

Meeting of the Sandy Springs City Council was held on July 15, 2025 Following Work Session, Mayor Rusty Paul presiding.

I. **Call to Order**

Mayor Rusty Paul called the meeting to order at 6:43 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. **Faith Benda, 9 Westfair Court NE, Atlanta** - Mismanagement of Hawthorne Gates apartments with overflowing trash in dumpster, leak on the sidewalk, dog poop bags in tennis court area, scattered water bottles and overflowing trash. An eyesore & health issue in community next door. EJ9
2. **Bill Griffith, 9580 Roberts Drive, Atlanta** - Roberts Drive Speeding
3. **Jane Kelley, 4590 Windsor Park Place, Sandy Springs** - Abernathy Arts Center
4. **Alton Conway, 1007 W Nancy Creek, Sandy Springs** - Praise the Police for Job Well Done
5. **Cheri Morris, 4940 Long Island Drive, Sandy Springs** - Modular Art Building

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 John Paulson**, to approve the consent agenda with the removal of executive session. The motion carried by unanimous vote.

A. **2025-126 Meeting Minutes**

June 17, 2025 City Council Work Session
June 17, 2025 City Council Meeting
June 30, 2025 City Council Special Called Meeting

- B. **2025-127 Request for Mayor and City Council to Approve Acceptance of a Permanent Easement For the Construction of Sidewalk from Snehal and Falguni Dalal on Property Located at 5655 Whitner Drive in Land Lot 134 of the 17th District, Fulton County, City of Sandy Springs, Georgia (Tax ID# 17-0134-LL-029-3)**

Resolution No. 2025-07-088

- C. **2025-128** Request for Mayor and City Council to Approve Acceptance of an Agreement to Purchase Fee Simple Right of Way from Dillard Worthington Corporation, a Georgia Corporation, on that Certain Tract of Land Located at 4674 Roswell Road, (Tax ID #17-0094-0002-061-1), Land Lot 94 of the 17th District, City of Sandy Springs, Fulton County, Georgia

Resolution No. 2025-07-089

- D. **2025-129** Request for Mayor and City Council to Approve Acceptance of a Temporary Construction Easement from Andrea R. Farmer and Kevin M. Farmer on Property Located at 355 West Spalding Drive in Land Lot 74 of the 17th District, City of Sandy Springs (Tax ID# 17-0074-0002-007-8); for the 395 West Spalding Drive Stormwater Project

Resolution No. 2025-07-090

- E. **2025-130** Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement Related to Property Located at 510 Hilderbrand Drive in Land Lot 70 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0071-0002-060-0) in Relation to the S2193 Hammond Drive Widening Project

Resolution No. 2025-07-091

VII. Presentations

There were no presentations.

VIII. Public Hearing

- A. **2025-131** Request for Mayor and City Council Consideration to Approve the 2024 Community Development Block Grant Consolidated Annual Performance and Evaluation Report Draft

Michele McIntosh-Ross, Planning & Zoning Manager, presented a recommendation to Approve the 2024 Community Development Block Grant Consolidated Annual Performance and Evaluation Report Draft.

The Consolidated Plan is designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the Community Planning and Development (CPD) formula block grant program: Community Development Block Grant (CDBG) Program.

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
July 15, 2025 Following Work Session
Page 3 of 27

The Consolidated Plan is carried out through Annual Action Plans, which provide 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. Grantees report on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER was made available on the City website on July 15, 2025, for public comment until the CAPER's proposed adoption date of September 16, 2025.

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

No Council action is needed.

- B. 2025-132** Request for Mayor and City Council Consideration 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.

The CDBG Consolidated Plan is carried out through Annual Action Plans, which provide 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.

The Annual Action Plan was presented and adopted at the May 20, 2025, City Council meeting, but the annual award amount was not received before the advertisement was published. HUD requested that staff publish a second advertisement for public comment to allow citizen participation with the known annual award amount, which is \$485,216.

Additional information is available at: <https://www.sandyspringsga.gov/community-development-block-grant>.

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

No Council action is needed.

- C. 2025-133** U-24-4 301 Johnson Ferry Road. Request for a Conditional Use Permit to Allow for a Columbarium to be Placed at an Existing Place of Worship campus in the RE-2 Zoning District

Michele McIntosh-Ross, Planning & Zoning Manager, presented a recommendation for a Conditional Use Permit to Allow for a Columbarium to be Placed at an Existing Place of Worship campus in the RE-2 Zoning District.

The Applicant requests a Conditional Use Permit to allow for a columbarium to be placed at an existing Place of Worship campus in the RE-2 zoning district.

A columbarium is a structure with niches where funeral urns may be stored. The Church does not already have a cemetery or facilities for the final resting place for its members. The application seeks to amend conditions of zoning from the previous 2018 Use Permit (U08-012) to allow for a columbarium structure.

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
July 15, 2025 Following Work Session
Page 4 of 27

Staff's listed conditions included those that were a part of the previous Use Permit, and to add columbarium structures to the accessories uses, make edits to the screening requirements with the recommendation for landscaping and fencing where feasible. Plus, compliance with State and Federal code related to cemetery and funeral services; and to develop substantially similar to the 4/22/2025 site plan.

Mayor Rusty Paul opened the public hearing.

Support

1. Jordan Edwards, Applicant, 4062 Peachtree Road NE, Atlanta

Mayor Rusty Paul closed the public hearing.

Motion and second. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Melody Kelley**, to approve U-24-4, 301 Johnson Ferry Road, request for a Conditional Use Permit to allow a columbarium to be placed at an existing place of worship campus in the RE-2 zoning district, with staff's recommended conditions, amended to strike conditions 3c and 3d, and replace it with a new condition 3c to read as follows:

3c. Opaque fencing (made of solid wood or other materials that cannot be seen through) at least six (6) feet in height from the ground surface shall be installed in the location indicated on the attached Fencing Exhibit dated July 8, 2025, prior to construction of the columbarium, and shall be regularly maintained by the applicant.

Councilmember Mular said thank you to the neighborhood and church for working together. It is not easy when you have two different points of view but it is always best if you can come to a decision. The church has been out of compliance since 1984 and there were no code enforcement cases until now. We should consider that when we have conditions, we always put the onus on residents to keep the conditions straight. It is hard to track this as people move in and out of neighborhoods. There should be a way to manage this. Since being on Council, we have had conditions that have not been maintained. Some municipalities including Roswell and Lawrenceville do performance bonds. Can the City do this to ensure that after a certain period of time things are maintained?

Kristin Byars Smith, Assistant City Manager, said with recent conditions, especially with landscaping, we have added the three-year requirement to help with enforcement. The City can determine if performance bonds is worth pursuing.

Councilmember Mular said this is an idea that would warrant looking into and we need to figure out how to better manage conditions. Also, what variances were granted in the past to this property?

Planning & Zoning Manager McIntosh-Ross said it is listed in the table under staff reports under previous zoning cases.

Councilmember Mular said one of them was for the sign and how much it can scroll. This goes back to when we grant conditions and variances. How do we make sure they are in compliance without having other residents monitor that?

Assistant City Manager Byars Smith said that would consume a lot of staff time and resources with the amount of variances in cases on this one property and across the entire city but, it could be a project we could take up.

Councilmember Mular said maybe not all but especially conditions of zoning is something we should look into.

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

Ordinance No. 2025-07-10

- D. **2025-134** ABL No. 27935
Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for Armand Enterprises, LLC /DBA Sinclair-5600 Roswell Road Build G-100.

Cori Holiness, Revenue Manager, presented a recommendation to approve Alcoholic Beverage License Application for Armand Enterprises, LLC /DBA Sinclair-5600 Roswell Road Build G-100.

This is a New Alcohol License for Consumption on the premises of Beer, Wine, and Distilled Spirits. The business is located at 5600 Roswell Road Building G-100, Sandy Springs, GA 30342. The Applicant submitted a completed application on April 14, 2025 and has passed the background investigation.

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

Motion and vote. A motion was made by **Councilmember Andy Bauman**, seconded by **Councilmember Jody Reichel**, to approve Alcoholic Beverage License Application for Armand Enterprises, LLC /DBA Sinclair-5600 Roswell Road Build G-100. The motion carried by unanimous vote.

- E. **2025-135** ABL No. 27887
Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for HVM - 915 ATL Perimeter LLC dba/ Homewood Suites Atlanta Perimeter-915 Crestline Parkway, Sandy Springs, Ga 30328. The applicant is Andy Chopra for Consumption of the Premises of Wine and Malt Beverages.

Cori Holiness, Revenue Manager, presented a recommendation to approve Alcoholic Beverage License Application for HVM - 915 ATL Perimeter LLC dba/ Homewood Suites Atlanta Perimeter-915 Crestline Parkway, Sandy Springs, Ga 30328. The applicant is Andy Chopra for Consumption of the Premises of Wine and Malt Beverages.

This is a New Alcohol License for Consumption on the premises Wine and Malt Beverages. The business is located at –915 Crestline Parkway, Sandy Springs, Ga. 30328. Applicant submitted a completed application on April 1, 2025 and has passed the background investigation.

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

Motion and vote. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Jody Reichel**, to approve Alcoholic Beverage License Application for HVM - 915 ATL Perimeter LLC dba/ Homewood Suites Atlanta Perimeter-915 Crestline Parkway, Sandy Springs, Ga 30328. The applicant is Andy Chopra for Consumption of the Premises of Wine and Malt Beverages. The motion carried by unanimous vote.

- F. **2025-136** ABL No. 27119
Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License for LTF Club Operations Company, Inc DBA/ Life Time- 8 Concourse Parkway, Sandy Springs, Ga 30328. The Applicant is Sharon E. Randall for Consumption on the Premises of Beer, Wine, and Distilled Spirits.

Cori Holiness, Revenue Manager, presented a recommendation to Approve an Alcoholic Beverage License for LTF Club Operations Company, Inc DBA/ Life Time- 8 Concourse Parkway, Sandy Springs, Ga 30328. The Applicant is Sharon E. Randall for Consumption on the Premises of Beer, Wine, and Distilled Spirits.

This is a New Alcohol License for Consumption on the premises for Beer, Wine and Distilled Spirits. The business is located at 8 Concourse Parkway, Sandy Springs GA 30328. The applicant submitted a completed application on June 04, 2025 and has passed the background investigation.

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

Motion and vote. A motion was made by **Councilmember Tibby DeJulio**, seconded by **Councilmember Melissa Mular**, to approve an Alcoholic Beverage License for LTF Club Operations Company, Inc DBA/ Life Time- 8 Concourse Parkway, Sandy Springs, Ga 30328. The Applicant is Sharon E. Randall for Consumption on the Premises of Beer, Wine, and Distilled Spirits. The motion carried by unanimous vote.

IX. New Business

- A. **2025-137** Request for Mayor and City Council Consideration of a Resolution to Approve a Contract Award to Rubio and Son Interiors, Inc. to Modify Existing Modular Building at Abernathy Arts for Temporary Arts Facility and to Authorize the City Manager to Execute the Contract

Dave Wells, Director of Facilities/Capital Construction and Building Operations, presented a recommendation to Approve a Contract Award to Rubio and Son Interiors, Inc. to Modify Existing Modular Building at Abernathy Arts for Temporary Arts Facility and to Authorize the City Manager to Execute the Contract.

The Abernathy Arts Center, located at 254 Johnson Ferry Road, was transferred to the City of Sandy Springs (the “City”) from Fulton County in 2021. The 3.59-acre site included several aging structures, notably a 1930s stone Arts Building and Garage, both of which suffered from significant structural, electrical, and accessibility deficiencies.

In January 2022, City Council allocated \$1,000,000 for the Abernathy Arts Center Site Improvements Project (Project No. F2206). Menefee Architecture, LLC (“Menefee Architecture”) was engaged to assess the condition of the facilities. Their evaluation confirmed that extensive repairs were required across the site.

In February 2024, the City demolished the deteriorated stone buildings to clear the site and make way for the development of a temporary arts facility. To provide a functional interim facility for arts programming, staff proposes modifying the existing modular building already on-site. These upgrades will bring the building into compliance with operational, safety, and accessibility standards.

Staff collaborated with Rubio and Menefee Architecture to define the scope of work. The project will be delivered through a competitively procured State of Georgia contract, utilizing Gordian pricing, which ensures both cost efficiency and compliance with state procurement requirements.

Rubio's scope for the Project includes:

- Reconfiguring interior spaces to support flexible arts programming
- Upgrading utilities to current safety codes
- Ensuring full compliance with ADA standards
- Enhancing the exterior to align with the aesthetic of the surrounding arts campus

The proposed cost for the modular building modifications is \$599,947.60. Funding is available within the existing budget for the Abernathy Arts Center Site Improvements Project (Project No. F2206).

Motion and second (Main Motion). A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Tibby DeJulio**, to approve a Contract Award to Rubio and Son Interiors, Inc. to Modify Existing Modular Building at Abernathy Arts for Temporary Arts Facility and to Authorize the City Manager to Execute the Contract.

Councilmember Mular asked is there another cost effective way other than doing a deck?

Director of Facilities/Capital Construction and Building Operations Wells said the building sits higher than the elevation of the ground and something will have to be built for ADA compliance. The deck is in addition. There is the process of reducing the size of the deck and we did some cost effective reductions.

Councilmember Mular asked will there be furniture for people to sit on the deck?

Director of Facilities/Capital Construction and Building Operations Wells said yes.

Councilmember Mular asked will there be any kind of shade?

Director of Facilities/Capital Construction and Building Operations Wells said there are big specimen of trees.

Councilmember Mular said if shade is needed, I want to ensure we have it. Glad we are doing this. It has been years since we have had pottery classes. The community has waited a long time and we need to address what we have today.

Councilmember Jody Reichel said it is concerning to put so much money into a temporary facility and a couple hundred thousand dollars can be saved by making the deck smaller. This should not preclude the City from moving forward with a permanent structure. Residents deserve a beautiful building. Where are we going with putting a permanent building? There was talk of putting a permanent building in City Springs but also here where the temporary location will be. Which one is it? If we decide to put a permanent one for this temporary one, how does that work?

Director of Facilities/Capital Construction and Building Operations Wells said we are designing this for a temporary five to ten year building.

Councilmember Reichel asked we are not building a permanent structure for five to ten years?

Eden Freeman, City Manager, said it depends on funding availability and the concurrence of Council moving forward on City Springs 2 or other options. This is a reminder that the expanded deck was done. Because of this, we had to remove the funding that was also incorporated here for a master site plan for the entire project. If Council wants to shrink the size of the deck, we could potentially shrink it to \$100,000 instead of the current \$259,000 cost. This would give money to begin a site planning process.

Councilmember Reichel asked if approved tonight, would it be about five to ten years before getting a permanent structure? If this is not approved, what happens?

City Manager Freeman said we are designing this for the option to use it for five to ten years considering what the future outcome may be of Council. Even if there was a decision to move forward with City Springs 2 on January 1, you are still three years away from having something there because you have to reach consensus and we must have a developer. This is a good opportunity to meet the needs and deliver ceramic programming to the community. It does not have to be for ten years but, it is being constructed to last that long.

Councilmember DeJulio said this is one item we have been promising people and working towards. The money has been put in the budget for this year to take care of this. Even with more development on the art center, this would still be usable there. It is not a diminishing asset. This is the third time we used it and after this there will probably be a fourth. This is an excellent idea and we have the money. Let us get it done.

Councilmember Andy Bauman asked setting aside what we might do, how long could this last as configured?

Director of Facilities/Capital Construction and Building Operations Wells said as long as it is maintained, it can last for quite some time.

Councilmember Bauman said in 2022, this body approved \$1,000,000. How much has been spent so far?

Director of Facilities/Capital Construction and Building Operations Wells said for demolishing the buildings and putting this in place, we spent over \$300,000.

Councilmember Bauman said we are pushing up on the budget and this is around \$600,000, but we are still under \$1,000,000 that we have already debated and voted on. Can the upgraded modular units be repurposed again later? And some of this money includes the interior finishings for the ceramics that could be moved to a new art center. Is that right?

Director of Facilities/Capital Construction and Building Operations Wells said yes.

Councilmember Bauman said there are two classrooms now in the building. We are looking at an estimated fifty, sixty, or seventy participants served between these classrooms. The demand exceeds current capacity. This is not a long-term vision. The community deserves a permanent high-quality arts center and I intend to be part of that solution likely through a future community-led bond or broader parks investment whether it is with a developer and absolutely on January 1. In the meantime, we have an urgent demand that has been unfulfilled for years. This interim step doubles our current classroom capacity, which translates to as many as one hundred people per day, including after school, evening, and weekend uses, and especially important during the summer. I have spoken with members of the art community.

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
July 15, 2025 Following Work Session
Page 9 of 27

Thank you for being here and I know you are grateful for the additional capacity. I agree that this cannot be the final chapter. This vote tonight does not replace the broader investment the City's arts community will ultimately need. We cannot be shortsighted. Let us not confuse political posturing with real planning. Let us do this. This can be used for these purposes and other. We are within budget. I will be supporting this because it is a measured temporary solution to a real problem and it does not end the conversation. It moves it forward.

Councilmember Melody Kelley asked why did the original plan fall through?

City Manager Freeman said the contractor was unable to secure the needed insurance and bonding.

Councilmember Kelley said for the time being we support this but there is no space to support a master plan for the site. Thought we could do both at the same time. This is concerning. I will vote in favor but, I want the master plan funded for the Abernathy site. Was there a number somewhere?

City Manager Freeman said we did have but the expanded larger deck meant that it used up the money that would have been used.

Councilmember Kelley asked how much would the master plan be?

City Manager Freeman said about \$75,000 to \$100,000.

Councilmember Kelley said I am advocating for a future fiscal year to put that back. I did not realize we were compromising that.

Councilmember Reichel asked if we make a smaller deck can we continue with the master plan?

City Manager Freeman said we can reallocate the funds if you would like to.

Motion and second (Amendment to Main Motion). A motion was made by **Councilmember Jody Reichel**, seconded by **Councilmember Melody Kelley**, to approve a Contract Award to Rubio and Son Interiors, Inc. to Modify Existing Modular Building at Abernathy Arts for Temporary Arts Facility and make the deck smaller to continue with the master plan and to Authorize the City Manager to Execute the Contract.

Councilmember Reichel asked how much would it change the deck?

Director of Facilities/Capital Construction and Building Operations Wells said \$100,000 would probably get an ADA ramp into the doors and a small deck on the front end of it.

City Manager Freeman said it would not be a wraparound as seen in the plans here.

Councilmember Reichel asked would we be able to continue with the master plan?

City Manager Freeman said yes. It would free up funding in the current budget.

Councilmember Reichel asked how much smaller would the deck be?

Director of Facilities/Capital Construction and Building Operations Wells said we would have to redesign it.

Councilmember Bauman asked how much would that cost?

Director of Facilities/Capital Construction and Building Operations Wells said it is more money to redesign it.

City Manager Freeman said I can work with **Toni Carlisle, Chief Financial Officer**, to come up with \$75,000 from somewhere else.

Mayor Rusty Paul said this Council can set the budget at any level it wants. If the city manager cannot find the money, Council can instruct the city Staff through the budget process to find the money. It may have to be reallocated from somewhere but the budget is not an obstacle to this process.

Councilmember Bauman said we are approving \$599,947.60. It was just said that there was about \$300,000 spent before this. This leaves about \$100,000. Is that close?

Director of Facilities/Capital Construction and Building Operations Wells said we have extra pieces of this. Electrical is outside of the \$599,947.60.

Councilmember John Paulson said let us leave this alone. I suggest we allow the City Manager to find money and return to Council to advance the study going forward.

Councilmember Kelley said I do not want to see the funding for the master plan go away. When things go away they tend not to come back or they get lost.

Councilmember DeJulio said in twenty years on this Council, nothing has ever gone away. We have always found the money to do planning and get jobs done. There is no way this Council would not find some funds to get a master plan done.

Councilmember Bauman asked is there a large budget for a Parks and Recreation master plan?

Kristin Byars Smith, Assistant City Manager, said money is allocated in the fiscal year 2026 budget for a Parks and Recreation master plan.

Councilmember Bauman asked is there anything that would preclude that scope of work from including Abernathy or amending that scope of work to include Abernathy?

Assistant City Manager Byars Smith said no.

Councilmember Reichel said I want this to move forward for a permanent building for our arts. I do not want to be in a temporary facility for five to ten years. The citizens deserve better than that. It is very popular with our residents and that is my issue. **City Manager Freeman**, will you find the money?

City Manager Freeman says the amendment is to just shrink the deck and I will come back with a plan for how to fund if Council wants to move forward.

Vote on the Amendment to Main motion. The motion failed 5-1 with **Councilmember Jody Reichel** voting in favor of the motion, and **Councilmember John Paulson, Councilmember Melody Kelley, Councilmember Melissa Mular, Councilmember Tibby DeJulio, Councilmember Andy Bauman** voting in opposition.

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

Resolution No. 2025-07-092

- B. **2025-138** Request for Mayor and City Council Consideration of a Resolution to Approve a Contract Award to Structural Restoration Solutions, Inc. for Parking Deck Repairs and to Authorize the City Manager to Execute the Contract

Dave Wells, Director of Facilities/Capital Construction and Building Operations, presented a recommendation to Approve a Contract Award to Structural Restoration Solutions, Inc. for Parking Deck Repairs and to Authorize the City Manager to Execute the Contract.

In 2024, the City of Sandy Springs (the “City”) entered into an agreement with Walter P. Moore & Associates, Inc. (“Walter P. More”) to perform a condition assessment of the parking deck located at 1 Galambos Way. The facility is jointly used by the City and the adjacent Greystar development and is subject to an existing cost-sharing agreement for major capital repairs and improvements.

The assessment was initiated due to growing concerns about the structural integrity of the deck, which exhibited signs of deterioration, including concrete cracking, water infiltration, and failed expansion joints. Walter P. Moore’s report identified several key areas requiring repair to preserve structural integrity and extend the service life of the facility. Recommended improvements include:

- Concrete spall and crack repairs
- Expansion joint replacement
- Waterproofing and surface sealant applications
- Structural reinforcement in critical areas

Based on the assessment findings, the City issued a Request for Qualifications and Proposals (“RFQP”) No. 25-037 on April 7, 2025, to solicit proposals from qualified contractors capable of executing the recommended repairs.

Proposals were received from the following three (3) firms on May 9, 2025:

Contractor	Bid	Notes
Metro Waterproofing, Inc.	\$841,104.00	
Restocon, LLC	\$691,189.25	
Structural Restoration Solutions, Inc.	\$599,407.00	Recommend to Award

A Selection Committee comprised of City staff reviewed all proposals based on key criteria, including relevant experience, proposed methodology, responsiveness, and cost. The Evaluation Committee members included:

- Dave Wells, Director of Facilities/Capital Construction
- Richard Collins, Construction Manager
- Carl Ziegenmeyer, Facilities Manager

City Staff evaluated the Proposals with the following criteria:

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
July 15, 2025 Following Work Session
Page 12 of 27

- Cost Proposal – 20%
- Project Understanding and Approach - 15%
- Schedule & Project Timeline - 15%
- Relevant Experience/ Experience with City of Sandy Springs Projects - 25%
- Past Experience of Key Personnel - 25%

Firm	Total Score (out of 900)
Metro Waterproofing, Inc	590
Restocon, LLC	250
Structural Restoration Solutions, Inc.	900

Following evaluation, Structural Restoration Solutions, Inc. was determined to be the most qualified firm, offering the best value to the City. Their proposal totaled \$599,407.00 and included a scope aligned with the repair recommendations outlined in the Walter P. Moore assessment. Under the cost-sharing agreement, the City will finance the full cost of the project upfront. Upon completion, Greystar will reimburse the City for its proportional share.

The recommended contract amount is **\$599,407.00**, and sufficient funds are available in the F2205 Project budget to cover the cost. The City will be reimbursed by Greystar based on the following cost-sharing allocations:

Deck Section	Total Bid Amount	City %	City Pays	Greystar %	Greystar Pays
Main (Post Tension)	\$ 184,307.00	75%	\$ 138,230.25	25%	\$ 46,076.75
City Shared (Double Tees)	\$ 252,520.00	75%	\$ 189,390.00	25%	\$ 63,130.00
Residential Shared (Double Tees)	\$ 34,500.00	30%	\$ 10,350.00	70%	\$ 24,150.00
Apartment (Double Tee)	\$ 128,080.00	0%	\$ -	100%	\$ 128,080.00
TOTAL	\$ 599,407.00		\$ 337,970.25		\$ 261,436.75

Motion and second. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember John Paulson**, to approve a Contract Award to Structural Restoration Solutions, Inc. for Parking Deck Repairs and to Authorize the City Manager to Execute the Contract.

Councilmember Mular asked if repairs are done, what is the process and when is the next time there will be a bigger set of repairs?

Director of Facilities/Capital Construction and Building Operations Wells said these repairs are ongoing and will last about a year. We will have annual inspections with Walter P. Moore to check the deck.

Councilmember Mular asked has this been the first big inspection since being built?

Director of Facilities/Capital Construction and Building Operations Wells said this is the first major inspection since the deck was built in 2017 and opened in 2018.

Councilmember Mular asked is it for normal wear and tear?

Director of Facilities/Capital Construction and Building Operations Wells said yes.

Councilmember Paulson said the severity of the repairs makes me think something was not done correctly when first built. Is anything being repaired under the warranty from the original construction?

Director of Facilities/Capital Construction and Building Operations Wells said no. That construction warranty was for two years. This is common wear and tear in a parking deck which is used a lot, especially the residential pre-cast deck.

Councilmember Paulson said it was unexpected to me. Some repairs looked severe as if defected. How long are these repairs going to last? In seven or eight years there may be significant deterioration and we will need to fix the same thing we are trying to fix in the next couple of months.

Director of Facilities/Capital Construction and Building Operations Wells said we will have a standard one-year contract with that warranty.

Councilmember Paulson asked will there be an inspection process going forward?

Director of Facilities/Capital Construction and Building Operations Wells said yes.

Councilmember Paulson said there are some significantly metal corroded spots. Is there any question about the stability of any of these iron structures that have seen corrosion?

Director of Facilities/Capital Construction and Building Operations Wells said we are replacing the pads that the plates bounce on and that will extend the longevity of the concrete plates. Also, we will repair the post-tension crack in one area and more.

Councilmember Andy Bauman said I do not know that is or is not normal wear and tear. The City is preparing to partner with Trammell Crow on another deck and that will be interesting to see what they do with materials testing. I am concerned. Were these repairs in the City's five-year Capital Improvement Plan (CIP)?

Director of Facilities/Capital Construction and Building Operations Wells said we put it in last year when we noticed the crack. We did not know the magnitude of the damage. This is preventative maintenance.

Councilmember Bauman said the report did not read that way to me. There are significant facilities the City built. For example, the police headquarters and new fire stations. The City is undertaking substantial facility assets and risk on our balance sheet. For years we have discussed this. For planning purposes, do we start thinking about a sinking fund? It may not have been a requirement on the bonding. Is this going to be in our five-year plan or do we start setting aside, maybe from a fiscal planning basis for these complicated buildings, some level of contingency reserves from a sinking fund?

Eden Freeman, City Manager, said it is in the five-year CIP. In the 2026 budget process, we requested funding for an updated facility condition assessment. This will indicate what we need to plan for going forward because it was time to update that. The last one was done after we moved in here.

Councilmember Bauman said this is a conservatively run fiscally managed city. At what point do you say we know there is replacements, amortization on costs that you do not want them to hit in one year, you do start setting some aside money as somebody that has bought and done a lot of securitized deals of real estate properties over the year. We had to escrow replacements and no one is imposing on us, but it is something to continue to look at year after year in budget and we are. This one highlights it would be

nice if we could have been paying for some of these things every year, knowing that the money is coming, but we just do not know where all of the time. We have a lot of facilities. It is the other side of the coin from investing in real facilities like we do have now. We are going to realize these costs are coming.

Director of Facilities/Capital Construction and Building Operations Wells said the key to that is keeping the facilities inspected to know what kind of repairs we have coming forward.

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

Resolution No. 2025-07-093

- C. **2025-139** Request for Mayor and City Council Consideration of an Ordinance to Amend Subpart A, Chapter 6, Article II, Division 7, §6-175 of the City Code of Ordinances to Amend the Definition of City Springs to Include Additional On-Street Parking and Public Parking Facilities.

Dave Wells, Director of Facilities/Capital Construction and Building Operations, presented a recommendation to Amend Subpart A, Chapter 6, Article II, Division 7, §6-175 of the City Code of Ordinances to Amend the Definition of City Springs to Include Additional On-Street Parking and Public Parking Facilities.

The City Springs boundary, as defined in Section 6-175 of the City Code of Ordinances, establishes the geographic limits for enforcement of certain ordinances, including on-street parking regulations and open container provisions.

The current boundary includes the following:

- Six (6) spaces on the eastern side of Bluestone Road; and
- Sixteen (16) spaces on the eastern side of Sandy Springs Circle (north of Sandy Springs Place NE)

To expand enforcement coverage and bring newly constructed or striped parking areas into alignment with the City's Code, the following modifications are necessary:

1. **Extend the boundary south on Sandy Springs Circle** to include twenty (20) additional on-street parking spaces on the eastern side of the roadway between Hilderbrand Drive and the northern right-of-way of Hammond Drive.
2. **Correct the reference to Sandy Springs Place NE** in the code from "northern right-of-way" to "southern right-of-way" to accurately reflect the physical location of:
 - Eight (8) existing on-street spaces
 - The small, City-owned public parking lot adjacent to the right-of-way

(PROPOSED) CODE CHANGE WITH REVISIONS – SECTION 6-175. *Definition of City Springs.*
City Springs is defined as the area of the City encompassed by the following: “beginning at the southeast corner of the intersection of Sandy Springs Circle and Johnson Ferry Road and traveling eastward along the southern right-of-way of Johnson Ferry Road to the southwestern corner of the intersection with Roswell Road, then traveling southward from the intersection of Johnson Ferry Road with Roswell Road along the western right-of-way of Roswell Road to the intersection with the southern right-of-way of Mt.

Vernon Highway, then traveling westward along the southern right-of-way of Mt. Vernon Highway to the multi-use path right-of-way along the eastern edge of the Georgia Power substation, then traveling southward encompassing the full right-of-way of the multi-use path, then traveling eastward along the northern right-of-way of Hilderbrand Drive to the intersection with the western right-of-way of Roswell Road, then traveling southward to the southern right-of-way of Hilderbrand Drive and traveling westward along the southern right-of-way of Hilderbrand Drive to the intersection with the eastern right-of-way of Bluestone Road, then traveling southward along the eastern right-of-way of Bluestone Road to the intersection with the *southern* right-of-way of Sandy Springs Place NE, then traveling westward along the *southern* right-of-way of Sandy Springs Place NE, *including all adjacent city-owned public parking lots and associated on-street spaces*, to the intersection with the eastern right-of-way of Sandy Springs Circle, then traveling northward along the eastern right-of-way of Sandy Springs Circle, *including the segment between Hilderbrand Drive and the northern right-of-way of Hammond Drive*, then to the intersection with Johnson Ferry Road and the point of beginning. City Springs shall not include the fenced-in portion of the Georgia Power substation. City Springs shall not be deemed to include establishments not physically located within the designated City Springs area. Any allowance in this ordinance that would provide that alcohol beverages may be carried or consumed on or near a public right-of-way, must provide that the right-of-way has first been closed by the City.

Motion and second (Main Motion). A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Jody Reichel**, to Amend Subpart A, Chapter 6, Article II, Division 7, §6-175 of the City Code of Ordinances to Amend the Definition of City Springs to Include Additional On-Street Parking and Public Parking Facilities.

Councilmember Mular asked are the spaces across from Heritage outside of the Blue Stone lofts included?

Director of Facilities/Capital Construction and Building Operations Wells said no.

Councilmember Mular asked do those belong to that parcel?

Eden Freeman, City Manager, said the Fulton County records are not entirely clear. There are some indications it is in the right of way and in others it was deed to them. We do not want to move forward until that can be clarified.

Councilmember Mular said this is my district and I have received a lot of feedback. Thank you **Director of Facilities/Capital Construction and Building Operations Wells** for working to help get clarity to people. The penalty for not registering to park is \$45. That seems excessive. Typically, when someone loses a ticket or they do not register in other places, it is the maximum for the day.

Mayor Rusty Paul said \$45 is steep go through the initial phase. There is some confusion because the sign says two hours free. People assume they will get two hours free and because they did not use their phone on the QR code, they get fined. This is not appropriate but at the same time we have a big educational issue. We have some community relations work to do on this process to help people understand and clarify that you get two hours free but you must still scan the code on your phone and register.

City Manager Freeman said we can charge less, but when that code section was initially enacted by Council in 2018, the fine was \$45. *It is Section 58-122 (b) (1). A citation issued for the occurrence of any infraction or any combination thereof shall be punishable by a \$45 civil fine per infraction. If it is not paid within 15 days, it shall increase to \$75.*

Mayor Paul said it is great that Council meets every two weeks to fix some of this.

City Manager Freeman said this can be brought back to Council.

Mayor Paul said we have transitioned from one system to another and we must allow people a level of education, sophistication and understanding of what this new system means. Let us bring this back.

Councilmember Tibby DeJulio said there is about one comment per day on Nextdoor from someone criticizing the new parking structure here and, Council has received emails from constituents criticizing the new parking.

Motion and second (Amendment to Main Motion). A motion was made by **Councilmember Tibby DeJulio**, seconded by **Councilmember John Paulson**, to table Amending Subpart A, Chapter 6, Article II, Division 7, §6-175 of the City Code of Ordinances to Amend the Definition of City Springs to Include Additional On-Street Parking and Public Parking Facilities until there is a plan to educate and include everybody.

Mayor Paul said that is a germane motion. There are cars permanently parked in those spaces. We have a balancing act. This item can be delayed but the only way you can get turnover in these spaces is to have a charge. We have an education effort. At the same time, the best way to educate people is to force them to use the system.

Councilmember DeJulio said we have lived with this for seven years.

Mayor Paul said there will not be a point when people are not confused.

Councilmember DeJulio said then many people need to show others how to register.

Mayor Paul said that is my point and step one.

Councilmember DeJulio said until we are at that point, this should be tabled.

Mayor Paul said I am not opposed to tabling. It is not something that can be deferred for years or even a few months.

Councilmember Reichel asked can Council approve this but hold off on putting the signs out until we come up with something?

Mayor Paul said once this is passed and I sign it, it becomes law.

Councilmember Reichel asked if there are no signs can we charge now?

Mayor Paul said they are already charging in the deck and elsewhere. We are discussing expanding the area that the charges would apply to.

Councilmember Reichel said I have heard several complaints about Hilderbrand and coming to Sandy Springs Circle when you want to make a left. Because you are coming up on a hill, even if there is a car or truck parked there, you cannot see. I requested that two parking spots be no parking spots and striping them. Has this been looked into?

City Manager Freeman are you asking about trying to turn south onto Sandy Springs Circle from Hilderbrand?

Councilmember Reichel said yes. When you turn left it is hard to see a car coming a car might be parked there.

City Manager Freeman said I can work with **William H. Martin, Jr., AIA, Public Works Director**, and our traffic safety group to see if any adjustments are needed there.

Vote on the Amendment to Main Motion. The motion passed 5-1 with **Councilmember Jody Reichel, Councilmember John Paulson, Councilmember Melissa Mular, Councilmember Melody Kelley, and Councilmember Tibby DeJulio** voting in favor of the motion, and **Councilmember Andy Bauman** voting in opposition to the motion.

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

- D. **2025-140** Request for Mayor and City Council Consideration to Authorize the Donation of a Surplus Prisoner Vehicle and K9 Vehicle to the Lumpkin County Sheriff's Office

Andrew Spears, Captain, presented a recommendation to Authorize the Donation of a Surplus Prisoner Vehicle and K9 Vehicle to the Lumpkin County Sheriff's Office.

The Lumpkin County Sheriff's Office is located fifty miles north of Sandy Springs and is in a rural part of the state. Due to its rural location and proximity away from metro areas in the state, funding for the Sheriff's Office is limited. Due to their financial situation, the Sheriff's Office has expressed interest in receiving surplus items and vehicles from the City of Sandy Springs.

The SSPD has in its inventory a 2011 Ford E-350 vehicle (1FSS3EL3BDA18110). The vehicle needs air condition repairs, which is estimated to be a significant cost. The outdated vehicle has been replaced with an updated transport van and this one is no longer needed to perform the PD functions. The 2011 Ford E-350 vehicle is outfitted as a prisoner transport van and has reached its service life. The SSPD has in its inventory a 2018 Chevy Tahoe vehicle (1GNLCDEC4JR339542). The 2018 Chevy Tahoe vehicle is outfitted as a K9 transport vehicle and has reached its service life. The vehicle needs a new engine, which is estimated to be several thousand dollars. The outdated vehicle has been replaced with updated vehicles and this one is no longer needed to perform the PD functions.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to Authorize the Donation of a Surplus Prisoner Vehicle and K9 Vehicle to the Lumpkin County Sheriff's Office. The motion carried by unanimous vote.

Resolution No. 2025-07-094

- E. **2025-141** Request for Mayor and City Council Consideration to Declare as Surplus Certain Property Owned by the City and Directing Disposal of the Same

Connie Donley, Purchasing Director, presented a recommendation to Declare as Surplus Certain Property Owned by the City and Directing Disposal of the Same.

When the Code of Ordinances of the City of Sandy Springs were established, it allowed that the under the supervision of the City Manager, the City Purchasing Agent should arrange and negotiate for the sale or otherwise disposal of all surplus equipment and supplies or real estate of the City or any using agency (Section 2-334. Purchasing Agent). Sandy Springs Purchasing Policy requires all Departments to report all surplus or obsolete goods to the Purchasing Agent; and that they be declared Surplus by Mayor and City Council.

The Surplus consists of goods from the following Departments as listed in Exhibit A:

1. Police
2. Fleet
3. Public Works

Upon review of the goods listed, staff recommends that they be declared Surplus and for the Purchasing Agent under the supervision of the City Manager to dispose of surplus property in a manner as is determined to be the most advantageous method of disposing the goods, including transfer; donation; recycle; trade-in; and/or sale.

Motion and second. A motion was made by **Councilmember Jody Reichel**, seconded by **Councilmember John Paulson**, to Declare as Surplus Certain Property Owned by the City and Directing Disposal of the Same. The motion carried by unanimous vote.

Resolution No. 2025-07-095

- F. **2025-142** Request for Mayor and City Council Consideration of an Ordinance to Amend Chapter 22 – Fire Prevention and Protection to Support Commercial Development and Proposed Amendments to Chapter 105 – Buildings and Building Regulations of the City of Sandy Springs-Code of Ordinances

Keith Sanders, Fire Chief, presented a recommendation to Amend Chapter 22 – Fire Prevention and Protection to Support Commercial Development and Proposed Amendments to Chapter 105 – Buildings and Building Regulations of the City of Sandy Springs-Code of Ordinances.

These amendments are proposed in response to consistent feedback from commercial property owners and developers indicating that the current requirements pose significant cost burdens that deter business investment in the City. The goal is to modernize the sprinkler ordinance, improve flexibility, and support economic growth while maintaining a strong commitment to life safety and fire protection.

Summary of Proposed Amendments to Chapter 22

- **Raise the Square Footage Threshold for Sprinkler Requirements**
 - **Current:** Sprinklers required in all new commercial buildings >5,000 sq. ft. or occupant load >100.
 - **Proposed:** Increase threshold to 10,000 sq. ft. for light hazard occupancies where a significant loss of life would not be expected or where individuals would not be able to self evacuate should a fire occur (e.g., office, retail).
- **Broaden Use of Modified Sprinkler Systems**
 - **Current:** Modified systems allowed under appeal for light hazard areas <5,000 sq. ft.

- **Proposed:** Permit by-right use of modified systems for light hazard occupancies <10,000 sq. ft. with Fire Marshal approval.
- **Revise Definition of Substantial Renovation**
 - **Current:** Renovations exceeding 50% of a building's assessed value trigger sprinkler compliance.
 - **Proposed:** Raise threshold to 100% for commercial buildings and allow exclusion of cosmetic/non-safety-related work as well as adding language found in the Georgia minimum fire safety standards for additional triggers that could generate the need for bringing a structure to current code. Multifamily residential structures will retain a threshold of 50% of the assessed value on a renovation to trigger sprinkler installation during renovation projects.

Recommended Ordinance Amendments to Section 22-34

- Section 22-34(b): Add "10,000 square feet for light hazard occupancies (e.g. business, retail) unless otherwise required in applicable code where a significant loss of life would not be expected or where individuals would not be able to self-evacuate should a fire occur.
- Section 22-34(a): Expand definition of "Approved system, commercial" to include modified systems by right for light hazard buildings <10,000 sq. ft.
- Section 22-34(a) Revise definition of "Substantial renovation" to 100% of assessed value and permit exclusion of non-safety-related expenditures."
- Section 22-34(a) Expand definition of new to include "a fire or other hazard of serious consequence, change in the classification of occupancy, or a change to the occupant load or structure issued as a condition of occupancy" after substantial renovation in the definition.

Recommended Ordinance Amendments to Section 22-75

- Section 22-75(b): Add to the provision that intumescent paint requires a one-time application to specify that [T]hereafter, intumescent paint shall be "reapplied" and maintained "only" where there is a surface breach or compromise of the "existing coating. Examples of such breaches include, but are not limited to, the replacement or repair of structural materials, significant flaking or peeling of the paint, or other visible deterioration that exposes the wood surface."

These proposed changes reflect a balanced approach to public safety and economic development. They will make Sandy Springs more attractive for new and existing businesses while retaining essential fire protection standards.

To recommend revisions to Section 105 of the Sandy Springs Code of Ordinances regarding Multifamily rental housing task force ("MRH Task Force"). These amendments are proposed to resolve requirements duplicated from other sections of the code as well as eliminate additional requirements that were not a part of nor the intent of the original MRH ordinance adopted in 2016. The goal is to provide more time for evacuation and suppression efforts while not becoming overburdensome on the property owners and management of multifamily residential communities all while maintaining an acceptable level of life safety and fire protection.

Summary of Proposed Amendments to Chapter 105

- **Remove the Fire Marshals Office personnel from the charge of the chief building official**
 - **Current:** Fire Marshal's Office inspectors conducting inspections on multifamily buildings fall under the direction of the chief building official.

- **Proposed:** Remove this reporting structure as it is confusing and requires inspectors from the Fire Marshal's Office to report to two different departments.
- **Remove the Fire Marshal's Office personnel from the delegated deputies of the chief building official**
 - **Current:** Inspectors are delegated as deputies of the chief building official.
 - **Proposed:** Remove this language as the Fire Marshal's Office are all duly appointed to their positions. All are sworn in by the City of Sandy Springs Municipal Court Judge as well as granted delegated authority for their roles through the State of Georgia Insurance and Fire Safety Commissioner.
- **Remove duplicated requirements already codified in Chapter 22**
 - Sec. 105-125 (1) exists in Chapter 22
 - Sec. 105-125 (2) exists in Chapter 22
 - Sec. 105-125 (4) exists in Chapter 22
 - Sec. 105-125 (5) exists in Chapter 22
- **Remove additional requirements in section 105-125 that are of a fire mitigation nature, placing such requirements under the jurisdiction of the Fire Marshal.**
 - Remove section 105-125(3) in its entirety.

Recommended Ordinance Amendments to Section 105

- Section 105-122: Remove "and the fire marshal's office".
- Section 105-123: Remove "and the fire marshal's office".
- Section 105-125: Remove subsections (1), (2), (3), (4), (5). Add reference to Chapter 22, Article II, Division 4 of the City's Fire Protection Code.

These proposed changes remove duplicated text from other sections of the code and pull back the additional scope of the MRH ordinance that was not the intent of the original ordinance from 2016.

Motion and second. A motion was made by **Councilmember Jody Reichel**, seconded by **Councilmember Melody Kelley**, to Amend Chapter 22 – Fire Prevention and Protection to Support Commercial Development and Proposed Amendments to Chapter 105 – Buildings and Building Regulations of the City of Sandy Springs-Code of Ordinances.

Councilmember John Paulson said my understanding is some of this does not apply if you are remodeling a building or part of a facility and you do not exceed the 100% of the cost of the property threshold, you are not required to put sprinklers in the system. Is that correct?

Fire Chief Sanders said that is correct.

Councilmember Paulson asked is that in compliance with current state law?

Fire Chief Sanders said that is correct.

Councilmember Paulson said because of some confusion, my suggestion is to make this clearer going forward with specific examples.

Fire Chief Sanders said my staff will discuss with Community Development and hopefully will come up with a criteria of explanation of the changes made.

Councilmember Paulson said that is a good solution.

Councilmember Reichel asked for more information on 50% assessed value.

Fire Chief Sanders said it is the building that was damaged in the fire. If there was a fire today, the value of that building is taken into account and they must comply with upgrading the entire building if that one building is damaged greater than 50%.

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

Ordinance No. 2025-07-12

- G. **2025-143** Request for Mayor and City Council Consideration to Approve a Memorandum of Agreement Between the City of Sandy Springs and the Cities of Alpharetta, Johns Creek, Milton, and Roswell for the Development of an Update to the North Fulton Comprehensive Transportation Plan and to Authorize the Mayor to Execute the Agreement

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Approve a Memorandum of Agreement Between the City of Sandy Springs and the Cities of Alpharetta, Johns Creek, Milton, and Roswell for the Development of an Update to the North Fulton Comprehensive Transportation Plan and to Authorize the Mayor to Execute the Agreement.

Sandy Springs is a member jurisdiction of the Atlanta Regional Commission (ARC), the federally-designated Metropolitan Planning Organization (MPO) for transportation planning. ARC is responsible for the continuous, comprehensive, and cooperative metropolitan transportation planning process required by federal transportation policy currently known as Infrastructure Investment and Jobs Act (IIJA). Participating in the metropolitan transportation process provides opportunities and eligibility for federal matching funds for transportation infrastructure through the ARC and Georgia Department of Transportation (GDOT).

Since 2005, ARC has made federal funding available to assist counties and cities in developing joint long-range transportation plans. ARC initiated a Comprehensive Transportation Plan (CTP) program to assist county and local governments to systematically assess transportation needs in order to support state-required and regional comprehensive planning efforts. Due to its size, Fulton County has been divided into three sub-county planning areas under the CTP program: South Fulton, City of Atlanta, and North Fulton.

The initial North Fulton CTP was completed in 2010 and adopted by Council on October 19, 2010 (Resolution No. 2010-10-83) and an update was adopted on February 20, 2018 (Resolution No. 2018-02-032). It is eligible for an update. An MOA has been developed among the North Fulton Cities of Alpharetta, Johns Creek, Milton, Roswell, and Sandy Springs. The MOA identifies the allocation of required local matching commitments of \$247,000.00 by jurisdiction. ARC has committed \$990,000.00 in federal grant monies for the update. The MOA also identifies the study organization as well as ARC and city roles and responsibilities. The ARC will serve as the Project Manager for the North Fulton CTP. Coordination committees identified for the study include a Policy Board comprised of the City's mayors,

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
July 15, 2025 Following Work Session
Page 22 of 27

a Project Management Team, a Technical Advisory Committee and a Community Council. A Consultant for the North Fulton CTP will be selected through a competitive request for proposals procurement.

Sandy Springs' local match amount is \$67,650.27, or 27.33% of \$247,000.00. The match is based on the 2023 estimated percent of population of Sandy Springs out of the North Fulton planning area, population of 387,046. The remaining cities will contribute their respective portions for the required 20% local match for a federal transportation grant of \$990,000.00 (80%) from the ARC to undertake the plan update. The City's local match is budgeted in the FY26 budget and would be required to be paid by October 30, 2025.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to Approve a Memorandum of Agreement Between the City of Sandy Springs and the Cities of Alpharetta, Johns Creek, Milton, and Roswell for the Development of an Update to the North Fulton Comprehensive Transportation Plan and to Authorize the Mayor to Execute the Agreement. The motion carried by unanimous vote.

Resolution No. 2025-07-096

- H. **2025-144** Request for Mayor and City Council Consideration to Approve Contract Award to Lumin8 Transportation Technologies, LLC to Construct the Intelligent Transportation System Fire Station #3 Project and to Authorize the City Manager to Execute the Contract

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Approve Contract Award to Lumin8 Transportation Technologies, LLC to Construct the Intelligent Transportation System Fire Station #3 Project and to Authorize the City Manager to Execute the Contract.

As a part of the Transportation Special Purpose Local Option Sales Tax ("TSPLOST") 2021 Program, the City of Sandy Springs (the "City") plans to install new fiber optic cable from the intersection of Heards Ferry Drive and Riverside Drive to the intersection of Heards Ferry Drive and Raider Drive, then to the City of Sandy Springs Fire Station #3. The cable will be installed underground via directional bore and will connect Fire Station #3 to the City's fiber optic cable system.

The City issued Invitation to Bid ("ITB") No. 25-043, seeking bids from qualified contractors to perform construction services for the Project on May 14, 2025. A pre-bid conference was held on May 22, 2025. The due date for submissions was June 17, 2025.

Bid results were:

<u>Contractor</u>	<u>Bid</u>
Lumin8 Transportation Technologies, LLC	\$335,819.90
Hyper Networks LLC	\$357,280.19
NGT Group LLC	\$370,720.21

The engineer's estimate for the Project was \$431,804.02.

Upon review of the responses and references related to their experience, City Staff recommends that contract award be made to the lowest responsible and responsive bidder, Lumin8, in the amount of \$335,819.90.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to Approve Contract Award to Lumin8 Transportation Technologies, LLC to Construct the Intelligent Transportation System Fire Station #3 Project and to Authorize the City Manager to Execute the Contract.

Councilmember Paulson asked has the City worked with Lumin8 before.

Public Works Director Martin said yes we have worked with them consistently.

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

Resolution No. 2025-07-097

- I. **2025-145** Request for Mayor and City Council Consideration of Approval of a Contract with GTG Traffic Signals for the T-9500-23-2B Hammond Drive Traffic Signal Improvement Project and Authorization for the City Manager to Execute the Contract

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation of a Contract with GTG Traffic Signals for the T-9500-23-2B Hammond Drive Traffic Signal Improvement Project and Authorization for the City Manager to Execute the Contract.

The City of Sandy Springs (the “City”) procured traffic engineering services to perform a traffic signal phasing analysis for the intersections of Hammond Drive at Sandy Springs Circle and Hammond Drive at Lake Forrest Drive. The primary concerns at the intersections include a pattern of rear-end and sideswipe collisions as well as community complaints related to accessibility and the need for Americans with Disabilities Act (“ADA”) compliant infrastructure. As a result of the analysis, the City undertook design of signal upgrades at both intersections to address identified safety concerns and developed targeted recommendations to enhance overall safety and operational efficiencies.

This Project modifies both signalized intersections to include reconfiguring both intersections to a three-lane section, incorporating dedicated left-turn lanes through repaving and restriping. Signal phasing will be updated accordingly to reflect the new lane configuration. As a part of the signal enhancement efforts, upgrades will include the replacement of existing overhead signs and signal heads as well as vehicle detection system improvements to ensure accurate and efficient traffic operations. All modifications will be made in accordance with Georgia Department of Transportation (“GDOT”) and Manual on Uniform Traffic Control Device (“MUTCD”) standards and will include necessary upgrades to meet current ADA-compliance requirements. The repaving and restriping of Hammond Drive will be accomplished as a part of the FY2025 LMIG Repaving Program.

On May 16, 2025, the City issued an Invitation to Bid (“ITB”) No. 25-047 seeking bids from qualified contractors to perform construction services for the Project. A pre-bid meeting was held on May 28, 2025. The City received five construction bids by the June 16, 2025 deadline. Two were deemed non-responsive due to incomplete documentation. The three responsive bids were as follows:

Contractor	Bid
GTG Traffic Signals, LLC	\$213,785.00
NGT Group, LLC	\$232,484.66
Lumin8 Transportation Technologies, LLC	\$266,521.86

American Lighting and Signalization, LLC	Non-responsive
Riverside Traffic Solutions, LLC	Non-responsive

The engineer's estimate for the project was \$184,184.00. Upon review of the responses and references related to their experience, City Staff recommend the contract award be made to the lowest responsible and responsive bidder GTG Traffic Signals, LLC in the amount of \$213,785.00.

The City has allocated sufficient funding through T9500 Traffic Management Program to support the execution of this Project, which aligns with its commitment to eliminating roadway fatalities and serious injury crashes as part of its comprehensive safety initiatives.

Motion and second. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Melody Kelley**, of a Contract with GTG Traffic Signals for the T-9500-23-2B Hammond Drive Traffic Signal Improvement Project and Authorization for the City Manager to Execute the Contract.

Councilmember John Paulson asked does this include restriping?

Public Works Director Martin said restriping is embedded within the Pavement Management Program. This project delivery will be in tandem with paving and restriping as a part of that contract.

Councilmember Paulson said someone asked me when this was coming. Glad it is here.

Public Works Director Martin said this first needs to be awarded. Then there is some material lead time involved with traffic signal gear and we will move forward with the repaving and restriping.

Councilmember Kelley asked does T9500 have multiple intersections?

Public Works Director Martin said it is a catch-all program for our intersection.

Councilmember Kelley asked how many intersections are there in terms of putting out bids?

Public Works Director Martin said this pair of intersections and we will also put out for the bid the Trowbridge at Roswell intersection. Hopefully reference checks will be completed by the next Council meeting.

Councilmember Kelley asked was Northridge on the list?

Public Works Director Martin said yes. It was with the Trowbridge and Northridge.

Councilmember Kelley said there is about \$1,000,000 in that fund for fiscal year 2026. Is there confidence that the City will fund what was intended this fiscal year?

Public Works Director Martin said there is sufficient flexibility within the two programs and we will fund the intersection work that was put out for bid.

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

Resolution No. 2025-07-098

- J. **2025-146** Request for Mayor and City Council Consideration of a Resolution Authorizing the City's Participation in an Amicus Brief to the Georgia Supreme Court

Dan Lee, City Attorney, presented a recommendation to Authorize the City's Participation in an Amicus Brief to the Georgia Supreme Court.

About eight months ago, a request was brought to Council that the City participate in an Amicus brief to the Supreme Court asking them to hear a decision rendered by the Court of Appeals involving a tragic wreck in Milton where the life of a young man was taken. Seventy nine other city attorneys in Georgia believe there was a misapplication of the law redefining what the roadway responsibilities of the City would be. The Supreme Court in a 6 to 2 vote, one being disqualified, only one dissenting vote, has agreed to hear the case and asked that briefs be submitted on the narrow issue of whether or not the roadway can be expanded for determining extraordinary duty for the cities and, whether or not immunity would be to the City for any violation of misapplication of items in the right of way and not in the roadway. As of today, about two hundred cities intend to participate. Of the seventy-nine mentioned, we all would propose to sign the same brief.

Mayor Paul asked did the City agree to join the community in this one Amicus brief and not file an individual brief?

City Attorney Lee said yes, that is correct.

Motion and vote. A motion was made by **Councilmember Melody Kelley**, seconded by **Councilmember Andy Bauman**, to authorize the City's Participation in an Amicus Brief to the Georgia Supreme Court. The motion carried by unanimous vote.

Resolution No. 2025-07-099

- K. **2025-147** Request for Mayor and City Council Consideration of a Resolution to Approve a Purchase Agreement for the Purchase and Trade-In of Automated External Defibrillators and to Authorize the City Manager to Execute Documents to Effectuate Same

Keith Sanders, Fire Chief, presented a recommendation to approve a Purchase Agreement for the Purchase and Trade-In of Automated External Defibrillators and to Authorize the City Manager to Execute Documents to Effectuate Same.

The purpose of consolidating all AEDs in Sandy Springs under one make and model is to streamline purchasing and upkeep of the AED units. Currently each department maintains its own AEDs, needing to keep batteries and pads specific to the model of AED utilized. With one (1) manufacturer we will have consistency in warranties, capabilities, AED pad replacement schedules, and maintenance. The City will trade in current AEDs and use the funds towards the Avive AED purchase.

After reviewing the various purchase options, it was decided to utilize Avive AEDs as the sole vendor for the City due to several unique features. Avive AEDs are smaller and more portable, are the only FDA approved AED that can be used without training or instruction, have rechargeable batteries, integrate into our Rapid SOS system in ChatComm, and AVIVE AEDs can be monitored remotely with alerts for low batteries, PAD expiration, AED activation or movement.

Motion and second. A motion was made by **Councilmember Jody Reichel**, seconded by **Councilmember Melody Kelley**, to approve a Purchase Agreement for the Purchase and Trade-In of Automated External Defibrillators and to Authorize the City Manager to Execute Documents to Effectuate Same.

Councilmember Reichel asked where are the defibrillators located?

Fire Chief Sanders said these are in city vehicles, police cars, and several are in this building. This is different than the four minute AVIVE program. The City was getting sponsorships from Northside Hospital for instance and the City also provided funding to manage the program. Hopefully the entire program will be up before the end of 2025.

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

Resolution No. 2025-07-100

X. Reports

A. 2025-148 Mayor and Council Report

Mayor Rusty Paul said in conjunction with the City's twentieth anniversary, it is the celebration of the town turtles. This was created by Sandy Springs Society, Art Sandy Springs, and other groups who also helped purchase parks and more. It was a great reception and the largest crowd the City has had for an art opening. Jan Collins told some great stories about the origination of this idea and bringing it to fruition.

Stars and Stripes was another great event and the largest crowd the City ever had at eleven thousand. It is a great community building event and people gave compliments on not only the show but, how Staff and first responders made them feel safe.

I also participated in the Atlanta Regional Commission (ARC) Regional Assembly of Public Officials. It was a great opportunity to be briefed on the current demographics and will be available to the City for us in planning.

Councilmember Andy Bauman said the Troubadour Project on Heritage Lawn was very good and some rain did not stop anybody.

I had an opportunity to organize and attend a tour of the police headquarters with four of our area legislators. The City is well served. **Kenneth DeSimone, Police Chief**, thank you for the enthusiasm you give to these tours.

Councilmember John Paulson said the City of Sandy Springs became a Purple Heart city in 2016 and August 7, 2025 is the tenth recognition of this day. Let us recognize Purple Heart veterans at Council meeting on August 5, 2025.

Councilmember Melissa Mular said I also attended the ARC meeting that Mayor Paul mentioned. It was a good session. I attended one on affordable housing and workforce housing and mixed with cities in North Fulton. Others are encouraged to attend next year. This was the first year and is only going to get better.

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
July 15, 2025 Following Work Session
Page 27 of 27

I joined **Councilmember Melody Kelley** in receiving a certificate of recognition from the Georgia Municipal Association (GMA) and we will see if we can make the next one.

I also arranged a meeting with Colleen Sanjurjo, Executive Director, Keep North Fulton Beautiful. Councilmember Kelley and I had a great discussion with her on some of her ideas. Looking forward to see how she can get this going through partnerships.

B. 2025-149 Staff Reports

There were no staff reports.

XI. Executive Session

There was no executive session.

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 8:57 p.m.