



City of Cumming Council Meeting
Regular Meeting
October 21, 2025

I. Call Meeting to Order – Troy Brumbalow, Mayor

The scheduled meeting of the Mayor and Council of the City of Cumming was held Tuesday, October 21, 2025, at 6:00 P.M., at City Hall in Cumming, Georgia. All Council Members were properly notified as required by law and all were present with the exception of Council Members Susie Carr and Chad Crane. Mayor Troy Brumbalow presided over the meeting and called the meeting to order.

II. Invocation: Mayor Brumbalow asked City Administrator Phil Higgins to deliver the invocation.

III. Pledge to the Flag: Mayor Brumbalow led everyone in the Pledge to the American Flag.

IV. Consider Agenda for Adoption:

Mayor Brumbalow requested a motion to adopt the agenda for the October 21 meeting. Motion was made by Christopher Light and seconded by Jason Evans. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

V. Consider for Adoption the Following Meeting Minutes:

1. Regular Meeting of September 16, 2025. A motion was made by Joey Cochran and seconded by Jason Evans to approve the minutes of the Regular Meeting Minutes from September 16, 2025. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

VI. Acknowledgements, Proclamations, Resolutions, etc.

A. Georgia Highlands Medical Services “Commitment to Care” Award.

The Georgia Highlands Medical Service Team presented Mayor Troy Brumbalow with the *Commitment to Care* Award for his service to the community.

B. Metastatic Breast Cancer Awareness

Breast Cancer is the most commonly diagnosed cancer among women, and Metastatic Breast Cancer (MBC) - the stage when cancer spreads beyond the breast to other parts of the body - is responsible for 98% of all breast cancer deaths; and despite advances in early detection and treatment, approximately 30% of early-stage breast cancers will eventually metastasize, with no known cure. In 2025, an estimated 42,680 Americans and 685,000 people globally will lose their lives to Metastatic Breast Cancer, and, despite this staggering toll, less than 13% of breast cancer research global funding is dedicated specifically to MBC, leaving patients with limited treatment options and no cure. Increased

research funding is critical to transforming MBC from a terminal diagnosis into a chronic, survivable condition, offering patients more time and more hope. Significant racial disparities persist in Breast Cancer outcomes - Black women are 40% more likely to die from Breast Cancer than White women in the U.S., and Hispanic women face breast cancer as the leading cause of cancer-related death; and these inequities demand urgent action through research investment, equitable care, and inclusive education; and METAvivor Research and Support, a national nonprofit, exclusively funds Stage 4 MBC research and the global #LightUpMBC campaign elevates MBC awareness, amplifies patient voices, and honors lives lost by illuminating more than 117 landmarks globally in the tri- color MBC awareness ribbon colors of teal (healing), green (hope), and pink (Breast Cancer origin) each year on October 13th. The City of Cumming is proud to stand with the MBC community by shining a light on their challenges, courage, and the critical need for dedicated research that saves lives. Mayor Brumalow proclaimed October 13, 2025 as **METASTATIC BREAST CANCER AWARENESS DAY** in the City of Cumming, and encouraged residents to support the #LightUpMBC campaign and advocate for greater equity and investment in Metastatic Breast Cancer research.

C. Retired Educators Day

The Governor of the State of Georgia has proclaimed Sunday, November 2, 2025, as Retired Educators Day in Georgia. There are more than 145,000 retired educators in Georgia, 34,000 plus of whom are members of the Georgia Retired Educators Association. The retired educators of Georgia donate thousands of hours of volunteer service and make invaluable contributions to the welfare of their respective communities across the state. It is appropriate that a day be designated for citizens to express their appreciation for the contributions that retired educators have made and continue to make for the betterment of human lives and for society. Local churches will recognize those lasting contributions made by retired educators in this community. Mayor Brumalow proclaimed Sunday, November 2, 2025, as "RETIRED EDUCATORS DAY" and called upon the citizens of the City of Cumming to observe this day in an appropriate manner honoring retired educators.

VII. Old Business: There was no Old Business to discuss.

VIII. New Business

A. Cumming Aquatic Center

1. Report of Quotes – New Vehicle Purchase

Director of Aquatics, Carla Sordoni presented the following Staff Report:

A new vehicle was included and approved as part of the Aquatic Center's 2025 Budget. This car would be a replacement of the 2012 Chevy Malibu, which is the Department Head vehicle.

A bid was posted on 9/3/2025 for mid-size sedans, and 6 bids were received by the closing date of 10/3/2025. These are as follows:

- 1. 2025 Toyota Camry, LE (Silver), \$38,500.00 (Johnson Himaya, Inc., Atlanta)*
- 2. 2025 Hyundai Sonata, \$29,989.00 (One Nation Distribution, PA)*
- 3. 2026 Toyota Camry 4d Hybrid, \$31,097.77 (Eastern Shore Toyota, Alabama)*
- 4. 2025 Hyundai Sonata (Silver), \$28,681.00 (Eastern Shore Toyota, Alabama)*
- 5. 2026 Kia KS LXS FWD, \$28,403.00 (Buster Miles KIA, Atlanta)*
- 6. 2025 Nissan Altima SV, \$23,800.00 (US Fleet Source) - 6 month turnaround*

After reviewing the bids, I reached out to Chestatee Ford to get some quotes on a small SUV, a Ford Escape, and received a quote for the following:

2025 Ford Escape, White Quote: \$26,218.25

It is my recommendation that we reject all bids received as part of the bid process, and purchase the 2025 Ford Escape from Chestatee Ford, as quoted above.

A motion was made by Jason Evans and seconded by Joey Cochran to approve the purchase of the 2025 Ford Escape for price of \$26,218.25. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

B. Planning and Zoning

1. De-annexation of Mary Alice Park (Public Hearing)

The following resolution was presented by City Attorney, Kevin Tallant, for de-annexation of Mary Alice Park.

WHEREAS, the City Council of Cumming (the "City") received an application to deannex certain property, including Mary Alice Park located on Lake Sidney Lanier, on August 11, 2025, signed by the property owner, a representative of the United States Army Corps of Engineers;

WHEREAS, Forsyth County has assumed the lease over Mary Alice Park, a lease formerly held by the City of Cumming, Georgia;

WHEREAS, the deannexation of Mary Alice Park is not detrimental to the health, safety, or welfare of the City, its citizens, or property owners;

WHEREAS, deannexation conforms with an agreement between the City and Forsyth County related to Local Option Sales Tax;

WHEREAS, Forsyth County, Georgia, has adopted a Resolution supporting and consenting to the deannexation of Mary Alice Park;

NOW THEREFORE BE IT RESOLVED, as follows:

1. The Council of the City of Cumming does hereby de-annex the property known as Mary Alice Park and that land owned by the United States Army Corps of Engineers as the same was previously annexed.
2. That effective the day following the adoption of this Resolution, the

property described in the attached Exhibit A shall no longer be a part of the incorporated limits of the City of Cumming, but shall instead be under the jurisdiction of unincorporated Forsyth County from a local government perspective.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 1, 37, 38, 39, 72, 73, 74, 75, 76, 82, 140, 141, and 142 of the 2nd Land District, 1st Section, Forsyth County, Georgia, and being more particularly described as follows:

Beginning in Land Lot 140, 1st Section, 2nd District, City of Cumming, Forsyth County, Georgia, at the point where the current city limits of the City of Cumming intersect with the western right of way of Sanders Road and Little Ridge Creek annexing from that point and continuing in an easterly direction a width of fifty (50) feet across Sanders Road through property owned by the United States of America, U.S. Army Corps of Engineers, along the 1101th northern edge of Little Ridge Creek in a width of fifty (50) feet south of said northern edge until Little Ridge Creek becomes part of the shoreline of Lake Lanier, thence continuing easterly along the shoreline of Lake Lanier's northern edge below the elevation of 1071 feet above mean sea level in a fifty (50) foot width through Land Lots 140, 141, 76, 75, 142, and 74 until the point on Mary Alice Park Road where Mary Alice Park begins, and containing all of Mary Alice Park, said park beginning at the Corps of Engineers Monument no. 74/75-1, being the TRUE POINT OF BEGINNING for the Mary Alice Park portion of the annexation; thence North 02 degrees 31 minutes 00 seconds West, a distance of 199.70 feet to the Corps of Engineers Monument no. 74/75; thence North 01 degrees 58 minutes 23 seconds West, a distance of 150+/- feet to a point on the 1075 foot contour; thence along said 1075 foot contour, and following the meandering thereof, a distance of 15,050+/- feet to a point; thence departing said contour, North 02 degrees 44 minutes 46 seconds West, a distance of 160+/- feet to the TRUE POINT OF BEGINNING for the Mary Alice Park portion of the annexation. All told containing 110+/- acres, more or less.

A motion was made by Christopher Light to open the public hearing and seconded by Jason Evans. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane. There were no questions or concerns presented during public hearing. A motion was made by Jason Evans to close the public hearing and seconded by Christopher Light. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane. A motion was made by Jason to approve the de-annexation of Mary Alice Park and seconded by Christopher Light. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

2. Rezoning Application #2025048-Sharon Road Development, LLC (Public Hearing)

Director of Planning and Zoning Scott Morgan presented the following staff report:

The applicant has made application, on behalf of the property owners, to rezone four (4) parcels, and part of a fifth parcel, totaling 6.480 acres, more or less, from Office Professional (OP) to Planned Unit Development (PUD), for the purpose of creating a mixed-use development. The subject properties

are located on Dahlonaga and Elm Streets, currently vacant and future land use designation is a combination of OP and Public-Institutional. The proposed development is also adjacent to an existing PUD currently under construction, therefore; this requested rezoning conforms with the City's Comprehensive Plan.

The Planning Commission held a public hearing on May 20, 2025 and there was no stated objection to the rezoning. Support for the rezoning was stated at the hearing by the applicant, his attorney and a third party. The Board voted 2-1 on September 16, 2025 and recommended approval of the rezoning, with the revised site plan, twenty-nine {29} zoning conditions, seven (7) supporting exhibits/documents and the PUD pre-application checklist, all in your packet.

A motion was made by Jason Evans to open the public hearing and seconded by Christopher Light. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane. There were no discussions presented for citizens not in favor of the application. Sean Courtney with Lipscomb Johnson LLP served as representing counsel and was available to answer any questions relating to the application. No additional discussions were presented. A motion was made by Jason Evans to close the public hearing and seconded by Christopher Light. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

A motion was made by Jason Evans to table the vote for this item until the November 5 Work Session and seconded by Christopher Light. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

3. Capital Improvement Element

Director of Planning and Zoning, Scott Morgan presented the following Staff Report:

The Department of Community Affairs (DCA) has approved the FY2024 annual update of our CIE, including our FY2024 Impact Fee Annual Financial Report and our 2025-2029 Schedule of Improvements.

I am requesting the Council authorize the Mayor to sign the attached Adoption Resolution, officially notifying the Atlanta Regional Commission (ARC), of its adoption.

After notifying ARC, the DCA will extend the City's Qualified Local Government (QLG) status.

A motion was made by Christopher Light to allow the mayor to sign the Adoption Resolution officially notifying Atlanta Regional Commissions of the adoption. The motion was seconded by Jason Evans and carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

4. Ordinance Amendment – Impact Fee Ordinance (Public Hearing)

City Attorney, Kevin Tallant presented the following amendment to the Impact Fee Ordinance:

AN ORDINANCE TO AMEND THE IMPACT FEE ORDINANCE OF THE CITY OF CUMMING, GEORGIA; TO PROVIDE FORAN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, O.C.G.A. § 36-71-11 authorizes "municipalities and counties which are jointly affected by development ... to enter into intergovernmental agreements with each other ... for the purpose of ... agreeing to collect and expend development impact fees for system improvements, or both, provided that such agreement complies with any applicable state laws";

WHEREAS, the City finds it is necessary to amend its existing Impact Fee Ordinance to reflect the terms of its Agreement with Forsyth County, Georgia;

WHEREAS, this Ordinance is necessary for the purposes of promoting the health, safety, morals, convenience, order, prosperity and the general welfare of the City of Cumming;

NOW THEREFORE, the governing body of the City of Cumming, Georgia, does hereby ordain, enact and thereby incorporate into the City Code of Cumming, Georgia, this ordinance and all of its sections as set forth below:

SECTION I: Chapter 114 "Impact Fees," of the City of Cumming Code of Ordinances, Article II "Imposition of Fees," Section 114-12(a)(I) is deleted in its entirety, and a new Section 114-12(a)(I) is hereby enacted as follows:

(1) Fee schedule applicable on effective date. The following fee schedule shall apply to new development for which a building permit is issued on or after the effective date of this ordinance amendment.

Land Use Type	Unit	Roads	Parks	Police	Fire/911	Libraries	Total
Single-family detached	Dwelling	\$2,104.00	\$2,157.00	\$328.00	\$543.00	\$157.00	\$5,289.00
Multi-family	Dwelling	\$1,288.00	\$1,488.00	\$226.00	\$345.00	\$100.00	\$3,447.00
Retail/Commercial office	1,000 sq. ft	\$2,532.00	\$2,027.00	\$308.00	\$566.00	NA	\$5,433.00
Industrial/Warehouse	1000 sq. ft	\$361.00	\$151.00	\$23.00	\$106.00	NA	\$641.00
Public/Institutional	1000 sq. ft	\$1,258.00	\$1,202.00	\$183.00	\$242.00	NA	\$2,885.00

SECTION III: Incorporation and Repealer

Except as modified herein, the remainder of Impact Fee Ordinance is affirmed and incorporated herein. All laws and parts of laws in conflict with this enactment are hereby repealed.

SECTION 15: Effective Date

This ordinance shall be effective the day following its passage by the Council of the City of Cumming.

A motion was made by Jason Evans to open the public hearing and seconded by Joey Cochran. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane. No discussions were presented during public hearing. A motion was made by Joey Cochran to close the public hearing and seconded by Jason Evans. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

A motion was made by Jason Evans to adopt the ordinance presented and seconded by Christopher Light. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

C. Cumming Police Department

1. Report of Quotes – AV System for New Police/Municipal Court Building

Director of IT, Shad Faulkner, presented a request for the purchase and install of the audio/video for the new Police/Municipal Court Building. He advised the following proposals:

Up for consideration are 2 bids for installing an AV system in the new Municipal Court building. The system was designed for handling everything needed for today and expandable for the future. All digital signage, audio, video and recording needs are met in both bids.

We would like to recommend going with ASW that has the low bid of \$152,945.94. The City has done business with ASW in the past at the City Center and were very happy with their product.

A motion was made by Joey Cochran to award ASW the job in the amount of \$152,945.94 for AV System at the new Police Department and Municipal Court. The motion was seconded by Christopher Light. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

D. Administration

1. Report of Quotes – New Phone System for All City Installations

Up for consideration are 2 bids for a City-wide phone system that is compatible with our current data network. The phone system that we are using today is the same

type of system that we installed when we moved into City Hall in 2002. This system isn't available for purchase anymore and it is hard to find parts to repair it. FortiVoice is a voice over IP system that will replace all desktop phones at all city locations.

We received 2 bids and would like to recommend going with Amplifire Solutions who has the low bid of \$43,883.94. Amplifire is a local company and has several great references. This is a budgeted item.

A motion was made by Christopher Light to award the bid to Amplifire in the amount of \$43,883.94 and was seconded by Jason Evans. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

2. Consider Date for November Work Session

Due to the schedule Work Session meeting November 4 falling on Election day, City Administrator Phil Higgins proposed rescheduling the November Work Session to Wednesday, November 5 at 6:00 p.m. should the need for a Work Session arise.

A motion was made by Christopher Light to reschedule the November 4 Work Session to Wednesday, November 5, should the Work Session be required. The motion was seconded by Jason Evans. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

E. Utilities

1. Consider of RFQ-Lake Discharge Development Report

Director of Utilities, Jon Heard, presented the following staff report:

The Department of Utilities has budgeted for the completion of a Design Development Report (DDR) for the City's proposed 15 MGD Wastewater Facility discharge into Lake Lanier as per the requirements of the US Army Corps of Engineers (USACE) and the State of Georgia. The City currently holds a 15 MGD Waste Load Allocation (WLA) for this facility. The capacity generated by the plant will help the City meet the wastewater demands for all future growth within the City's Water and Sewer Service Area up to and including the capacity needed for build-out.

The City completed an RFQ and has chosen the Garver Engineering Firm to complete this work on behalf of the City. The total cost for this project will be

\$593,709.00. The Department of Utilities is requesting that the Mayor and Council allow us to move forward with this much needed project.

In addition to the staff report, Jon Heard advised the council that this is a state approved location for the plant. The council will be able to approve the architecture and aesthetic appearance for the plant. The DDR should take about six (6) months to complete.

A motion was made by Jason Evans to award Garver Engineering Firm the job in the amount of \$593,709.00. The motion was seconded by Joey Cochran and carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

2. Emergency Repair Request – (3) Three Fine Drum Screens for Advanced Water Reclamation Facility

Director of Utilities, Jon Heard, presented the following staff report:

The Department of Utilities would like to request permission to purchase 3 replacement drum screens for the Bethelview Road 8 MGD Advanced Water Reclamation Facility.

These drum screens are a critical component of the wastewater treatment process which have been in constant operation for the past 18 years with no previous issues.

The cost of these 3 drum screens will be: \$114,479.00 x 3 = \$343,437.00

A motion was made by Joey Cochran to replace the three (s) drum screens in the amount of \$343,437.00. The motion was seconded by Jason Evans and carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

IX. Announcements:

A. Early Voting continues daily through Friday, October 31 (including Saturday, October 25) from 8 a.m. to 6 p.m. at the Forsyth County Voter Registration & Elections Office; and October 27 to 31 at Hampton Library, Midway Park Community Building, and Old Atlanta Park Recreation Center.

B. Election Day voting will be Tuesday, November 4 from 7 a.m. to 7 p.m. City of Cumming voters will vote on Election Day at the Cumming Recreation & Parks Building, 437 Pilgrim Mill Road.

X. Executive Session

Mayor Brumbalow asked City Attorney, Kevin Tallant if council would require Executive Session. City Attorney Tallant advised Executive Session was necessary for the purpose of discussing Real Estate Dispensation. A motion was made by Jason Evans to dismiss to Executive Session and seconded by Christopher Light. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane. Mayor and Council dismissed to Executive Session at 6:55 p.m. At approximately 7:11 p.m., the Mayor and Council returned to Council Chambers. A motion was made by Christopher Light to close Executive Session and reconvene to regular session. The motion was seconded by Jason Evans and carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

XI. Adjourn

A motion was made by Jason Evans and seconded by Joey Cochran to adjourn the meeting. The motion carried 3-0 with the absence of Council Members Susie Carr and Chad Crane.

Approved this 5th day of November, 2025.

3 BCL
Troy Brumbalow, Mayor

Not present for October 21, 2025 meeting

Councilmember, Chad Crane

[Signature]
Councilmember, Jason Evans

[Signature]
Councilmember, Joey Cochran

[Signature]
Councilmember, Christopher Light

Not present for October 21, 2025 meeting

Councilmember, Susie Carr

Attest:

Alison B. Smith
City Clerk, Alison B. Smith

