



City Council Meeting & Public Hearing

MAY 4, 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**

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- T. Kirk Driskell
- Katie Reeves
- Douglas J. DeRito
- John Hipes
- Fergal M. Brady

- **Staff**

- Chris Lagerbloom, City Administrator
- John Robison, Assistant City Administrator
- Molly Esswein, City Attorney
- Grace Orehosky, Municipal Records Officer
- Deanna McKay, Public Communication & Engagement Coordinator
- Adam Montgomery, Director of Information Technology

- Kathi Cook, Director of Community Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Trent Lindgren, Chief of Police
- Brad Dekinger, Fire Chief
- Tom Harris, Director of Finance
- Shawn Mitchell, Budget and Procurement Manager

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: Alpharetta High School Indoor Percussion Team

B. Proclamation: Public Works Week 2026

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 4/27/2026)

Consideration and approval of the City Council meeting minutes from the meeting of April 27, 2026.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Reeves offered a motion to approve the consent agenda.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

6. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

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

B. MP-26-03/CLUP-26-01/Z-26-01/CU-26-05/V-26-02 TPG Brookside West

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variances to allow for the redevelopment of a 5 story,

130,828 square foot office building with 104 'For-Sale' townhomes on 8.76 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development and add it to the Portman Brookside mixed-use development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' and variances are requested from Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum office percentage and UDC Subsection 3.2.8(B)(1)(a) to modify the 50' undisturbed buffer to a 15' planted buffer. The property is located at 3650 Brookside Parkway and is legally described as being located in Land Lots 43 & 44, 1st District, 1st Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- The applicant, Portman Holdings, is requesting a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow for the redevelopment of a five (5) story, 130,000 square foot office building with 104 'For-Sale' townhomes on approximately 8.76 acres in the Brookside Master Plan. A master plan amendment is requested to allow the proposed residential development and add the property to the Portman Brookside mixed-use development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' use and variances are requested to reduce the minimum office percentage and reduce buffers. The property is located at 3650 Brookside Parkway near the southeast corner of Old Milton Parkway and Brookside Parkway.
- This item was considered at the April 23, 2026 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions and accepting a change from the applicant. Vote 7-0.
- Staff recommends that Mayor and Council approve MP-26-03/CLUP-26-01/Z-26-01/CU-26-05/V-26-02 TPG Brookside West, subject to the following conditions:

1. The 8.76-acre property shall be zoned MU and incorporated into the Portman Brookside mixed-use development. The site shall be developed substantially similar to the site plan prepared by Kimley-Horn, dated 4/1/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use designation of the property shall be Mixed Use.
3. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use on the subject property. The property shall be limited to no more than 104 'Dwelling, 'For-Sale', Attached' units with a maximum building height of 3 stories. Residential entitlement shall be deducted from the Brookside Master Plan Pod A non-residential maximum density at a 1:1 exchange rate.
4. Portman Brookside mixed-use development shall be permitted with an office-institutional percentage of 17.4%.
5. Architecture shall be substantially similar to the submitted renderings. Except that front entries along Brookside Parkway shall be recessed with pronounced covered porches, subject to final approval by Staff. Unpainted brick shall be the primary exterior material on all building elevations. Buildings shall include 4-sided architecture and materials. Where the side of a building faces Brookside Parkway, side elevation shall include a front entrance or have the appearance of a front entrance, as depicted in the submitted example elevation, with final approval by Staff.
6. No more than 46 townhome units shall have a minimum unit width of 18'.
7. Townhome buildings fronting on Brookside Parkway shall have a sidewalk connection to the sidewalk along Brookside Parkway, as approved by Staff.
8. Fencing along Brookside Parkway shall be decorative black metal with a maximum height of 4' and shall include brick columns with gates to provide access to the Brookside Parkway sidewalk, as approved by Staff.
9. Building setback shall be a minimum 20' along Brookside Parkway.

10. Minimum 10' landscape strip shall be provided along local streets (not including alleys). Unit stoops and lead walks shall be permitted to encroach into the landscape strip but may not displace required landscaping. Sidewalks shall not overlap the required landscape strip, except that an alternate landscape plan in compliance with the UDC minimum landscape material requirements may be approved by the Director.
11. Minimum 15' planted buffer shall be provided along the north and east property lines. Developer shall remove existing asphalt parking lot on the adjacent property to the east and shall plant the area has a buffer, as approved by Staff and the adjacent property owner.
12. Developer shall provide a line-of-sight study to place landscaping to screen garage doors from Brookside Parkway, as approved by Staff.
13. Open space shall be developed substantially as depicted on the site plan prepared by Kimley-Horn, dated 4/1/26, or as approved by Staff.
14. The proposed development may be gated as depicted on the site plan prepared by Kimley Horn, dated 4/1/26, as approved by Staff.
15. Developer shall close the existing driveway curb cut on Brookside Parkway along the western property boundary and shall replace the existing driveway curb cut with new curb lines, sidewalk, and tree plantings, as approved by Staff.
16. Developer shall improve line of sight distances to the max. extent possible on either side of the development entrance without obstructing vertical and horizontal sight distance requirements, as approved by Staff.
17. Developer shall improve internal streets and alleys substantially as depicted on the site plan prepared by Kimley-Horn, dated 4/1/26. Streets and alleys shall include mountable header curb and decorative pedestrian lighting, with final design approved by Staff. New internal streets and alleys shall be private and maintained by the HOA.
18. Alleys terminating adjacent to Brookside Parkway shall be heavily screened with decorative landscape material and/or a decorative structure (wall, trellis, arbor, etc.), as approved by Staff.

19. Sidewalk connections between internal street and Brookside Parkway sidewalk shall be provided between Units 99 & 100, and Units 58 & 59.
 20. Site plan shall accommodate the Brookside Parkway Road-Diet project Concept B, dated January 2026, which includes a minimum 6' planter, minimum 8' sidewalk, and pedestrian lighting along the property's frontage on Brookside Parkway, as approved by Staff.
 21. Pedestrian crosswalk depicted across Brookside Parkway shall require further coordination with Staff as part of the LDP process.
 22. Developer may identify a trail construction, enhancement project in the Brookside Small Area Plan and implement the project in exchange for impact fee credits, as approved by Staff.
 23. Developer shall save existing oak trees along Brookside Parkway as depicted on the tree plan prepared by Kimley-Horn, dated 2/9/26, with final approval by Staff. To accommodate minimum sight distance requirements at the development entrance and the Brookside Parkway Road-Diet project, some of the existing oak trees may require removal, as approved by Staff.
 24. Crape myrtles meeting specimen criteria shall not have recompense associated with their removal.
 25. Retaining walls shall receive architectural façade treatment and/or be heavily landscaped, as approved by Staff. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaped areas between terraces.
 26. Developer shall provide an original sculpture, minimum 12' in height, at the project entrance or another location as approved by Staff, with final approval by the City's Cultural Arts Commission.
 27. No unfinished wood decks or fencing shall be visible from Brookside Parkway.
 28. No more than 10% of the townhome units shall be rented as stated in the HOA covenants.
- The property is zoned O-I subject to the Brookside Master Plan Pod A and was developed in 1999 with a five (5) story, 130,000 square foot office building and

surface parking lot. Surrounding properties are zoned MU (Mixed Use) and O-I to the west, O-I to the south and east, and C-2 (General Commercial) to the north. The Mansions at Alpharetta is located to the east, the Portman Brookside mixed-use development is approved on the property to the west, Georgia State University is located to the south, and commercial outparcels are located to the north. The property has a comprehensive land use plan designation of 'Corporate Office', which requires an amendment to allow the applicant's proposal.

- The submitted site plan depicts the existing 130,000 square foot office building and 597-space surface parking lot to be redeveloped with 104 'For-Sale' townhome units in eighteen (18), three (3) story buildings. Townhome buildings consist of a mix of unit types, including 42 – eighteen-foot (18') units, 26 – twenty-foot (20') units, and 36 – 22' wide units. All townhomes are depicted to be rear entry with access from an alley. Access to the site will continue from an existing shared driveway on Brookside Parkway located in the southeast corner of the property, which is depicted to be gated. The existing curb cut on the west side of the property is depicted to be removed due to site visibility issues. A twenty-foot (20') building setback and ten-foot (10') landscape strip is depicted along Brookside Parkway. A fifteen-foot (15') building setback and planted buffer is depicted along the east and north property lines.
- The new internal street network consists of two (2) private streets and several private alleys. Streets are depicted to include on-street parking, planters, and five-foot (5') sidewalks. Sidewalk connections to the sidewalk along Brookside Parkway are depicted at three (3) locations. The Brookside Small Area Plan recommends streetscape improvements along Brookside Parkway. The City's preferred streetscape requires a minimum six-foot (6') planter and minimum eight-foot (8') sidewalk along the property's frontage on Brookside Parkway. Five-foot (5') sidewalks are depicted throughout the development.
- Unified Development Code (UDC) parking regulations require one (1) parking space for each bedroom in a townhome unit, as well as a minimum eighteen-foot (18') long driveway. Assuming townhome units are all three (3) bedrooms, a total of 312 parking spaces would be required. Each unit will have two (2) side-by-side parking spaces in a garage and two (2) spaces on a code-compliant driveway for a total of 416 parking

spaces. There are an additional 24 on-street, guest parking spaces depicted throughout the development.

- The site plan calls out 2.88 acres of open space within the proposed development. The MU district requires a minimum ten percent (10%) civic space, as well as one (1) acre of open space per 100 population generated by residential uses. The 2020 U.S. Census data reflects 2.52 persons per household for the City, of which the proposed development would generate a population of approximately 262 residents. Therefore, 2.62 acres of open space and 0.876 acres of civic space (3.496 acres of open space) are required for the development. The Portman Brookside mixed-use development includes 13.72 acres of open space, of which 12.29 acres is required. Therefore, the addition of the proposed development to the Portman brookside mixed-use development would increase the overall open space requirement to 15.81 acres, of which 16.63 acres is provided. The site plan depicts three (3) pocket parks and a community center with a pocket park, community pool, and mail kiosk located at the center of the development and pocket parks located at the north and south ends of the development. Additional open space is depicted throughout the development, consisting of patios and porches, yards and lawns, and sidewalks (not required by Code).
- The applicant has stated that most street trees along Brookside Parkway will be saved. Some trees will be removed in conjunction with ensuring appropriate sight distance at the development entrance and the Brookside Parkway Road-Diet project. The remaining trees on the site are primarily parking lot landscape trees, of which none are identified to be saved. The property is served by a master detention pond which provides stormwater management for properties in the Brookside Master Plan.
- The applicant submitted a trip generation report, which estimates that the 104 townhomes will generate 46 AM Peak Hour trips and 51 PM Peak Hour trips. As shown in the table below, Staff estimates that the redevelopment of the property with the proposed townhome development would represent an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property.
- Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 6 – 51 school age children. New Prospect

Elementary School and Alpharetta High School have available enrollment capacity; however, Webb Bridge Middle School is over capacity.

- Staff has reviewed the applicant's proposal against the established review criteria for a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance. The 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. The development proposal would bring residences closer to goods and services, and jobs. Additionally, Georgia State University is located across the street and is the largest property owner in Brookside. Walkable environments should be created near and around college campuses.
- The Community Participation Plan Report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received. According to the applicant, one member of the public expressed support for the proposal at CZIM.
- The Community Zoning Information Meeting was held on January 14, 2026. There were no public comments on the sign-in sheet.
- The property has exceptional and peculiar conditions due to its shape and location in the Brookside Small Area Plan. The requested variances relate to re-positioning the Brookside office park by introducing a mixed-use development with residential uses and seeking consistency with the Brookside Small Area Plan. The variance to reduce the minimum office percentage was advertised out of an abundance of caution. The addition of the 8.76-acre property to the Portman Brookside mixed-use development reduces the office-institutional percentage from 25.2% to 17.4%. There is an additional 42.78 acres of office-institutional uses developed in Pod A of the Brookside Master Plan.
- Alex Brock, Smith Gambrell & Russell, representing Providence Group of Georgia, came forward to speak on behalf of this application.
- Warren Jolly, President of Providence Group of Georgia, came forward to speak on behalf of this application.

CITY COUNCIL DISCUSSION:

- Council Member Reeves asked staff about the eighteen-foot width of some of the town homes and what the code requires.
- Council Member Reeves asked staff about the proposed lane diet given the redevelopment of the area, and installation of eight-foot sidewalks.
- Council Member Brady asked staff about the renderings and proposed materials for the project, and voiced concern about the quality of the materials.
- Council Member DeRito asked staff how much office space would be removed for this project and what the available square footage in the Brookside Master Plan.
- Council Member DeRito asked staff to explain how this project would revitalize the area.
- Council Member Reeves echoed the sentiment that this project would revitalize the area.
- Council Member Hipes asked Mr. Jolly about the renderings that were part of staff's presentation and the related Condition 5 and requested that more specific criteria be added to the condition.
 - Director of Community Development, Kathi Cook, responded that the rendering with the desired materials could be added as Exhibit A to Condition 5.
- Council Member Brady asked Mr. Jolly to explain who the target buyer will be.
- Council Member Reeves commented that there will be a limit for the demand of townhomes.
- Council Member DeRito asked Mr. Jolly about the anticipated pricing for the units.
- Mayor Gilvin asked Mr. Jolly what the price per acre is that Providence Group is paying for the property.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel made a motion to approve MP-26-03/CLUP-26-01/Z-26-01/CU-26-05/V-26-02 TPG Brookside West, subject to the following conditions:
 1. The 8.76-acre property shall be zoned MU and incorporated into the Portman Brookside mixed-use development. The site shall be developed substantially similar

to the site plan prepared by Kimley-Horn, dated 4/1/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

2. The comprehensive land use designation of the property shall be Mixed Use.
3. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use on the subject property. The property shall be limited to no more than 104 'Dwelling, 'For-Sale', Attached' units with a maximum building height of 3 stories. Residential entitlement shall be deducted from the Brookside Master Plan Pod A non-residential maximum density at a 1:1 exchange rate.
4. Portman Brookside mixed-use development shall be permitted with an office-institutional percentage of 17.4%.
5. Architecture shall be substantially similar to the submitted renderings as shown in "Exhibit A." Except that front entries along Brookside Parkway shall be recessed with pronounced covered porches, subject to final approval by Staff. Unpainted brick shall be the primary exterior material on all building elevations. Buildings shall include 4-sided architecture and materials. Where the side of a building faces Brookside Parkway, side elevation shall include a front entrance or have the appearance of a front entrance, as depicted in the submitted example elevation, with final approval by Staff.
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required landscape strip, except that an alternate landscape plan in compliance with the UDC minimum landscape material requirements may be approved by the Director.

11. Minimum 15' planted buffer shall be provided along the north and east property lines. Developer shall remove existing asphalt parking lot on the adjacent property to the east and shall plant the area has a buffer, as approved by Staff and the adjacent property owner.
12. Developer shall provide a line-of-sight study to place landscaping to screen garage doors from Brookside Parkway, as approved by Staff.
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 26. Developer shall provide an original sculpture, minimum 12' in height, at the project entrance or another location as approved by Staff, with final approval by the City's Cultural Arts Commission.
 27. No unfinished wood decks or fencing shall be visible from Brookside Parkway.
 28. No more than 10% of the townhome units shall be rented as stated in the HOA covenants.
 29. Architecture and materials shall be reviewed and approved by the Design Review Board.
- Council Member DeRito seconded the motion.

- Council Member Reeves offered a friendly amendment to add Condition 29 to require this project to be reviewed and approved by the Design Review Board.
- Mayor Pro Tem Merkel and Council Member DeRito accepted the friendly amendment to add Condition 29.
- There was the following discussion during the motion:
 - Mayor Pro Tem Merkel shared that while he would not choose a town home, there is a significant market for town homes, but that there could be a tipping point for the number of townhomes in the City given the density in the area. He offered concerns about people crossing Old Milton Parkway once additional lanes have been added. This revitalization is five years in the making and staff has worked hard to make it happen.
 - Council Member DeRito shared that he is excited about the project and that there has been a lot of hard work put into revitalizing this area by the City.
 - Council Member Reeves shared that she agrees that there is a tipping point for market demand of town homes. She added that it's a unique project and she hopes that Georgia State will add additional programming.
 - Council Member Hipes shared that Alpharetta is special because elected officials and staff don't sit and wait, but rather make things happen. He added that Brookside was a big office park surrounded by asphalt and it went into decline, and Alpharetta took the opportunity to turn it into a neighborhood with a park, college campus, retail, and offices.
 - Mayor Gilvin shared that with a zoning like this, he's not just looking at the project, but the surrounding neighborhood.
- The motion was approved unanimously (7-0).

C. Ordinance: Alcohol Ordinance Text Amendments

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

Consideration of an Ordinance to amend Chapter 4 of the Code of the City of Alpharetta, referred to as Alcoholic Beverages, to amend the provisions related to definitions;

inspections of licensed establishments; condition of premises; licensing qualifications; excise taxes; renewal of licenses; transfer of licenses; purchases from wholesalers; revocation, suspension or other penalties; hearing and appeal procedures; hours of sale; and for other purposes.

7. NEW BUSINESS

A. Resolution: Revised Employee Manual and Benefits Handbook

Consideration and approval of a Resolution adopting the revised Employee Manual and Benefits Handbook.

- City Attorney, Molly Esswein, read this Resolution title aloud.
- Director of Human Resources, Cris Randall, came forward to present this item.
- The purpose of these updates is to enhance clarity, transparency, and consistent application of the Employee Manual and Benefits Handbook. The recommended revisions primarily consist of added content and language modifications intended to improve interpretation, clarify expectations, and support consistent implementation across departments. Additional language has also been included to formalize practices that are already in place and to ensure compliance with applicable federal employment laws.
- The Communications section of the handbook has been updated to incorporate Information Technology (IT) policies. These policies, maintained by the IT Department, serve as an extension of the handbook and provide guidance governing the use of City systems, networks, data, and devices, including personal devices used for City business. Due to the evolving nature of technology, security risks, and operational needs, IT policies are maintained separately and are available on the HR SharePoint site.
- Key areas of revision include:
 - Renaming and expanding the Communications section to Communications & IT Resources, including expectations related to acceptable use of IT resources, artificial intelligence, cybersecurity, and social media;
 - Updating Basic Work Rules to include enhanced language addressing workplace conduct and respect for others;

- Incorporating provisions related to the Pregnant Workers Fairness Act, in alignment with federal law effective June 27, 2023;
- Including language reflecting the Supplemental Retirement Plan benefit, offered through the Peace Officers' Annuity and Benefit Fund (POAB) and the Georgia Firefighters' Pension Fund (GFPF), as previously approved by the Mayor and Council on January 3, 2023;
- Extend the initial two (2) weeks of paid time off accrual upon hire to all job classifications, consistent with the recruitment incentive already provided to 911 and sworn Police and Fire positions since 2019, in order to enhance organizational equity, strengthen recruitment efforts, and maintain competitiveness in the labor market;
- Increase the maximum PTO accrual balance that employees may carry forward from year to year by the equivalent of two (2) additional days. This adjustment provides modest additional flexibility for employees while having no impact on the pension fund.
- Updating language throughout to improve clarity and promote consistent interpretation of current practices.

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked staff for clarification regarding the proposed change to the section adding new positions to the pay plan and requiring Mayor and Council approval. He further suggested that employees should be required to sign or initial something stating that they have received a copy of the handbook.
- Council Member DeRito stated that he is not ready to vote on this item and asked for clarification regarding using PTO as a hiring incentive for all job classifications, and if the revisions went through legal review.
- Council Member Reeves shared that she would also like more time to review the proposed changes before taking a vote.
- Council Member Hipes stated that he would like to understand the reasons behind the proposed changes.

- Mayor Pro Tem Merkel echoed those sentiments and would like more time to consider the proposed changes.
- Council Member DeRito stated that parameters need to be considered prior to adopting the suggested revisions.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to defer New Business Items A and B to the June 15, 2026 City Council meeting Work Session.
- ❖ Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

B. Resolution: Formalizing Administrative Updates to the Employee Manual and Benefits

Consideration and approval of a Resolution formalizing the administrative update process and its defined conditions for the Employee Manual and Benefits Handbook.

- This item was deferred along with New Business Item A to the June 15, 2026 City Council meeting Work Session.

C. Resolution: Appointment of Code Enforcement Board Member

Consideration and adoption of a Resolution to appoint Carlos Campos as a member of the Code Enforcement Board.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- City Administrator, Chris Lagerbloom, came forward to present this item.
- The Code Enforcement Board is responsible for hearing and deciding appeals and enforcement matters related to violations of the City of Alpharetta Code of Ordinances. The Board serves an important role in ensuring compliance with community standards and supporting the health, safety, and welfare of Alpharetta residents.
- There is currently a vacancy on the Code Enforcement Board. Per Section 2-153 of the Code of the City of Alpharetta prescribes that Code Enforcement Board shall consist of seven (7) members and up to two (2) alternate members, and said members are to be appointed by Resolution of the Mayor and Council.

- The City received interest from Carlos Campos, who has expressed a desire to serve the community through participation on the Code Enforcement Board. The candidate brings extensive leadership and analytical experience through prior service as a Naval Officer and as a senior-level professional in the private sector and meets all eligibility requirements for service.

CITY COUNCIL DISCUSSION:

- Mayor Gilvin asked staff how Mr. Campos came to the City's attention to fill the vacancy on the Code Enforcement Board.
- Council Member DeRito shared that Mr. Campos approached him about his interest in serving as a board member.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to adopt a Resolution to appoint Carlos Campos to the Code Enforcement Board in order to fill a vacancy, and with authorization for the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

D. Ordinance: Offenses and Miscellaneous Provisions Ordinance Text Amendments

DEFERRED: This item has been deferred by staff to the May 18, 2026 City Council meeting and will not be considered at this meeting.

SECOND Reading: The first reading of this item occurred during the April 27, 2026 City Council meeting.

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.

8. WORK SESSION ITEMS

A. Alpharetta Rental Housing Study Update Presentation

The City of Alpharetta engaged KB Advisory Group to examine the historical relationship between rental and owner housing in the City and analyze the potential proportion of future rental housing in Alpharetta to be consistent with the 2040 Comprehensive Plan. Housing Policy 2 of the comprehensive plan seeks to maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'. Geoff Koski, KB Advisory Group, will present an overview of the Alpharetta Rental Housing Study Update, December 2025.

- Director of Community Development, Kathi Cook, came forward to introduce this item.
- Geoff Koski with KB Advisory Group presented the rental housing study update.

CITY COUNCIL DISCUSSION:

- Council Member Reeves asked Mr. Koski about the comparators that were used in the study and their percentage of rent versus own.
- Council Member DeRito asked Mr. Koski if he sees other cities planning more proactively to create districts for rental and about planning for the future to maintain Alpharetta as a business hub.
- Council Member Hipes asked Mr. Koski if any of the prior studies have historical ratios going back to about the year 2000 when a lot of the multifamily rental units were built and when the City only had 30,000 residents, and the overall trend since then.
- Council Member Brady asked Mr. Koski if data could be provided on who is actually renting within the City – average age, average family size, average income, etc.
- Council Member Reeves asked Mr. Koski if he has any data on the older apartment complexes that have been refinanced, taken federal funds, and have a certain amount of units dedicated to section eight housing.

- Mayor Gilvin shared that he voted against several apartments in 2014 because so many were being approved in a short period of time and, at the time, the data showed that the typical apartment renter only stayed there for two years and aren't vested in the community.

B. Fiscal Year 2027 Budget

Discussion of the upcoming FY 2027 budget.

- Director of Finance, Tom Harris, provided an initial presentation for the tentative FY27 budget, including the budget process, budget highlights, recommended budget, and timeline for approval. A copy of the budget presentation is attached hereto as Exhibit "A."
- The recommendations are the result of a collaborative process involving the departmental leadership that included multiple budget work sessions.
- The FY 2027 Budget was distributed electronically to the City Council on April 29, 2026, and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency sites powered by ClearGov.
- An additional City Council Budget Workshop is tentatively scheduled for May 18, 2026.
- Public Hearings and City Council action on the FY 2027 Budget and Millage Levy are tentatively scheduled for June 1, 2026 (6:30pm) and June 15, 2026 (one meeting at 11:30am and a final meeting at 6:30pm).

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked staff about the TSPLOST I funds remaining in the budget and how the Council can best decide to spend the unappropriated funds. He further asked staff about TSPLOST II funds in the budget and to confirm that the City is continuing to collect funds from TSPLOST II. He further asked staff about the budget for non-transportation capital projects.
- Council Member Reeves asked staff about the property tax numbers received from the County and thanked staff for all the work put into preparing the budget.
- Mayor Gilvin commented on the recent push by the legislature to eliminate property taxes.

- Council Member Reeves stated that as we look at the budget, we need to think about what the City might need to be addressed by the legislature.

9. PUBLIC COMMENT

- There were no public comments.

10. REPORTS

- Council Member Reeves shared an update on the community meeting she hosted to discuss TSPLOST III, a meeting she had with WARM (Windward Area Retired Men), and stated how important communication with the community is.

11. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Council Member Hipes offered a motion to recess the meeting.
 - Council Member DeRito seconded the motion.
 - Mayor Pro Tem Merkel left the meeting prior to the vote on the motion to enter into Executive Session.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin recessed the meeting at 9:27 p.m. for the purposes of litigation.
- ❖ Council Member Driskell offered a motion to reconvene the meeting.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin reconvened the meeting at 10:00 p.m.

12. ADJOURNMENT

- ❖ Council Member DeRito 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 10:00 p.m.

Respectfully submitted,

Grace Orehosky

Grace Orehosky, Acting City Clerk