



COMMITTEES OF COUNCIL
AGENDA
Regular Meeting

Mayor Mary Robichaux
Councilmember Sarah Beeson
Councilmember Eren Brumley
Councilmember Christine Hall
Councilmember Jennifer Phillippi
Councilmember Allen Sells
Councilmember Chris Zack
City Administrator Randy Knighton

Tuesday, March 24, 2026

5:00 PM

City Hall - Room 220

CALL TO ORDER / ROLL CALL

Approval of the Minutes

1. Approval of the Committee Meeting Minutes - March 10, 2026.

Regular Agenda

2. Discussion on the Old Mill Park Reservation Plan Summer 2026.
Presented by Steven Malone, Director of Recreation, Parks, Historic & Cultural Affairs
3. Consideration for the Mayor or City Administrator to award a contract to Harlequin Flooring in the amount of \$288,699.97 for the completion of the Crabapple Center Interior Flooring with a total budget allocation of \$308,000.00.
Presented by Steven Malone, Director of Recreation, Parks, Historic & Cultural Affairs
4. Consideration for the Mayor or City Administrator to award a Task Order to RK&K for the design of Hembree Park in an amount not to exceed \$680,837
Presented by Brian Watson, Director of Environmental/Public Works
5. Fiscal Year 2025 Preliminary Unaudited General Fund Budget to Actual Presentation
Presented by Bill Godshall, Chief Financial Officer

Adjournment



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10363

MEETING DATE: March 24, 2026

DEPARTMENT: Administration

ITEM TYPE: Agenda Vote

Approval of the Committee Meeting Minutes - March 10, 2026.



COMMITTEES OF COUNCIL
MINUTES
Regular Meeting

Mayor Mary Robichaux
Councilmember Sarah Beeson
Councilmember Eren Brumley
Councilmember Christine Hall
Councilmember Jennifer Phillippi
Councilmember Allen Sells
Councilmember Chris Zack
City Administrator Randy Knighton

Tuesday, March 10, 2026

5:00 PM

City Hall - Room 220

CALL TO ORDER / ROLL CALL

The meeting was called to order at 5:06 PM by City Administrator Randy Knighton
 Mayor Mary Robichaux: Present, Councilmember Sarah Beeson: Present,
 Councilmember Christine Hall: Present, Councilmember Chris Zack: Present,
 Councilmember Jennifer Phillippi: Present, Councilmember Eren Brumley: Present,
 Councilmember Allen Sells: Present, City Administrator Randy Knighton: Present.

Approval of the Minutes

1. Approval of the Committee Meeting Minutes - February 24, 2026.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mary Robichaux, Mayor
SECONDER:	Eren Brumley, Councilmember
IN FAVOR:	Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

Regular Agenda

2. Consideration to enter into a new agreement with BRINC and Motorola Solutions for a Trial Drone as First Responder (DFR) initiative take off program.

RESULT:	APPROVED TO MOVE TO MAYOR AND COUNCIL [UNANIMOUS]
	Next: 3/23/2026 7:00 PM
MOVER:	Christine Hall, Councilmember
SECONDER:	Allen Sells, Councilmember
IN FAVOR:	Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

3. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 2 Rules of Interpretation, Section 2.2.20 Residential Parking Location (Initiation)

RESULT: **INITIATION APPROVED [UNANIMOUS]**

Next: 4/21/2026 7:00 PM

MOVER: Sarah Beeson, Councilmember

SECONDER: Jennifer Phillippi, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

4. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 10 Site Development, Section 10.1.14 Parking Lot Layout and Design (Initiation)

RESULT: **INITIATION APPROVED [UNANIMOUS]**

Next: 4/21/2026 7:00 PM

MOVER: Sarah Beeson, Councilmember

SECONDER: Jennifer Phillippi, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

5. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 14, Section 14.2 Defined Terms (Initiation)

RESULT: **INITIATION APPROVED [UNANIMOUS]**

Next: 4/21/2026 7:00 PM

MOVER: Sarah Beeson, Councilmember

SECONDER: Jennifer Phillippi, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

6. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 10, Section 10.3.22 Temporary Sign Permit Required (Initiation)

RESULT: **INITIATION APPROVED [UNANIMOUS]**

Next: 4/21/2026 7:00 PM

MOVER: Sarah Beeson, Councilmember

SECONDER: Jennifer Phillippi, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

7. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 10 Site Development, Section 10.3 Signs (Initiation)

RESULT: **INITIATION APPROVED [UNANIMOUS]**

Next: 4/21/2026 7:00 PM

MOVER: Sarah Beeson, Councilmember

SECONDER: Jennifer Phillippi, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

8. Consideration of an ordinance to amend the Code of Ordinances of the City of Roswell, Georgia by amending Chapter 24 Utilities and Services, Article 24.3 Collection of Commercial Waste, Section 24.3.6 Special Requirements

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

Next: 5/11/2026 7:00 PM

MOVER: Sarah Beeson, Councilmember

SECONDER: Jennifer Phillippi, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

9. Consideration of an ordinance to amend the Code of Ordinances of the City of Roswell, Georgia by amending Chapter 22 Traffic and Motor Vehicles, Article 22.4 Motor Vehicles--Operation and Maintenance, Section 22.4.3 Inoperable Motor Vehicle

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

Next: 5/11/2026 7:00 PM

MOVER: Sarah Beeson, Councilmember

SECONDER: Jennifer Phillippi, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

10. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 9 Use Provisions, Section 9.7 Accessory Uses, Section 9.7.12 Horse Stable, Non-Commercial (Initiation)

RESULT: **INITIATION APPROVED [UNANIMOUS]**

Next: 4/21/2026 7:00 PM

MOVER: Sarah Beeson, Councilmember

SECONDER: Chris Zack, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

11. Consideration of an ordinance to amend the Unified Development Code of the City of Roswell, Georgia by amending Article 3 Residential Districts, Section 3.4 Allowed Uses, Section 3.4.2 Use Table (Initiation)

RESULT: **INITIATION APPROVED [UNANIMOUS]**

Next: 4/21/2026 7:00 PM

MOVER: Sarah Beeson, Councilmember

SECONDER: Chris Zack, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

12. Consideration of a blanket approval for the Mayor or City Administrator to sign an Intergovernmental Agreement (IGA) between Fulton County, Georgia and City of Roswell, Georgia for Transportation projects that includes acceptance of reimbursement funds for the associated water line

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

Next: 3/23/2026 7:00 PM

MOVER: Chris Zack, Councilmember

SECONDER: Allen Sells, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

13. Consideration to award the 2026 Citywide Resurfacing Contract

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

Next: 3/23/2026 7:00 PM

MOVER: Allen Sells, Councilmember

SECONDER: Jennifer Phillippi, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

14. Consideration to approve a contract amendment for Winter Construction for the completion of the Green Street Mobility project

RESULT: **APPROVED TO MOVE TO FUTURE MAYOR AND COUNCIL MTG [UNANIMOUS]**

MOVER: Jennifer Phillippi, Councilmember

SECONDER: Allen Sells, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Zack, Phillippi, Brumley, Sells

15. Consideration to award the Big Creek Trail design contract to Kimley Horn and execute Task Order #1 in the amount of \$1,098,630.00 with a total budget authorization of \$1,198,630.00.

RESULT: APPROVED TO MOVE TO MAYOR AND COUNCIL [6 TO 0]

Next: 3/23/2026 7:00 PM

MOVER: Mary Robichaux, Mayor

SECONDER: Eren Brumley, Councilmember

IN FAVOR: Robichaux, Hall, Zack, Phillippi, Brumley, Sells

RECUSED: Sarah Beeson

16. Discussion of Public Records

RESULT: DISCUSSED

Adjournment

There being no further comments or discussion the meeting was adjourned at 7:30 PM



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10360

MEETING DATE: March 24, 2026

DEPARTMENT: Committees of Council

ITEM TYPE: Discussion

Discussion on the Old Mill Park Reservation Plan Summer 2026.

Action Required:

Discussion

Description:

Old Mill Park is one of the City of Roswell's most historically significant and environmentally sensitive parks. Over the past several years, the park has experienced significant increases in visitation, particularly during the summer months. Beginning in 2020, and continuing in subsequent seasons, daily visitation levels have frequently exceeded 5,000 visitors per day.

This level of visitation far exceeds the park's intended capacity. Old Mill Park contains only 69 City-owned parking spaces, and the traffic overflow has regularly resulted in unsafe parking conditions within surrounding neighborhoods and commercial areas. These conditions have created safety concerns, negatively impacted nearby businesses, and generated ongoing complaints from residents and property owners. In addition to parking and traffic concerns, the park has experienced increasing operational and environmental impacts associated with excessive visitation and unintended use. These impacts have included damage to park assets, excessive litter and waste, unauthorized activities, emergency responses, and other behaviors that detract from the historic character of the park and diminish the visitor experience for those seeking to enjoy the site as intended.

In response, the City implemented several operational and regulatory measures during the 2024 and 2025 seasons aimed at improving visitor management and protecting park resources. These measures included:

- Increased police and park staff presence
- Updates to park ordinances, including restrictions related to water access
- Coordination with the National Park Service restricting alcohol use within the park area(s)
- Prohibition of coolers and removal of city issued grills

Agenda Item (ID # 10360)

- Updated park signage and messaging
- Operational changes intended to keep visitors on designated trails and reduce impacts to sensitive areas

While these actions resulted in some improvements in visitor behavior and park conditions, these measures alone were not sufficient to adequately address the scale of visitation and operational challenges experienced at Old Mill Park. Additionally, the heavy reliance on Roswell Police Department staffing to manage the park proved costly and reduced available police coverage elsewhere in the City.

Approaching the 2026 summer season, the City is developing a more structured *Summer Operations and Access Management Program* through a reservation system designed to better align park visitation with the site's capacity while prioritizing public safety, environmental stewardship, and preservation of the park's historic assets. The program is intended to establish a sustainable operational model that allows visitors to enjoy Old Mill Park while ensuring the long-term protection of one of Roswell's most important historic and natural assets.

Summer Operations and Access Management Program - Summer 2026

Under the proposed plan, visitors will be able to reserve one of the park's 69 available parking spaces, including 2 ADA, through an online reservation system. Reservations will be available up to 14 days in advance, allowing visitors to plan their trip while ensuring that total visitation remains consistent with the park's limited capacity. Additionally, there will be no cost associated with this reservation model.

In addition to managing parking demand, the reservation system will allow the City to collect important operational data, including visitor origin and visitation patterns, which will help inform future park management strategies and long-term planning. The proposed program would operate during the peak visitation season for an approximately 18-week period, beginning May 18 and continuing through September 20. During this period, parking reservations will be required daily between the hours of 10:00 AM and 8:00 PM, Monday through Sunday.

Upon arrival, visitors with a reservation will check in with a City staff member stationed at the park entrance. Staff will verify the reservation and provide a wristband for each visitor in the group.

The wristband system will serve as the primary mechanism for confirming that park visitors have properly checked in and are authorized to remain within the park during operational hours.

The operational plan anticipates the use of four City staff members per operational shift, overseen by the Recreation, Parks, Historic and Cultural Affairs Department. The request, which is detailed below in the financial impact, will include contingency if increased staffing is deemed necessary for busier time periods.

Agenda Item (ID # 10360)

These staff members will be responsible for:

- Managing the 69-space parking lot, including two ADA spaces
- Verifying reservations and issuing wristbands to confirmed visitors
- Monitoring park activity to ensure visitors are properly checked in
- Politely informing individuals without wristbands that they must leave the park
- If situations escalate, the Supervisor assigned to each shift, will have the authority to communicate with Roswell Police for assistance.

This approach is intended to provide a consistent and proactive management presence, reduce reliance on police enforcement for routine operational issues, and ensure that visitors are using the park in accordance with City regulations.

Financial Impact: \$180,247.50

Program Equipment and Startup Costs- \$13,737.50

The estimated one-time startup cost to implement the Old Mill Park Summer Access Management Program is approximately \$11,890 with a 15% budget authorization or contingency for unforeseen costs and expenses the total request is \$13,737.50. These costs include operational equipment and supplies necessary to manage park access and enforce the program, such as traffic control devices, signage, communication equipment, staff uniforms, wristbands, parking control materials, and recruitment/advertising for seasonal staff. These items will support safe traffic management, visitor check-in procedures, and effective on-site operations throughout the summer season.

Staffing Cost Estimate- \$166,510

To support the Old Mill Park Summer Operations and Access Management Program, the City anticipates staffing the park during operational hours with one supervisor and three additional staff members. These staff will be responsible for parking management, visitor check-in, reservation verification, wristband distribution, and general monitoring of park activity.

The operational staffing model is based on 11 hours of daily coverage (9:30 AM - 8:30 PM) for 7 days per week over an 18-week operating season, resulting in 1,386 hours per staff position. The request also includes a 20% contingency for unforeseen and unexpected staff increases, such as additional staff on busy weekends and/or holidays.

Comments:

N/A



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10286

MEETING DATE: **March 24, 2026**

DEPARTMENT: **Committees of Council**

ITEM TYPE: **Agenda Vote**

Consideration for the Mayor or City Administrator to award a contract to Harlequin Flooring in the amount of \$288,699.97 for the completion of the Crabapple Center Interior Flooring with a total budget allocation of \$308,000.00.

Action Required:

Agenda Vote

Description:

Harlequin Flooring provides a specialized sprung dance surface required for safe, professional-grade instruction, supporting injury prevention and long-term studio performance.

The bond-funded Crabapple Interior Renovations plan outlines a strategic approach to expanding capacity, improving program quality, and maximizing the use of City-owned facilities to meet growing community demand. The plan centers on relocating and consolidating high-growth programs, alleviating space constraints, and enhancing participant experience across performing arts, athletics, summer camps, and adult recreation.

A major priority is relocating Roswell Performing Arts to Crabapple Center. Performing Arts programs-dance, theatre, acting, and music-have experienced sustained and significant growth, outpacing the capacity of their current shared spaces with gymnastics at the Physical Activity Center (PAC). The overcrowding restricts schedule flexibility, reduces program accessibility during peak hours, and creates operational challenges, particularly during summer camps. Moving the Performing Arts to Crabapple Center provides a dedicated, specialized space to support continued growth, improve scheduling, and enhance participant safety and experience.

Agenda Item (ID # 10286)

In turn, this relocation also enables a full reconfiguration of the PAC for gymnastics, allowing the program to expand safely within a more appropriate footprint. Repurposing former dance studios for gymnastics improves equipment layout, reduces congestion, and supports skill development while aligning with best practices for safety and instruction. The approach maximizes existing facilities rather than constructing new ones, ensuring long-term operational efficiency.

The Performing Arts transition will focus on specialized needs, such as dance studios, which require tailored flooring, equipment, and space configurations.

Overall, Crabapple Interior Renovations prioritizes strategic relocation, facility optimization, and phased implementation to support program growth, improve safety, and elevate the resident experience. These initiatives reinforce Roswell's reputation as a family-friendly community while ensuring sustainable, high-quality recreation and cultural programming for the future.

Due to the specialized and proprietary nature of professional dance flooring, this portion of the project will be procured using a sole-source procurement procedure. The selected product and installer meet specific technical and performance requirements necessary to ensure a safe, reliable, and industry-standard dance surface appropriate for performing arts instruction. This approach ensures consistency, minimizes injury risk, and supports long-term durability while remaining compliant with City procurement policies.

Financial Impact:

Funding in the amount of \$308,000.00 is available from the bond proceeds.

Comments:

See Attached



Nick Paserchia
 City of Roswell Recreation Parks Historic & Cultural Affair
 10700 Crabapple Rd.
 Roswell, GA 30075
 Phone: 770-366-4923
 Email: npaserchia@roswellgov.com

ESTIMATE
Project: New Middle School

Scope of Work						AMOUNT
Provide and install Harlequin Activity with Vinyl Performance surface; black rubber cove skirting 4 inch with 1 inch toe. Floor height: 2 1/8" nominal.						
Space Dimensions:	Media Room 32' x 66'	Room 101/103 32' x 42'	Room 401/403 32' x 44'	Room 405/407 32' x 44'	Room 507 32' x 32'	\$ 288,699.9
Space Dimensions:	Room 509 32' x 32'					
Performance Surface:	Cascade					
Coverage:	Full Coverage					
Dimensions Provided by Client.						
EXCLUSIONS: Transitions; Demo; Floor Prep; Vinyl Demarcations.						
Quotation is based upon the installation of (6) rooms at the same time. (1) Mobilization						
Total						\$ 288,699.9

NOTE: American Harlequin is not responsible for special equipment needed for load in/delivery. Labor is not based on union scale or prevailing wage.

Pricing applies to a 1st floor installation only. If stairs are necessary for dance floor delivery, additional charges will be assessed. If quote pricing is based on the use and availability of a freight elevator able to facilitate transferring material to the dance rooms, the inside dimensions of the elevator must be a minimum width of 5-7 foot wide, 12-14 foot long, and depth of 8ft 6 inches.

Client is responsible for preparation of subfloor on which Dance Floor is to be installed. (Clean, dry and level in accordance with industry standards). All floor preparations, including completion of moisture test, to be made prior to arrival of Harlequin staff unless specified by AHC. Client is responsible for supplying all debris receptacles in close proximity to the work area and removing all debris receptacles, as needed, during/after installation. Transition strip removal, modification, and replacement is the responsibility of the client. Client is also responsible for any and all taxes, duties, permits, or other applicable domestic and/or non-domestic fees. To avoid additional charges, please ensure work area conditions meet Harlequin specifications prior to the arrival of Harlequin installers. Harlequin Activity and Harlequin Woodspring are exclusive to Harlequin Floors, and are only installed through the Harlequin Contracts Division.

Please note: During school and college holiday periods our schedule can be booked up to three to four months in advance.

TERMS: 50% Deposit with American Harlequin Contract at order, balance due prior to shipping.

Revision 2/27/2026

(Freight pricing guaranteed for 7 days, all other pricing guaranteed for 30 days)

Attachment: Activity sprung floor quote for New Middle School (Crabapple Center Interior Flooring Renovations with Harlequin Flooring)



Crabapple Center Interior Renovations

Studio Dance Floors



CRABAPPLE CENTER TIMELINE

2024

- **February:** Purchase (\$6,500,000)
- **October:** Possession
- **October - November:** Gymnasium Improvements for Basketball Usage (\$80,223)



2025

- **May – August:** Summer Camp Usage
- **November:** Gymnastics Expansion & Renovations at Bill Johnson Community Activity Center, Roswell Area Park (\$478,118)



2026

- **January – April:** Roof Replacement
- **April:** Begin Interior Renovations for Performing Arts Areas, Front Office, Restrooms
- HVAC Replacements
- Front Entrance & Parking Lot Improvements
- Exterior Perimeter Fencing Removal
- Onboarding and Grand Opening for Programs



IDENTIFYING THE RIGHT PROGRAM FOR THE SPACE

- Evaluated all major programs for fit, growth, and facility needs based on observation, data, and operational constraints
- Identified programs facing the most severe space constraints
- Measured system-wide benefits of relocation
- Performing Arts emerged as the strongest, most strategic match for initial program relocation
 - Dance (Kinder – Adults)
 - Musical Theatre (Youth)
 - Acting (Youth)
 - Music Lessons (Youth – Adults)
 - Dance Company & Theatre Company (Youth)



A PROGRAM THAT FITS THE SPACE

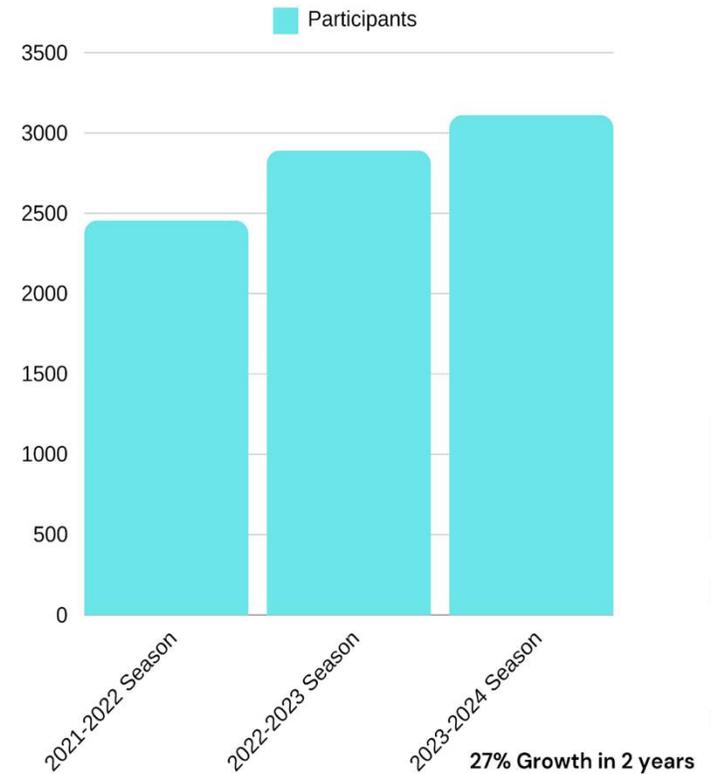
Roswell Performing Arts by the Numbers

- Launched programs in the early 1990s
- Moved programs to Physical Activity Center in 1998
- +25% growth over 2 years, 3,000+ participants
- 90% Roswell residents
- 4 Shows Produced at Roswell Cultural Arts Center Annually
- 2 Audition Based Companies

The Space Challenge

- Only 4 dance studios for all programs
- Due to program growth, classes spread across gyms, classrooms, offices, facilities and stages
- Peak hours of programming (3:30–6:30 PM) fully maxed out

Total Performing Arts Program Enrollment



WHY CRABAPPLE, WHY NOW

- Demand is outpacing space across arts, athletics, and camps
- Programs are growing faster than facilities can support
- Crabapple unlocks capacity without new construction
- One move leads to system-wide relief and growth
 - Gymnastics, Adult Recreation Center, Summer Camps



Entrance

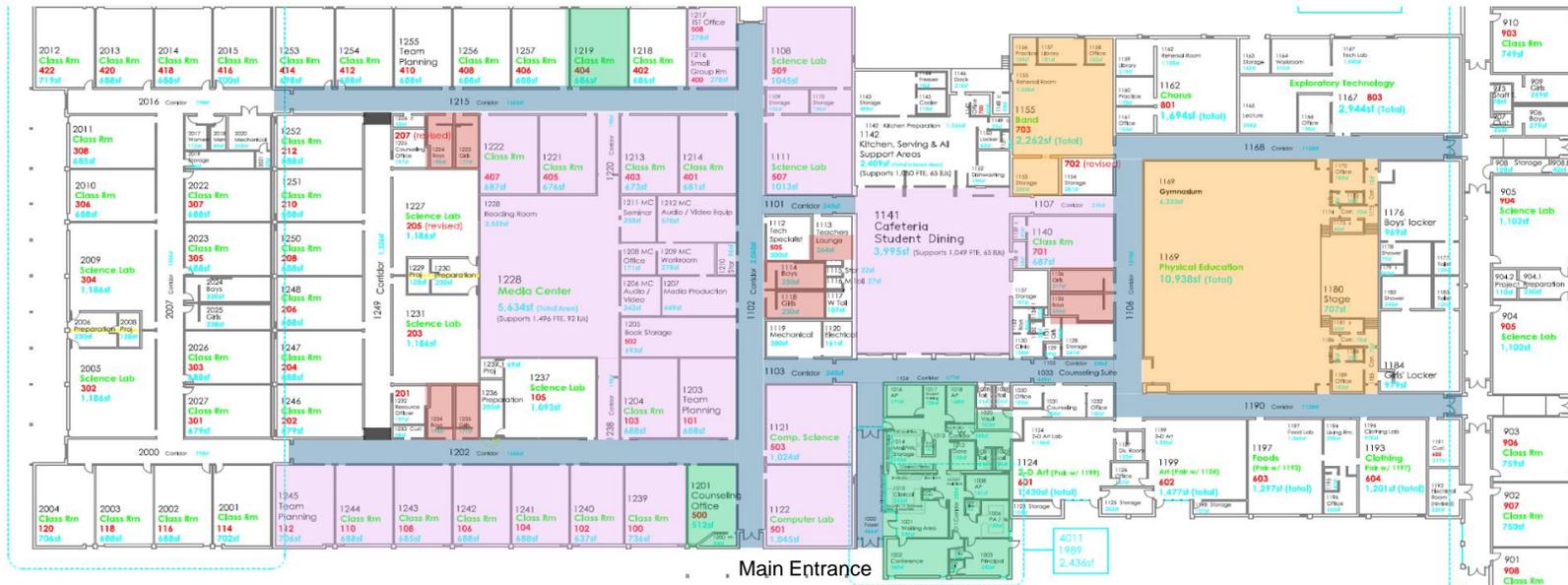
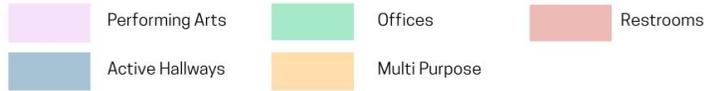
Hallway, Waiting Area



Current Studios at Physical Activity Center



THE RENOVATION



CREATING THE SPACE

- 6 Dance Studios
- 5 Music, Acting & Rehearsal Studios
- 1 Large Theatre Performance & Rehearsal Studio
- 1 Large Band/Multipurpose Room
- Staff Offices
- 4 Sets of Public Restrooms
- 1 Staff Restroom



THE REIMAGINING

Current Conditions



Conceptual Renovations



THE DANCE FLOOR

- Permanently installed sprung floor with proven “triple sandwich” construction
- Fully floating system - no subfloor fixings required
- Provides consistent shock absorption—reduces injury risk
- Industry-standard for dance and performing arts spaces
- Supports heavy loads, including retractable seating
- Installed by Harlequin specialists and backed by warranty

Activity with Vinyl Surface



BUDGET AUTHORIZATION & CONTRACT APPROVAL – Specialized Dance Floors

Contractor: Harlequin Flooring

Procurement Method: Sole Source

Total Funding: \$308,000.00

includes 6% Contingency

Contractor Selection

- Harlequin Flooring’s Activity® floor system is recommended as a sole-source purchase due to its specialized, proprietary design for safe, professional dance instruction.
- As an industry standard, no comparable products meet the required technical, safety, and performance criteria.
- Must be installed by trained Harlequin Flooring technicians
- Top layer vinyl flooring carries a 5-year manufacturer’s warranty. Bottom layer sprung flooring carries a 2-year manufacturer’s warranty

Public Entities Procurement Method

- This method is used when only one vendor can provide the required goods, services, or professional services.
- It also applies when items must be purchased from a specific manufacturer or authorized dealer, and meaningful competition does not exist.
- The City may select one provider if there are clear, justifiable reasons that make that option the most effective or advantageous for meeting the City’s needs.
- Ensures the City can obtain specialized, compatible, or uniquely qualified solutions when standard competitive bidding is not practical.



THE SCOPE OF WORK

Bond Funds Allocation: \$2,295,000.00 (includes all contingency costs)

Current Interior Renovations Scope (\$1,600,000)

Demolition and Renovation (\$979,000)

Interior demolition and renovations, common area flooring, LED lighting upgrades, dance mirrors, and restrooms

Painting (\$103,131)

Provides durable, refreshed finishes for high-use instructional spaces. Includes interior and exterior areas.

Specialized Dance Flooring (\$308,000)

Specialized flooring provides a surface required for safe, professional-grade instruction, supporting injury prevention and long-term studio performance.

Studio Dance Barres (\$55,000)

Studio barres are essential for proper dance technique and conditioning, ensuring studios are purpose-built for sustained program growth and participant safety.

Furniture & Fixtures (\$50,000)

Supports instructional, administrative, and patron needs within newly activated spaces, providing flexible and durable furnishings that accommodate a variety of programs and needs.

Audiovisual (AV) Equipment (\$53,750)

AV systems support music, dance, and theatre instruction through integrated sound and media capabilities that enhance teaching effectiveness and participant engagement.

IT Improvements & Cameras (\$21,900)

Support reliable network connectivity, instructional viewing technology, and facility security. Systems enhance operational efficiency, participant safety, and management oversight within newly configured spaces.

Interior Signage & Exterior Pressure Washing (\$29,200)

Improve aesthetics, wayfinding, safety, and clarity throughout Crabapple Center, reflecting new room uses and supporting visitor experiences.



THE SCOPE OF WORK

Bond Funds Allocation: \$2,295,000.00 (includes all contingency costs)

Additional Upcoming Projects (\$695,000)

HVAC Replacement (\$425,000)

Many of the facility's HVAC systems have exceeded their useful life and are beyond repair. Staff has completed a detailed assessment of each system to prioritize necessary replacements and critical repairs to maintain reliable building operations.

Front Entrance Enhancements (\$70,000)

Implementation of the City Landscape Architect's planting plan to revitalize and enhance the facility's front entrance, including updated landscaping and signage.

Parking Lot Improvements (\$125,000)

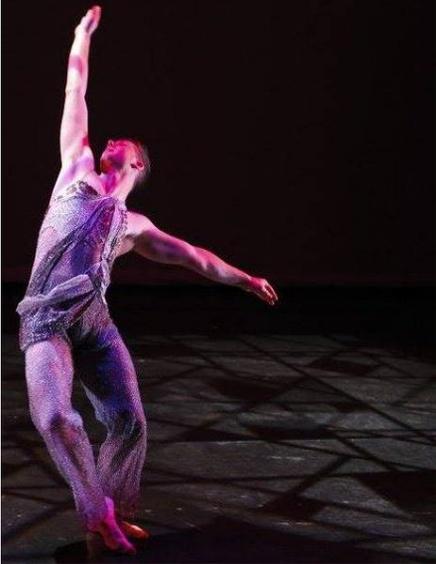
Funding will support crack filling, seal coating, and restriping of the asphalt parking lot. These improvements will extend the useful life of the pavement and ensure parking spaces are clearly defined for visitors.

Sidewalk and Concrete Improvements (\$75,000)

Repairs and upgrades to sidewalks surrounding the facility to ensure continued compliance with ADA accessibility standards.

Interior Renovations Scope		Additional Upcoming Projects		Total
\$1,600,000.00	+	\$695,000.00	=	\$2,295,000.00





Crabapple Center: A Reimagining of Space, Programs & Community Impact



Activity with Vinyl Surface



Activity with Hardwood Surface



Harlequin Activity is a permanently installed sprung floor system, based on the well-established 'triple sandwich' construction originated by Harlequin over 40 years ago. It is a fully floating system with no fixings to the sub-floor and can be laid on any reasonably smooth and flat surface without prior preparation.

Harlequin Activity is shock-damped to avoid a 'trampoline' effect and provides area and point elasticity to offer identical characteristics across the whole floor. An 'industry-standard' choice, when correctly reinforced, that can withstand heavy loading including retractable seating.

Performance surface: Harlequin Activity can be installed with a Harlequin vinyl performance surface for all types of dance. A hardwood surface is available for specifiers who need a surface for multi-purpose use, including traffic by the general public, full stage entertainment, ballroom dance, or when required to match existing decor.

Installation: Harlequin Activity must be installed through Harlequin's contracts division and each custom installation is backed by a Harlequin guarantee.

Specification Guide

Installation	Permanent
Overall thickness	2" nominal (without vinyl performance surface) 2 1/8" nominal (with vinyl performance surface) 2 1/4" nominal (with hardwood)
Weight	5.1 lb/ft ² (with vinyl performance surface) 6.8 lb/ft ² (with hardwood)
Testing standards	DIN 18032-2
Average shock absorption	64%
Uniform distribution Load	>2248 lb
Point load	>809 lb
Rolling load	>1500 N
Vertical deformation	3.8mm
Area deflection	7.20%
Fire rating	Bfls 1 to EN 13501

Harlequin Sprung Floor Application Guide

Along with Harlequin Activity, we offer additional sprung flooring options, which are listed below along with the recommended surface. These recommendations are based on experience and customer preference only. Please contact a Flooring Specialist to determine which option best suits your requirements.

✓ = We recommend.

	Allegro	Cascade	Fiesta	FreeStyle	Hardwood	Hi-Shine	Marine	Reversible	Reversible Pro	Standfast	Studio	Studio B
Activity		✓	✓	✓	✓		✓			✓	✓	✓
AeroDeck		✓	✓	✓		✓		✓	✓	✓	✓	✓
Flexity		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Liberty HD		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
Liberty LatchLoc		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
WoodSpring		✓	✓	✓	✓		✓			✓	✓	✓

American Harlequin Corporation

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harlequinfloors.com

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For samples or information on Harlequin Floors complete range of vinyl



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Harlequin Floors operates worldwide and has been manufacturing and installing professional dance floors for over forty years. Harlequin's extensive experience and reputation are founded on the design, manufacture and installation of a unique range of professional sprung and vinyl floors for dance and the performing arts. The company works with dance industry specialists around the world to research and develop performance flooring specially designed for all types of dance.

Harlequin Floors are the flooring of choice for at the world's leading companies and institutions, which include *The Royal Opera House, The Paris Opera Ballet, American Ballet Theater, The Metropolitan Opera, Princeton University, USC Kaufman School of Dance, Juilliard, and Pittsburgh Ballet Theater.*

Sincerely,

Steve Gough

Steve Gough
General Manager
American Harlequin Corporation



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10358

MEETING DATE: **March 24, 2026**

DEPARTMENT: **Environmental/Public Works**

ITEM TYPE: **Agenda Vote**

Consideration for the Mayor or City Administrator to award a Task Order to RK&K for the design of Hembree Park in an amount not to exceed \$680,837

Action Required:

Agenda Vote

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.

In support of the capital projects specifically for Recreation and Parks, the City desires to select a qualified and experienced Firm capable of designing park improvements. The purpose of this project is for the design of improvements to Hembree Park. The design shall include concept development, existing condition and site analysis, public outreach, design and permitting, and bid and award support.

To date the City has conducted a boundary and topographic survey and tree survey.

The City solicited four (4) firms under the general engineering services (Contract Agreement RFQ #24-066-E General Engineering Services with the City of Roswell.). The City received proposals from each firm and then interviewed each of the firms. The selection team, which consisted of staff from Recreation & Parks and Environmental/Public Works, scored the four firms based on criteria including understanding of the project, delivery, interview and cost. RK&K was selected as the highest scoring firm.

Staff recommends awarding the design contract to RK&K for an amount not to exceed \$680,837.

Agenda Item (ID # 10358)**Financial Impact:**

Funding for Hembree Park in the amount of \$680,837 is available from the 2023 bond proceeds authorized by referendum.

Comments:

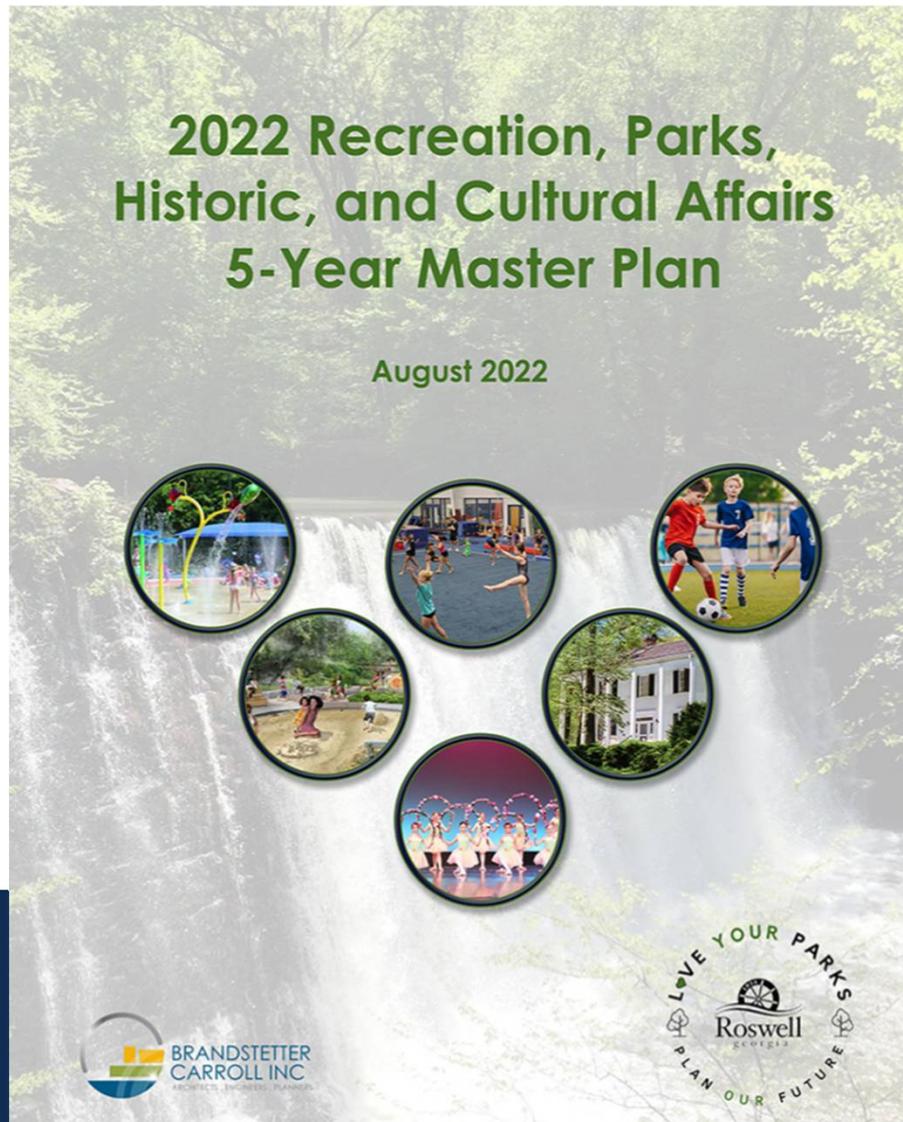
See attached

Hembree Park - Design Bond Project

March 24, 2026



Hembree Park



- Prioritized in the 2022 Recreation, Parks, Historic, and Cultural Affairs 5-Year Master Plan
- Fields were identified as the #3 renovation item request
- Funding was identified in the 2022 Park Bond



Hembree Park Overview & Amenities



- 35 acres, 22 developed
- 6 Baseball fields of various sizes
- Recreation Center
- Pavilions
- Playground
- Walking Paths
- Raquet Courts
- 5 Restroom /Concession Buildings



Current Conditions / Challenges

- Inadequate Field Drainage**
 Resulting in frequent field closures, loss of playing surface material, significant erosion and costly ongoing maintenance demands
- Outdated and Non-Compliant Restroom Facilities**
 Existing restroom infrastructure does not meet current standards or user expectations, impacting overall park experience
- Limited Pedestrian Connectivity**
 Gaps in pedestrian access and circulation reduce safety, accessibility, and overall park experience
- Aging and Failing Infrastructure**
 Playgrounds, ballfield components, stormwater
- Trail System Deterioration**
 Sections of the trail network are experiencing failure due to erosion and drainage issues, impacting safety and connectivity.



Design Intent Framework



- Establishes clear project goals and outcomes
- Grounds projects in purpose
- Aligns with community and organizational goals
- Defines constraints and success
- Tests ideas to refine priorities
- Guides decision-making throughout entire project cycle
- Reduces costly changes later in process
- Creates consistent, collaborative project vision
- Leads to stronger, more thoughtful design solutions
- Results that reflect the community's needs and identity



Design Intent Outcomes

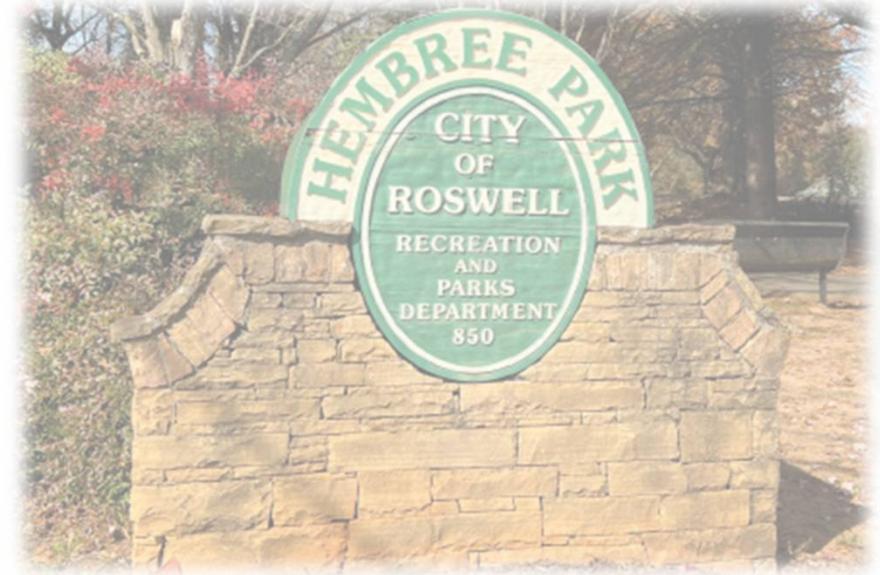
1. Baseball Fields - artificial turf is preferred first option, natural grass second. There are 3 baseball field sizes, 6 fields total.
2. Stormwater Infrastructure/grading needs.
3. LED Lighting for all fields, batting cages, restrooms/concessions
4. Batting Cages
5. Restroom/concession building with improved visibility, usage, and upgraded restrooms.
6. Operations/Maintenance shop relocation and update
7. Trails - improve layout and connectivity of soft-surface trail system
8. Scoreboards - new tech/display
9. Tennis / Pickleball courts - Currently 4 existing tennis courts
10. Playground improvements.
11. Campground improvement and relocation.



Hembree Park Design Proposal

The scope of the project design includes the following components:

1. Public Engagement*
2. Concept Development
3. Existing condition site analysis
4. Design and Permitting
5. Bid and Award Support



Public Engagement Option #1

High Level

- \$34,500
- Extend the design time by 3 months
- Hosting three public input meetings which focus on getting input from the public and will include an existing conditions and constraint map, an amenities mapping exercise, dot voting boards, and spending bucket exercise.
- The meetings will gather input from the public.



Public Engagement Option #2

Mid Level

- \$15,600
- Extend the design time by 2 months
- Hosting 2 public meetings which focus on the priorities already established by City staff during the development of the project intent and will include an existing conditions and constraint map, and map showing the priorities list.
- The meetings will gather input from the public.



Public Engagement Option #3

Minimal Level

- \$10,200
- Extend the design time by 1 month
- Hosting an online platform for comments including a GIS map with existing conditions and constraints, and the priorities list established by City staff during the development of the project intent.
- The online map will gather input from the public.



Estimated Timeline

Mayor & Council Approval for Design: March 30, 2026

Contract Signed: April 2026

Public Outreach Complete: Q3 2026

Design Complete: Q2 2028

Bid and Award Construction: Q4 2028

Construction Start: Q4 2028

Substantial Completion: Q4 2029



Staff Recommendation/ Request

Mayor and Council to:

- Public Input Recommendation
 - Option 2 - \$15,600
- Staff is requesting approval to enter into a design contract authorization with RK&K for Hembree Park with a budget allocation not to exceed \$680,837





City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10367

MEETING DATE: March 24, 2026

DEPARTMENT: Finance

ITEM TYPE: Presentation

Fiscal Year 2025 Preliminary Unaudited General Fund Budget to Actual Presentation

Action Required:

Presentation

Description:

Fiscal Year 2025 Preliminary Unaudited General Fund Budget to Actual Presentation

Financial Impact:

N/A

Comments:

N/A