

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
September 2, 2025 6:00 PM
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Meeting of the Sandy Springs City Council was held on September 2, 2025 6:00 PM, Mayor Rusty Paul presiding.

I. Call to Order

Mayor Rusty Paul called the meeting to order at 6:00 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. **Mary Ford, 5115 Timber Trail S NE, Sandy Springs** - This is our Annual Benevolent Fund Donation
2. **Bill Griffith, 9580 Roberts Drive, Atlanta** - Land Sale to NPS, and Maybe the Tax Incentive for J-B Weld

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. 2025-190 Meeting Minutes

August 19, 2025 City Council Special Called Meeting

August 19, 2025 City Council Work Session

August 19, 2025 City Council Meeting

- B. 2025-191** Request for Mayor and Council to Approve Acceptance of an Agreement to Purchase Temporary Construction Easement from Fourth Latitude Long Island, LLC. On Property Located at 5980 Long Island Drive in Land Lot 123 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0123-LL-196-3) in Relation to the T2304 Long Island at Mount Vernon Highway Intersection Project

Resolution No. 2025-09-121

- C. 2025-192** Request for Mayor and City Council to Approve Acceptance of the Deed for Dedication of Right of Way and a Temporary Driveway Easement from SCI Georgia Funeral

Services, LLC., a Delaware Limited Liability Company as Successor by Name Change and Merger to Executive Equities INC., D/B/A Arlington Memorial Park on Property Located at 0 Mount Vernon Highway in Land Lot 123 of the 17th District, Fulton County, City of Sandy Springs, Georgia (Tax ID# 17-0123 LL1187); T2403 Long Island at Mount Vernon Highway Intersection Improvement Project

Resolution No. 2025-09-122

- D. **2025-193** Request for Mayor and City Council to Approve Acceptance of a Driveway Easement from Andrea C. Kaestner, on Property Located at 515 Windsor Parkway in Land Lot 66 of the 17th District, City of Sandy Springs (Tax ID# 17-0066-0003-009-3); S2161 Windsor Parkway Sidewalk Improvements Project

Resolution No. 2025-09-123

- E. **2025-194** Request for Mayor and City Council to Approve Acceptance of a Driveway Easement from Aldo Lopez and Yamile Bravo, on Property Located at 535 Windsor Parkway in Land Lot 66 of the 17th District, City of Sandy Springs (Tax ID# 17-0066-0003-011-9); in Relation to the S2161 Windsor Parkway Sidewalk Improvements Project

Resolution No. 2025-09-124

- F. **2025-195** Request for Mayor and Council to Approve Acceptance of a Temporary Construction Easement and Easement for the Construction of Driveway Related to Property Located at 425 Windsor Parkway in Land Lot 66 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0066-0003-001-0) in Relation to the S2161 Windsor Parkway Sidewalk Project

Resolution No. 2025-09-125

- G. **2025-196** Request for Mayor and City Council to Approve Acceptance of a Temporary Driveway Easement from SCI Georgia Funeral Services, LLC., a Delaware Limited Liability Company as Successor by Name Change and Merger to Executive Equities INC., D/B/A Arlington Memorial Park, on Property Located at 201 Mount Vernon Highway in Land Lot 124 of the 17th District, Fulton County, City of Sandy Springs, Georgia (Tax ID# 17-0124 LL0154); T2403 Long Island at Mount Vernon Highway Intersection Improvement Project

Resolution No. 2025-09-126

VII. Presentations

There were no presentations.

VIII. Public Hearing

Prior to Public Hearing, Nathifa Cunningham, Assistant City Clerk, read the public hearing rules.

- A. **2025-197** Request for Mayor and City Council Consideration of a Resolution to Approve / Deny the Holy Innocents Episcopal School Special Event Permit - Appeal Hearing (Special Event Permit Application No. SE-25-38)

Eden Freeman, City Manager, presented a recommendation to Approve / Deny the Holy Innocents Episcopal School Special Event Permit - Appeal Hearing (Special Event Permit Application No. SE-25-38).

On August 11, 2025, the City Council received a request for appeal in response to the denial of a special event permit application by the City Manager. Article IV. - Special Events, Section 50-115. - Appeals, of the City of Sandy Springs Code of Ordinances requires that the City Council set a hearing date within 30 days of receiving an appeal.

At their August 19, 2025 meeting, the City Council set a hearing date of September 2, 2025, to be held during the regularly scheduled City Council meeting. Notice of the hearing was provided to the applicant on August 21, 2025.

On July 3, 2025, Holy Innocents Episcopal School (applicant) submitted a special event permit application to the City of Sandy Springs for their October 3, 2025, Homecoming Game and Celebration, which included a request for temporary lighting of the football field. Because Special Event Permits are designed to allow for exceptions to the regular ordinance standards, staff can not use the Special Event Permit process to override Council-adopted conditions of zoning. The application was subsequently denied by the Sandy Springs Community Development Director on July 31, 2025.

An applicant whose special event permit application has been denied or revoked may request in writing a review of this decision by the City Manager. Such requests need to be in writing and received by the City Manager within five days of the permit denial. On August 4, 2025, the applicant appealed the Community Development Director's decision to the City Manager. On August 6, 2025, the City Manager denied the appeal and upheld the previous decision to deny the applicant's special event permit application.

On August 11, 2025, the applicant requested an appeal of the City Manager's decision to the City Council.

As required by City Code Section 50-115 - Appeals, of Article IV. - Special Events, the City of Sandy Springs City Council must set a hearing date to hear the appeal. At the hearing, evidence may be submitted by the applicant addressing why the permit should be granted and by the City Manager addressing why the permit was denied. The City Council must decide whether to deny the permit or to reverse the previous decision and grant or reinstate the permit with any additional conditions deemed justified by the evidence.

Councilmember Andy Bauman asked is it correct that since this is on the agenda, it reflects the view of Staff within Council's discretion to vote yea or nay?

Eden Freeman, City Manager, said Staff does not have the ability to overturn or authorize any variance from the conditional use permit decision that was previously issued by Council.

Councilmember Bauman asked are we having this hearing and vote because Council has the discretion to weigh on this tonight?

Dan Lee, City Attorney, said no. The ordinance written years ago, allows that any applicant who does not like the decision of Staff to appeal it to Council.

Councilmember Bauman asked does Council have discretion to weigh in tonight?

City Attorney Lee said you are bound by the laws that cannot be violated.

Councilmember Bauman asked is it in Council's discretion to vote yes or no tonight?

City Attorney Lee said you can vote any way you choose.

Councilmember Bauman said the procedure has led us to this point where Council can decide yes or no to this request and we will have a public hearing. Is that right?

City Attorney Lee said you are confusing this. Council must make a decision based on the rules following Staff's decision. Council must decide on their own how to vote on this.

Councilmember Bauman asked does Council legally have discretion in this choice tonight?

City Attorney Lee said legally is an innocuous term. Council has the ability to vote. There can also be a lawsuit on a yes or no vote. You can be given my advice but you must make a decision.

Mayor Paul said whatever Council does, Council can undo. As in any matter before Council, Council has the ability to decide based on the evidence presented tonight. The City Attorney and City Manager cannot advise because there is a law they must follow. If Council decides to take action, that is within the discretion and power of this body.

Mayor Rusty Paul opened the public hearing.

Support

1. Paul Barton, 5550 Mount Parkway, Sandy Springs
2. Jennifer Mirgorod, 965 Crest Valley Drive, Sandy Springs
3. James Carper, 5100 Jett Forest Trail, Atlanta
4. Amy Hillman, 311 Alberto Terrace NE, Atlanta

Opposition

1. Steve Leeds, 6410 Radiant Trace, Atlanta
2. Ronda Smith, 76 Long Island Place, Sandy Springs
3. Kirk Halpern, 110 N Deveraux Court NW, Sandy Springs

Applicant Amy Hillman provided a rebuttal.

Applicant Paul Barton provided a rebuttal.

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

Motion and second. A motion was made by **Councilmember Andy Bauman**, seconded by **Councilmember Jody Reichel**, to Approve the Holy Innocents Episcopal School Special Event Permit - Appeal Hearing (Special Event Permit Application No. SE-25-38), and override the City Manager's

decision denying a special event permit, and allow Holy Innocents to use lights for their homecoming football game on Friday, October 3rd.

Councilmember Bauman said my understanding is that under the process, Council has discretion tonight. This is a one-time approval. The concerns are appreciated but I have seen the school work very hard to take steps to mitigate potential impacts. A few neighbors have voiced concerns and others either support the request or have chosen not to object. Each case should be judged on their own facts. Here, the balance tips towards granting the event permit. More broadly, our schools both public and independent, are part of the fabric of Sandy Springs and they deserve our support. That is why I must call out what was said in a prior Council meeting when it was said, "Holy Innocents, your neighbors hate you." I categorically reject that characterization. It is neither accurate nor fair. I represent this district. I know these neighborhoods. While there may be differences of opinion, the neighbors do not hate this school. The statement was harmful to the school, neighbors, and to our community spirit. Leaders should not inflame divisions with words like that. Leaders should build bridges and seek common ground. For me, this comes down to grace and perspective. It is one night for a couple of hours. It is a special event, not a permanent request. Some on this Council might say it is about the kids and the families. This does not rewrite our rules or alter conditional use restrictions. It does not bind future decisions, but it does show that we can support our students, their families, and the enriching pursuits on the field, on the stage, in service that shape young people into thriving adults. This is our chance to uplift, not polarize. It is one night. And it is that spirit in which I support this motion.

Councilmember Reichel said first I want to acknowledge the work that went into negotiating the original conditional use permit for Holy Innocents. I respect the process, the neighbors who participated, and the protections that were put in place to preserve quality of life in the community. What we are being asked to consider tonight is not a permanent change to the conditional use permit. It is a narrowly tailored one night request for temporary lights so that Holy Innocents can celebrate their homecoming on their own field. This is as an opportunity for both the school and the community to experience what Friday night lights would look and feel like in practice. Real experience is far more valuable than speculation and it will inform any longer term conversations about lights in the future. I emphasize that I do not live next to Holy Innocents like I did Mount Vernon, and would not personally feel the direct impact, but I represent the City as a whole. This one night permit strikes a fair balance. It allows a milestone celebration for the school while ensuring the community and this Council can see firsthand how the event works. At the heart of this decision is community spirit, fairness, and giving students the opportunity to celebrate an important tradition safely on their home field. For that reason, I am in favor.

Councilmember John Paulson said the school reached out to the local folks including the HOA. **Applicant Paul Barton** what was the HOA response when you talked with them?

Applicant Paul Barton said they were in favor. They also asked the neighbors. The overall sentiment is some were in favor and others did not have strong feelings.

Councilmember Paulson said when two parties are at odds on an issue, we encourage them to find a workable solution because if it comes before Council, a decision may be made that nobody would like. Here, the school has tried to reach an agreement to see how the impact of this one night is going to be. My request is that **Applicant Paul Barton** and anyone else that witnessed this event return to tell us what their experiences were. For one night, I am in favor.

Councilmember Tibby DeJulio said this is tricky. On one hand, when we established the City, it was paramount to protect our protected neighborhoods, and not have a degradation of our neighborhoods, which we treasured in the City of Sandy Springs for over forty years. On the other hand, I have been clear

that I am in favor of kids, schools, and churches and at Holy Innocents, there is a combination of all three. As **Councilmember Paulson** said, this is an unusual situation where both sides have come together and have an understanding of a trial. I am concerned about the precedent of what this is going to do in the future but I am also concerned about the present. For that reason, it is proper for us to allow this as a trial. And if it turns out to be a situation where it becomes untenable for the synagogue, the neighbors, and more, then we know in the future we have to be a lot more careful about that. It is a one-time deal for three hours. For that reason, we should approve this and see how it works.

Councilmember Melissa Mular said this is as an application for a special events permit that is contrary to what was agreed in the past. Agreed to by the neighborhoods, agreed to by the school, and prior Council. We have jurisdiction to make a change but this was not presented as a trial run and should not be presented as one. It is dangerous to say one time is okay. Downstream consequences always exist for every ordinance. If you allow this, what is next? This is not about lights in the school and how people feel, but it goes back to what is the line? We should not be using this as a trial run and we should be going against what people have already stood up for. I cannot speak to what happened with the HOA and why the residents did not get communication. **Councilmember Paulson** is right. We do ask people to work together. In this case, it would have been good to not just send the communication out, but have a meeting with the residents. It does not seem like that level was done. I cannot support this because it is setting a precedent and we should not do that.

Councilmember Melody Kelley asked what makes this a special event to apply for a special event permit?

City Manager Freeman said it is due to the size of the gathering, the impact to the roads, and use of public safety personnel for security.

Councilmember Kelley asked would they need to apply for lights?

City Manager Freeman said yes. They have applied for a special permit for many years. This year is unique because it is the first appeal of a denial of a special event permit during my time with the City.

Councilmember Kelley asked if an entity applies for a special event permit but do not meet the basic criteria for a special event, is that considered a denial that could be appealed?

City Manager Freeman said no. Staff would work with them. This information is also available on the website.

Councilmember Bauman asked as a parliamentary inquiry, if this body were tied three to three, would the mayor vote yes or no?

Mayor Paul said that is correct.

Councilmember Bauman asked if the vote is in the affirmative, does the mayor have a veto right?

Mayor Paul said that is correct.

City Attorney Lee said regarding **Councilmember Kelley's** question, the uniqueness of this application is it seeks to do something that an ordinance prohibits. When an issue like this comes to this body, if they vote in favor, it would be tantamount to a repeal of the ordinance that Staff used to say we cannot allow it because there is an ordinance against it. The ordinance that Staff said prohibits this and therefore do not have the power to grant it, is a zoning ordinance. Your ability to repeal zoning ordinances is limited

legislatively because of the Zoning Procedures Act which requires certain notices to the public. When the appeal came to Council, Staff sent notices out as they would a zoning issue. That notice required by our ordinance to give notice has been completed.

Mayor Paul said Holy Innocents, you did something the previous applicant looking for illumination in the evenings did not do. You talked to your neighbors and that process led to a consensus in your favor. This is a community of neighbors and we want you to engage your neighbors before coming to Council. You have substantially done that. Thank you. I agree with **Councilmember Mular** that this is not a trial but, it will give data to Council should anything come forward in the future.

City Manager Freeman asked for clarification on the resolution before voting.

Councilmember Bauman said this is to approve a special event permit and my motion was not intended to change the zoning for this property.

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

Resolution No. 2025-09-127

- B. **2025-198** Request for Mayor and City Council Consideration of a Resolution to Approve an Economic Development Incentive Package for J-B Weld Company for Property Located at 7840 Roswell Road, Building 100, Sandy Springs, GA. 30350

Chris Burnett, Director of Economic Development, presented a recommendation to Approve an Economic Development Incentive Package for J-B Weld Company for Property Located at 7840 Roswell Road, Building 100, Sandy Springs, GA. 30350.

J-B Weld Company (“JBW”) and a related entity, Brown Trout Development II, LLC (“BTD”) are considering the purchase of an office building located at 7840 Roswell Road, Building 100, Sandy Springs, Ga. 30350 in the Morgan Falls Office Park (the “Project”). This is a 65,000-square-foot commercial building formerly occupied by Newell Brands. With the exit of Newell Brands, there is one remaining tenant in the building, Swan Products Company (a garden hose manufacturer), which operates its headquarters in a 4,000-square-foot space in this building. As a result, the building is currently 94% vacant.

JBW, through a separate entity (BTD), has this building under contract for \$5.1 million. If they close on the purchase, they have stated that they will spend \$1 million on building renovations plus \$500,000 in furniture, fixtures, and equipment and will move JBW’s corporate headquarters from its current Marietta location to this building, initially occupying one floor (22,000 square feet) for the company’s corporate headquarters. They would initially move 23 employees with average salaries of \$175,000 and add two to three additional employees each year going forward.

JBW is a privately held company that manufactures and distributes a variety of industrial glues, putties, and epoxies for bonding metals, plastics, and wood and distributes throughout the United States to major retailers like Lowes, Home Depot, and Ace Hardware. Projected annual revenues are approximately \$90 million with approximately \$5.7 million in Georgia. JBW manufactures its products in its plant in Sulphur Springs, Texas and employs between 150 – 200 employees, with 23 currently in its Marietta headquarters

building.

The Project is eligible for Tier 2 Incentives.

Tier 2 Parameters

1. 22 - 99 New Jobs Created. JBW is creating 23 new jobs initially with an average of two to three additional jobs annually thereafter.
2. \$1 - 4.9 Million Capital Investment. JBW/BTD together expect to invest approximately \$6.6 million in the building purchase and improvements.
3. 7-year commitment. With the building purchase and a significant capital investment, it is reasonable to assume that the company would make a long-term commitment to this market. If the company does not stay in the building for seven years and/or does not meet its job creation commitment, the City has the ability to claw-back the incentives it grants.

Given the above parameters, the eligible incentives include:

1. 3-year B&O tax waiver – estimated value of \$7,450 x 2 years = \$14,900
2. Building Permit Fee Waiver – estimated value of \$9,000 for JBW's portion of the space and \$14,000 for future tenants' build-out.

Therefore, the approximate total value of the incentives proposed is \$37,900.

Mayor Rusty Paul opened the public hearing.

Support

1. Applicant Chip Hanson, J-B Weld Chairman and CEO

Opposition

1. Bill Griffith, 9580 Roberts Drive, Atlanta

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

Motion and second. A motion was made by **Councilmember Melody Kelley**, seconded by **Councilmember John Paulson**, to approve Economic Development Incentive Package for J-B Weld Company for Property Located at 7840 Roswell Road, Building 100, Sandy Springs, GA. 30350.

Councilmember Kelley asked is the City using J-B Weld for the employee number and not considering the tenants?

Director of Economic Development Burnett said correct.

Councilmember Kelley asked for permitting, is it the tenants build out that is considered as well?

Director of Economic Development Burnett said two phases are considered. First is the initial buildout of the J-B Weld portion of their headquarters and then the build out of other sections. We look at the overall economic impact. J-B can estimate the total employees they will bring and how many will be as a result of additional companies moving in. This building was developed to Newell's interior needs at that time. Interior renovation will be a hefty investment of at least \$1,500,000 which includes furniture, fixtures, and equipment for their headquarters. This will contribute to the tax base of Sandy Springs

because it keeps the City's building values higher than normal. People working in the community, going to the City's restaurants and retail stores, may be buying or leasing homes in the community. This why these incentives are offered to a company making a long term investment in the City of Sandy Springs.

Councilmember Jody Reichel asked are the twenty three employees coming from the Marietta location?

Director of Economic Development Burnett said correct. That is a premise of the City's incentive package. It does not have to be new employees to the company, just new employees who are working, living, and spending money in Sandy Springs.

Mayor Paul asked how much more will the tax value of the building be if it is fully occupied compared to it now? How quickly will the City recoup the total value of the incentives proposed of \$37,900?

Director of Economic Development Burnett said those calculations can be provided.

Mayor Paul asked will the City recoup money many times over during the course of their occupation of the building?

Director of Economic Development Burnett said yes.

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

Resolution No. 2025-09-128

- C. **2025-199** ABL No. 27703
Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for JRT Space Management, DBA Ready Set Fun, at 6331 Roswell Road, Sandy Springs, GA 30328. The Applicant is Megan Ramsey for Consumption on the Premises for Wine and Malt Beverages.

Cori Holiness, Revenue Manager, presented a recommendation to approve Alcoholic Beverage License Application for JRT Space Management, DBA Ready Set Fun, at 6331 Roswell Road, Sandy Springs, GA 30328. The Applicant is Megan Ramsey for Consumption on the Premises for Wine and Malt Beverages.

This is a New Alcohol License for Consumption on the premises Wine and Malt Beverages. The business is located at 6331 Roswell Road, Sandy Springs, GA 30328. Applicant submitted a completed application on July 11, 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 Jody Reichel**, seconded by **Councilmember Melissa Mular**, to approve Alcoholic Beverage License Application for JRT Space Management, DBA Ready Set Fun, at 6331 Roswell Road, Sandy Springs, GA 30328. The Applicant is Megan Ramsey for Consumption on the Premises for Wine and Malt Beverages. The motion carried by unanimous vote.

- D. **2025-200** ABL No. 27841 Request for Mayor and City Council Consideration of the Alcoholic Beverage License Application for Shell 5700 Inc. DBA Shell Food Mart - 5700

Roswell Rd, Sandy Springs, GA, 30342. The Applicant is Tirhas Zanebe Berhe for Package Beer and Wine.

Cori Holiness, Revenue Manager, presented a recommendation to approve the Alcoholic Beverage License Application for Shell 5700 Inc. DBA Shell Food Mart - 5700 Roswell Rd, Sandy Springs, GA, 30342. The Applicant is Tirhas Zanebe Berhe for Package Beer and Wine.

This is a Change of Ownership for Retail Package; The business is located at - 5700 Roswell Road Sandy Springs GA 30342. Applicant submitted a completed application on June 10, 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 the Alcoholic Beverage License Application for Shell 5700 Inc. DBA Shell Food Mart - 5700 Roswell Rd, Sandy Springs, GA, 30342. The Applicant is Tirhas Zanebe Berhe for Package Beer and Wine. The motion carried by unanimous vote.

IX. New Business

- A. **2025-201** Request for Mayor and City Council Consideration of an Ordinance to Amend Subpart A, Chapter 6, Article II, Division 7, § 6-177 of the City of Sandy Springs Code of Ordinances to Add a Specific Alcohol/Food Sales Ratio for Consumption on the Premises Establishments Within Sandy Springs Which Only Sell Food, Wine, and Malt Beverages; to Provide for an Effective Date; and for Other Purposes

Chris Burnett, Director of Economic Development, presented a recommendation to Amend Subpart A, Chapter 6, Article II, Division 7, § 6-177 of the City of Sandy Springs Code of Ordinances to Add a Specific Alcohol/Food Sales Ratio for Consumption on the Premises Establishments Within Sandy Springs Which Only Sell Food, Wine, and Malt Beverages; to Provide for an Effective Date; and for Other Purposes.

The former Turn Cycling Studio, located at 6405 Blue Stone Road, Unit 220, Sandy Springs, GA 30328 is currently under lease negotiations with Taste Wine Bar and Market. Taste Wine Bar and Market currently operates a location in The Works Development on the upper westside of Atlanta, and this would be their second location. Taste Wine Bar and Market is a self-service wine bar and counter-service deli serving sandwiches, charcuterie, salads, snacks, and various wines both by the glass and in bottles. Bottled wine will be sold for both on-premise and off-premise consumption. Staff believe Taste Wine Bar and Market would be a desirable food and beverage concept at City Springs and, as such, an amendment to the food to beverage sales ratio will be required.

During lease negotiations, Taste Wine Bar and Market has expressed concern that their business model may not meet the required 50/50 food/alcohol sales ratio, thus prompting a discussion about modifying the City's ordinance to allow for 35% food sales and 65% alcohol sales for beer and wine only in the City Springs District. For establishments selling distilled spirits, the ratio would remain at 50/50.

In addition to Taste Wine Bar and Market, Staff believe that a modification of this ordinance could be beneficial in attracting new food and beverage concepts like microbreweries to the City Springs District

in properties like the Williams Payne House and in future restaurant space that the City is likely to develop within City Springs 2.0.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melissa Mular**, to Amend Subpart A, Chapter 6, Article II, Division 7, § 6-177 of the City of Sandy Springs Code of Ordinances to Add a Specific Alcohol/Food Sales Ratio for Consumption on the Premises Establishments Within Sandy Springs Which Only Sell Food, Wine, and Malt Beverages; to Provide for an Effective Date; and for Other Purposes.

Councilmember Paulson asked are there other restaurants in City Springs this is applicable to going forward?

Director of Economic Development Burnett said yes. This is for any similar restaurant within the district with only beer and wine. The 50/50 ordinance was in the original lease agreement done when City Springs was open. Taste Wine Bar and Market brought this to our attention after reviewing the lease. Based on their business model, they could not commit to a 50/50 alcohol/food sales ratio. We had discussions and decided that 65/35 is a good balance.

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

Ordinance No. 2025-09-19

- B. **2025-202** Request for Mayor and City Council Consideration of a Resolution to Approve an Option Agreement for the Sale of Real Property Located Along North Island Ferry Road (Tax Parcel No(s). 06-0365- LL-004-9, 06-0365- LL-009-8, and 06-0365- LL-008-0) to the Trust for Public Land to Expand the Chattahoochee River National Recreation Area

Brent Walker, Director of Recreation and Parks, presented a recommendation to Approve an Option Agreement for the Sale of Real Property Located Along North Island Ferry Road (Tax Parcel No(s). 06-0365- LL-004-9, 06-0365- LL-009-8, and 06-0365- LL-008-0) to the Trust for Public Land to Expand the Chattahoochee River National Recreation Area.

On March 17, 2020, City Council approved the purchase of property located at 8901 North Island Ferry Road (Tax Parcel # 06-0365- LL-004-9) for a purchase price of \$750,000. On June 15, 2021, City Council approved the purchase of additional property located along North Island Ferry Road (Tax Parcel # 06-0365- LL-0098, 06-0365- LL-0080) for a purchase price of \$1,250,000. The properties are approximately 14 acres in total with approximately 1,300 feet of Chattahoochee River (River) frontage, adjacent to the Island Ferry Unit of the Chattahoochee River National Recreation Area (CRNRA). The properties were purchased with Impact Fee funds to expand the City's greenspace network, increase access to the River, and expand the footprint of the existing CRNRA park property.

The City of Sandy Springs (City) was later approached by Ann Honious, CRNRA Superintendent, about selling these City-owned parcels to the National Park Service (NPS). Because the City's strategic acquisition of this property was intended to increase access to the River and expand the existing CRNRA property, staff feel that this will provide for this mission while allowing the City to replenish its Impact Fee fund for other allowable recreation Impact Fee projects in the future.

NPS conducted an appraisal of the properties and has offered the appraised value of \$2,600,000. NPS can

not purchase property directly from a municipality, so the Trust for Public Land (TPL) will be a key partner in the transaction. The City will sell the land to TPL, who will in turn sell the land to NPS.

The offer of \$2,600,000 will more than compensate the City for its original investment of \$2,000,000. The City will reimburse the Impact Fee Fund for the original purchase price.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to approve an Option Agreement for the Sale of Real Property Located Along North Island Ferry Road (Tax Parcel No(s). 06-0365- LL-004-9, 06-0365- LL-009-8, and 06-0365- LL-008-0) to the Trust for Public Land to Expand the Chattahoochee River National Recreation Area.

Councilmember Paulson said this was a protective buy as there were not a lot of riverfront property for sale. The idea was to expand the park along the river going north and eventually expand Chattahoochee River National Recreation to connect to the National Park Service. Glad this came together and is the outcome we all are hoping for. We took \$2,000,000 from the Impact Fund fees to buy this. Will this be reimbursed? If so, where does the other \$600,000 go?

Kristin Byars Smith, Assistant City Manager, said Council can provide Staff with direction on reimbursing that amount into the Impact Fee Fund. It could be reallocated to other projects or all be added to the Fund.

Councilmember Paulson said my desire is to reimburse the \$2,000,000 and put the extra \$600,000 aside for potential future projects.

Mayor Paul said there will be an opportunity to appropriate money when available.

Councilmember Melissa Mular asked is there any risk of the park having its funding cut and not being able to purchase the property? Would it just sit with the land trust?

Director of Recreation and Parks Walker said we are expediting the purchase because the fiscal year ends at the end of this month and funds are currently allocated in the budget for the land transfer.

Assistant City Manager Byars Smith said also we close within a twenty-four hour period.

Mayor Paul asked has the City done a number of deals through the years with the Trust of Public Lands for various sundry parcels across the City?

Director of Recreation and Parks Walker said yes.

Mayor Paul asked have similar transactions been done before?

Director of Recreation and Parks Walker said yes.

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

Resolution No. 2025-09-129

- C. **2025-203** Request for Mayor and City Council Consideration of an Ordinance to Amend Subpart A, Chapter 58, Article IV, §58-93 and §58-96 of the City of Sandy Springs Code of Ordinances as it Relates to Vehicle Immobilization Services

Dan Lee, City Attorney, presented a recommendation to Amend Subpart A, Chapter 58, Article IV, §58-93 and §58-96 of the City of Sandy Springs Code of Ordinances as it Relates to Vehicle Immobilization Services.

This amendment to the City of Sandy Springs Code of Ordinances was presented to Council at the City Council Work Session on August 19, 2025.

The City, via the Mayor, Council members, City Staff and the City Attorney’s office, has received complaints related to the use of vehicle immobilization services (more commonly known as “booting”) of vehicles. The City Attorney’s office, and relevant City Staff, have researched the complaints, the process, the City of Sandy Springs (the “City”) Code of Ordinances and other ordinances.

The use of booting or vehicle immobilization services is historically controversial. There is a need and right of property owners to prevent illicit and unwanted parking on their property. There have been unscrupulous and outright predatory practices by some providers of booting services. The balance of protection of the property owner, and adequate notice and warning to the vehicle owners, is the balance the ordinance should seek to achieve.

There is currently a class action lawsuit against a major booting service in the Metro Atlanta area. A settlement has been reached, and members of the class action will divide the \$5 million settlement. The thrust of the complaint had to do with failure to provide notice and warning to the vehicle owners. The failures had to do with not complying with the signage requirements. The signage requirements in the City of Atlanta are about twice the size of the signage requirements in the City of Sandy Springs. The proposed ordinance changes would double the sign size requirements to better warn vehicle owners, from 18 in.(H) x 12 in.(W) to 48 in.(H) x 36 in.(W). In addition, the current ordinance requires that the service provider have a written contract with the property owner. This is intended to prevent the service providers from trolling properties, or even just monitoring properties, to attach to unsuspecting vehicles.

Since the ordinance already requires the contract, adding the requirement that the property location where the contract will be carried out (where the booting is allowed), should not present a hardship upon the property owner or the booting company. The staff has indicated to me that these locations could be posted and thereby allowing vehicle owners to identify additionally where booting could occur.

Motion and second. A motion was made by **Councilmember Jody Reichel**, seconded by **Councilmember Andy Bauman**, to Amend Subpart A, Chapter 58, Article IV, §58-93 and §58-96 of the City of Sandy Springs Code of Ordinances as it Relates to Vehicle Immobilization Services.

Councilmember Reichel said innocent people had their cars booted and paid. Making this ordinance stricter is great. Is the number of signs, not just the size, addressed in this change?

City Attorney Lee said no. The current ordinance requires one at each entrance to the property.

Councilmember Reichel asked is this where you enter and not where you park?

City Attorney Lee said where you enter. A place with the most complaints is the vacant lot near the corner of Mount Vernon and Roswell. The sign at the entrance is tiny. The theory is that anybody who enters the lot, would see a much bigger sign.

Councilmember Reichel asked can there be a requirement for more signs to be added?

City Attorney Lee said the proposed changes are not perfect but this is something to be considered.

Councilmember Reichel asked can this be done now?

City Attorney Lee said it is within Council's discretion.

Councilmember Bauman said not sure what the standards might be. On a per space basis, if a parking lot has twenty, thirty, or fifty spaces, would there be some validity in doing it that way?

Mayor Paul said the intent is very good. Trying to legislate this now without any data is a challenge. If Council desires to enact this ordinance tonight, my suggestion is to enact it as it is and ask staff to return with a recommendation to amend the ordinance to an appropriate number following adequate research.

Councilmember Bauman asked is the City making this change as a result of the bill the legislature passed?

City Attorney Lee said there is influence because they can tell the City what it can and cannot do. This is more steered because of the complaints and concerns heard from citizens.

Councilmember Bauman asked was the City able to do this before that legislation?

Mayor Paul said the City would have been able to do it before the changes.

Councilmember Bauman said thank Senator Josh McLaurin for your work in this area. If someone feels they have been wrongfully booted, what can they do in the moment?

City Attorney Lee said Police and Code Enforcement receive calls. Generally, it is a civil matter. Staff makes certain that the booter is compliant. For example, some folks parked near Casi Cielo where they did not see the signs and received a citation. After they paid, a complaint was filed and Code Enforcement determined the signs were not compliant, and the court ruled that the money be refunded.

Councilmember Tibby DeJulio said over the years, the City has tried to clean up signs especially along major thoroughfares. Will they need a sign permit for each sign? What are the unintended consequences of putting up monstrous signs along Roswell Road?

City Attorney Lee said currently there are forty-one permitted booters. If everyone one had two places, most would be on Roswell Road and that is not a lot of signs. A sign that is forty-eight inches tall is not large. They would not have to get a sign permit.

Councilmember DeJulio said they are required to put it on the entrance to the parking lot at each place and there is no sign permit or input, as far as the City is concerned, on where these signs are to go.

City Attorney Lee said the ordinance requires that it be to any entrance to the lot.

Councilmember DeJulio said that will be on the roadway.

City Attorney Lee said it should be and it is on the property.

Councilmember DeJulio said the City does not allow signs in the right of way.

City Attorney Lee said it will not be in the right of way. It is on the property at the entrance. The right of way varies around the City and Roswell Road is much bigger with about one hundred twenty feet from the center.

Councilmember DeJulio asked how many feet from the curb?

City Attorney Lee said it is measured from the center line.

Kristin Byars Smith, Assistant City Manager, said as general practice for a typical roadway, it is a foot behind the side walk or curb for instance.

City Attorney Lee said or a foot behind the Georgia Power Pole.

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

Ordinance No. 2025-09-20

X. Reports

A. 2025-204 Mayor and Council Report

Mayor Rusty Paul said the international organization Combat Antisemitism Movement (CAM) has asked me to be on their Mayor's Advisory Board. Fifteen United States mayors are a part of this, and our job is to be mentors and support other mayors around the country who may be facing challenges with antisemitic activities and other similar behaviors. Also, to help the organization in its outreach to other municipalities and cities around the country. The inaugural meeting was today and it was an honor for me to be a part of that. The City of Sandy Springs will not tolerate religious and ethnic hatred and has a proud stance on antisemitism.

Councilmember Andy Bauman thanked first responders for doing a great job with the High Point incident. It was frightening. There were folks trying to figure out where their communications were coming from. What is the City's role in communication on a school event?

Eden Freeman, City Manager, said the City coordinates with the school. The information shared with Council came from both the school and folks on the ground.

Councilmember Bauman asked could a school incident go out through the City's official alerts?

City Manager Freeman said they typically have their own. My understanding is school systems set up their own direct communication channels with parents impacted and cities to the broader community.

Councilmember Bauman said my request is for an after action review for specific concerns. This includes disclosure of the location where students were being relocated and elementary school policing. Do schools put an armed school resource officer (SRO) at elementary schools as part of policy?

Craig Chandler, Deputy Police Chief, said they may assign an officer all day. Some move back and forth between multiple schools.

City Manager Freeman said schools is a separate police department but the City partners with them frequently.

Councilmember Bauman said it was shared with citizens that the City does a tremendous amount of training and a formal agreement was done a couple years ago.

Mayor Paul said the City works regularly with private schools and every year with public schools. In many private schools, off duty officers also serve as their security. Regarding disclosure of where kids were going, the school system needed to let parents know where their children were at all times throughout that whole process, and they were under police protection the entire time they were being moved.

Councilmember Bauman said there is not much information about the City's twentieth anniversary gala. Does the city have an official role in organizing it?

City Manager Freeman said Council was briefed in June on the entire plans for twentieth anniversary this year.

Councilmember Bauman said there was an invitation with the host committee.

City Manager Freeman said that is the latest to come out but plans were announced some time ago.

Councilmember Jody Reichel asked was the gala included?

City Manager Freeman said yes. The gala is October 9, and is being coordinated and organized by the Sandy Springs Foundation where Christine Propst is Chairperson, Elizabeth Fite is Vice Chairperson, Sherwin Clemons is Treasurer, and Susanna Rohm is Secretary. They are working with the team from the Performing Arts Center (PAC) to coordinate because it is a fundraiser for PAC. Tickets are now on sale and this is the invitation that you saw out.

Councilmember Bauman asked is the foundation an auxiliary booster for PAC? What is the relationship between the foundation?

City Manager Freeman said yes. They are a supporting entity of PAC and will come to present at an upcoming work session as the Sandy Springs Police Foundation will do. Also, they were the entity that received donations to support art in Veterans Park.

Councilmember Bauman asked how was the host committee selected for the event?

City Manager Freeman said that information is not available and I was not involved in the discussions.

Councilmember Jody Reichel asked was Mayor Paul Chair of the Sandy Springs Foundation and the Police Foundation until recently?

City Manager Freeman said that may have been two months ago.

Mayor Paul said we needed an organizational group to get things goings and I moved off the foundations when set up.

Councilmember Reichel said you were on the Sandy Springs Foundation for a couple years. You are on the board but just not the Chair.

Mayor Paul said yes.

Councilmember Bauman said a challenge is when a campaign is promoting an event. For example, a ticket for the twentieth anniversary gala read *a public event by Rusty Paul for Sandy Springs Mayor*.

Mayor Paul said that information should not be there and it will be corrected. Thank you for bringing this to my attention.

Councilmember Reichel requested more information on how host committee was chosen and for the gala be removed until after the election.

Dan Lee, City Attorney, said the Legal Department has been authorized to file an action in superior court to stop the use of a party house that is bringing a lot of consternation to the neighbors. There was a hearing this past week which ruled in favor of Sandy Springs to order the commercial use of the property. Hopefully we can communicate to the public that this will not be tolerated. Thank you to the superior court for their involvement.

B. 2025-205 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 7:46 p.m.