



COMMITTEES OF COUNCIL
AGENDA
Regular Meeting

Mayor Kurt Wilson
Councilmember Sarah Beeson
Councilmember Christine Hall
Councilmember G. Lee Hills
Councilmember David Johnson
Councilmember William Morthland
Councilmember Allen Sells
City Administrator Randy Knighton

Tuesday, September 23, 2025

5:00 PM

City Hall - Room 220

CALL TO ORDER / ROLL CALL

Approval of the Minutes

1. Approval of the Committee Meeting Minutes - September 9, 2025.

Regular Agenda

2. Notification of award of a contract to GradeCo, Inc for the Roswell Area Park Pond Rehabilitation Project in an amount of \$1,981,825.60 and a project budget authorization of \$2,628,125.

Presented by Brian Watson, Director of Environmental/Public Works

3. Consideration to award a contract to Reeves & Young for the construction of the E911 Call Center in an amount of \$3,900,000 and project budget authorization of \$4,690,000.

Presented by Brian Watson, Director of Environmental/Public Works

4. Consideration to advance the Slow Down in Roswell initiative (Traffic Calming Policy)

Presented by Greg Nicolas, Interim Director of Transportation

Adjournment



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10064

MEETING DATE: September 23, 2025

DEPARTMENT: Administration

ITEM TYPE: Agenda Vote

Approval of the Committee Meeting Minutes - September 9, 2025.



COMMITTEES OF COUNCIL

MINUTES

Regular Meeting

Mayor Kurt Wilson
Councilmember Sarah Beeson
Councilmember Christine Hall
Councilmember G. Lee Hills
Councilmember David Johnson
Councilmember William Morthland
Councilmember Allen Sells
City Administrator Randy Knighton

Tuesday, September 9, 2025

5:00 PM

City Hall - Room 220

CALL TO ORDER / ROLL CALL

The meeting was called to order at 5:08 PM by City Administrator Randy Knighton
 Mayor Kurt Wilson: Present, Councilmember Sarah Beeson: Present, Councilmember Christine Hall: Present, Councilmember G. Lee Hills: Present, Councilmember David Johnson: Present, Councilmember William Morthland: Present, Councilmember Allen Sells: Present, City Administrator Randy Knighton: Present.

Approval of the Minutes

1. Approval of the Committee Meeting Minutes - August 12, 2025.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sarah Beeson, Councilmember
SECONDER:	David Johnson, Councilmember
IN FAVOR:	Wilson, Beeson, Hall, Hills, Johnson, Morthland, Sells

Regular Agenda

2. Consideration of a Sidewalk Café at 43/45 Park Square Court (20251723)

RESULT:	APPROVED TO MOVE TO MAYOR AND COUNCIL [UNANIMOUS]
	Next: 9/22/2025 7:00 PM
MOVER:	Sarah Beeson, Councilmember
SECONDER:	G. Lee Hills, Councilmember
IN FAVOR:	Wilson, Beeson, Hall, Hills, Johnson, Morthland, Sells

3. Consideration of Approval for the 2025 Community Work Program (CWP)/
Community Improvement Element (CIE) Update

RESULT: APPROVED TO MOVE TO MAYOR AND COUNCIL [UNANIMOUS]

Next: 9/22/2025 7:00 PM

MOVER: David Johnson, Councilmember

SECONDER: William Morthland, Councilmember

IN FAVOR: Wilson, Beeson, Hall, Hills, Johnson, Morthland, Sells

4. Consideration for the Mayor or City Administrator to award a contract with Inliner
Solutions, LLC for the Stormwater Lining Package project in an amount not to
exceed \$355,471

RESULT: APPROVED TO MOVE TO MAYOR AND COUNCIL [UNANIMOUS]

Next: 9/22/2025 7:00 PM

MOVER: David Johnson, Councilmember

SECONDER: Sarah Beeson, Councilmember

IN FAVOR: Wilson, Beeson, Hall, Hills, Johnson, Morthland, Sells

5. Consideration for the Mayor or City Administrator to sign an Intergovernmental
Agreement (IGA) with Fulton County for Water Service and Sewer Billing

RESULT: APPROVED TO MOVE TO MAYOR AND COUNCIL [UNANIMOUS]

Next: 9/22/2025 7:00 PM

MOVER: William Morthland, Councilmember

SECONDER: Allen Sells, Councilmember

IN FAVOR: Wilson, Beeson, Hall, Hills, Johnson, Morthland, Sells

Adjournment

There being no further comments or discussion, the meeting was adjourned at 5:25 PM



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 9910

MEETING DATE: September 23, 2025

DEPARTMENT: Environmental/Public Works

ITEM TYPE: Information Item

Notification of award of a contract to GradeCo, Inc for the Roswell Area Park Pond Rehabilitation Project in an amount of \$1,981,825.60 and a project budget authorization of \$2,628,125.

Action Required:

Information Item.

Description:

In November 2022, Roswell residents voted to approve \$179.6M in general obligation bonds. The proposed bond projects include capital projects for parks, recreation, bike and pedestrian improvements, sidewalks, a new public safety headquarters, new fire stations, and a parking deck.

This project will consist of embankment rehabilitation, dredging, and retaining wall replacement for the Roswell Area Park Pond. The embankment will be reconstructed to meet current embankment standards, the retaining wall will be replaced due to safety concerns, and the pond will be dredged to increase stormwater capacity. The pond will also be redesigned to meet current stormwater standards. In addition, the pond will serve as a regional stormwater facility.

On July 3, 2025, the City of Roswell advertised the project (RFP 25-205-K Roswell Area Park Pond Embankment Rehabilitation) on the City of Roswell website and also posted on the Georgia Procurement Registry. On July 31, 2025, 1 bid was received in response to the subject solicitation. An evaluation of the proposal found that the contractor did not have the experience required by the City to perform the work. The City then reached out to the other contractors who attended the pre-bid meeting, and determined that GradeCo, Inc had the necessary experience, specifically related to earthen embankment rehabilitation. The City negotiated with GradeCo, Inc, and GradeCo provided a cost of \$1,981,825.60 to perform the work.

Agenda Item (ID # 9910)

Staff recommends awarding the contract to GradeCo, Inc. in an amount of \$1,981,825.60.

Staff also recommends allocating \$508,658.40 in contingency to allow for any unforeseen circumstances encountered during construction.

Staff also recommends allocating \$137,641 for Construction Administration, Construction Inspection, and Construction Materials Testing.

Financial Impact:

Funding in the amount of \$2,628,125 is available from the bond proceeds.

Comments:

No backup documents.



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 9623

MEETING DATE: September 23, 2025

DEPARTMENT: Environmental/Public Works

ITEM TYPE: Agenda Vote

Consideration to award a contract to Reeves & Young for the construction of the E911 Call Center in an amount of \$3,900,000 and project budget authorization of \$4,690,000.

Action Required:
Agenda Vote

Description:

The City of Roswell's (City) E911 is scheduled to be relocated to 11261 Alpharetta Highway, Roswell, Georgia (formerly known as Sharp Shooters USA). The property is approximately 6.34 acres and Foe Killer Creek runs along the north and east sides of the property. On the property, there is one building which contains both existing retail space as well as an active gun range. The building was constructed in 2011 and is approximately 18,304 square feet in total. There are various open air structures on the site, that the City may intend to keep operational during construction and renovation. The City intends to keep the gun range operational during construction and renovation, and no renovations are expected in this area.

The City has elected to utilize CM at Risk delivery method for the Project and desires the Construction Manager ("CM") to join other members of the Project team as early in the design process as possible. The intent is to foster a team approach for the design, estimating, permitting and construction phases of the Project. Hussey Gay Bell, the City's architect ("A/E") will provide the programming, design work, and contract administration associated with the Project. The goal is to leverage the knowledge and expertise of all team members to provide the City with the best possible results by delivering the Project on schedule and within budget.

After receiving the final concept layout, staff put the project out to bid through the Procurement Pre-Qualified vendor listing as a Request for Invitation to Bid. This solicitation was released to three (3) pre-qualified vendors on December 10, 2024. The proposals were due on January 9, 2025, and the City received two (2) responses. Reeves & Young's proposal was found to be the most responsive and responsible.

Agenda Item (ID # 9623)

The proposal was evaluated, and Reeves & Young was interviewed by staff to ensure their capability to perform the services requested. Staff is seeking contract award to Reeves & Young in the total amount not to exceed of \$3,900,000 which includes general requirements, contractors fee, bonds and Reeves & Young's construction costs.

Staff also recommends allocating \$390,000 in contingency to allow for any unforeseen circumstances encountered during construction.

Staff also recommends allocating \$400,000 for Construction Administration, Construction Inspection, Construction Materials Testing and Fencing.

This budget allocation encompasses contingencies and is aimed at facilitating the successful completion of the project within the established parameters and budget.

Financial Impact:

Funding of \$4,690,000 is available from the bond proceeds.

Comments:

See attached



MEETING DATE: January 20, 2025

DEPARTMENT: Environmental/Public Works

ITEM TYPE: **Contract Authorization, ITB 24-362 E911-EOC CMAR**

The Environmental Public Works is requesting contract approval and budget authorization from the Mayor and Council to proceed with the construction of the City of Roswell E911-EOC CMAR project.

Action Required:

Mayor/Council Vote

Description:

The City of Roswell's (City) E911 and Emergency Operations Center (EOC) is scheduled to be relocated to 11261 Alpharetta Highway, Roswell, Georgia (formerly known as Sharp Shooters USA). The property is approximately 6.34 acres and Foxe Creek runs along the north and east sides of the property. On the property, there is one building which contains both existing retail space as well as an active gun range. The building was constructed in 2011 and is approximately 18,304 square feet in total. There are various open air structures on the site, that the City may intend to keep operational during construction and renovation. The City intends to keep the gun range operational during construction and renovation, and no renovations are expected in this area.

The City has elected to utilize CM at Risk delivery method for the Project and desires the Construction Manager ("CM") to join other members of the Project team as early in the design process as possible. The intent is to foster a team approach for the design, estimating, permitting and construction phases of the Project. Hussey Gay Bell, the City's architect ("A/E") will provide the programming, design work, and contract administration associated with the Project. The goal is to leverage the knowledge and expertise of all team members to provide the City with the best possible results by delivering the Project on schedule and within budget.

Financial Impact:

After receiving the final concept layout, staff put the project out to bid through the Procurement Pre-Qualified vendor listing as a Request for Invitation to Bid. This solicitation was released to three (3) pre-qualified vendors on December 10, 2024. The proposals were due on January 9, 2025, and the City received two (2) responses. Reeves & Young proposal was received and provided a cost that coincides with the City of Roswell's budget. The proposal was evaluated, and Reeves & Young was interviewed by staff to ensure their capability to perform the services requested. Staff is seeking contract award to Reeves & Young in the total amount of \$517,822 (\$338,085 for General Conditions fee, Construction fee of \$3.75% and Bond cost of \$27,200.00).

Comments:

38 Hill Street, Roswell, GA 30075
www.roswellgov.com



This solicitation was released December 10, 2024 and due on January 9, 2025. Notifications were sent to our pre-qualified vendors, we received two (2) responses:

- MAPP, LLC
 - Reeves & Young
 - Winter Construction
- Winter Construction did not respond with a proposal. The phone conversation from Ms. Sarah McCracken on December 11, 2024 and January 9, 2025 stated they would be not be able do to a few larger projects they are working on.

BID SCHEDULE
ITB 24-362-City of Roswell E911-EOC CMAR

General conditions fee stated as a lump sum \$338,085.00

Project Construction fee: Please state as a percentage of offeror's construction fee.

Construction Fee stated as a percentage of direct costs and general conditions cost: 3.75%

Bond Cost: Offeror's payment and performance bond cost as a lump sum
 (Based upon \$4M construction cost): \$27,200.00

38 Hill Street, Roswell, GA 30075
www.roswellgov.com



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10065

MEETING DATE: September 23, 2025

DEPARTMENT: Transportation

ITEM TYPE: Agenda Vote

Consideration to advance the Slow Down in Roswell initiative (Traffic Calming Policy)

Action Required:

Agenda Vote

Description:

The City of Roswell is committed to fostering safer neighborhoods through the Slow Down in Roswell Program. The primary goal of this initiative is to promote responsible driving behavior among all motorists, thereby enhancing the overall safety and quality of life for residents. To achieve this, the city actively supports traffic calming strategies that are recognized and proven within the transportation industry.

The Traffic Calming Program is guided by several core objectives. Among these are reducing the speed of 85% of vehicles to within safe and legal limits and discouraging non-local or through traffic from using residential streets by directing it to more appropriate collector or arterial roads. The program also seeks to limit truck traffic and other unsuitable vehicles from entering local neighborhoods.

A presentation will be given during the Committee meeting outlining the proposed traffic calming matrix, the program process, and next steps, which will also include an extensive communications outreach program.

Financial Impact:

A budget request for 2026 is proposed to perform work related to the Slow Down in Roswell initiative.

Comments:

No Back-up Documents