



**City Council - Regular Session
The Chambers at City Center**

**8534 Main Street, Woodstock GA
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***Hearing Assistance Available Upon Request**

AGENDA

Monday, September 14, 2026

**City Council - Regular Session
7:00 PM**

ITEM 1. MEETING CALLED TO ORDER

7:00 PM Meeting called to order at The Chambers at City Center,
8534 Main Street, Woodstock, GA.

ITEM 2. RECOGNITION OF GUESTS AND VISITORS

1. **Proclamation - America the Entrepreneurial Day 2026** (Michael Caldwell)
2. **Proclamation - Childhood Cancer Awareness Month** (Michael Caldwell)
3. **Proclamation - Respect for Firefighters Week** (Michael Caldwell)
4. **Recognition of Promotions in Fire** (Shane Dobson)
 - Master Firefighter David Sargenski Promoted to Sergeant
 - Master Firefighter Nick Young Promoted to Sergeant
 - Master Firefighter Keith Delorme Promoted to Sergeant
5. **Recognition of Promotion in Police** (Roland Castro)
 - Lieutenant Robert Johnson Promoted to Captain
6. **Recognition of Award - Government Finance Officers Association (GFOA)
Certificate of Achievement for Excellence in Financial Reporting - 32nd
Consecutive Year** (Michael Caldwell)

ITEM 3. APPOINTMENTS/OATH OF OFFICE

1. **Oath of Office - Deputy Police Chief Todd Hood** (Michael Caldwell)

ITEM 4. ANNOUNCEMENTS

1. **Announcements** (Colin Ake)
Join the Woodstock Police Department on Tuesday, October 6th from 5 to 8 pm for
National Night Out at the Woodstock Arts Event Green. Meet local public safety

agencies and connect with your neighbors for an evening of fun.

The Cobb New Horizons Symphonic Band will perform in the Northside Hospital Cherokee Amphitheater on Friday, September 25th at 7:30 p.m. Bring your picnic basket and enjoy a relaxing evening out on the lawn. Admission is free.

ITEM 5. MEETING DECORUM

ITEM 6. PUBLIC COMMENT

ITEM 7. CONSENT AGENDA

1. Approve Alcohol License - Dhakal Brothers, LLC dba Gyro Aegean Grill (Melissa Sigmund)

Tapobal Dhakal has applied to the City of Woodstock on behalf of Dhakal Brothers, LLC dba Gyro Aegean Grill for on-premise consumption with Sunday sale of distilled spirits, malt beverages, and wine at a restaurant located at 9770 Main Street, within the city limits of Woodstock. Dhakal Brothers LLC dba Gyro Aegean Grill is owned by Uday Dhakal, Tapobal Dhakal, Jun Maya Khatri, and Biraj Dhakal. The registered agent will be Biraj Dhakal.

2. Approve MAJBA JE 22051 to Reallocate TSPLOST I Project Funds to the Reeves Street Connection Project (Jeremy Parker)

Request for approval of MAJBA JE 22051 to reallocate T-SPLOST funds from the Paden Street project to the Reeves Street Connection project. Due to right-of way acquisition delays on Paden Street, funds are requested to be redirected to Reeves Street, which is nearly ready for construction. Additional funds beyond the initial estimate are required to cover expanded engineering costs, construction, and other City expenses, including street lighting, asbestos survey and abatement, Rectangular Rapid Flashing Beacons (RRFBs), and site testing. Right-of-way acquisition and engineering for the Reeves Street are almost complete, and the project will soon be ready for bid.

3. Approve Change Order 1 and Related MAJBA JE 22141 for Main Street at Elm Pedestrian Intersection Improvement Project (Jeremy Parker)

Request approval of Change Order 1 (CO 1) and the related MAJBA JE 22141 for additional funding for the Main Street at Elm Street Intersection Improvement contract with R & B Developer. Construction required increased quantities of asphalt, tack coat, and concrete sidewalk, along with an added stormwater inlet and temporary thermoplastic crosswalk striping. MAJBA JE 22141 reallocates SPLOST VII funds from the Sidewalk and Trail Improvement projects to cover this expanded scope.

4. Approve Development and Funding Agreement with Toll Southeast LP Company, Inc. (Chris Luly)

Request for approval of a development and funding agreement with Toll Southeast LP Company, Inc. for infrastructure improvement work. The agreement assigns funding and construction responsibilities for roadway and intersection improvements along Barnesdale Terrace and the intersection of Barnesdale Terrace and Main Street. Work includes engineering and constructing a traffic signal, improving roadway width and surfacing and constructing other roadway and pedestrian improvements associated with a proposed residential development.

5. Ratify Purchase of Previously Completed Acquisition of Right-of-Way and Easements Associated with Parcel 4 - Market Street Extension (Chris Luly)

Request for approval to ratify the purchase of previously completed acquisition of 12,930.00 square feet of fee simple right of way, 583.23 square feet of permanent easement and 6,600.62 square feet of temporary easement from Parcel 4 for the Market

Street Extension project.

6. **Ratify Purchase of Previously Completed Acquisition of Right-of-Way and Easements Associated with Parcel 7 - Rope Mill Road Trail and Stormwater Improvements** (Chris Luly)
Request for approval to ratify the purchase of the previously completed acquisition of 3,953.00 square feet of fee simple right of way and 7,866.98 square feet of temporary easement from Parcel 7 - Rope Mill Road Trail and Stormwater Improvement project.
7. **Approve Resolution No. 2026-016 - Cable and Video Franchise Fee Rate Adoption** (Ron Shelby)
Request for approval to adopt Resolution No. 2026-016 for the establishment of a franchise fee applicable to holders of cable and video franchises issued by the State of Georgia.
8. **Approve Road Closure Request - Claremore Manor Street** (Coty Thigpen)
Request for approval of partial road closure for a community event to be held on Saturday, October 3, 2026. They are requesting to close the portion of Barnett Street from the front of the landscaped island to the pool from 5:00 p.m. to 10:00 p.m.
9. **Approve Proposal For Long-Term Monitoring of Watershed Assessment Area** (Jeremy Parker)
Request for approval of a proposal with RINDT to perform mandatory monitoring and reporting activities to meet annual requirements and maintain permit compliance.
10. **Approve FY 2026 Fiscal Year End Budget Amendments** (Ron Shelby)
Request for approval of FYE 2026 budget amendments as presented. This is to close out the FY 2026 budgets prior to audit. This is an annual requirement of the State of Georgia to close the budget to actual revenues/expenditures. Final budget amendment(s) will be brought back to Council, if necessary, after the audit is complete and audit entries, if any, have been posted.
11. **Approve Amendment to the Council Policy Manual - Administration and Government Chapter - Section 000-0002 Civility Code** (Robyn Adams)
Request for approval of an amendment to the Council Policy Manual under Administration and Government. Revisions to Section 000-0002 Civility Code (Item #5) as identified in the redline document included in the agenda packet.
12. **Approve Contract with Baker Tilly - Comprehensive Water and Sewer Rate Analysis** (Coty Thigpen)
Request for approval of a contract between Baker Tilly and the City of Woodstock to conduct a comprehensive water and sewer rate analysis.

ITEM 8. PUBLIC HEARING

1. **Consideration of Approval to Adopt Resolution No. 2026-017 Amending the Fee Schedule - Chapter 7.0 Water, Sewer, and Stormwater - Sections 7.1.1, 7.1.3, and 7.1.4** (Robyn Adams)
Request for approval to adopt Resolution No. 2026-017 to formally amend the Fee Schedule - Chapter 7 Water, Sewer, and Stormwater, Section 7.0 Water, Sewer Rates and Charges and Stormwater Fees, Sections 7.1.1 Commodity Charges, 7.1.3 Connection and System Development Charges (Water), and 7.1.4 Connection and System Development Charges (Wastewater). The changes were approved as part of the FY 27 Budget at the June 8, 2026 Council Meeting.

ITEM 9. NEW BUSINESS

1. **Discussion of Bridge Aesthetic Addition to Ridgewalk DDI Project** (Coty Thigpen)
Discussion to obtain Council feedback on the proposed addition of a bridge aesthetic to the Ridgewalk Diverging Diamond Interchange project.

ITEM 10. OLD BUSINESS

1. **Consideration of Z#167-26 & CUP#94-26, Reagan & Ridgewalk - The Pitch (Vote)** (Melissa Sigmund)
Request for approval of a Zone Map Amendment, Conditional Use Permit (CUP), and Variances to allow for the construction of a ± 12.81 acre mixed-use development located at the southeast corner of Reagan Street and Ridgewalk Parkway (Z#166-25, CUP#094-26) that would include up to approximately 26,000 sf of commercial uses, a soccer stadium for semi-professional/professional soccer teams, and a maximum of 236 multi-family rental units. The application seeks to rezone the property from NC to GC-VMU and requests a Conditional Use Permit to allow multi-family rental units and to allow the residential units to be located on the ground floor of buildings within the development. Associated Variances are requested to the development standards of the LDO for the amounts and locations of provided parking. This item was originally heard at the April 27, 2026 City Council meeting and tabled to allow the applicant to provide additional information to the City Council for use in their determination. The item was tabled again at the August 10, 2026 meeting to allow all Council members to be in attendance for the discussion and action. All attachments from the August 10, 2026 item have been included.

ITEM 11. MINUTES APPROVAL

1. **Consideration of Approval to Adopt Council Meeting Minutes - August 24, 2026** (Robyn Adams)

ITEM 12. DEPARTMENTAL REPORTS

1. **Parks And Recreation Monthly Report (July & August 2026)** (Brian Borden)

ITEM 13. MAYOR AND COUNCIL COMMENTS

ITEM 14. CITY MANAGER AND STAFF COMMENTS

ITEM 15. EXECUTIVE SESSION - Personnel, Litigation, Real Estate

ITEM 16. FINAL ADJOURNMENT