

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
February 4, 2025 Following Work Session
Page 1 of 15

Meeting of the Sandy Springs City Council was held on February 4, 2025 Following Work Session, Mayor Rusty Paul presiding.

I. Call to Order

Mayor Rusty Paul called the meeting to order at 6:50 p.m.

II. Roll Call and General Announcements

Members Present: Mayor Rusty Paul, Councilmember John Paulson, Councilmember Melody Kelley, Councilmember Melissa Mular, Councilmember Jody Reichel, Councilmember Tibby DeJulio, Councilmember Andrew Bauman

III. Pledge of Allegiance

Mayor Rusty Paul led the Pledge of Allegiance.

IV. Public Comment

1. **Bill, Griffith, 9580 Roberts Drive, Atlanta - Roberts Drive Speeding**

V. Approval of Meeting Agenda

Motion and vote. A motion was made by **Councilmember Tibby DeJulio**, seconded by **Councilmember John Paulson**, to approve the meeting agenda. The motion carried by unanimous vote.

VI. Consent Agenda

Motion and vote. A motion was made by **Councilmember Jody Reichel**, seconded by **Councilmember Melissa Mular**, to approve the consent agenda. The motion carried by unanimous vote.

A. 2025-029 Meeting Minutes

January 21, 2025 City Council Work Session

January 21, 2025 City Council Meeting

- B. 2025-030** Request for Mayor and City Council Consideration of Acceptance of an Agreement to Dedicate Permanent Easement for Construction and Maintenance of Slopes on Property Located at 14 Mt. Paran Road in Land Lot 120 of the 17th District, Fulton County, City of Sandy Springs, Georgia (Tax ID# 17-0120-0001-037-0); S2-185 Lake Forrest Drive Sidewalk Improvements Project – City Limits to Mount Paran Road

Resolution No. 2025-02-015

- C. 2025-031** Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase Fee Simple Right of Way Related to Property Located at 651 Hammond Drive in Land Lot 37 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0037-0001-005-9) in Relation to the S2-193 Hammond Drive Widening Project

Resolution No. 2025-02-016

VII. Presentations

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
February 4, 2025 Following Work Session
Page 2 of 15

There were no presentations.

VIII. Public Hearing

A. 2025-032 ABL# 111272

Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for Mexico Lindo Sandy Springs LLC located at 7870 Roswell Rd, Sandy Springs GA 30350. Applicant is Oscar J Lopez-Gonzalez for Consumption on the Premises Wine, Malt & Distilled Spirits

Tammie Edwards, Financial Services Revenue Supervisor, presented a recommendation to approve Alcoholic Beverage License Application for Mexico Lindo Sandy Springs LLC for / 7870 Roswell Rd, Sandy Springs GA 30350. Applicant is Oscar J Lopez-Gonzalez for Consumption on the Premises Wine, Malt & Distilled Spirits.

This is a Change of ownership for Consumption on the Premises Wine, Malt & Distilled Spirits. The business is located at 7870 Roswell Rd, Sandy Springs GA 30350. The applicant Oscar J Lopez-Gonzalez submitted a completed application on November 26, 2024, and passed the background investigation. Staff has reviewed this application and recommends approval.

There being no public comment, **Mayor Rusty Paul** closed the public hearing.

Motion and vote. A motion was made by **Councilmember Melody Kelley**, seconded by **Councilmember John Paulson**, to approve Alcoholic Beverage License Application for Mexico Lindo Sandy Springs LLC for / 7870 Roswell Rd, Sandy Springs GA 30350. Applicant is Oscar J Lopez-Gonzalez for Consumption on the Premises Wine, Malt & Distilled Spirits.

Councilmember Kelley asked do alcoholic beverage license applications have to be renewed annually at a cost to the owners?

Financial Services Revenue Supervisor Edwards said renewals with background checks are done annually.

Councilmember Kelley asked how much is the late fee if there is one?

Financial Services Revenue Supervisor Edwards said if the business does not renew between November 15 and December 15, there is a 10% late fee. After December 15, there is a new application process.

Councilmember Kelley said that is not a flat rate. What does that depend on?

Toni Carlisle, Chief Financial Officer, said it depends on whatever the tax amount is.

Councilmember Jody Reichel said Mexico Lindo was packed a couple weeks ago when I visited. Everyone was having a great time and the food was good. Everybody should go.

Councilmember Kelley said I was also there a couple weeks ago and the food was good.

Vote on the motion. The motion carried by unanimous vote.

IX. New Business

- A. **2025-033** Request for Mayor and City Council Consideration a Resolution to Approve a Contract Award to AtkinsRéalis USA Inc. for Construction Engineering and Inspection Services for the City of Sandy Springs’ Portion of the PATH 400 Multiuse Trail Extension Project and to Authorize the City Manager to Execute the Contract

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to approve a contract award to AtkinsRéalis USA Inc. for construction engineering and inspection services for the City of Sandy Springs’ Portion of the PATH 400 Multiuse Trail Extension Project and to authorize the City Manager to execute the contract.

The construction contract for the PATH 400 Multi Use Trail Extension (Segments 1 and 3), was approved by Mayor and City Council on May 21, 2024 in the amount of \$20,150,923.94. The contractor was provided Notice to Proceed on January 6, 2025 with a project construction duration of three (3) years. Given the large scope of this Project and the large scale of transportation construction projects currently underway, additional construction inspection support is necessary. Additionally, the Project construction is being partially funded with federal funds from the Federal Highway Administration (“FHWA”) through the Georgia Department of Transportation (“GDOT”) and, as such, subject to additional requirements, including compliance with the Brooks Act for procurement. The additional construction inspection support will be needed to ensure that this Project is completed successfully and in accordance with the FHWA regulations.

City Staff advertised its Request for Qualifications (“RFQ”) No. 24-062 on June 19, 2024. This RFQ followed GDOT Procurement Policy and issued the multiphase advertisement. Phase I Statement of Qualifications were due on July 26, 2024. Staff received Statements of Qualification from three (3) consultants, and the Statements of Qualifications were reviewed by Staff and scored using quality-based criteria. Based on the qualification review, each of the three (3) consultants were invited to submit the Phase II Technical Approaches, which commenced on August 26, 2024. The solicitation closed on September 16, 2024.

The following is a list of the three (3) consultants who submitted proposals:

1. ATKINSREALIS USA INC. d/b/a Atkins North America
2. Atlas Technical Consultants LLC
3. BCC Engineering, LLC d/b/a Heath & Lineback

Proposals were evaluated by a committee of four (4) Staff members:

- Allen Johnson, TSPLOST Program Manager
- John Daniels, TSPLOST Construction Manager
- Maggie Grant, CIP Project Manager
- Ko Seo, CIP Project Manager

CRITERIA	DESCRIPTION	POINTS
PHASE I		

Project Manager, Key Team Leader(s), Key Team Member(s) and Prime's Experience and Qualifications	1. Construction Project Manager education, registration, relevant engineering experience, relevant project management experience, experience in utilizing GDOT specific processes, manuals, or guidance. 2. Key Team Leaders' education, registration, relevant technical experience, and relevant experience in utilizing GDOT specific processes, manuals, or guidance. 3. Key Team Member's education, registration, relevant construction engineering, or inspection experience, experience in providing construction or inspection based training, and relevant experience in utilizing GDOT specific processes, manuals or guidance. 4. Prime Consultant's experience delivering on-call contracts, managing multiple projects of similar complexity, size, scope and function, and experience managing internal and sub-consultant resources to adequately staff projects on an as-needed basis	400
Additional Resources and Challenges	1. Identify and provide a description of additional resources, excluding the Construction Project Manager, Key Team Leaders, and Key Team Members used to the on-call contract. 2. Describe how the additional resources identified will help achieve CEI performance measures. 3. Ability to move/balance/reallocate resources within assigned area.	200
PHASE II Technical Approach	1. Special or unique qualifications for delivering the Scope of Work. 2. Management of funds and appropriate staff types and levels. 3. Detailed plan for adjusting resources allocation, if necessitated by a reduced or increased construction work plan. 4. Firm's detailed approach to assist the City in meeting Performance Measures including, but not limited to, project closeout, asphalt smoothness, bridge steel deck cover, and completing construction projects within budget and on schedule. 5. Firm's recruitment and retention plan. 6. Types of reviews the firm will conduct to ensure the firm is in compliance with Scope of Services.	300

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
February 4, 2025 Following Work Session
Page 5 of 15

	7. Proposed quality control/quality assurance procedures. 8. Ability to gather resources in the contract area, knowledge of the contract area, and ability to move, balance, and reallocate resources within the contract area. 9. Ability to manage project from Field Plan Review through project closeout.
Past Performances	Considered information provided via references provided for relevant projects, knowledge any selection committee member has of performance on relevant projects, and performance evaluations or knowledge presented on City and GDOT projects. The Selection Committee will consider all factors in their totality and score from 0 to 10 when arriving at a final score for the Past Performance.

Proposal Scoring by the evaluation committee for the three (3) firms were as follows:

OFFEROR	Phase I		Phase 2		Total Score	Consensus Ranking
	Experience and Qualifications	Resources Availability Workload Capacity	Technical and Approach- Suitability	Past Performance		
ATKINSREALIS USA INC.	300	150	225	100	775	1
Atlas Technical Consultants LLC	200	150	150	75	575	2
BCC Engineering LLC d/b/a Heath & Lineback	100	150	225	50	525	3

Based upon the review and scoring by Staff and additional requested information to include a scope and a fee proposal, Staff recommends that the City award the CEI contract for the S2121 PATH 400 Multi Use Trail Extension Project to Atkins. The current negotiated fee provided by Atkins is \$1,489,000.00. Adequate funds have been budgeted and allocated to fund the CEI utilizing federal funds through the Georgia Department of Transportation (80%), with the balance of the funds being provided by the TSPLOST 2021 (20% local match).

Motion and vote. A motion was made by **Councilmember Andy Bauman**, seconded by **Councilmember Jody Reichel**, to approve a contract award to AtkinsRéalis USA Inc. for construction engineering and inspection services for the City of Sandy Springs' Portion of the PATH 400 Multiuse Trail Extension Project and to authorize the City Manager to execute the contract.

Councilmember Bauman said that is a big gap in qualifications and sometimes they are close. You must feel strongly about Atkins.

Public Works Director Martin said in considering resumes, we had the opportunity to work with someone on the Atkins proposed team while they were an employee with GDOT several years ago. They assisted us well and gave us good guidance in navigating through a complicated disadvantage business enterprise issue at the time.

Councilmember Bauman asked is this contract award for inspection engineering services such as quality control going according to plan?

Public Works Director Martin said that is correct.

Councilmember Bauman asked for more information.

Public Works Director Martin said first, there is compliance with plans and standards that is important, and all inspection staff demonstrated strong experience in their resumés. Along with that, especially on construction, we will meet several other compliance hurdles such as with the Davis-Bacon wage rates, and having to document it, interview correctly, meet the guidelines, and more. They will orchestrate with the work of another other consultant, material testing and certification, as a part of the project. Also, there are fairly rigorous inspection standards for all Federal Highway Administration (FHWA) projects that must be captured by a material testing consultant, and then documented so that it satisfies the needs of Georgia Department of Transportation (GDOT) and FHWA for audit. As well, there is compliance with the Disadvantaged Business Enterprise (DBE) program which has its own special set of rules and compliance standards. One member on the team demonstrated strong experience on that, which is another place where we have needed help before.

Councilmember Bauman said these are professional services and the City's share is 20%.

Public Works Director Martin said that is correct.

Councilmember Bauman asked at \$1,500,000, is this priced at an hourly estimate?

Public Works Director Martin said this is for a span of three years with a varying amount of time based on the skill sets required. For instance, the compliance specialist with DBE programs is not a full time presence, and we will need a monthly overview of key reports that go along with that. Whereas, we will want the lead inspector there every day, and augmented with one of the City's staff a to ensure coverage on the project throughout the duration.

Councilmember Tibby DeJulio asked what is a disadvantaged business enterprise?

Public Works Director Martin said with federal programs administered by GDOT and across FHWA, there are classes of companies that get a competitive status, and you are required to include participation for those companies on construction projects. In this case, the FHWA had a requirement of about 10% of DBE participating subcontractors in this particular work, and there was a standard format to measure their progress and ensure they qualified and enrolled in the program. The City has done this with other projects, and with the magnitude of this project, we needed extra support.

Mayor Paul said DBE categories include minority-owned, women-owned, and veteran-owned businesses. They are required by the FHWA based on an act of Congress that the City has to follow. This may be the most important contract Council approves, besides the contractor themselves. Years ago, the City had to return money to GDOT because the contractors used did not follow all the rules, and it cost

the City money. This contract will ensure the City is complying, and that does not happen again.

Councilmember Reichel asked for more information about the gap near the PATH 400 construction.

Public Works Director Martin said there is an area called segment II and it is one gap. It is still unfunded. We are in active discussion with the Atlanta Regional Commission (ARC) and GDOT about potential funding sources to assist the City in funding that remaining gap in construction. There is no final decisions and we are in active discussions now.

Vote on the motion. The motion carried by unanimous vote.

Resolution No. 2025-02-017

- B. **2025-034** Request for Mayor and City Council Consideration of a Resolution to Approve the North Springs MARTA Corridor LCI Plan

Michele McIntosh-Ross, Planning & Zoning Manager, presented a recommendation to approve the North Springs MARTA Corridor LCI Plan.

The City was awarded a Livable Centers Initiative (LCI) grant from the Atlanta Regional Commission (ARC) to conduct a transportation planning study for the Peachtree Dunwoody Road corridor, from Abernathy Road to Spalding Drive, and to conduct a transit-oriented development (TOD) study for the North Springs MARTA Station. The City's 2017 Next Ten Comprehensive Plan (Next Ten), the 2022 5-year Update of the Next Ten, and the City's 2021 Transportation Master Plan (TMP) identified Peachtree Dunwoody Road as a project to be "transform[ed] ... into a multimodal urban boulevard and greenway" with "beautiful, pedestrian-friendly streetscapes". The Next Ten also prioritizes appropriate "higher-density, transit-oriented growth around MARTA stations".

In early 2024, the City retained the professional consulting services of Nelson Nygaard to oversee the planning process, along with Perkins & Will for urban design services, Perez Planning + Design for park planning, and Bae for the economic analysis. These firms worked with the City's staff planning team, MARTA, The Perimeter Community Improvement District (PCID), and the community to establish the vision and identify the appropriate projects, policies, and programs to bring the vision into fruition.

The North Springs MARTA Corridor LCI Study kicked off in March of 2024 with focus group meetings and a site visit to assess the area. Public engagement opportunities included two (2) in-person public open houses, a design charrette, two (2) series of pop-up events at the MARTA Station, three (3) online engagement activities, stakeholder discussions with commercial property owners, business owners, MARTA riders, residents, and North Springs High School students in the area. The feedback gathered from these events informed the recommendations for the Peachtree Dunwoody Road and MARTA station area concepts.

The Draft North Springs MARTA Corridor LCI Study was presented to the Mayor and City Council at the December 17, 2024 work session, and to the Planning Commission as a work session item on December 18, 2024. The Plan provides an urban design concept plan and an action plan, with policies and programs that are meant to meet the vision and goals identified in the Plan, and to guide the future development of the North Springs MARTA site and the configuration of Peachtree Dunwoody Road. Results from the final community survey showed favorable reviews for all recommendations within the

Plan.

The project cost totaled \$250,000 with the City being responsible for 20% (\$50,000) and the Atlanta Regional Commission paying the remaining 80% (\$200,000) per the Livable Centers Initiative (LCI) grant agreement.

Motion and vote. A motion was made by **Councilmember Jody Reichel**, seconded by **Councilmember Melissa Mular**, to approve the North Springs MARTA Corridor LCI Plan.

Councilmember Reichel asked can the City do one project without doing the other?

Planning & Zoning Manager McIntosh-Ross said that is correct for the MARTA site versus the Corridor project.

Councilmember Reichel said it is my understanding that the MARTA site is years away.

Planning & Zoning Manager McIntosh-Ross said that is correct.

Councilmember Reichel asked how does that work as their website shows they already have three stations? The Lindergh station was impressive. How do they decide they will start the project?

Planning & Zoning Manager McIntosh-Ross said they will let the City know. They also have a Planning Department that prioritizes the stations in their system that they would want to move forward with a TOD. There is also another route where developers may approach MARTA for particular sites that may be developed on a schedule that was not on their plan.

Councilmember Reichel asked is it on their scheduled plan now?

Planning & Zoning Manager McIntosh-Ross said no.

Councilmember Mular asked will the Corridor be a new upcoming TSPLOST project?

Planning & Zoning Manager McIntosh-Ross said yes.

Councilmember Mular asked will it happen this year or the next?

Planning & Zoning Manager McIntosh-Ross said it will probably not be next year. As an LCI area, the City can tap into all the transportation funding for LCI designated communities.

Vote on the motion. The motion carried by unanimous vote.

Resolution No. 2025-02-018

- C. **2025-035** Request for Mayor and City Council Consideration of a Resolution to Approve a Contract with the Georgia Environmental Protection Division of the Department of Natural Resources for the FY23 Section 319(h) Nonpoint Source Implementation Grant and to Authorize the City Manager to Execute the Contract

Brent Walker, Director of Recreation and Parks, and John Boudreau, Senior Technical Manager, AtkinsRéalis presented a recommendation to approve a contract with the Georgia Environmental Protection Division of the Department of Natural Resources for the FY23 Section 319(h) Nonpoint Source Implementation Grant and to authorize the City Manager to execute the contract.

The Abernathy Greenway South is a 14-acre park that spans across three blocks. The widening of Abernathy Road caused dramatic changes to the drainage patterns that now exerts additional pressure on the tributary to Marsh Creek that runs along the southern property edge. The existing drainage structures are overwhelmed with sedimentation and erosion. While there is little vegetation in the stream buffer, it is mostly composed of invasive plant species. The stream itself is impacted by high peak flows and siltation.

The City retained the services of Atkins Realis USA, Inc. to develop a new master plan that was presented to Mayor and City Council in 2023 and has since furthered this design into construction documents that will soon enter the permitting phase. It includes several strategies to improve the stream corridor health through bioretention (rain gardens), streambank stabilization, and in-stream structures. These improvements are a priority as they are necessary for the proper functioning of the space as a public park. The project will focus on the middle and eastern sections of the Park, from Long Acres Drive to Wright Road and Wright Road to the Sandy Springs Village shopping center.

The Section 319(h) Georgia's Nonpoint Source Implementation Grant is federally funded and disbursed by the Georgia Environmental Protection Division ("GAEPD") of the Department of Natural Resources. The grants are intended to implement the State's Nonpoint Source Management Plan by financially aiding municipalities to design and/or implement specific projects. Eligible projects include green infrastructure, watershed hydrology restoration and water quality monitoring. The Marsh Creek Bioretention Park and the Nancy Creek restoration at Windsor Meadows Park are both recipients of a 319(h) Grant.

The City has requested federal funding in the amount of \$400,000 with required local match of \$1,510,000 for a total Project amount of \$1,910,000 for a portion of the Abernathy Greenway South Improvements Project. After the original grant submittal, the City increased the budget for the Project to include additional greenway improvements on the east side of Wright Road. Estimated total Project costs for the middle and eastern sections (as detailed above) total approximately \$3,900,000. Mayor and City Council previously approved application to this grant. The City is now eligible to receive the 319(h) Grant, and no additional dedication of funds would be necessary on the City's behalf for this portion of the Project. \$3,606,811 is currently available in Capital Project Account # P0002.

Motion and vote. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Melody Kelley**, to approve a contract with the Georgia Environmental Protection Division of the Department of Natural Resources for the FY23 Section 319(h) Nonpoint Source Implementation Grant and to authorize the City Manager to execute the contract.

Councilmember Mular asked did the City purchase any stream bank credits with the project as with others?

Director of Recreation and Parks Walker said no.

AtkinsRéalis Senior Technical Manager Boudreau said the stream is being restored and there is no need to purchase them.

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
February 4, 2025 Following Work Session
Page 10 of 15

Councilmember John Paulson said Fulton County is responsible for relocating a thousand feet of sanitary line from the streambank. When they relocate the pipe and restore the area where the pipe was, are they going to make the final area consistent with the already existing plans?

AtkinsRéalis Senior Technical Manager Boudreau said we have prepared the plans, but who will pay for the cost for the sewer line relocation is still in process. The county plans to have discussions about that.

Councilmember Paulson said if they are going to remove the pipe and replace it, they should at least grade the area they leave behind consistent with the City's drawings.

Mayor Paul said it will probably be suggested that if the City pays Fulton County to remove their sewer line, they will comply with our plans.

AtkinsRéalis Senior Technical Manager Boudreau said we will have follow-up meetings with Fulton County, and discuss whether the sewer line would be incorporated with the overall Greenway plans, and to have it done by the contractor also doing the Greenway improvements.

Councilmember Paulson said that is a great idea, and the City is not in the sewer business.

Mayor Paul said the county's position would be the City's sewer line is fine where it is, and the City must pay to move it.

Councilmember Paulson said they are not compelled to do this with or without the City.

AtkinsRéalis Senior Technical Manager Boudreau said part of the issue is that the existing sewer line is in the bed of the creek and it is a sixty year old line. Some areas have less than a foot of cover over the existing clay pipe, and services about ten houses. It is in everyone's best interest to address the sewer line prior to construction.

Mayor Paul said there will be a point of negotiation.

Councilmember Jody Reichel asked is the City doing this project and spending \$4,000,000 so that people can run on the trail? If many plants were put there, would there still be a need to spend \$4,000,000?

AtkinsRéalis Senior Technical Manager Boudreau said probably the biggest improvements with the cost are the stormwater mitigation measures to stabilize the site. There is significant erosion occurring now, and it is more than the trail itself. There are water quality measures and additional planting that will be done along the north part of the trail between Abernathy Road, and where all the water is coming off the slope to prevent the trail from completely washing out.

Councilmember Reichel said you can run along Abernathy and I do it every day. It seems like \$4,000,000 is a lot of money to spend on that short amount of trail.

Director of Recreation and Parks Walker said this is more of a streambank stabilization project with a trail along it. The trail is a secondary component to what we are trying to accomplish through the stormwater mitigation efforts, to mitigate the erosion and improve the stormwater quality.

Councilmember Reichel asked if there was not a trail, would this project still need to be done?

Director of Recreation and Parks Walker said yes, at some measure.

AtkinsRéalis Senior Technical Manager Boudreau said in addition, the \$400,000 grant is part of the \$4,000,000.

Councilmember Reichel said it is a lot of money to spend and I would like to know the cost without the trail. How long is the trail?

AtkinsRéalis Senior Technical Manager Boudreau said it is several thousand feet. We can provide that cost to Council.

Councilmember Reichel said it would be different if you could not run along Abernathy Road.

AtkinsRéalis Senior Technical Manager Boudreau said the bulk of the cost is in the stormwater mitigation measures that are being addressed, as well as the reconstruction of the stream. The trail will need to be redone because it is washed out over the Greenway area. If you look at the stream itself, in some areas there is less than a foot of bank, and the flooding in stream is coming out of the streambank, and flooding the Greenway. We assessed the existing streams to see where the problem areas are on the stream, and redesigned the stream to address the flooding. There will be rock and plant material brought in.

Councilmember Melissa Mular asked how long have we been discussing this?

Director of Recreation and Parks Walker said discussions were happening before I started with the City.

Councilmember Mular asked has this been presented to Council multiple times?

Director of Recreation and Parks Walker said yes, that is my understanding.

Councilmember Mular said my understanding is that we are in this deteriorated situation because the focus was on the beautiful North Greenway Park. Attention and care in the planning and design was not done, and not sure maintenance was done. Is this correct?

Director of Recreation and Parks Walker said yes.

AtkinsRéalis Senior Technical Manager Boudreau said in 2007, I did the master plan for both sides of Abernathy Park. We also prepared construction drawings for the north side, and did that project in early 2000. At that time, we hoped the south side could also be addressed as some of these issues were present then. There were interim improvements made, and unfortunately some did not address the storm water coming off of Abernathy Road, and deterioration happened over time. We are hopeful that we can move forward with these improvements and stabilize the area, and make it just as accessible and beautiful as the north side.

Councilmember Mular said there is a significant amount of water that comes down off Abernathy and washing the trail. This is not just about running, but the usability of the area, and more importantly properly addressing the stormwater flow we get off the road.

AtkinsRéalis Senior Technical Manager Boudreau said that is correct.

Councilmember Andy Bauman asked what assurances do you offer that the functionality of this project will be as promised when it is done, and we will not be back in a few years with another large mitigation project?

AtkinsRéalis Senior Technical Manager Boudreau said we are addressing the water issue the way it should be addressed through a number of measures indicated. It is managing the outlet controls coming off of Abernathy Road and putting those into rain gardens, and taking out the sediment that is coming off the road so that it does not get down to the creek. We have also looked at the existing hydrology of the creek and made the design recommendations to have the water better maintained within the existing streambanks. Also, maintenance issues will be addressed over time in the existing rain gardens that have been proposed. We think it is a considerable effort that we are making to improve the overall quality of the area.

Councilmember Bauman said we are not a city with an overabundance of green space, including for passive use. Some of the lower usage now has to do with the condition of it. When we opened it, there was good use. We are keeping a promise to the community that we have been making for many years, and this would be an integral part of the Abernathy corridor for the many residents that live in the area. The project looks great. It is expensive but glad we are getting a grant. I intend to keep this promise.

Mayor Paul said we have had a lot of conversation about this project with the adjoining neighborhood. The water issue is important to them, as much the recreational part of it. The water is polluting the stream and creating problems downstream. We have to be able to control this. When we did the north side of Abernathy, it came down to how much money we had left over to do the southside. We did not have the money to do it and did not put in the thinking and the resources into that. It was more to get it done and come back later, and now it is later.

Councilmember Reichel said to clarify, I do not disagree with this project. I am saying that is a short stretch. If it is a difference between \$1,000,000 and \$4,000,000, I am curious about putting green space. I do not see a lot of people over there and I also run there almost every day. I have not seen a lot of storm issues and have been able to run fine. I am just trying to figure out about the short trail.

Vote on the motion. The motion carried by unanimous vote.

Resolution No. 2025-02-019

X. Reports

A. 2025-036 Mayor and Council Report

Mayor Rusty Paul said several members attended the 2025 Cities United Summit this past weekend with the Georgia Municipal Association (GMA), and it is always worthwhile. It is good several councilmembers took classes to learn about city operations. I was involved in three different events. I am on the Board of Directors, Legislative Policy Council (LPC), and this year I am Chair on the Transportation Policy Council. They were successful meetings and culminating on Monday morning when all city officials came to the Capitol, and we talked to our legislators about the issues that are on our minds. It was an opportunity to reinforce with our legislative delegation the issues we had, and it is good they remembered the conversation.

Also, through the United States Conference of Mayors (USCM), I met with Federation Internationale de Football Association (FIFA), the soccer group. The FIFA World Cup will be coming, and will have two phases starting in 2025. Visit Sandy Springs is working diligently to get them to use Sandy Springs' facilities. It is an opportunity to expose this facility, particularly to a global business community, because there will be a lot of business people here. It is akin to if you go to the Braves Stadium on a baseball night. There are many people in the stadium, but as many people outside. They expect eight matches in 2026 at Mercedes-Benz Stadium, and about two-hundred thousand people in metro Atlanta for each game. We will know in December 2025 who the matches are going to be. **William (Bill) Haggett, Executive Director of the Performing Arts Center** and **Adam Berrios, Hospitality & Tourism Executive Director** will work together to develop a plan to bring the consulate community into this facility so that they get familiar with it, and when they suddenly get deluged with six months' notice before the first match, and are looking for facilities to hold corporate events, this facility will be at the top. We have a marketing plan that is in process of being developed with opportunity for the City of Sandy Springs to showcase this to a global audience. The City has been working on this for almost a year when it was known that the World Cup was coming. Visit Sandy Springs is getting ready to ensure the City's hotels and this facility are prepared.

Councilmember Andy Bauman said the recurring theme from discussions with legislators and GMA is short term rentals and party house. I would like for the City's needs to be heard. **Mayor Paul** what conversations have you had, and they are having at GMA? Are they adopting a policy on short-term rentals?

Mayor Paul said during the policy procedures at GMA this past summer, we have had a standing policy for several years supporting our position on managing party houses. The challenge we have is the Georgia General Assembly still has a large number of rural legislators who do not perceive our problems the way the City perceives them. They are very strong property right people who believe that if it is your house, you can rent it anyone you want, and local governments should not be involved in regulating that process. They City has had a problem. In the last two sessions, there have been bills to take away the City's ability to regulate short-term rentals.

Councilmember Bauman said it is the same problem with GMA. They are a collection of five hundred thirty nine cities with about five hundred thirty nine votes. Is our vote the same as a city with a population of two hundred seventy five?

Mayor Paul said it is not that clearcut. The people who showed up voted.

Councilmember Bauman said we have to deal with the reality of a large state and the rural aspect, but there are issues that come up. We know that in October, November and December, bow hunting comes up. Throughout the year, particularly when we get into the warmer months, rental houses come up. Our role in GMA is to make sure that we advocate for our issues. I appreciate that work that GMA does, but at times there are issues related to the metro area that are not being fairly represented in the outcome of the policy. I take issue with some of the policies that are in GMA and we need to fight. If the weight of the Council needs to be put behind some of these issues, count me in.

Mayor Paul said a lot of the participation is self-initiated and you just have to show up.

Councilmember Bauman asked do you have to be on the Council?

Mayor Paul said you can volunteer to be on any of the committees. GMA looks at Global issues and not

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
February 4, 2025 Following Work Session
Page 14 of 15

those that are unique to the City. They leave it up to the city to advocate for their policies, for example bow hunting. There is no interest because they do not want five-hundred thirty-nine, plus another one hundred fifty-nine different policies governing.

Councilmember Bauman said that is good to know and I intend to do it. I have some issues with the public safety policy and some others, but I appreciate your service there and the good work GMA does.

This Saturday is the ARTBEAT program where the Sandy Springs Art Foundation brings in several hundred students from the City's middle and high schools to perform in choir, band, dance, and display arts. It is a great program. It also doubles as a fundraiser through the Sandy Springs Art Foundation where money is raised and goes directly to the schools, and many of us have contributed. The Sandy Springs Art Foundation was going to apply to the City's nonprofit program that we hoped to have rolled out in the fall, but was pushed back. They were encouraged to apply, but missed the deadline. The City also missed an opportunity to attach its name to a program that is going to bring hundreds of families into our facility. It is a free program to the community and many who do not come into this facility. I hope we find a way to do this and other programs, and attach our name and be meaningful presenting partners. Before this facility was built, there were conversations that to do this beautiful city, it had to open to the public, and especially to our schools. It is, but we have more opportunity. I hope that in our upcoming Retreat and policy decisions, we have a robust conversation about our partnership programs, and how to get the most out of them, for some great opportunities that the community and City have in doing that.

Lastly, between now and our next meeting, there will be another public hearing a week from tonight for Spalding Drive Elementary School at the North Fulton Annex. Everybody has been involved in that effort. We have to flip one more vote to Spalding Drive. That community deserves it and have done an amazing job.

Councilmember Melissa Mular said **Councilmember Melody Kelley** and I attended the GMA meeting and we both took courses in economic development and municipal law. Also, I am excited to achieve my certificate of recognition.

B. 2025-037 Staff Reports

There were no staff reports.

XI. Executive Session

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to recess from regular order and enter executive session for the purposes of real estate and litigation discussion. The motion carried by unanimous vote.

Passed Yes 6, No 0, Abstained 0

Yeas: John Paulson, Melody Kelley, Melissa Mular, Jody Reichel, Tibby DeJulio, Andrew Bauman

Nays: None

The Executive Session began at 7:51 p.m.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to adjourn the executive session and return to regular order. The motion carried by unanimous vote.

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
February 4, 2025 Following Work Session
Page 15 of 15

Passed Yes 6, No 0, Abstained 0

Yeas: John Paulson, Melody Kelley, Melissa Mular, Jody Reichel, Tibby DeJulio, Andrew Bauman

Nays: None

The Executive Session ended at 8:42 p.m.

XII. Adjournment

Motion and vote. A motion was made by **Councilmember Tibby DeJulio**, seconded by **Councilmember John Paulson**, to adjourn the meeting. The motion carried by unanimous vote.

The meeting adjourned at 8:42 p.m.