

**MINUTES OF REGULAR MEETING
COBB COUNTY BOARD OF COMMISSIONERS
OCTOBER 28, 2025
7:00 PM**

The Regular Meeting of the Cobb County Board of Commissioners was held at 7:00 p.m., on Tuesday, October 28, 2025, at the David Hankerson Building, 100 Cherokee Street, Marietta, Georgia, in the Board of Commissioners Meeting Room. Present and comprising a quorum of the Board were:

Chairwoman Lisa Cupid
Commissioner Erick Allen
Commissioner JoAnn Birrell
Commissioner Keli Gambrell
Commissioner Monique Sheffield

CALL TO ORDER

Chairwoman Cupid called the meeting to order at 7:04 p.m.

PRESENTATIONS

1. **To present a proclamation designating November 4 - 11, 2025 as *Green Light for Veterans Week* in Cobb County.**

Commissioner Birrell presented a proclamation designating November 4 - 11, 2025 as *Green Light for Veterans Week* in Cobb County.

2. **To present a proclamation designating October 2025 as *Filipino American History Month (FAHM)* in Cobb County.**

Chairwoman Cupid presented a proclamation designating October 2025 as *Filipino American History Month (FAHM)* in Cobb County.

3. **To present a Certificate of Recognition to Mel Pender in honor of his achievements as an Olympic gold medalist, Bronze Star recipient, and Hall of Fame inductee.**

Commissioner Gambrell presented a Certificate of Recognition to Mel Pender in honor of his achievements as an Olympic gold medalist, Bronze Star recipient, and Hall of Fame inductee.

PUBLIC COMMENT

1. Dave McFarland addressed the Board regarding Dobbins Air Reserve Base.
2. Susan Hampton addressed the Board regarding the appointment of the Chief of Police.
3. Cameron Hoodley addressed the Board regarding CobbLinc.
4. JT Jackson addressed the Board regarding transit.
5. Donald Barth addressed the Board regarding Wreaths Across America and stormwater.
6. Monica Delancy addressed the Board regarding various concerns.
7. Susan Clark addressed the Board regarding election needs and transit.
8. Denny Wilson addressed the Board regarding the City of Mableton.
9. Craig Harfoot addressed the Board regarding stormwater.
10. Hill Wright addressed the Board regarding stormwater.

CONSENT AGENDA

MOTION: Motion by Cupid, second by Allen, to **approve** the following items on the Consent Agenda, *as revised with the exception to Item 6, which was withdrawn from the agenda*; and **authorize** execution of the necessary documents by the appropriate County personnel.

Water System

4. **To approve a construction contract with Crown Retail Services, Inc. for Noonday Creek Water Reclamation Facility Prefabricated Building Replacement, Program No. T1034.**

To **approve** a construction contract with Crown Retail Services, Inc., in the amount of \$55,552.00, for the Noonday Creek Water Reclamation Facility Prefabricated Building Replacement, Program No. T1034; **authorize** the corresponding budget transfers; and **further authorize** the Chairwoman to execute the necessary documents.

Funding is available in the Water System's CIP Budget as follows:

Transfer from:

Noonday Creek Water Reclamation Facility Miscellaneous Improvements

Preliminary Estimates	510-500-5753-8005	T1503-Z	\$55,552.00
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Transfer to:

Noonday Creek Water Reclamation Facility Prefabricated Building Replacement

Construction Expenditures - New Building & Structures	510-500-5753-8125	T1034-C	\$54,552.00
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Contingency	510-500-5753-8810	T1034-T	<u>\$ 1,000.00</u>
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Total			\$55,552.00
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5. **To approve a work order under the FY25 - FY26 Stormwater Management Unit Price Contract with D & H Construction Company for 3651 Tanglewood Drive, Program No. SW2165.**

To **approve** a work order under the FY25 – FY26 Stormwater Management Unit Price Contract with D & H Construction Company, in the amount of \$672,041.37, for 3651 Tanglewood Drive, Program No. SW2165; **authorize** the corresponding budget transaction; and **further authorize** the Chairwoman to execute the necessary documents.

Funding is available in the Water System's CIP Budget as follows:

Transfer from:

Stormwater Multi-Year Budget

Preliminary Estimates	510-500-5758-8005	SW9999-Z	\$672,041.37
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Transfer to:

3651 Tanglewood Drive

Construction	510-500-5758-8260	SW2165-C	\$672,041.37
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6. **Withdrawal of request to approve a Memorandum of Agreement among the Georgia Environmental Finance Authority, Cobb County, and the Cobb County-Marietta Water Authority for the WaterFirst program.**

This item was withdrawn from the agenda.

Transportation

7. **To approve the Airport Capital Improvement Plan annual update for Cobb County International Airport - McCollum Field.**

To **approve** the Airport Capital Improvement Plan annual update for Cobb County International Airport - McCollum Field; **authorize** submission of required grant applications to the State of Georgia for FY26/27/28 projects; and **further authorize** the Airport Division Manager to submit the required FY26/27/28 grant applications on behalf of the Chairwoman.

Support Services Agency

Information Technology Services

8. **To approve Equipment Lease Agreement Number 20251014-00.23 with Novatech, Inc. for lease/rental of twenty-three (23) multifunctional digital copiers pursuant to an existing Master Lease Agreement.**

To **approve** Equipment Lease Agreement Number 20251014-00.23 and accompanying Equipment Schedules with Novatech, Inc. from an existing Master Lease Agreement, in an amount not to exceed \$271,914.05 (60 months of lease/rental payments in FY 2026 - FY 2031) to finance the leasing of twenty-three (23) copiers, which includes three (3) new copiers and replacement of twenty (20) aging copiers in the first quarter of FY 2026; **authorize** the corresponding budget transactions; and **further authorize** the Procurement Director to execute the necessary documents.

Funding for the FY 2026 lease payments is available as follows:

ITS Printing & Records	010-035-0915-6532	(Equipment Lease)	\$74,751.78
Magistrate	279-130-PS07-6532	(Equipment Lease)	\$ 911.94
Senior Services	277-300-F096-10SF-6532	(Equipment Lease)	\$ 877.02
Senior Services	010-300-0070-0091-6532	(Equipment Lease)	\$ 877.02
Senior Services	277-300-F096-10SF-6532	(Equipment Lease)	\$ 498.66
Sheriff	010-210-9240-6532	(Equipment Lease)	\$ 2,073.00
Fire	230-130-1000-6532	(Equipment Lease)	\$ 7,341.42

Facilities Management

9. **To approve a contract with Trane Technologies Company, LLC. for the purchase of five replacement HVAC rooftop units and associated materials for the East Cobb Government Service Center, a capital improvement project.**

To **approve** a contract with Trane Technologies Company, LLC. for the purchase of five HVAC rooftop units and associated materials, in an amount not to exceed \$106,421.66, for the East Cobb Government Service Center, located at 4400 Lower Roswell Road, Marietta, Georgia; **authorize** the corresponding budget transaction; and **further authorize** the Procurement Services Director to execute the necessary documents.

Funding is available in Facilities Management's Capital project budget as follows:

010-110-3640-8435	\$106,421.66
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10. **To authorize the replacement of the five HVAC rooftop units at East Cobb Government Service Center, 4400 Lower Roswell Road, a capital improvement project.**

To **authorize** the replacement of the five HVAC rooftop units, in an amount not to exceed \$131,936.00, by MaxAir Mechanical Inc., at East Cobb Government Service Center, located at 4400 Lower Roswell Road, Marietta, Georgia; **authorize** the corresponding budget transaction; and **further authorize** the Procurement Services Director to execute the necessary documents.

Funding is available in Facilities Management's Capital project budget as follows:

010-110-3640-8435	\$131,936.00
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Public Safety Agency

Emergency Management

11. **To approve a Memorandum of Understanding with Must Ministries, Inc. to provide warming shelter services for the homeless community in Cobb County on designated cold weather days.**

To **approve** the Memorandum of Understanding with Must Ministries to provide warming shelter services for the homeless community in Cobb County on designated cold weather days with a total cost of \$108,000.00; **authorize** any necessary budget transactions; and **further authorize** the Chairwoman to execute the necessary documents.

Funding is available in the EMA FY26 budget:

010-130-0260-6574	(Contributions)	\$108,000.00
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Community Development

12. **To authorize an amnesty period, waiving penalties, interest, and past due occupation taxes for new occupation tax certificate applications, beginning December 1, 2025, and ending January 30, 2026.**

To **authorize** an amnesty period, waiving penalties, interest, and past due occupation taxes for new occupation tax certificate applications, beginning December 1, 2025, and ending January 30, 2026.

13. **To approve an annexation notice of Intent to Object and a Basis of Objection per HB 489 Intergovernmental Agreement and HB 2 regarding a petition for the annexation of a 10.92-acre tract of land located on the northwest side of Powder Springs Road, south of Murray Circle.**

To **approve** an annexation Notice of Intent to Object and Basis of Objection per HB 489 Intergovernmental Agreement and HB 2 regarding a petition for the annexation of a 10.92-acre tract located in Land Lots 261 and 332, 19th District, Parcel 19026100020 located at the northwest side of Powder Springs Road, south of Murray Circle in the City of Marietta. A copy of the Notice of Intent to Object is attached and made a part of these minutes.

Human Resources

14. **To approve an agreement with Safety National Casualty Corporation for Workers' Compensation Excess Insurance coverage, effective October 1, 2025.**

To **approve** an agreement with Safety National Casualty Corporation for Workers' Compensation Excess Insurance coverage, effective October 1, 2025; **authorize** the budget transactions; and **further authorize** the Chairwoman to execute any necessary documents.

Funding is available in the Workers' Compensation Fund. No additional funding is necessary.

Risk and Safety

15. **To authorize all interfund transfers and payments for claims and safety equipment purchases to allow the Risk and Safety Department to reimburse the appropriate departments.**

To **authorize** all interfund transfers for claims and safety equipment purchases, and **further authorize** the Risk and Safety Department to reimburse the appropriate department.

Finance

16. **To adopt a resolution adopting all budget amendments set forth in agenda items on this date.**

To **adopt** a resolution adopting all budget amendments set forth in agenda items on this date. A copy of said resolution is attached and made a part of these minutes.

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County Clerk

17. To approve minutes.

To **approve** the minutes from the following meetings:

- October 13, 2025 - Agenda Work Session
- October 14, 2025 - BOC Regular Meeting
- October 21, 2025 - BOC Zoning Hearing

CONSENT VOTE: **ADOPTED 5-0**, Commissioner Birrell and Commissioner Gambrill opposed to Item 11; Commissioner Gambrill opposed to Item 12

REGULAR AGENDA

County Manager

18. To recommend the appointment of the Chief of Police.

Motion by Cupid, second by Birrell, to **approve** the appointment of Mr. James D. Ferrell as the Chief of Police, effective October 28, 2025.

VOTE: **ADOPTED 5-0**

Transportation

19. To approve a Purchasing Instrument with Computacenter United States, Inc., for Advanced Transportation Management Systems – 2025 Transportation Management Center Infrastructure Technology, Project No. B2515.

Motion by Cupid, second by Allen, to **approve** a Purchasing Instrument with Computacenter United States, Inc., in the amount of \$717,171.22, for Advanced Transportation Management Systems - 2025 Transportation Management Center Infrastructure Technology, Project No. B2515; **authorize** the corresponding budget transaction; and **further authorize** the Chairwoman to execute the necessary documents.

Available in the 2022 SPLOST Transportation Improvements Program Fund, with the following budget transfer:

Transfer from:	348-050-B250-B250-8005-B2510-A	Preliminary Estimate	\$717,171.22
Transfer to:	348-050-B250-B250-8420-B2515-P	Computer Equipment	\$717,171.22

The 2022 Special Purpose Local Option Sales Tax (SPLOST), adopted by the Board of Commissioners on July 14, 2020, provides for capital improvements and anticipated corresponding budget funding to address, inter alia, Traffic Management, Transportation Technology, and Planning.

ATMS - 2025 TMC Infrastructure Technology is an eligible project/program under the Traffic Management, Transportation Technology, and Planning Component of the 2022 SPLOST Transportation Improvements (2022 Cobb SPLOST Renewal, pp. 1, 18). SPLOST funding for Traffic Management, Transportation Technology, and Planning will be used to replace and upgrade the county's traffic signal infrastructure, install traffic signals at locations that satisfy traffic signal warrant(s) as established in the current version of the Manual on Uniform Traffic Control Devices, optimize the operations of the traffic system, improve the county's transportation technology systems, and develop long-and short-term planning strategies.

SPLOST Project Summary as of October 1, 2025: ATMS - 2025 TMC Infrastructure Technology

Budget:	\$0.00	Expended:	\$0.00
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Adjusted SPLOST Project Summary, following requested budget transfer:

Adjusted Budget:	\$717,171.22
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VOTE: **ADOPTED 5-0**

20. **To approve an Intergovernmental Agreement for Maintenance with the Georgia Department of Transportation, and approve Amendment No. 1 to the Cobb Framework Agreement with the Town Center Community Improvement District, for bridge fencing on South Barrett Reliever, Phase 3, State P.I. No. 0013239, Cobb County Project No. X2407.**

Motion by Allen, second by Gambrell, to **approve** an Intergovernmental Agreement for Maintenance with the Georgia Department of Transportation for bridge fencing on South Barrett Reliever, Phase 3, State P.I. No. 0013239, Cobb County Project No. X2407; **approve** Amendment No. 1 to the Cobb Framework Agreement with the Town Center Community Improvement District for said project; and **authorize** the Chairwoman to execute the necessary documents.

VOTE: **ADOPTED 5-0**

21. **To approve a contract with Glosson Enterprises, LLC for West Sandtown Road Sidewalk (South), Project No. B2711, Cobb DOT Contract No. 002310.**

Motion by Gambrill, second by Allen, to **approve** a contract with Glosson Enterprises, LLC, in an amount not to exceed \$646,477.25, for West Sandtown Road Sidewalk (South), Project No. B2711, Cobb DOT Contract No. 002310; **authorize** the corresponding budget transactions; and **further authorize** the Chairwoman to execute the necessary documents.

Available in the 2022 SPLOST Transportation Improvements Program Fund, with the following budget transfer:

Transfer from:	348-050-B270-B270-8005-B2711-C	Preliminary Estimate	\$616,477.25
Transfer to:	348-050-B270-B270-8762-B2711-C	Turnkey Construction	\$616,477.25

The 2022 Special Purpose Local Option Sales Tax (SPLOST), adopted by the Board of Commissioners on July 14, 2020, provides for capital improvements and anticipated corresponding budget funding to address, inter alia, Sidewalk Improvements.

West Sandtown Road Sidewalk (South) is an eligible project/program under the Sidewalk Improvements Component of the 2022 SPLOST Transportation Improvements (2022 Cobb SPLOST Renewal, pp. 1, 16). SPLOST funding for sidewalk improvements will provide construction of sidewalks and other pedestrian improvements, including pedestrian bridges, along roadways in the vicinity of schools, activity centers, multimodal facilities, and other congested areas.

SPLOST Project Summary as of October 1, 2025: West Sandtown Road Sidewalk (South)

Budget:	\$950,000.00	Expended:	\$45,413.20
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Available in the Water System DOT Projects – Relocate Lines Adopted CIP Budget, with the following budget transfers:

Transfer from:	DOT Projects - Relocate Lines		
	510-500-5756-8005-W4069-Z	Preliminary Estimate	\$33,000.00
Transfer to:	Cobb DOT West Sandtown Road Sidewalk (South)		
	510-500-5756-8260-W5103-C	Construction	\$30,000.00
	510-500-5756-8265-W5103-M	Materials and Supplies	\$ 2,000.00
	510-500-5756-8810-W5103-T	Contingency	<u>\$ 1,000.00</u>
		Total:	\$33,000.00

VOTE: **ADOPTED 5-0**

22. **To approve a contract with Ohmshiv Construction, LLC for Pete Shaw Road Sidewalk, Project No. B2732, Cobb DOT Contract No. 002238.**

Motion by Birrell, second by Sheffield, to **approve** a contract with Ohmshiv Construction, LLC, in an amount not to exceed \$2,436,054.25, for Pete Shaw Road Sidewalk, Project No. B2732, Cobb DOT Contract No. 002238; **authorize** the corresponding budget transactions; and **further authorize** the Chairwoman to execute the necessary documents.

Available in the 2022 SPLOST Transportation Improvements Program Fund, with the following budget transfers:

Transfer from:	348-050-B270-B270-8005-B2732-C	Preliminary Estimate	\$1,180,000.00
	348-050-B200-B200-8005-B2000-A	Preliminary Estimate	\$ 352,047.31
	348-050-B230-B230-8005-B2303-A	Preliminary Estimate	\$ 300,000.00
	348-050-B230-B230-8005-B2312-C	Preliminary Estimate	\$ 100,000.00
	348-050-B230-B230-8005-B2312-U	Preliminary Estimate	\$ 100,000.00
	348-050-B270-B270-8005-B2731-R	Preliminary Estimate	\$ 26,000.00
Transfer to:	348-050-B270-B270-8762-B2732-C	Turnkey Construction	\$2,058,047.31

Appropriate revenue previously received in the Public Facility Projects Fund for Commission District 3 Sidewalk Development and interfund transfer funds to the 2022 SPLOST Transportation Improvements Program Fund, as follows:

Increase Revenue:	380-050-4668-4668-4918-TR383-C	Developer Contribution	\$257,388.94
Increase	380-050-4668-4668-6594-TR383-C	Interfund Transfer – Exp.	\$257,388.94
Expenditure			

Increase Revenue:	348-050-B270-B270-4960-B2732-C	Interfund Transfer – Rev.	\$257,388.94
Increase	348-050-B270-B270-8762-B2732-C	Turnkey Construction	\$257,388.94
Expenditure:			

The 2022 Special Purpose Local Option Sales Tax (SPLOST), adopted by the Board of Commissioners on July 14, 2020, provides for capital improvements and anticipated corresponding budget funding to address, inter alia, Sidewalk Improvements.

Pete Shaw Road Sidewalk is an eligible project/program under the Sidewalk Improvements Component of the 2022 SPLOST Transportation Improvements (2022 Cobb SPLOST Renewal, pp. 1, 16). SPLOST funding for sidewalk improvements will provide construction of sidewalks and other pedestrian improvements, including pedestrian bridges, along roadways in the vicinity of schools, activity centers, multimodal facilities, and other congested areas.

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SPLOST Project Summary as of October 1, 2025: Pete Shaw Road Sidewalk

Budget:	\$1,920,306.00	Expended:	\$616,550.74
Adjusted SPLOST Project Summary, following requested budget transfers:			

Adjusted Budget: \$3,055,742.25

Available in the Water System DOT Projects – Relocate Lines Adopted CIP Budget, with the following budget transfers:

Transfer from:	DOT Projects - Relocate Lines		
	510-500-5756-8005-W4069-Z	Preliminary Estimate	\$132,618.00
Transfer to:	Cobb DOT Pete Shaw Road Sidewalk	Improv.	
	510-500-5756-8260-W4487-C	Construction	\$120,618.00
	510-500-5756-8265-W4487-M	Materials and Supplies	\$ 10,000.00
	510-500-5756-8810-W4487-T	Contingency	<u>\$ 2,000.00</u>
		Total:	\$132,618.00

VOTE: ADOPTED 5-0

Support Services Agency

Information Technology Services

23. **To approve a contract with Xerox Corporation (Xerox) for digitization of physical documents for the State Court Clerk's Office, under provisions of a Georgia Technology Authority ("GTA") Agreement. This is a 2022 SPLOST project, Countywide Improvements Program B0010.**

Motion by Cupid, second by Birrell, to **approve** a contract with Xerox Corporation for digitization of physical documents for the State Court Clerk's Office, in an amount not to exceed \$797,000.00, under provisions of GTA Master Services Agreement for Georgia Enterprise Technology Services (GETS) Contract # RFQC # 9800-INF-00000001647; **authorize** a 10% contingency fund in the amount of \$79,700.00; total project amount is \$876,700.00; 2022 SPLOST project B0010; **authorize** the corresponding budget transactions, and **further authorize** the Chairwoman and the Procurement Services Director to execute the necessary documents and any subsequent amendments such as renewals, price changes, etc.

Funding is available in the 2022 SPLOST Countywide Improvements Program Fund with the following budget transfers:

Decrease Expenditure:	348-035-B001-8005-B0010-A	Preliminary Estimates	\$876,700.00
Increase Expenditure:	348-035-B001-8676-B0010-M	Professional Services	\$797,000.00
Increase Expenditure:	348-035-B001-8005-B0010-M	Contingency	\$ 79,700.00

The 2022 Special Purpose Local Option Sales Tax (SPLOST), adopted by the Board of Commissioners on July 14, 2020, provides for capital improvements, and anticipated corresponding budget funding to address, inter alia, Countywide Improvements.

Digitizing Court Documents is an eligible project/program under the 2022 SPLOST. "Improvements to Judicial Technology" is an approved project of the Countywide Improvements Work Program (Cobb County 2022 SPLOST, p. 5) which provides for enhanced efficiencies, and meeting the technology expectations of today's court participants and taxpayers.

2022 SPLOST Project Summary as of October 1, 2025:
Improvements to Judicial Technology B0010

Current Budget:	\$17,500,000.00
Encumbrances:	\$66,827.00
Actual Expenditures:	\$896,304.73
Remaining in Program:	\$16,536,868.27

VOTE: **ADOPTED 5-0**

Facilities Management

24. **To approve the Purchase Agreement with MaxAir Mechanical Inc. for the purchase and installation of the HVAC control system upgrade at 70 Haynes Street, Marietta for Cobb County Superior Court under Facilities Management's 2022 SPLOST project, Program B0914.**

Motion by Allen, second by Gambrill, to **approve** the Purchase Agreement with MaxAir Mechanical Inc. for the purchase and installation of the HVAC controls system upgrade, in an amount not to exceed, \$771,680.00, at 70 Haynes Street, Marietta for Cobb County Superior Court; **authorize** the corresponding budget transaction; and **further authorize** the Procurement Services Director to execute the necessary documents.

Funding is available in the 2022 SPLOST Support Services Facilities Improvement Program Fund with the following transactions:

Decrease Expenditure:	348-110-B091-8005-B0914-A	Preliminary Estimates	\$771,680.00
Increase Expenditure:	348-110-B091-8435-B0914-A	HVAC	\$771,680.00

The Special Purpose Local Option Sales Tax (SPLOST), adopted by the Board of Commissioners on July 14, 2020, provides for capital improvements and anticipated corresponding budget funding to address, inter alia, Facilities Improvements – Interior Rehabilitations.

The HVAC controls system upgrades at the Cobb County Judicial Building is an eligible capital improvement project under the 2022 SPLOST and is an approved project of the Support Services Facilities Improvement Program (Cobb County 2022 SPLOST, p. 42) which provides for the updates of HVAC controls in County facilities to ensure employee and public safety as well as protection of physical assets.

SPLOST Project Summary as of October 1, 2025, B0914 Superior Court HVAC Controls Replacement:

Current Budget:	\$800,000.00
Actual Expenditures:	\$0.00
Encumbrances:	\$0.00
Amount Remaining in the Project:	\$800,000.00

VOTE: ADOPTED 5-0

25. To approve a contract with Trane Technologies Company, LLC. to purchase seven replacement HVAC rooftop units and associated materials at Powder Springs Station, 1150 Powder Springs Street, a 2022 SPLOST Project, Programs B0915 and B09106.

Motion by Gambrill, second by Allen, to **approve** a contract with Trane Technologies Company, LLC. to purchase seven HVAC rooftop units and associated materials, in an amount not to exceed \$535,591.00, at Powder Springs Station, located at 1150 Powder Springs Street, Marietta, Georgia; **authorize** the corresponding budget transactions; and **further authorize** the Procurement Services Director to execute the necessary documents.

Funding is available in the 2022 SPLOST Support Services Facilities Improvement Program Fund with the following transactions:

Decrease Expenditure:	348-110-B091-8005-B0915-A	Preliminary Estimates	\$500,000.00
Increase Expenditure:	348-110-B091-8435-B0915-A	HVAC	\$500,000.00
Decrease Expenditure:	348-110-B091-8005-B09106-A	Preliminary Estimates	\$35,591.00
Increase Expenditure:	348-110-B091-8435-B09106-A	HVAC	\$35,591.00

The Special Purpose Local Option Sales Tax (SPLOST), adopted by the Board of Commissioners on July 14, 2020, provides for capital improvements and anticipated corresponding budget funding to address, inter alia, Facilities Improvements – HVAC Replacements.

HVAC replacement and upgrades is an eligible capital improvement project under the 2022 SPLOST and is an approved project of the Support Services Facilities Improvement Program (Cobb County 2022 SPLOST, p. 42) which provides for the updates of HVAC systems in County facilities to ensure employee and public safety as well as protection of physical assets.

SPLOST Project Summary as of October 1, 2025:

B0915 Powder Springs Station HVAC RTU Replacement:

Current Budget:	\$500,000.00
Actual Expenses:	\$0.00
Encumbrances:	\$0.00
Amount Remaining in the Project:	\$500,000.00

B09106 Various HVAC Equipment Replacement:

Current Budget:	\$250,000.00
Actual Expenses:	\$0.00
Encumbrances:	\$0.00
Amount Remaining in the Project:	\$250,000.00

VOTE: **ADOPTED 5-0**

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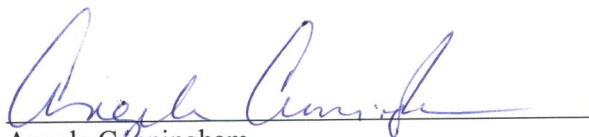
APPOINTMENTS

26. **To announce the appointment of Raymond Goslow to the Transit System Advisory Board.**

Chairwoman Cupid **announced** the appointment of Raymond Goslow to the Transit System Advisory Board for a concurrent term to expire on December 31, 2028. This appointment will fill a vacant post.

ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

A handwritten signature in blue ink, appearing to read 'Angela Cunningham', is written over a horizontal line.

Angela Cunningham
Deputy County Clerk
Cobb County Board of Commissioners

Resolution

COBB COUNTY BOARD OF COMMISSIONERS

RESOLUTION

ADOPTING ALL BUDGET AMENDMENTS SET
FORTH IN AGENDA ITEMS ON THIS DATE

WHEREAS, Georgia Law, O.C.G.A. § 36-81-3 (b), requires each unit of government to operate under an annual balanced budget adopted by ordinance or resolution; and

WHEREAS, Cobb County Code 2-49 provides for revisions to the adopted budget during the year only by formal action of the commission in a regular meeting; and

WHEREAS, in official opinion date February 24, 1999, the Attorney General of the State of Georgia concluded that all amendments to the budgets of local government must be adopted by ordinance or resolution;

NOW, THEREFORE, BE IT RESOLVED the Cobb County Board of Commissioners does hereby adopt all such budget amendments as are set forth in agenda items which are adopted by the Board of Commissioners without change this date, as well as other such budget amendments as shall be specifically detailed in motions adopted by the Board of Commissioners this date.

This 28th of October 2025



COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

Jessica Guinn, AICP
Director

P.O. Box 649
Marietta, GA 30061-0649
Phone (770) 528-2128 Fax: (770) 528-2126
jessica.guinn@cobbcounty.org

CERTIFIED MAIL
7020 0090 0000 6545 4349

October 10, 2025

The Honorable R. Steve Tumlin., Jr
Mayor
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section, Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Notice of Intent to Object.

Dear Mayor Tumlin:

We are in receipt of the above-referenced annexation and rezoning request. Please accept this response to the annexation proposal for 10.92 acres on the northwest side of Powder Springs Road, just south of Murray Circle. The subject property is currently zoned R-20 and is within an area identified as Low Density Residential (LDR) according to the Cobb County Future Land Use Map. The applicant is proposing to rezone the property to PRD-SF. The subject property has the required contiguity for annexation via unincorporated federally owned property and annexing it would not result in the creation of an unincorporated island. Additionally, there are no Cobb County-owned facilities or infrastructure located on the subject property. This tract of land is currently wooded and undeveloped with a portion of the boundary limits abutting the Joanne P. Stratton Cobb County Public Library. The applicants' request submitted with this annexation application to PRD-SF (Planned Residential) proposes 60 single-family homes on 10.92 acres, resulting in a density of 5.49 units per acre (upa) with a minimum lot size of 3000 square feet per lot.

According to Exhibit "A" in the HB 489 agreement, the PRD-SF zoning district is an unobjectionable zoning district in the LDR category; however, 5.49 units per acre exceeds the maximum allowable density of 3 units per acre. Also, the approval of variances for the reduced individual lot size will not comply with the annexing municipality's minimum size requirements. Staff is also concerned with an incorporated island with a future land use intensity that differs substantially from the existing uses suggested for the property by the county's comprehensive plan. Staff looks forward to discussing these differences in the future.

Therefore, since the proposed development does not conform to Exhibit "A" in the HB 489 agreement, this letter serves as the County's **intent to object** to the proposed annexation.

Reference No.

116

Re: Petition for Annexation— Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section, Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Notice of Intent to Object.

In accordance with O.C.G.A. § 36-36-113, Cobb County intends to object to this annexation on the basis that it would create a material increase in burden upon the county directly related to the following:

1. The proposed change in zoning; and
2. Proposed increase in density.

In summary, please accept this letter as the County's formal **notice of intent to object** to the proposed annexation. We welcome the opportunity to negotiate the details of this matter in an informal setting. We hope that the City will work with the applicant to modify the application so that it is compliant with the terms of the Intergovernmental Agreement and state law. Please see the comments attached from other Cobb County departments. If you have questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at 770-528-2199.

Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section, Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Notice of Intent to Object.

Sincerely,

Lisa Cupid, Chair

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Bill Burton, City Manager- Via Email
Sara Ciccone, Planning & Zoning Administrator, City of Marietta– Via E-Mail
Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail

Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section, Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Notice of Intent to Object.

[signature page continued]

Sincerely,

Keli A. Gambrell

Keli Gambrell, District 1 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Bill Burton, City Manager- Via Email
Sara Ciccone, Planning & Zoning Administrator, City of Marietta– Via E-Mail
Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail

Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section, Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Notice of Intent to Object.

[signature page continued]

Sincerely,



Erick Allen, District 2 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Bill Burton, City Manager- Via Email
Sara Ciccone, Planning & Zoning Administrator, City of Marietta– Via E-Mail
Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail

Re: Petition for Annexation– Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section, Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Notice of Intent to Object.

[signature page continued]

Sincerely,

A handwritten signature in blue ink that reads "JoAnn K. Birrell". The signature is written in a cursive style with a horizontal line underneath the name.

JoAnn K. Birrell, District 3 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Bill Burton, City Manager- Via Email
Sara Ciccone, Planning & Zoning Administrator, City of Marietta– Via E-Mail
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Re: Petition for Annexation— Land Lots 260, 261, 19th District, Parcels 19026100020 2nd Section, Northwestern side of Powder Springs Road, south of Murray Cir , Cobb County, Georgia; Notice of Intent to Object.

[signature page continued]

Sincerely,



Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
James Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Bill Burton, City Manager- Via Email
Sara Ciccone, Planning & Zoning Administrator, City of Marietta– Via E-Mail
Shelby Little, Planning and Zoning Manager, City of Marietta– Via E-Mail

County Staff Comments and Recommendations

**Powder Springs Rd near Murry Circle
City of Marietta**

Water System- Christopher Duggan

Water service for the proposed annexed properties will be provided by the existing CCWS water mains in Powder Springs Rd. Wastewater for the parcel will be treated at the South Cobb WRF, where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements. Because CCWS will continue to own and maintain water and sewer facilities in public rights-of-way and public easements, there would be no infrastructure loss.

Planning- Historic Preservation-Mandy Elliott

The property is located near Kennesaw Mountain Battlefield Park and therefore Civil War earthworks are possibly located on the property. No official archaeology study has been completed on the property.

Cobb County Fire Marshal's Office-Rock Toler

No comments.

GIS- Brad Gordon

No comments

Stormwater Management- Andrew Heath

Cobb Stormwater Management originally had several comments concerning controlling and managing the stormwater runoff from the previously proposed 40-unit single-family RSL development. The current proposal for 60-units at 5.49 units-per-acre is more intense. Stormwater Management comments from the previous Zoning Case Z-86 of 2006 envisioned several measures to elevate the onsite stormwater management requirements to provide greater protection for downstream properties. It is recommended that similar, elevated measures be designed and employed at this proposed development to achieve similar protection for the downstream property owners and watershed.

County Staff Comments and Recommendations

Powder Springs Rd near Murry Circle
City of Marietta

Cobb DOT-Wilson Collins

DOT has reviewed the City of Marietta annexation case. Upon annexation, all surface maintenance responsibilities, including asphalt, pavement markings, signage, and mowing within this area and outside of SR-360, will transfer to the City.

Code Enforcement- Brent Farrell

No comment

Cemetery Preservation Committee- Helga Hong

No comment.

Development and Inspections (Site Plan Review)- Dave Griffith

No comment.

Annexation ID#: ANN_2025_012

Stormwater Management Comments

The following Stormwater Management comments pertain to the previous Cobb County Zoning Case Z-86 of 2006. These comments are included for reference in the present Annexation request and describe the elevated requirements which were deemed appropriate by Cobb County to protect the downstream properties and watershed.

APPLICANT: Maude Development, LLC

PETITION NO.: Z-86

PRESENT ZONING: R-20

PETITION FOR: RSL

DRAINAGE COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Ward Creek FLOOD HAZARD INFO: Zone X

- ☐ FEMA Designated 100 year Floodplain Flood.
☐ Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
☒ Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
☐ Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: ☐ YES ☐ NO ☒ POSSIBLY, NOT VERIFIED

Location: _____

- ☐ The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

- ☐ Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
☐ Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
☐ Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
☐ Georgia DNR Variance may be required to work in 25 foot streambank buffers.
☐ County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- ☒ Potential or Known drainage problems exist for developments downstream from this site.
☒ Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
☒ Minimize runoff into public roads.
☒ Minimize the effect of concentrated stormwater discharges onto adjacent properties.
☐ Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
☐ Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
☐ Lake Study needed to document sediment levels.
☒ Stormwater discharges through an established residential neighborhood downstream.
☒ Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream stormdrainage system.

APPLICANT: **Maude Development, LLC**

PETITION NO.: **Z-86**

PRESENT ZONING: **R-20**

PETITION FOR: **RSL**

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- ☐ Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- ☒ Submit all proposed site improvements to Plan Review.
- ☐ Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- ☐ Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- ☐ Existing facility.
- ☒ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- ☐ Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- ☒ Calculate and provide % impervious of project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- ☒ No Stormwater controls shown.
- ☐ Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- ☐ No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

1. Approximately 2/3 of site discharges directly to the Kennesaw Mountain National Battlefield Park to the west. The remaining 1/3 of the site drains through the adjacent Elizabeth Acres S/D to the north.
2. Due to the fact that the Stormwater Management Division has drainage complaints on file along Murray Circle in the Elizabeth Acres S/D, all improved site area runoff must be intercepted and not allowed to bypass into Elizabeth Acres.
3. No stormwater management has been provided to meet detention and water quality requirements for this site. Waiver of these requirements will require an easement agreement from the National Park Service. Since the NPS has denied these requests in other portions of the County, it is likely that the site plan will need to be revised to provide an onsite stormwater management facility.
4. The extensive existing tree stand and undergrowth provide significant air/water quality, soil stabilization and storm flow mitigation benefits for this watershed. Construction of this project will eliminate the vast majority of this vegetation and increase pavement, storm runoff and non-point source pollution. To compensate, the First Flush Water Quality Best Management Practice Requirements must be elevated to the 1.5-inch rainfall event and each larger storm discharge controlled not to exceed the allowable discharge of the next lower, more frequent storm event (ie. 5-year storm event released at 2-year rate; 10-year event at 5-year rate; etc. to 100-year event at 50-year rate).

Annexation Location Map

September 2025

19th District
Land Lots: 261, 262,
331, 332
Parcels: 19026100020

Acreage: ≈ 10.41

Legend

- De/Annexations
- Acworth
- Austell
- Kennesaw
- Mableton
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Parcels
- Kennesaw Mtn. National Battlefield

