



**City of Cumming Council Meeting
Work Session
November 18, 2025**

I. Call Meeting to Order – Troy Brumbalow, Mayor

The scheduled work session of the Mayor and Council of the City of Cumming was held Tuesday, November 18, 2025, at 6:00 P.M., at City Hall in Cumming, Georgia. The Mayor and all Council Members were properly notified as required by law and all were present. Mayor Troy Brumbalow presided over the meeting and called the meeting to order.

II. Invocation: Mayor Brumbalow asked 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 November 18 meeting. A motion was made by Chad Crane and seconded by Susie Carr. The motion carried unanimously 5-0.

V. Consider for Adoption the Following Meeting Minutes:

1. Work Session Meeting of November 5, 2025. A motion was made by Susie Carr and seconded by Jason Evans to approve the minutes of the Work Session Minutes of November 5, 2025. The motion carried unanimously 5-0.

VI. Acknowledgements, Proclamations, Resolutions, etc.

A. Native American Heritage Month

The history and culture of our great nation have been significantly influenced by American Indians and indigenous people, and for centuries the area which is now Cumming & Forsyth County was inhabited by Native American Tribes. After the American Revolution, Native American families moved further into the area of north Georgia and from 1793 to 1838 lived in the area which became Cumming & Forsyth County, which was then part of the Cherokee Nation. In 1838, Georgia and the Federal Government began forced removal of Cherokee families who had no state citizenship, making them relocate to Indian Territory in Oklahoma, on what became known as the Trail of Tears. The contributions of Native Americans, including members of the Cherokee Nation, have enhanced the freedoms, prosperity, and greatness of the United States of America today. Native customs and traditions are respected and celebrated as part of a rich legacy throughout the United States. Native American Awareness Week began in 1976, and recognition was expanded by Congress and approved by President George H. W. Bush in August of 1990, designating the month of November as National Native American Heritage Month.

Mayor Brumbalow presented a proclamation to the Patriots of Liberty National Society Children of the American Revolution AND Chestatee River Daughters of the American Revolution proclaiming November 2025 as "National Native American Heritage Month" in Cumming, Georgia, and urged all our residents to observe this month with appropriate programs, ceremonies, and activities.

VII. Old Business:

There was no old business presented for discussion.

VIII. New Business

A. Administration

1. 2026 Budget

City Administrator Phil Higgins presented the 2026 Budget for council review. A copy of the budget was provided in the Council Packet.

2. Addition to Demand Service Provider List

City Administrator, Phil Higgins presented the following staff report:

Our Current list of on-call Demand Service Providers for large scale repair includes two contractors. In discussing this internally with staff, we feel it would be best to add a third contractor to this list. We would like your approval to add Blount Construction to this list, as they provide the necessary equipment and services that could benefit the City when emergency repair needs arise. These contractors are used only when time is of the essence and we can't wait on the typical bidding period for proposals.

Tonight, I seek your approval to add Blount Construction to our emergency repair list of Demand Service Providers. I will be happy to answer any questions.

A motion was made by Susie Carr and seconded by Chad Crane to add Blount Construction to the emergency repair list of Demand Service Providers. The motion carried unanimously 5-0.

B. Planning and Zoning

1. Annexation Application #2025083 – Gravitt Investments, LLC (Public Hearing)

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

The property owner has made application, to the proper authorities, to annex 1.71 acres, more or less, and rezone from County Agricultural (A-1) to City Single-Family

Residential (R-1). The owner plans to demolish the vacant home on the property, subdivide the parcel, and build two (2) single-family detached homes on the resulting two (2) lots.

The adjacent City property is zoned R-1, future land use designation (FLU) is also single-family residential, therefore; the subject property is both contiguous to City boundary, and its requested rezoning is in conformance with the FLU element of the City's Comprehensive Plan. Forsyth County BOC voted not to object to this proposed annexation.

The Planning Commission held a public hearing on October 21 and there were no comments from the general public, regarding this proposed annexation. The Board then voted unanimously to recommend approval of this proposed annexation and rezoning, with the following conditions:

- 1. Homes shall have a minimum heated/cooled floor area of 1,800 sq. ft.*
- 2. Each subdivided lot area shall be a minimum of 30,000 sq. ft.*
- 3. Front/side/rear building setbacks shall be a minimum of 40/15/20 feet, respectively.*
- 4. No vinyl siding allowed. Exterior siding shall be either brick or masonry materials, the front shall have a minimum 20% accent materials.*
- 5. Homes shall have a minimum 2-car garage.*
- 6. Lot landscaping plans shall be approved by the Department of Planning & Zoning.*
- 7. Homes shall be connected to public water and sanitary sewer.*
- 8. Each home driveway shall have direct access onto Bettis Tribble Gap Road.*

Please let me know-if you have questions. Thank you.

A motion was made by Chad Crane and seconded by Jason Evans to open the public hearing. The motion carried unanimously 5-0.

Public Hearing Discussion: no items were presented for discussion.

A motion was made by Jason Evans and seconded by Susie Carr to close the public hearing. The motion carried unanimously 5-0.

Joey Cochran requested to add condition number nine to include requiring a screen buffer.

A motion was made by Joey Cochran and seconded by Chad Crane to approve Annexation Application # 2025083 of Gravitt Investments, LLC with the conditions provided by staff and additional condition from Joey Cochran. The motion carried unanimously 5-0.

C. Utilities

1. Consider Proposals – Replacement of 8” Water Main – Eagle Creek Subdivision

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

The Department of Utilities has budgeted for the replacement of the water lines and system components in the Eagle Creek Subdivision. This area of our

system was installed many years ago by a developer piece-mill style. The pumps are not large enough to support fire hydrants and the system has had many leaks in the recent years.

The City advertised for proposals and received 20 proposals which is a record number. The Department has chosen Strickland and Sons Pipeline to complete this work on behalf of the City. Proposals for the project are as follows:

The Department of Utilities recommends that the City accept the Proposal from Strickland and Sons Pipeline, Inc. in the amount of \$2,976,006.00. This project will be funded by GEFA. The Department of Utilities is requesting that the Mayor and Council allow us to move forward with this much needed project.

<i>1. Georgia Sewer and Storm</i>	<i>\$2,911,972.50</i>
<i>2. Utility & Water Services</i>	<i>\$2,968,542.20</i>
<i>3. Strickland & Sons Pipeline</i>	<i>\$2,976,006.00</i>
<i>4. Ohmshiv Constrction</i>	<i>\$3,038,525.00</i>
<i>5. D&H Constrction</i>	<i>\$3,161,545.00</i>
<i>6. Civil Construction and Utilities</i>	<i>\$3,197,050.00</i>
<i>7. RDJE, Inc.</i>	<i>\$3,368,118.00</i>
<i>8. KAM Contracting</i>	<i>\$3,428,615.00</i>
<i>9. JDS, Inc.</i>	<i>\$3,467,277.00</i>
<i>10. Summit Construction</i>	<i>\$3,559,142.55</i>
<i>11. Helix Grading & Utility</i>	<i>\$3,559,142.55</i>
<i>12. Complete Site, LLC</i>	<i>\$3,658,053.00</i>
<i>13. HD Excavation & Utilities</i>	<i>\$3,765,900.00</i>
<i>14. Vertical earth, Inc.</i>	<i>\$3,814,899.52</i>
<i>15. GS Construction</i>	<i>\$3,908,272.00</i>
<i>16. Southeast Construction</i>	<i>\$4,198,935.00</i>
<i>17. Astra Group, LLC</i>	<i>\$4,218,960.00</i>
<i>18. Townley Construction</i>	<i>\$4,555,047.00</i>
<i>19. Site Engineering</i>	<i>\$4,773,390.00</i>
<i>20. FS Scarborough</i>	<i>\$5,703,836.75</i>
<i>21. Cleary Construction</i>	<i>\$6,886,895.00</i>

Director Heard also advised that signage, doorhangers, and letters to residents would also be provided in a timely manner. Plans to begin construction would be January 2026. A motion was made by Jason Evans and seconded by Chad Crane to accept the proposal from

Strickland and Sons Pipeline in the amount of \$2,976,006.00. The motion carried unanimously 5-0.

IX. Announcements

A. Non-Essential City Offices will be closed on November 27th and 28th in observance of Thanksgiving.

X. Executive Session (If Needed)

Attorney Jonah Howell with Tallant Howell Law Firm advised that no Executive Session was required.

XI. Adjourn

A motion was made by Chad Crane to adjourn the meeting was and seconded by Jason Evans.
The motion carried unanimously 5-0.

Approved this 2nd day of December, 2025.

Troy Brumbalow, Mayor

Councilmember, Chad Crane

Councilmember, Jason Evans

Councilmember, Joey Cochran

Councilmember, Christopher Light

Councilmember, Susie Carr

Attest:

City Clerk, Alison B. Smith