



## City of Cumming Council Meeting

### Regular Scheduled Meeting April 21, 2026

#### **I. Call Meeting to Order – Troy Brumbalow, Mayor**

The regular scheduled meeting of the Mayor and Council of the City of Cumming was held Tuesday, April 21, 2026, 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 following the adoption of the meeting minutes. Chad Crane was not present for the adoption of the agenda and previous minutes. 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:**

A motion was made by Susie Carr and seconded by Jason Evans to adopt the April 21, 2026 meeting agenda. The motion carried 4-0 with the absence of Chad Crane.

#### **V. Consider for Adoption the Following Meeting Minutes:**

##### 1. Regular Meeting of February 17, 2026

A motion was requested to adopt the minutes for the March 17, 2026 Regular Meeting. A motion was made by Susie Carr and seconded by Jason Evans to adopt the March 17 Regular Meeting minutes. The motion carried 4-0 with the absence of Chad Crane.

##### 2. Executive Session Meeting of March 17, 2026

A motion was requested to adopt the minutes for the March 17, 2026 Executive Session Meeting. A motion was made by Susie Carr and seconded by Jason Evans to adopt the March 17 Executive Session minutes. The motion carried 4-0 with the absence of Chad Crane. Following this vote, Chad Crane entered the meeting.

## VI. Acknowledgements, Proclamations, Resolutions, etc.

### 1. National Donate Life Month/Organ Donation Awareness

*One of the most meaningful gifts that a human being can bestow upon another is the gift of life, and more than 105,000 men, women, and children are currently on the national waiting list for organ transplantation, of which nearly 3,000 reside in Georgia. A record number of organ transplants - 49,064- occurred in the U.S. during calendar year 2025 thanks to the generosity of 23,789 deceased and living donors, of which 1,676 transplant patients and 679 donors, also a record number, were from Georgia. More than 2.5 million people throughout the country and in Georgia benefit annually from tissue transplantation thanks to thousands of tissue donors. The need for organ, eye, and tissue donation remains critical since a new patient is added to the national waiting list every 8 minutes, and a critical donor shortage remains a public health crisis as an average of 13 people die daily due to the lack of available organs. Donating life through organ, eye, and tissue donation is the ultimate act of generosity, and nearly 3.8 million Georgians have already registered their decision to give the Gift of Life when getting or renewing their driver's license, identification card, or hunting or fishing license. LifeLink of Georgia is dedicated to the recovery of organs and tissue for transplantation therapy in Georgia, with its vision to maximize the Gift of Life while giving honor to donor families and transplant patients. The City of Cumming declares **April 2026 as Donate Life Month.***

### 2. Building Safety Month

Mayor Brumbalow presented a Proclamation to Scott Morgan and Lacey Edwards to acknowledge Building Safety Month.

*The City of Cumming is committed to recognizing that our growth and strength depends on the safety and essential role that our homes, commercial buildings, and infrastructure play, both in everyday life and when disaster strikes. Our confidence in the resilience of the buildings that make up our community is achieved through the devotion of vigilant guardians - building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers, electricians and others in the construction industry- who work year-round to ensure the safe construction of buildings. These guardians are dedicated members of the International Code Council (ICC), a nonprofit that brings together local, state, and federal officials who are experts in the 'built environment' to create and implement the highest-quality codes and standards to protect us in the buildings where we live, learn, work and play. These modern building codes and standards include safeguards to protect the public from hazards such as tornados, snowstorms, hurricanes, fires, floods and earthquakes. Building Safety Month is sponsored by ICC to remind the public about the critical role of our communities' largely unknown protectors of public safety-our Code Officials - who assure us of safe, sustainable and affordable buildings that are essential to our prosperity. Each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment and acknowledge the essential services provided to them by Code Officials, such as the hard-working staff members in the City of Cumming's Planning & Zoning Department. The City of Cumming recognizes our **Planning & Zoning Department** and declares **May 2026 as Building Safety Month.***

### 3. Food Allergy Awareness Month

*More than 33 million Americans have food allergies, with nearly 6 million of them being children under the age of 18, and research shows that the prevalence of food allergies is increasing among children and adults. Nine foods cause most food allergic reactions in the U.S. Milk, fish, shellfish, eggs, peanuts, soy, wheat, and sesame, and symptoms of a food allergic reaction can range from mild to severe, including anaphylaxis. Anaphylaxis is a serious allergic reaction that is rapid in onset and may cause death. Every 10 seconds, food allergy sends a patient to the emergency room, with reactions typically occurring when an individual unknowingly eats food containing an ingredient to which they are allergic. Emergency medical treatment for severe allergic reactions to food has increased by 377% in only one decade, and childhood food allergies cost U.S. families \$25 billion each year. Organizations such as FARE (Food Allergy Research & Education) are dedicated to improving the quality of life and the health of individuals with food allergies, and to providing them with hope through the promise of new treatments. The City of Cumming declares **MAY 10<sup>th</sup> to 15<sup>th</sup>, 2026**, as Food Allergy Awareness Week.*

### 4. Professional Municipal Clerks Week

Mayor Brumbalow presented a Proclamation to Alison B. Smith to acknowledge Professional Municipal Clerk Week.

*The office of the Professional Municipal Clerk, a time-honored and vital part of local government, exists throughout the world. The office of the Professional Municipal Clerk is the oldest among public servants, providing a professional link between citizens, local governing bodies, and agencies of government at other levels. Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all. The Professional Municipal Clerk serves as an information center on functions of local government and community. Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in educational programs, seminars, workshops, and the annual meeting of their state, county, and international professional organizations. It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk. The City of Cumming recognizes the week of **May 3rd through 9, 2026**, as **Professional Municipal Clerks Week**, and further extend appreciation to our **Professional Municipal Clerk, Alison B. Smith**, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.*

## **VII. Old Business:**

There was no old business discussed.

## **VIII. New Business**

### **A. Administration**

#### **1. Avignon ROW Dedication**

The following request from Ashton Woods Corporate LLC was presented for grant of a water and sewer easement.

*On behalf of Ashton Woods, this letter serves as formal notice of our intent to dedicate the right-of-way within Avignon.*

*The area proposed for dedication consists of the right-of-way as depicted on the attached recorded final plats prepared by Gunnin Survey. PB 216, PG 64-66 & PB 216, PG 180-192*

*Please accept this letter of intent as Avignon's Right-Of-Way dedication to the city of Cumming.*

A motion was made by Jason Evans and seconded by Chad Crane to approve the water and sewer easement and dedicate the right of way within Avignon with the accepted right of way being from the inside of one curb to the inside of the other curb on all of the dedicated streets. The motion carried unanimously 5-0.

## **2. Purchase and Sales Agreement – Matt Highway Land Company, LLC**

City Administrator, Phil Higgins presented the staff report detailing the agenda item.

*The purpose of this item is to consider the Purchase and Sale agreement with Matt Highway Land Company, LLC. This is for approximately 0.367 acres on Bald Ridge Road. It is ROW that was formerly an old road bed many years ago that currently bisects a parcel that Matt Highway Land Company recently purchased. The old road bed property has no purpose that would benefit the City.*

*An appraisal was attained that valued the property at \$59,000.*

*Tonight, I seek your approval of this Purchase and Sale Agreement and to authorize the Mayor to execute the document.*

A motion was made by Joey Cochran and seconded by Chad Crane to approve the purchase and sales agreement for Matt Highway Land Company, LLC. and approving Mayor Brumbalow authorization to sign the agreement on behalf of the city. The motion carried unanimously 5-0.

## **B. Planning and Zoning**

### **1. Alcoholic Beverage License – Rise and Slice Bakery and Deli, 431 Vision Drive Suite F104.**

Director of Planning and Zoning, Scott Morgan, presented the staff report detailing the proposal for this application.

*The Department of Planning and Zoning has received an Alcoholic Beverage License application for the sale of malt beverages and wine for consumption on the premises for the business of Rise & Slice Deli and Bakery located at 431 Vision Drive - Suite F104, Cumming, GA.*

*In accordance with the City's alcohol ordinance, a background check was conducted on the license applicant and no issues were found to deny the applicant the license. Additionally, the applicant has met all the requirements of the application process and has paid all fees due the City. My recommendation therefore, is that the applicant be approved for the requested license by the City of Cumming.*

A motion was made by Christopher Light and seconded by Jason Evans to approve the Alcoholic Beverage License application for Rise and Slice Bakery and Deli, 431 Vision Drive Suite F104.

The motion carried unanimously 5-0.

## **2. Rezoning Application #2026032-City of Cumming, Lanier 400 Parkway (Public Hearing)**

Director of Planning and Zoning, Scott Morgan, presented the staff report detailing the proposal for this application.

*The owner has made application, to the proper authorities, to rezone 72.371 acres, more or less, from Multiple Use (MU) to Highway Business (HB). The subject property is currently vacant and there is no confirmed development associated with this rezoning. Adjacent property is zoned HB and future land use designation is a combination of Commercial and Office Commercial Multi-Story. Therefore, this rezoning request is in conformance with the Future Land Use Element of the City's Comprehensive Plan.*

*The Planning Commission held a public hearing on March 17 and there were no comments from the public. The Board members voted unanimously and recommended approval of this rezoning request, with the following two conditions:*

*Any use or subdivision of this property shall be approved by the City Council, which shall include a site plan and development conditions.*

*Any future commercial development plan on this property shall be approved by the Design Review Committee and the Department of Planning & Zoning staff, prior to the issuance of any permit(s) and commencing project site work or construction.*

A motion was made by Christopher Light and seconded by Jason Evans to open the public hearing.

A motion was made by Chad Crane and seconded by Jason Evans to close the public hearing.

A motion was made by Joey Cochran to approve Rezoning Application #2026032 – City of Cumming, Lanier 400 Parkway as presented in staff report. The motion was seconded by Jason Evans. The motion carried unanimously 5-0.

## C. Recreation and Parks Department

### 1. Report of quotes – Painting

Director of Recreation and Parks, Jeremy Howell, presented the following staff report detailing the proposal.

*I am requesting the release of **2026 budgeted funds** for painting and minor repairs at Cumming Recreation & Parks Department and Dobbs Creek Recreation Center. These projects include the interior of the CRPD main office, the CRPD playground pavilion and signage, and the exterior of the Dobbs Creek Recreation Center.*

*The **CRPD Main Office facility located on Pilgrim Mill Road** has not been repainted since its construction in 2016. As part of this project, we will complete interior painting and minor wall repairs in the following areas: the main office lobby (including the addition of chair molding), classroom hallway, aerobics room, dance rooms, Event Center lobby, Event Center restrooms, and all rooms within the Event Center.*

*In addition, this project includes preparation and painting of the **roof and ceiling structure of the pavilion at the CRPD playground**, including all beams and trusses. The digital roadside sign at the entrance of the park, along Pilgrim Mill Road, will also be refreshed with new paint.*

*The largest portion of the requested funding will be used for the **exterior painting of the Dobbs Creek Recreation Center**. This facility was constructed in 2001 and has never been painted.*

*Applying a new color and trim will significantly improve the overall appearance and curb appeal of a facility that receives heavy use and frequent visitors.*

*It is always my goal to ensure that the facilities entrusted to the Recreation & Parks Department are well maintained. Equally important is providing a positive first impression for the many residents and visitors who utilize these facilities. Updating these areas will greatly enhance the appearance of these buildings and help revitalize an aging structure that serves a large portion of our community.*

*To complete this project, I obtained **three quotes from reputable companies** to perform the painting services:*

*CertaPro Painters - \$99,625.93  
Edge Homes and Exteriors - \$105,098.55  
Five Star Painting - \$137,870.00*

*After reviewing the quotes received, it is my recommendation that the City **award the project to CertaPro Painters in the amount of \$99,625.93.***

A motion was made by Jason Evans to accept the quote from Certapro Painters for \$99,625.93 as presented in staff report. The motion was seconded by Chad Crane. The motion carried unanimously 5-0.

## **2. Report of Quotes – Parking Lot Improvements-Dobbs Creek**

Director of Recreation and Parks, Jeremy Howell, presented the following staff report detailing the proposal.

*I am requesting the release of **2026 budgeted funds** to complete necessary repairs and improvements to the parking lot at Dobbs Creek Recreation Center. This project includes minor asphalt repairs, seal coating of the drive and parking areas, restriping of all parking spaces, and the installation of speed bumps.*

*Although the parking lot has been topped in the past, it has never been seal coated. Applying a **seal coat at this time** will help preserve the surface and prevent further deterioration for the next few years. Currently, the **parking lines are very faint and are completely nonexistent** in the lower overflow parking area, creating potential safety and traffic flow concerns.*

*To further enhance safety, particularly for children and families walking to and from the facility, we propose the **installation of five (5) large asphalt speed bumps**. These will be placed beginning at the entrance of the drive and spaced approximately 200 to 250 feet apart, extending into the main parking lot. This measure is intended to reduce vehicle speeds and improve pedestrian safety throughout the area.*

*The project is scheduled to be completed in August 2026. During this time, the facility will be temporarily closed to allow for safe and efficient completion of the work without interference from vehicle or pedestrian traffic.*

*To complete this project, I **obtained three quotes from reputable contractors:***

*Jasper Grading & Pipeline - \$85,750*

*Blackjack Paving - \$87,030*

*Wildcat Striping, Sealing & Paving-\$124,734*

*After reviewing the submitted proposals, I recommend awarding the project to the lowest responsible bidder, **Jasper Grading & Pipeline**, in the amount of **\$85,750**.*

A motion was made by Susie Carr and seconded by Jason Evans to approve the purchase proposal from Jasper Grading and Pipeline in the amount of \$85,750 as presented in the staff report. The motion carried unanimously 5-0.

## **D. Cumming Utilities**

### **1. Request to Purchase –F-150 Work Truck**

Director of Utilities, Jon Heard, presented the following staff report detailing the proposal.

*The Department of Utilities advertised for and received 6 proposals for a 2026 F-150 4x4 super crew cab pickup work truck and the proposals were as follows:*

<i>Chestatee Ford</i>	<i>\$44,109.68</i>
<i>Andean Chevrolet</i>	<i>\$44,362.00</i>
<i>Hardy Chevrolet</i>	<i>\$45,520.00</i>
<i>John Megal Chevrolet</i>	<i>\$47,100.00</i>
<i>Akins Ram</i>	<i>\$48,201.40</i>
<i>Akins Ford</i>	<i>\$49,331.20</i>
<i>Billy Howell Ford</i>	<i>\$53,858.79</i>

*The Department of Utilities would like to request that the City accept the low proposal and purchase 2 of these vehicles from Chestatee Ford each in the amount of \$44,109.68.*

A motion was made by Chad Crane and seconded by Susie Carr to approve the purchase of the F-150 Work Truck from Chestatee Ford in the amount of \$44,109.00 as presented in the staff report. The motion carried unanimously 5-0.

### **3. Report of RFP – AWRP Sludge Pump Station**

Director of Utilities, Jon Heard, presented the following staff report detailing the proposal.

*The Department of Utilities advertised for Proposals for the Advanced Water Reclamation Facility Sludge Pumping Station. We received 2 proposals and they are as follows:*

*Reeves Young, LLC Sol Construction \$1,995,000.00*  
*Sol Construction \$2,268,500.00*

*The Department of Utilities recommends rejecting both proposals. The Department has decided to re-evaluate this project for potential smaller projects which can then be relet for proposal as necessary..*

A motion was made by Christopher Light and seconded by Jason Evans to reject the proposals presented and postpone decision for later date as presented in the staff report. The motion carried unanimously 5-0.

### **4. Report of RFP – Smithdale Heights Water Booster Pumping Station**

Director of Utilities, Jon Heard, presented the following staff report detailing the proposal.

*The Department of Utilities advertised for Proposals for the Smithdale Heights Water Booster Pumping Station to serve the Smithdale Heights Subdivision. We received 6 proposals and they are as follows:*

<b><i>Contractor</i></b>	<b><i>Price</i></b>
<i>Townley Construction Company, Inc.</i>	<i>\$427,765.90</i>
<i>Jasper Grading &amp; Pipeline, Inc.</i>	<i>\$505,430.43</i>
<i>Site Engineering, Inc.</i>	<i>\$513,451.78</i>
<i>Sol Construction, LLC</i>	<i>\$604,830.00</i>
<i>Helix Grading &amp; Utility LLC</i>	<i>\$699,618.34</i>
<i>Strickland &amp; Sons Pipeline</i>	<i>\$791,084.60</i>

*The Department of Utilities recommends accepting the proposal from Townley Construction Company in the amount of \$427,765.90.*

A motion was made by Christopher Light and seconded by Susie Carr to approve the proposal from Townley Construction in the amount of \$427,765.90 as presented in the staff report. The motion carried unanimously 5-0.

#### **4. Request to Condemn Easements – Canton Highway**

Director of Utilities, Jon Heard, presented the following staff report detailing the proposal.

*The Department of Utilities has been working to design the Clay Creek Wastewater Pumping Station, Force Main, and Gravity Sewer Project. This infrastructure will be located to the south of Georgia Highway 20 West near the Cherokee County line.*

*We have been working with the property owners for several months and have not been able to settle with either owner. At this time, we would like to request permission for the City Attorney to begin condemnation proceedings while we continue to attempt to settle this matter.*

A motion was made by Jason Evans and seconded by Chad Crane to allow City Attorney, Kevin Tallant to begin condemnation proceedings while the Utilities Department continues to attempt settling the matter as presented in the staff report. The motion carried unanimously 5-0.

#### **IX. Announcements**

No announcements were presented.

#### **X. Executive Session (If Needed)**

City Attorney, Kevin Tallant, with Tallant Howell Law Firm, advised that Executive Session would be required for the purpose of Threatened litigation and property. A motion was made by Chad Crane and seconded by Joey Cochran to dismiss to Executive Session. The motion carried unanimously 5-0.

Council returned to chambers following Executive Session. A motion was made by Chad Crane and seconded by Susei Carr to adjourn Executive Session and reconvene to regular session. The motion carried unanimously 5-0.

**XI. Adjourn**

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

**Approved this \_\_\_\_\_ day of May, 2026.**

---

**Troy Brumbalow, Mayor**

---

**Councilmember, Chad Crane**

---

**Councilmember, Jason Evans**

---

**Councilmember, Joey Cochran**

---

**Councilmember, Christopher Light**

---

**Councilmember, Susie Carr**

**Attest:**

---

**City Clerk, Alison B. Smith**