City Council Meeting & Public Hearing
OCTOBER 27, 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
   - Council Members Absent
     - Douglas J. DeRito
   - Staff
     - Chris Lagerbloom, City Administrator
     - John Robison, Assistant City Administrator
     - Molly Esswein, City Attorney
     - Lauren Shapiro, City Clerk
     - Adam Montgomery, Director of Information Technology
     - Brad Denkinger, Fire Chief
     - Charlie Jewell, Director of Economic Development
     - 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, Police Chief
- Deanna McKay, Public Communication & Engagement Coordinator

3. PLEDGE TO THE FLAG

4. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 10/20/2025)

Consideration of approval of the City Council meeting minutes from the meeting of October 21, 2025.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve the consent agenda.

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

5. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

- City Attorney, Molly Esswein, announced the public hearing procedures.

B. Z-25-09/PH-25-15 41 Milton Avenue

Consideration of a rezoning and parking in-lieu fees to allow for the conversion of basement storage space to useable space for an office, retail, restaurant, or residential dwelling. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core). Parking in-lieu fees are requested for up to three (3) parking spaces. The property is located at 41 Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- The applicant, Matthew Khodayari, is requesting a rezoning and parking in-lieu fees to convert a basement storage area into usable space for retail, restaurant, office, or residential dwelling unit on a 0.132-acre property in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and parking in-lieu fees is requested for up to three (3) parking spaces. The subject property is located at 41 Milton Avenue near the northeast corner of Canton Street and Milton Avenue.
- This item was considered at the October 2, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions and adding residential dwelling unit as a permitted use in the basement (vote 6-0).

- Staff recommends that Mayor and Council approve Z-25-09/PH-25-15 41 Milton Avenue, subject to the following conditions:

    1. Site consisting of approximately 0.132 acres shall be rezoned to DT-C. Property shall be limited to the existing uses consisting of one (1) Dwelling, For-Sale Condominium unit and 'Barber/Beauty Shop'. In addition, the 997 square foot basement area shall be limited to office, retail, or residential dwelling.
    2. Retail uses shall be limited to: Art Gallery', 'Barber/Beauty Shop', 'Book Store', 'Florist, Retail (no greenhouse)', 'Print Shop', 'Retail Establishment (no mixed sales)', and 'Shop or Studio, Craftsman/Artist'.
    3. Property owner shall submit a building permit for the change of use of the basement area, which will require a secondary means of egress for the space.
    4. Property owner shall pay a lump sum parking in-lieu fee of $9,000.00 prior to the issuance of a building permit for retail use or $13,500.00 prior to the issuance of a building permit for office use.
    5. Property owner shall utilize creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
    6. White lights shall be added to the top of the building to participate in the City's holiday lighting program.
    7. No more than 1 of the residential dwelling units shall be permitted to be rented, as recorded in a deed restriction on the property.

- The two (2) story mixed-use building on the property underwent a significant renovation in 2020. The former Alpha Theatre building, which contained a residential unit in the basement, was converted to a 'Barber/Beauty Shop' on the 1st floor and a residence on the 2nd floor. The basement area is approximately 1,141 square feet, which includes a 144 square foot storage room that will remain as storage. Surrounding properties are zoned C-2 to the west and south and DT-C to the north and east. The Hamilton Hotel is located to the north and east, Thrive and Valor are located to the south, and a future City pocket park is located to the west. The comprehensive land use plan designation of the property is 'Central Business District', which supports the applicant's proposal.
- The submitted floor plan depicts a 997 square foot basement area to be converted to retail, restaurant, office or residential dwelling. The space has access from an exterior door on the west side of the building, as well as from within the hair salon space by way of an elevator and stairway.
- As shown in the table below, two (2) to three (3) parking spaces would be required for the conversion of the basement area to the applicant's proposed uses. There is no available land area on the property for the construction of parking spaces and the applicant requests parking in-lieu fees.

- Staff calculated vehicular trips generated from the proposed uses. It is estimated that the proposed conversion of the basement storage area to usable space would generate Peak Hour trips as shown in the table below.
- Within the Downtown, parking can be met with parking located on-site, as well as on-street parking located adjacent to and on the same side of the street as the subject site. If parking cannot be satisfied as described above, an applicant may pursue Parking in-lieu fees. Parking in-lieu fees allow parking requirements to be satisfied through payment of parking in-lieu fees according to the table below. Payments to the Downtown Parking Fund have been approved at a few locations in the Downtown, including 44 Milton Avenue, 55/61 Roswell Street, Alpharetta Lofts (58 Canton Street), CORO building (37 Old Roswell Street), and 75/91 Roswell Street.
- The applicant requests parking in-lieu fees for up to three (3) parking spaces. Based on the Parking In-Lieu Fee Schedule above, a shortfall of two (2) parking spaces would require a lump sum payment of $9,000.00 and a shortfall of three (3) spaces would require a lump sum payment of $13,500.00.
- The table below identifies Downtown public parking facilities, including number of spaces, peak utilization, and approximate walking distance to the applicant's property. Peak utilization for surface parking lots and on-street parking is derived from the Downtown Alpharetta Parking Study (June 2018), while the Milton Avenue parking deck and City Center parking deck utilization is based on Staff observations (pre-pandemic). Besides on-street public parking, the Milton Avenue Parking Deck and Roswell Street Parking Lot are the nearest public parking facilities to the applicant's property. The Roswell Street City Parking Lot and Milton Avenue Parking Deck have the greatest available capacity.
- 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.
- The Community Zoning Information Meeting was held on August 13, 2025. There were no public comments.
- Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and parking in-lieu fees. The zoning proposal is consistent with the vision of the Downtown Master Plan and future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and commercial uses. The property is land locked and there is no available land to construct parking. The request for parking in-lieu fees is supported for retail and office use based on there being nearby public parking opportunities. However, parking reductions have not been approved for residential uses in the Downtown and a restaurant use would generate the greatest need for parking and therefore is not supported.

- The Applicant, Matthew Khodaaryi, came forward to speak on behalf of this application.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve Z-25-09/PH-25-15 41 Milton Avenue, subject to the following conditions:

1. Site consisting of approximately 0.132 acres shall be rezoned to DT-C. Property shall be limited to the existing uses consisting of one (1) Dwelling, For-Sale Condominium unit and 'Barber/Beauty Shop'. In addition, the 997 square foot basement area shall be limited to office.
2. Property owner shall pay a lump sum parking in-lieu fee of $13,500.00 for three (3) spaces prior to the issuance of certificate of occupancy for office use.
3. Property owner shall utilize creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
4. White lights shall be added to the top of the building to participate in the City's holiday lighting program.
5. No more than 1 of the residential dwelling units shall be permitted to be rented, as recorded in a deed restriction on the property.

- Council Member Brady seconded the motion.
- The motion was approved unanimously (4-1; with Council Member Hipes in opposition).

C. The following items have been deferred and will not be considered during this meeting.

1. Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street

   This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

   Consideration of a rezoning, parking special exception, and variance to allow a 4-story building including a rooftop restaurant on 0.714 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a parking special exception is requested to allow off-site parking. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and UDC Subsection 3.2.8(D) Landscape Strips to eliminate the landscape strip on the east and north sides of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

2. PH-24-16 Road Abandonment – Manning Street

This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

Consideration of a request for road abandonment of Manning Street. The property is located within the Manning Street right-of-way and is legally described as being located in Land Lots 1253 & 1268, 2nd District, 2nd Section, Fulton County, Georgia.

3. MP-25-08/CU-25-13/V-25-17 Hanover Windward Park/Windward MP Pod 66

   This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

   Consideration of a master plan amendment, conditional use, and variances to allow 320 'Dwelling, 'For-Rent' units on 47.65 acres in the Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66 to add 'Dwelling, 'For-Rent', as well as other modifications to the Windward Park mixed-use development. A conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 2.7.0(b)(1) to increase the distance to/from the off-street parking to the door of the residential unit; UDC Subsection 2.7.0(b)(2)(i) to reduce the ratio of outdoor amenity space; UDC Subsection 2.7.0(b)(3) to allow ground floor dwellings on storefront streets and to allow first floor dwelling units on more than 2 sides of the building; UDC Subsection 2.7.0(b)(4) to reduce the minimum floor area of required balconies; UDC Subsection 2.7.0(b)(6) to reduce the first floor minimum ceiling height; and UDC Subsection 2.7.0(b)(9) to eliminate the requirement for a neighborhood grocery. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177 & 1188, 2nd District, 2nd Section, Fulton County, Georgia.

4. Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street

   This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council meeting.

   Consideration of a rezoning and variance to allow for the construction of 9 'For-Sale' single-family dwelling units, including 5 detached homes and 4 semi-detached homes, on 1.12 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a variance is requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3 to modify streetscape requirements along Roswell Street, Marietta Street and Cotton Alley. The property is located at 75 & 91 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

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

   This request has been deferred by the applicant to the November 17, 2025 City Council meeting and will not be considered at the October 27, 2025 City Council meeting.

Consideration of a rezoning, conditional use, and variances to allow for 195 'Dwelling, 'For-Rent' units, 20,000 square feet of retail, and 10,000 square feet of 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) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements and 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.

6. MP-25-05/CU-25-07 Northwinds Summit Vertiport

   This request has been deferred by the applicant and will not be considered at the October 27, 2025 City Council Meeting.

   Consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

D. The following item has been withdrawn and will not be considered during this meeting.

1. PH-25-19 Resolution: Alpharetta Capital Improvement Element (CIE) Amendment

   This item has been withdrawn by Staff and will no longer be considered.

   Consideration and adoption of a resolution transmitting a draft CIE Amendment to the Atlanta Regional Commission and the Georgia Department of Community Affairs as part of the City's Impact Fee Program Update, authorizing the Mayor to sign all necessary documents.

6. NEW BUSINESS

A. Public Works Fleet Replacements ITB 26-007 and 26-008

Consideration of the purchase of (2) 2025-2026 Ford Ranger Crew Cab 4WD XLT 2.7K Trucks in an amount totaling $99,006 to Billy Howell Ford for and purchase of a 2024 Ford 6.7L V8 4WD Crew Cab F-550 XL Truck an amount totaling $92,056.00 to Wade Ford through State Contract 99999-SPD-SPD0000155-0006 and authorize the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The Public Works Department would like to award the Invitation to Bid 26-007 & 26-008 for the purchase of (2) 2025-2026 Ford Ranger Crew Cab 4WD XLT 2.7K Trucks to Billy Howell Ford in an amount totaling $99,006 and a 2024 Ford 6.7L V8 4WD

Crew Cab F-550 XL Truck from Smyrna-F LLC dba Wade Ford in the amount of $92,056.00 utilizing State Contract 99999-SPD-SPD0000155-0006.

- Procurement for the FY26 fleet replacement was sent out under 2 separate bids, specifying the small (ranger and F-150) and large (F-250 and F-550) trucks for pricing. Bids were issued on 08-21-2025 and were due on 09-11-2025.
- We received 2 responses to our solicitation, but only Billy Howell priced the Rangers and F550. We then reached out to the State Contract vendor to get pricing regarding the Rangers and F550 to compare. The price submitted in the bid for the Rangers was lower than State Contract. However, the price for the F-550 through State Contract was lower than the bid submitted. Public Works recommends moving forward with Billy Howell Ford for the Rangers and Wade Ford for the F-550 since they were the lowest cost for the vehicles.
- The F-550 will replace a 2002 Sterling M-7500 Box Dump that is out of service due to safety issues regarding the dashboard being insecure, due to the age and availability of parts and wear on the vehicle we were unable to repair.
- The two Rangers will replace a 2008 Chevy Impala with 71,000 miles on it and a 2008 Ford Ranger with over 115,000 miles on it.
- These trucks are overdue to be replaced based on age and cost of necessary repairs, both of which are affecting the reliability of these vehicles for the crews. Per policy, the vehicle being replaced will be surplussed by the Finance Department.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Mitchell offered a motion to approve the purchase of (2) 2025-2026 Ford Ranger Crew Cab 4WD XLT 2.7K Trucks in an amount totaling $99,006 to Billy Howell Ford for and purchase of a 2024 Ford 6.7L V8 4WD Crew Cab F-550 XL Truck an amount totaling $92,056.00 to Wade Ford through State Contract 99999-SPD-SPD0000155-0006 and to authorize the Mayor to execute all necessary documents.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (5-0).

B. Contract and Purchase Approval: Fiscal Year 2026 Tree Planting

Consideration and approval of the award of a contract and purchase approval to Russell Landscape for Fiscal Year 2026 tree planting in an amount not to exceed $190,645.11 for the purchase, installation, and watering of trees at the newly constructed Webb Bridge Road corridor improvements (Alpharetta High School to Westwind Lane), and for tree replacement at Rucker Road, and authorize the Mayor to execute all necessary documents.

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

- Phase 3 of the Webb Bridge Road corridor improvements are complete to the point that tree installation can begin within the newly constructed landscape areas. The adjacent Phase 1 section of the project is no longer surrounded by construction, so tree installation can take place there as well. This will result in trees being installed from just west of the Alpharetta High School entrance to directly west of Westwind Lane. Reforestation planting of bare root trees (2'-3' height) is also included around the new bridge over Big Creek.
- Replacement of missing and dead trees along Rucker Rd is included within the annual tree planting proposal to address trees that were destroyed by cars or died from disease over the last couple of years. Added soil is included as needed to raise the grades of planting areas for proper tree installation and pedestrian safety. Two replacement trees are also included for Kimball Bridge Road adjacent to Waters Road Park.
- The proposed FY2026 annual tree planting project includes:
    - Installation of 80 trees averaging 3" caliper along Webb Bridge Road
    - Installation of 208 bare root trees averaging 2-3' height to reforest the area around the newly constructed bridge over Big Creek
    - Installation of 14 trees and 251cubic yards of soil along Rucker Road
    - Installation of 2 trees along Kimball Bridge Rd
- Tree planting will take place from November 2025 through February 2026, in accordance with the City's landscape specifications. Deciduous and evergreen tree species have been selected, including varieties of oak, maple, magnolia, bald cypress, holly and other species. Tree selection was based on the planting environments, utilities, and historical data such as best species performance on similar City projects. Note, shrubs will also be planted along this corridor at a later date.
- The Department of Public Works prepared landscape plans and specifications requiring the plant stock must comply with the American Standard for Nursery Stock (ANSI Z60.1-2014). Specifications also include detailed watering requirements and a two-year warranty for all trees. ANSI standards and well-defined watering requirements help ensure a successful and high-quality landscape product for Alpharetta residents and visitors.
- The work proposals were provided in accordance with the City's On-Call Landscape Installation Contract with Russell Landscape (#22-104/22-105). Pricing has been reviewed by City staff and is found to be competitive based on current market conditions and FY2025 landscape project costs. Watering per City specifications is included for all trees within the project. Maintenance of the new landscape is accounted for in the existing Citywide Landscape Maintenance contract.
- The City's Urban Forestry Program Manager will act as the City's project manager throughout all phases of the project, including installation, watering and warranty

period. All tree installations are projected to be completed by February 27, 2026. Russell Landscape is required to acquire Payment & Performance Bonds for the contract.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Mitchell offered a motion to approve the award of a contract and purchase approval to Russell Landscape for Fiscal Year 2026 tree planting in an amount not to exceed $190,645.11 for the purchase, installation, and watering of trees at the newly constructed Webb Bridge Road corridor improvements (Alpharetta High School to Westwind Lane), and for tree replacement at Rucker Road and to authorize the Mayor to execute all necessary documents.

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

C. Invitation To Bid 26-006: Repair and Maintenance of Bridges and Guardrails

Consideration and approval of the award of a contract and purchase approval for Invitation to Bid 26-006 to Massana Construction, Inc for repair and maintenance of multiple bridges and guardrails in an amount not to exceed $615,854.00 and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This is to award the repair and maintenance of nine bridges and multiple guardrail sections.
- GDOT inspects all bridges within the City on a biennial basis and provides inspection reports to the City identifying necessary maintenance work. City staff reviews the inspection reports and then hires an engineering firm, through a competitive procurement process, to prepare maintenance plans and drawings. These plans specify repair details and required materials quantity and type to ensure that all necessary repairs and maintenance are performed in accordance with GDOT's inspection findings.
- The award of this bid is for repair and maintenance activities at nine bridges within the City based upon a GDOT inspection report. Additionally, the City contracted with Pond engineering firm to perform visual inspections of the bridges and prepare plans and specifications for the needed maintenance and repairs. The nine bridge locations are listed below:

1. Mansell Road Eastbound Lanes Over Foe Killer Creek
2. Mansell Road Westbound Lanes Over Foe Killer Creek
3. Mansell Road Westbound Lanes Over Big Creek
4. Westside Pkwy Over Foe Killer Creek

5. Windward Pkwy over Big Creek Tributary
6. Haynes Bridge Road over SR-400
7. Windward Pkwy EBL over Big Creek
8. Windward Pkwy WBL over Big Creek
9. Douglas Road Over Caney Creek

- Additionally, this project includes cleaning, priming, and painting five guardrail sections along Mansell Road from Haynes Bridge Road to Mansell One (west of Old Alabama Rd Connector).
- Procurement for this project was initiated through Invitation to Bid (ITB 26-006), which was issued on August 13, 2025, with a response deadline of Sep 11, 2025. There were a total of 1,518 vendors invited to submit for this ITB (Bonfire & GA Procurement Registry) and there were 25 document takers. A total of 3 submissions were received in response to this invitation.
- After evaluating and verifying the submitted bids, staff from the Public Works Department met with representatives of Massana Construction as the low bidder. The project scope, schedule, and bid package as submitted by Massana were discussed with the contractor during the meeting. Massana is an experienced contractor that has successfully completed similar projects.
- The contractor will commence the work within ten calendar days from Notice to Proceed (NTP) to achieve final completion of the work in one-hundred eighty (180) calendar days from Notice to Proceed. The NTP will be issued as soon as the contract is executed with Massana Construction.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Mitchell offered a motion to approve the award of a contract and purchase approval for Invitation to Bid 26-006 to Massana Construction, Inc for repair and maintenance of multiple bridges and guardrails in an amount not to exceed $615,854.00 and to authorize the Mayor to execute all necessary documents.

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

D. Invitation to Bid 26-009: Fiscal Year 2025 Police & Fire Fleet Replacements

Consideration and approval of the award of a contract and purchase approval for Invitation to Bid 26-009 for Fiscal Year 2025 Police & Fire Fleet Replacements to Hardy Chevrolet Buick GMC, Inc., The Sewell Family of Companies, and Wild Rose Chevrolet for replacement of twenty-four (24) vehicles in the amount of $1,105,374.20. Consideration and approval of the upfit of twenty-four (24) vehicles from Dana Safety Supply through the

City's On-Call Public Safety Vehicle Upfitting contract for a total of $376,368.15, and with authorization for the Mayor to execute all necessary documents.

- Director of Finance, Tom Harris, came forward to present this item.
- This agenda item is for consideration to award ITB 26-009 for FY25 Police & Fire Fleet Replacements for City of Alpharetta. The procurement method selected is an Invitation to Bid (ITB). The recommended vendors are Hardy Chevrolet Buick GMC, Inc., The Sewell Family of Companies and Wild Rose Chevrolet.
- The Police and Fire Department prepared specifications and details for twenty-four (24) vehicles and advertised competitive bids on September 18, 2025. Bids for the procurement were received on October 2, 2025. The department received a total of five (5) bids:
    - Hardy Chevrolet Buick GMC, Inc. in Dallas, GA
    - The Sewell Family of Companies in Andrews, TX
    - Carl Black Buick GMC in Roswell, GA
    - Hendrick Automotive Group in Duluth, GA
    - Wild Rose Chevrolet in Shenandoah, IA
- The department has determined that Hardy Chevrolet Buick GMC, Inc., The Sewell Family of Companies and Wild Rose Chevrolet were the lowest bidders for the twenty-four (24) vehicles requested in the bid. The total cost for all twenty-four (24) vehicles is $1,105,374.20.
- The breakdown of the twenty-four (24) vehicles:
    - Seven (7) GMC Canyons - Total cost $301,824.00
    - Three (3) for the Fire Marshals Office
    - Two (2) SWAT Medics
    - One (1) Fire Command Staff
    - One (1) Evidence
    - Eight (8) Chevrolet Tahoe — Total cost $439,848.00
    - One (1) for K9 Officers
    - Four (4) for Patrol
    - Three (3) Wreck Replacements that will be funded by the Risk Management Account.
    - Five (5) Chevrolet Traverse for Criminal Investigations /Police — Total cost $209,589.00
    - Two (2) GMC Acadia for Criminal Investigations — Total cost $91,327.60

- Two (2) Chevrolet Equinox for Police Command Staff — Total cost $62,785.60

- In addition to the vehicle purchase, we request approval for the upfit of twenty-four (24) vehicles from Dana Safety Supply through the City's On-Call Public Safety Vehicle Upfitting contract, contract # 25-109, for a total of $375,739.15
- The vehicles will be replaced when these vehicles are purchased, delivered and upfitted, which is approximately 6 months to a year from approval. The twenty-four (24) vehicles being replaced have been in service for an average of 12 years and have accumulated approximately 122,000 miles each.
- The Police & Fire Departments, with guidance from the Finance Department, prepared Invitation To Bid (ITB) 26-009, which was issued on September 18, 2025.
- ITB 26-009 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in 317 vendor (firm) invites and 29 document takers.
- ITB 26-009 responses were received on October 2, 2025, and included bids from five (5) firms.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to the award of a contract and purchase approval for Invitation to Bid 26-009 for Fiscal Year 2025 Police & Fire Fleet Replacements to Hardy Chevrolet Buick GMC, Inc., The Sewell Family of Companies, and Wild Rose Chevrolet for replacement of twenty-four (24) vehicles in the amount of $1,105,374.20, and approval of the upfit of twenty-four (24) vehicles from Dana Safety Supply through the City's On-Call Public Safety Vehicle Upfitting contract for a total of $376,368.15 and to authorize the Mayor to sign all necessary documents.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (5-0).

E. Purchase Approval: Police Taser Replacements

Consideration and approval of the purchase of and the award of a contract to Axon Enterprise, Inc. for replacement tasers, associated equipment, advanced training, and extended warranty through the Axon Taser 10 Certification Program, at a total cost of $810,912 over a five-year term (FY 2026–FY 2030), and with authorization for the Mayor to execute all necessary documents.

- Police Chief, Trent Lindgren, came forward to present this item.
- The Police Department's deployment of Tasers has significantly reduced higher use-of-force incidents, resulting in fewer injuries to both officers and suspects, as well as a decrease in related complaints. In light of national calls for police reform, emphasis has been placed on training, de-escalation, and the use of less-lethal options.

- The Axon Taser 10 represents the latest advancement in conducted electrical weapons. It offers a maximum range of 45 feet—double that of the current Taser 7—providing officers additional time and distance to safely de-escalate conflicts. The Taser 10 also incorporates upgraded software and components, increasing durability and reliability. With 10 individually deployable probes and up to 9 opportunities for effective connection, it significantly enhances operational effectiveness. Maintaining current and up-to-date equipment is essential to ensuring the department's ability to safely and effectively manage encounters.
- The City's last large-scale Taser replacement occurred in 2020, funded through a capital lease with payments appropriated in the annual operating budget. At the conclusion of the current contract, the Taser 7 units will be over five years old and designated as "legacy" weapons. As such, they will no longer be covered under Axon's $10 million insurance program or maintenance program, which only applies to current-generation equipment and software.
- The Taser 10 Certification Package includes replacement of 142 units for the Police Department, along with associated equipment, advanced training, and extended warranties, plus an additional 18 units for Alpharetta Jail Corrections staff. The package provides:
    - Batteries, holsters, and charging ports with built-in software update capability
    - Unlimited replacement and training cartridges
    - Virtual reality de-escalation training equipment and software (required by Axon for the annual Taser 10 recertification)
    - Evidence.com licensing for training and deployment data storage
    - Master and instructor-level training slots for personnel
  - 5-Year Term Total: $810,912
    - Annual Cost: $162,182.40 (FY 2026–FY 2030)
    - No financing/interest charges included
    - Package reflects $29,799 in trade-in credits for 140 Taser 7 units
    - Estimated standalone cost outside the package exceeds $1,713,000
- The FY 2026 budget currently appropriates $100,800 for Taser-related equipment and ammunition under the existing contract. The updated contract requires $162,182.40 annually. To meet this cost, a reallocation of $61,383 from General Fund Contingency to the Police Department Maintenance Contract account is requested, leaving an estimated Contingency balance of $882,617. Beginning in FY 2027, the full annual cost will be incorporated into the department's budget request.

- Axon Enterprise, Inc. remains the City's approved single-source provider of conducted electronic weapons and associated equipment. The Single-Source Designation form is attached to this agenda packet.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to approve the purchase of and the award of a contract to Axon Enterprise, Inc. for replacement tasers, associated equipment, advanced training, and extended warranty through the Axon Taser 10 Certification Program, at a total cost of $810,912 over a five-year term (FY 2026–FY 2030) and to authorize the Mayor to sign all necessary documents.

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

F. Contract Approval: Juganu Smart Lighting

Consideration and approval of a five-year sales order agreement between Comcast Cable Communications Management, LLC, and the City of Alpharetta for purchase of Juganu Smart Lighting Hardware for installation on Georgia Highway 9 from Academy Street to Marietta Street with a cost not to exceed $27,827 annually.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- For some time, we have been reviewing two things in downtown Alpharetta to make enhancements. One is the brightness of downtown at night, and the other is camera coverage of areas known for public gathering, areas that frequently draw crowds and our known high traffic corridor. A smart lighting and smart city solution was discovered being incubated in Peachtree Corners, Georgia in their Curosity Lab.
- The smart lighting pilot being proposed is with Comcast Smart Solutions, in partnership with Juganu to use existing lighting infrastructure to create a fully digitized and connected environment along Georgia Highway 9 (Main Street) from Academy Street/Milton Avenue to the north and Georgia Highway 120 (Old Milton Parkway) to the south.
- The proposed solution leverages and creates an enhanced public WiFi/5G network in the downtown. It allows for lighting to be controlled for color and brightness and captures analytics that will allow for enhanced data collection regarding traffic, crowd sizes and movement and other items of interest to public safety like gunshot and smoke identification. The analytic possibilities are extensive.
- We are proposing to start the pilot and explore which of these options have value to Alpharetta as we grow jointly with the product. From a safety perspective, the smart lighting can identify distress signals, pinpoint suspicious activity, provide people density heatmap and produce real-time video streams. It runs on the existing lighting

infrastructure, is ready to go live with basic installation and is comparable in cost to the existing camera infrastructure in the city we are scheduled to replace and/or enhance.

- If approved, the pilot will provide 17 Smart Solitaire Luminaries, 35 non-smart Solitare Luminaires, and 2 Centralized Access Points (CAP) for the initiative. Juganu will offer remote support during the installation process and activate and provision the smart luminaries and access points after installation is complete. Juganu will ensure all equipment is properly configured and operational.
- We are proposing a 12 month service agreement with up to four 12-month extensions. Consistent with other contracts, the contract shall terminate absolutely and without further obligation on the part of the city on the last day of the city's fiscal year for lack of funding. This pilot is intended to start small and either grow over time, hold the status quo, or return to a more traditional light fixture. Because the solution uses existing infrastructure, there is ease going any direction in the future which is another reason we are proposing it to pilot.
- Juganu has several proof of concept projects already installed and functioning and the feedback from user agencies is positive. The cost associated with the pilot is $27,827.40 in year 1 and subject to 4% contractual price increases in years 2-5. Funding for this initiative (years 1-5) is provided through the City's TSPLOST account and is an allowable use due to the associated pedestrian safety benefits.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve the contract for Juganu Smart Lighting Hardware for installation on Georgia Highway 9 from Academy Street to Marietta Street, which is contingent upon two (2) light fixtures being installed and then returning this item for discussion during a Work Session prior to the final direction to move forward with a contract.

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

G. Resolution: Temporarily Suspending Bondsmen Permit Requirement

Consideration and adoption of a resolution temporarily suspending the enforcement of the permit requirement for bondsmen under Section 10-367 of the City Code of Ordinances; providing for the acceptance of bail from bondsmen approved in accordance O.C.G.A. § 17-6-50 by the Fulton County Sheriff and for other purposes.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- City Administrator, Chris Lagerbloom, came forward to present this item.
- Adopting this resolution will allow the newly re-opened detention facility to accept bondsmen as one of the release options. State statute and the Alpharetta Code of

Ordinances both address the topic. State statute provides for requirements and gives the authority to the county Sheriff to approve companies. Our local ordinance is outdated to some degree, yet still provides for requirements and grants certain authorities. Our intent is to bring our local ordinance forward for city council consideration to authorize modest changes in the next 60 days.

- In the interim, adopting a resolution suspending the enforcement of the permit requirement for bondsmen will allow us to rely on the Fulton County Sheriff's Office approved list. In order for the Sheriff to approve a list, the same state statute has to be followed. This means the selection and approval criteria are identical to what we would have to use in formulating our own list.
- If approved, this resolution will allow us to open the facility before making ordinance changes locally.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to adopt a Resolution temporarily suspending the enforcement of the permit requirement for bondsmen under Section 10-367 of the City Code of Ordinances; providing for the acceptance of bail from bondsmen approved in accordance O.C.G.A. § 17-6-50 by the Fulton County Sheriff and for other purposes.

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

7. PUBLIC COMMENT

- Lance Reed (230 Marjean Way, Alpharetta, GA 30009) spoke about Electric Vehicles and Chargers.
- Violette Purcell (7160 Harbour Landing, Alpharetta, GA 30005) spoke about youth mental health.

8. REPORTS

- There were no reports.

9. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

10. ADJOURNMENT

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

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

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:50 p.m.

Respectfully submitted,

Lauren Shapiro, City Clerk