



City Council Meeting & Public Hearing

OCTOBER 20, 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
- Douglas J. DeRito

- **Council Members Absent**

- Fergal M. Brady

- **Staff**

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney
- Lauren Shapiro, City Clerk
- 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

- Deanna McKay, Public Communication & Engagement Coordinator

3. PLEDGE TO THE FLAG

4. WORK SESSION ITEMS

A. Alpha Loop Foundation Update

Director of Recreation, Parks, and Cultural Services will provide an update on the Alpha Loop Foundation.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, provided an update on the Alpha Loop Foundation. His presentation is attached hereto as "Exhibit A."

CITY COUNCIL DISCUSSION:

- Council Member DeRito thanked the members of the foundation and commended them for their progress and fundraising so far.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 10/6/2025)

Consideration of approval of the City Council meeting minutes from the meeting of October 6, 2025.

B. Consent Order and Final Judgment: Cumming Street Project - Parcel 2

Consideration and approval of a Consent Order and Final Judgment for Tax Parcel No. 22 498212540199 in the Cumming Street Corridor Improvements Project, Parcel 02 (Parcel Owner: H&R Property Holdings, LLC).

C. Financial Management Report (Month Ending August 31, 2025)

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

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve the consent agenda.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (5-0).

6. NEW BUSINESS

A. Memorandum of Understanding: Lakeview Alpha Loop

Consideration of approval of the Memorandum of Understanding with True North 400 for the construction and construction management of the Alpha Loop along Lakeview Parkway in the amount not to exceed \$300,000.00 and authorize the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The City and True North 400 have partnered on several trail projects in the City. The most recent project is the Encore Greenway. Currently, there is a gap in the Alpha Loop between the Gathering and the Lakeview Development. The Gathering development stopped the Alpha Loop at Morrison Parkway and the Lakeview Development stopped the Alpha Loop at the driveway of 2325 Lakeview Parkway. True North 400, working with the representatives from the City, developed a set of construction plans to extend the Alpha Loop along Lakeview Parkway from Morrison Parkway to 2325 Lakeview Parkway, approximately 385 feet in length.
- True North 400 started the project awhile back when the Alpha Loop was not going to go along the backside of the Colonial Building. True North 400 was directed to design the Alpha Loop to tie into the existing sidewalk along Lakeview, past the driveway of 2325 Lakeview Parkway.
- The original design True North 400 prepared only had a 10' wide trail with minimal to no buffer between the trail and the roadway, refer to the attached exhibit. Given the sidewalk along Lakeview was only 9' in width, having a 10' sidewalk was not a concern. True North 400 designed the improvements and received bids for the project and were about to start construction when Recreation, Parks and Cultural Services and Public Works were informed the Alpha Loop was being constructed behind Colonial's Building. Now, the original design does not fit in with everything else constructed.
- Public Works and the engineer worked on a revised concept plan and passed it along to True North 400 for the design to be revised. Given the popularity of the Alpha Loop, it is best to eliminate the 'pork chop' island, so there is a direct path from one side of Morrison to the other. The revised design eliminates the right turn lane from Morrison onto Lakeview, and doing such makes it safer for pedestrians. The Alpha Loop is now proposed to be 12' wide and there is a 2+' landscape buffer between the trail and the road. We would like to have a larger landscape buffer, but existing utilities and mature trees make it difficult to gain any additional green space.
- Comparing the two exhibits, one can see there is substantially more work in the revised plan (concept 2) compared to the initial plan. The Alpha Loop is wider, medians are adjusted, islands are removed, traffic signals and pedestrian signals need to be adjusted, new vehicular loops are added to help control signal timing, and the revised plan requires asphalt work.
- True North 400 has paid for all the expenses associated with the design of the Alpha loop; this includes the original and revised plan. The construction cost of the original design was approximately \$200k. True North 400 planned to pay for the construction and the construction management associated with the original plan.
- Based on Public Works estimates, we believe the construction cost of the revised plan will be an additional \$300,000 (total construction cost approximately \$500k). The total

cost of this section of the Alpha Loop (design and construction) is anticipated to be approximately \$750,000, with the City's contribution not to exceed \$300,000.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the Memorandum of Understanding with True North 400 for the construction and construction management of the Alpha Loop along Lakeview Parkway in the amount not to exceed \$300,000.00 and to authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (5-0).

B. Invitation To Bid 26-005: Fiscal Year 2026 Sidewalk and ADA Ramp Repair

Consideration and approval of the award of a contract and purchase approval for Invitation To Bid 26-005 to N.S.E.W Inc. for Sidewalk and ADA Ramp Repair and Replacement in an amount not to exceed \$491,308.00 and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The City maintains over 200 miles of concrete sidewalk throughout the City. Concrete sidewalks are vulnerable to cracking, lifting, and crumbling due to weather changes, tree roots, vehicular traffic (utility vehicles, mowers, etc...), and general wear and tear. These failures can result in trip hazards and unsightly conditions for pedestrians.
- Prior to inspections occurring throughout the City, Public Works broke the locations of sidewalks into 4 tiers:
 - Tier I: Downtown Overlay District (per zoning map) and all roads classified as arterials.
 - Tier II: Non-subdivision roads 1/4 mile from a school, park, government building (not included in Tier 1)
 - Tier III: Subdivision Roads
 - Tier IV: All other roads.
- Within each tier, the condition of the sidewalk was rated on the following scale:
 - Good: No vertical displacement and cracking less than 25% of the segment
 - Fair: Vertical displacement no greater than 1" and cracking 26%-50% of the segment
 - Poor: Vertical displacement of 1-2" and cracking 51%-75% of the segment
 - Very Poor: Vertical displacement greater than 2" and cracking greater than 76% of the segment

- Over 200 miles of sidewalk were evaluated, and over 94% of our sidewalk is in fair or good condition. The breakdown is below:
 - Good: 537,017 linear feet (lf)
 - Fair: 602,432 lf
 - Poor: 1,290 lf
 - Very Poor: 11,331 lf
- The City has focused on providing safe access and ADA-compliant handicap accessibility for pedestrians to access parks, schools, businesses, etc. To ensure the safety of our patrons utilizing the 200+ miles of publicly maintained sidewalk, proper and proactive maintenance is essential.
- This project will primarily focus on sidewalks and ADA ramps along North Point Parkway from Haynes Bridge Road to Windward Parkway. The project will include demolition, haul off, disposal of debris, sodding, grassing, traffic loop detection replacement, new sidewalk panels and re-construction of non-compliant ADA ramps. Approximately 3,700 linear feet of sidewalk will be replaced and 100 ADA handicap ramps will be re-constructed to meet current ADA standards with this project.
- The City prepared specifications and details for the sidewalk repairs and advertised competitive bids on May 25th, 2023. Bids for the project were received on June 22nd, 2023. The City received a total of four bids.
- The low bidder, N.S.E.W Inc. is an experienced contractor and has worked on numerous projects with similar scopes of work in Georgia and for the City of Alpharetta. Staff met with the owners of N.S.E.W Inc. to review the scope of work and the City's expectations. N.S.E.W Inc. assured staff that they would complete the project for the bid amount and within the allocated timeframe.
- Staff also called all listed references and received positive feedback regarding N.S.E.W. Inc. N.S.E.W. Inc. is currently working with the City of Johns Creek with a similar scope of work. Representatives from Johns Creek had only positive feedback regarding N.S.E.W. Inc. performance to date.
- Once a contract with N.S.E.W Inc. has been finalized and executed, construction may begin immediately. The anticipated completion date for the work is no more than 180 days from notice to proceed.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the award of a contract and purchase approval for Invitation To Bid 26-005 to N.S.E.W Inc. for Sidewalk and ADA Ramp Repair and Replacement in an amount not to exceed \$491,308.00 and with

authorization for the Mayor to execute all necessary documents and to authorize the Mayor to execute all necessary documents.

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

C. Public Works Fleet Replacement — ITB 26-007 and 008

Consideration of the purchase of a Ford F-150 4WD XLT V8 Truck and a F-250 Service Bed Truck from Family Ford, Inc. dba Hardy Family Ford in the amount of \$124,154.00 associated with ITB 26-007 and 26-008, and with authorization for 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 a Ford F-150 4WD XLT V8 Truck and a F-250 Service Bed Truck from Family Ford, Inc. dba Hardy Family Ford in the amount of \$124,154.00.
- If approved, the F-150 will replace a 2007 F-150 that has over 87,000 miles on it. The F-250 will replace a 2009 F-350 with 97,000 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 surplus by the Finance Department.
- 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. Multiple bids were only received on the F-150 and F-250. Both vehicles were included in the approved FY 2026 Capital Budget.
- Public Works will receive State Contract pricing regarding the other vehicles in ITB 26-007 & 26-008 and will seek award of the other trucks at a later date.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the purchase of a Ford F-150 4WD XLT V8 Truck and a F-250 Service Bed Truck from Family Ford, Inc. dba Hardy Family Ford in the amount of \$124,154.00 associated with ITB 26-007 and 26-008 and to authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (5-0).

D. Resolution: Downtown Dumpster Program

Consideration and adoption of a Resolution designating certain city property to accommodate placement of commercial business solid waste receptacles; establishing

minimum terms and conditions associated with such use; authorizing the city administrator to manage the program; establishing an annual permit fee; and for other purposes.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- City Administrator, Chris Lagerbloom, came forward to present this item.
- Parking spaces have been designated in the Roswell Street parking lot to house solid waste and recycling collection dumpsters. Previously, there was no legitimate program in place to bill the users and recover the fees that were being paid by the city on their behalf. Approving this resolution creates a permit process where any business in the downtown area near the lot can apply to house a dumpster. The costs associated with trash service will then be transferred to the users and no longer subsidized by the general fund.
- Applicants must have a financial interest in a local business operation in proximity to the designated trash bin locations. Permits will be issued to qualified applicants on a first-come, first-served basis.
- The annual permit fee for a license to use an assigned trash bin location, which fee shall be paid, in full, to the city in advance of any permit being issued, shall be \$600.
- Upon adoption, the city will notify the current contracted solid waste disposal service, Republic Services, to cancel the corresponding waste disposal services currently provided to the city at the Roswell Street parking lot location.

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked if more than one business can purchase the same permit for one dumpster and who would be held responsible for violating this resolution. He also asked who is policing the dumpsters, for example, if another non-permitted business dumps their trash into a permitted dumpster. He also asked about whether there would be recycling in this dumpster area.
 - City Administrator Lagerbloom shared that yes, multiple businesses can share a permit and the permit holder would be responsible for any use violations. The City would police (Code Enforcement). There has often been a contamination fee assessed on the current dumpsters by Republic because users are not putting solely recycling in those dumpsters. There will be a recycling option in this area, as it is a requirement in the city's ordinance.
- Council Member Mitchell asked about the enclosures and the number of dumpsters versus in the area versus installing a compactor.
 - City Administrator Lagerbloom shared that a compactor is a significant up-front cost and we did consider it as an option. We have a small list of approved waste haulers that this space can use.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to a Resolution regarding the downtown dumpster program.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (5-0).

7. PUBLIC COMMENT

- There were no public comments.

8. REPORTS

- Council Member Hipes shared that today we heard bells coming from City Hall and several residents said they were excited about having the clock bells at City Hall ringing again.
- Mayor Gilvin shared that this week is the beginning of Diwali and shared congratulations to our community who celebrates this event.

9. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

10. ADJOURNMENT

- ❖ Council Member DeRito offered a motion to adjourn the meeting.
 - Mayor Pro Tem Merkel 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 7:14 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk