

Meeting of the Sandy Springs City Council was held on September 16, 2025 Following Work Session, Mayor Rusty Paul presiding.

I. Call to Order

Mayor Rusty Paul called the meeting to order at 7:35 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

There were no public comments.

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. **2025-208** Meeting Minutes
September 2, 2025 City Council Meeting
- B. **2025-209** Request for Mayor and City Council to Approve Acceptance of a Driveway Easement from Richard L. Rathack, on Property Located at 555 Windsor Parkway in Land Lot 66 of the 17th District, City of Sandy Springs (Tax ID# 17-0066-0003-013-5); in Relation to the S2161 Windsor Parkway Sidewalk Improvements Project

Resolution No. 2025-09-130

- C. **2025-210** Request for Mayor and City Council to Approve Acceptance of a Driveway Easement from Margaret Warwick Jones and William Bradford Jones, on Property Located at 565 Windsor Parkway in Land Lot 66 of the 17th District, City of Sandy Springs (Tax ID# 17-0066-0003-014-3); in Relation to the S2161 Windsor Parkway Sidewalk Improvements Project

Resolution No. 2025-09-131

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- D. **2025-211** Request for Mayor and City Council to Approve Acceptance of a Driveway Easement from Carol A. Ratner, on Property Located at 621 Windsor Parkway in Land Lot 41 of the 17th District, City of Sandy Springs (Tax ID# 17-0041-0001-021-0); in Relation to the S2161 Windsor Parkway Sidewalk Improvements Project

Resolution No. 2025-09-132

VII. Presentations

There were no presentations.

VIII. Public Hearing

*Prior to Public Hearing, **Raquel González, City Clerk**, read the public hearing rules.*

- A. **2025-212** Request for Mayor and City Council Consideration of a Resolution to Approve the 2024 Community Development Block Grant Consolidated Annual Performance and Evaluation Report

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

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 Office of Community Planning and Development (CPD) formula block grant program: Community Development Block Grant (CDBG) Program.

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, 2024, for public comment. The CAPER is recommended today, September 16, 2025, for adoption.

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 2024 Community Development Block Grant Consolidated Annual Performance and Evaluation Report. The motion carried by unanimous vote.

Resolution No. 2025-09-133

- B. **2025-213** RZ-25-2 - 9755 Roberts Drive
Request for Mayor and City Council Consideration of an Ordinance to Rezone the Property at 9755 Roberts Drive (Parcel #06 036700010011) from RE-1 (Residential

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Detached – 1 Acre Minimum Lot Size) to RD-7.5 (Residential Detached – 7,500 Square Feet Minimum Lot Size) Zoning District

Michele McIntosh-Ross, Planning & Zoning Manager, presented a recommendation to Rezone the Property at 9755 Roberts Drive (Parcel #06 036700010011) from RE-1 (Residential Detached – 1 Acre Minimum Lot Size) to RD-7.5 (Residential Detached – 7,500 Square Feet Minimum Lot Size) Zoning District.

The applicant requests a Zoning Map Amendment (Rezoning) at 9755 Roberts Drive. The existing developed parcel consists of an unoccupied single-story ranch-style home on the corner of Roswell Road and Roberts Drive. The applicants are proposing to rezone from RE-1 to RD-7.5 to construct three (3) new single-family (single-unit detached) homes. This parcel is adjacent to residential zoning to the east (RE-1) and commercial zoning to the South (CX-3) and to the West (OX-8) along Roswell Road. Staff and the Planning Commission recommend approval with conditions that address the number of lots, lot restrictions, and access from Roberts Drive.

Mayor Rusty Paul opened the public hearing.

Support

1. Brad Riffel, 50 Warm Springs Circle, Roswell
2. Ronda Smith, 76 Long Island Place, Sandy Springs

Opposition

1. Don Huffner, 9643 Roberts Drive, Atlanta

Mayor Rusty Paul closed the public hearing.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to rezone the property at 9755 Roberts Drive (Parcel #06 036700010011) from RE-1 (Residential Detached – 1 Acre Minimum Lot Size) to RD-7.5 (Residential Detached – 7,500 Square Feet Minimum Lot Size) Zoning District with the additional condition that the boat docked in the Chattahoochee River at the parcel's northern property line must be removed. The removal must be included as a component of the scope of work for the demolition permit for the property.

Councilmember Paulson said it has been about sixteen years of dealing with this. This is an unfortunate situation but it is pleasing we have a solution for use of this property.

Mayor Paul said it has been a very long running zoning case.

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

Ordinance No. 2025-09-21

- C. **2025-214** TA-25-2
Request for Mayor and City Council Consideration of an Ordinance to Amend the Development Code

Matthew Anspach, Senior Planner, presented a recommendation to Amend the Development Code.

Staff is providing a recommended update to the Development Code, which has been largely untouched since the last major update in December of 2023. Staff presented an overview of the proposed modifications during the July 15, 2025, Mayor and City Council Meeting.

The proposed amendments provide clarifications, enhancements, and items inadvertently omitted in the previous major code update. Some examples include text explaining the appeals process, and minor grammatical errors referred to as housekeeping items.

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

Councilmember John Paulson asked is the multi-unit minimum ceiling height eight or nine feet?

Senior Planner Anspach said eight feet is for the required storage component. Nine feet is for the typical residential room ceiling.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Jody Reichel**, to Amend the Development Code.

Councilmember Paulson asked if this item is approved how long it will take to amend the Code.

Senior Planner Anspach said Staff and Municode are working together to complete the process as quickly as possible.

Kristen Byars Smith, Assistant City Manager, said it will take a couple of months but changes will be posted on the City's website until active in Municode.

Raquel González, City Clerk, said the Code is active upon adoption assuming Council approves tonight. This will be published as a pending codification for the document itself. It is editing that takes a couple months to achieve.

Mayor Paul said once passed with my signature, it will go into effect. It will not be broadly published for a couple months but, will be published on the City's website.

Councilmember Paulson said this may be affecting a project coming in. Let us ensure everyone receives notice that these are the new rules to follow.

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

Ordinance No. 2025-09-22

IX. New Business

- A. **2025-215** Request for Mayor and Council Consideration of a Resolution to Approve Participation in the Georgia Environmental Protection Division FY 2026 Recycling and Waste

Diversions Grant and to Authorize the City Manager to Execute the Grant Award Agreement

Brent Walker, Director of Recreation and Parks, presented a recommendation to Approve Participation in the Georgia Environmental Protection Division FY 2026 Recycling and Waste Diversion Grant and to Authorize the City Manager to Execute the Grant Award Agreement.

The Recycling and Waste Diversion (RWD) Grant is part of the Solid Waste Trust Fund (SWTF) Grant Program offered by Georgia Environmental Protection Division (EPD). The RWD Grant furthers the goals for the SWTF by providing financial support to projects in Georgia to reduce solid waste, recover valuable materials, support manufacturing, and encourage innovation. The City, in partnership with Keep North Fulton Beautiful (KNFB), proposes applying for a grant to expand the Recycling Center at Morgan Falls (Center) and enhance its services. The City allocated funding within the FY26 Budget in the amount of \$50,000 for capital improvements and \$100,000 for facility operations for the Recycling Center.

The proposed grant includes funding for upgrades to the existing facility to include purchasing a new Polystyrene Foam Densifier, which will allow the Center to accept increased quantities of the foam and allow it to be compacted. The Center will require some necessary upgrades to its infrastructure to support this addition with electricity and a dedicated protective awning for the new machine.

The Center has learned this is a critically needed update as evidenced through the amount that is continuously collected at the Center, as well as community surveys and fundraising. Engaging the community and local businesses in recycling through outreach will foster long-term participation. Increased engagement will in turn increase the number of recyclables and decrease the amount of solid waste going to landfills.

The City and KNFB are requesting up to \$150,000 in funding from the RWD Grant. The program requires no match from the City. We adhere to established and legal purchasing policies to ensure transparency, fairness, and accountability in the procurement process. This approach helps maintain consistent standards and safeguards the integrity of all transactions.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Jody Reichel**, to Approve Participation in the Georgia Environmental Protection Division FY 2026 Recycling and Waste Diversion Grant and to Authorize the City Manager to Execute the Grant Award Agreement.

Councilmember Paulson said **Councilmember Melissa Mular** arranged a tour of this facility and everyone is encouraged to see this. This grant will help make the facility better.

Councilmember Reichel said this facility has five star reviews and I would also love a tour.

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

Resolution No. 2025-09-134

- B. **2025-216** Request for Mayor and City Council Consideration of a Resolution to Approve the Purchase of Environmental Mitigation Stream Credits for the Hammond Drive Corridor Improvements Project and to Authorize the City Manager to Purchase the Credits

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Approve the Purchase of Environmental Mitigation Stream Credits for the Hammond Drive Corridor Improvements Project and to Authorize the City Manager to Purchase the Credits.

The S2193 Hammond Drive Corridor Improvements Project will involve permanent impacts to 616 linear feet of perennial stream channel and 284 linear feet of intermittent stream channels associated with stormwater pipe improvements necessary to construct the Project. As such, the Project must meet the permitting requirements outlined in Section 404 of the Clean Water Act (“CWA”). Part of the Section 404 Permit requires the purchase of compensatory Environmental Mitigation Credits (the “Credits”) when more than 100 linear feet of stream is impacted. The extent of the impacts necessitates the purchase of Credits, which can be purchased from approved mitigation banks in the service area.

There are Credits available for purchase from the Soque River Mitigation Bank. The Project requires a total of 7,144.65 Stream Mitigation Credits at a cost per credit of \$325.00 for a total purchase price of \$2,322,011.25.

Motion and second. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Jody Reichel**, to Approve the Purchase of Environmental Mitigation Stream Credits for the Hammond Drive Corridor Improvements Project and to Authorize the City Manager to Purchase the Credits.

Councilmember Mular asked what is the plan for the stream from the diagram?

Public Works Director Martin said four lanes will be added to the two existing lanes with pipe streams underneath.

Councilmember Mular asked will there be inspections from the Georgia Department of Environmental Resources to ensure they are enclosed correctly?

Public Works Director Martin said it is a matter of the storm drainage pipe where it was open embankment, open stream before.

Zachary Lammers, Project Manager, Gresham Smith said specifically on the Hammond Drive Project, there are large open streams that meander down to the existing Hammond Drive. Since the widening is primarily north, that is being enclosed with either pipe or concrete box culvert. This is built to GDOT standards of practices to design.

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

Ordinance No. 2025-09-135

- C. **2025-217** Request for Mayor and City Council Consideration of the Supplemental Bond Resolution of the City of Sandy Springs

Eden Freeman, City Manager, presented a recommendation to approve the Supplemental Bond Resolution of the City of Sandy Springs.

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At the August 5, 2025 Public Facilities Authority meeting, the Public Facilities Authority ("Authority") approved a bond resolution authorizing the issuance of the City of Sandy Springs Public Facilities Authority Revenue Bonds, Series 2025, in an amount not to exceed \$50,500,000 for the City of Sandy Springs Fire and Safety Projects ("Series 2025 Bonds"). These Series 2025 Bonds were set to bear interest rates not exceeding 6% annually, with specific maturities, rates, and redemption terms to be determined in a supplemental resolution, which we are bringing forward with this action.

At their August 5, 2025 City Council meeting, the City of Sandy Springs ("City") authorized the approval of the terms of the Series 2025 Bonds and the City to enter into a lease agreement with the Authority relating to the issuance of the Series 2025 Bonds.

The City needs to ratify and authorize the use and distribution of a Preliminary Official Statement, dated September 5, 2025, relating to the Series 2025 Bonds (the "Preliminary Official Statement") and authorize the execution, delivery, use and distribution of an Official Statement, dated September 16, 2025, relating to the Series 2025 Bonds (the "Official Statement") in connection with the sale of the Series 2025 Bonds.

Additionally, the City must authorize the execution, delivery and performance of a Continuing Disclosure Certificate, dated the date hereof, (the "Disclosure Certificate") to assist the initial purchaser of the Series 2025 Bonds in complying with its obligations under Rule 15c2-12 of the Securities and Exchange Act of 1934, as amended.

The bonds are scheduled to sell on Tuesday, September 16, 2025 at 10:30 am. Shortly thereafter, the enclosed bond resolution will be republished with details for the prevailing conditions.

Motion and vote. A motion was made by **Councilmember Tibby DeJulio**, seconded by **Councilmember Jody Reichel**, to approve the Supplemental Bond Resolution of the City of Sandy Springs. The motion carried by unanimous vote.

Resolution No. 2025-09-136

X. Reports

A. 2025-218 Mayor and Council Report

Mayor Rusty Paul said the City has some upcoming events. The twentieth anniversary gala is on October 9 followed by the Sandy Springs Wine Festival and OctoberFEAST later in October. Also, the Sandy Springs Fall Arts Festival is in September. Everyone is encouraged to attend the City's milestone anniversary event and other fall events.

B. 2025-219 Staff Reports

1. July 2025 Unaudited Financials

**Agenda incorrectly listed June*

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

The City is at 8.33 % of the year. Revenues are at .72 % and expenditures are at 8.81% of the budget. In the packet are the cash balances in each of the City's bank accounts as of the close of July 2025 and the trend of interest earned through the City's bank's GA Fund 1 & Truist. The

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packet also provides the trend of Local Option Sales Taxes collected. The FY26 column is empty as the City collect LOST in arrears and the City received the July remittance in August. The expenditures are also shown in the packet. The City is starting the fiscal year spendings and each department is spending as expected. The remaining pages cover special revenue, capital projects, debt service and enterprise funds for review.

Councilmember Melody Kelley said the City will have approximately \$1,000,000 from the business transaction today at the Public Facilities Authority meeting regarding substitution of the security for the escrow fund. How is that reflected here?

Chief Financial Officer Carlisle said that \$1,000,000 gain was included in the budget to reduce the debt service for the new debt issuance that occurred today.

Councilmember John Paulson asked when will FY 2025 close to see how much money was not spent and how much is left over for next year?

Eden Freeman, City Manager, said **Chief Financial Officer Carlisle** met with auditors in the last couple of weeks and they will provide an update to Council in December. Those funds, as in prior years, will be used to balance the budget next year.

Councilmember Tibby DeJulio asked is an estimate available?

City Manager Freeman said no.

XI. Executive Session

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

Passed Yes 6, No 0, Abstained 0

Yeas: John Paulson, Melody Kelley, Melissa Mular, Jody Reichel, Tibby DeJulio, Andrew Bauman
Nays: None

The Executive Session began at 8:22 p.m.

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

Passed Yes 6, No 0, Abstained 0

Yeas: John Paulson, Melody Kelley, Melissa Mular, Jody Reichel, Tibby DeJulio, Andrew Bauman
Nays: None

The Executive Session ended at 8:39 p.m.

XII. Adjournment

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

The meeting adjourned at 8:39 p.m.