



**City of Roswell
Meeting Agenda
Mayor and Council
Regular Meeting**

**Mayor Mary Robichaux
Councilmember Sarah Beeson
Councilmember Eren Brumley
Councilmember Christine Hall
Councilmember Jennifer Phillippi
Councilmember Allen Sells
Councilmember Chris Zack**

Monday, February 9, 2026

7:00 PM

City Hall - Council Chambers

Welcome

Roll Call

**Invocation/Moment of Silence - Randy Hecht, Roswell Police Department
Chaplain**

Pledge of Allegiance

Mayor's Report

- 1. #10305 Employee of the Year Recognition to Liberti Gates**

Consent Agenda

- 1. #10292 Approval of the minutes of the January 20-22, 2026 Leadership Conference, January 27, 2026 Special Called Mayor and Council meeting and January 27, 2026 Regular Mayor and Council Meeting.**
- 2. #10266 Approval to perform right-of-way acquisition services and to accept right-of-way options for the Green Street Mobility project in an amount not to exceed \$875,000.**

Presented by Andy Phlegar, Director of Transportation

Regular Agenda

- 1. #10076 Approval for the Mayor or City Administrator to accept the Nesbit Lakes Dredging Assistance Policy Application and required budget amendment with funding source to be identified.**

Presented by Brian Watson, Director of Environmental/Public Works

2. **#10235 Approval for the Mayor or City Administrator to accept the Chickering Dredging Assistance Policy Application and required budget amendment with funding source to be identified.**

Presented by Brian Watson, Director of Environmental/Public Works

3. **#10298 Consideration of Scope of Work #2 under the Master Services Agreement.**

*Presented by Randy Knighton, City Administrator
and David Davidson, City Attorney*

City Attorney's Report

4. **#10290 Recommendation to go into Closure at 5:30 PM on Monday, February 23, 2026 to Discuss Personnel, Litigation and Real Estate.**

Adjournment

PUBLIC COMMENT PROTOCOL:

- To address Mayor and Council on an Agenda Item, complete a Comment Card and submit to the City Clerk.
- Comments by individual speakers are limited to five minutes per item. (*Exemptions to the time limit are zoning applicants, appeals, and semi-judicial matters before Mayor and Council.*) Comments should only be made on the agenda item under consideration.
- Documents, pictures or presentation materials for distribution to the Mayor and Council must be submitted to the City Clerk by noon on Monday prior to the meeting. Email to citizendocuments@roswellgov.com or drop off at City Hall.

RULES OF DECORUM FOR ALL MEETINGS (City of Roswell Code of Ordinances Section 2.1.6):

The City of Roswell strives to provide a positive experience for those visiting city facilities and promotes an environment of personal safety and security — free from intimidation, threats or violent acts. All are expected to exhibit common courtesy, civility, and respect for others. Members of the audience will respect the rights of others and will not create noise or other disturbances that disrupt or disturb persons who are addressing the Mayor & Council who are speaking or otherwise impede the orderly conduct of the meeting. Violations may result in the violator being removed from the premises.



City of Roswell
Mayor and Council
AGENDA ITEM REPORT

ID # - 10305

MEETING DATE: February 9, 2026

DEPARTMENT: Administration

ITEM TYPE: Recognition

Employee of the Year Recognition to Liberti Gates

Item Summary:

Employee of the Year Recognition to Liberti Gates

Presented by:

Mayor Mary Robichaux



City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10292

MEETING DATE: February 9, 2026

DEPARTMENT: Administration

ITEM TYPE: Approval

Approval of the minutes of the January 20-22, 2026 Leadership Conference, January 27, 2026 Special Called Mayor and Council meeting and January 27, 2026 Regular Mayor and Council Meeting.

Item Summary:

Approval of the minutes of the January 20-22, 2026 Leadership Conference, January 27, 2026 Special Called Mayor and Council meeting and January 27, 2026 Regular Mayor and Council Meeting.



**City of Roswell
Meeting Minutes
Mayor and Council Leadership Conference**

Barnsley Resort / 597 Barnsley Gardens Road / Adairsville, Georgia 30103
Tuesday, January 20, 2026 (12:00 PM) to Thursday, January 22, 2026 (3:30 PM)

**Mayor Mary Robichaux
Councilmember Sarah Beeson
Councilmember Eren Brumley
Councilmember Christine Hall
Councilmember Jennifer Phillippi
Councilmember Allen Sells
Councilmember Chris Zack**

Mayor Mary Robichaux: Present, Councilmember Sarah Beeson: Present, Councilmember Eren Brumley: Present, Councilmember Christine Hall: Present, Councilmember Jennifer Phillippi: Present, Councilmember Allen Sells: Present, Councilmember Chris Zack: Present.

Tuesday, January 20, 2026 - Strategic Context

DISCUSSION

1. Economic Development

Motion to go into Closure to Discuss Personnel, Litigation and Real Estate

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Allen Sells, Councilmember
SECONDER:	Sarah Beeson, Councilmember
IN FAVOR:	Beeson, Brumley, Hall, Phillippi, Sells, Zack

DISCUSSION

2. Five-Year Plan and Financial Forecast

Wednesday, January 21, 2026 - Goals and Alignment

Welcome and Opening Remarks

DISCUSSION

- 1. Proposed 2026 Goals**
- 2. Mayor and Council Priorities**
- 3. CIP, BOND, TSPLOST Updates, and Dredging**

Motion to go into Closure to Discuss Personnel, Litigation and Real Estate

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sarah Beeson, Councilmember
SECONDER:	Chris Zack, Councilmember
IN FAVOR:	Beeson, Brumley, Hall, Phillippi, Sells, Zack

DISCUSSION

- 4. Service Delivery Strategy**
- 5. Parking**

Thursday, January 22, 2026 - Planning and Next Steps

Welcome and Opening Remarks

DISCUSSION

1. Legislative Agenda Review
2. Fire Stations Update
3. Comprehensive Plan & Community Engagement
4. Wrap-Up and Next Steps with Leadership Team

Motion to go into Closure to Discuss Personnel, Litigation and Real Estate

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chris Zack, Councilmember
SECONDER:	Sarah Beeson, Councilmember
IN FAVOR:	Beeson, Brumley, Hall, Phillippi, Sells, Zack

DRAFT



**City of Roswell
Meeting Minutes
Mayor and Council
Special Called Meeting**

**Mayor Mary Robichaux
Councilmember Sarah Beeson
Councilmember Eren Brumley
Councilmember Christine Hall
Councilmember Jennifer Phillippi
Councilmember Allen Sells
Councilmember Chris Zack**

Tuesday, January 27, 2026	5:30 PM	City Hall - Council Chambers
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*****MEETING BEGAN AT 6:05 PM FOLLOWING THE COMMITTEE MEETING*****

Welcome

Mayor Mary Robichaux: Present, Councilmember Sarah Beeson: Present,
Councilmember Eren Brumley: Present, Councilmember Christine Hall: Present,
Councilmember Jennifer Phillippi: Present, Councilmember Allen Sells: Present,
Councilmember Chris Zack: Present.

City Attorney's Report

- 1. #10273 Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.**

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

Adjournment

The meeting was adjourned at 6:12 PM



**City of Roswell
Meeting Minutes
Mayor and Council
Regular Meeting**

**Mayor Mary Robichaux
Councilmember Sarah Beeson
Councilmember Eren Brumley
Councilmember Christine Hall
Councilmember Jennifer Phillippi
Councilmember Allen Sells
Councilmember Chris Zack**

Tuesday, January 27, 2026	7:00 PM	City Hall - Council Chambers
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Welcome

Mayor Mary Robichaux: Present, Councilmember Sarah Beeson: Present, Councilmember Allen Sells: Present, Councilmember Christine Hall: Present, Councilmember Jennifer Phillippi: Present, Councilmember Eren Brumley: Present, Councilmember Chris Zack: Present.

Moment of Silence

Pledge of Allegiance - United States Army Specialist (E-4) DeWayne Campbell

Mayor's Report

1. **#10271 Reading of a Proclamation for the Esteemed Veteran of Roswell Award to United States Army Specialist (E-4) DeWayne Campbell.**

This Esteemed Veteran proclamation is in honor of United States Army Specialist (E-4) DeWayne Campbell for his service to this Nation, to fellow service members and to the community of Roswell.

RESULT: PROCLAMATION READ

Roswell Fire Department Chief Pabel Troche gave a presentation and overview of the recent winter weather event and activation of the Emergency Operations Center (EOC).

Mayor Robichaux recognized two special guests in attendance, Roswell resident Derek Wood and his son and invited them to come forward and speak to Mayor and Council.

Mr. Wood said his son is studying U.S. government and the Constitution and he brought him to the meeting tonight for the opportunity to observe active political participation at a local city council meeting.

Consent Agenda

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

1. **#10270 Approval of the January 12, 2026 Mayor and Council Meeting minutes.**
2. **#10171 Approval for the Mayor or City Administrator to award a contract to Ready Power LLC for construction of the Water Treatment Plant Generator in an amount not to exceed \$210,000.**
3. **#10234 Approval for the Mayor or City Administrator to accept the Conversion of Private Water Utilities to Public Water Utilities for Garrison Hill Subdivision and Budget Amendment 50544400-01-26-26 of \$18,942 from additional revenue and expense in the Water Fund.**
4. **#10259 ZMCC-1125-000005 - 770 Old Roswell Place, Unit F-200 - Conditional Use for Massage Establishment for Massage Haven, LLC.**

Regular Agenda**City Attorney's Report**

1. **#10269 Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.**

A motion was made and approved to go into closure at 5:30 PM on Monday, February 9, 2026.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Allen Sells, Councilmember
SECONDER:	Chris Zack, Councilmember
IN FAVOR:	Beeson, Sells, Hall, Phillippi, Brumley, Zack

Adjournment

The meeting was adjourned at 7:27 PM



City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10266

MEETING DATE: February 9, 2026

DEPARTMENT: Transportation

ITEM TYPE: Right of Way

Approval to perform right-of-way acquisition services and to accept right-of-way options for the Green Street Mobility project in an amount not to exceed \$875,000.

Item Summary:

The Green Street Mobility project will convert Green Street from 2-way traffic operations to a one-way southbound traffic operation. The project will also construct an 8-ft to 10-ft multi-use trail along Green Street from SR 9 to Cherry Way. Plum Tree Street will be converted from vehicular traffic to a pedestrian path and aerial utilities will be placed underground.

There are 16 parcels currently being impacted by the project where the City of Roswell will need to acquire either right-of-way, permanent and/or temporary easement, or driveway easement.

Staff is requesting a blanket approval on all right-of-way services in order to accept all of the signed options and expedite the process. This is the department's standard procedure for right-of-way acquisition and has been used for transportation projects with great success.

The amount of \$875,000 is based on appraisal cost estimates and fair market value of land in the surrounding area plus a contingency.

Committee or Staff Recommendation:

On January 27, 2026 the Community Development and Transportation Committee recommended placing this Item on the February 9, 2026 Mayor and Council Agenda.

Financial Impact:

Funding in the amount of \$875,000 is available in the Sidewalk Connectivity Impact Fee Fund Project (Org - 23042200, Project - 92003).

Recommended Motion:

Approval to perform right-of-way acquisition services and to accept right-of-way options for the Green Street Mobility project in an amount not to exceed \$875,000.

Presented by:

Andy Phlegar, P.E., Director of Transportation



City of Roswell
Mayor and Council
AGENDA ITEM REPORT

ID # - 10076

MEETING DATE: February 9, 2026

DEPARTMENT: Environmental/Public Works

ITEM TYPE: Approval

Approval for the Mayor or City Administrator to accept the Nesbit Lakes Dredging Assistance Policy Application and required budget amendment with funding source to be identified.

Item Summary:

The Dredging Assistance Policy is a policy to share lake or pond dredging costs (up to 50%, maximum of \$500,000) with the lake or pond owner(s). To qualify, the lake or pond must meet one of the following criteria:

- A drainage area of at least 100 acres, or
- A storage volume of at least 20-acre feet.

If an applicant does not meet one of the above criteria, they may petition Mayor and Council for inclusion.

Nesbit Lakes HOA is seeking assistance under the Dredging Assistance Policy. The pond has a drainage area of 320 acres. Based on their application, Nesbit Lakes will be dredging up to 4,500 cubic yards of sediment, which will be hauled offsite. This project provides a stormwater benefit to the City by increasing detention capacity, thereby reducing the burden on the City's downstream stormwater conveyance system.

The Dredging Assistance application for this project was submitted to the Environmental/Public Works Department on September 10, 2025, and a Land Disturbance Permit was obtained from Community Development on 12/31/2025. The total dredging cost is \$608,875, and Nesbit Lakes is seeking 50% reimbursement totaling \$304,437.50.

Staff recommends approval of the Dredging Assistance Application with a 20% funding for the match.

Committee or Staff Recommendation:

On January 27, 2026 the Committees of Council recommended placing this Item on the February 9, 2026 Mayor and Council Agenda.

Financial Impact:

Upon approval of the application and 20% match, funding in the amount of \$121,775 will be available in Capital Projects - Fund 350, project 85003 (Dredging Assistance), for reimbursement upon successful completion of the work.

Agenda Item (ID # 10076)

The Approved Budget had a total amount of \$250,000 to contribute to dredging projects.

Presented by:

Brian Watson, P.E., Director of Environmental/Public Works



MEMORANDUM

TO: Brian Watson, Director of Environmental / Public Works

FROM: Erica Koh, Support Services Division Manager

DATE: December 31, 2025

RE: Lower Nesbit Lake – Dredging Assistance Application

The Nesbit Lake Homeowners' Association submitted an application for dredging assistance to the Environmental/Public Works Department on 9/10/2025. After review of the Dredging Ordinance (Section 24.6), the application submitted by the Nesbit Lakes Homeowners' Association and the plans for dredging Lower Nesbit Lake, the project meets the requirements for dredging assistance.

The dredging of Lower Nesbit Lake Stormwater Pond will provide a benefit to the City's stormwater management system by increasing detention capacity and improving water quality. The pond was constructed around 1992 and to the Owner's knowledge, has not been dredged since construction. The accumulated sediment has decreased the flood control capacity of the pond and the pond's ability to provide water quality benefits. Removing the accumulated sediment will restore the stormwater pond's flood control capacity, thereby reducing the burden on the City's downstream stormwater conveyance system.

The project meets two of the qualifications required by the Dredging Ordinance, which is a drainage area of greater than 100 acres and design storage of at least 20 acre-feet. The drainage area for Nesbit Lake is approximately 320 acres, and the storage volume of the lake is approximately 256 acre-feet. Additionally, the project has received a Land Disturbance Permit (LDP) on 12/31/2025. The project involves removing approximately 4,500 cubic yards of sediment from Nesbit Lake and hauling off-site to a landfill for disposal. A feasibility study was completed as part of the LDP application indicating on-site disposal was not feasible. Hauling off-site will equate to approximately 450 dump trucks (900 trucks round-trip) on Roswell roads. A transportation bond in the amount of \$30,445 has been provided to restore Roswell roads if damaged during hauling of material.

The total cost of the project directly related to the dredging operation and not including already-incurred engineering and design costs is estimated at \$608,875. The applicant is requesting a reimbursement of 50% of the estimated total, or \$304,437.50.



City of Roswell
Mayor and Council
AGENDA ITEM REPORT

ID # - 10235

MEETING DATE: February 9, 2026

DEPARTMENT: Environmental/Public Works

ITEM TYPE: Approval

Approval for the Mayor or City Administrator to accept the Chickering Dredging Assistance Policy Application and required budget amendment with funding source to be identified.

Item Summary:

The Dredging Assistance Policy is a policy to share lake or pond dredging costs (up to 50%, maximum of \$500,000) with the lake or pond owner(s). To qualify, the lake or pond must meet one of the following criteria:

- A drainage area of at least 100 acres, or
- A storage volume of at least 20-acre feet.

If an applicant does not meet one of the above criteria, they may petition Mayor and Council for inclusion.

Chickering HOA is seeking assistance under the Dredging Assistance Policy. The pond has a drainage area of 973 acres and a storage volume of approximately 22 acre-feet. Based on their application, Chickering will be dredging up to 9,000 cubic yards of sediment, which will be hauled offsite. This project provides a stormwater benefit to the City by increasing detention capacity, thereby reducing the burden on the City's downstream stormwater conveyance system.

The Dredging Assistance application for this project was submitted to the Environmental/Public Works department on December 19, 2025, and a Land Disturbance Permit was obtained from Community Development on January 6, 2026. The total dredging cost is \$650,000, and Chickering is seeking 50% reimbursement totaling \$325,000.

Staff recommends approval of the Dredging Assistance Application, with 20% funding for the match.

Committee or Staff Recommendation:

On January 27, 2026 the Public Safety and Public Works Committee recommended placing this Item on the February 9, 2026 Mayor and Council Agenda.

Financial Impact:

Upon approval of the application, 20% match and budget amendment, funding in the amount of \$130,000 will be available in Capital Projects - Fund 350, project 85003 (Dredging Assistance), for reimbursement upon successful completion of the work.

Agenda Item (ID # 10235)

The Approved Budget had a total amount of \$250,000 to contribute to dredging projects. Budget amendment will transfer \$1,775 from General Fund Contingency into this project for a total of \$251,775 in FY 2026.

Presented by:

Brian Watson, P.E., Director of Environmental/Public Works



MEMORANDUM

TO: Brian Watson, Director of Environmental / Public Works

FROM: Erica Koh, Support Services Division Manager

DATE: January 6, 2026

RE: Chickering Lake – Dredging Assistance Application

The Chickering Homeowners' Association submitted an application for dredging assistance to the Environmental/Public Works Department on 12/19/2025. After review of the Dredging Ordinance (Section 24.6), the application submitted by the Chickering Homeowners' Association and the plans for dredging Chickering Lake, the project meets the requirements for dredging assistance.

The dredging of Chickering Lake Stormwater Pond will provide a benefit to the City's stormwater management system by increasing detention capacity and improving water quality. The pond was constructed around 1987 and to the Owner's knowledge, has not been dredged in 30 years. The accumulated sediment has decreased the flood control capacity of the pond and the pond's ability to provide water quality benefits. Removing the accumulated sediment will restore the stormwater pond's flood control capacity, thereby reducing the burden on the City's downstream stormwater conveyance system.

The project meets two of the qualifications required by the Dredging Ordinance, which is a drainage area of greater than 100 acres and design storage of at least 20 acre-feet. The drainage area for Chickering Lake is approximately 973 acres, and the storage volume of the lake is approximately 22 acre-feet. Additionally, the project has received a Land Disturbance Permit (LDP) on 01/06/26. The project involves removing approximately 9,000 cubic yards of sediment from Chickering Lake and hauling off-site to a landfill for disposal. A feasibility study was completed as part of the LDP application indicating on-site disposal was not feasible. Hauling off-site will equate to approximately 900 dump trucks (1,800 trucks round-trip) on Roswell roads. A transportation bond in the amount of \$29,999.96 has been provided to restore Roswell roads if damaged during hauling of material.

Attachment: Chickering Dredging Recommendation (Chickering Dredging Assistance Policy Application)

The total cost of the project directly related to the dredging operation and not including already-incurred engineering and design costs is estimated at \$650,000. The applicant is requesting a reimbursement of 50% of the estimated total, or \$325,000.



City of Roswell
Mayor and Council
AGENDA ITEM REPORT

ID # - 10298

MEETING DATE: February 9, 2026
DEPARTMENT: Mayor and Council
ITEM TYPE: Approval

Consideration of Scope of Work #2 under the Master Services Agreement.

Presented by:

City Administrator Randy Knighton and City Attorney David Davidson



City of Roswell
Mayor and Council
AGENDA ITEM REPORT

ID # - 10290

MEETING DATE: February 9, 2026
DEPARTMENT: City Attorney's Report
ITEM TYPE: Closure

Recommendation to go into Closure at 5:30 PM on Monday, February 23, 2026 to Discuss Personnel, Litigation and Real Estate.

Item Summary:

Recommendation to go into Closure at 5:30 PM on Monday, February 23, 2026 to Discuss Personnel, Litigation and Real Estate.

Presented by:

David Davidson, City Attorney