City of Cumming Council Meeting
Regular Meeting
October 20, 2026

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 20, 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. All members 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 advised an amendment was required to the meeting agenda. Under New Business Item C, Cumming Utilities, a third item would be added for the Mashburn Sewer Project. Mayor Brumbalow requested a motion to adopt the amended agenda for the October 20, 2026, meeting. A motion was made by Susie Carr and seconded by Chad Crane to adopt the October 20 meeting amended agenda. The motion carried unanimously 5-0.

V. Consider for Adoption the Following Meeting Minutes:

A. Regular Meeting of October 6, 2026.

A motion was made by Jason Evans and seconded by Susie Carr to adopt the October 6 Regular Meeting minutes. The motion carried unanimously 5-0.

B. Executive Session Meeting of October 6, 2026.

A motion was made by Susie Carr and seconded by Jason Evans to adopt the October 6 Executive Session minutes. The motion carried unanimously 5-0.

VI. Acknowledgements, Proclamations, Resolutions, etc.

A. Forsyth-Cumming Optimist Club 50th Anniversary

The following proclamation was presented.

The Forsyth-Cumming Optimist Club has proudly served a "Friend of Youth" since the club's founding in 1976 and has supported generations of local young people through scholarships, academic competitions, youth activities, community programs and service. The Forsyth-Cumming Optimist Club has been a partner to the City of Cumming and our residents through activities such as Christmas parties for special education classes at Otwell Middle School; providing personal care items for residents of Jesse's House and the Bald Ridge Boys Lodge; sponsorships for children to attend Cumming Recreation & Parks summer camps; and most recently, the donation of musical-themed playground equipment at the Cumming City Center's children's pocket park. The Forsyth-Cumming Optimist Club has also supported numerous activities for youth through Forsyth County, including bicycle rodeos and safety inspections, its annual fishing derby, track and field events for elementary students, annual Oratorical Contest for high school students, and spring picnics and Christmas parties for Mentor Me North Georgia participants. The Forsyth-Cumming Optimist Club also supports local law enforcement officers at its Annual Respect for Law event, which honors a Forsyth County Sheriff's Deputy and a Cumming Police Department Officer. The Forsyth-Cumming Optimist Club will celebrate its 50th Anniversary during a special 50th Anniversary Celebration & Banquet on November 5th, 2026.

Troy Brumbalow, Mayor of the City of Cumming, Georgia, presented this proclamation in honor and recognition of the 50th Anniversary of the Forsyth-Cumming Optimist Club and in gratitude for all that the Club has done over the past half-century to support the City of Cumming and the entire Forsyth-Cumming community.

B. Cumming Utilities Water Conservations Poster Contest Winner

Heather McKeldin in Cumming Utilities, celebrated five students that participated in the Water Conversation Art Contest. In the summer, Cumming Utilities presented their very first Water Conservation Art Contest. The contest was open to all elementary, middle and high school-age students from across Forsyth County. The contest encouraged the students to use their own imaginations and art skills to create a unique poster expressing the theme of "Every Drop Counts." They received almost 30 entries, and from those entries, a panel of judges - made up of City of Cumming employees - selected our winners and honorable mentions. Recognitions were as follows:

First honorable mention was **Mithila Rajshankar.** Second honorable mention was **Shakthi Ananthanarayan.** Third place was **Mishri Patel.** Second place was **Jessica Alfred.** First-place winner was **Shreyan Ghosh.**

VII. Old Business:

A. Administration

1. Marketplace Tree Project

City Administrator, Phil Higgins, revisited a beautification project for Marketplace Boulevard between Turner Road and Buford Dam Road that was presented at October 6 Work Session. A quote was provided by Watson Landscaping in the amount of $68,000 that included the installation of 55 Oak trees, 55 Crepe Myrtle trees, and 200 bales of pine straw. The following staff report was provided.

At your last meeting we discussed the feasibility of planting trees in the grass medians on Marketplace Boulevard between Turner Road and Buford Dam Road. The question of liability was mentioned about this installation. The City Attorney has some information regarding this matter.

I have solicited quotes from three companies for the project, and their quotes are as follows:

Watson Landscaping	*$68,000.00*
Dixie Landscaping	*No response*
Yellowstone Landscaping	*No response*

If you choose to approve this project, it is my recommendation to approve the quote from Watson Landscaping ***in*** *the amount of $68,000.*

City Attorney advised there would be no liability to the city if planted in median. A motion was made by Jason Evans and seconded by Susie Carr to approve the bid of $68,000 from Watson Landscaping for the Marketplace Boulevard project. The motion carried unanimously 5-0.

B. Cumming Utilities

1. RFP Results – Stormwater Improvements at City Park with Retaining Wall

City of Cumming Utilities Director, Jon Heard, provided the following staff report for the Stormwater Improvement Project.

The Department of Utilities requested proposals for a wall, drainage improvements and stormwater piping for the City park that originates from Denson Drive area.
The Department of Utilities received five Proposal and they were as follows:

	Price
Hasburn Construction, LLC	*$219,213.89*
Excellere Construction, LLC	*$245,831.66*
Reeves Young	*$483,060.00*
Vertical Earth	*$519,152.76*
P.E. Structures & Assoc, LLC	*$669,750.00*

The Department of Utilities requests that the Council award the Proposal to Hasburn Construction, LLC in the amount of $219,213.89.

A motion was made by Jason Evans and seconded by Chad Crane to approve and accept the bid from Hasburn Construction in the amount of $219,213.89.00 for the Stormwater Improvement Project. The motion carried unanimously 5-0.

VIII. New Business

A. Administration

City Administrator, Phil Higgins, provided the following staff report.

We encountered a situation on Pine Lake Drive that required immediate attention. We noticed water collecting on a portion of Pine Lake Drive, especially after even moderate amounts of rain. Upon inspection with our on-call contractor, it was noticed that a potential failure of the road base existed. While we could have waited for this repair I along with other City staff felt the right thing to do was make the repair as soon as

possible. I have the quote from our on-call contractor, Jasper Grading in the amount of $96,570.00 for the repair of the road base, tying into the storm sewer.

A motion was made by Jason Evans and seconded by Susie Carr to approve the emergency repair on Pine Lake Drive and accept the quote of $96,570.00 from Jasper Grading based on recommendations listed in the staff report. The motion carried unanimously 5-0.

B. Planning and Zoning

1. Conditional Use Permit #2026092-Koch Foods (Public Hearing)

Planning and Zoning Director, Scott Morgan, presented the following staff report.

The agent has made application, on behalf of the applicant, for a Conditional Use Permit (CUP) to allow construction of a parking lot as a principal use in the Office Professional (OP) Zoning District. Koch Foods will be consolidating three properties, at 117, 119 and 121 Meadow Drive, into one tract totaling 1.33 acres, removing two older residential structures, cleaning up the properties and paving, landscaping and fencing the area, for an employee parking lot near their existing facility. The transformation of the area for this proposed use will be an improvement to the physical characteristics of the subject properties and will not be detrimental to the value of the surrounding properties. Koch Foods has agreed to the attached eight (8) conditions, including stormwater runoff from the previous area created. This proposed use is in conformance with the Land Use Goal and Objectives of the City's Comprehensive Plan, including compatibility of the CUP with the character of the area.

The Planning Commission held a public hearing on September 15 and there was no recorded opposition to issuing the CUP. For the above-mentioned reasons, the Planning Commission voted unanimously to recommend approval of the CUP, with the attached site plan and conditions.

Conditions include:

1. *Koch Foods shall provide aluminum fencing around the parking lot in the area as shown on the site plan.*
2. *The entrances will not be gated but shall be monitored via a security camera system.*
3. *The parking lot shall consist of impervious material such as asphalt.*
4. *The stormwater detention shall be underground and designed according to The City of Cumming standards.*
5. *The parking lot shall be lit. Lights shall be LED downlighting and designed to have no spillage onto adjacent properties.*
6. *The landscaping shall be substantially similar to the site plan and shall be approved by The City of Cumming Design Review Committee, prior to issuance of a design review permit.*
7. *The parking lot may be utilized for 24/7 operations.*
8. *Existing sidewalk on Meadow Drive along the entire parking lot frontage shall be maintained by Koch Foods.*

Susie Carr confirmed this project was for parking only. A motion was made by Chad Crane and seconded by Jason Evans to open the Public Hearing. The motion carried unanimously 5-0.

Sean Courtney advised the potential space would clean up the existing space with fencing and cameras. Christopher Light asked if the vehicle types could be limited. Mr. Courtney advised Koch Foods to make it employee parking only.

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

An additional condition 9 was added that Parking shall be limited to employee parking of standard passenger vehicles, not commercial vehicles or other types of storage, trailers or machinery.

A motion was made by Christopher Light and seconded by Jason Evnas to approve the Conditional Use Permit #2026092 for Koch Food based on recommendations from the Planning Commission with the existing and added conditions provided. The motion carried unanimously 5-0.

2. Capital Improvement Element Resolution

Planning and Zoning Director, Scott Morgan, presented the following staff report.

The Georgia Department of Community Affairs (DCA) has approved the City's FY2025 annual update of our CIE for our Comprehensive Plan. I am asking the Council to authorize the mayor to sign the Adoption Resolution, which we will forward, along with the CIE documents, to the Atlanta Regional Commission and the DCA.

A motion was made by Joey Cochran and seconded by Susie Carr to approve the authorization for the mayor to sign the Adoption Resolution based on recommendations which will be forward to Atlanta Regional Commission and DCA. The motion carried unanimously 5-0.

C. Cumming Utilities

1. Reports of RFP – Clay Creek Pump Station, Force Main and Gravity Sewer

City of Cumming Utilities Director, Jon Heard, provided the following staff report.

The Department of Utilities budgeted to construct a new wastewater pumping station at Clay Creek along with a gravity sewer line and force main to provide sanitary sewer

service to the Highway 20 West Corridor. We have had a lot of interest in this project with over $2,000,000.00 in sewer connection requests at this time.

The Department advertised for Proposals and received 9 and they are as follows:

	Cost:
Strickland & Sons	*$3,312,870.34*
UWS	*$3,828,090.34*
Sol Construction	*$4,355,088.00*
Reeves Young	*$4,574,896.34*
HD Excavations & Utilities	*$4,793,945.34*
Site Engineering	*$4,935,100.34*
Lewis Contracting Services	*$4,808,877.34*
JDS	*$5,151,181.00*

The Department would like to recommend accepting the proposal from Strickland and Sons Pipeline in the amount of $3,312,870.34.

A motion was made by Joey Cochran and seconded by Jason Evans to approve the quote from Strickland & Sons in the amount of $3,312,870.374 for the Clay Pump Station as detailed in the staff report. The motion carried unanimously 5-0.

2. Emergency Repair – Bald Ridge Creek Force Main Replacement

City of Cumming Utilities Director, Jon Heard, provided the following staff report.

The Department of Utilities discovered a deterioration issue with our 12-inch Bald Ridge Creek ductile iron force-main. The force-main significantly deteriorated as a result the effects of sewer gas. This force-main required immediate replacement with a PVC pipe to avoid a sewer spill. The Department worked with multiple contractors to complete the job as quickly as possible. We were able to get two proposals and they were as follows:

	Cost	***Bores***

Townley Construction	*$982,525.03*	*$515,200*
North Georgia Pipeline	*$1,041,210.00*	*$828,000*

Amount paid thus far using Townley and Innovative Plumbing: $429,110.39. Work yet to be done: 2 bores. The Department will request to complete the work and install the two bores at a later date. Once all permits form the GDOT have been secured.

A motion was made by Christopher Light and seconded by Susie Carr to approve the Emergency Repair with the recommendations provided in the staff report. The motion carried unanimously 5-0.

3. Mashburn Village Sewer Easement

City Attorney Associate, Riley Creamer, explained the city's easement in Mashburn Village. The new developer in this area has advised they do not need the sewer line. Miss Creamer recommended the city abandon the unused sewer line.

A motion was made by Joey Cochran and seconded by Jason Evans to abandon the unused sewer line at Mashburn Village. The motion carrier unanimously 5-0.

IX. Announcements

There were announcements presented.

X. Executive Session (If needed)

City Attorney, Kevin Tallant, advised that Executive Session was required for reasons relating to pending and/or threatened litigation. A motion was made by Chad Crane and seconded by Jason Evans to dismiss to Executive Session. The motion carried unanimously 5-0.

Mayor and council returned to chambers. A motion was made by Chad Crane and seconded by Jason Evans reconvene to Regular Session. The motion carried unanimously 3-0 as two members of council had not returned to chambers.

XI. Adjourn

A motion was made by Chad Crane and seconded by Jason Evans to adjourn. The motion carried unanimously 3-0 as two members of council had not returned to chambers.

Approved this 3rd day of November, 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