

Meeting of the Sandy Springs City Council was held on October 21, 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. **Steve Leeds, 6410 Radiant Trace, Sandy Springs** – Update Mt Vernon School Negotiations
2. **Kimberly Oliver, 6485 Williamson Drive, Sandy Spring** – Update Mount Vernon School Negotiations

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. **2025-243** Meeting Minutes
October 7, 2025 City Council Work
Session
October 7, 2025 City Council Meeting
- B. **2025-244** Request for Mayor and City Council to Approve Acceptance of a Permanent Drainage Easement from Rickado Simon and Alanna Amyre Morris on property located at 4991 Powers Ferry Road (Tax ID # 17-0136-LL-011-9), in Land Lot 136 of the 17th District, City of Sandy Springs, Fulton County, Georgia for the S2186 Mount Paran Road and Powers Ferry Road Sidewalk Improvements Project (Phase I).

Resolution No. 2025-10-149

- C. **2025-245** Request for Mayor and City Council Consideration of a Resolution to Approve the 2026 City Council Meeting Schedule

Resolution No. 2025-10-150

- D. **2025-246** Request for Mayor and City Council Consideration of a Resolution to Approve the 2026 City of Sandy Springs Holiday Observations

Resolution No. 2025-10-151

- E. **2025-247** Request for Mayor and City Council Consideration of a Resolution to Approve the 2026 Planning and Zoning Meeting Schedule

Resolution No. 2025-10-152

VII. Presentations

There were no presentations.

VIII. Public Hearing

- A. **2025-248** Request for Mayor and City Council Consideration of a Resolution to Approve a Metropolitan River Protection Act Certificate for River Corridor Review RC-25-04SS for 870 Edgewater Drive

Ginger Sottile, Director of Community Development, presented a recommendation to Approve a Metropolitan River Protection Act Certificate for River Corridor Review RC-25- 04SS for 870 Edgewater Drive.

Properties within 2,000 feet of the Chattahoochee River are subject to the Chattahoochee River Corridor Protection Act. The regulations call for review and approval by the Atlanta Regional Commission (ARC), public hearing and approval by the local governing authority, and issuance of a Metropolitan River Protection Act Certificate. The review focuses on whether the project is consistent with the Chattahoochee Corridor Plan, which limits clearing and impervious surface within the corridor.

The property owner proposes the construction of a new two-story home with driveway and garage. The site is located in Category “C” with a proposed impervious area of 8,968 SF.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melissa Mular**, to Approve a Metropolitan River Protection Act Certificate for River Corridor Review RC-25-04SS for 870 Edgewater Drive. The motion carried by unanimous vote.

Resolution No. 2025-10-153

IX. New Business

- A. **2025-249** Request for Mayor and City Council Consideration to Approve a Non-Binding Conceptual Job Cost Estimate with Georgia Power Company for Overhead to Underground Utility Conversions for the Hammond Drive Corridor Improvements Project and to Authorize the City Manager to Execute the

Agreement

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Approve a Non-Binding Conceptual Job Cost Estimate with Georgia Power Company for Overhead to Underground Utility Conversions for the Hammond Drive Corridor Improvements Project and to Authorize the City Manager to Execute the Agreement.

As part of the S2193 Hammond Drive Corridor Improvements Project, the City of Sandy Springs (the “City”) and the Project design partners have produced design documents to remove all overhead utility crossings over the new Hammond Drive alignment. To begin this work, Georgia Power has provided a Non-Binding Conceptual Job Cost Estimate for the City’s review and acknowledgment, in order to proceed with the conversion work design.

The Aerial-to-Underground Relocation effort will remove utility poles from the intersections of the new Hammond Drive alignment with Harleston Road, Kayron Drive, and Lorell Terrace NE. The current aerial power lines in these locations will be rerouted underground and around the Project limits. This work is essential to maintaining the aesthetic desired for this corridor.

The Non-Binding Conceptual Job Cost Estimate provided by Georgia Power is \$905,000.00. Payment will be due at a later date, prior to mobilization. The cost of the Aerial-to-Underground Utility Relocation effort by Georgia Power is \$905,000.00. There is adequate funding in Project S2193 to fund this relocation.

Motion and second. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Tibby DeJulio**, to Approve a Non-Binding Conceptual Job Cost Estimate with Georgia Power Company for Overhead to Underground Utility Conversions for the Hammond Drive Corridor Improvements Project and to Authorize the City Manager to Execute the Agreement.

Councilmember Reichel asked is it only Georgia Power Company that can underground their lines?

Public Works Director Martin said yes.

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

Resolution No. 2025-10-154

- B. **2025-250** Request for Mayor and City Council Consideration to Approve Supplemental Construction Agreement No. 01 to the Construction Agreement Between the City of Sandy Springs and the Georgia Department of Transportation for Construction of the City of Sandy Springs’ Portion of the PATH 400 Multiuse Trail Extension Project and to Authorize the Mayor to Execute the Agreement

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Approve Supplemental Construction Agreement No. 01 to the Construction Agreement Between the City of Sandy Springs and the Georgia Department of Transportation for Construction of the City of Sandy Springs’ Portion of the PATH 400 Multiuse Trail Extension Project and to Authorize the Mayor to Execute the Agreement.

The original GDOT Construction Agreement for this Project, dated November 20, 2024, was approved by Mayor and City Council on August 6, 2024 and provided \$16,154,757.00 in federal funding for the

construction of Segment One (1) and Segment Three (3) of the Project with a Local match of \$3,996,166.94. That Agreement included the cost of the construction contract for the Project, which was awarded to F.S. Scarbrough LLC on May 21, 2024, in the amount of \$20,150,923.94.

In support of the construction of the Project, the City also awarded a contract to AtkinsRèalis USA Inc. to perform the Construction Engineering and Inspection (“CEI”) services for the Project, which was approved on February 4, 2025 in the amount of the \$1,489,000.00 and a contract with NOVA Engineering and Environmental, LLC to perform the materials testing services for the Project, which was approved on November 19, 2024 in the amount of \$285,380.40.

In September 2024 the City requested additional construction funds from the Atlanta Regional Commission (“ARC”) to cover the cost of the CEI and Materials Testing for the Project. That request was approved, and Supplemental Construction Agreement No. 01 reflects that additional funding.

	Federal	Local	Total
Original Construction Agreement	\$16,154,757.00	\$3,996,166.94	\$20,150,923.94
Supplemental Construction Agreement No. 01	\$1,385,486.47	\$388,893.93	\$1,774,380.40
Totals	\$17,540,243.57	\$4,385,060.87	

As detailed in the table above, ARC has increased their award for this Project, and the Local matching portion has increased. There are adequate funds available in the Project budget to cover the increases.

Motion and vote. A motion was made by **Councilmember Tibby DeJulio**, seconded by **Councilmember Melody Kelley**, to Approve Supplemental Construction Agreement No. 01 to the Construction Agreement Between the City of Sandy Springs and the Georgia Department of Transportation for Construction of the City of Sandy Springs’ Portion of the PATH 400 Multiuse Trail Extension Project and to Authorize the Mayor to Execute the Agreement. The motion carried by unanimous vote.

Resolution No. 2025-10-155

- C. **2025-251** Request for Mayor and City Council Consideration to Approve Contract Award to Excellere Construction, LLC to Construct the Mountain Creek Road Stormwater Maintenance Phase 1 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 Excellere Construction, LLC to Construct the Mountain Creek Road Stormwater Maintenance Phase 1 Project and to Authorize the City Manager to Execute the Contract.

In 2024, the City of Sandy Springs (the “City”) engaged a consultant to develop plans to correct deficiencies in the stormwater system under Mountain Creek Road near the properties located at 5760 Mountain Creek Road and 5775 Mountain Creek Road. The construction plans for the planned maintenance Project were developed and permitted. The construction project is divided into two (2) phases. Work in Phase I includes trenchless rehabilitation of the 72” Corrugated Metal Pipe (CMP) culvert, and reconstruction of the headwall at the upstream property. The Project scope consists of:

- Restoration of approximately ninety (90) linear feet of 72” CMP pipe using centrifugally Cast Concrete pipe method
- Installation of one (1) cast-in-place reinforced concrete headwall with veneer on the upstream

- embankment
- Installation of gabion baskets for streambed protection at the upstream headwall
- Replacement of a section of the existing driveway at 5775 Mountain Creek Road

To advance the Project, the City issued Invitation to Bid (“ITB”) 26-008 on August 19, 2025, seeking bids from qualified contractors to construct the Project. A non-mandatory pre-bid meeting was held on September 2, 2025 and one addendum was issued on September 12, 2025. Bids from three (3) contractors were received prior to September 19, 2025, due date. Bid results were as follows:

Bidder	Bid
Excellere Construction, LLC	\$354,970.00
HD Excavations & Utilities, LLC	\$374,080.83
Vertical Earth Incorporated	\$446,823.11

The engineer’s cost estimate for the work was \$425,000.00.

Upon review of the bids, City Staff recommends that contract award be made to the lowest most responsible and responsive bidder, Excellere Construction, LLC in the amount of \$354,970.00.

Motion and second. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Melody Kelley**, to Approve Contract Award to Excellere Construction, LLC to Construct the Mountain Creek Road Stormwater Maintenance Phase 1 Project and to Authorize the City Manager to Execute the Contract.

Councilmember John Paulson asked has the City worked with Excellere Construction LLC before?

Public Works Director Martin said yes. They have some of the City’s roadway projects now and are doing good work.

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

Resolution No. 2025-10-156

- D. **2025-252** Request for Mayor and City Council Consideration of a Resolution to Authorize Application to and Participation in the Georgia Department of Transportation's Transportation Alternatives and Congestion Mitigation and Air Quality (CMAQ) Competitive Funding Program and to Approve the Required Local Funding Match; Authorize the City Manager to Execute the Grant Award Agreement; and Other Purposes

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Authorize Application to and Participation in the Georgia Department of Transportation's Transportation Alternatives and Congestion Mitigation and Air Quality (CMAQ) Competitive Funding Program and to Approve the Required Local Funding Match; Authorize the City Manager to Execute the Grant Award Agreement; and Other Purposes.

The Congestion Mitigation and Air Quality Improvement Program provides a funding source for state and local governments to fund transportation projects and programs to help meet the requirements of the Clean Air Act (“CAA”) and its amendments as codified in 23 USC Sec 149. The Transportation Alternatives (“TA”) Set-Aside from the Surface Transportation Block Grant (“STBG”) Program, provides funding for a variety of generally smaller-scale transportation projects such as pedestrian and bicycle facilities. The City of Sandy Springs (the “City”) received notification on September 15, 2025 from GDOT that funding was available for projects using the TA and CMAQ Programs. Projects eligible for funding include

roundabouts, intersection improvements, traffic signalization and engineering, intelligent transportation systems, pedestrian and bicycle facilities, and pedestrian streetscaping projects. Applications to participate are due on October 31, 2025.

Staff has reviewed eligible project types, as well as the needs of the City, and recommends a project to design and construct a sidepath along the west side of Holcomb Bridge Road/SR-140 (the "Project"). Holcomb Bridge Road is on the City's Tier 1 High Injury

Network as identified in the *2025 Safe Streets for Sandy Springs Safety Action Plan* and the project area is the only portion of principal arterial roadway in the City without a completed or funded pedestrian facility. This Project would leverage the River Exchange Drive pedestrian improvements that are included in Project T0066, which is under construction. The Project would connect residents to a shopping area with a grocery store as well as nearby parks and the sidepath on Spalding Drive constructed in Project TS166. The Project would connect to a future cross-jurisdictional network of paths and trails. The City of Peachtree Corners is planning the Crooked Creek Trail to connect to the south of Spalding Drive, and the City of Roswell has a multi-use path along Holcomb Bridge Road stretching from the Chattahoochee River northward in its adopted bicycle-pedestrian plan.

The financial impact of the grant is the required twenty percent (20%) local match of \$713,000.00 to receive the \$2,852,000.00 in program funds. The estimated total cost for all phases of the proposed project is \$3,565,000.00.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Jody Reichel**, to Authorize Application to and Participation in the Georgia Department of Transportation's Transportation Alternatives and Congestion Mitigation and Air Quality (CMAQ) Competitive Funding Program and to Approve the Required Local Funding Match; Authorize the City Manager to Execute the Grant Award Agreement; and Other Purposes.

Councilmember Paulson said this is a great idea as there is no ability to walk or ride on the City's side of Holcomb Bridge Road. Looking forward to hearing more. Does this grant include construction?

Public Works Director Martin said yes.

Councilmember Paulson said there is a significant project at Holcomb and Spalding that Gwinnett County and GDOT is managing. Will the City's project dovetail with this?

Public Works Director Martin said pedestrian facilities provided in that project are relatively modest. Early in TSPLOST, we constructed the side path from the new park on Spalding Drive to the Holcomb Bridge and Spalding intersection. There is a small segment of sidewalk at the corner and no development north from there on Holcomb Bridge Road. This project would extend the significant investment the City made a few years ago. At the time, the City partnered with Gwinnett to replace the bridge and build the side path as part of TSPLOST then. This more so glues into earlier work the City laid out with Gwinnett then, as well as improvements the City made immediately at the park frontage on Spalding Drive at River Exchange.

Councilmember Paulson said this should be a coordinated effort.

Councilmember Melody Kelley asked how do you find the Safety Action Plan on the website?

Eden Freeman, City Manager, said you can search for Safe Streets and Roads for All (SS4A).

Councilmember Kelley said is this stretch included in the Capital Sidewalk program?

Public Works Director Martin said no, it has not been scored there.

Councilmember Kelley asked what is the reason for this?

Public Works Director Martin said in most cases especially on state routes, Roswell Road for instance, the City has not scored in the sidewalk program because of the very large capital size of those segments. That has been a practice since the City began the sidewalk program in 2008. This is the same on Holcomb Bridge Road.

Councilmember Reichel asked is a list of grants the City approved available?

City Manager Freeman said a periodic update is included on Inside Sandy Springs when possible. With the recent changes in Washington, there have been delays on decisions about grants.

Councilmember Melissa Mular said this was also my request. It may be time to provide an update.

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

Resolution No. 2025-10-157

- E. **2025-253** Request for Mayor and City Council Consideration of a Resolution to Authorize a Second Amendment to the Lease Agreement between Georgia Power Company and the City of Sandy Springs for Certain Property Located at Land Lot 84, 17th District, Fulton County, Georgia, and Being More Particularly Described and/or Depicted in the Original Lease and the Amendment and to Authorize the City Manager to Execute Same

Brent Walker, Director of Recreation and Parks, presented a recommendation to Authorize a Second Amendment to the Lease Agreement between Georgia Power Company and the City of Sandy Springs for Certain Property Located at Land Lot 84, 17th District, Fulton County, Georgia, and Being More Particularly Described and/or Depicted in the Original Lease and the Amendment and to Authorize the City Manager to Execute Same.

The City and GPC entered into that certain Lease Agreement for the Property on April 19, 2012, to provide for river access and a dog park. The City and GPC entered into that certain and First Amendment to the Lease Agreement on May 11, 2022, for the construction of Section 2A of the Springway Trail. A Second Amendment to the Lease Agreement is necessary to construct the dog park improvements over portions of the Property included within the Lease Agreement.

Staff have completed the conceptual design for the improvements of the Morgan Falls Dog Park and submitted them for review to GPC. As part of that correspondence, GPC informed the City that the Second Amendment to the Lease Agreement would be necessary due to some of the conductive materials being used in the improvements. As shown in the attached concept plan, the City will install new shade structures, dog agility equipment, a wash station, and improve the ground cover and drainage.

The City uses portions of the Property for the dog park as well as the additional property provided by the First Amendment for Segment 2A of the Springway Trail. This Amendment will allow the City to construct the improvements to the dog park on the Property. A sum of Ten Dollars (\$10.00) will need to be paid to GPC for this Second Amendment. Sufficient funding is available in Capital Project POO11 to construct the dog park.

Motion and second. A motion was made by **Councilmember Melody Kelley**, seconded by

Councilmember Melissa Mular, to Authorize a Second Amendment to the Lease Agreement between Georgia Power Company and the City of Sandy Springs for Certain Property Located at Land Lot 84, 17th District, Fulton County, Georgia, and Being More Particularly Described and/or Depicted in the Original Lease and the Amendment and to Authorize the City Manager to Execute Same.

Councilmember Kelley asked if this is approved, what is the next step?

Director of Recreation and Parks Walker said Georgia Power has agreed to the concept and the City can construct on their property. Once the lease is approved by Council, the City can move forward with construction documents and then put out for bid.

Councilmember Kelley asked will the City need to engage them any longer?

Director of Recreation and Parks Walker said no. This gives the City authority to access the property for construction.

Councilmember Mular asked will there also be water available as that is a big issue?

Director of Recreation and Parks Walker said yes. The water meter will be installed. Also, there is one quote left to run the water line from the intersection of the park.

Councilmember Mular asked how many more trees will be planted? Where will they be located?

Director of Recreation and Parks Walker said there is minimal planting. The City must be careful as power lines are there. Several trees were planted where grading was done and redirected the channel outside the dog park. That is the only area to plant in. An area through the dog park must remain open because they may have to bring large equipment to access the overhead lines, and there must be clear zones within the park itself.

Councilmember Mular said shade structures will be needed because it gets hot there.

Councilmember John Paulson said Georgia Power needed to re-review the design because of these conductive materials. Does the City need to change anything with the design?

Director of Recreation and Parks Walker said no. The City is responsible for the conductive material installed on the property, which is already there now. For instance, the chain link fence, shade awning structure and metal poles.

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

Resolution No. 2025-10-158

F. **2025-254** Request for Mayor and City Council Consideration to Declare City Owned Real Property Located in Land Lot 93, 17th District, Fulton County, Georgia and More Commonly Known as 4865 Kitty Hawk Drive as Surplus and to Authorize the Advertisement for Sealed Bids for the Sale of Said Property and for Other Purposes

Dan Lee, City Attorney, presented a recommendation to Declare City Owned Real Property Located in Land Lot 93, 17th District, Fulton County, Georgia and More Commonly Known as 4865 Kitty Hawk Drive as Surplus and to Authorize the Advertisement for Sealed Bids for the Sale of Said Property and for Other Purposes.

On or about December 16, 2008, Council unanimously approved the donation of the Property, as further depicted by Exhibit “A”, attached hereto, to the City. Fee-simple interest in the Property was transferred from Stephen R. Guttery to the City by virtue of the Limited Warranty Deed dated December 18, 2008 and recorded at Book 47453, Page 227 of the Fulton County, Georgia Deed Records, on December 29, 2008.

The Property is located at the corner of Kitty Hawk Drive, at its intersection with Long Island Drive and consists of vacant land containing +/- 5,323.03 sq. ft (0.1222 acres, more or less) and is currently zoned ON-3/Office Neighborhood. Georgia law and the City Charter provide the City the power to dispose of City owned real property to the highest bidder, either by sealed bids or by auction after due notice has been given in the legal organ of Fulton County.

Additionally, the City may, but is not required, to retain the services of a Georgia licensed real estate broker to assist in the disposition of the Property, provided a request for proposals for brokerage services, which shall include at minimum broker’s qualifications and experience has been issued. The Property has been appraised by a Georgia Certified Real Estate Appraiser.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to Declare City Owned Real Property Located in Land Lot 93, 17th District, Fulton County, Georgia and More Commonly Known as 4865 Kitty Hawk Drive as Surplus and to Authorize the Advertisement for Sealed Bids for the Sale of Said Property and for Other Purposes.

Councilmember Paulson asked what is the estimated value of the property?

City Attorney Lee said yes. If Council declares it as surplus, you must find the best price for the people of Sandy Springs and it is not appropriate to discuss it in an open meeting. This was initiated by an adjacent property owner who wants to buy it, but because of restrictions of Georgia law, the City cannot just sell property. Council must vote to declare it surplus then a bidding process must start before any negotiation. If bids are received, as the decider of the sale of public property, Council must vote to decide if to take some offer that came from that sale.

Councilmember Andy Bauman said I have some concerns. This property is along shaded green space for the community of walkers. This is premature as there was no public vetting. Further discussion is needed with stakeholders, which includes people who live in that community, both in the Cherokee Park area and surrounding areas.

Substitute Motion. A substitute motion was offered by **Councilmember Andy Bauman**, seconded by **Councilmember Melody Kelley** to table the item for further discussion.

Councilmember Bauman said we are reaching the end of a Council and Mayor term. This is a non-urgent matter. This should be postponed for a couple of months for community input and also on the City’s policy of dealing with surplus property. We are setting a precedent. This should be tabled for further discussion and consideration both in the specific instance and also for the citywide ramifications.

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

- G. **2025-255** Request for Mayor and City Council Consideration of a Resolution to Quitclaim Deed Property Known as the Sandy Springs Historic Site and Park (Tax Parcel # 17-0089-0011-047-6 and Tax parcel # 17-0089-0011-048-4) to the City of Sandy Springs Public Facilities Authority

Chris Burnett, Director of Economic Development, presented a recommendation to Quitclaim Deed Property Known as the Sandy Springs Historic Site and Park (Tax Parcel # 17- 0089-0011-047-6 and Tax parcel # 17-0089-0011-048-4) to the City of Sandy Springs Public Facilities Authority.

The City of Sandy Springs currently holds title to the property known as the Sandy Springs Historic Site and Park (Parcel ID Numbers 17 008900110476 and 17 008900110484) (the "Property"). The Property includes both the Williams Payne House and a portion of the Heritage Sandy Springs Park.

Although the City is limited by the Georgia Constitution in its ability to contractually commit to the expenditure of public funds beyond one year, the State of Georgia Constitution grants the City the right to enter into contractual obligations with its Public Facilities Authority ("PFA") for the performance of governmental services. Through such contracts, the City can make enforceable financial commitments for up to forty (40) years.

Given the City's desire to establish an adaptive reuse of the Williams Payne House, transferring the Property to the PFA would allow more flexibility in the use of the property, including the ability to lease space for terms beyond one year.

Motion and second. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Jody Reichel**, to Quitclaim Deed Property Known as the Sandy Springs Historic Site and Park (Tax Parcel # 17-0089-0011-047-6 and Tax parcel # 17-0089-0011-048-4) to the City of Sandy Springs Public Facilities Authority.

Councilmember Tibby DeJulio asked does this include the entirety of the historic site or only where the Williams-Payne House is?

Director of Economic Development Burnett said there are two parcels. One is where the Williams-Payne House is located and the other is the small adjacent park, where there is a gazebo, fire pit, as well as walking trails. It does not include the Heritage Green, the Heritage building or any other sites. There were six parcels in total at one time and these are only two. The others will remain in the City's name.

Eden Freeman, City Manager, said it does include Heritage Green but does not include Heritage Amphitheater. Council is being asked to quitclaim the two parcels outlined to the PFA. We are not contemplating that the tenant will have a lease to the larger parcel that is 109 Hilderbrand, which is the Heritage Green. They will only have a lease to 6075 Sandy Spring Circle. You are being asked to convey both of these to the PFA at this time.

Councilmember DeJulio said since this area is part of what was considered for City Springs II and it all belongs to the City, why are we not doing the whole thing?

City Manager Freeman said Council was insistent that we would not do anything to take away from what the Spring would be. It would not be redeveloped and neither would the Green where the amphitheater. If Council would like to add the amphitheater and heritage building to it, Staff can certainly change that.

Dan Lee, City Attorney, said you should consider that all this property came from Fulton County and has never been surveyed. A survey has been ordered, and **Director of Economic Development Burnett** is asking Council to identify an area where the survey will fall that will be the leased property that eventually will be attached to the lease. This is way to get this to the PFA to not slow down the lease agreement with the tenant. The specific diagram via the lease with return to Council.

Councilmember DeJulio asked is the entire parcel being surveyed or just these two?

City Attorney Lee said just the property that **Director of Economic Development Burnett** has identified.

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

Resolution No. 2025-10-160

X. Reports

A. 2025-256 Mayor and Council Report

Mayor Rusty Paul said the City's 20th anniversary gala was a success. The Sandy Springs Foundation raised money for the Performing Arts Center (PAC) and hopefully the amount will be reported to Council soon.

This weekend was OcktoberFEAST and it was another well attended event in Sandy Springs.

The Metro Atlanta Mayors Association (MAMA) had a broad discussion about plans for the World Cup. It will be an exciting time for the metro Atlanta area. Visit Sandy Springs and PAC are working to create ideas on hosting some events on the Green and maybe have some corporate activity in the conference center.

It was an honor for me to participate in the Atlanta Jewish Academy's commemoration of the October 7, 2023, tragedy in Israel, and there was a very moving performance recounting the events.

Councilmember Andy Bauman said there is a lot planned for City Green and the city center area but there should be more programming around the City. The idea of more events on City Green is appealing but this is not in the best interest of the City. I had conversations with owners of property on the north of Abernathy, north of Dalrymple in regard to the World Cup. My request is for the City now and in its planning to keep an open mind to locations that are not just on City Green, but in other parts of the City where folks want to feel included in events. This includes some of the underutilized shopping centers north of Dalrymple where there can be tented events. Staff, Council, and future Councils should consider whether there are options outside of City Green for the programming done as a community and spend millions of dollars on. Some of that needs to be spread to other parts.

Councilmember John Paulson said it was a good idea to use the large tent for some recent events on City Green. This includes the celebration two weeks ago, OktoberFEAST this past weekend, and the event today. For a tent of this size, is it in the best interest of the City to acquire this or rent it? If the City will have events in shopping centers in the north end as **Councilmember Bauman** mentioned, maybe a tent like this might be worth the cost, as it worked well for these three events.

Eden Freeman, City Manager, said Staff is already tasked with looking into this. **William (Bill) Haggett, Executive Director of the Performing Arts Center**, will look at it from the perspective of if the City has enough demand for rental opportunities to use it, because it is not anticipated that there will be. The cost to rent a tent that size was over \$30,000. Buying it will be very expensive and does not include the cost of storing it. The tent is one solid piece, and we have had discussions on the ability to have it somewhere since it first came in.

Mayor Paul said the City has been able to spread that cost over three events and that made it cost effective.

B. 2025-257 Staff Reports

1. August 2025 Unaudited Financials

Toni Carlisle, Chief Financial Officer, reviewed the August 2025 unaudited financials. The City is at 16.67 % of the new fiscal year. Revenues are at 4.72% and expenditures are at 15.16% of the budget. There is more activity in revenues as many tax revenues are received in subsequent months or quarters. The departmental expenditure are in the packet. Overall, the operating expenses are 15.16% and expended according to the approved budget. The remaining pages in the packet cover special revenue, capital projects, debt service and enterprise funds for review.

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 6:52 p.m.

Approved: November 4, 2025

Russell K. Paul, Mayor

Raquel D. González, City Clerk