance violations.
- The changes to the code from the Work Session on March 23, 2026, were largely limited to the provisions related to giving false information to and/or interfering with city officers to add fire personnel. The other change was to eliminate the permitting requirement to shoot a bow or crossbow in the city.
- Revisions:
  - Sec. 30-5 Firearms
  - Sec. 30-7 Urban Camping and Improper Use of Property
  - Sec. 30-85 Loitering for the Purpose of Engaging in the Solicitation of Sex Acts
- New:
  - Sec. 30-9 Discharge of Bows or Crossbows
  - Sec. 30-10 Interference of a City Officer
  - Sec. 30-11 False Representations to City Officers
  - Sec. 30-12 Loitering or Prowling
  - Sec. 30-13 Petty Trespass
  - Sec. 30-14 Street Racing and Reckless Driving Exhibitions
  - Sec. 30-15 Vandalism
  - Sec. 30-16 Aggressive Panhandling
  - Sec. 30-17 Public Drunkenness
  - Sec. 30-18 Avoiding a Traffic Sign, Signal, or Light

- Sec. 30-19 Public Urination or Defecation
- Sec. 30-20 Creating a Disturbance at Schools
- Sec. 30-86 Loitering for the Purpose of Engaging in Drug-Related Activity

#### CITY COUNCIL DISCUSSION:

- Council Member DeRito asked the City Attorney what the enforcement mechanism for the bow/crossbow section is.
- Council Member Brady asked the City Attorney about the consequences if a child were to discharge a bow/crossbow and what measures would be taken.
- Mayor Gilvin asked Chief Lindgren about the decision to remove the permitting process in the bow/crossbow section and if the ordinance is enforceable without a permitting process.
- Council Member DeRito asked Chief Lindgren about the decision to remove the permitting process in the bow/crossbow section.

#### PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Reeves offered a motion to adopt an Ordinance to Amend Chapter 30 of the Code of the City of Alpharetta, Offenses and Miscellaneous Provisions; To Provide for Effective Dates; And for Other Purposes.
  - Council Member DeRito seconded the motion.
  - The motion was approved unanimously (6-0).

D. The following items have been deferred or withdrawn and will not be considered during this meeting:

1. Z-25-07/CU-25-15/V-25-20 Alpharetta District Places

**WITHDRAWN: This request has been withdrawn by the Applicant and will no longer be considered.**

*Consideration of a rezoning, conditional use, and variances to allow for the construction of 165 'Dwelling, 'For-Rent' units and approximately 35,000 square feet of retail/restaurant on 3.02 acres in the Downtown. A rezoning is requested*

*from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 1.4.2 and Subsection 3.2.2 to allow utilities in a required landscape strip, Subsection 3.2.8(D) to reduce the landscape strip along Marietta Street, Subsection 3.2.8(K) to remove trees within the building setback along Marietta Street, Appendix A Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements for Marietta Street, and Appendix A Subsection 3.5.5 to increase the maximum building footprint. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.*

2. **CU-26-03/V-26-04 7Brew Coffee/11378 State Bridge Road**

**DEFERRED: This request has been deferred by Applicant to the June 1, 2026 City Council meeting and will not be considered at this meeting.**

*Consideration of a conditional use and variance to allow a 'Restaurant w/Drive-Thru Window' for 7Brew Coffee. A conditional use is requested to allow 'Restaurant w/Drive-Thru Window' in the C-1 (Neighborhood Commercial) zoning district and a variance is requested to Unified Development Code Subsection 2.2.14(D) to reduce the front building setback. The property is located at 11378 State Bridge Road and is legally described as being located in Land Lot 129, 1st District, 1st Section, Fulton County, Georgia.*

8. **NEW BUSINESS**

A. **2026-2027 City Wide Employee Health and Related Benefits**

*Consideration and approval to award contracts for certain Employee Health and Related Benefits for Plan Year 2026-2027: City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; Life and Disability coverages to New York Life; and Wellness Services to Engagement Health Group; and to authorize the Mayor to execute all necessary documents.*

- Director of Finance, Tom Harris, came forward to present this item.

- For certain Employee Health and Related Benefits for Plan year 2026-2027, staff recommends that contracts be awarded as follows: The City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; Life and Disability coverage to New York Life; and Wellness Services to Engagement Health Group.
- The City's Broker of record, Alliant Insurance Services (8th largest global brokerage firm), solicited proposals from the market (Anthem, UHC, Aetna) for our medical and other related coverage. After months of negotiations, and with some reasonable plan changes, our current carrier, Cigna, is the recommended provider for both Medical (8.5% increase - \$800k) and Dental (2% increase - \$9.9k) for plan year 2026-2027. Cigna will provide a \$25k optional service fund and a \$5k wellness fund.
- This is an expected and a very reasonable renewal given that the current year's medical claims loss ratio is at 127% (total loss ratio of 111%), meaning medical claims paid by Cigna are exceeding medical premiums paid to Cigna by 27% (11% in excess of total premiums - medical and admin) and, based on projected a national medical trend increase of 7%, an increase in the range of 20% or more could be expected. The closest competing carrier provided a renewal proposal with an increase of 29%. Cigna's final proposal is indicative of their commitment to continue to serve the City of Alpharetta. With this increase, it should be noted that the City's 6-year average increase has been 4.0% compared to the trend of 7% for the same period.
- In an effort to achieve annual savings with minimal impact to employees' coverage benefit, staff recommended the following changes to be included in the above renewal (\$200k in annual savings).
- Only offer 1 plan design under an HSA (Health Savings Account) and thus close the more expensive HRA (Health Reimbursement) plan (\$100k in savings / 20 employees);
- Move from standard formulary for prescriptions to value formulary (\$100k in savings / approx. 143 users out of 1000 total plan users are affected / however, 133 of these are a result of other suitable over-the-counter drugs available for conditions of allergy, heartburn or nasal congestion). The change to value formulary replaces 20 types of drugs to equally effective non-prescription/generic. No other changes.
- Our medical coverage with Cigna is a Fully Insured Plan designed as a Minimum Premium/Shared Return Plan. With the plan, if medical claims come in under the

premiums set by Cigna, the City saves. If claims exceed the premiums, Cigna cuts the City a check for the difference. No other carrier offers this savings potential under a fully insured plan.

- Eye-Med is the recommended carrier for vision care. They proposed a 0% increase.
- NY Life proposed a 0% increase in their Basic Life/AD&D as well as 0% in their policies for Long Term and Short Term Disability coverage.
- Engagement Health Group provides wellness services to city employees. The cost for this service will remain flat at \$73,025.
- The total increase over the prior year for all services/premiums for our Employee Health and Related Benefits for Plan Year 2025-2026 is approximately 7.0%.
- The premium increases, in terms of dollars, will be shared using the same percentages currently allocated to the employee (approx. 10%) and employer (approx. 90%) as the current year. Thus, the premium increases, in terms of percentage growth, for both the employee and employer will be approximately 8.0%, depending on coverages chosen by the employee.
- See attached 2026-2027 Renewal Executive Summary for the coverages and related premiums and costs.

#### CITY COUNCIL DISCUSSION:

- Council Member DeRito asked staff about total cost to the City after the netted savings of eliminating the HRA plan and changing the prescription formulary, and the impact to the typical employee.
- Council Member Hipes asked staff about amending the staff report that the cost is coming out of the Fiscal Year Operating Budget, not Unallocated.
- Council Member Brady commented that the original increase was 17%, and thanked the City Administrator and Finance Director for their hard work to reduce that.

#### PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Brady offered a motion to approve the agreement for certain Employee Health and Related Benefits for Plan Year 2026-2027: City's group Medical and Dental

coverage to Cigna; Vision coverage to Eye Med; Life and Disability coverages to New York Life; and Wellness Services to Engagement Health Group, and with authorization for the Mayor to execute all necessary documents.

- Council Member DeRito seconded the motion.
- The motion was approved unanimously (6-0).

## **B. GDOT Local Road Assistance (LRA) Administration Grant Application**

*Consideration and approval of a resolution to authorize the submission of a Fiscal Year 2026 Local Road Assistance Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute the submittal cover letter and all necessary documents.*

- City Administrator, Chris Lagerbloom, came forward to present this item.
- The Governor and the state Legislature included Local Road Assistance Administration funds (LRA) in the amended fiscal year 2026 budget. The LRA funds will be administered through the Georgia Department of Transportation (GDOT) and distributed utilizing the current Local Maintenance and Improvement Grant (LMIG) application system. All eligible activities / projects for LRA funds will be the same as the LMIG program. LRA funds will require no match.
- GDOT began accepting applications on March 23, 2026, and all electronic applications must be received no later than June 15, 2026. For an application to be processed, the following requirements must be met:
  1. A local government must be in audit compliance with the Department of Audits and Accounts (DOAA). A local government must also be in compliance with the Department of Community Affairs (DCA) minimum standards under the Georgia Planning Act, related to immigration and the Service Delivery Strategy law. (A non-compliant local government may start a draft application and then submit it once the local government is compliant.)
  2. A signed cover letter must be attached that includes the completion status of the last three fiscal years' LMIG Grants. (This has been completed by the Public Works Department)

3. A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- The City of Alpharetta is slated to receive funding from this grant in the amount of \$838,403.13. The funding will go towards FY 27 Milling and Resurfacing of paved City roadways.

**PUBLIC COMMENTS:**

- There were no public comments.
- ❖ Council Member Reeves offered a motion to approve the resolution to authorize the submission of a Fiscal Year 2026 Local Road Assistance Grant Application to the Georgia Department of Transportation, and with authorization for the Mayor to execute all necessary documents.
- Council Member Brady seconded the motion.
- The motion was approved unanimously (6-0).

**C. Request for Proposal 26-112: Firefighter Turnout Gear**

*Consideration and approval of the award of a contract for RFP 26-112 to MES Service Company, LLC for firefighter turnout gear and with authorization for the Mayor to execute all necessary documents.*

- The Fire Department annually purchases 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 Fire Department and Finance worked together to prepare a Request for Proposal (RFP 26-112) and advertised for proposals on January 29, 2026, with responses due on February 26, 2026. The City only received two (2) proposals from:
  - MES Service Company, LLC
  - Bennett Fire Products Co., Inc
- Turnout gear is a highly specialized form of equipment with limited suppliers. The MES Service Company, LLC proposal meets all Fire Department turnout gear specification

requirements. The Evaluation Committee evaluated the proposals based on turnout gear: jacket, pants and boots.

- The resulting score for the MES Service Company, LLC proposal was 90.83 for the jacket & pants and 90.83 points for boots.
- The turnout gear replacement schedule is nonstandard and should be determined by the gear's age, frequency of use, and condition after use. The National Fire Protection Association recommends a 10-year service life for turnout gear. Based on this life expectancy, the department anticipates replacing approximately 10 sets of gear and purchasing 10 sets for new recruits in fiscal years 2026 and 2027. Funding for replacement and initial-issue gear (e.g., new hires) is provided through the General Fund.
- The Fire Department desires to enter into a one-year contract with MES Service Company, LLC.

#### **CITY COUNCIL DISCUSSION:**

- Council Member Brady asked staff if this cost is part of the Operating Budget for the year.

#### **PUBLIC COMMENTS:**

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the award of RFP 26-112 to MES Service Company, LLC , a one-year contract for firefighter turnout gear in an amount not to exceed \$100,000, and with authorization for the Mayor to execute all necessary documents.
- Council Member Driskell seconded the motion.
- The motion was approved unanimously (6-0).

#### **D. Request for Proposal 26-113: Design/Build: Wills Park Field Artificial Turf Conversion**

*Consideration and approval of the award of RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion, to Sprinturf, LLC in the amount of \$546,286.00 for Wills Park artificial turf conversion, and with authorization for the Mayor to execute all necessary documents.*

- Director of Recreation, Parks, & Cultural Services, Morgan Rodgers, came forward to present this item.
- Wills Park Field 5 is currently a natural grass field that has experienced persistent drainage issues for several years. As a result, scheduled games and practices are frequently canceled due to poor field conditions. The Alpharetta Youth Baseball Association (AYBA), which has relied on this field for many years, has expressed ongoing concerns about its limited usability. AYBA has agreed to partner with the City to address these issues through the conversion of the field to artificial turf along with necessary drainage improvements and has committed to funding 50 percent of the total project cost.
- The City is seeking a qualified and experienced contractor to design and construct a synthetic turf field at Wills Park Baseball Field 5. The existing sod field has poor drainage and frequently necessitates cancellation of activities following rain. The City desires to replace the existing sod field with a new synthetic turf field. According to Georgia Public Works Law, public works construction means the building, altering, repairing, improving, or demolishing of any public structure or building or other public improvements of any kind to any public real property other than road construction or the routine operation, repair, or maintenance of existing structures, buildings or real property. A. Permits anticipated for this project: I. The Design-Build Contractor is responsible for the preparation of all required documents, plans, and forms for compliance with Georgia's NPDES permit. II. The Design-Build Contractor is responsible for all required NPDES testing as set forth in the State of Georgia DNR-EPD Permit No. GAR100001. III. The Design-Build Contractor is responsible for the Erosion and Sediment Control permit from the City of Alpharetta. B. There are no anticipated rights of way and/ or easements required for this project. The work is within City-owned property and right of way. C. The Cost Proposal form will be used as the primary representation of each Design-Build Contractor's cost/ price. Evaluation of cost proposals will follow review process and evaluation criteria noted in this RFP. Award will be based on the best value to the City. Georgia Procurement Registry Event ID: PE-66085-NONST-2026-000000081 (RFP 26-113, Design / Build: Wills Park Field Artificial Turf Conversion).

- The Department of Recreation, Parks and Cultural Services, with guidance from the Finance Department, prepared RFP 26-113 which was issued on January 22, 2026. RFP 26-113 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in 2,350 vendor invites and 54 document takers. RFP 26-113 responses were received on February 24, 2026, and included proposals from 2 firms.
- An Evaluation Committee from members of the Recreation, Parks and Cultural Services Department evaluated the proposals based on the following criteria (max of 100 points):
  - Phase 1 Evaluation Criteria
    - Project Team, Resumes, Statement of Qualifications, References and Comparable Projects (25 points)
    - Technical Proposal, Project Approach, Product Information (25 points)
    - Cost (50 points)
    - Evaluation Committee members independently evaluated and scored each proposal for all criteria above, excluding cost. Upon completion of the independent evaluations, cost was added to the overall scoring resulting in the following rankings:
- Total Project costs are \$564,286.00 and include funding for the Base Scope (design/build of turf field conversion).
- The Evaluation Committee recommends the award of RFP 26-113 to Sprinturf, LLC as the high-scoring proposal and believes their proposal best meets the criteria intent in overall design approach, materials, necessary durability, and cost competitiveness. In addition, Sprinturf, LLC has been contracted by the City for five previous turf replacement projects since 2017. The level of service and products delivered on those projects has consistently exceeded expectations and the artificial turf fields have proven to be durable and well received by our customers.

**CITY COUNCIL DISCUSSION:**

- Council Member Driskell asked staff if this item is for the entire field or just the outfield.

**PUBLIC COMMENTS:**

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the award of RFP 26-113 to Sprinturf, LLC for the design/build conversion of Wills Park Baseball Field 5 to an artificial turf field in an amount totaling \$546,286.00, accept the funding and associated payment terms from the Alpharetta Youth Baseball Association in an amount totaling \$282,143.00, and with authorization for the Mayor to execute all necessary documents.
  - Council Member Brady seconded the motion.
  - The motion was approved unanimously (6-0).

**E. Agreement: ICON Venue Group LLC d/b/a CAA ICON – Second Amendment Services**

*Consideration and approval of a Second Amendment for additional services to the January 13, 2023 Agreement, and with authorization for the Mayor to Execute all necessary documents.*

- City Administrator, Chris Lagerbloom, came forward to present this item.
- The City of Alpharetta entered into an agreement with ICON Venue Group, LLC d/b/a CAA ICON dated January 17, 2023. Presented here is the Second Amendment delivered by CAA Icon setting the expectations of the parties going forward. The additional offering is defined as general advisory services and are more completely defined in the attached document labeled Phase 1.
- If the Second Amendment is approved, the professional monthly fee of \$25,000 for a minimum of four months, plus reimbursable expenses will be encumbered.
- To give some idea of the topics that will be studied, general advisory services can be defined, but not limited to:
- General advisory assistance and negotiation support services
  - Establish weekly call/meeting cadence
  - Participate in key City briefings/meetings/presentations
  - Meet with Client's representative(s)
  - Assist in developing overall negotiation strategy

- Prepare a comprehensive review and evaluation of comparable NHL deal structures and leases
- Identify and consider alternative financing structures/options
- Identify key considerations and issues list
- Develop public relations strategy
- Assess key stakeholder goals/objectives and alternatives
- Participate in negotiations
- Consider team alternatives.

#### **CITY COUNCIL DISCUSSION:**

- Council Member Hipes asked staff if the monthly cost includes fees and expenses, or if expenses are separate.
- Council Member Reeves asked staff if the cost is captured in the FY 2027 budget.
- Council Member DeRito asked about the City Council's involvement in these discussions and negotiations.
- Council Member Mayor Gilvin responded that the City is not currently negotiating with anyone and this contract is akin to retaining an attorney and is to ensure the City has input from experienced professionals when the time comes.
- Council Member Reeves shared that she would like to be more informed.
- Council Member DeRito shared the same sentiment.
- City Administrator, Chris Lagerbloom, responded that because there is now a rezoning application, the Council should continue to remain relatively uninvolved and neutral until such a time as the rezoning application is decided.
- Council Member Driskell asked staff if the monthly cost is "use it or lose it."

#### **PUBLIC COMMENTS:**

- There were no public comments.

- ❖ Council Member Hipes offered a motion to approve a Second Amendment Services Agreement with ICON Venue Group, LLC d/b/a CAA ICON in an amount not to exceed \$100,000, and with authorization for the Mayor to execute all necessary documents.
- Council Member DeRito seconded the motion.
- The motion was approved unanimously (6-0).

**F. Resolution: Participation in Amicus Brief in Chang v. City of Milton**

*Consideration and approval of a Resolution authorizing the City of Alpharetta to participate in an Amicus Brief in Chang v. City of Milton on remand before the Georgia Court of Appeals or, if warranted, the Georgia Supreme Court, and with authorization for the Mayor to execute all necessary documents.*

- City Attorney, Molly Esswein, read the Resolution title aloud and presented.
- The City Attorney's Office has requested the City's permission to file an amicus brief (friend of the court legal brief) on the City's behalf in the pending matter before the Georgia Court of Appeals, or if warranted, the Georgia Supreme Court, referred to as Chang v. City of Milton.
- The case involves a claim of liability against the City of Milton for personal injuries due to a 2016 vehicle collision with a fixed obstruction (a masonry planter) located on City-owned right of way where the obstruction was outside the motoring lanes of travel.
- If adopted, this resolution would allow the City Attorney's Office to file an amicus brief, which may include the City's name as a participating party.

**CITY COUNCIL DISCUSSION:**

- Council Member Hipes asked City Attorney, Molly Esswein, about the extent of the brief.

**PUBLIC COMMENTS:**

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve a Resolution authorizing the City of Alpharetta to participate in an Amicus Brief in the Chang v. City of Milton appeal pending in the Georgia Court of Appeals or, if warranted, the Georgia Supreme Court, and with authorization for the Mayor to execute all necessary documents.
- Council Member Brady seconded the motion.

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

## 9. PUBLIC COMMENT

- There were no public comments.

## 10. REPORTS

- Council Member Reeves spoke about the City Police open house that occurred on April 25<sup>th</sup>.
- Council Member Hipes spoke about the upcoming Taste of Alpharetta on May 14<sup>th</sup>.
- Council Member Reeves spoke about her upcoming community meeting on the TSPLOST III project list.

## 11. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

## 12. ADJOURNMENT

- ❖ Council Member Driskell 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 8:42 p.m.

Respectfully submitted,



Grace Orehosky, Acting City Clerk