

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
March 18, 2025 Following Work Session
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Meeting of the Sandy Springs City Council was held on March 18, 2025 Following Work Session, Mayor Rusty Paul presiding.

I. Call to Order

Mayor Rusty Paul called the meeting to order at 6:46 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 Andrew Bauman

Members Absent: Councilmember Tibby DeJulio

III. Pledge of Allegiance

Mayor Rusty Paul led the Pledge of Allegiance.

IV. Public Comment

1. **Alexander Somer, 1503 Treelodge Parkway, Sandy Springs - School Lunch**
2. **Bill Griffith, 9580 Roberts Drive, Sandy Springs - Roberts Drive Speeding**

V. Approval of Meeting Agenda

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Jody Reichel**, 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. 2025-058 Meeting Minutes**
March 4, 2025 City Council Work Session
March 4, 2025 City Council Meeting

VII. Presentations

There were no presentations.

VIII. Public Hearing

- A. 2025-059 Request for Mayor and City Council to Conduct a Public Hearing on the 2025 Community Development Block Grant Annual Action Plan**

Michele McIntosh-Ross, Planning & Zoning Manager, presented a recommendation to conduct a public hearing on the 2025 Community Development Block Grant Annual Action Plan.

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The CDBG Consolidated Plan is carried out through Annual Action Plans (AAP), which provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

In 2025, Staff will continue working on the implementation of the South Roswell Road Multiyear Sidewalk Project, specifically the area south of Interstate 285 (Phase III), and other projects as determined, and begin the design for the Hope Road Sidewalk Project. Residents can offer input on this project at the public hearing, as well as other needs in their community relative to the CDBG Program.

The Annual Action Plan will be presented for adoption at the May 6, 2025, City Council meeting. Additional information is available for the public at <https://www.sandyspringsga.gov/community-development-block-grant>. This is an announcement and no action is by Council is needed.

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

IX. New Business

- A. **2025-060** Request for Mayor and City Council to Approve Contract Award to GS Construction, Inc. to Construct the 5030 High Point Road Drainage Improvement 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 GS Construction, Inc. to construct the 5030 High Point Road Drainage Improvement Project and to authorize the City Manager to execute the contract.

In 2023, the City of Sandy Springs (the “City”) engaged a consultant to develop plans to correct deficiencies in the stormwater system under High Point Road near the properties located at 5030 High Point Road, 5042 High Point Road, and 5055 High Point Road, as well as 1010 Highpoint Walk. The Project scope consists of:

- Reconfiguring the existing stormwater system with new reinforced concrete pipe
- Replacing two (2) double wing catch basins
- Installing two (2) concrete headwalls on either side of the embankment
- Installing outlet protection at the downstream headwall
- Re-grading the shoulder and slopes of the embankments
- Reconstructing sidewalk, curbing, and handrail
- Repaving roadway with black integral colored concrete

To advance the Project, the City issued an Invitation to Bid (“ITB”) 25-026 on December 18, 2024, seeking bids from qualified contractors to construct the Project. A non-mandatory pre-bid meeting was held on January 8, 2025. Bids from six (6) contractors were received prior to the February 21, 2025 due date. The bid from N.S.E.W. Inc. was considered non-responsive since N.S.E.W. Inc. is not a Georgia Department of Transportation prime-prequalified contractor. Bid results were as follows:

Bidder	Bid
N.S.E.W. Inc. (non-responsive)	\$283,787.09
GS Construction, Inc.	\$285,439.00

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Blount Construction Company, Inc.	\$439,549.04
HD Excavations & Utilities LLC	\$480,011.18
Vertical Earth, Inc.	\$470,352.82
Site Engineering, Inc.	\$535,790.20

The engineer's cost estimate for the work was \$215,800.00.

Upon review of the bids, City Staff recommends that contract award be made to the lowest most responsible and responsive bidder, GS Construction, Inc. in the amount of \$285,439.00.

Motion and second. A motion was made by **Councilmember Andy Bauman**, seconded by **Councilmember John Paulson**, to approve a contract award to GS Construction, Inc. to construct the 5030 High Point Road Drainage Improvement Project and to authorize the City Manager to execute the contract.

Councilmember Paulson asked is a pipe being replaced with new concrete pipe?

Public Works Director Martin said yes. The corrugated pipe was significantly deteriorated as it has aged and will be replaced with reinforced concrete pipe.

Councilmember Paulson asked is it possible to spincast the pipe to save money?

Public Works Director Martin said we often spincast when a pipe deteriorates over time, but not in this case.

Councilmember Bauman said thank you **Councilmember Paulson** for contributing your knowledge on these cases over the years. It is a pleasure to continue to learn, and I anticipate the questions on these matters.

Councilmember Paulson said if there are any other questions please let me know.

Councilmember Melissa Mular said some of the estimates seem higher than the City's engineer. Vertical Earth has done a lot of projects for the City. Do you have any insight into the differences and why the estimates seem higher?

Public Works Director Martin said it is a challenging place to work. There is traffic control involved and a portion of the roadway will be closed when working on adjacent properties as well. The nature of the work is the conditions surrounding the nature of the work. For example, the location and challenges with traffic there would cause prices to go up.

Councilmember Mular asked are you concerned about that?

Public Works Director Martin said we did not have the best estimate to start off. In our experience, GS Construction, Inc. has given us a good price for the work they do and are competent. They have done a lot of utility work in the City and are familiar with the processes and challenges here.

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

Resolution No. 2025-03-030

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- B. **2025-061** Request for Mayor and City Council Consideration to Approve Contract Award to United Land Services, LLC for Interstate 285 and GA 400 Mowing 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 United Land Services, LLC for Interstate 285 and GA 400 mowing and to authorize the City Manager to execute the contract.

This contract provides for the maintenance of the right-of-way on both the northbound and southbound shoulders of GA 400, as well as along the eastbound and westbound shoulders of Interstate 285 at various accessible locations. The Contractor will be responsible for weed and grass control within the right of way and debris removal to ensure a well-maintained aesthetic.

Seeking a qualified contractor to perform right of way shoulder mowing and maintenance on Interstate 285 and GA 400, the City issued an Invitation to Bid (“ITB”) 25-019 for the work on November 6, 2024. The ITB requested the bidding contractors’ price per mowing season (April 1 through October 31, 15 mowings) for all mowing areas within the contract limits. A pre-bid conference was held on November 18, 2024. One addendum was posted on December 4, 2024. The following ten (10) bids were received prior to the December 10, 2024 deadline:

Firm	Total Bid
United Land Services, LLC,	\$103,950.95
Georgia Green Grounds Care, LLC	\$126,375.00
Mariani Enterprises, Inc.	\$196,425.00
5P Land Management, LLC	\$197,400.00
Tri Scapes, LLC	\$199,585.95
Pro Cutters Lawnsapes, Inc.	\$207,075.00
Russell Landscape, Group, Inc.	\$208,920.00
Yellowstone Landscape, Southeast, LLC	\$216,135.00
Mowing Solutions Inc.	\$451,200.00
J4 Logistic Services, LLC	Withdrew

The bids received were evaluated by staff. Based on review and analysis, Staff recommends that the City award a contract to United Land Services, LLC, the lowest, most responsive and responsible bidder. Since the amount of the award is for the remainder of the current fiscal year and also dependent upon areas of both Georgia 400 and Interstate 285 currently available to mow, the requested award amount is \$34,854.47.

Section to be mowed	Cost per mow	Number of FY 25 mows	Total Cost
A	\$ 531.80	7	\$ 3,722.60
B	\$ 538.20	7	\$ 3,767.40
C	\$ 561.00	7	\$ 3,927.00
D	\$ 553.93	7	\$ 3,877.51
E	\$ 378.20	7	\$ 2,647.40
F	\$ 577.87	7	\$ 4,045.09

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H	\$	601.07	7	\$	4,207.49
I	\$	603.47	7	\$	4,224.29
J	\$	633.67	7	\$	4,435.69
Total cost for FY25 \$					34,854.47

This contract has the option to renew for four (4) additional one-year periods contingent upon annual appropriation of funds by the City of Sandy Springs Council.

Motion and second. A motion was made by **Councilmember Melody Kelley**, seconded by **Councilmember Melissa Mular**, to approve a contract award to United Land Services, LLC for Interstate 285 and GA 400 mowing and to authorize the City Manager to execute the contract.

Councilmember Melody Kelley asked what does the difference between the \$34,854.47 and the \$103,950.95 amounts mean?

Public Works Director Martin said that is the amount of work the contractor can provide to the City between now and the end of this fiscal year. It is the summation of all areas times the available mowings.

Councilmember Kelley asked what does the \$34,854.47 represent?

Public Works Director Martin said that is the price for the remainder of this fiscal year ending June.

Councilmember John Paulson said this a state highway and an interstate highway. Why is the City mowing this?

Public Works Director Martin said several years ago, the City entered into a right-of-way maintenance agreement with the Georgia Department of Transportation (GDOT), primarily based on the frequency of mowing provided by GDOT was less than the City's desired aesthetic standard. The City entered into an agreement and it encompassed SR-400 and I-285, as well as some aspects of maintenance and repair on Roswell Road.

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

Resolution No. 2025-03-031

X. Reports

A. 2025-062 Mayor and Council Report

Mayor Rusty Paul said there was an opportunity for me to speak during the Board of Appeals and Planning Commission Retreat last week, and there was good exchange of information. Both boards are effective and members take their jobs seriously.

Another highlight was the opening day of Youth Sports on Saturday. I was asked to sing the national anthem and enjoyed it.

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Tossed Out Treasures was this past weekend and it is a great event. It takes months of planning and there are three days of the sale. I salute the Sandy Springs Society. It is exhausting, but it is great work and a highlight of the year. The proceeds will support a lot of charitable and nonprofit organizations around the City.

This week I signed a proclamation for a St. Patrick's Day event in the City on Saturday. The Hibernian Society will be here. Hopefully people will come out for this.

Eden Freeman, City Manager. and I attended a meeting of the North Fulton mayors with **Fulton County Sheriff Patrick Labat** to discuss the North Fulton jail situation, and whether it can be kept open. Sheriff Labat is concerned about the costs to maintain the old Alpharetta jail and employ his personnel appropriately. It is a big deal for a lot of North Fulton and less important for Sandy Springs, because the City has arrangements elsewhere. There was a lot of interesting and intense conversation about whether his existing personnel are being properly deployed for what is most important. Some mayors, including me, did not always agree with the Sheriff's conclusions. There is another meeting to further consider that conversation, and go deeper into what each city in North Fulton wants to do. I will be there to listen and learn. I am glad that **Chief Kenneth DeSimone** and **City Manager Freeman** have some arrangements with other jurisdictions that have worked for the City of Sandy Springs.

B. 2025-063 Staff Reports

1. January 2025 Unaudited Financials

Toni Carlisle, Chief Financial Officer, reviewed the January 2025 unaudited financials.

The City is at 58.33% of the year. Revenues are at 76.24% % and expenditures are at 50.67% of the budget. The \$9,000,000 increase from last month is primarily due to local option sales tax, interest revenue, business licenses, and property taxes. Expenditures are shown in the packet and each department is managing according to the approved budget. The financial report also includes information on cash balances, interest income breakdown, Local Option Sales Tax (LOST) collections for 2021 to 2025, TSPLOST projects, capital projects, and Public Facilities Authority (PFA) detail.

XI. Executive Session

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Jody Reichel**, 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 5, No 0, Abstained 0

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

Nays: None

The Executive Session began at 7:15 p.m.

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

Passed Yes 5, No 0, Abstained 0

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

Nays: None

The Executive Session ended at 9:06 p.m.

XII. Adjournment

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

The meeting adjourned at 9:06 p.m.