



City Council Meeting & Public Hearing

JANUARY 12, 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
- Lauren Shapiro, City Clerk
- Adam Montgomery, Director of Information Technology

- Brad Denkinger, Fire Chief
- Charlie Jewell, Director of Economic Development
- Cris Randall, Director of Human Resources
- Kathi Cook, Director of Community Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Trent Lindgren, Chief of Police
- David Will, Chief Municipal Court Judge
- Deanna McKay, Public Communication & Engagement Coordinator
- Lexi Remec, 911 Division Chief

3. PLEDGE TO THE FLAG

4. BOARDS & COMMISSIONS

A. Nomination and Vote for an Alternate Planning Commissioner

- ❖ Council Member Hipes offered a motion to nominate Chris Godfrey to serve as an alternate on the Planning Commission.
- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (7-0).

B. Swearing In of Board and Commission Members

- Judge Will swore in Board and Commission members who were appointed on January 5, 2026.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 12/08/2025)

Consideration of approval of the City Council meeting minutes from the meeting of December 8, 2025.

B. Financial Management Report (Month Ending November 30, 2025)

Consideration of approval of the Financial Management Report for the month ending November 30, 2025.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the consent agenda.
 - Council Member Hipes 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. PH-26-01 Cirque Italia/North Point Mall

Consideration of a public hearing to allow a temporary circus for Cirque Italia in the parking lot at North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 688, 689, 700, 701, 702, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.

- Community Development Director, Kathi Cook, came forward to present this item.
- Staff recommends that Mayor and Council approve PH-26-01 Cirque Italia – North Point Mall MP, subject to the following conditions:
 1. Temporary use approval of a circus shall be granted to Cirque Italia and shall not be transferrable.
 2. Cirque Italia shall be permitted to operate in the North Point Mall parking lot as depicted on the submitted site plan for a period not to exceed 8 days, which shall include 4 days of showtimes, setup, and breakdown.
 3. Cirque Italia shall employ at a minimum 2 police officers for each show.
 4. The sale or serving of alcohol shall not be permitted.
- The applicant, Cirque Italia, is requesting consideration of a temporary use for a circus. Unified Development Code (UDC) Subsection 2.3.2 (J) requires City Council approval of a circus, carnival, or fair on property zoned and used for non-residential use. The

applicant proposes utilizing the surface parking lot between Macy's and AMC Movie Theater at North Point Mall for a temporary circus. The subject property is located at 1000 North Point Circle.

- North Point Mall and the surrounding area is zoned PSC (Planned Shopping Center). The area is commercial and there are no residential uses in the immediate vicinity.
- Unified Development Code (UDC) Subsection 2.3.2 (J) allows a carnival, circus or fair on property zoned or used for non-residential use, subject to City Council approval. Site shall meet adequate parking, safety, access, noise, and security concerns and limiting impacts to surrounding properties.
- Cirque Italia is described by the applicant as an acrobatic theatrical cirque-style circus held under a tent. According to the application, the production features human acts only and there are no pyrotechnics. Cirque Italia provides its own concession stand which includes offerings similar to a movie theater and there will be no alcoholic beverages. Cirque Italia contracts with a local sanitation company for garbage disposal and restroom facilities.
- The applicant provided a site plan depicting the circus in the surface parking lot between Macy's and AMC. Parking for the circus will be located in the adjacent parking lots surrounding North Point Mall. The proposed circus is scheduled to take place between March 13th – 16th, with setup beginning on March 10th and breakdown concluding on March 17th. One (1) showtime is scheduled for March 13th and March 16th, three (3) showtimes on March 14th and two (2) showtimes on March 15th. The latest showtime begins at 7:30 PM. The circus tent has a seating capacity of 998 seats. Cirque Italia staff will serve as security personnel, which will be in addition to two (2) police officers at each showtime. The applicant also provided a safety plan to protect the safety of the audience.
- The City's Public Safety Department was consulted regarding the applicant's request. The Department recommends that at least two (2) police officers be present at paid public events with 500 people or more
- The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.

- The Community Zoning Information Meeting was held on December 10, 2025. There were no public comments.
- Staff has reviewed the application and supports the applicant's request for a temporary circus. Adequate parking is available at this location to support both the circus and North Point Mall parking needs. In addition, the circus is appropriately located in a commercial area, minimizing impacts to surrounding properties. The State Fire Marshal will be responsible for all safety inspections. If approval is considered, it is recommended that at least two (2) police officers be present at each show to support the applicant's safety and security plan.
- The applicant, Charles Herwig from Cirque Italia, 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 PH-26-01 Cirque Italia/North Point Road, subject to the following conditions:
 1. Temporary use approval of a circus shall be granted to Cirque Italia and shall not be transferrable.
 2. Cirque Italia shall be permitted to operate in the North Point Mall parking lot as depicted on the submitted site plan for a period not to exceed 8 days, which shall include 4 days of showtimes, setup, and breakdown.
 3. Cirque Italia shall employ at a minimum 2 police officers for each show.
 4. The sale or serving of alcohol shall not be permitted.
- Council Member Brady seconded the motion.
- The motion was approved unanimously (7-0).

C. ZPH-26-02 Garden Bros Circus/North Point Mall

Consideration of a public hearing to allow a temporary circus for Garden Bros Circus in the parking lot at North Point Mall. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 688, 689, 700, 701, 702, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.

- Community Development Director, Kathi Cook, came forward to present this item.
- Staff recommends that Mayor and Council approve PH-26-02 Garden Bros Circus – North Point Mall MP, subject to the following conditions:
 1. Temporary use approval of a circus shall be granted to Garden Bros Circus and shall not be transferrable.
 2. Garden Bros Circus shall be permitted to operate in the North Point Mall parking lot as depicted on the submitted site plan for a period not to exceed 9 days, which shall include 5 days of showtimes, setup, and breakdown.
 3. Garden Bros Circus shall employ at a minimum 2 police officers for each show.
 4. The sale or serving of alcohol shall not be permitted.
- The applicant, Garden Bros Circus, is requesting consideration of a temporary use for a circus. Unified Development Code (UDC) Subsection 2.3.2 (J) requires City Council approval of a circus, carnival, or fair on property zoned and used for non-residential use. The applicant proposes utilizing the surface parking lot between Macy's and AMC Movie Theater at North Point Mall for a temporary circus. The subject property is located at 1000 North Point Circle.
- North Point Mall and the surrounding area is zoned PSC (Planned Shopping Center). The area is commercial and there are no residential uses in the immediate vicinity.
- Unified Development Code (UDC) Subsection 2.3.2 (J) allows a carnival, circus or fair on property zoned or used for non-residential use, subject to City Council approval. Site shall meet adequate parking, safety, access, noise, and security concerns and limiting impacts to surrounding properties.
- Garden Bros Circus is described by the applicant as a family-friendly all human show featuring live performers skilled in acrobatics, clown arts, juggling, dancing, and dare devil feats. The circus provides its own concession stand which includes offerings similar to a fair and there will be no alcoholic beverage sales. Outside of the circus tent is a kid's fun zone including inflatables, pony rides, and face painting. The circus provides garbage disposal and restroom facilities.
- The applicant provided a site plan depicting the circus in the surface parking lot between Macy's and AMC. Parking for the circus will be located in the adjacent parking lots

surrounding North Point Mall. The proposed circus is scheduled to take place between February 12th – 16th, with setup beginning on February 9th and breakdown concluding on February 17th. Two (2) showtimes are scheduled for February 12th, 13th, and 16th and three (3) showtimes are scheduled on February 14th and 15th. The latest showtime begins at 7:30 PM. According to the application, show attendance will vary with an estimated 500-800 customers per show on Thursday, Friday and Monday, and 1,000-1,500 customers per show on Saturday and Sunday. Garden Bros Circus staff consists of 107 employees, with ten (10) employees serving as crowd control managers. The applicant indicates that if required by the City, they will hire off duty police officers for the event. The applicant also provided a safety plan to protect the safety of their customers.

- The City's Public Safety Department was consulted regarding the applicant's request. The Department recommends that at least two (2) police officers be present at paid public events with 500 people or more.
- The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.
- The Community Zoning Information Meeting was held on December 10, 2025. There were no public comments.
- Staff has reviewed the application and is in support of the applicant's request for a circus. Adequate parking is available at this location to support both the circus and North Point Mall parking needs. In addition, the circus is appropriately located in a commercial area, minimizing impacts to surrounding properties. The State Fire Marshal will be responsible for all safety inspections. If approval is considered, it is recommended that at least two (2) police officers be present at each show to support the applicant's safety and security plan.
- The applicant, Kylie Shepard with Garden Bros Circus, 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 PH-26-02 Garden Bros Circus/North Point Mall, subject to the following conditions:

1. Temporary use approval of a circus shall be granted to Garden Bros Circus and shall not be transferrable.
 2. Garden Bros Circus shall be permitted to operate in the North Point Mall parking lot as depicted on the submitted site plan for a period not to exceed 9 days, which shall include 5 days of showtimes, setup, and breakdown.
 3. Garden Bros Circus shall employ at a minimum 2 police officers for each show.
 4. The sale or serving of alcohol shall not be permitted.
- Council Member Brady seconded the motion.
 - The motion was approved unanimously (7-0).

7. NEW BUSINESS

A. Consent Order and Final Judgment: Old Milton Parkway Project Parcel 22

Consideration and approval of Consent Order and Final Judgment in the amount of \$99,600.00 for Tax Parcel No. #11-0260-0120-036-1 in the Old Milton Parkway Project, Parcel 22 (Parcel Owner: H&M ALPHARETTA, LLC) and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, came forward to present this item.
- The City acquired property related to Tax Parcel No. #11-0260-0120-036-1 and previously deposited \$99,600.00 into the Court registry for just and adequate compensation.
- The property owner (H & M Alpharetta, LLC) previously filed a Notice of Appeal contesting the amount of just and adequate compensation. However, since, the parties have reached a full and final settlement, including the previously deposited \$99,600.00.
- If approved by the City Council, this Consent Order will be entered and ordered by the assigned Superior Court Judge in Fulton County.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the Consent Order and Final Judgment in the amount of \$99,600.00 for Tax Parcel No. #11-0260-0120-036-1 in the Old Milton Parkway Project, Parcel 22 (Parcel Owner: H&M ALPHARETTA, LLC), and to authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (7-0).

B. Resolution: Fiscal Year 2025 Bulletproof Vest Partnership Grant Application

Consideration and adoption of a Resolution authorizing the submission of the 2025 Bulletproof Vest Partnership Grant to the U.S. Department of Justice.

- City Attorney, Molly Esswein, read the Resolution title aloud.
- Chief of Police, Trent Lindgren, came forward to present this item.
- The Police Department and Jail request approval to submit a grant application to the Bureau of Justice Assistance (BJA) for the 2025 Bulletproof Vest Grant. The Department of Justice deadline for this application is Friday, December 19, 2025. Although the application has already been submitted to meet this deadline, it will be withdrawn if Council does not approve the submission.
- The Bulletproof Vest Partnership (BVP) program, administered by the U.S. Department of Justice, provides matching reimbursement funds to assist law enforcement agencies in purchasing body armor for their officers. Through the Bureau of Justice Assistance, agencies are eligible to receive reimbursement for up to 50% of the cost of new, approved ballistic vests. Applications are accepted annually, and awarded funds must be utilized within two years. The City of Alpharetta has successfully applied for this grant for more than a decade, typically receiving between 60% and 100% of the requested funding.
- For the 2025 grant cycle, the Department of Justice requires a 50% City match totaling \$18,414.00, which will be funded through the Grant Fund. If awarded, the total project budget, including both grant and matching funds, will be \$36,828.00.

- The Police Department and Jail estimate the need for 20 new ballistic vests during calendar year 2026, based on expiration dates of current vests (which are warranted for a maximum of five years) and anticipated new hires. The average cost of a new set of ballistic armor is approximately \$1,841.00, depending on protection level. The estimated total cost for 20 vests is \$36,828.00.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Driskell offered a motion adopt a Resolution authorizing the submission of the 2025 Bulletproof Vest Partnership Grant to the U.S. Department of Justice, and to authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

C. Contract Approval: AT&T NG9-1-1 Public Safety Answering Point Solutions Contract

Consideration and approval of the award of a contract to AT&T NG9-1-1 PSAP Solutions, at a total annual cost of \$124,962 beginning in month 25 with a five-year contract term (FY 2026–FY 2030), and with authorization for the Mayor to execute all necessary documents.

- 911 Division Chief, Lexi Remec, came forward to present this item.
- The Alpharetta Emergency Communications Center is the primary PSAP (Public Safety Answering Point) for both Alpharetta and Milton, processing over 30,000 911 and non-emergency calls annually.
- AECC has already adopted NG911-capable hardware and software; however, the current system requires supplemental over-the-top call-handling tools and third-party language translation services to provide certain advanced features. Upgrading to Intrado VIPER NextGen (VNG) will consolidate these functions into a single, fully integrated platform.
- The Georgia State Legislature has formally identified Next Generation 911 funding as its top legislative priority for 2026, committing to the expansion of 911 revenue sources and modernization of the statewide surcharge structure. These enhancements are

intended to stabilize and increase PSAP funding, ensuring long-term sustainability for 911 operations.

- The Intrado VIPER NextGen (VNG) 9-1-1 Cloud Call Handling Services platform provides significant functionality that enhances service delivery, improves dispatcher efficiency, and ensures AECC remains aligned with statewide and national NG911 standards. Benefits include:
 - Instant Text Transcription of 911 Calls: AI-driven real-time transcription increases clarity in high-stress or poor-audio situations and supports improved QA/QI processes.
 - Instant Language Translation: Built-in translation for eight commonly used languages, with the ability to expand. This reduces delays associated with interpreter services and improves service equity.
 - Live-Stream Video Capability: Callers can securely stream live video to the 911 center, providing responders with real-time situational awareness.
 - Photo and Video Submission: Callers may transmit still images or short videos to enhance incident assessment and resource deployment.
 - Enhanced Location Accuracy: Support for improved x/y location data and emerging z-axis elevation capabilities, critical for locating callers in multi-story structures.
 - Streamlined, Future-Ready Platform: Consolidation of multiple systems into one NG911-compliant platform reduces system complexity and positions AECC for future AI-driven public safety enhancements.
- FINANCIAL IMPACT:
 - Total Cost: \$124,962 Annually beginning Month 25
 - Product: Intrado VIPER NextGen (VNG) 9-1-1 Cloud Call Handling Services
 - Funding Source: E911 Fund (restricted 911 surcharge fees) There will be no increase in costs to the City until Month 25 of service.
- Hardware Maintenance and AT&T Premium Support Service: remains unchanged at \$3,052.00 per month.

- Software Subscription: increases to \$7,339.00 per month, a \$5,606.00 monthly increase, totaling an increase in current costs of \$67,272 annually.
- Although AECC already utilizes NG911-capable technology, the current system relies on supplemental over-the-top call-handling tools and a third-party Language Line service billed at approximately \$1.00 per minute. The new VNG platform includes integrated language translation, which is expected to significantly reduce or eliminate this ongoing cost.
- While revenue trends have shown modest declines, the Georgia Legislature's 2026 NG911 Funding Initiative is projected to expand statewide 911 revenue sources, stabilize PSAP budgets, and enhance AECC's annual revenues. Based on GECA and legislative projections, these revenue increases are expected to fully offset the additional recurring cost by Month 25, preventing the need to reduce other budgeted services.
- The operational and public-safety benefits gained through this upgrade—improved accuracy, modernized workflows, enhanced situational awareness, and multilingual support—substantially outweigh the future cost increase. The two-year period before additional costs begin also allows sufficient time for increased revenue flow and financial preparation.
- AT&T Representatives, Jason Eckenstein and Michael J. Ruffin, came forward to speak on behalf of this item.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Driskell offered a motion to approve a contract with AT&T NG9-1-1 PSAP Solutions, at a total annual cost of \$124,962 beginning in month 25 with a five-year contract term (FY 2026–FY 2030), and to authorize the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (7-0).

D. Request For Proposals 26-108: Webb Bridge Park Walking Trail Renovations

Consideration and approval of the award of a contract for RFP 26-108 to Steele & Associates, Inc. for the walking trail renovations at Webb Bridge Park and with authorization for the Mayor to execute all necessary documents.

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- The walking trail within Webb Bridge Park has a surface mixed slate chips and M-10 stone dust. Even though staff has supplemented the surface covering, the trail has not had a major repair since its inception when the Park was first built and opened to the public in 1999. Over time, rain water has created erosion that should be repaired to maintain a safe and viable trail.
- The trail at Webb Bridge Park is 1.6 miles long and is a highly used trail. This project will restore the trail into a first class facility. Included in the scope of work is the cleaning out of all ditches and drains along the trail, regrading as needed to provide slopes for positive drainage and increased sustainability, fill in ruts, trip hazards and bridge over roots, remove excess trail mix from areas that feature "trail creep", install crushed slate (trail mix) over the entire 1.6 miles of trail, re-naturalize the sides of the trail, compact the trail mix and general cleanup. The project as outlined is estimated to take 4 weeks.
- The Department of Recreation, Parks & Cultural Services, with guidance from the Finance Department, prepared RFP 26-108 which was issued September 24, 2025.
- RFP 26-108 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 1,003 vendor invites and 69 document takers.
- RFP 26-108 responses were received on October 23, 2025 and included proposals from 6 firms.
- Steele & Associates, Inc. was the only vendor's submittal that was within budget. References were checked and all came back with positive responses.

PUBLIC COMMENTS:

- There were no public comments.

- ❖ Council Member Hipes offered a motion to approve the award of a contract for RFP 26-108 to Steele & Associates, Inc. for the walking trail renovations at Webb Bridge Park, and to authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

E. Memorandum of Understanding: Home by Dark

Consideration and approval of a Memorandum of Understanding between the City of Alpharetta and Home By Dark to approve the City's Summer Concert Series with Home By Dark at Brooke Street Park from April to September 2026 and with authorization for the Mayor to execute all necessary documents.

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers came forward to present this item.
- The Brooke Street Park concerts have been taking place since 2018 and originally began with different talent performances each month. By 2020, Home By Dark and the City of Alpharetta had developed a strong working relationship, and the community embraced the performances led by James Casto and his network of musicians. Since 2020, the five or six-show series has been a highlight of each month's schedule in Brooke Street Park. These concerts are free to the public, and people bring blankets, chairs, and picnics. The proposed concert dates in calendar year 2026 are April 25th, May 9th, June 13th, July 11th, August 8th, and September 12th.
- Staff recommends Mayor and Council approve the Home By Dark Memorandum of Understanding to continue the six-show concert series in calendar year 2026. The Recreation, Parks, and Cultural Services Division has drafted the Memorandum of Understanding and sent it to the legal team for review. The terms of the Memorandum of Understanding would not change based on legal review. The series is priced at \$10,000 for Home by Dark to produce each concert, with 6 in total for \$60,000. The Alpharetta Convention & Visitors Bureau will sponsor this event by contributing \$30,000. Additional expenses include \$1,350 for professional services, \$400 for equipment rental, \$1,100 for advertising, and \$800 for printing & binding. The funding for next year is dependent on approval in next year's budget.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve Memorandum of Understanding between the City of Alpharetta and Home By Dark to approve the City's Summer Concert Series with Home By Dark at Brooke Street Park from April to September 2026, and to authorize the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (7-0).

8. PUBLIC COMMENT

- There were no public comments.

9. REPORTS

- There were no reports.

10. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Mayor Pro Tem Merkel offered a motion to recess to Executive Session for the purposes of personnel and litigation.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (7-0).
- ❖ Council Member Hipes offered a motion to reconvene the meeting.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

11. ADJOURNMENT

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:26 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk