



City Council Meeting & Public Hearing

JULY 13, 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 Pro Tem Merkel called the meeting to order at 6:30 p.m.

2. ROLL CALL

- **Council Members**

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

- **Absent**

- Mayor Jim Gilvin

- **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
- Pete Sewczwicz, Director of Public Works
- Brad Dekinger, Fire Chief
- Tom Harris, Director of Finance
- Charlie Jewell, Director of Economic Development
- Christine Young, Senior Operations Manager
- Kim Zane, Cultural Services Manager

3. PLEDGE TO THE FLAG

4. PROCLAMATIONS & PRESENTATIONS

A. Proclamation Honoring Pat Fox

5. CONSENT AGENDA

A. Special Called City Council Meeting Minutes (Meeting of 06/15/2026)

Approval of the City Council meeting minutes from the Special Called meeting of June 15, 2026.

B. City Council Meeting Minutes (Meeting of 06/15/2026)

Approval of the City Council meeting minutes from the meeting of June 15, 2026.

C. City Council Meeting Minutes (Meeting of 06/22/2026)

Approval of the City Council meeting minutes from the meeting of June 22, 2026.

D. Conflict Waiver: Jarrard & Davis, LLP Representation of Fulton County and the Fulton County Board of Registration and Elections

Consideration of approval of a Conflict Waiver for Jarrard & Davis, LLP's representation of Fulton County and the Fulton County Board of Registration and Elections, and with authorization for the Mayor to execute all necessary documents.

E. Conflict Waiver: Jarrard & Davis, LLP's Joint Representation of the City of Alpharetta and the City of Milton

Consideration and approval of a Conflict Waiver regarding Jarrard & Davis, LLP's joint representation of the City of Alpharetta and the City of Milton as it relates to an Intergovernmental Agreement, Right-of-Way and Permanent Easement acquisition regarding the City of Milton's planned cross-jurisdictional improvement project on SR 140/Arnold Mill Road, a portion of which lies in Alpharetta's jurisdiction, and with authorization for the Mayor to execute all necessary documents.

F. Acceptance and ratification of Right-of-Way Deed and Temporary Easement: Dryden Road, Parcel 1

Consideration and approval of a Right-of-Way Deed and Temporary Construction Easement with Windward Mill, LLC for Dryden Road, Parcel 1, Tax Parcel No. 22 545011880570 for the Dryden Road Extension Project, and with authorization for the Mayor to execute all necessary documents.

G. Acceptance and ratification of Right-of-Way Deed and Temporary Easements: Dryden Road, Parcel 2

Consideration and approval of a Right-of-Way Deed, Temporary Driveway Easement, and Temporary Construction Easement with Windward Crossings, LLC for Dryden Road, Parcel 2, Tax Parcel No. 21 549011120237 for the Dryden Road Extension Project, and with authorization for the Mayor to execute all necessary documents.

H. Acceptance and ratification of Right-of-Way Deed, Temporary Easements, and Permanent Easement: Dryden Road, Parcel 3

Consideration and approval of a Right-of-Way Deed, Temporary Driveway Easement, Temporary Construction Easement, and Permanent Easement with AT&T Enterprises, LLC for Dryden Road, Parcel 3, Tax Parcel No. 21 550011760089 for the Dryden Road Extension Project, and with authorization for the Mayor to execute all necessary documents.

I. Final Order & Judgment: Cumming Street, Parcel 1

Consideration and approval of a Final Consent Order and Judgment in the total amount of \$23,625.00 for Fulton County Tax Parcel No. 22 498212540439 in connection with Cumming Street, Parcel 1 (Property Owner: Jill Bernard) for Civil Action No.: 25-CV-011859.

PUBLIC COMMENTS:

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

6. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

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

B. Ordinance: Alcoholic Beverages Text Amendments

FIRST READING

Consideration of an ordinance to amend Chapter 4, titled "Alcoholic Beverages," of the Code of the City of Alpharetta, Georgia. The proposed modifications will amend provisions related to alcohol service and consumption at publicly-owned facilities; to provide for severability; to provide for an effective date; and for other purposes.

- City Attorney, Molly Esswein, read the Ordinance title aloud.
- Acting City Clerk, Grace Orehosky, came forward to present this item.
- At the City Council's direction, staff has undertaken a comprehensive update of Chapter 4 of the Code of the City of Alpharetta, referred to as the Alcoholic Beverage Ordinance. As part of these amendments, Section 4-257 was amended to include the Arts Center in the list of City-owned public facilities eligible for alcohol service and consumption under a Public Facilities Permit. This section is coming forward ahead of the remainder of the Chapter 4 amendments due to scheduled and anticipated events at the Arts Center. The additional changes in the section are to clarify the usage and eligibility of other select City-owned public facilities.
- Under the ordinance, select City-owned public facilities—including event spaces, community centers, and parks—may host events where alcohol is served, provided applicants obtain a Public Facilities Permit and meet all requirements related to licensing, service, safety, and oversight.
- While the Arts Center has functioned as a cultural and community-use venue, it was previously not fully included among locations permitted for alcohol service and

consumption. Adding this facility aligns the ordinance with actual use needs, supports arts programming, and provides consistency across City-owned event locations.

CITY COUNCIL DISCUSSION:

- A discussion occurred.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the first reading of the Ordinance amending Chapter 4, Alcoholic Beverages.
 - Council Member DeRito seconded the motion.
 - A discussion occurred during the motion.
 - The motion was approved unanimously (6-0).

C. Ordinance: Fire Prevention and Protection Text Amendments

FIRST READING

DEFERRED: This item has been deferred by Staff to the July 20, 2026 City Council meeting and will not be considered at this meeting.

Consideration of text amendments to Chapter 20, referred to as Fire Prevention and Protection, to amend provisions related to adoption of state minimum fire safety standards; definitions; appeals from decisions of the fire department; storage of explosives, blasting agents, and liquified petroleum gases; sprinkler installation requirements; outdoor burning regulations; emergency access for gated communities; emergency responders radio coverage and testing; special fire services and public safety plans; fire watch personnel and fire safety officer requirements; permit requirements for certain assembly events, temporary events, or planned activities; fire and life safety record retention; records reporting system requirements through the use of third-party inspection reporting software programs; compliance reporting; enforcement provisions; and for other purposes.

7. NEW BUSINESS

A. Intergovernmental Agreement: TSPLOST III Agreement between the City of Alpharetta and Fulton County

Consideration and approval of an Intergovernmental Agreement with Fulton County for TSPLOST III, and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Peter Sewczwicz, came forward to present this item.
- TSPLOST is three quarters of a cent added to the County's sales tax dedicated for transportation projects. We are currently in TSPLOST II, and it expires March 31, 2027. TSPLOST III would then start on April 1, 2027, if approved in a referendum later this year in November. On June 1, 2026, Mayor and Council approved a TSPLOST III Project List and the list was sent to Fulton County. For reference, the TSPLOST III Project List for Alpharetta is below:
- Tier I (\$60.8M):
 - Maintenance (citywide) - \$30.8M
 - Academy Street Improvements (Presbyterian Church to FS 81) - \$6.0M
 - Brookside Corridor- \$4.0M
 - Clubhouse at Douglas Intersection Improvement - \$0.75M
 - Hembree Road Corridor - \$7M
 - Mansell Improvements (GA 400 to Old Roswell Road) - \$3.25M
 - Mayfield Road Improvements - \$5.0M
 - Northwinds Alpha Loop - \$3.5M
 - Windward Sidewalk (Union Hill Road to McGinnis Ferry) - \$4M
- Tier II (\$10.7M)
 - Charlotte Mini-Roundabout - \$0.5M
 - Haynes Bridge at Mansell Improvements - \$2.5M
 - Kimball Bridge Road Widening (Northwinds Parkway to Westside Parkway) - \$5.0M
 - Milton Ave Sidewalk - \$2.7M
- Tier III (\$10.7M)
 - Canton St Sidewalk (Mayfield to Vaughan) - \$9.5M

- Debt Payment - \$1.2M
- The next step in the process is for all the Cities to approve the attached IGA. The IGA outlines the anticipated revenue to be received by each City based on the population of each city based on the 2024 census data. The TSPLOST III referendum will take place on November 3, 2026 and in order for the County to have the measure on the ballot, the County must sign a resolution and call for a referendum no later than August 5, 2026.
- Between August and the vote in November, cities will be responsible for handling their own educational outreach to their citizens. Public Works is in the process of preparing illustrations of a handful of the proposed projects as well as prepared to discuss the vast array of maintenance items across the City.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Reeves offered a motion to approve an Intergovernmental Agreement with Fulton County for TSPLOST III, and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - A discussion occurred during the motion.
 - The motion was approved unanimously (6-0).

B. Intergovernmental Agreement: SR 140/Arnold Mill Road Cross-Jurisdictional Improvement Project Agreement between the City of Alpharetta and the City of Milton

Consideration and approval of an Intergovernmental Agreement between the City of Alpharetta and the City of Milton for a Cross-Jurisdictional Improvement Project located at SR 140/Arnold Mill Road at Green Road, a portion of which lies within the City of Alpharetta, and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Peter Sewczwicz, came forward to present this item.
- The City of Milton is embarking on an intersection improvement project on SR 140/Arnold Mill Road at Green Road. A portion of the project requires the acquisition of Right of Way and Permanent Easement upon certain real property located at 12460

Crabapple Road, Alpharetta, Georgia, identified as Parcel ID 22 386011660435. Pursuant to Article IX, Section II, Paragraph III of the Constitution of the State of Georgia, Milton is prohibited from exercising these powers or providing any such service inside the boundaries of Alpharetta except by contract with Alpharetta.

- As it is in the best interest of the citizens of both Milton and Alpharetta to facilitate said intersection improvements to alleviate traffic congestion and enhance public safety, Alpharetta has been asked to consent to Milton to acquire, accept, and record the Right of Way and Permanent Easement across the Subject Property within Alpharetta's city limits for the sole purpose of constructing, operating, and maintaining the intersection improvements.
- Alpharetta has agreed to grant its express, advance consent for Milton to convey, dedicate, transfer, or deed any portion of the Right of Way and Permanent Easement acquired within Alpharetta's municipal limits under this Agreement directly to GDOT. Upon acquisition, Alpharetta shall have no obligation to maintain or fund any portion of the Easement or the Project assets contained therein.
- Milton, through its employees, agents, or contracted vendors, shall obtain any necessary land disturbance or right of way permits required by GDOT before commencing construction on the Subject Property. All work performed within Alpharetta's borders must comply with Alpharetta's standard specifications regarding traffic management, construction hours, and safety controls. Milton shall require its contractors to restore any portions of the Subject Property or adjacent Alpharetta right of way disturbed during construction to a condition equal to or better than its pre-construction state.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Reeves offered a motion to approve an Intergovernmental Agreement between the City of Alpharetta and the City of Milton for a Cross-Jurisdictional Improvement Project located at SR 140/Arnold Mill Road at Green Road, a portion of which lies within the City of Alpharetta, and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.

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

C. Resolution: Transfer of Property Interests Between the City of Alpharetta and Georgia Department of Transportation

Consideration and approval of a resolution approving the transfer of 0.497 acres in fee, 0.377 acres in permanent easement, 18,438.19 square feet of temporary easement, and 329.75 linear feet of access rights for Tax Parcel No. 12297008550532 (Project Parcel 618A) and 2.1 acres in fee and 947.70 linear feet of access rights for Tax Parcel No. 22530012630117 (Project Parcel 498) to Georgia Department of Transportation for the SR 400 Express Lanes Project (PI:0001757), and acceptance of a Quit Claim Deed from Georgia Department of Transportation to Alpharetta for +/-1.874 acres of Tax Parcel No. 12260006902865 (Encore Parkway at Fanfare Way) for the Alpha Loop Project.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- Director of Public Works, Peter Sewczwicz, came forward to present this item.
- Georgia Department of Transportation (GDOT) needs 0.497 acres in fee, 0.377 acres in permanent easement, 18,438.19 square feet of temporary easement, and 329.75 linear feet of access rights for Tax Parcel No. 12 29700855053 (Project Parcel 618A) and 2.1 acres in fee and 947.70 linear feet of access rights for Tax Parcel No. 22530012630117 (Project Parcel 498) for the SR 400 Express Lanes Project (PI:0001757). The City of Alpharetta needs +/-1.874 acres of Tax Parcel No. 12 260006902865 (Encore Parkway at Fanfare Way) for the AlphaLink Project. GDOT and the City have agreed that the best course of action is a "land swap." The City will transfer the required property to GDOT for the SR 400 Express Lanes Project, and GDOT will deed the required property to the City for the AlphaLink Project at no cost to either party.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Reeves offered a motion to adopt a resolution approving the transfer of 0.497 acres in fee, 0.377 acres in permanent easement, 18,438.19 square feet of temporary easement, and 329.75 linear feet of access rights for Tax Parcel No. 12297008550532 (Project Parcel 618A) and 2.1 acres in fee and 947.70 linear feet

of access rights for Tax Parcel No. 22530012630117 (Project Parcel 498) to Georgia Department of Transportation for the SR 400 Express Lanes Project (PI:0001757), and acceptance of a Quit Claim Deed from Georgia Department of Transportation to Alpharetta for +/-1.874 acres of Tax Parcel No.12260006902865 (Encore Parkway at Fanfare Way) for the Alpha Loop Project, and authorize the Mayor to execute all necessary documents.

- Council Member Brady seconded the motion.
- A discussion occurred during the motion.
- The motion was approved unanimously (6-0).

D. Purchase Approval: Small Government Enterprise Agreement and Annual Subscription with Environmental Systems Research Institute, Inc (ESRI)

Consideration of approval of the procurement of the small government enterprise agreement annual subscription from Environmental Systems Research Institute, Inc. (ESRI) for three years at a fixed cost that is renewed annually in the amount of \$66,600.00, and authorize the Mayor to execute all necessary documents.

- Director of Information Technology, Adam Montgomery, came forward to present this item.
- This agreement allows the City to deploy licenses to desktops and servers to support the Geographic Information Systems (GIS) needs of the City, including support for several systems that depend on location-based information.
- This Environmental Systems Research Institute, Inc. (ESRI) enterprise agreement annual subscription is funded in the 2027 operating budget. A single quote is provided because ESRI is the only provider of the ESRI annual subscription.
- This is the first year of a three-year agreement at a fixed cost that is renewed annually. The annual renewal of \$66,600.00 is an increase of 6% over the previous three-year agreement.

PUBLIC COMMENTS:

- There were no public comments.

- ❖ Council Member DeRito offered a motion to approve the small government enterprise agreement annual subscription from Environmental Systems Research Institute, Inc. (ESRI) for three years at a fixed cost that is renewed annually in the amount of \$66,600.00, and authorize the Mayor to execute all necessary documents.

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

E. Purchase Approval: Multifactor Authentication (MFA) Software as a Service (SaaS) Subscription with Verinext Corp.

Consideration of approval of a purchase order to Verinext Corp., as the vendor to provide the annual MFA SaaS Subscription, in the amount of \$53,947.05.

- Director of Information Technology, Adam Montgomery, came forward to present this item.
- The MFA SaaS subscription allows the City to secure employee and user logins by requiring all accounts to use an additional factor, or multifactor, as part of the authentication process. This process is a requirement for CJIS compliance and cyber insurance, and a cybersecurity best practice.
- This renewal is funded in the Fiscal Year 2027 budget, and three quotes were obtained. The lowest quote was provided by Verinext Corp. and is recommended for approval. Below is the breakdown of the quotes obtained. This renewal is \$1,820.35 lower than the Fiscal Year 2026 renewal.

CDWG: \$54,300.00
SHI: \$57,920.00
Verinext:\$53,947.05

- Pursuant to Georgia codes 50-18-72 and 50-14-3, the cybersecurity details of this renewal do not require public release or discussion. The attached quotes have the cybersecurity details redacted.

PUBLIC COMMENTS:

- There were no public comments.

- ❖ Council Member _____ offered a motion to approve a purchase order to Verinext Corp., as the vendor to provide the annual MFA SaaS Subscription, in the amount of \$53,947.05, and authorize the Mayor to execute all necessary documents.
 - Council Member Reeves seconded the motion.
 - A discussion occurred during the motion.
 - The motion was approved unanimously (6-0).

F. Resolution: Incorporation of Brookside Park into the Big Creek Greenway System

Consideration and approval of a Resolution authorizing the incorporation of Brookside Park into the Big Creek Greenway System, and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- Director of Community Development, Kathi Cook, came forward to present this item.
- Alpharetta owns a 30.66-acre parcel adjacent to the Big Creek Greenway and Brookside office park on the westside of Big Creek off Old Milton Parkway. Portman Holdings, LLC is redeveloping Brookside office park into Brookside Village adjacent to this city owned parcel. As part of their redevelopment, Portman Holdings, LLC has proposed construction of Brookside Park on the city owned parcel. Brookside Park will include a 10-foot-wide concrete multi-use trail, raised boardwalks, bridges, seating lookouts, open lawn areas, natural play zones, exercise equipment, a hammock forest, wayfinding signage, kiosks, and multiple look trail options open to the public. The new multi-use trail will tie into the existing Big Creek Greenway trail system to promote connectivity, public engagement, and community interaction.
- Once both phases of construction are complete, this resolution would allow Brookside Park to be incorporated into the Big Creek Greenway System.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to adopt a Resolution authorizing the incorporation of Brookside Park into the Big Creek Greenway System, and authorize the Mayor to execute all necessary documents.

- Council Member Driskell seconded the motion.
- A discussion occurred during the motion.
- The motion was approved unanimously (6-0).

8. WORK SESSION ITEMS

- City Administrator, Chris Lagerbloom, introduced the items.

A. Discussion on Public Art — Dazzle and Discord

Discussion on Dazzle and Discord — Outdoor-On-Loan Exhibit for 2026-2028.

- Cultural Services Manager, Kim Zane, came forward to present this item for discussion.
- Arts Alpharetta President, Nancy Murphy, came forward to answer questions.
- Bi yearly, the City of Alpharetta contracts with Arts Alpharetta to produce the Outdoor On Loan Sculpture Exhibit. The 2026–2028 exhibit proposes a collection of (10) new sculptures, including (8) pieces for existing locations and (2) for newly added sites.
- The Cultural Arts Commission is requested to review each sculpture individually, considering artistic merit and location suitability, to determine which works should advance for recommendation to the Mayor and City Council. Recommendations may range from (1) sculpture to all (10) sculptures.
- Proposed sculpture installations are scheduled for approximately August–September 2026. Any changes to the proposed sculptures may have an impact on the overall project timeline, as the Call for Artists and curation process would need to be reopened and repeated for each sculpture not approved to move forward.
- Arts Alpharetta, Inc. provides turn key services for all aspects of the project, including artist outreach and communication (from issuing the call for artists to executing rental agreements and payments), curation, project budget management, installation, deinstallation, and marketing.
- Although Arts Alpharetta, Inc. is contracted to manage the Outdoor On Loan Sculpture Exhibit, the nonprofit organization dedicates all project funding directly to the exhibit and volunteers their organization’s time to support the public art initiative.

- The City of Alpharetta, Arts Alpharetta, and the Alpharetta Convention & Visitors Bureau also partner to produce an Art Walk brochure, which serves both residents and visitors and supports the promotion of cultural tourism.

CITY COUNCIL DISCUSSION

- Several Council Members commented that the proposed placement of “A Crack in the Past” at the parking deck may be a concern due to line of sight issues.
- City Administrator, Chris Lagerbloom, offered a suggestion for placing “Urban Flow” by the parking deck and to place “A Crack in the Past” at Wills Park.
- There was a consensus of the City Council to move the placement of “A Crack in the Past” to Wills Park and leave the pad by the parking deck empty for the time being.

B. Discussion on Public Art — Lamp Post Gallery

Discussion and direction regarding a Yearly Outdoor Art Gallery on Lamp Posts.

- Cultural Services Manager, Kim Zane, came forward to present this item for discussion.
- Arts Alpharetta President, Nancy Murphy, came forward to answer questions.
- Arts Alpharetta, a local nonprofit dedicated to expanding arts engagement in the community, requests approval to create, fund, install, and maintain an annual outdoor art gallery using city-owned lamp posts.
- The proposal includes installing (42) original artwork banners at two locations along Kimball Bridge Road: Southeast corner of North Point Parkway & Southeast corner of Waters Road.
- The project adds public art to the east side of Alpharetta and is entirely turnkey through Arts Alpharetta, with consultation from City staff.
- Arts Alpharetta issued a public Call for Artists and submitted (45) artworks for public art review. A Public Art Review Committee—comprised of one Arts Alpharetta representative and three City Arts & Culture staff—reviewed all submissions and (42) artworks were approved.
- This initiative was developed with guidance from Midtown Alliance, whose outdoor gallery program includes more than 300 artworks across Atlanta. Their model informed the planning for this Alpharetta installation.

- The Alpharetta Convention and Visitors Bureau will support the project through funding and marketing. Cultural Services staff will provide oversight and consultation. The outdoor gallery will function as a walkable public art experience and will be added to the City's online Public Art Walk Story Map.
- The Public Art Review was held on March 10, 2026, and recommended approving the application with (42) artwork banners.

CITY COUNCIL DISCUSSION

- City Administrator, Chris Lagerbloom, asked Ms. Zane to clarify the actual number of banners that will be installed – the Staff Report indicated 42, but the presentation only indicated 21.
 - There will be a total of 21 banners (2 sponsor banners and 19 art posters).

9. PUBLIC COMMENT

- There were no public comments.

10. REPORTS

- Council Member Driskell commented on how incredible the drone show and fireworks were.

11. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

12. ADJOURNMENT

- ❖ Council Member Reeves 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 Pro Tem Merkel adjourned the meeting at 7:39 p.m.

Respectfully submitted,



Grace Orehosky, Municipal Records Officer