SANDY SPRINGS

GEORGIA

CITY COUNCIL
Rusty Paul, Mayor
John Paulson – District 1
Melody Kelley – District 2
Melissa Mular – District 3
Jody Reichel – District 4
Tibby DeJulio – District 5
Andy Bauman – District 6

Tuesday, December 2, 2025	**Regular Meeting**	**6:00 PM**

The City Council meeting will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328).

Live-stream:	www.SandySpringsGA.gov/stream
Public Comment:	http://spr.gs/publiccomment

I. **Call to Order** - Mayor Rusty Paul

II. **Roll Call and General Announcements** - City Clerk

III. **Pledge of Allegiance** - Mayor Rusty Paul

IV. **Public Comment**

V. **Approval of Meeting Agenda**

VI. **Consent Agenda**

A. **2025-272** Meeting Minutes
November 18, 2025 City Council Meeting

B. **2025-273** Request for Mayor and City Council Consideration of a Resolution to Approve a Permanent Easement for the Monitoring of Slopes from David E. and Beverly Chenault on that Certain Tract of Land Located at 10 Maryeanna Drive, (Tax ID #17-0092-0006-008-0), Land Lot 92 of the 17th District, City of Sandy Springs, Fulton County, Georgia

(Presented by William H. Martin, Jr., AIA, Public Works Director)

C. **2025-274** Request for Mayor and City Council Consideration of a Resolution to Approve a Temporary Construction Easement from Lake Forrest Summit Community Association, Inc. a Georgia Corporation on that Tract of Land Located at 0 Lake Forrest Drive, (Tax ID #17-0092-LL-068-1), Land Lot 92 of the 17th District, City of Sandy Springs, Fulton County,

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance. The City will make reasonable accommodations for those persons.

Georgia

(Presented by William H. Martin, Jr., AIA, Public Works Director)

D. **2025-275** Request for Mayor and City Council Consideration of a Resolution to Accept a Deed for Dedication of Right-of-Way, and Temporary Construction Easement from ZaRamy Properties, LLC, on that Certain Tract of Land Located at 4617 Roswell Road (Tax ID# 17-0094-0001-102-4), in Land Lot 94 of the 17th District, City of Sandy Springs, Fulton County, Georgia

(Presented by William H. Martin, Jr., AIA, Public Works Director)

E. **2025-276** Request for Mayor and City Council Consideration of a Resolution to Accept a Deed for Dedication of Right of Way, from ZaRamy Properties, LLC, on that Certain Tract of Land Located at 4617 Roswell Road (Hedden Street Frontage) (Tax ID# 17-0094-0001-102-4), in Land Lot 94 of the 17th District, City of Sandy Springs, Fulton County, Georgia

(Presented by William H. Martin, Jr., AIA, Public Works Director)

VII. Presentations

A. **2025-277** FY 2025 Audit Presentation

(Presented by Josh Carroll, Partner, Mauldin & Jenkins, LLC)

VIII. Public Hearing

A. **2025-278** ABL No. 28235

Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for Ladona 30342 LLC/ DBA Ladona Bar and Restaurant at 215 Northwood Dr Suite 8, Sandy Springs GA 30342. The applicant is Ashish Shetty for Consumption of Beer, Wine and Distilled Spirits.

(Presented by Cori Holiness, Revenue Manager)

IX. New Business

A. **2025-279** Request for Mayor and City Council Consideration of a Resolution to Approve a Contract Award to F.S. Scarbrough, LLC for Construction Services for the City of Sandy Springs' Portion of the PATH 400 Multiuse Trail Extension Project – Phase II and to Authorize the City Manager to Execute the Contract

(Presented by William H. Martin, Jr. AIA Public Works Director)

B. **2025-280** Request for Mayor and City Council Consideration of a Resolution to Approve Contract Award to Sol Construction, LLC to Construct the Jett Ferry Road and Spalding Drive Sidewalk Project and to Authorize the City Manager to Execute the Contract

SANDY SPRINGS

GEORGIA

(Presented by William H. Martin, Jr., AIA, Public Works Director)

C. **2025-281** Request for Mayor and City Council Consideration of a Resolution to Authorize a Purchasing Agreement with Constant Technologies, Inc. for the Sandy Springs Intelligence Operations Center Technology Enhancements Under the Public Safety and Community Violence Reduction Grant

(Presented by Jason McCabe, CI Unit Manager)

D. **2025-282** Request for Mayor and City Council Consideration of a Resolution to Approve a Memorandum of Authorization Between the City and the Appropriate Party for the U.S. Department of Homeland Security International Federation of Association Football World Cup Grant Program and Authorize the City Manager to Execute the Same

(Presented by Forrest Bohannon, Major)

X. Reports

A. **2025-283** Mayor and Council Report

B. **2025-284** Staff Reports

XI. Executive Session - Litigation

XII. Adjournment

SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: August 20, 2025 Submission for the December 2, 2025 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve a Permanent Easement for the Monitoring of Slopes from David E. and Beverly Chenault on that Certain Tract of Land Located at 10 Maryeanna Drive, (Tax ID #17-0092-0006-008-0), Land Lot 92 of the 17th District, City of Sandy Springs, Fulton County, Georgia

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Recommendation:

Staff recommends that the Mayor and City Council accept the donation of a Permanent Easement for the Monitoring of Slopes ("Agreement") on property located at 10 Maryeanna Drive in Land Lot 92 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0092-0006-008-0). The subject property is owned by David E. and Beverly Chenault.

Background:

The acquisition of 3,311 square feet of Permanent Easement on the subject property is necessary to complete the T2505 Lake Forrest Drive Slope Repair Project.

Discussion:

The Property Owners agreed to donate the required Permanent Easement at no cost to the City.

Financial Impact:

None. This is a donation at no cost to the City.

Alternatives:

The acquisition reflects the minimum amount of property rights required in order to deliver the desired project.

Review:

Cheryl Oslund, Administrative Coordinator	Created/Initiated - 11/20/2025
Marty Martin, Director of Public Works	Approved - 11/20/2025
Toni Carlisle, Chief Financial Officer	Approved - 11/20/2025
Dan Lee, City Attorney	Approved - 11/25/2025
Eden Freeman, City Manager	Final Approval - 11/26/2025

Attachments:

1. Aerial Map and GIS Map
2. Executed Agreement with Attachments
3. Resolution

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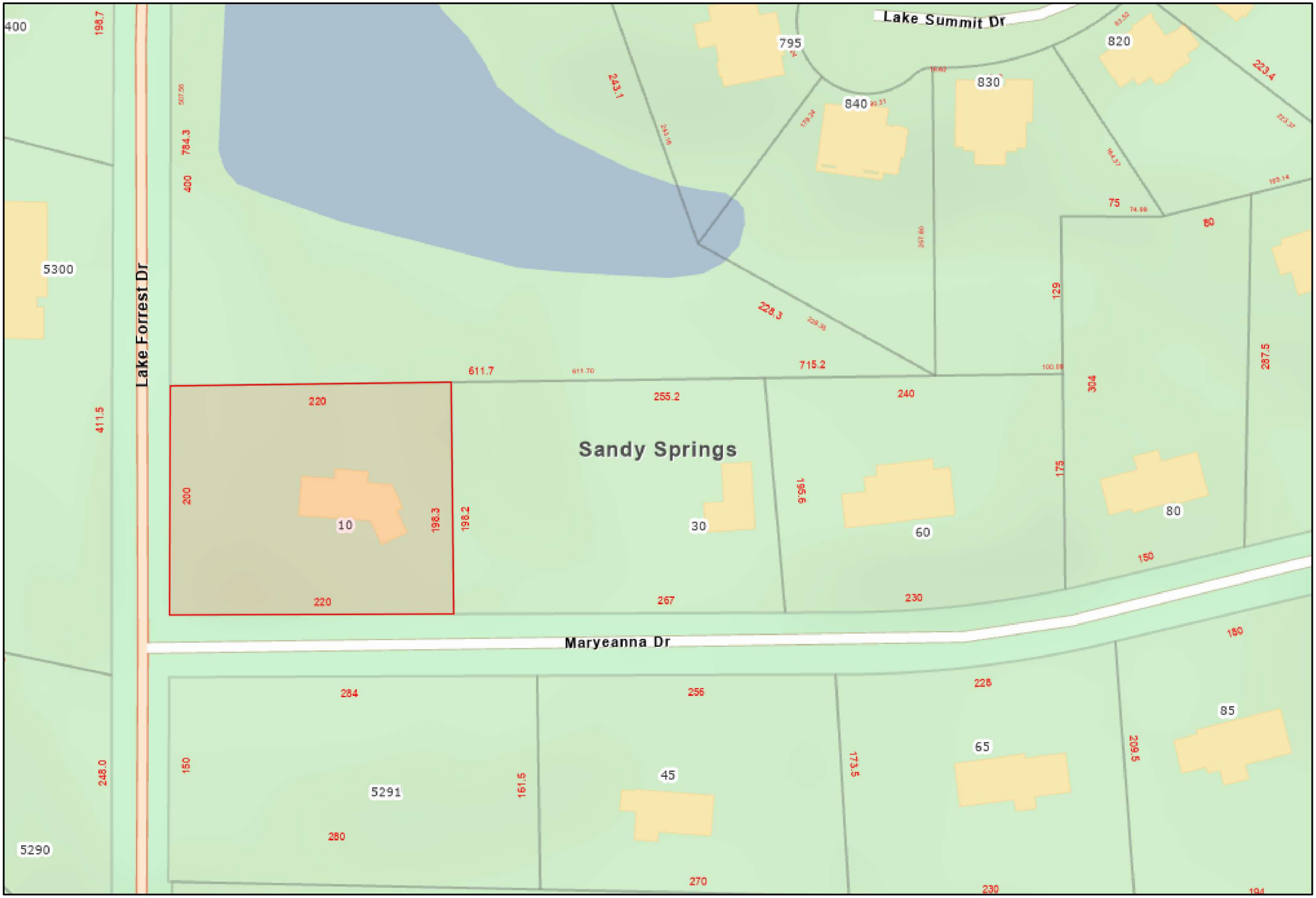
AERIAL MAP | 10 MARYEANNA DRIVE

Date: 11/7/2025

Map Size: 8.5x11 (LETTER)

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations epicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses

FULTON COUNTY



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N

GIS MAP | 10 MARYEANNA DRIVE

Date: 11/7/2025

Map Size: 8.5x11 (LETTER)

FULTON COUNTY

AFTER RECORDING, PLEASE RETURN TO:
City of Sandy Springs
City Clerk's Office
1 Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book 49410, Page 337
Parcel No: 17-0092-0006-008-0

STATE OF GEORGIA,
FULTON COUNTY

PERMANENT EASEMENT FOR THE MONITORING OF SLOPES
(Donation – T2505 - Lake Forrest Drive Slope Repair)

THIS EASEMENT DEED (hereinafter the "Easement") is made this 5th day of November 2025, by DAVID E. CHENAULT, JR AND BEVERLY CHENAULT ("Grantor"), to the CITY OF SANDY SPRINGS, GEORGIA, a municipal corporation of the State of Georgia ("Grantee"). The terms "Grantor" and "Grantee" shall include their respective heirs, successors, assigns, executors, administrators, and legal representatives where the context requires or permits.

WHEREAS, Grantor is the owner of that certain tract or parcel of land located in Land Lot 92 of the 17th District of Fulton County, Georgia, and described in a deed recorded in the real property records of Fulton County at Deed Book 49410, Page 337 (the "Property");

WHEREAS, Grantee is desirous of obtaining a permanent easement for monitoring of the slope (the "Easement") of approximately 3,311 square feet, more or less, over, upon, and across the Property, as described and shown on Exhibits "A" and "B", attached hereto and incorporated herein by reference (the "Easement Area"),

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR ($1.00) in hand paid, along with other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants and conveys a perpetual, non-exclusive Permanent Easement unto Grantee as described and depicted on Exhibits "A" and "B" as follows:

1. A perpetual, non-exclusive Permanent Easement on and over that tract or parcel of land as identified in Exhibit "A" and "B" attached and incorporated herein by reference, for the purposes of monitoring the slope, excavation, equipment installation, operation, inspection, testing, maintenance, and any other activities directly or indirectly related to the use of the easement as Grantee may deem necessary.
2. Grantee shall have the perpetual right to cut, trim, control, and remove trees, brush, and other obstructions which injure or interfere with Grantee's use, occupation or enjoyment of the Easement Area, or Grantee's right to construct, reconstruct, install, use, operate, maintain, repair, replace, upgrade, or remove its equipment.

Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the real estate above described, that Grantor has a good and lawful right to convey it, or any part thereof, that it is completely free and clear from all encumbrances other than matters of record, and that Grantee will forever warrant and defend Grantee's interest therein against the lawful claims of all persons whomsoever.

Grantee hereby agrees that it shall exercise reasonable care to avoid unnecessary damage to the Property in in the exercise of its rights granted herein to the Easement Area depicted in Exhibits "A" and "B". Grantee shall within a reasonable period of time replace, repair, or reimburse Grantor for the reasonable cost of replacement or repair of physical damage to Grantor's improvements on the Property, except as modified to accommodate Grantee's rights contained herein, whether or not within the Easement Area, but only if such damage is caused by Grantee's exercise of its rights in and to the Easement Area. In the construction, reconstruction, installation, use, operation, maintenance, repair, replacement, upgrading, additional construction, removal of its improvements, or for any ingress on the Property by Grantee or anyone on behalf of the Grantee, Grantee shall restore, replace, or repair the surface of the Property to as close to its condition immediately prior to such work as may be reasonably possible.

To the extent authorized by law, Grantee shall indemnify Grantor against and shall hold Grantor harmless from any and all liability for any injury to or death to any person or persons, or damage to any property, or any portion thereof, in any way arising out of any activities of Grantee, its agents, employees, contractors, successors or assigns, in connection with any work or other activity conducted within the Easement Area.

Any entities contracted by the City for the exercise of its rights described herein shall carry at all times (i) worker compensation insurance as required by law; (ii) liability insurance with limits of not less than $1,000,000 per occurrence; and (iii) if automotive vehicles are used by the entity in connection with any entry upon the Property, liability insurance of at least $1,000,000 per occurrence. In the event the entity does not carry such insurance, it shall be deemed to have self-insured to the extent of such coverages amounts.

The Permanent Easement granted herein shall bind the heirs and assigns of the Grantor and shall inure to the benefit of the successors in title of Grantee.

(Signatures on the next page)

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written. Signed, sealed, and delivered in the presence of:

GRANTOR:

_______________________(S.E.A.L.)
DAVID E. CHENAULT

_______________________(S.E.A.L.)
BEVERLY CHENAULT

Sworn to and subscribed before me and in my presence
on this the 5th day of November, 2025.

_______________________ _______________________
Unofficial Witness

Notary Public
Name: Joan Estinval
My commission expires: 8/11/29
[notary seal]

Joan Estinval
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 08/11/2029

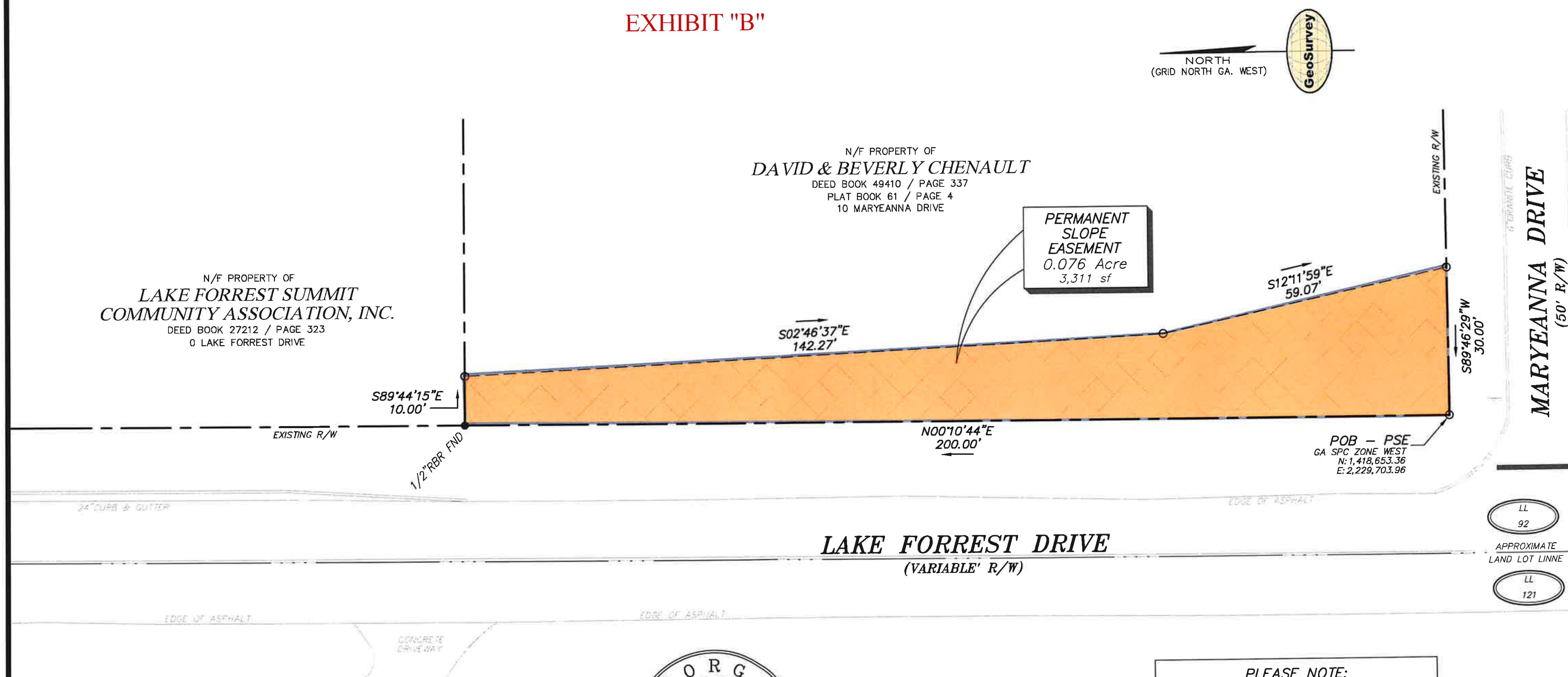
Exhibit "A"
Legal Description
Permanent Slope Easement
10 Maryeanna Drive
Parcel ID: 17-0092-0006-008-0

All that tract or parcel of land lying or being in Land Lot 92, 17th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point located at the Northeasterly intersection of the Easterly Right-of-Way of Lake Forrest Drive (variable Right-of-Way) and the Northerly Right-of-Way of Maryeanna Drive (50' Right-of-Way), said point having State Plane Coordinate Values Northing: 1,418,653.36: Easting: 2,229,703.96; Georgia West Zone; thence along said Easterly Right-of-Way of Lake Forrest Drive North 00 degrees 10 minutes 44 seconds East for a distance of 200.00 feet to a 1/2-inch rebar found; thence departing said Right-of-Way, South 89 degrees 44 minutes 15 seconds East for a distance of 10.00 feet to a point; thence South 02 degrees 46 minutes 37 seconds East for a distance of 142.27 feet to a point; thence South 12 degrees 11 minutes 59 seconds East for a distance of 59.07 feet to a point along the Northerly Right-of-Way of Maryeanna Drive; thence along said Right-of-Way, South 89 degrees 46 minutes 29 seconds West for a distance of 30.00 feet to a point and the **POINT OF BEGINNING**.

Said tract of land contains 0.076 Acre. (3,311 Square Feet)

EXHIBIT "B"



PLEASE NOTE:
THIS IS A SPECIAL–PURPOSE EXHIBIT AND IS NOT AN AS–BUILT OR BOUNDARY SURVEY.

GEORGIA REGISTERED No. 3042 LAND SURVEYOR DAVID HESTER

LEGEND

STANDARD ABBREVIATIONS

CI	DROP INLET
CMF	CONCRETE MONUMENT FND
CTP	CRIMPED TOP PIPE
FND	FOUND
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PSE	PERMANENT SLOPE EASEMENT
RBR	IRON REINFORCING BAR
RBS	5/8" IRON REBAR SET
SSMH	SANITARY SEWER MANHOLE

SURVEY REFERENCES

1. TOPOGRAPHIC SURVEY OF LAKE FORREST DRIVE @ MARYEANNA DRIVE, FOR CITY OF SANDY SPRINGS, GA, PREPARED BY GEOSURVEY, LTD., DATED OCTOBER 22, 2024, REVISED JULY 17, 2025.

GRAPHIC SCALE 1"= 20'

0 10 20 50

GeoSurvey
Professional Land Surveying Services
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795–9900
Fax: (770) 795–8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF–000621

EASEMENT EXHIBIT

Lake Forrest Drive @ Maryeanna Drive

FOR

City of Sandy Springs, GA

GS JOB NO:	20248058	DRAWING SCALE:	1"= 20'	SURVEY DATE:	10–22–2024
FIELD WORK:	DD	CITY:	SANDY SPRINGS	EXHIBIT DATE:	8–6–2025
PROJ MGR:	CWC	COUNTY:	FULTON STATE: GA	REVISIONS (SEE GENERAL NOTES)	
REVIEWED:	DLH	LAND LOT:	92	No. Date	Description
DWG FILE:	10MaryeannaDr–EsmtExhibit.dwg	DISTRICT:	17th		

RESOLUTION NO. _______

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO APPROVE ACCEPTANCE OF A PERMANENT EASEMENT FOR THE MONITORING OF SLOPES FROM DAVID E. AND BEVERLY CHENAULT ON THAT CERTAIN TRACT OF LAND LOCATED AT 10 MARYEANNA DRIVE, (TAX ID #17-0092-0006-008-0), LAND LOT 92 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

WHEREAS, the City of Sandy Springs ("City") is currently in the process of constructing the T2505 Lake Forrest Drive Slope Repair Project ("Project"); and

WHEREAS, to facilitate construction of the Project, the City requires the acquisition of 3,311 square feet of Permanent Easement for the Monitoring of Slopes ("Agreement"), located at 10 Maryeanna Drive in Land Lot 92 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0092-0006-008-0), and owned by Dave E. and Beverly Chenault. ("Owners"); and

WHEREAS, City staff has reached an agreement in which the Owner is willingly donating the required Property; and

WHEREAS, the Department of Public Works, in response to guidance provided by the City Manager, has reviewed and desires that City Council approve the attached Agreements; and

WHEREAS, the City desires to acquire the Property and to enter into the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. That the attached Agreement is hereby approved;
2. That the Mayor or appropriate City official is hereby authorized to execute the Agreement, subject to approval of the City Attorney and the City Finance Director; and
3. That the City Manager and appropriate City staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this 2nd day of December 2025.

Approved:

____
Russell K. Paul, Mayor

Attest:

____
Raquel D. Gonzalez, City Clerk

(Seal)

SANDY SPRINGS
CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: August 20, 2025 Submission for the December 2, 2025 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve a Temporary Construction Easement from Lake Forrest Summit Community Association, Inc. a Georgia Corporation on that Tract of Land Located at 0 Lake Forrest Drive, (Tax ID #17-0092-LL-068-1), Land Lot 92 of the 17th District, City of Sandy Springs, Fulton County, Georgia

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Recommendation:

Staff recommends that the Mayor and City Council accept the donation of a Temporary Construction Easement ("Agreement") on property located at 0 Lake Forrest Drive in Land Lot 92 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0092-LL-068-1). The subject property is owned by Lake Forrest Summit Community Association, Inc. a Georgia corporation.

Background:

The acquisition of 805 square feet of Temporary Construction Easement on the subject property is necessary to complete the T2505 Lake Forrest Drive Slope Repair Project.

Discussion:

The Property Owners agreed to donate the required Temporary Construction Easement at no cost to the City.

Financial Impact:

None. This is a donation at no cost to the City.

Alternatives:

The acquisition reflects the minimum amount of property rights required in order to deliver the desired project.

Review:

Cheryl Oslund, Administrative Coordinator	Created/Initiated - 11/20/2025
Marty Martin, Director of Public Works	Approved - 11/20/2025
Toni Carlisle, Chief Financial Officer	Approved - 11/20/2025
Dan Lee, City Attorney	Approved - 11/25/2025
Eden Freeman, City Manager	Final Approval - 11/26/2025

Attachments:

1. Aerial Map and GIS Map
2. Executed Agreement with Attachments
3. Resolution

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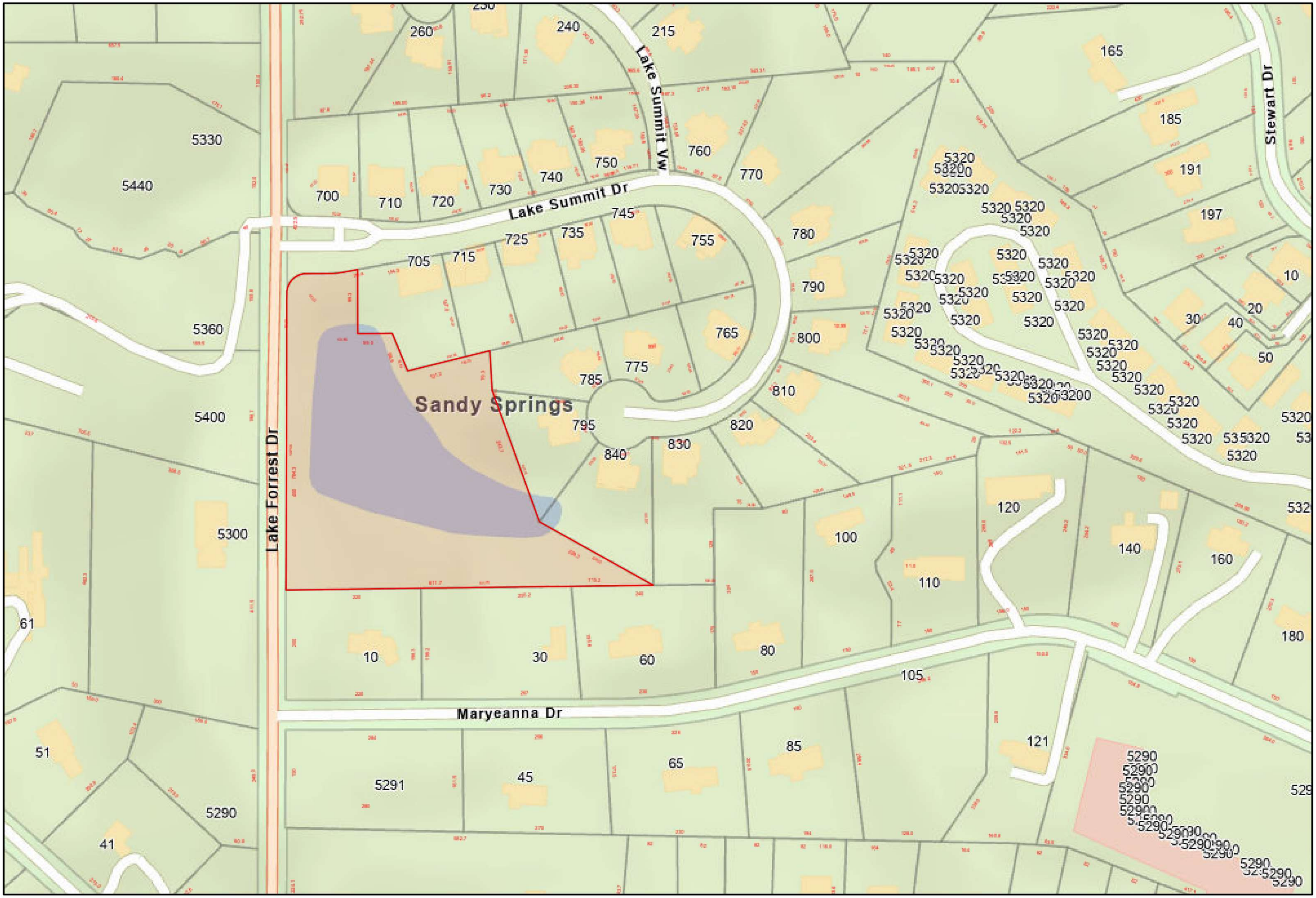
AERIAL MAP | 0 LAKE FORREST DR

N

Date: 9/4/2025
Map Size: 8.5x11 (LETTER)

FULTON COUNTY



GIS MAP | 0 LAKE FORREST DR

Date: 9/4/2025

Map Size: 8.5x11 (LETTER)

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations epicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses

FULTON COUNTY

AFTER RECORDING, PLEASE RETURN TO:
City of Sandy Springs
City Clerk's Office
1 Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book 27212 Page 323
Parcel No: 17-0092-LL-068-1

Address: 0 LAKE FORREST DRIVE

TEMPORARY CONSTRUCTION EASEMENT

(Donation – T2505 - Lake Forrest Drive Slope Repair)

STATE OF GEORGIA
FULTON COUNTY

THIS Temporary Construction Easement is made and executed the 22ND day of AUGUST, 2025, (the "Effective Date"), by and between LAKE FORREST SUMMIT COMMUNITY ASSOCIATION, INC., a Georgia corporation, party of the first part (hereinafter "Grantor's"), and the CITY OF SANDY SPRINGS, GEORGIA, a municipal corporation of the State of Georgia, party of the second part (hereinafter "Grantee") ("Grantors" and "Grantee" to include their respective heirs, successors, assigns, executors, administrators and legal representatives where the context requires or permits).

WITNESSETH:

WHEREAS, Grantors are the owners of that certain tract or parcel of land lying and being in Land Lot 92 of the 17th District of Fulton County, Georgia, having a street address of 0 LAKE FORREST DRIVE, Fulton County Tax Parcel ID: 17-0092-LL-068-1 in the City of Sandy Springs and being more particularly described on Exhibit "A" and as illustrated on the plat attached hereto as Exhibit "B", all of which are attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Grantee is a municipal corporation owning or controlling certain real property adjacent to the Property (the "City Property"); and

WHEREAS, Grantee desires non-exclusive temporary access and use of a portion of the Property to perform certain improvements along LAKE FORREST DRIVE adjacent to the Property (the "Project") for the public good and welfare and Grantor is willing to grant the requested access and use and subject to the terms hereof; and

WHEREAS, upon completion of the Project identified therein said construction shall cease; and

NOW, THEREFORE, in consideration of the sum of One and No/100 Dollars ($1.00) from each to the other in hand paid, the covenants contained herein, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, Grantors and Grantee hereby agree as follows:

1) **Grantors hereby grant and convey to Grantee a temporary, non-exclusive easement in, on, over, under, across, and through that Property identified on Exhibit "A" (the "Temporary Construction Easement"). The rights, benefits, privileges, and easement granted herein are for the purpose of construction of the improvements for the Project shown on Exhibit "B".**
2) **The purpose of the Temporary Construction Easement is to allow Grantee and/or its contractors, construction vehicles, and equipment access to the Property for the purpose of use in the (i) construction and installment of improvements and other purposes reasonably related to the Project and (ii) the removal of construction debris related to the Project located on the property of Grantor and (iii) the right to cut away, remove and dispose of all trees, undergrowth or other obstructions which exist within the Temporary Construction Easement area, which removal is necessary for access to and repair of slope monitoring facilities/systems.**

The Temporary Construction Easement granted herein shall commence upon use of this Easement for construction of the Project, and it shall terminate two (2) years from commencement of the City's use of the easement or upon the completion and final acceptance of the Project by the City of Sandy Springs Public Works Department. Upon the completion and final acceptance of the Project, Grantor may file a notice to terminate the easement.

Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property, that they have a good and lawful right to convey it, or any party thereof, that it is completely free and clear of all encumbrances other than matters of record, and that they will forever warrant and defend Grantee's interest therein against the lawful claims of all persons whomsoever until termination of the easement.

[*Signatures on the Following Page*]

In Witnesseth whereof, I(we) have hereunto set our hands and seal the day above written.

Signed, Sealed and Delivered this 22 day of August, 2025 in the presence of:

LAKE FORREST SUMMIT COMMUNITY ASSOCIATION, INC., a Georgia corporation

By:____________________(L.S.)
Name: Michael Ottwiller
Title: HoA President

____
Witness

____
Notary Public

LESLIE R PAUL
Notary Public, Georgia
Fulton County
My Commission Expires
October 19, 2026

{NOTARY SEAL}

By:____________________(L.S.)
Name:
Title

____
Witness

____
Notary Public

{NOTARY SEAL}

LESLIE R PAUL
Notary Public, Georgia
Fulton County
My Commission Expires
October 19, 2026

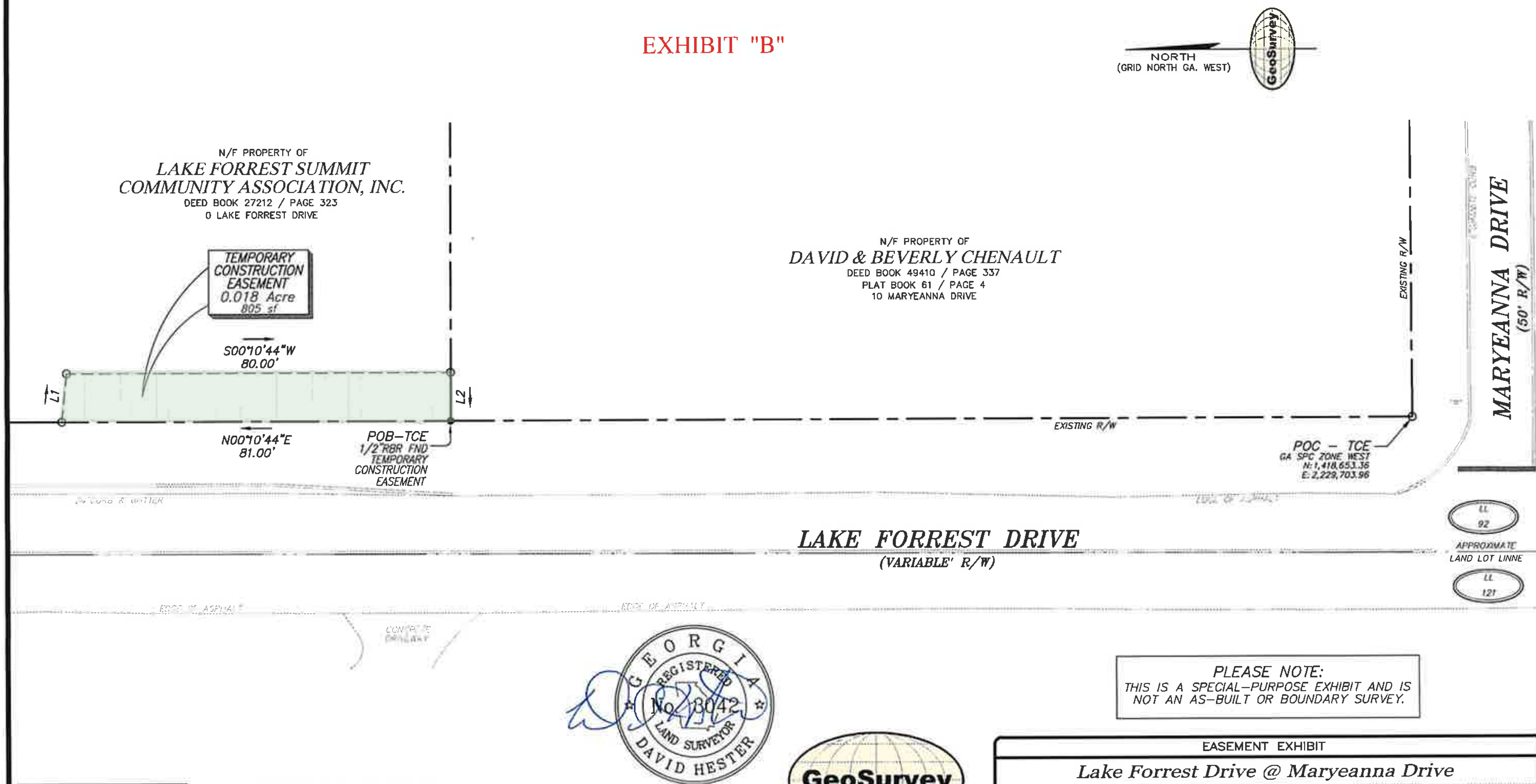
Exhibit "A"
Legal Description
Temporary Construction Easement
0 Lake Forrest Dr.
(Parcel ID: 17-0092-LL-068-1)

All that tract or parcel of land lying or being in Land Lot 92, 17th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point located at the Northeasterly intersection of the Easterly Right-of-Way of Lake Forrest Drive (variable Right-of-Way) and the Northerly Right-of-Way of Maryeanna Drive (50' Right-of-Way), said point having State Plane Coordinate Values Northing: 1,418,653.36: Easting: 2,229,703.96; Georgia West Zone; thence along said Easterly Right-of-Way of Lake Forrest Drive North 00 degrees 10 minutes 44 seconds East for a distance of 200.00 feet to a 1/2-inch rebar found, which is the **POINT OF BEGINNING**; thence North 00 degrees 10 minutes 44 seconds East for a distance of 81.00 feet to a point; thence departing said Right-of-Way South 84 degrees 01 minutes 40 seconds East for a distance of 10.05 feet to a point; thence South 00 degrees 10 minutes 44 seconds West for a distance of 80.00 feet to a point; thence North 89 degrees 44 minutes 15 seconds West for a distance of 10.00 feet to a point along the Easterly Right-of-Way of Lake Forrest Drive and the **POINT OF BEGINNING.**

Said tract of land contains 0.018 Acre. (805 Square Feet)

EXHIBIT "B"



PLEASE NOTE:
THIS IS A SPECIAL-PURPOSE EXHIBIT AND IS NOT AN AS-BUILT OR BOUNDARY SURVEY.

LEGEND

STANDARD ABBREVIATIONS

CI	DROP INLET
CMF	CONCRETE MONUMENT FND
CTP	CRIMPED TOP PIPE
FND	FOUND
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
RBR	IRON REINFORCING BAR
RBS	5/8" IRON REBAR SET
SSMH	SANITARY SEWER MANHOLE
TCE	TEMPORARY CONSTRUCTION EASEMENT

SURVEY REFERENCES

1. TOPOGRAPHIC SURVEY OF LAKE FORREST DRIVE @ MARYEANNA DRIVE, FOR CITY OF SANDY SPRINGS, GA, PREPARED BY GEOSURVEY, LTD., DATED OCTOBER 22, 2024, REVISED JULY 17, 2025.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S84°01'40"E	10.05
L2	N89°44'15"W	10.00

GRAPHIC SCALE 1"= 20'

0 10 20 50

GeoSurvey

Professional Land Surveying Services

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

EASEMENT EXHIBIT

Lake Forrest Drive @ Maryeanna Drive

FOR

City of Sandy Springs, GA

GS JOB NO: 20248058	DRAWING SCALE: 1"= 20'	SURVEY DATE: 10-22-2024	EXHIBIT DATE: 8-6-2025
FIELD WORK: DD	CITY: SANDY SPRINGS	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR: CWC	COUNTY: FULTON STATE: GA	No. Date	Description
REVIEWED: DLH	LAND LOT: 92		
DWG FILE: 0LakeForrestSummitHOA-EsmtExhibit	DISTRICT: 17th		

RESOLUTION NO. _______

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO APPROVE ACCEPTANCE OF A TEMPORARY CONSTRUCTION EASEMENT FROM LAKE FORREST SUMMIT COMMUNITY ASSOCIATION, INC. A GEORGIA CORPORATION ON THAT CERTAIN TRACT OF LAND LOCATED AT 0 LAKE FORREST DRIVE, (TAX ID #17-0092-LL-068-1), LAND LOT 92 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

WHEREAS, the City of Sandy Springs ("City") is currently in the process of constructing the T2505 Lake Forrest Drive Slope Repair Project ("Project"); and

WHEREAS, to facilitate construction of the Project, the City requires the acquisition of 805 square feet of Temporary Construction Easement ("Agreement"), located at 0 Lake Forrest Drive in Land Lot 92 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0092-LL-068-1), and owned by Lake Forrest Summit Community Association, Inc. a Georgia corporation. ("Owner"); and

WHEREAS, City staff has reached an agreement in which the Owner is willingly donating the required Property; and

WHEREAS, the Department of Public Works, in response to guidance provided by the City Manager, has reviewed and desires that City Council approve the attached Agreements; and

WHEREAS, the City desires to acquire the Property and to enter into the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. That the attached Agreement is hereby approved;

2. That the Mayor or appropriate City official is hereby authorized to execute the Agreement, subject to approval of the City Attorney and the City Finance Director; and

3. That the City Manager and appropriate City staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this 2nd day of December 2025.

Approved:

____
Russell K. Paul, Mayor

Attest:

____
Raquel D. Gonzalez, City Clerk

(Seal)

SANDY SPRINGS
CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: September 29, 2025 Submission for the December 2, 2025 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Accept a Deed for Dedication of Right-of-Way, and Temporary Construction Easement from ZaRamy Properties, LLC, on that Certain Tract of Land Located at 4617 Roswell Road (Tax ID# 17-0094-0001-102-4), in Land Lot 94 of the 17th District, City of Sandy Springs, Fulton County, Georgia

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Recommendation:

Staff recommends that the Mayor and City Council accept the Deed for Dedication of Right of Way (783.53 sq. ft.), and Temporary Construction Easement (477.98 sq. ft.), dedicating all that tract or parcel of land lying and located in Land Lot 94 of the 17th District, Fulton County, City of Sandy Springs, Georgia. The property is being dedicated by ZaRamy Properties, LLC, and is located at 4617 Roswell Road in Sandy Springs, Georgia, as shown in the attached exhibits. (Tax ID# 17-0094-0001-102-4). The total amount of Right of Way being dedicated to the city is 783.53 square feet along Roswell Road; the total amount of Temporary Construction Easement being dedicated to the city is 477.98 square feet along Roswell Road and is being dedicated as required by the Development Regulations Ordinance in Connection with Community Development File: LDP# 22-00091.

Background:

Section 103-75 of the Development Regulations specifies a minimum required right of way width based on street classifications. Such width must be dedicated prior to the approval of an Exemption Plat, Final Plat or a Land Disturbance Permit submittal.

Discussion:

The Property Owners agreed to dedicate the required Fee Simple Right of Way at no cost to the City. Fee Simple Right of Way is being dedicated along Roswell Road per the requirements/conditions of the Development Regulations Ordinance. The property owner has met the requirements of the Community Development Department, the Public Works Department, and the Right of Way Coordinator for the Dedication of Right of Way. Additionally, the property owner has paid a “Fee in Lieu” of Payment to compensate the City for the construction of the sidewalk.

Financial Impact:

None. This is a dedication at no cost to the City.

Alternatives:

None. The processing of this dedication is a requirement of the code.

Review:

Cheryl Oslund, Administrative Coordinator	Created/Initiated - 11/20/2025
Marty Martin, Director of Public Works	Approved - 11/20/2025
Toni Carlisle, Chief Financial Officer	Approved - 11/20/2025
Dan Lee, City Attorney	Approved - 11/25/2025
Eden Freeman, City Manager	Final Approval - 11/26/2025

Attachments:

1. Aerial and GIS Maps
2. Executed Deed for Dedication of Right-of-Way with Attachments (Roswell Road)
3. Executed Temporary Construction Easement with Attachments
4. Resolution

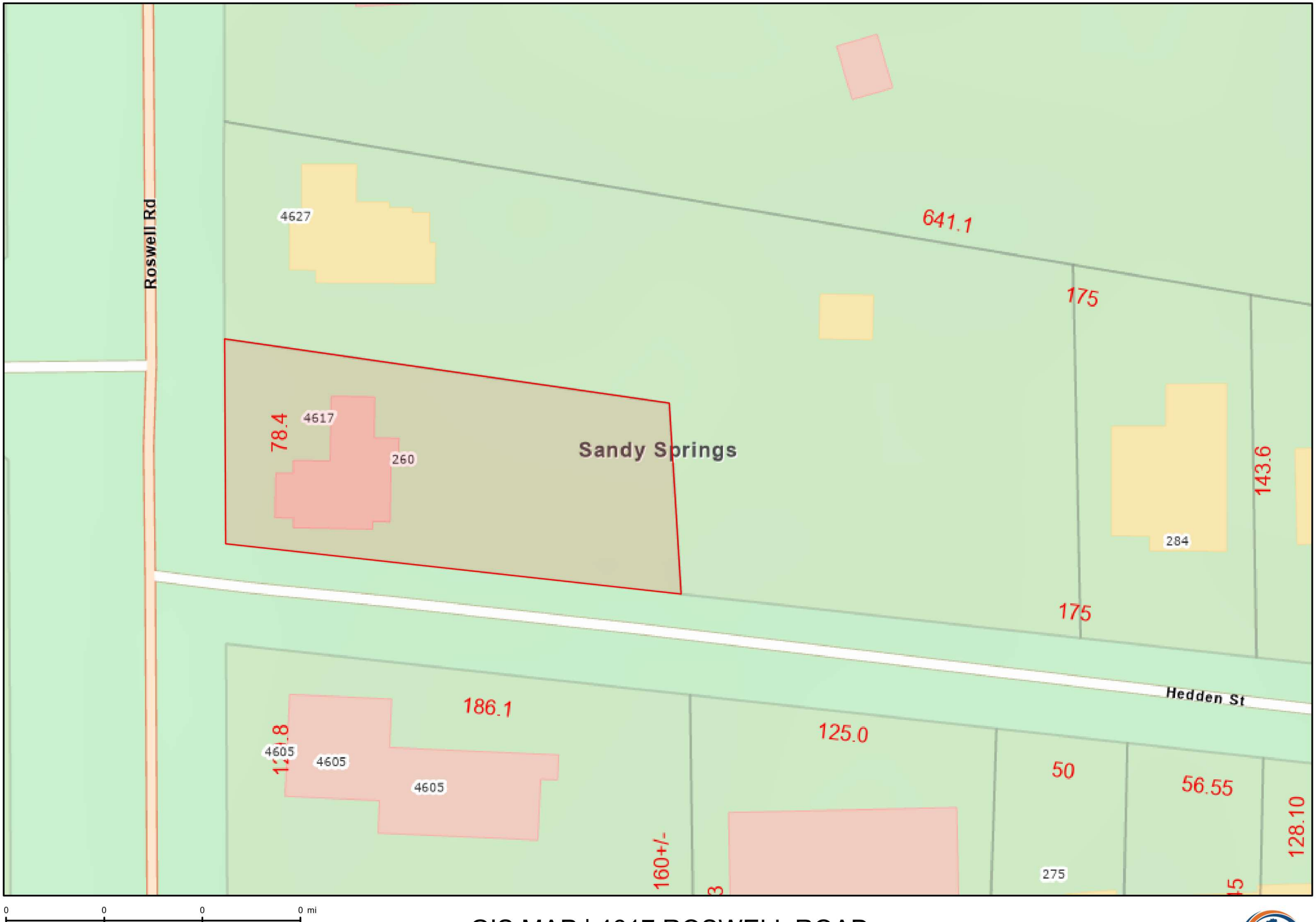
0 0 0 0 mi

AERIAL MAP | 4617 ROSWELL ROAD

N

Date: 9/24/2025
Map Size: 8.5x11 (LETTER)

FULTON COUNTY



GIS MAP | 4617 ROSWELL ROAD

Date: 9/24/2025

Map Size: 8.5x11 (LETTER)

FULTON COUNTY

AFTER RECORDING, PLEASE RETURN TO:
City Clerk's Office
1 Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book: 66963, Page: 675
Tax Parcel No: 17 009400011024
Address: 4617 Roswell Road

DEED FOR DEDICATION OF RIGHT OF WAY

STATE OF GEORGIA
FULTON COUNTY

THIS INDENTURE made this 14 day of November, 2025, between **ZARAMY PROPERTIES, LLC**, as Grantor(s), and the CITY OF SANDY SPRINGS, GEORGIA, a municipal corporation of the State of Georgia, as Grantee.

WITNESSETH: That for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, Grantor does grant and convey unto Grantee, its successors and assigns, the following property, to wit:

That tract of land lying and being in Land Lot 94 of the 17th District of Fulton County, Georgia and being more particularly described in Exhibit "A" and shown on Exhibit "B" both hereby made part of by reference.

It is the intent of both parties that the Grantee shall receive fee simple Right of Way along Roswell Road, equaling 783.53 square feet (0.018 acres) for the purpose of road improvements. This dedication is in conjunction with the City of Sandy Springs Community Development File: LDP# 22-00091.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

Grantor(s) will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assigns against the claims of all persons whomsoever.

[Signatures on the following page]

IN WITNESS WHEREOF Grantor has here unto caused this deed to be executed and its seal affixed hereto the day and year above written.

Signed, sealed, and delivered in the presence of:

GRANTOR(s):

By:________________________________
Name: Gemma Patel
Title: President

By:________________________________
Name:
Title:

____
Unofficial Witness
Name: Alex Santos

____
Notary Public
My Commission Expires:

{Notary Seal}

Joan Estinval
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 08/11/2029

EXHIBIT "A"
LEGAL DESCRIPTION
ZARAMY PROPERTIES LLC
4617 ROSWELL RD, SANDY SPRINGS, GA 30342
PIN: 17 009400011024

REQUIRED RIGHT OF WAY

BEGINNING AT A POINT ON THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY HEDDEN STREET (50' R/W) AND THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (A.K.A. STATE ROUTE NO.9) (R/W VARIES);

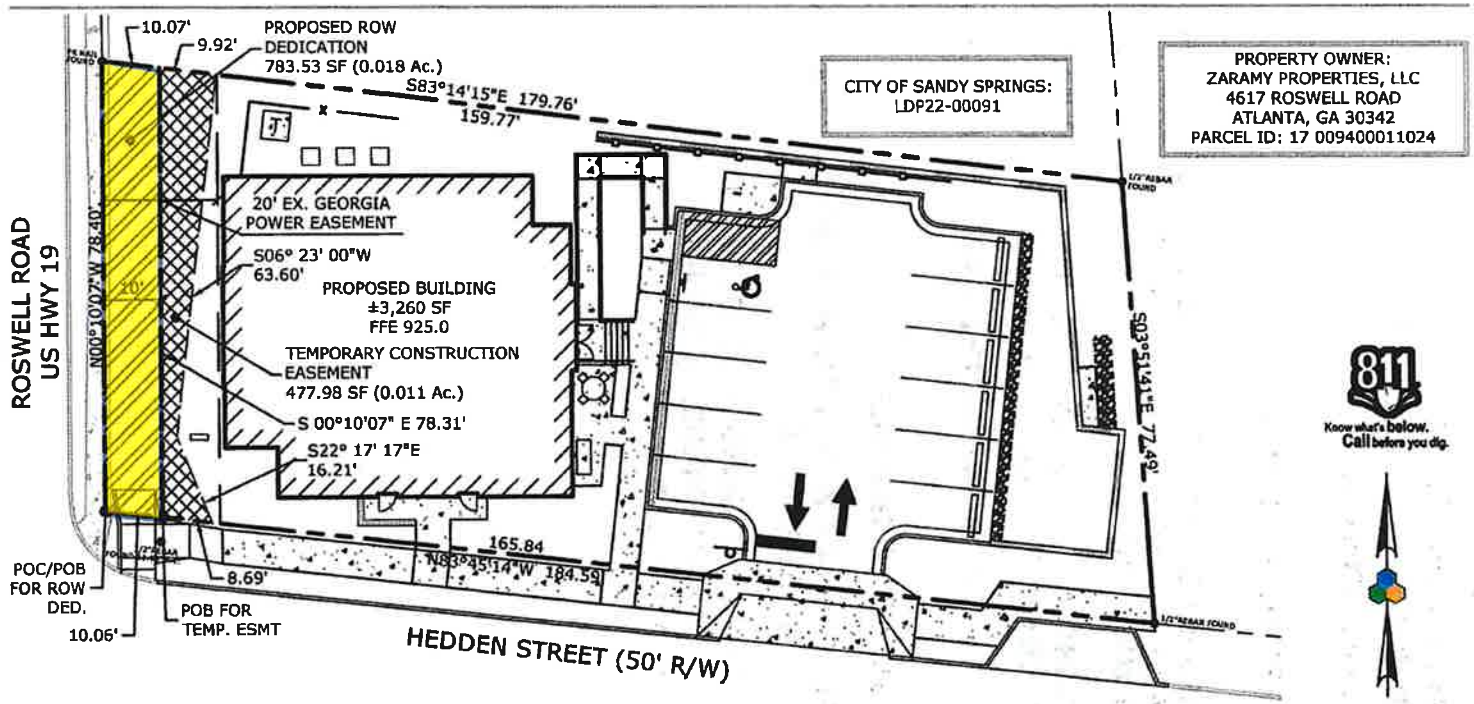
THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY OF ROSWELL ROAD AND RUNNING NORTH 00°10'07" WEST FOR A DISTANCE OF 78.40 FEET TO A P.K. NAIL FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 83° 14' 15" EAST FOR A DISTANCE OF 10.07 FEET;

THENCE SOUTH 00°10'07" EAST, A DISTANCE OF 78.31 FEET;

THENCE ALONG HEDDEN STREET RIGHT-OF-WAY, NORTH 83°45'14" WEST, A DISTANCE OF 10.06 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY DEDICATION ALL LYING AND BEING IN LOT 94 OF THE 17TH/ DISTRICT OF FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA AND CONTAINING 783.53 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.



LEGAL DESCRIPTION OF PROPOSED ROSWELL ROAD ROW DEDICATION:

BEGINNING AT A POINT ON THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY OF HEDDEN STREET (50' R/W) AND THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (A.K.A. STATE ROUTE NO.9) (R/W VARIES); THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY OF ROSWELL ROAD AND RUNNING NORTH 00°10'07" WEST FOR A DISTANCE OF 78.40 FEET TO A P.K. NAIL FOUND; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 83° 14' 15" EAST FOR A DISTANCE OF 10.07 FEET; THENCE SOUTH 00°10'07" EAST, A DISTANCE OF 78.31 FEET; THENCE ALONG HEDDEN STREET RIGHT-OF-WAY, NORTH 83°45'14" WEST, A DISTANCE OF 10.06 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY DEDICATION ALL LYING AND BEING IN LOT 94 OF THE 17TH DISTRICT OF FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA AND CONTAINING 783.53 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF PROPOSED TEMPORARY CONSTRUCTION EASEMENT:

COMMENCING AT A POINT ON THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY OF HEDDEN STREET (50' R/W) AND THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (A.K.A. STATE ROUTE NO.9) (R/W VARIES); THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY OF HEDDEN STREET AND RUNNING SOUTH 83°45'14" EAST FOR A DISTANCE OF 10.06 FEET TO A POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING NORTH 00°10'07" WEST FOR A DISTANCE OF 78.31 FEET; THENCE SOUTH 83°14'15" EAST FOR A DISTANCE OF 9.92 FEET; THENCE SOUTH 06°23'00" WEST FOR A DISTANCE OF 63.60 FEET; THENCE SOUTH 22°17'17" EAST FOR A DISTANCE OF 16.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HEDDEN STREET (50' R/W); THENCE ALONG THE HEDDEN STREET RIGHT-OF-WAY, NORTH 83°45'14" WEST FOR A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT ALL LYING AND BEING IN LOT 94 OF THE 17TH DISTRICT OF FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA AND CONTAINING 477.98 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

PROPOSED CURB & GUTTER
PROPERTY LINE
ADJOINING LOT LINE
PROPOSED RETAINING WALL
CONCRETE
RIGHT-OF-WAY DEDICATION
TEMPORARY CONSTRUCTION EASEMENT
EXISTING FEATURES SCREENED

GENESIS ENGINEERING COLLABORATIVE

3360 Martin Farm Road
Suite 200
Suwanee, Georgia 30024
470.375.2001
www.genesiseng.net

PROJECT:
WINDSOR EYE CARE
4617 ROSWELL ROAD
CITY OF SANDY SPRINGS, GEORGIA

CLIENT:
ZARAMY PROPERTIES, LLC
4617 ROSWELL ROAD
ATLANTA, GA 30342

PROJECT NUMBER:
22-144

DATE:
09/12/2025

ROSWELL ROAD RIGHT-OF-WAY DEDICATION EXHIBIT

ROW-1

AFTER RECORDING, PLEASE RETURN TO:
City Clerk's Office
1 Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book: 66963, Page: 675
Tax Parcel No: 17 009400011024
Address: 4617 Roswell Road

TEMPORARY CONSTRUCTION EASEMENT

STATE OF GEORGIA
FULTON COUNTY

THIS CONVEYANCE made and executed the 17 day of September, 2025.

WHEREAS the City of Sandy Springs, GA desires to construct the Roswell Road Transit and Streetscape Project, also known as Project T0019; the ("Project")

NOW, THEREFORE, for value received, the Undersigned **ZARAMY PROPERTIES, LLC** does(do) hereby grant a Temporary Construction Easement to the City of Sandy Springs, GA, (the "City") the right to execute certain construction over and upon my(our) land abutting on and adjacent to the City right of way in such manner as the City may deem proper to support or accommodate the improvements of said project. The easement areas are shown on the attached plat labeled Exhibits "A" and "B". Any slopes will remain in place and the City will cease to maintain the slopes upon completion and final acceptance of the project by the City of Sandy Springs Public Works Department.

The Temporary Construction Easement granted herein shall commence upon the City's use of this Easement for construction of the Project, and it shall terminate two years from commencement of the City's use of the easement or upon the completion and final acceptance of the Project by the City of Sandy Springs Public Works Department, whichever date shall first occur. Upon the completion and final acceptance of the Project, Grantor may file a notice to terminate the easement.

I(we) hereby warrant that I(we) have the right to sell and/or convey said land and bind, myself (ourselves), my(our) heirs, executors and administrators forever and defend by virtue of these presents.

[Signatures on the following page]

In Witnesseth whereof, I(we) have hereunto set our hands and seal the day above written.

Signed, Sealed and Delivered this 17 day of September, 2025 in the presence of:

Witness

Notary Public

By: Gemma Patel
Name: Gemma Patel
Title: President

By:
Name:
Title:

{NOTARY SEAL}

TAYLER SHINE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 23, 2027
FULTON COUNTY, GEORGIA

EXHIBIT "A"
LEGAL DESCRIPTION
ZARAMY PROPERTIES LLC
4617 ROSWELL RD, SANDY SPRINGS, GA 30342
PIN: 17 009400011024

REQUIRED TEMPORARY CONSTRUCTION EASEMENT

COMMENCING AT A POINT ON THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY OF HEDDEN STREET (50' R/W) AND THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (A.K.A. STATE ROUTE NO.9) (R/W VARIES);

THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY OF HEDDEN STREET AND RUNNING SOUTH 83°45'14" EAST FOR A DISTANCE OF 10.06 FEET TO A POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING NORTH 00°10'07" WEST FOR A DISTANCE OF 78.31 FEET;

THENCE SOUTH 83°14'15" EAST FOR A DISTANCE OF 9.92 FEET;

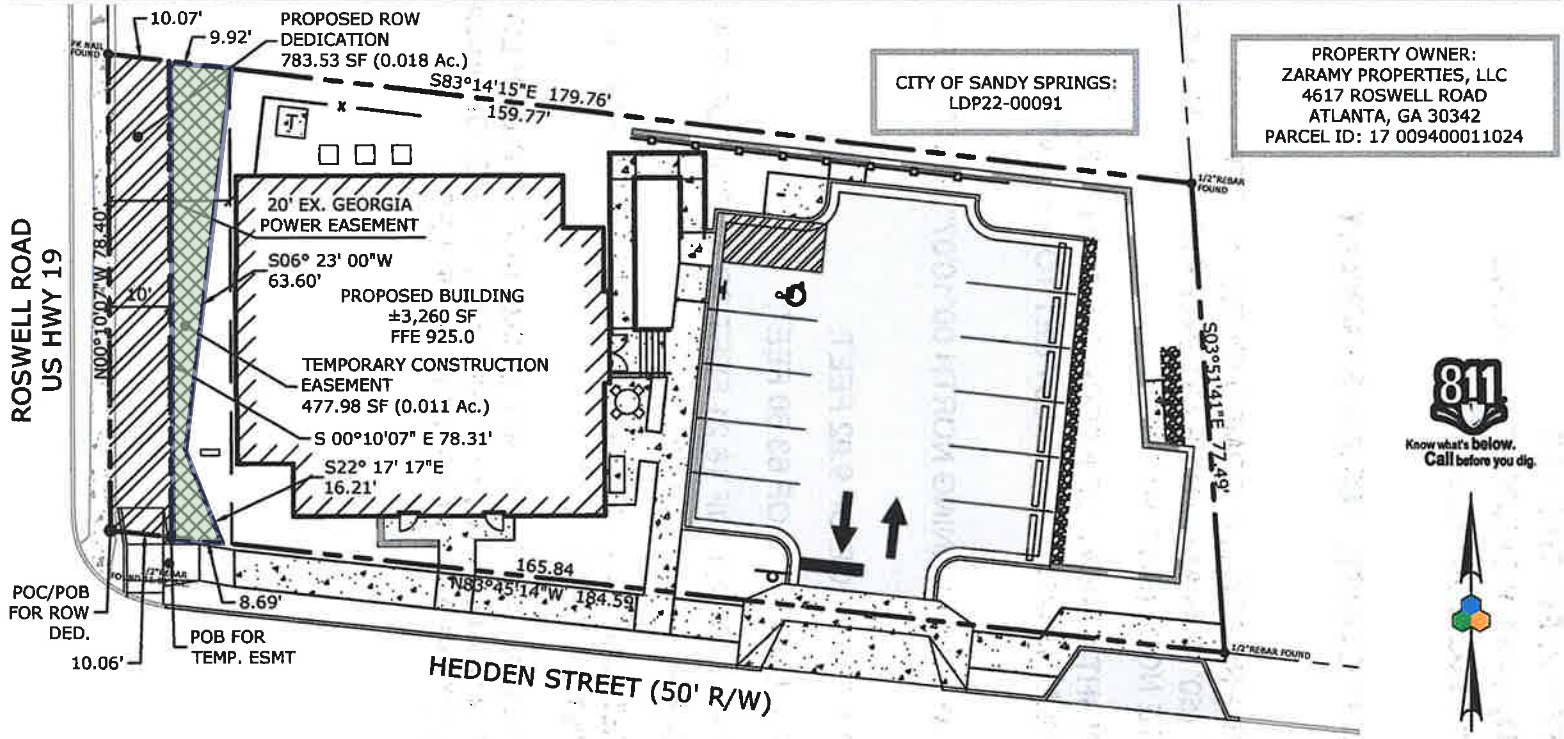
THENCE SOUTH 06°23'00" WEST FOR A DISTANCE OF 63.60 FEET;

THENCE SOUTH 22°17'17" EAST FOR A DISTANCE OF 16.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HEDDEN STREET (50' R/W);

THENCE ALONG THE HEDDEN STREET RIGHT-OF-WAY, NORTH 83°45'14" WEST FOR A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT ALL LYING AND BEING IN LOT 94 OF THE 17TH/ DISTRICT OF FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA AND CONTAINING 477.98 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.

EXHIBIT B



LEGAL DESCRIPTION OF PROPOSED ROSWELL ROAD ROW DEDICATION:

BEGINNING AT A POINT ON THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY OF HEDDEN STREET (50' R/W) AND THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (A.K.A. STATE ROUTE NO.9) (R/W VARIES); THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY OF ROSWELL ROAD AND RUNNING NORTH 00°10'07" WEST FOR A DISTANCE OF 78.40 FEET TO A P.K. NAIL FOUND; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 83° 14' 15" EAST FOR A DISTANCE OF 10.07 FEET; THENCE SOUTH 00°10'07" EAST, A DISTANCE OF 78.31 FEET; THENCE ALONG HEDDEN STREET RIGHT-OF-WAY, NORTH 83°45'14" WEST, A DISTANCE OF 10.06 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY DEDICATION ALL LYING AND BEING IN LOT 94 OF THE 17TH DISTRICT OF FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA AND CONTAINING 783.53 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF PROPOSED TEMPORARY CONSTRUCTION EASEMENT:

COMMENCING AT A POINT ON THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY OF HEDDEN STREET (50' R/W) AND THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (A.K.A. STATE ROUTE NO.9) (R/W VARIES); THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY OF HEDDEN STREET AND RUNNING SOUTH 83°45'14" EAST FOR A DISTANCE OF 10.06 FEET TO A POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING NORTH 00°10'07" WEST FOR A DISTANCE OF 78.31 FEET; THENCE SOUTH 83°14'15" EAST FOR A DISTANCE OF 9.92 FEET; THENCE SOUTH 06°23'00" WEST FOR A DISTANCE OF 63.60 FEET; THENCE SOUTH 22°17'17" EAST FOR A DISTANCE OF 16.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HEDDEN STREET (50' R/W); THENCE ALONG THE HEDDEN STREET RIGHT-OF-WAY, NORTH 83°45'14" WEST FOR A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT ALL LYING AND BEING IN LOT 94 OF THE 17TH DISTRICT OF FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA AND CONTAINING 477.98 SQUARE FEET OR 0.011 ACRES, MORE OR LESS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPOSED CURB & GUTTER
- PROPERTY LINE
- ADJOINING LOT LINE
- PROPOSED RETAINING WALL
- CONCRETE
- RIGHT-OF-WAY DEDICATION
- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING FEATURES SCREENED

GENESIS ENGINEERING
COLLABORATIVE

3360 Martin Farm Road
Suite 200
Suwanee, Georgia 30024
470.375.2001
www.genesiseng.net

PROJECT:
WINDSOR EYE CARE
4617 ROSWELL ROAD
CITY OF SANDY SPRINGS, GEORGIA

CLIENT:
ZARAMY PROPERTIES, LLC
4617 ROSWELL ROAD
ATLANTA, GA 30342

PROJECT NUMBER:
22-144

DATE:
09/12/2025

ROSWELL ROAD RIGHT-OF-WAY DEDICATION EXHIBIT

ROW-1

RESOLUTION NO. _______

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO ACCEPT A DEED FOR DEDICATION OF RIGHT-OF- WAY, AND TEMPORARY CONSTRUCTION EASEMENT FROM ZARAMY PROPERTIES, LLC, ON THAT CERTAIN TRACT OF LAND LOCATED AT 4617 ROSWELL ROAD (TAX ID# 17-0094-0001-102-4), IN LAND LOT 94 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

WHEREAS, it is necessary, from time to time, to establish policies, procedures, and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs; and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

That they approve the acceptance of the Deed for Dedication of Right of Way from ZaRamy Properties, LLC., on property more particularly described as 4617 Roswell Road, in Sandy Springs, Georgia. This dedication is associated with Community Development File: LDP 22-00091.

As required per conditions of the Development Regulations Ordinance, the City authorizes the acceptance of the required 783.53 square feet of Right of Way and 477.98 square feet of Temporary Construction Easement, located at 4617 Roswell Road, in Land Lot 94 of the 17th District, Fulton County, City of Sandy Springs, Georgia

RESOLVED this 2nd day of December 2025.

Approved:

____
Russell K. Paul, Mayor

Attest:

____
Raquel D. Gonzalez, City Clerk

(Seal)

SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: September 29, 2025 Submission for the December 2, 2025 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Accept a Deed for Dedication of Right of Way, from ZaRamy Properties, LLC, on that Certain Tract of Land Located at 4617 Roswell Road (Hedden Street Frontage) (Tax ID# 17-0094-0001-102-4), in Land Lot 94 of the 17th District, City of Sandy Springs, Fulton County, Georgia

Recommendation:

Staff recommends that the Mayor and City Council accept the Deed for Dedication of Right of Way (159.40 sq. ft.), dedicating all that tract or parcel of land lying and located in Land Lot 94 of the 17th District, Fulton County, City of Sandy Springs, Georgia. The property is being dedicated by ZaRamy Properties, LLC, and is located at 4617 Roswell Road in Sandy Springs, Georgia, east of the intersection of Hedden Street and Roswell Road as shown in the attached exhibits. (Tax ID# 17-0094-0001-102-4). The total amount of Right of Way being dedicated to the city is 159.40 square feet along Hedden Street; and is being dedicated as required by the Development Regulations Ordinance in Connection with Community Development File: LDP# 22-00091.

Background:

Section 103-75 of the Development Regulations specifies a minimum required right of way width based on street classifications. Such width must be dedicated prior to the approval of an Exemption Plat, Final Plat or a Land Disturbance Permit submittal.

Discussion:

The Property Owners agreed to dedicate the required Fee Simple Right of Way at no cost to the City. Fee Simple Right of Way is being dedicated along Hedden Street per the requirements/conditions of the Development Regulations Ordinance. The property owner has met the requirements of the Community Development Department, the Public Works Department, and the Right of Way Coordinator for the Dedication of Right of Way.

Financial Impact:

None. This is a dedication at no cost to the City.

Alternatives:

None. The processing of this dedication is a requirement of the code.

Review:

Cheryl Oslund, Administrative Coordinator	Created/Initiated - 11/20/2025
Marty Martin, Director of Public Works	Approved - 11/20/2025
Toni Carlisle, Chief Financial Officer	Approved - 11/20/2025
Dan Lee, City Attorney	Approved - 11/25/2025
Eden Freeman, City Manager	Final Approval - 11/26/2025

Attachments:

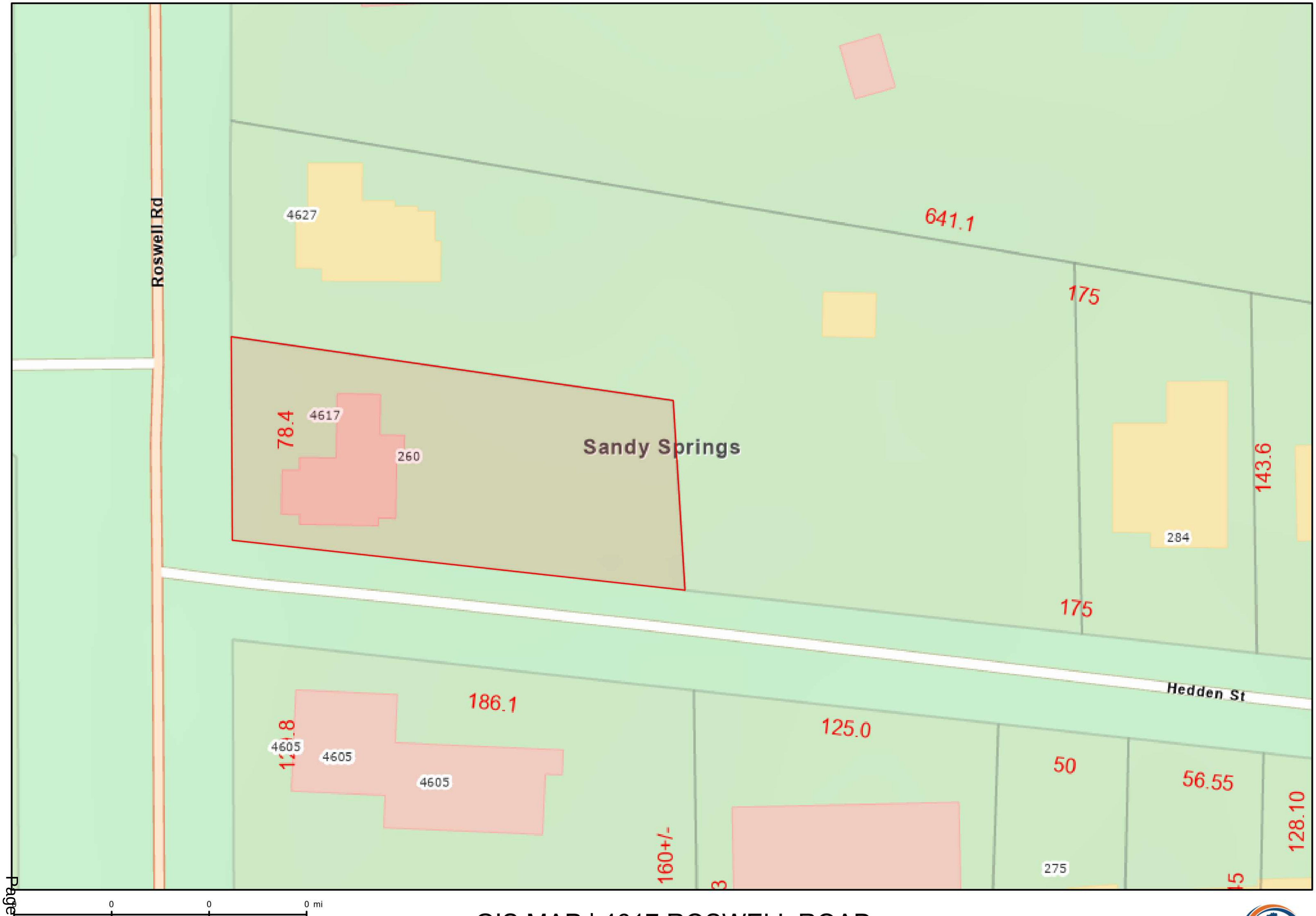
1. Aerial and GIS Maps
2. Executed Deed for Dedication of Right-of-Way with Attachments (Hedden Street Frontage)
3. Resolution

AERIAL MAP | 4617 ROSWELL ROAD

Date: 9/24/2025
Map Size: 8.5x11 (LETTER)

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations epicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses

FULTON COUNTY
Prepared by the Department of Information Technology Geographic Information System



Date: 9/24/2025
Map Size: 8.5x11 (LETTER)

GIS MAP | 4617 ROSWELL ROAD

FULTON COUNTY
Prepared by the Department of Information Technology Geographic Information System

AFTER RECORDING, PLEASE RETURN TO:
City Clerk's Office
1 Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book: 66963, Page: 675
Tax Parcel No: 17 009400011024
Address: 4617 Roswell Road

DEED FOR DEDICATION OF RIGHT OF WAY

STATE OF GEORGIA
FULTON COUNTY

THIS INDENTURE made this 14 day of November, 2025, between **ZARAMY PROPERTIES, LLC**, as Grantor(s), and the CITY OF SANDY SPRINGS, GEORGIA, a municipal corporation of the State of Georgia, as Grantee.

WITNESSETH: That for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, Grantor does grant and convey unto Grantee, its successors and assigns, the following property, to wit:

> That tract of land lying and being in Land Lot 94 of the 17th District of Fulton County, Georgia and being more particularly described in Exhibit "A" and shown on Exhibit "B" both hereby made part of by reference.
>
> It is the intent of both parties that the Grantee shall receive fee simple Right of Way along Hedden Street, equaling 159.40 square feet (0.004 acres) for the purpose of road improvements. This dedication is in conjunction with the City of Sandy Springs Community Development File: LDP# 22-00091.

To have and to hold the bargained premises unto Grantee, its successors and assigns forever in fee simple.

Grantor(s) will forever warrant and defend the title to the bargained premises unto Grantee, its successors and assigns against the claims of all persons whomsoever.

[Signatures on the following page]

IN WITNESS WHEREOF Grantor has here unto caused this deed to be executed and its seal affixed hereto the day and year above written.

Signed, sealed, and delivered in the presence of:

GRANTOR(s):

____
Unofficial Witness
Name: Alex Santos

By:______________________________
Name: Gemma Patel
Title: President

____
Notary Public
My Commission Expires:

{Notary Seal}

Joan Estinval
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 08/11/2029

By:______________________________
Name:
Title:

EXHIBIT "A"

LEGAL DESCRIPTION
ZARAMY PROPERTIES LLC
4617 ROSWELL RD, SANDY SPRINGS, GA 30342
PIN: 17 009400011024
(HEDDEN STREET)
REQUIRED RIGHT OF WAY

COMMENCING AT A POINT ON THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY OF HEDDEN STREET (50' R/W) AND THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (A.K.A. STATE ROUTE NO.9) (R/W VARIES);

THENCE FOLLOWING THE RIGHT-OF-WAY OF HEDDEN STREET AND RUNNING SOUTH 83°45'14" EAST FOR A DISTANCE OF 153.62 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING NORTH 34°55'34" EAST FOR A DISTANCE OF 6.15 FEET; THENCE SOUTH 84°07'57" EAST A DISTANCE OF 27.03 FEET;

THENCE SOUTH 03°51'41" EAST A DISTANCE OF 5.66 FEET TO A 1/2" REBAR FOUND;

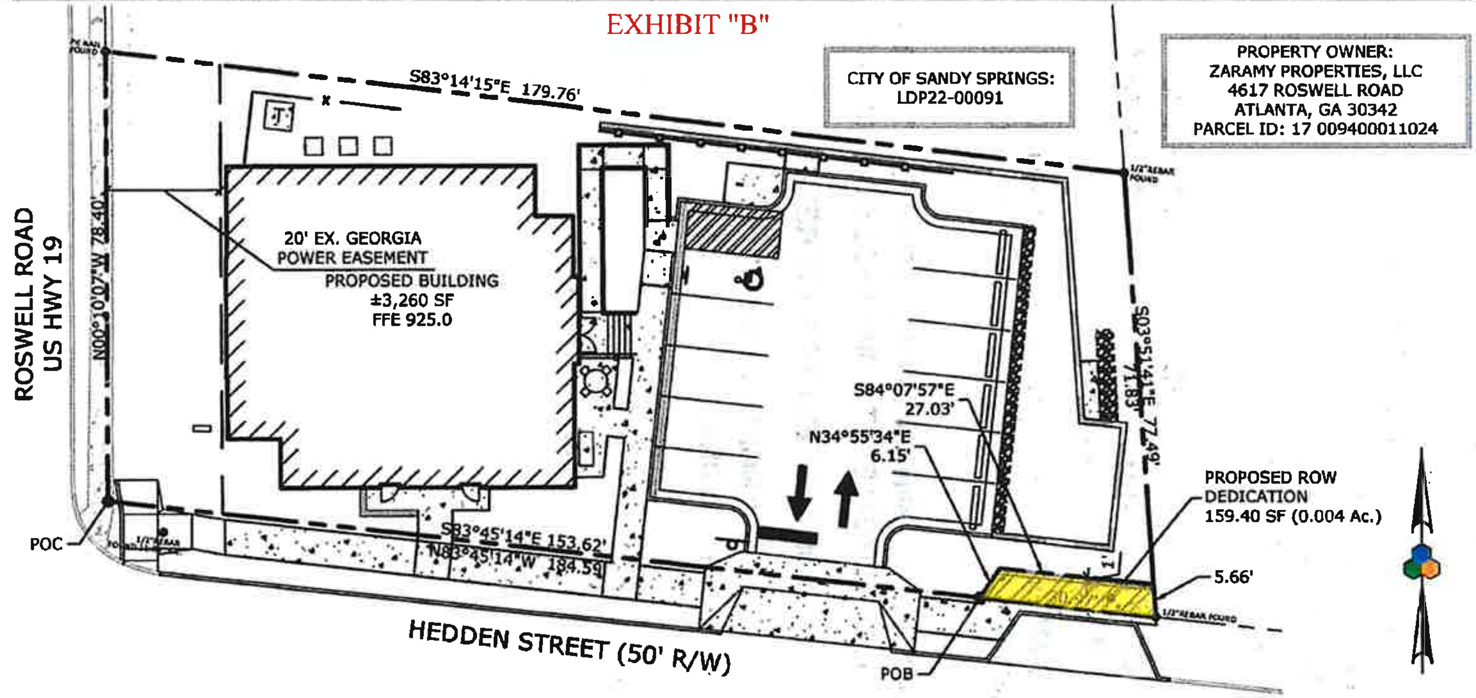
THENCE ALONG HEDDEN STREET RIGHT-OF-WAY, NORTH 83°45'14" WEST A DISTANCE OF 30.97 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY DEDICATION ALL LYING AND BEING IN LOT 94 OF THE 17TH/ DISTRICT OF FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA AND CONTAINING 159.40 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

EXHIBIT "B"

CITY OF SANDY SPRINGS:
LDP22-00091

PROPERTY OWNER:
ZARAMY PROPERTIES, LLC
4617 ROSWELL ROAD
ATLANTA, GA 30342
PARCEL ID: 17 009400011024



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION OF PROPOSED HEDDEN STREET ROW DEDICATION :

COMMENCING AT A POINT ON THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY OF HEDDEN STREET (50' R/W) AND THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (A.K.A. STATE ROUTE NO.9) (R/W VARIES); THENCE FOLLOWING THE RIGHT-OF-WAY OF HEDDEN STREET AND RUNNING SOUTH 83°45'14" EAST FOR A DISTANCE OF 153.62 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING NORTH 34°55'34" EAST FOR A DISTANCE OF 6.15 FEET; THENCE SOUTH 84°07'57" EAST A DISTANCE OF 27.03 FEET; THENCE SOUTH 03°51'41" EAST A DISTANCE OF 5.66 FEET TO A 1/2" REBAR FOUND; THENCE ALONG HEDDEN STREET RIGHT-OF-WAY, NORTH 83°45'14" WEST A DISTANCE OF 30.97 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY DEDICATION ALL LYING AND BEING IN LOT 94 OF THE 17TH DISTRICT OF FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA AND CONTAINING 159.40 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

811 Know what's below. Call before you dig.

LEGEND

- PROPOSED CURB & GUTTER
- PROPERTY LINE
- ADJOINING LOT LINE
- PROPOSED RETAINING WALL
- CONCRETE
- RIGHT-OF-WAY DEDICATION
- EXISTING FEATURES SCREENED

GENESIS ENGINEERING COLLABORATIVE
3360 Martin Farm Road
Suite 200
Suwanee, Georgia 30024
470.375.2001
www.genesiseng.net

PROJECT:
WINDSOR EYE CARE
4617 ROSWELL ROAD
CITY OF SANDY SPRINGS, GEORGIA

CLIENT:
ZARAMY PROPERTIES, LLC
4617 ROSWELL ROAD
ATLANTA, GA 30342

PROJECT NUMBER: 22-144

DATE: 09/09/2025

HEDDEN STREET RIGHT-OF-WAY DEDICATION EXHIBIT

ROW-2

RESOLUTION NO. _______

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO ACCEPT A DEED FOR DEDICATION OF RIGHT OF WAY, FROM ZARAMY PROPERTIES, LLC, ON THAT CERTAIN TRACT OF LAND LOCATED AT 4617 ROSWELL ROAD (HEDDEN STREET FRONTAGE) (TAX ID# 17-0094-0001-102-4), IN LAND LOT 94 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

WHEREAS, it is necessary, from time to time, to establish policies, procedures, and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs; and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

That they approve the acceptance of the Deed for Dedication of Right of Way from ZaRamy Properties, LLC., on property more particularly described as 4617 Roswell Road (Hedden Street Frontage), in Sandy Springs, Georgia. This dedication is associated with Community Development File: LDP 22-00091.

As required per conditions of the Development Regulations Ordinance, the City authorizes the acceptance of the required 159.40 square feet of Right of Way, located at 4617 Roswell Road (Hedden Street Frontage), in Land Lot 94 of the 17th District, Fulton County, City of Sandy Springs, Georgia

RESOLVED this 2nd day of December 2025.

Approved:

____
Russell K. Paul, Mayor

Attest:

____
Raquel D. Gonzalez, City Clerk

(Seal)

City of Sandy Springs, Georgia

MJ

Presentation of Audit Results

June 30, 2025

Agenda

- Engagement Team
- Overview of:
  - Audit Opinion
  - Compliance Report
  - Audit Scopes and Procedures
- Required Communications
- Financial Trends
- Accounting Recommendations and Related Matters
- Answer Questions

MAULDIN & JENKINS BY THE NUMBERS

INSIDE public accounting TOP 100 FIRMS 2023

accountingTODAY 2024 Top 100 Firms

CONSISTENTLY RANKED AS A TOP ACCOUNTING FIRM IN THE U.S.

100+ year
HISTORY
OF QUALITY SERVICE

Serve 725+
GOVERNMENT CLIENTS

GOVERNMENTAL PARTNERS & DIRECTORS **25**

150+ TEAM MEMBERS DEDICATED TO SERVING THE GOVERNMENTAL INDUSTRY

STEWARDSHIP • IMPACT • TRUST • EXCELLENCE • INNOVATION

CORE PURPOSE

To guide with wisdom, serve with compassion and lead with integrity.

MAULDIN & JENKINS

CORE VALUES

VISION

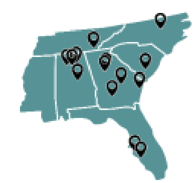
To be a trusted advisor, earning trust and building respect through our consistent commitment to sustainable excellence, leadership, and integrity.

220+ SINGLE AUDITS PERFORMED LAST YEAR COVERING OVER $6 BILLION OF FEDERAL GRANTS

156,000+ HOURS ANNUALLY PROVIDED TO GOVERNMENTAL CLIENTS

175+ CURRENT CLIENTS AWARDED THE GFOA CERTIFICATE OF EXCELLENCE

6 STATES | **14** OFFICES



Engagement Team Leaders

- Josh Carroll, Engagement Partner | Meredith Lipson, Quality Review Partner | Allison Whitworth, Engagement Manager

Audit Opinion

- **Our Responsibility Under Auditing Standards Generally Accepted in the United States of America (GAAS)**
  - We considered the internal control structure for the purpose of expressing our opinion on the City of Sandy Springs' (the "City") basic financial statements and not for the purpose of providing an opinion on the effectiveness of internal controls.
  - Our audit was performed in accordance with GAAS and *Government Auditing Standards*.
  - Our objective is to provide reasonable—not absolute—assurance that the basic financial statements are free of material misstatement.
  - The basic financial statements are the responsibility of the City's management.
- **Report on Basic Financial Statements**
  - Unmodified ("clean") opinion on basic financial statements.
  - Presented fairly in accordance with accounting principles generally accepted in the United States of America.
  - Our responsibility does not extend beyond financial information contained in our report.

Compliance Report and Audit Scopes & Procedures

- **Compliance Reports**

  - The financial report package contains a report on our tests of the City's internal controls and compliance with laws, regulations, etc. The report is not intended to provide an opinion on internal controls and compliance with applicable rules and regulations.

  - This report and the procedures performed are required by *Government Auditing Standards*.

  - The Single Audit Report contains an (anticipated) unmodified opinion on the Highway Planning and Construction Program (AL #20.205). Note, the federal government has not issued the 2025 compliance supplement and therefore, no opinion is issued at this time.

- **Audit Scopes and Procedures (Governmental Audit Programs Utilized in All Areas)**

  - Confirmed cash, debt and other elements.

  - Vouched substantiated additions of capital assets, balances of construction in progress, and vouched significant retainage payable.

  - Performed a search for unrecorded liabilities via review of unpaid vouchers and subsequent disbursements.

Required Communications

Significant Accounting Policies

- Management is responsible for the selection and use of appropriate accounting policies.
- The significant accounting policies used by the City are described in Note 1 to the respective basic financial statements.
- The policies used by the City are in accordance with generally accepted accounting principles.
- In considering the qualitative aspects of its policies, the City is not involved in any controversial or emerging issues for which guidance is not available.

Management's Judgment/Accounting Estimates

- Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events.
- The City uses various estimates as part of its financial reporting process – including useful lives of capital assets.

Required Communications (Continued)

- **Relationship with Management**
  - We received full cooperation from the City's management and staff.
  - There were no disagreements with management on accounting issues or financial reporting matters.
- **Management Representation**
  - We requested, and received, written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us.
- **Consultation with Other Accountants**
  - To the best of our knowledge, management has not consulted with, or obtained opinions from, other independent accountants during the year, nor did we face any issues requiring outside consultation.
- **Significant Issues Discussed with Management**
  - There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements.

Required Communications (Continued)

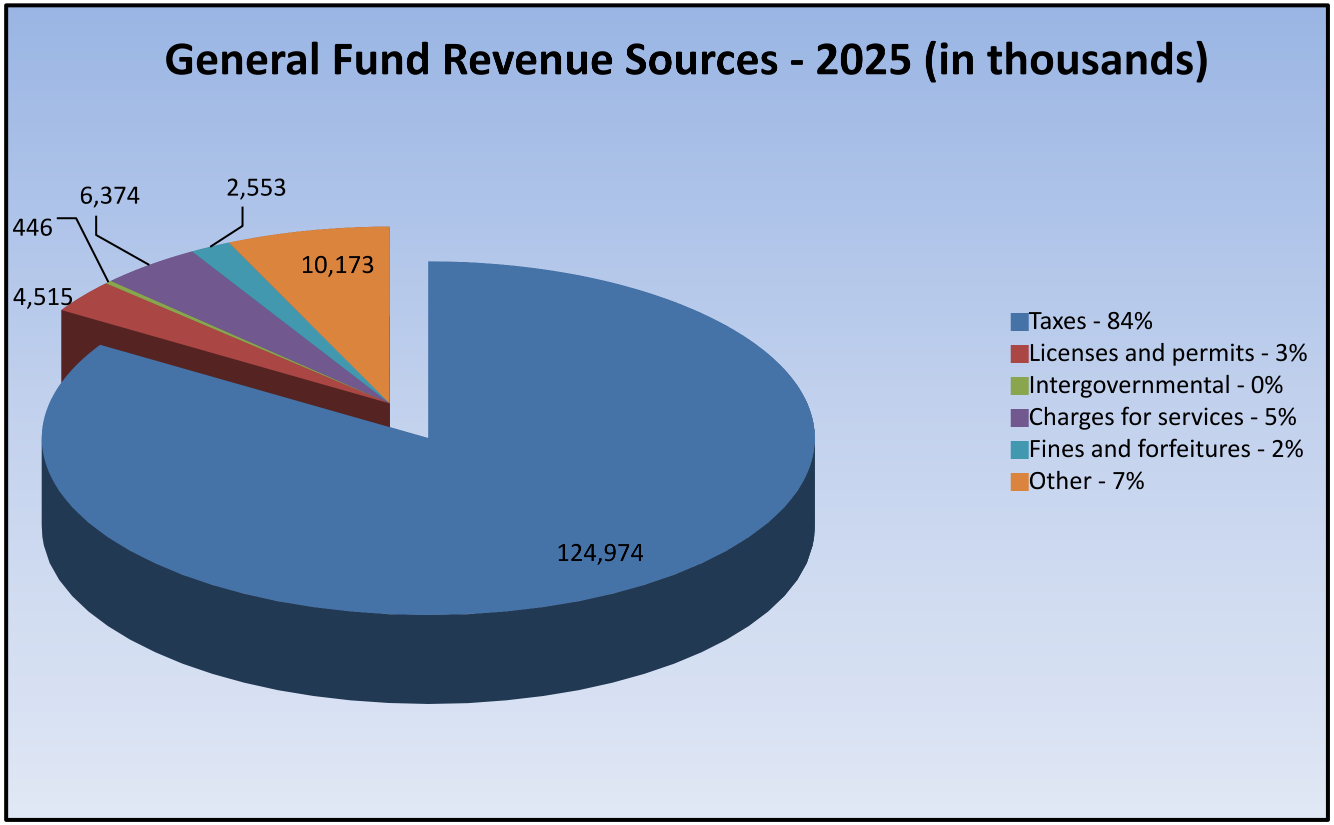
- **Audit Adjustments**
    - There were no unrecorded or passed audit adjustments.

- **Financial Statement Disclosures**
    - The footnote disclosures to the financial statements are also an integral part of the financial statements and the process used by management to accumulate the information included in the disclosures was the same process used in accumulating the statements. The overall neutrality, consistency, and clarity of the disclosures was considered as part of our audit.

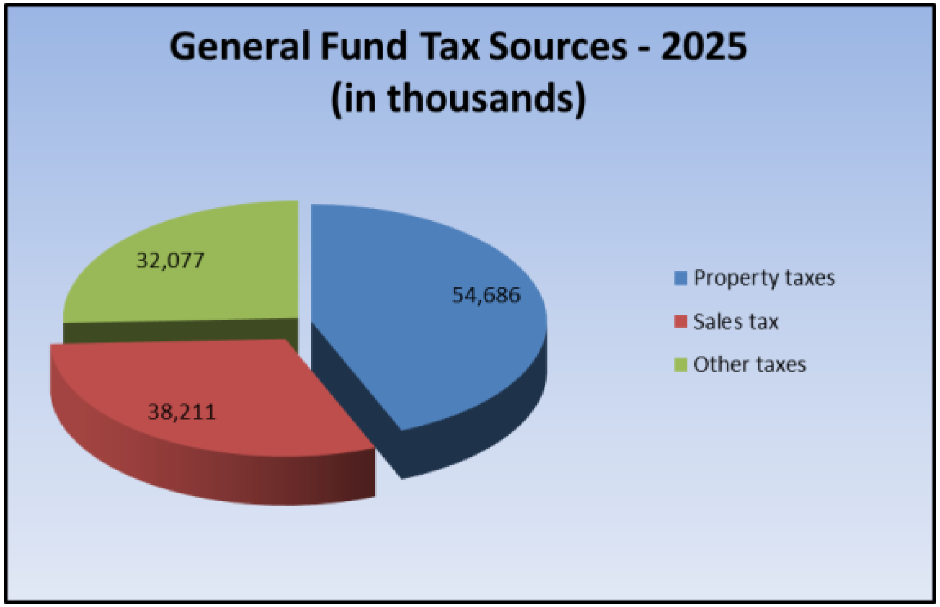
- **Information in Documents Containing Audited Financial Statements**
    - Our responsibility for other information in documents containing the City's basic financial statements and our report thereon does not extend beyond the information identified in our report. If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, we must be provided with a printer's proof for our review and approval before printing. You must also provide us with a copy of the final reproduced material for our approval before it is distributed.

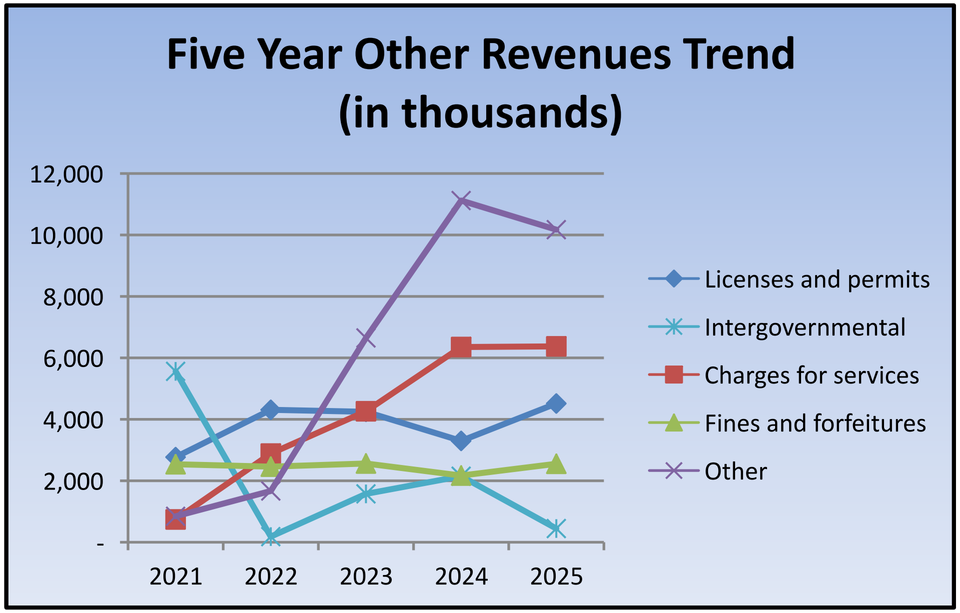
- **Auditor Independence**
    - In accordance with AICPA professional standards, M&J is independent with regard to the City and their financial reporting process.

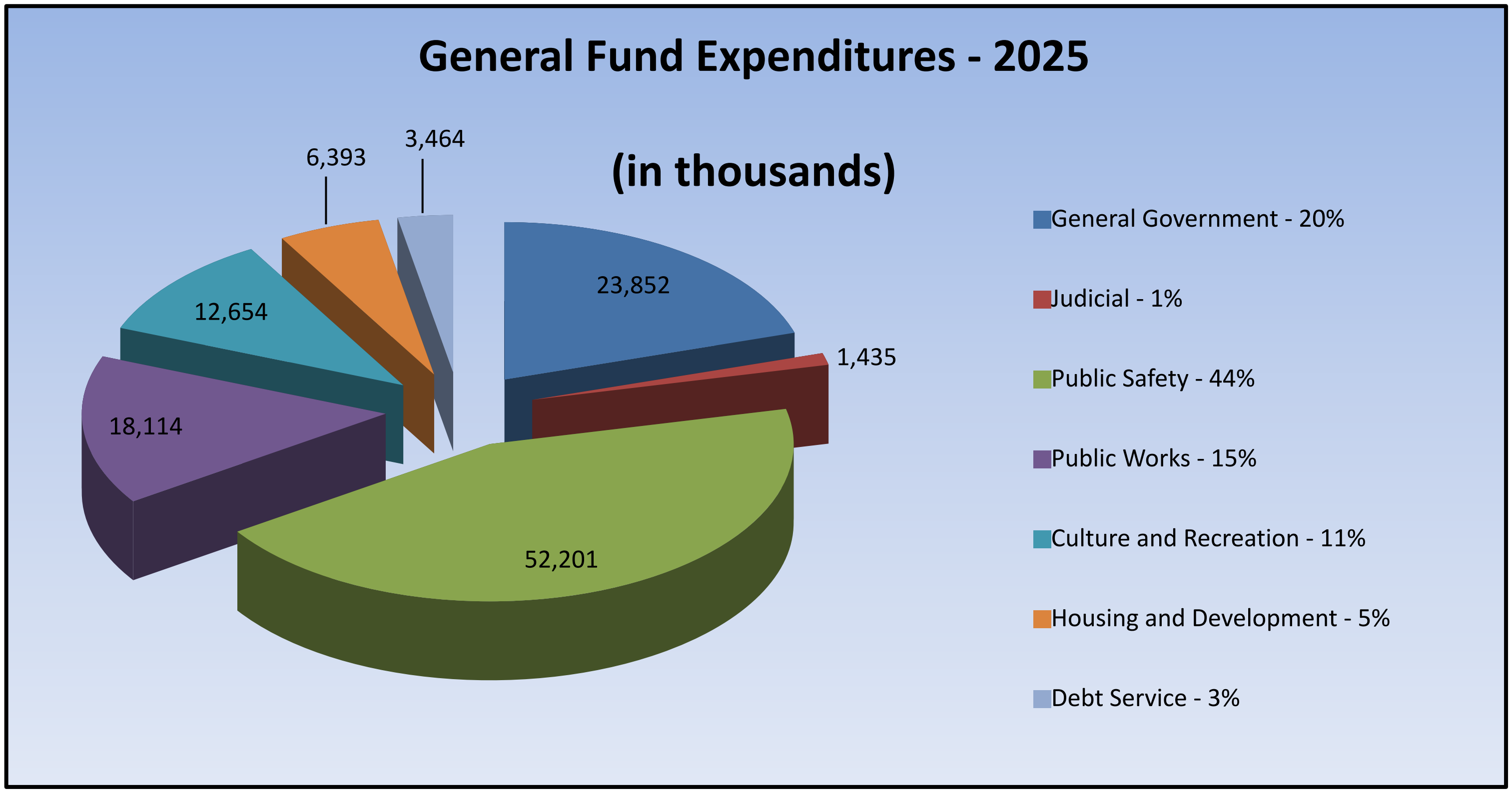
General Fund Revenue Sources

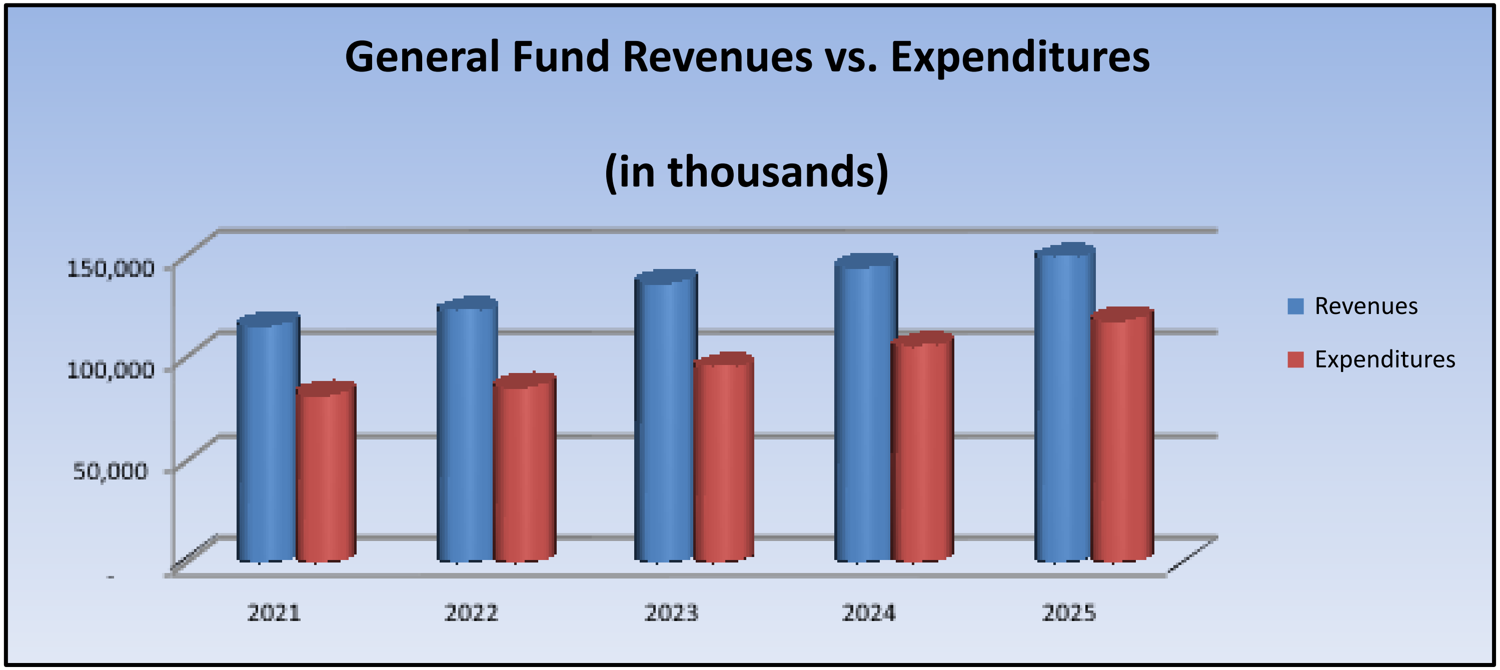


General Fund Tax Sources and Trends

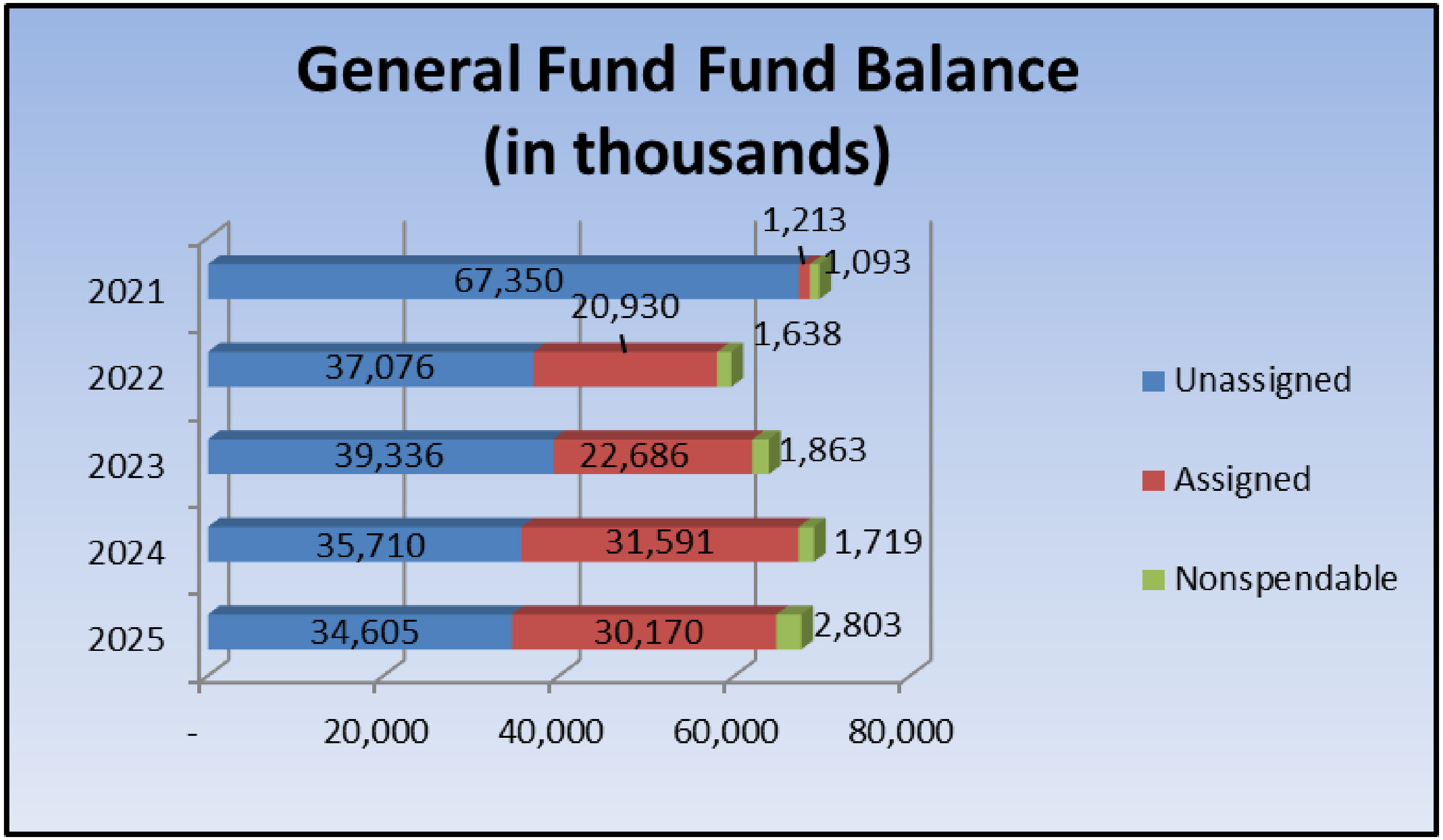




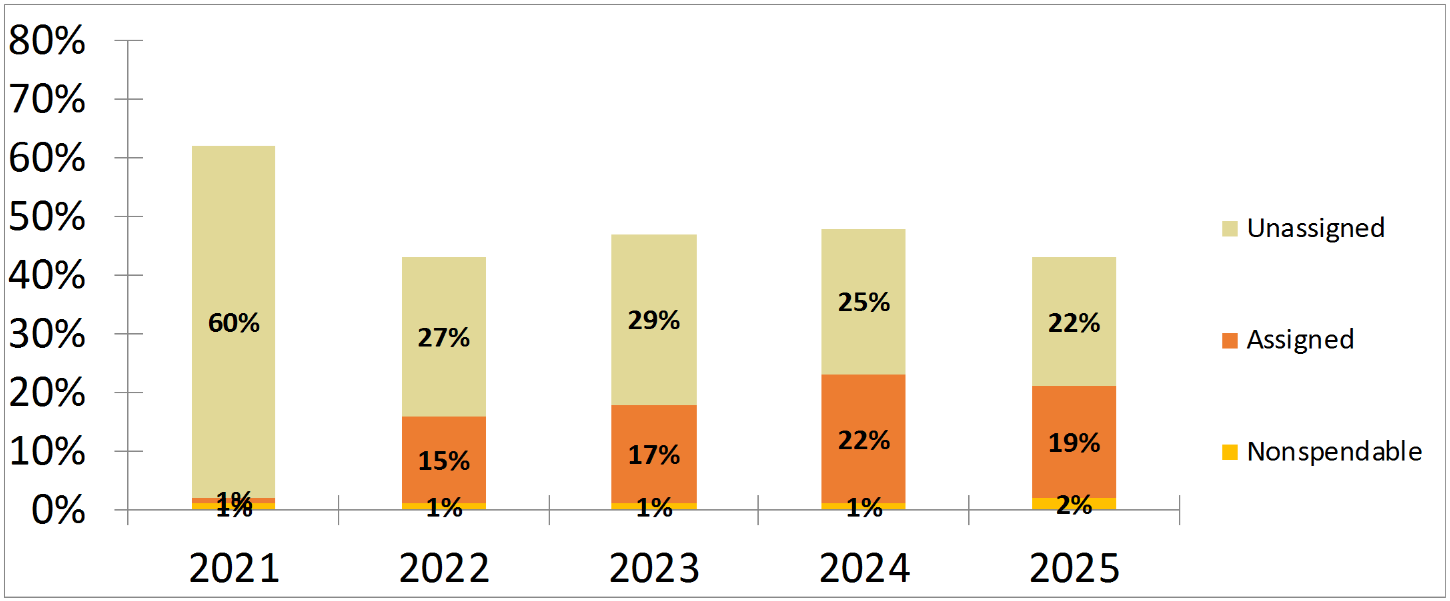

General Fund Expenditures - 2025
(in thousands)
23,852
1,435
52,201
18,114
12,654
6,393
3,464
General Government - 20%
Judicial - 1%
Public Safety - 44%
Public Works - 15%
Culture and Recreation - 11%
Housing and Development - 5%
Debt Service - 3%



General Fund Revenues vs. Expenditures
(in thousands)
150,000
100,000
50,000
-
2021
2022
2023
2024
2025
Revenues
Expenditures


General Fund Fund Balance
(in thousands)
2021
2022
2023
2024
2025
67,350
1,213
1,093
37,076
20,930
1,638
39,336
22,686
1,863
35,710
31,591
1,719
34,605
30,170
2,803
-
20,000
40,000
60,000
80,000
Unassigned
Assigned
Nonspendable

General Fund Balance Ratio to Expenditures and Transfers Out



Transfers to PFA began in 2022 for debt service.

Comments & Other Matters

Findings

None reported in FY25.

Governmental Advisory Services

Core Offerings

Strategy

Develops and defines the future vision, goals, and objectives

- Innovation
- Long-Term Planning
- Organization Management
- Workforce of the Future Planning
- Internet of Things/Market Disruptors Assessment
- Artificial Intelligence/Robotics
- Service Delivery Model Planning
- Strategy Mapping
- Technology Consulting/ERP
- Technology Solution/Vendor Selection
- Operational Vision
- Business Case

Operational Efficiency and Effectiveness

Ensures business processes and service delivery are provided in a manner maximizing targeted goals

- Cost Containment
- Operations Improvement
- Program Delivery
- Revenue Enhancement
- Staffing Assessments
- Benchmarking
- Technology Utilization
- Governance
- Policy/Procedure Assessments
- Operations/Management Reviews

Transformation

Allows for the successful change from the current state to the desired environment or outcome

- Change Management and Organizational Transformation Strategies
- Customer Service Optimization
- Service Delivery Modeling
- Technology/Workflow Design
- Human Capital Management

Performance Measurement

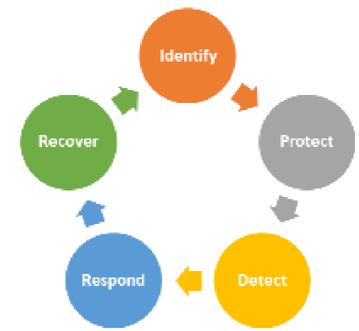
Ensures outputs and outcomes are producing desired results

- Budget Forecasting & Design
- Cost Accounting
- Data Science
- Grant Strategy
- Risk Assessments
- Internal Controls & Compliance
- KPI Design
- Benchmarking
- Project Management
- Independent Verification & Validation
- Management/Dashboard Reporting

IT and Cybersecurity Solutions

Cybersecurity Framework Engagements

- Performed as either a SOC for Cybersecurity under AICPA attestation standards, or as a consulting engagement under AICPA consulting standards.

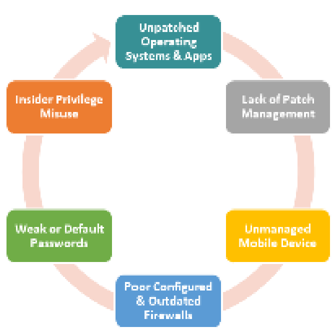


System Vulnerability Assessment Engagements

- Process of defining, identifying, classifying and prioritizing vulnerabilities in computer systems, applications and network infrastructures, and providing an assessment with necessary knowledge, awareness and risks to understand the threats to determine appropriate reactions.

Penetration Testing Engagements

- Practice of testing a computer system to find security vulnerabilities that a hacker/attacker could exploit using automation or manual applications.



New Accounting Pronouncements

- ## New GASB Pronouncements for Future Years

  - **GASB Statement No. 103, *Financial Reporting Model Improvements*** was issued in April 2024 and is effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged. The requirements for MD&A will improve the quality of the analysis of changes from the prior year, which will enhance the relevance of that information. They also will provide clarity regarding what information should be presented in MD&A. The requirements for the separate presentation of unusual or infrequent items will provide clarity regarding which items should be reported separately from other inflows and outflows of resources. The definitions of operating revenues and expenses and of nonoperating revenues and expenses will replace accounting policies that vary from government to government, thereby improving comparability. The addition of a subtotal for operating income (loss) and noncapital subsidies will improve the relevance of information provided in the proprietary fund statement of revenues, expenses, and changes in fund net position. The requirement for presentation of major component unit information will improve comparability. The requirement that budgetary comparison information be presented as RSI will improve comparability, and the inclusion of the specified variances and the explanations of significant variances will provide more useful information for making decisions and assessing accountability.

New Accounting Pronouncements (Continued)

- **New GASB Pronouncements for Future Years (Continued)**

  - **Statement No. 104, *Disclosure of Certain Capital Assets*** was issued in September 2024 and is effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. The objective of this statement is to clarify which types of capital assets must be disclosed separately in the notes to the financial statements as well as to establish disclosure requirements for capital assets that are held for sale.

  - **Other Pending or Current GASB Projects**. As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:

  - **Going Concern Uncertainties and Severe Financial Stress** is a major project where the goal is to address issues related to disclosures regarding going concern uncertainties and severe financial stress. The project will consider (1) improvements to existing guidance for going concern considerations to address diversity in practice and clarify the circumstances under which disclosure is appropriate, (2) developing a definition of severe financial stress and criteria for identifying when governments should disclose their exposure to severe financial stress, and (3) what information about a government's exposure to severe financial stress is necessary to disclose. This technical topic is being examined by the GASB due to a wide diversity in practice regarding required presentation on the face of the financial statements, disclosures, etc.

New Accounting Pronouncements (Continued)

- New GASB Pronouncements for Future Years (Continued)

  - **Subsequent Events—Reexamination of Statement No. 56** is a project that will improve the accounting and financial reporting for subsequent events. The project will reexamine existing requirements related to subsequent events in Statement No. 56, *Codification of Accounting and Financial Reporting Guidance Contained in the AICPA Statements on Auditing Standards*, to address issues related to (1) confusion about and challenges associated with applying the existing standards, (2) inconsistency in practice in the information provided about subsequent events, and (3) the usefulness of the information provided about subsequent events.

  - **Revenue and Expense Recognition** is a major project where the overall objective is to develop a comprehensive, principles-based model that would establish categorization, recognition, and measurement guidance applicable to a wide range of revenue and expense transactions. Achieving that objective will include: (1) development of guidance applicable to topics for which existing guidance is limited, (2) improvement of existing guidance that has been identified as challenging to apply, (3) consideration of a performance obligation approach to the GASB's authoritative literature, and (4) assessment of existing and proposed guidance based on the conceptual framework. The expected outcome of the project is enhanced quality of information that users rely upon in making decisions and assessing accountability. The GASB is currently reviewing comments and other input received from the stakeholder community during the preliminary views stage that was completed in 2021.

Govt. Clients – Free Quarterly Continuing Education

- **Since March of 2009 – For Over 15 Years !!**
  - Mauldin & Jenkins provides free quarterly continuing education for all of our governmental clients. Topics are tailored to be of interest to governmental entities. In an effort to accommodate our entire governmental client base, we offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking and knowledge sharing among our governmental clients. We normally see approximately 180 people per quarter. Examples of subjects addressed in the past few quarters include:

    - Accounting for Debt Issuances
    - Achieving Excellence in Financial Reporting
    - Best Budgeting Practices, Policies and Processes
    - Budget Preparation
    - ACFR Preparation (two (2) day hands-on course)
    - Capital Asset Accounting Processes and Controls
    - Collateralization of Deposits and Investments
    - Component Units
    - Cybersecurity Risk Management
    - Evaluating Financial and Non-Financial Health of a Govt.
    - Financial Report Card – Where Does Your Govt. Stand?
    - Financial Reporting Model Improvements
    - GASB Nos. 74 & 75, OPEB Standards
    - GASB No. 77, Tax Abatement Disclosures
    - GASB No. 84, Fiduciary Activities
    - GASB Projects & Updates (ongoing & several sessions)
    - Human Capital Management
    - Grant Accounting Processes and Controls
    - Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
    - Internal Controls Over Receivables & the Revenue Cycle
    - IRS Issues, Primarily Payroll Matters
    - Legal Considerations for Debt Issuances & Disclosures
    - Policies and Procedures Manuals
    - Segregation of Duties
    - Single Audits for Auditees
    - Special Purpose Local Option Sales Tax (SPLOST)
    - Accounting, Reporting & Compliance
    - Uniform Grant Reporting Requirements and the New Single Audit

      » **We appreciate the City's participation in these quarterly sessions.**

Questions & Comments

Thank You for the Opportunity to Serve

Sandy Springs, Georgia

Auditor's Discussion & Analysis

Financial & Compliance Audit Summary

June 30, 2025

MJ CPAs & ADVISORS

Going Further.

Sandy Springs, Georgia

Auditor's Discussion & Analysis
Financial & Compliance Audit Summary
June 30, 2025

Presented by:
Josh Carroll, CPA
(770)-955-8600

SANDY SPRINGS
GEORGIA

City of Sandy Springs, Georgia

Auditor's Discussion & Analysis (AD&A)

June 30, 2025

PURPOSE OF ANNUAL AUDITOR'S DISCUSSION & ANALYSIS

- Engagement Team and Firm Information:
  - The Governmental Practice
  - Additional Information Regarding Other Industries and Services

- Overview of:
  - Independent Auditor's Report
  - Review of the Annual Comprehensive Financial Report
  - Overview of the Financial Statements, Footnotes, and Supplementary Information
  - Compliance Reports (Internal Controls and Laws and Regulations)
  - Audit Scopes and Procedures

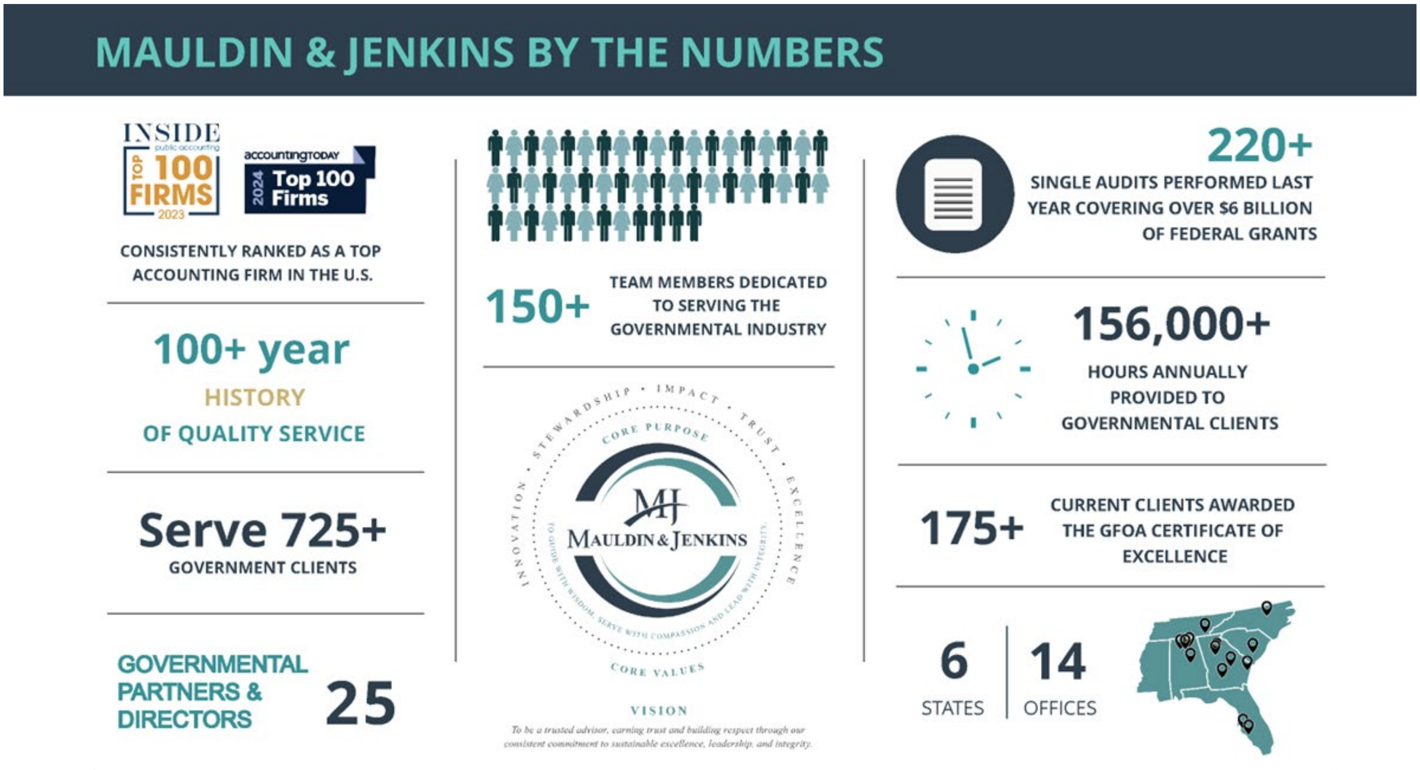
- Required Communications under Government Auditing Standards

- Accounting Recommendations and Related Matters:
  - Recommendations for Improvement
  - Other Matters for Communication

- Free Continuing Education and Newsletters

- Closing Thoughts

- Answering Your Questions



Engagement Team Leaders Include:

- Josh Carroll, Engagement Partner – 18 years of experience, 100% governmental
- Meredith Lipson, Quality Control Reviewer – 25+ years of experience, 100% governmental
- Allison Whitworth – Engagement Manager – 9 years of experience

MAULDIN & JENKINS – ADDITIONAL INFORMATION

Other Industries & Services by Mauldin & Jenkins:

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes, and management advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

Industries Served: Over the years, our partners have developed expertise in certain industries representative of a cross section of the Georgia economy, including:

- Governmental Entities (state entities, cities, counties, school systems, business-type operations, libraries, and other special purpose entities)
- SEC Registrants
- Wholesale Distribution
- Agri-Businesses
- Manufacturing
- Professional Services
- Employee Benefit Plans
- Financial Institutions (community banks, savings and loans, thrifts, credit unions, mortgage companies, and finance companies)
- Non-Profit Organizations
- Retail Businesses
- Long-term Healthcare
- Construction & Development
- Individuals, Estates and Trusts
- Real Estate Management

Services Provided: This diversity of practice enables our personnel to experience a wide variety of business, accounting, and tax situations. We provide the traditional and not-so-traditional services such as:

- Financial Audit/Review/Compilation
- Compliance Audits and Single Audits
- Agreed-Upon Procedures
- Forensic Audits
- Bond Issuance Services
- Performance Audits
- State Sales Tax Matters
- International Tax Matters
- Business and Strategic Planning
- Profitability Consulting
- Budgeting
- Buy-Sell Agreements and Business Valuation Issues
- Income Tax Planning and Preparation
- Multi-State Income Tax Issues
- Information Systems Consulting
- Cost Accounting Analysis
- Healthcare Cost Reimbursement
- Outsourced Billing Services
- Fixed Asset Inventories
- Succession and Exit Strategy Consulting
- Estate Planning
- Management Information Systems
- Employee Benefit Plan Administration
- Merger/Acquisition and Expansion Financing

INDEPENDENT AUDITOR'S REPORT

The independent auditor's report has specific significance to readers of the financial report.

Management's Responsibility for the Financial Statements

The financial statements are the responsibility of management.

Auditor's Responsibility

Our responsibility, as external auditors, is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We planned and performed our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Opinion

We have issued an unmodified audit report (i.e., "clean opinion"). The respective financial statements are considered to present fairly the financial position and results of operations as of, and for the year ended.

Other Matters

Certain required supplementary information and other information is included in the financial report, and, as directed by relevant auditing standards, we have not expressed an opinion or provided any assurance on the respective information.

Other Reporting

Government Auditing Standards require auditors to issue a report on our consideration of internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. We have issued such a report and reference to this report is included in the independent auditor's report.

REVIEW OF ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR)

General Information About the ACFR

The Annual Comprehensive Financial Report ("ACFR") goes beyond the normal financial reporting required by accounting principles generally accepted in the United States. The ACFR includes, at a minimum, the following elements/sections:

- **Introductory Section:** general information on the City's structure and the services it provides.
  - Letter of Transmittal
  - Organizational Chart
  - Directory of Officials
  - Certificate of Achievement for Excellence in Financial Reporting

- **Financial Section:** basic financial statements, footnotes and required supplementary information along with the auditor's report.
  - Independent Auditor's Report
  - Management Discussion & Analysis (MD&A)
  - Financial Statements and Footnotes

- **Statistical Section:** broad range of financial and demographic information useful in assessing the City's economic condition, and this information covers multiple years.
  - Financial Trends Information
  - Revenue Capacity Information
  - Debt Capacity Information
  - Operating Information

The ACFR goes far beyond the basic requirements of annual financial reporting, and the City should be commended for going beyond the minimum and providing such a report.

Recognition and Award

Once completed, the fiscal year 2024 ACFR was submitted to the Government Finance Officers Association ("GFOA") for determination if the report would merit the GFOA's Certificate of Achievement for Excellence in Financial Reporting. We are happy to inform everyone that the GFOA did indeed review the ACFR and awarded the City with the sought after Certificate.

The GFOA Certificate has been made a part of the City's 2025 fiscal year ACFR and is included in the Introductory Section.

OVERVIEW OF FINANCIAL STATEMENTS

The City's basic financial statements include three components:

1) Government-wide financial statements;
2) Fund financial statements; and
3) Notes to the financial statements.

The **government-wide financial statements** provide a broad overview of all of the City's funds, as well as its discretely presented component units – Sandy Springs Hospitality Board and the Development Authority. The *Statement of Net Position* presents information on all assets (and deferred outflows) and liabilities (and deferred inflows) of the City, with the resulting difference reported as net position. The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. Revenues are categorized as program revenues or general revenues. Expenses are categorized by function.

The **fund financial statements** more closely resemble the financial statements as presented prior to the adoption of GASB Statement No. 34. All of the funds of the City can be divided into two categories: governmental funds and fiduciary funds.

The City also includes, as part of the ACFR, the following information:

1) Transportation Special Purpose Local Option Sales Tax (TSPLOST) Schedules
2) Single Audit schedules and reports

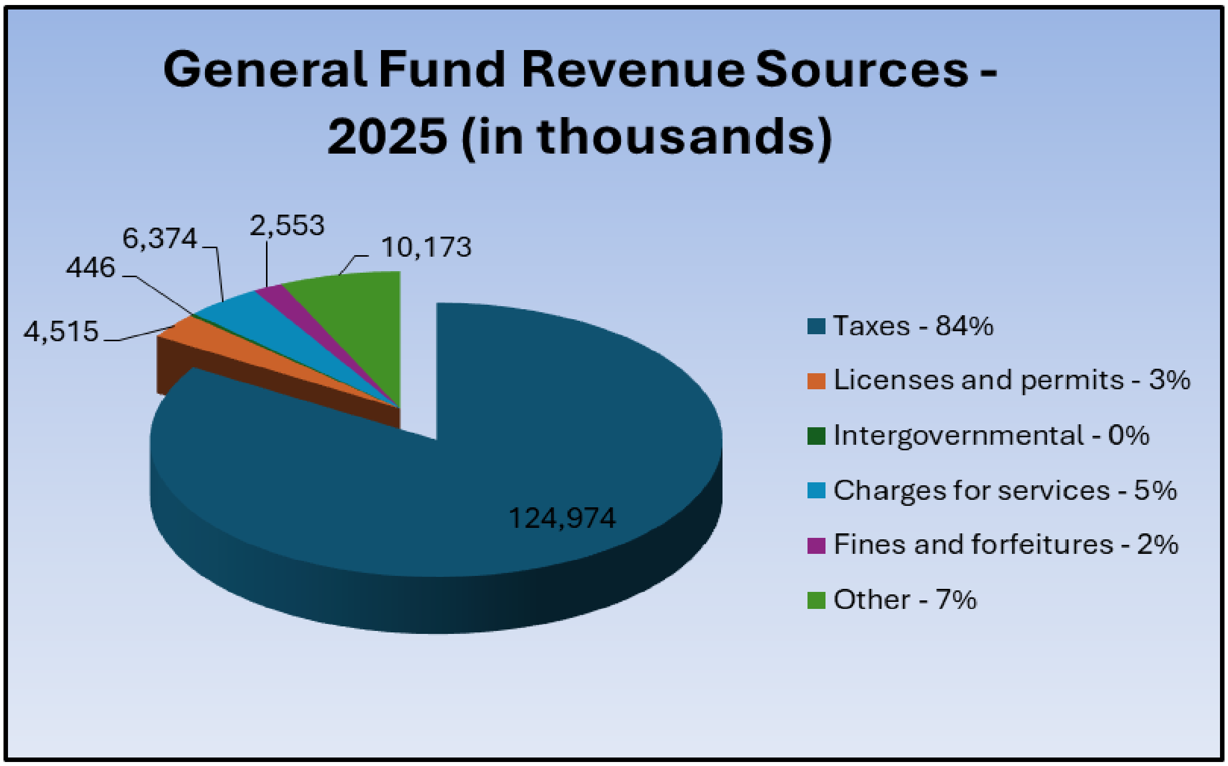
Government-Wide (Full-Accrual) Financial Statements

As noted above, the financial report of the Government includes two (2) entity-wide financial statements: a *Statement of Net Position* and a *Statement of Activities*. Highlights of the government-wide statements notes total assets (and deferred outflows of resources) of approximately $912,276,000 offset by liabilities (and deferred inflows of resources) of approximately $244,052,000. This results in the Government reported net position (or equity) of approximately $668,224,000. Also, a substantial element of the net position is composed of a net investment in capital assets in the approximate amount of $444,927,000. Restricted net position amounts to approximately $92,525,000 leaving unrestricted net position at $130,773,000. The *Statement of Activities* attempts to report expenses in the first column with direct offsetting program revenues to the adjacent columns to arrive at a net cost of the functional areas of operation. General revenues (primarily property taxes and sales taxes) come to the rescue of the net cost of the functional areas of operation resulting in the Government reporting a change in net position of approximately $51,050,000 for the fiscal year ended June 30, 2025.

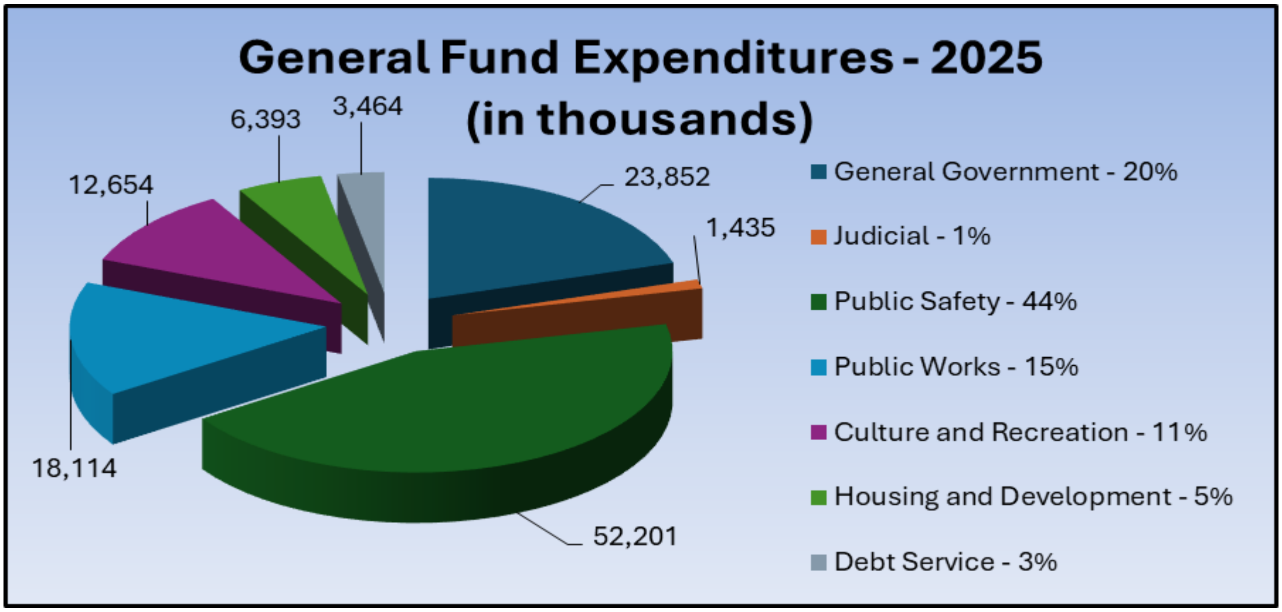
General Fund

Of primary interest to the City is the **General Fund**, which accounts for the majority of revenues received and funds expended in the operations of the City, including general government activities, tax assessment and collection, courts and law enforcement, public safety, transportation and development, planning and zoning, libraries, parks and recreation, and health and welfare.

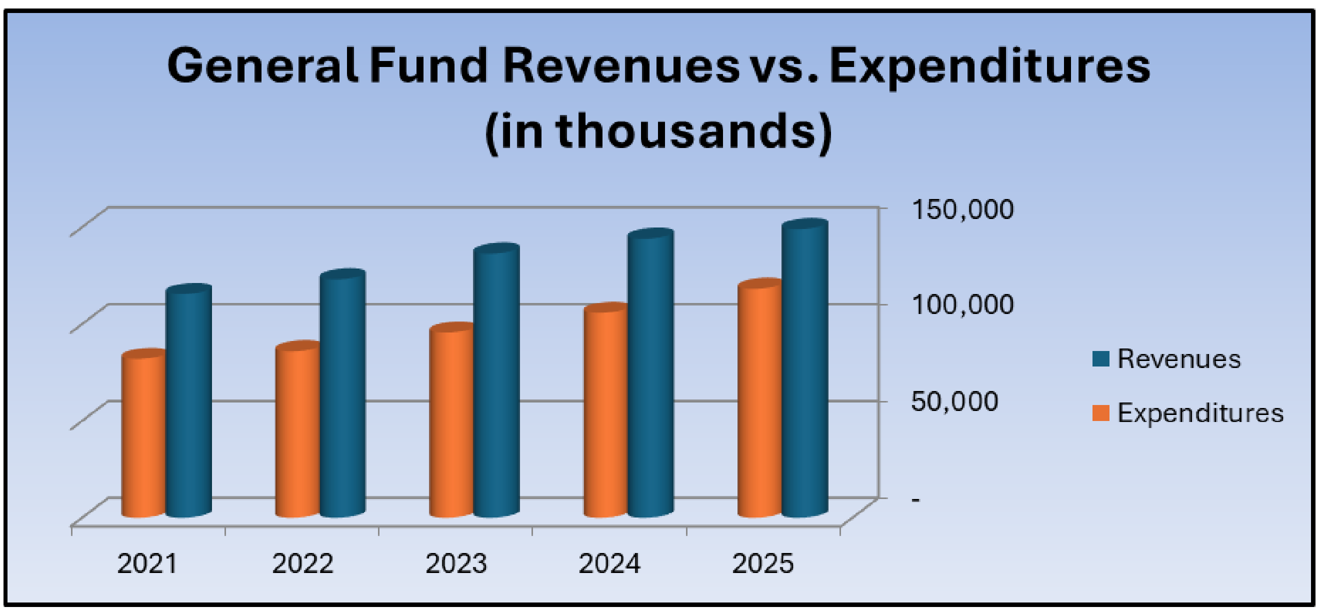
General Fund Revenues: The following chart depicts the primary revenue sources of the General Fund for the 2025 fiscal year. Property taxes represent a key component of revenue.



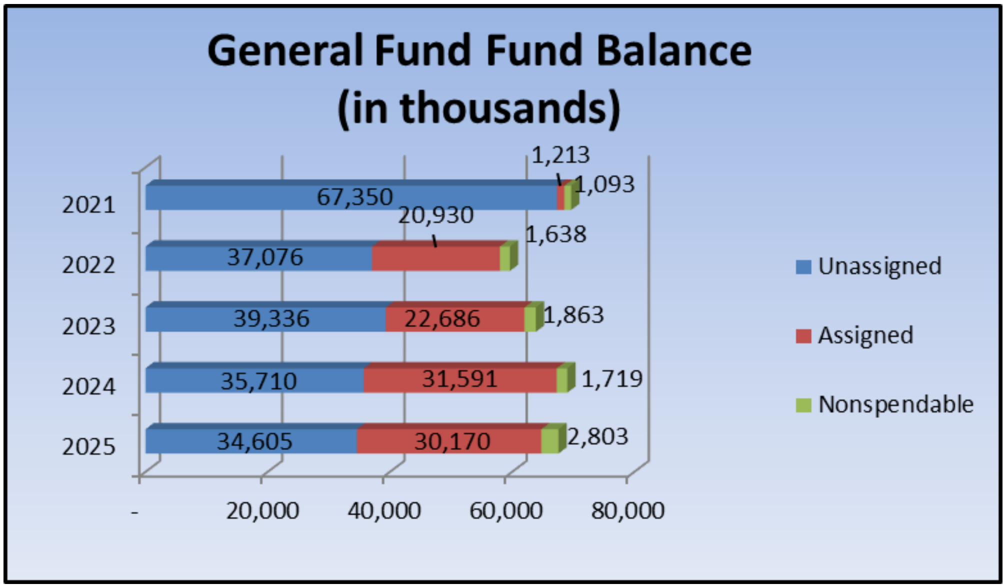
General Fund Expenditures: The following chart presents the General Fund's expenditures by major function for the fiscal year ended June 30, 2025:



The following chart demonstrates General Fund revenues versus expenditures for a five (5) year period:



The following chart presents the annual net change in fund balance of the General Fund for the past five (5) fiscal years. Most years have resulted in a negative change (or use of) fund balance:



Other Governmental Funds

The City also maintains nine (9) *special revenue funds.* These funds account for revenues derived from specific sources which are legally restricted to finance particular functions or activities. The City also maintains three (3) *capital projects funds* to be used to account for revenues and expenditures related to the renovation and/or construction of major capital assets.

Footnotes

Note 1 – Accounting Policies

This footnote discusses the overall organization of the City and the nature of its operations. This note also discloses pertinent information regarding the governing body of the City.

This footnote continues by sharing with a reader of the financial statements the significant accounting policies and principles utilized in the preparation of the financial statements.

Footnotes (Continued)

Note 2 – Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

This footnote provides additional detailed information that is not already shown within the financial statements themselves, on the differences between the City's fund level financial statements and its government-wide financial statements.

Note 3 – Legal Compliance – Budgets

This footnote discloses the City's procedures in establishing its annual budget and discloses the City's excesses of actual expenditures over appropriations for the year.

Note 4 – Deposits and Investments

The Governmental Accounting Standards Board (GASB) Statement No. 40, *Deposit and Investment Risk Disclosure*, an amendment of GASB Statement No. 3, which significantly changed the disclosure in the financial statements of the City related to deposits and investments. The disclosure addresses common deposit and investment risks related to credit risk, concentration of credit risk, interest rate risk, and foreign currency risk. In addition, this footnote presents the fair value information related to the City's investments required by GASB Statement No. 72.

Note 5 – Receivables

This footnote discloses the City's property tax calendar and detailed information on various receivable (and allowances for doubtful receivables) balances.

Note 6 – Lease Receivables

This footnote discloses the City's lease receivables and related balances.

Note 7 – Capital Assets

This footnote discloses the City's capital asset activity and its related accumulated depreciation for the year.

Note 8 – Long-Term Debt

This footnote discloses the City's long-term debt activity for the year and other information and maturities for this long-term debt.

Footnotes (Continued)

Note 9 – Interfund Receivables, Payables, and Transfers

This footnote discloses detailed information on the City's interfund balances and transfers and the purpose of these balances and transactions.

Note 10 – Commitments and Contingent Liabilities

This footnote discloses the contingencies from potential litigation, claims, and assessments filed against the City and significant contractual commitments of the City at year end.

Note 11 – Defined Contribution Pension Plan

This footnote discloses the details of the City's Deferred Compensation Plan.

Note 12 – Joint Venture and Related Organizations

This footnote discloses the City's relationship with the Atlanta Regional Commission, the Chattahoochee River 911 Authority, and the North Fulton Regional Radio System Authority.

Note 13 – Hotel/Motel Lodging Tax

This footnote discloses the City's tax rate for hotel/motel taxes, along with the amounts and nature of these revenues and expenditures.

Note 14 – Motor Vehicle Excise Tax

This footnote discloses the City's tax rate for the rental of motor vehicles, along with the amounts and nature of these revenues and expenditures.

Note 15 – Risk Management

This footnote discloses the City's various risks of loss and the measures the City has taken to mitigate those potential losses.

Note 16 – Subsequent Event

This footnote discloses the City's debt issuance after the City's year end of June 30, 2025.

COMPLIANCE REPORTS

The financial report package contains two (2) compliance reports.

Yellow Book Report: The first compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc. The tests of internal controls were those we determined to be required as a basis for designing our financial statement auditing procedures. Such tests also considered the City's compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. In accordance with the respective standards, the report is **not** intended to provide an opinion, but to provide a form of negative assurance as to the City's internal controls and compliance with applicable rules and regulations.

Single Audit Report: The second compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc. relative to certain Federal grant programs and the respective expenditures. Our tests were performed on the City's major programs (as defined by the relevant Federal guidelines) and were not applied to each and every Federal grant expended by the Government. In accordance with the respective standards, we did provide an unmodified (or positive) opinion on the City's compliance based on our audit. However, we were not required to provide an opinion on the relevant internal controls, but to provide a form of negative assurance on such controls.

MAULDIN & JENKINS

CPAs & ADVISORS

REQUIRED COMMUNICATIONS

The Auditor's Responsibility Under *Government Auditing Standards* and Auditing Standards Generally Accepted in the United States of America

Our audit of the financial statements of City of Sandy Springs, Georgia (the "City") for the year ended June 30, 2025, was conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting or misappropriation of assets. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Accordingly, the audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements. We believe our audit accomplishes that objective.

In accordance with *Government Auditing Standards*, we have also performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting our opinion on the financial statements. However, they do not provide a basis for opining on the City's internal control or compliance with laws and regulations.

Accounting Policies

Management has the ultimate responsibility for the selection and use of appropriate accounting policies used by the City. There are several new accounting standards which will be required to be implemented in the coming years. These are discussed later in this document.

In considering the qualitative aspects of the City's accounting policies, we did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The City's policies relative to the timing of recording of transactions are consistent with GAAP and typical government organizations.

Management's Judgments and Accounting Estimates

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events and certain assumptions about future events. Management has informed us they used all the relevant facts available to them at the time to make the best judgments about accounting estimates and we considered this information in the scope of our audit. We considered this information and the qualitative aspects of management's calculations in evaluating the City's significant accounting policies. Estimates significant to the financial statements include such items as: the estimated lives of depreciable assets; actuarial assumptions and concepts relative to the benefit plans; deferred revenues; valuation of financial instruments; commitments; and the estimated allowance for uncollectible accounts.

Financial Statement Disclosures

The footnote disclosures to the financial statements are also an integral part of the financial statements. The process used by management to accumulate the information included in the disclosures was the same process used in accumulating the financial statements, and the accounting policies described above are included in those disclosures. The overall neutrality, consistency, and clarity of the disclosures were considered as part of our audit and in forming our opinion on the financial statements.

Significant Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management relating to the performance of the audit.

Disagreements with Management

We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on significant matters, the scope of the audit, or significant disclosures to be included in the financial statements.

Representation from Management

We requested written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without a problem.

Management's Consultations with Other Accountants

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

Significant Issues Discussed with Management

There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements. We are not aware of any consultations management had with us or other accountants about accounting or auditing matters. No major issues were discussed with management prior to our retention to perform the aforementioned audit.

Audit Adjustments

During our audit of the City's basic financial statements as of and for the year ended June 30, 2025, we recorded certain audit adjustments. These audit adjustments have been delivered to and discussed with management. Additionally, we have provided these adjustments as an attachment to this document for your review and discussion.

Uncorrected Misstatements

We had no passed adjustments.

Independence

We are independent of the City, and all related organizations, in accordance with auditing standards promulgated by the American Institute of Public Accountants and *Government Auditing Standards*, issued by the Comptroller General of the United States.

Other Information in Documents Containing Audited Financial Statements

We are not aware of any other documents that contain the audited basic financial statements. If such documents were to be published, we would have a responsibility to determine that such financial information was not materially inconsistent with the audited statements of the City.

ACCOUNTING RECOMMENDATIONS AND RELATED MATTERS

New Governmental Accounting Standards Board (GASB) Standards

As has been the case for the past 10 years, GASB has issued several other new pronouncements which will be effective in future years. The following is a brief summary of the new standards:

a) **Statement No. 103, *Financial Reporting Model Improvements*** was issued in April 2024 and is effective for fiscal years beginning after June 15, 2025 and all reporting periods thereafter.

The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.

Management's Discussion and Analysis
This statement continues the requirement that the basic financial statements be preceded by management's discussion and analysis (MD&A), which is presented as required supplementary information (RSI). MD&A provides an objective and easily readable analysis of the government's financial activities based on currently known facts, decisions, or conditions and presents comparisons between the current year and the prior year. This statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions. Furthermore, this statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. This statement emphasizes that the analysis provided in MD&A should avoid unnecessary duplication by not repeating explanations that may be relevant to multiple sections and that "boilerplate" discussions should be avoided by presenting only the most relevant information, focused on the primary government. In addition, this statement continues the requirement that information included in MD&A distinguish between that of the primary government and its discretely presented component units.

Unusual or Infrequent Items
This statement describes unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence. Furthermore, governments are

required to display the inflows and outflows related to each unusual or infrequent item separately as the last presented flow(s) of resources prior to the net change in resource flows in the government-wide, governmental fund, and proprietary fund statements of resource flows.

Presentation of the Proprietary Fund Statement of Revenues, Expenses, and Changes in Fund Net Position

This statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. Operating revenues and expenses are defined as revenues and expenses other than nonoperating revenues and expenses. Nonoperating revenues and expenses are defined as: (1) subsidies received and provided, (2) contributions to permanent and term endowments, (3) revenues and expenses related to financing, (4) resources from the disposal of capital assets and inventory, and (5) investment income and expenses.

In addition to the subtotals currently required in a proprietary fund statement of revenues, expenses, and changes in fund net position, this statement requires that a subtotal for *operating income (loss) and noncapital subsidies* be presented before reporting other nonoperating revenues and expenses. Subsidies are defined as: (1) resources received from another party or fund (a) for which the proprietary fund does not provide goods and services to the other party or fund and (b) that directly or indirectly keep the proprietary fund's current or future fees and charges lower than they would be otherwise, (2) resources provided to another party or fund (a) for which the other party or fund does not provide goods and services to the proprietary fund and (b) that are recoverable through the proprietary fund's current or future pricing policies, and (3) all other transfers.

Major Component Unit Information

This statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If the readability of those statements would be reduced, combining statements of major component units should be presented after the fund financial statements.

Budgetary Comparison Information

This statement requires governments to present budgetary comparison information using a single method of communication—RSI. Governments also are required to present: (1) variances between original and final budget amounts and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in notes to RSI.

b) **Statement No. 104, *Disclosure of Certain Capital Assets*,** was issued in September 2024 and is effective for fiscal years beginning after June 15, 2025 and all reporting periods thereafter. The objective of this statement is to clarify which types of capital assets must be disclosed separately in the notes to the financial statements as well as to establish disclosure requirements for capital assets that are held for sale.

The following types of capital assets should be disclosed separately in the capital asset rollforward in the notes to the financial statements:

- Lease assets reported in accordance with Statement No. 87 by major class of underlying asset;
- Intangible right-to-use assets recognized by an operator in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, by major class of underlying public-public partnership asset;
- Subscription assets reported in accordance with Statement No. 96; and
- Intangible assets other than those three (3) items noted above; specifically, intangible assets that represent the right to use a type of underlying asset should not be disclosed in the same major class as any owned assets of that type.

In addition, the statement requires that a capital asset held for sale should continue to be reported in the capital asset rollforward within the appropriate major class of asset. However, a government should disclose the historical cost and accumulated depreciation, as of the financial statement date, of capital assets held for sale, by major class of asset. In order to be considered held for sale, the statement specifies that:

- A government has decided to pursue the sale of the asset; and
- It is probable (likely to occur) that the sale will be finalized within one year of the financial statement date.

c) **Other Pending or Current GASB Projects.** As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:

- **Going Concern Uncertainties and Severe Financial Stress** is a major project where the goal is to address issues related to disclosures regarding going concern uncertainties and severe financial stress. The project will consider: (1) improvements to existing guidance for going concern considerations to address diversity in practice and clarify the circumstances under which disclosure is appropriate, (2) developing a definition of severe financial stress and criteria for identifying when governments should disclose their exposure to severe financial stress, and (3) what information about a government's exposure to severe financial stress is necessary to disclose. This technical topic is being examined by the GASB due to a wide diversity in practice regarding required presentation on the face of the financial statements, disclosures, etc. A preliminary views document on this topic is expected by late 2024 with an exposure draft to follow in 2025.

- **Infrastructure Assets** is a project that will address issues related to accounting and financial reporting for infrastructure assets. The project will evaluate standard-setting options related to reporting infrastructure assets to make information: (1) more comparable across governments and more consistent over time, (2) more useful for making decisions and assessing government accountability, (3) more relevant to assessments of a government's economic condition, and (4) better reflect the capacity of those assets to provide service and how that capacity may change over time. Preliminary views on this topic are expected by late 2024.

- **Subsequent Events—Reexamination of Statement No. 56** is a project that will improve the accounting and financial reporting for subsequent events. The project will reexamine existing requirements related to subsequent events in Statement No. 56, *Codification of Accounting and Financial Reporting Guidance Contained in the AICPA Statements on Auditing Standards*, to address issues related to: (1) confusion about and challenges associated with applying the existing standards, (2) inconsistency in practice in the information provided about subsequent events, and (3) the usefulness of the information provided about subsequent events. Exposure draft on this topic is expected by late 2024.

- **Revenue and Expense Recognition** is a major project where the overall objective is to develop a comprehensive, principles-based model that would establish categorization, recognition, and measurement guidance applicable to a wide range of revenue and expense transactions. Achieving that objective will include: (1) development of guidance applicable to topics for which existing guidance is limited, (2) improvement of existing guidance that has been identified as challenging to apply, (3) consideration of a performance obligation approach to the GASB's authoritative literature, and (4) assessment of existing and proposed guidance based on the conceptual framework. The expected outcome of the project is enhanced quality of information that users rely upon in making decisions and assessing accountability. The GASB is currently reviewing comments and other input received from the stakeholder community during the preliminary views stage that was completed in 2021. An exposure draft is expected in early 2025.

Summations of Thoughts Noted Above

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures.

FREE QUARTERLY CONTINUING EDUCATION AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS

Free Continuing Education. We provide free quarterly continuing education for all of our governmental clients. Each quarter, we pick a couple of significant topics tailored to be of interest to governmental entities, and offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking among our governmental clients. We normally see approximately 100 people per quarter. We obtain the input and services of experienced outside speakers along with our in-house professionals.

> *"I've been a CPA for 32 years. Today's CPE class by Mauldin & Jenkins has been the best of my career".* ***Terry Nall, CPA, City of Dunwoody (GA) Council Member***
>
> *"They are always on top of new accounting pronouncements and provide training well before implementation deadlines. This is a very valuable resource for our organization".* ***Laurie Puckett, CPA, CPFO, Gwinnett County (GA), Accounting Director***

Examples of subjects addressed in past quarters include:

- Accounting for Debt Issuances
- Achieving Excellence in Financial Reporting
- Best Budgeting Practices, Policies and Processes
- Best Practices in Banking
- Budget Preparation
- ACFR Preparation (several times including a two (2) day hands-on course)
- Capital Asset Accounting Processes and Controls
- Closing Out and Audit Preparation
- Collateralization of Deposits and Investments
- Component Units
- Cybersecurity Risk Management
- Evaluating Financial and Non-Financial Health of a Local Government
- Financial Report Card – Where Does Your Government Stand?
- Financial Reporting Model Improvements
- GASB Nos. 74 & 75, New OPEB Standards
- GASB No. 77, Tax Abatement Disclosures
- GASB No. 84, Fiduciary Activities
- GASB No. 87, Leases

- GASB Projects & Updates (ongoing and several sessions)
- Grants (Accounting and Auditing)
- Human Capital Management
- Information Technology (IT) Risk Management
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables & the Revenue Cycle
- Internal Revenue Service (IRS) Compliance Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances & Disclosure Requirements
- Policies and Procedures Manuals
- Presenting Financial Information to Non-Financial People
- Procurement Card Red Flags
- Risk, Efficiency, & Effectiveness in Governments
- Segregation of Duties
- Single Audits for Auditees
- SPLOST Accounting, Reporting & Compliance
- Uniform Grant Guidance

Governmental Newsletters. We periodically produce newsletters tailored to meet the needs of governments. The newsletters have addressed a variety of subjects and are intended to be timely in their subject matter. The newsletters are authored by Mauldin & Jenkins partners and managers, and are not purchased from an outside agency. The newsletters are intended to keep you informed of current developments in the government finance environment.

In the past several years, the following topics have been addressed in our monthly newsletters:

- Are Your Government's Funds Secure?
- COVID-19 Updates (several)
- Cybersecurity Awareness
- Deposit Collateralization
- Employee vs Independent Contractor
- Escheat Laws on Unclaimed Property
- Federal Funding and Accountability Transparency Act
- Forensic Audit or Financial Audit?
- Form PT 440
- GASB Invitation to Comment – the New Financial Reporting Model
- GASB No. 72, Fair Value, It is Not Totally About Disclosure
- GASB Nos. 74 & 75, Other Postemployment Benefits (OPEB)

- GASB No. 77, Abatements – Go Viral with GASB No. 77
- GASB No. 84 Fiduciary Activities (Series)
- GASB No. 87, Leases
- GASB No. 89, Accounting for Interest Cost Incurred Before the End of Construction
- GASB No. 91, Conduit Debt Obligations
- GASB No. 93, Replacement of Interbank Offered Rates
- General Data Protection Regulation (GDPR)
- Grants Management
- OMB Compliance Supplements
- OPEB, What You Need to Know
- Public Funds and Secure Deposit Program
- Rotating or Not Rotating Auditors
- Property Tax Assessments
- Remote Auditing Best Practices
- Refunding Debt
- Sales & Use Taxes on Retail Sales of Jet Fuel
- Sales Tax Collections and Remittances by the State
- SAS Clarity Standards and Group Audits
- Single Audit, including Uniform Guidance (several)
- Social Security Administration (SSA) Incentive Payments
- Special Purpose Local Option Sales Taxes (SPLOST) Expenditures
- Subrecipient Risk Assessment Tool
- Supplemental Social Security for Inmates
- The New Tax Cuts and Jobs Act – Impact on Bond Refunding
- The Return of the Component Unit – GASB No. 61
- Uniform Guidance & New Procurement Requirements
- What's Happening with Property Tax Assessments

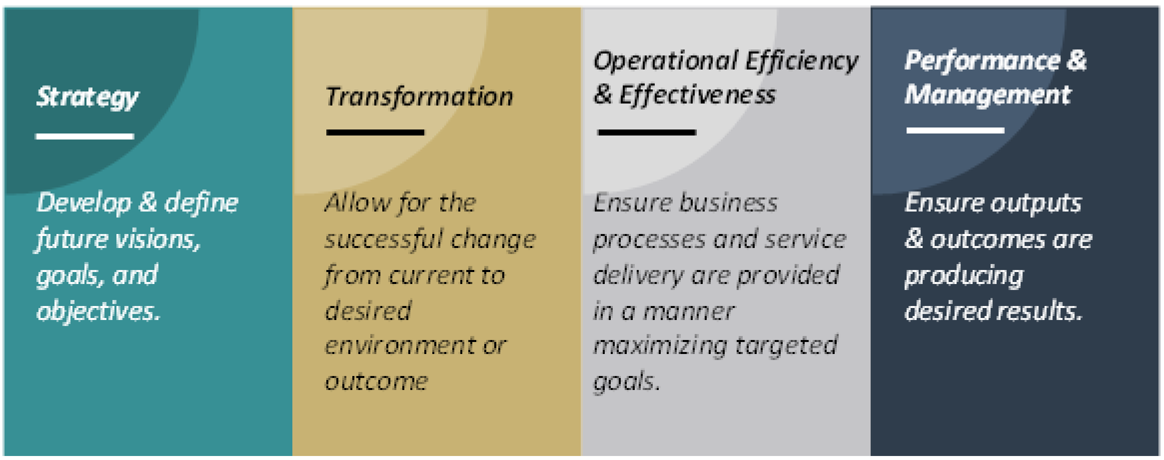
You are the best auditors I have ever worked with over my career. It is a big difference having a group that is dedicated to governmental accounting.

Wesley Ropp,
Charleston Water System,
Chief Financial Officer

Communication. In an effort to better communicate our free continuing education plans and newsletters, please email Paige Vercoe at pvercoe@mjcpa.com (send corresponding copy to jcarroll@mjcpa.com), and provide individual names, mailing addresses, email addresses, and phone numbers of anyone you wish to participate and be included in our database.

Governmental Advisory Services

Beyond traditional audit and accounting services and IT services, we provide advisory services that are wide-ranging in nature. Our experienced government advisory team helps governments, governmental agencies and special purpose governmental organizations balance fiscal responsibility with the latest business strategies to achieve targeted and overarching objectives. Our advisory services can be summarized via the following bubbles.



David Roberts

Partner, Governmental Advisory Services

David Roberts has more than 22 years of experience as a consultant and trusted advisor providing operational/organizational assessments and similar transformational projects for federal, state, and local governments across the country. David's experience includes leading numerous enterprise-wide/departmental/functional assessments and transformations over his career measuring the efficiency and effectiveness of organizational structures and culture, performance management, technology systems and strategies, staffing models, service delivery models, and customer satisfaction.

David helps his clients turn visions and goals into reality. He has helped multiple clients win national government industry awards for innovation, transformation, and cost savings.

David leads our Government Advisory practice, where he focuses on helping governments and individual agencies fulfill and exceed their financial, operational, and regulatory obligations to the public.

David has completed hundreds of projects over his career. Below are representative sample management consulting projects demonstrating David's depth and breadth completed within the past 12 months:

Operational and Performance Assessment – *Walton County, Georgia*
David led a multidepartment Operational and Performance Assessment for Walton County. The scope included assessing organizational structure, operational efficiency, staffing levels and resource utilization, comparison to leading practices, and observations and recommendations to assist the County in achieving the desired future state. The final report included numerous observations with associated recommendations and a detailed Roadmap/Implementation Plan.

Outsourcing Feasibility Study – *City of Rocky Mount, North Carolina*
David led a feasibility study for the City of Rocky Mount to assess its current service delivery model for providing parks maintenance and landscaping services. City operations used a hybrid model of both internal resources and third-party contractors to provide parks maintenance and landscaping. The project evaluated the pros and cons (both financial and nonfinancial) of: 1) maintaining the hybrid model, 2) performing all services in-house, and 3) performing all services externally.

Finance Functional Assessment – *Richland County Library, South Carolina*
David led a functional assessment of the Library's finance department. The project consisted of understanding the current state – current service provision, performance, workflow, business processes, internal controls, organizational structure, reporting, and communications. The current state was compared to leading practices and gaps were identified. An implementation roadmap was created that aligned recommendations to leaderships' vision to help the organization achieve its desired future state.

Technology Utilization Assessment – *Mt. Pleasant Waterworks, South Carolina*
David led an objective evaluation of the organization's system usage and governance related to the existing financial system (Microsoft Dynamics) and the existing workorder management system (Maximo). The organization wanted to maximize the efficiency and effectiveness of both systems while maintaining internal controls and system of record. The project consisted of numerous interviews, data review, system mapping, and a collaborative workshop among stakeholders to define a future state.

Grant Compliance Audit – *Decide DeKalb, Georgia*

David led a Grant Compliance Assessment of various development projects for Decide DeKalb. The project reviewed the established grant and contractual criteria to be maintained by developers and compared with tenant information related to low-income occupants. The project identified areas of compliance, noncompliance, and recommendations for remediation.

Forensic Audit – *Confidential City*

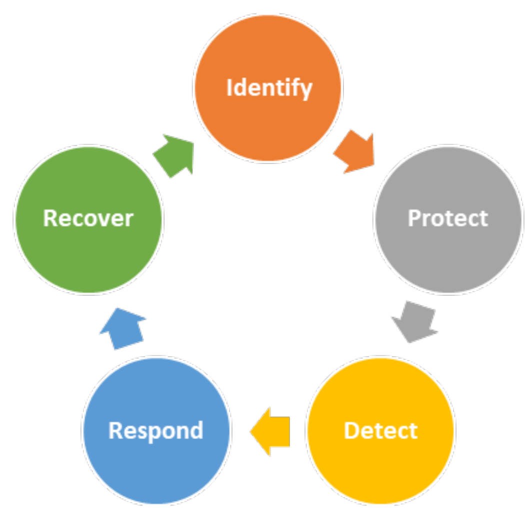
David led a forensic investigation into questionable cash management activity for a City Parks and Recreation department. The project reviewed bank account activity, cancelled checks, cash withdrawals, and purchased item documentation as well as conducted interviews with account cardholders to determine the collection, handling, and use of several hundred thousand dollars collected in fees, sponsorships, and contributions made to the City. Numerous observations and corresponding recommendations were developed to enhance internal controls, written policies, and procedures to correct conflicts of interest, mishandling of funds, and misappropriation of funds.

Governmental IT Solutions

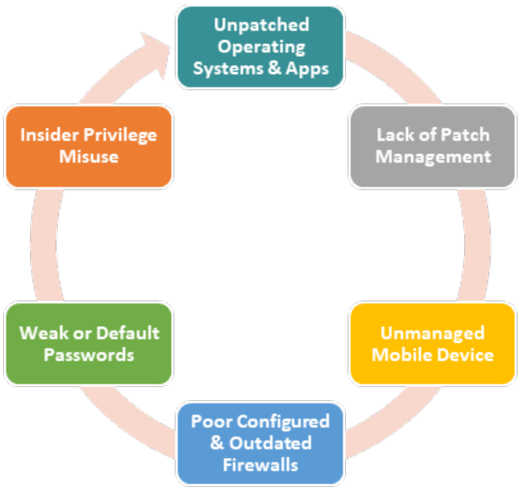
Beyond traditional audit and accounting services, Mauldin & Jenkins performs various IT attestation and nonattestation services. The following are three such services.

Cybersecurity Framework Engagements

With governments dealing with IT ransoms, cybersecurity is one of the top issues on the minds of nearly every government (large and small). Managing this business issue is especially challenging. A government with a highly mature cybersecurity risk management program still has a residual risk that a material cybersecurity breach could occur and not be detected in a timely manner.



Services can be provided via: 1) attestation engagements or 2) consulting engagements. The AICPA has established standards for performing attestation engagements in this arena with the issuance of the SOC for Cybersecurity as part of its suite of System and Organization Controls (SOC) reporting. Consulting services can be provided while not compromising auditor independence.



System Vulnerability Assessments Engagements

This is the process of defining, identifying, classifying and prioritizing vulnerabilities in computer systems, applications and network infrastructures, and providing an assessment with necessary knowledge, awareness and risks to understand the threats to determine appropriate reactions. Using specialized tools and applications, we can access networks to scan with automated tools and interrogate every device connected to a City network with the objective of searching for misconfigurations, unsupported software, missing software updates and patches, etc.

Penetration Testing Engagements

This is the practice of testing a computer system to find security vulnerabilities that a hacker/attacker could exploit using automation or manual applications. The process involves gathering information about the target before the test, identifying possible entry points, attempting to break in – actually or virtually – and reporting back the findings. Tests come from external or internal angles of entry. Our main objective is to identify security weaknesses. Penetration testing can also be used to: test an organization's security policy; its adherence to compliance requirements; its employees' security awareness; and the government's ability to identify and respond to security incidents.

CLOSING

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures. If you have any questions regarding any comments, suggestions, or recommendations set forth in this memorandum, we will be pleased to discuss it with you at your convenience.

This information is intended solely for the use of the City's management, and others within the City's organization and is not intended to be and should not be used by anyone other than these specified parties.

We appreciate the opportunity to serve the City of Sandy Springs, Georgia and look forward to serving the City in the future. Thank you.

MAULDIN & JENKINS

CPAs & ADVISORS

Client:	***03000989.000 - City of Sandy Springs, Georgia***
Engagement:	***03000989 - City of Sandy Springs***
Period Ending:	***6/30/2025***
Trial Balance:	***0200.100 - General Fund TB Database***
Workpaper:	***0204.100 - General Fund Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 1		**PBC AJE 2**		
Accrue late invoice				
555 -6192-52-521200-	PROFESSIONAL SERVICES		7,291.66	
561 -4250-40-521200-	PROFESSIONAL SERVICES		33,684.50	
561 -4320-40-523900-	CONTRACTUAL SERVICES		3,250.00	
555 -0000-00-121110-	ACCRUED PAYABLE			7,291.66
561 -0000-00-121110-	ACCRUED PAYABLE			36,934.50
Total			**44,226.16**	**44,226.16**
Adjusting Journal Entries JE # 2		**PBC AJE 3**		
RECLASS MOTOR VEHICLE TAVT FEE				
100 -0000-90-311315-	MOTOR VEHICLE TAVT FEE		3,213.69	
100 -0000-90-311310-	MOTOR VEHICLE			3,213.69
Total			**3,213.69**	**3,213.69**
Adjusting Journal Entries JE # 3		**PBC**		
Entry to recorded deferred property tax revenue				
100 -0000-00-111500-	PROPERTY TAXES RECEIVABLE		32,626.84	
100 -0000-00-111510-	ALLOWANCE ON PROPERTY TAXES		17,346.68	
100 -0000-00-122510-	DEFERRED TAXES			5,503.24
100 -0000-90-311100-	CURRENT YEAR PROPERTY TAXES			44,470.28
Total			**49,973.52**	**49,973.52**
Adjusting Journal Entries JE # 4		**PBC**		
Entry to record lease receivable and related balances.				
100 -0000-00-111580-	LEASE RECEIVABLE		132,023.00	
100 -0000-00-122522-	DEFERRED INFLOW CITY SPR OWN		49,622.00	
100 -0000-40-381000-	RENTAL REVENUE		16,406.00	
100 -0000-40-381000-	RENTAL REVENUE		75,025.00	
100 -0000-00-122521-	DEFERRED INFLOW OF RESOURCES			49,622.00
100 -0000-40-381001-	LEASE REVENUE			25,403.00
100 -0000-40-381002-	LEASE REVENUE - CITY SPRINGS OWNER			49,622.00
100 -0000-90-361001-	LEASE INTEREST REVENUE			16,406.00
100 -0000-90-361002-	INTEREST INCOME - CITY SPRINGS OWNER LEASE			132,023.00
Total			**273,076.00**	**273,076.00**
Adjusting Journal Entries JE # 5		**PBC**		
Entry to true up deferred revenue				
100 -0000-90-311100-	CURRENT YEAR PROPERTY TAXES		134,983.07	
100 -0000-00-122510-	DEFERRED TAXES			134,983.07
Total			**134,983.07**	**134,983.07**
Adjusting Journal Entries JE # 6		**PBC**		
reverse SW franchise tax out of receivable and revenue				
100 -0000-90-311790-	SOLID WASTE FRANCHISE TAX		2,648.71	
100 -0000-00-111560-	FRANCHISE TAXES RECEIVABLE			2,648.71
Total			**2,648.71**	**2,648.71**
Adjusting Journal Entries JE # 7		**PBC**		
reclass mixed drink tax receivable				
100 -0000-90-314300-	EXCISE MIXED DRINK TAX		488.90	
100 -0000-00-111570-	ALCOHOL TAXES RECEIVABLE			488.90
Total			**488.90**	**488.90**
Adjusting Journal Entries JE # 8		**5007.020**		
to reclass Stryker defibrillator lease out of financed purchases account				
100 -9000-90-581200-	CAPITAL LEASE PRINCIPAL		124,605.00	

Client:	***03000989.000 - City of Sandy Springs, Georgia***
Engagement:	***03000989 - City of Sandy Springs***
Period Ending:	***6/30/2025***
Trial Balance:	***0200.100 - General Fund TB Database***
Workpaper:	***0204.100 - General Fund Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
100 -3510-30-581200-	CAPITAL LEASE PRINCIPAL			124,605.00
Total			**124,605.00**	**124,605.00**
Adjusting Journal Entries JE # 9		**PBC**		
To record motorala financed purchase radio equipment and to reclass motorola FP payment interest made in June (Due 7/1/25) to correct acct				
100 -0000-00-113700	PREPAID DEBT PAYMENTS		358,888.80	
100 -3210-30-542100-	M & E		1,564,163.43	
100 -3210-30-581200-	CAPITAL LEASE PRINCIPAL			74,454.18
100 -3210-30-581200-	CAPITAL LEASE PRINCIPAL			284,434.62
MJ001	PROCEEDS FROM FINANCED PURCHASE			1,564,163.43
Total			**1,923,052.23**	**1,923,052.23**
Adjusting Journal Entries JE # 10		**PBC**		
To record lease on Stryker equipment				
100 -3510-30-542100-	MACHINERY & EQUIPMENT		613,468.00	
100 -0000-90-393500-	PROCEEDS FROM CAPITAL LEASE			613,468.00
Total			**613,468.00**	**613,468.00**
Adjusting Journal Entries JE # 11		**PBC**		
Immaterial entry to true up lease principal payments.				
100 -9000-90-581200-	CAPITAL LEASE PRINCIPAL		2.57	
100 -9000-90-582200-	CAPITAL LEASE INTEREST			2.57
Total			**2.57**	**2.57**

Client: ***03000989.000 - City of Sandy Springs, Georgia***
Engagement: ***03000989 - City of Sandy Springs***
Period Ending: ***6/30/2025***
Trial Balance: ***0200.213 - Opioid Settlement Fund Database***
Workpaper: ***0204.213 - Opioid Settlement AJE Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 1		**1709.000**		
Entry to reclass July 2025 payments from deferred rev to revenue.				
213 -0000-00-129300-	DEFERRED INFLOW OF RESOURCES		31,946.56	
213 -0000-30-351920-	OPIOID SETTLEMENT PAYMENTS			31,946.56
Total			**31,946.56**	**31,946.56**
	Total Adjusting Journal Entries		**31,946.56**	**31,946.56**
	Total All Journal Entries		**31,946.56**	**31,946.56**

Client: ***03000989.000 - City of Sandy Springs, Georgia***
Engagement: ***03000989 - City of Sandy Springs***
Period Ending: ***6/30/2025***
Trial Balance: ***0200.360 - Public Facilities Authority Database***
Workpaper: ***0204.360 - Public Facilities Authority AJE Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 1		**PBC**		
Record Interest, dividends, and other income for Series 2015 sinking fund				
360 -0000-00-111302-	INVESTMENTS - SINKING FUND		7.86	
360 -0000-10-361000-	INTEREST REVENUE			7.86
Total			**7.86**	**7.86**
	Total Adjusting Journal Entries		**7.86**	**7.86**
	Total All Journal Entries		**7.86**	**7.86**

Client: ***03000989.000 - City of Sandy Springs, Georgia***
Engagement: ***03000989 - City of Sandy Springs***
Period Ending: ***6/30/2025***
Trial Balance: ***0200.850 - Sandy Springs Hospitality Board Database***
Workpaper: ***0204.850 - Hospitality Board AJE Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 1		**PBC AJE 1**		
Accrue invoice in A/P				
850-7540-523300	ADVERTISING		61,200.00	
850 -0000-00-121110-	ACCRUED PAYABLE			61,200.00
Total			**61,200.00**	**61,200.00**
Adjusting Journal Entries JE # 2		**PBC**		
To record lease on Visit SS Office facility				
850 -7540-60-542600	Capital Outlay - Equipment		509,356.70	
850 -0000-40-393500	Lease Proceeds			509,356.70
Total			**509,356.70**	**509,356.70**
Adjusting Journal Entries JE # 3		**PBC**		
To record Visit SS Office GASB 87 lease payment adjustment				
850 -7540-60-581200	Principal Lease Payments		50,837.82	
850 -7540-60-582200	Interest Lease Payments		7,627.11	
850 -7540-60-522310-	BUILDING OPERATING LEASE			58,464.93
Total			**58,464.93**	**58,464.93**
	Total Adjusting Journal Entries		**629,021.63**	**629,021.63**
	Total All Journal Entries		**629,021.63**	**629,021.63**

SANDY SPRINGS
CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Tammie Edwards, Revenue Supervisor

DATE: November 7, 2025 Submission for the December 2, 2025 City Council Meeting

ITEM: ABL No. 28235
Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for Ladona 30342 LLC/ DBA Ladona Bar and Restaurant at 215 Northwood Dr Suite 8, Sandy Springs GA 30342. The applicant is Ashish Shetty for Consumption of Beer, Wine and Distilled Spirits.

Recommendation:

Approve the application Consumption Beer, Wine and Distilled Spirits
for Ladona 30342 LLC/ DBA Ladona Bar and Restaurant at 215 Northwood Dr Suite 8, Sandy Springs GA 30342

Background:

The applicant submitted a completed application on October 15, 2025. Applicant has passed the background investigation.

Discussion:

This is a Change of Ownership Application for Consumption of Beer, Wine and Distilled Spirits. The business is located at – 215 Northwood Dr. Suite 8, Sandy Springs, GA 30342
Staff have reviewed this application and recommends approval.

Financial Impact:

Revenue – $5,950.00

Alternatives:

None

Review:

Tammie Edwards, Revenue Supervisor	Created/Initiated - 11/7/2025
Cori Holiness, Revenue Manager	Approved - 11/7/2025
Toni Carlisle, Chief Financial Officer	Approved - 11/7/2025
Dan Lee, City Attorney	Approved - 11/24/2025
Eden Freeman, City Manager	Final Approval - 11/26/2025

Attachments:

1. public hearing letter- Ladona 30342 LLC

SANDY SPRINGS
GEORGIA

CITY OF SANDY SPRINGS
PUBLIC NOTICE
25-118179

PLACE:	**City of Sandy Springs City Hall** **1 Galambos Way** **Sandy Springs, GA 30328**
DATE & TIME:	**December 02, 2025** **6:00 P.M.**
PURPOSE:	**Alcoholic Beverage License Application** **Consumption Beer, Wine & Spirits**
APPLICANT:	**Ladona 30342 LLC** **215 Northwood Dr #08** **Sandy Springs GA 30342**

SANDY SPRINGS
CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr. AIA Public Works Director

DATE: November 4, 2025 Submission for the December 2, 2025 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve a Contract Award to F.S. Scarbrough, LLC for Construction Services for the City of Sandy Springs' Portion of the PATH 400 Multiuse Trail Extension Project – Phase II and to Authorize the City Manager to Execute the Contract

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Recommendation:

City Staff recommends contract award be made to F.S. Scarbrough, LLC ("F.S. Scarbrough"), to provide construction services for the City of Sandy Springs' (the "City") portion of the PATH400 Multiuse Trail Extension – Phase II, (Project No. T0060-T2506, PI 0021223) (the "Project"), subject to approval by the Georgia Department of Transportation ("GDOT") and requests authorization for the City Manager to execute a contract with F.S. Scarbrough.

Background:

The PATH 400 Trail Extension project is the northern segment of PATH400, a 5.2-mile walkable, bikeable trail being constructed on the public land adjacent to SR 400 extending from the northern tip of Morningside neighborhood in Midtown northward to the southern part of City of Sandy Springs inside the Perimeter. The proposed path will tie into the I-285/SR 400 Interchange Improvement Project (PI 0000784), which extends the overall trail by 0.6 miles. PATH400, including this segment, is identified as a regionally significant trail in Atlanta Regional Commission's ("ARC") Regional Trail Vision.

Design was completed for the entire Project in 2023. Due to funding limitations, the construction of the Project was divided into three separate segments. In May 2024, a contract was awarded to construct Segments 1 and 3 of the Project. The City requested additional funding through the ARC to construct the final portion of the Project. In December 2024, the City was notified by the ARC that the required funding was available for the construction of Segment 2 (PI 0021223).

Discussion:

On July 23, 2025 the City issued Invitation to Bid ("ITB") No. 26-001 seeking bids from qualified contractors to perform construction services for the Project. A pre-bid meeting was held on August 15, 2025. The following eight (8) bids were received by the October 6, 2025 deadline:

Company	**Amount**
Engineers Estimate, Inc.	$19,587,650.50
F.S. Scarbrough, LLC	**$15,758,413.00**

BRTU Construction, Inc.	$16,812,741.50
CMES, INC.	$17,371,629.05
Vertical Earth, Inc.	$18,236,500.71
JHC Corporation	$18,394,101.00
Astra Group, LLC	$18,890,800.00
Reeves Young, LLC	$22,540,708.75
Strack, Incorporated	$24,417,777.00

The bids received were evaluated by staff. Based on review and analysis, staff recommends that the City award a contract to F.S. Scarbrough LLC, who submitted the lowest, responsible and responsive bid in the amount of $15,758,413.00.

Financial Impact:

The construction of this Project will be funded through a combination of 20% local funds and 80% federal funds through GDOT per the City's executed Project Framework Agreement with GDOT. The federal share will be $12,060,730.40 and the local share will be $3,151,682.60. The City's local construction match is funded with Capital Projects Funds under T2506.
There are adequate funds available from all funding sources to award the contract.

Alternatives:

The City may choose not to award this contract to F.S. Scarbrough, LLC and provide further instruction to Staff.

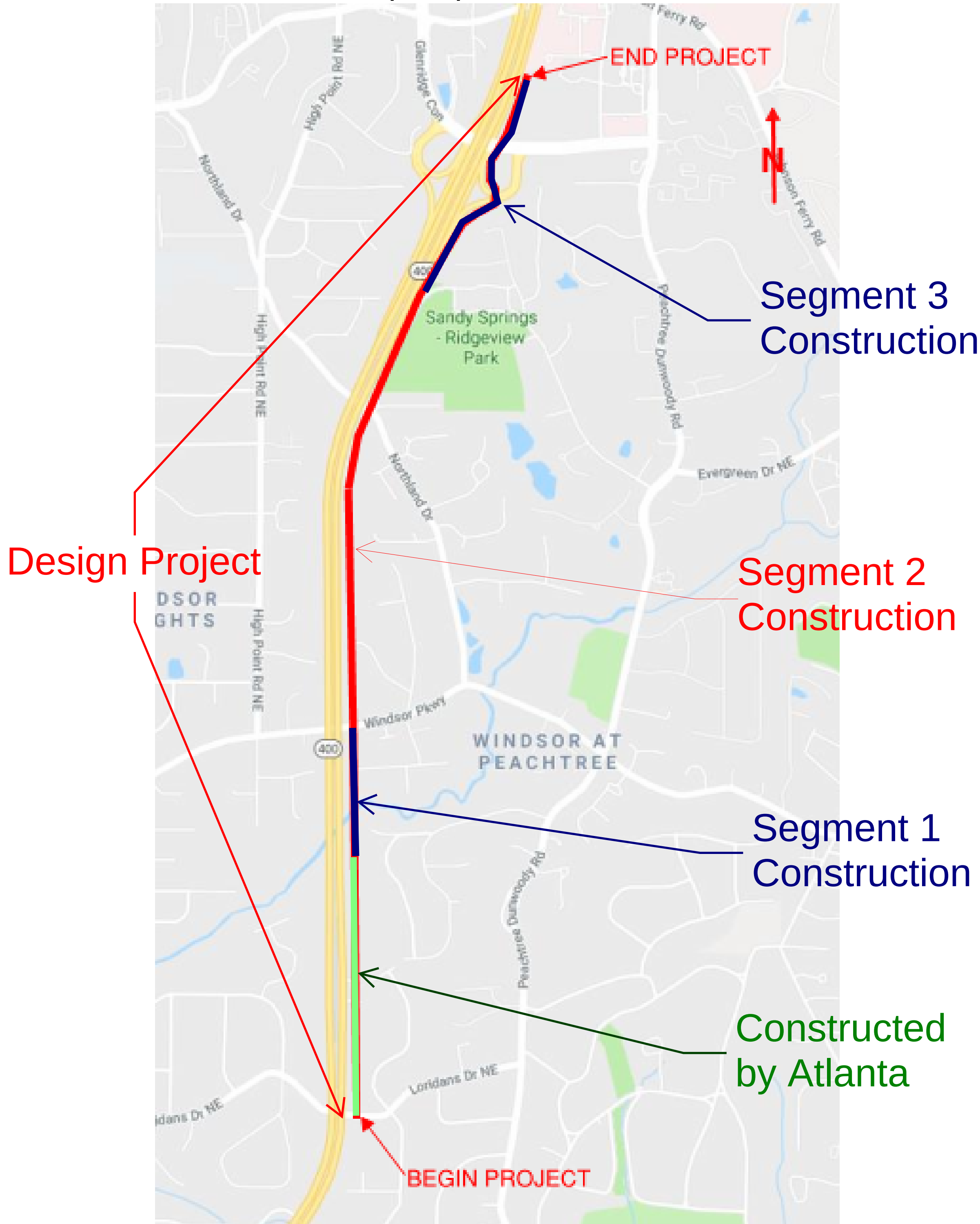
Review:

Karen Lugassy, Executive Assistant	Created/Initiated - 11/6/2025
Marty Martin, Director of Public Works	Approved - 11/6/2025
Toni Carlisle, Chief Financial Officer	Approved - 11/6/2025
Dan Lee, City Attorney	Approved - 11/13/2025
Eden Freeman, City Manager	Final Approval - 11/26/2025

Attachments:

1. S2121 SR400 Multi-Use Path Vicinity Map
2. Resolution_11052025

PROJECT LOCATION MAP (NTS)



PI No. 0015023 PATH 400 Trail Extension From Loridans Drive to Johnson Ferry Road

RESOLUTION NO. 2025-11- ________

STATE OF GEORGIA
FULTON COUNTY

A RESOLUTION TO APPROVE CONTRACT AWARD TO F.S. SCARBROUGH, LLC FOR CONSTRUCTION SERVICES FOR THE CITY OF SANDY SPRINGS' PORTION OF THE PATH 400 MULTIUSE TRAIL EXTENSION PROJECT – PHASE II AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT

WHEREAS, the City of Sandy Springs (the "City") has determined the necessity for construction of the extension of the SR 400 multi-use path as it relates to the PATH 400 Multiuse Trail Extension Project – Phase II (Project No.: T0060-T2506, PI 0021223) (the "Project"); and

WHEREAS, to advance the Project, the City issued an Invitation to Bid ("ITB") on July 23, 2025 soliciting bids from qualified firms to construct the Project; and

WHEREAS, on October 6, 2025, the City received eight (8) bids in response to the Solicitation, including a bid from F. S. Scarbrough, LLC ("F. S. Scarbrough") in the amount of $15,758,413.00; and

WHEREAS, City Staff evaluated the bids and found the most responsive and responsible bid to be from , F. S. Scarbrough; and

WHEREAS, the City desires to approve contract award to F. S. Scarbrough in the amount of $15,758,413.00 to perform the services for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF SANDY SPRINGS, GEORGIA THAT:

1. Contract award for the Project to F. S. Scarbrough, LLC in the amount of $15,758,413.00 is approved; and
2. The City Manager is authorized to execute a contract in the amount of $15,758,413.00 with F. S. Scarbrough, LLC to perform the Project, pending approval by the City Attorney, the Chief Finance Officer, as well as the Georgia Department of Transportation; and
3. The City Manager and appropriate City Staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

SO RESOLVED this 18th day of November 2025.

Approved:

____
Russell K. Paul, Mayor

Attest:

____
Raquel D. González, City Clerk

(Seal)

SANDY SPRINGS
CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: November 11, 2025 Submission for the December 2, 2025 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve Contract Award to Sol Construction, LLC to Construct the Jett Ferry Road and Spalding Drive Sidewalk Project and to Authorize the City Manager to Execute the Contract

Recommendation:

Staff recommends contract award be made to Sol Construction LLC, to provide construction of the Jett Ferry Road and Spalding Drive Sidewalk Project (Project No. S2184) (the "Project") and requests authorization for the City Manager to execute the contract in the amount of $667,792.00.

Background:

The Project installs 1,875 linear feet of sidewalk on Jett Ferry Road from existing sidewalk located at Jett Ferry Court to Spalding Drive and from 3245 Spalding Drive to 7655 Dunvegan Close. The Project will also include a mid-block pedestrian crossing with rapid flashing beacon to connect sidewalk on the north and south side of Spalding Drive.

Discussion:

On October 8, 2025, the City issued an Invitation to Bid ("ITB") 26-012 seeking bids from qualified contractors to construct the Project. A non-mandatory pre-bid meeting was held on October 20, 2025. The following eight (8) bids were received prior to the November 7, 2025, deadline:

Company	**Bid**	**Notes**
Engineer's Estimate	$889,692.75	
Sol Construction, LLC	**$667,792.00**	**Recommended to Award**
IP Construction, LLC	$704,000.00	
Lagniappe Development Company, Inc.	$787,657.18	
FS Scarbrough, LLC	$864,640.00	
Excellere Construction, LLC	$894,200.00	
DAF Concrete, Inc	$914,033.00	Non-Responsive
Ohmshiv Construction, LLC	$946,217.20	

Vertical Earth Incorporated	$1,081, 595.76	

Upon review of the bids, Staff recommends that award be made to the lowest, most responsible and responsive bidder, Sol Construction, LLC in the amount of $667,792.00.

Financial Impact:

There are adequate funds available in the Transportation Local Option Sales Tax (TSPLOST) funded Sidewalk Program budget for Project S2184 to award this contract.

Alternatives:

The City may choose not to award this contract to Sol Construction, LLC and provide further instruction to Staff.

Review:

Cheryl Oslund, Administrative Coordinator	Created/Initiated - 11/24/2025
Marty Martin, Director of Public Works	Approved - 11/24/2025
Toni Carlisle, Chief Financial Officer	Approved - 11/25/2025
Dan Lee, City Attorney	Approved - 11/25/2025
Eden Freeman, City Manager	Final Approval - 11/26/2025

Attachments:

1. S2184 Jett Ferry Spalding Drive Sidewalk Vicinity Map
2. Resolution_11242025

S2184 Jett Ferry Spalding Drive Sidewalk Vicinity Map

RESOLUTION NO. 2025-12-___________

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO AUTHORIZE CONTRACT AWARD TO SOL CONSTRUCTION, LLC TO CONSTRUCT THE JETT FERRY ROAD AND SPALDING DRIVE SIDEWALK PROJECT AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT

WHEREAS, the City of Sandy Springs (the “City”) has determined the necessity for the construction of a sidewalk project known as the Jett Ferry Road and Spalding Drive Sidewalk Project (Project No. S2184) (the “Project”); and

WHEREAS, the Project will construct 1,875 linear feet of sidewalk on Jett Ferry Road from existing sidewalk at Jett Ferry Court to Spalding Drive and from 3245 Spalding Drive to 7655 Dunvegan Close; and

WHEREAS, to advance the Project, the City issued an Invitation to Bid No. 26-012 (“ITB”) on October 8, 2025, soliciting bids from qualified firms to construct the Project; and

WHEREAS, on November 7. 2025, the City received bids from eight (8) contractors, including a bid from Sol Construction, LLC in the amount of $667,792.00 and the City determined it to be the most responsive and responsible bid to perform the Project; and

WHEREAS, the City desires to make contract award to Sol Construction, LLC to perform the Jett Ferry Road and Spalding Drive Sidewalk Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. Contract award to Sol Construction, LLC in the amount of $667,792.00 to perform the Jett Ferry Road and Spalding Drive Sidewalk Project is approved; and

2. The City Manager is authorized to execute the contract in the amount of $667,792.00 with Sol Construction LLC, pending the approval of the City Attorney and the Chief Financial Officer; and

3. The City Manager and appropriate City Staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

SO RESOLVED this 2nd day of December 2025.

Approved:

____
Russell K. Paul, Mayor

Attest:

____
Raquel D. González, City Clerk

(Seal)

TO: Eden Freeman, City Manager

FROM: Kenneth DeSimone, Police Chief

DATE: November 19, 2025 Submission for the December 2, 2025 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Authorize a Purchasing Agreement with Constant Technologies, Inc. for the Sandy Springs Intelligence Operations Center Technology Enhancements Under the Public Safety and Community Violence Reduction Grant

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Recommendation:

City Staff recommends Mayor and Council to authorize the purchase of technology enhancements for the Sandy Springs Intelligence Operating Center (SSIOC) in the amount of $250,526.90, to be funded through the City's Public Safety and Community Violence Reduction Grant (PSCVRG) award.

Background:

In 2022, the City of Sandy Springs (City) submitted an Equipment and Technology application to the Governor's Office of Planning and Budget (OPB) for the PSCVRG program, created to address the increase of violent gun crime and community violence as a result of the COVID-19 pandemic. Shortly after, in 2023, OPB awarded the City $752,514.40 for the equipment and technology required for the development and implementation of the Violent Crime Reduction Team (VCRT) and $869,675.40 for its necessary staffing, which the City accepted.

Over the past two years, the Police Department has purchased the necessary equipment and technology identified in the original scope and in accordance with the project timeline. Although obstacles have arisen during implementation, the City remains committed to working diligently to meet the overall goals of the program.

Discussion:

As the Equipment and Technology project progressed, it became clear that some components of the PSCVRG initiative needed modification to keep the program effective and aligned with operational needs. In this case, the Department faced two key obstacles that required adjustments to make the best use of grant resources.

Continued assessment of the VCRT's operational needs and capabilities revealed that certain proposed equipment items, training courses, and software licenses were unnecessary and should be removed from the original project scope. In addition, the vendor's initial quote for the camera project, originally estimated at approximately $330,000 and used as the basis for the project's budget, increased substantially to over $845,000 during final proposal development, making the project no longer feasible. Given the limited time remaining under the project timeline, which ends in October 2026, the City could not risk further delays by continuing to work with the vendor or hoping that the purchase and installation would be completed on schedule.

The reallocation of funds from these projects allows the City to progress with the updated project scope, including investing in the SSIOC technology enhancements, including video wall displays, video processing and control systems, an upgraded audio system, and cabling racks, which will significantly strengthen the capabilities of the grant-funded Criminal Intelligence Analyst assigned to the VCRT, as well as the broader Criminal Intelligence Unit. These enhancements, totaling $250,526.90, will improve the ability to monitor, analyze, and respond to violent crime and critical incidents in real time, supporting faster, more informed decision-making through increased visibility, collaboration, and coordination.

After careful evaluation, the City, through the Finance Department, has determined that Constant Technologies, Inc. is the only practical provider for both the equipment and integration services required for this project. Because Constant Technologies retains the original system drawings, configurations, and technical knowledge, they are uniquely qualified to perform the add-on without risk to system compatibility or support agreements and warranties. While other vendors may provide the same equipment, they lack the integration details or authority necessary to update the system effectively. The unique compatibility and continuity requirements qualifies Constant Technologies, Inc as a sole source option.

Financial Impact:

There is no financial impact to the City’s budget. The purchase of technology enhancements for the City's SSIOC will be fully funded through the City’s PSCVRG Equipment and Technology grant award on a reimbursable basis.

Alternatives:

Mayor and Council can decline to approve the purchase, which may limit the City's ability to utilize the remaining PSCVRG Equipment and Technology awarded funds.

Review:

Caroline Galvin, Executive Project Manager	Created/Initiated - 11/26/2025
Toni Carlisle, Chief Financial Officer	Approved - 11/26/2025
Dan Lee, City Attorney	Approved - 11/26/2025
Eden Freeman, City Manager	Final Approval - 11/26/2025

Attachments:

1. CVRGE Constant Technologies, Inc Contract Resolution
2. Constant Quote
3. CVRG Presentation

RESOLUTION NO. 2025-12- __________

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO APPROVE A PURCHASE ORDER WITH CONSTANT TECHNOLOGIES, INC. FOR ENHANCMENTS TO THE SANDY SPRINGS INTELLIGENCE OPERATIONS CENTER THROUGH THE PUBLIC SAFETY AND COMMUNITY VIOLENCE REDUCTION GRANT ENHANCEMENTS AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE PURCHASE ORDER

WHEREAS, In 2022 the City of Sandy Springs (the "City") submitted an Equipment and Technology application to the State of Georgia Governor's Office of Planning and Budgeting ("OPB") Public Safety and Community Violence Reduction Grant ("PSCVRG") to address the increase of violent crime and community violence as a result of the COVID-19 pandemic; and

WHEREAS, in June of 2023, the City was awarded $752,514.40 from OPB for Equipment and Technology; and

WHEREAS, in November 2025 the City submitted a budget and scope amendment to the OPB to reallocate funds that were no longer able to be used due to a significant increase in costs, vendor limitations, and time constraints; and

WHEREAS, the reallocation of these funds allows the City to progress with the updated project scope that include investing in the Sandy Springs Intelligence Operations Center enhancements which will strengthen the capabilities of grant-funded personnel; and

WHEREAS, the City obtained a Sole-Source quote from Constant Technologies, Inc. for the purpose of expanding the Real Time Crime Center to support enhanced monitoring and expanded analyst capacity**;** and

WHEREAS, it is the desire of the City to enter into contract for the purpose of expending grant funds for upgrades in the amount of $250,526.90.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA THAT:

1. The Purchase Order with Constant Technologies, Inc. in an amount of $250,526.90 is approved; and
2. The City Manager is authorized to execute the Purchase Order with Constant Technologies, Inc., pending the approval of the City Attorney and Chief Financial Officer; and
3. The City Manager and appropriate City Staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

SO RESOLVED this the 2nd day of December 2025.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk
(Seal)

Proposal #
Est. 16492

Sandy Springs SSIOC Add On ROM

Sandy Springs Police Department

620 Morgan Falls Rd
Sandy Springs GA 30350

Prepared for:
Sandy Springs PD

7840 Roswell Road Suite 301
Sandy Springs, GA 30350

Prepared by:
Tom Sheeran

Issued Date:
08/01/2025

Constant Technologies Inc
125 Steamboat Ave
North Kingstown, RI
Tel. 401-294-7171 Fax. 401-294-7505

Quote # : 1649
Date: 07/31/202

Prepared for:
Sandy Springs PD
7840 Roswell Road Suite 301

Sandy Springs, GA 30350

Prepared by: Constant Technologies Inc

ShipTo
Sandy Springs PD
7840 Roswell Road Suite 301

Sandy Springs, GA 30350

Equipment [$157,926.90]

Item ID	Description	Qty	Sell	Total

Video Displays and Extenders				
Video Wall Displays - ADD ON 3 COLUMNS TO EXISTING LED				
Planar ROM	ROM - Sandy Springs PD Add On - (1) 6x3 TVF 0.9	1	$111,498.27	$111,498.27
SSIOC Auxiliary Display, Mount and Extender				
Pla-998-3929-00	SLP75; 75in diagonal, UHD, D-LED backlight, 500 nit brightness, 24x7 operation, speakers, landscape and portrait. ENERGY STAR certified.	1	$2,640.00	$2,640.00
Pee-SF680	Universal Flat Wall Mount for 84" Microsoft Surface Hub	1	$340.00	$340.00
Security SmartMount® Universal Flat Mount for 61"" - 102"" Flat Panel Screens Color: BLACK				
Ext-60-1885-52	DTP3 T 203	1	$2,300.00	$2,300.00
Three Input 4K/60 Switcher with Integrated DTP3 Transmitter				
Ext-60-1869-63	DTP3 R 201	1	$1,040.00	$1,040.00
4K/60 HDMI DTP3 Receiver with Audio De-Embedding				
Office Room Display, Mount, and Extenders				
Pla-998-3927-00	SLP55; 55in diagonal, UHD, D-LED backlight, 500 nit brightness, 24x7 operation, speakers, landscape and portrait. ENERGY STAR certified.	1	$1,101.00	$1,101.00
Pee-SF660	Security SmartMount® Universal Flat Mount For 39"" to 80"" TV's	1	$219.00	$219.00
Security SmartMount® Universal Flat Mount for 37"" - 63"" Flat Panel Screens Color: BLACK				
Ext-60-1885-52	DTP3 T 203	1	$2,300.00	$2,300.00
Three Input 4K/60 Switcher with Integrated DTP3 Transmitter				
Ext-60-1869-63	DTP3 R 201	1	$1,040.00	$1,040.00
4K/60 HDMI DTP3 Receiver with Audio De-Embedding				

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Conference Room Display, Mount and Extenders

Pla-998-3929-00	SLP75; 75in diagonal, UHD, D-LED backlight, 500 nit brightness, 24x7 operation, speakers, landscape and portrait. ENERGY STAR certified.	1	$2,640.00	$2,640.00
Pee-SF680	Security SmartMount® Universal Flat Mount For 60" to 98" TV's	1	$340.00	$340.00
Security SmartMount® Universal Flat Mount for 61"" - 102"" Flat Panel Screens Color: BLACK				
Ext-60-1885-52	DTP3 T 203	1	$2,300.00	$2,300.00
Three Input 4K/60 Switcher with Integrated DTP3 Transmitter				
Ext-60-1869-63	DTP3 R 201	1	$1,040.00	$1,040.00
4K/60 HDMI DTP3 Receiver with Audio De-Embedding				

Video Processing , Distribution and Control

I/O Cards

Hai-3002001	Haivision Alpha FX 4K-4 Output Board	1	$2,500.00	$2,500.00
The Alpha FX 4K-4 Output Board is a high-end graphics card that supports up to 4 x 4K displays (or up to 16 x HD displays with additional signal processing).				

Encoders and Decoders

Hai-3101005	CineLink 4K-EL-2 IP Video Encoder, 2-Port with HDMI & Audio Loop-Out	1	$9,000.00	$9,000.00

Command 360 Control

Hai-3599006	Device Control Interface, Pack of 4	1	$750.00	$750.00

Haivision support

Hai-M-STND-SUPP-1	Haivision Standard Support Program - 1 year	1	$738.00	$738.00

Touch panels for video wall processor control

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Mic-EP2-20094	Microsoft Surface Pro Copilot+ PC for Business 11th Edition - tablet - Intel Core Ultra 5 - 236V / up to 4.7 GHz - Win 11 Pro - Intel Arc Graphics - 16 GB RAM - 256 GB SSD - 13" touchscreen 2880 x 1920 @ 120 Hz - NFC, Wi-Fi 7, Bluetooth - black	1	$1,499.99	$1,499.99
Len-40B90100US	Lenovo USB-C Dual Display Travel Dock with Adapter	1	$180.00	$180.00

Network switch

Net-GSM4328PB-100NES	M4300-28G-POE+ MANAGED SW APS1000W	1	$3,478.64	$3,478.64

NETGEAR M4300-28G-PoE+ - Switch - L3 - managed - 2 x 10/100/1000/10000 + 2 x 10 Gigabit SFP+ + 24 x 10/100/1000 (PoE+) - front to back airflow - rack-mountable - PoE+ (720 W)

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Audio System

HDMI Audio Embedder for Aux Displays using onboard display speakers

Ext-60-1682-01	HAI 100 4K PLUS, Audio Embedder	1	$970.00	$970.00

4K/60 HDMI Audio Embedder

USB to Dante Audio Adapters for encoded workstation audio

Aud-ADP-USB-AU-2X2	Audinate Dante AVIO 2x2 USB I/O Adapter for Dante Audio Network	2	$175.00	$350.00

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Equipment Rack and parts

Extron rack shelves and extender mounting brackets

Ext-60-190-01	RSU 129	2	$182.00	$364.00

1U 9.5" Deep Universal Rack Shelf Kit

Ext-70-077-01	MBU 125	3	$66.00	$198.00

1/4 & 1/2 Rack Width, Under-Desk Mount Kit for Two-Piece Enclosure

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Cable and adapters

Bulk Cabling provided by Constant - cable pull labor not included

Bulk Cabling

Wel-T2404L6SHP-black	Description - CAT6 / STP / 550 Mhz / Plenum Cable 1000'	4	$850.00	$3,400.00

Rack and workstation connection cables

Cable Bundle Estimate Small	Cable estimate for cable plus terminations for install	1	$2,100.00	$2,100.00

Service and Support

ConstantUptime Premier	Premier Service and Support Agreement 1 year	3	$1,200.00	$3,600.00

Constant Uptime Premier provides 24/7 support for your complete integrated audio-video system and rapid response times for high-impact equipment problems that cannot be remedied through remote troubleshooting.

Effective 01/01/25, Constant Uptime Premier includes:
·A dedicated support phone line
·Unlimited 24/7 support
·Product-knowledgeable engineers, programmers, and technicians
·48-hour response time to be on-site for Level-1 emergencies if remote troubleshooting cannot resolve the issue*
·Unlimited on-site visits for unresolved issues (after initial troubleshooting)
·$2,500 coverage for replacement parts and/or vendor diagnostic fees
·Tracking of manufacturer warranties for all supported equipment
·Maintenance of records for faults and service visits
·Full functional test of all replacement equipment
** Standard response time may be delayed due to TS/SCI or other specific clearance regulations (if applicable).*

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125 Steamboat Ave
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Equipment Sub Total	**$157,926.90**

Professional Services [$84,600.00]

Item ID	Description	Qty	Sell	Total
AV Project Services				
Project Management	Project Management Labor	1	$6,600.00	$6,600.00
Engineering and Construction Drawings	Project Engineering and Construction Drawings	1	$3,300.00	$3,300.00
Onsite Install	Project Onsite Install Labor	1	$42,000.00	$42,000.00
Onsite Commissioning, Testing and Training	Project Onsite System Commissioning, Testing and Training	1	$7,000.00	$7,000.00
Travel	Travel Charges	1	$22,800.00	$22,800.00
Project Management Expenses	Project Management Expenses	1	$2,900.00	$2,900.00
Professional Services Sub Total				**$84,600.00**

Subtotal:	$242,526.90
Freight:	$8,000.00
Total:	**$250,526.90**

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Quote Expiration Date: 08/30/2025

Quoted by: Tom Sheeran, t.sheeran@constanttech.com

Issued Date: 08/01/2025

Accepted by: ______________________________

Prepared for:
Sandy Springs PD
7840 Roswell Road Suite 301

Sandy Springs, GA 30350

Prepared by: Constant Technologies Inc

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Disclaimer

CONSTANT TECHNOLOGIES requires the following items prior to providing a firm schedule: • PURCHASE ORDER • SIGNED DRAWINGS • ACCEPTED TERMS • APPROVED FINISHES • DOWN PAYMENT • LOGISTICS INFORMATION SHEET

Parts and final quantities are subject to change post contract award during 100% design review.

CONSTANT TECHNOLOGIES Standard Payment Terms for Invoicing (Taxes Excluded Unless Otherwise Noted):

·**Payment Schedule To Be Determined**

For all purchase orders and inquiries, please contact:

Finance Department
Constant Technologies, Inc.
Tel: 401-294-7171

Purchase Orders:
Please send all purchase orders to **orders@constanttech.com.**

Payments:
All payments should be directed to **finance@constanttech.com**.

Headquarters Address:
125 Steamboat Avenue
North Kingstown, RI 02852
Office Phone: (401) 294-7171
Fax Number: (401) 294-7505
Website: www.constanttech.com

GSA Contract # GS-03F-073GA
Federal Tax ID# 22-2503954
Dun & Bradstreet# 04-933-5102
NAICS Code: 334310
Cage Code: 1MDG8
Company Type: Corporation
State of Incorporation: New Jersey
Date of Incorporation: October 24, 1983

TECHNOLOGY AND HARDWARE LIMITED WARRANTY:

·Constant Technologies warrants to the original purchaser that the equipment sold as part of the integrated audio -visual system will be free of material and manufacturing defects for one year from the date of shipment, and/or transfer of ownership.

·This warranty is made only to the original purchasing entity, and only for the equipment as installed by Constant Technologies technicians.

·Warranty coverage terminates when changes, reconfigurations, or relocations are made to the equipment without the consent and supervision of Constant Technologies.

·Warranty coverage of an item also terminates when the original purchaser sells, transfers, or otherwise disposes of a covered item.

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·Constant Technologies will arrange for the replacement of any warranted parts found to be defective within the terms of the warranty.

THIS TECHNOLOGY AND HARDWARE LIMITED WARRANTY DOES NOT COVER:

·Damage to equipment, or equipment malfunction, due to external causes.

·Examples include, but are not limited to accident, abuse, misuse, electrical power failure or malfunction, incorrect environmental conditions, or other Acts of God.

·Lack of compatibility with signals and/or hardware other than previously approved by, or supplied by, Constant Technologies, Inc.

·Labor, travel, and shipping expenses necessitated by faulty equipment.

CONSOLE AND TECHNOLOGY FURNITURE LIFETIME WARRANTY:

·Constant Technologies warrants to the original purchaser that our Consoles and Technical Furniture will be free from defects in workmanship, given normal use and care, for the lifetime of their use.

·Textiles, decorative trim and electrical components are warranted to be free from defects in materials and workmanship for a period of one year from date of initial shipment. Electric lifting columns are warranted to be free from defects in materials and workmanship for a period of five years from the date of initial shipment. Paint finishes are warranted to be free from defects for five years from date of initial shipment.

·This warranty applies only to products manufactured by Constant Technologies, and is made only to original purchasers acquiring products through our dealers or directly from Constant Technologies.

·Warranty coverage ends when the original purchaser sells, transfers or otherwise disposes of a covered item.

·Constant Technologies will repair or replace, at its sole discretion, any parts of the warranted products found to be defective within the terms of the warranty.

THIS CONSOLE AND TECHNOLOGY FURNITURE LIFETIME WARRANTY DOES NOT COVER:

·Damage due to external causes, including accident, abuse beyond specified tolerances, misuse, problems with electrical power, improper application, negligence or installation by parties other than Constant Technologies and its authorized dealers.

·Damage occurring during unloading or after delivery when the buyer purchases consoles only and does not use professional installation services provided by Constant Technologies or its authorized dealers.

·Changes, reconfiguration, or relocation made to the equipment without the consent and supervision of Constant Technologies.

·Customer's Own Material (COM) specified by the customer that is not a standard Constant Technologies offering

·Color, grains, or texture of laminate and other covering materials due to natural variations over which Constant Technologies has no control.

There are no other warranties except as expressly set forth above, neither express or implied, including any warranty of merchantability or fitness for any particular purpose. We specifically exclude and will not pay consequential or incidental damages under this warranty.

CVRG – Equipment and Technology

December 2, 2025

SANDY SPRINGS
GEORGIA

Background

- November 2022 – City submitted an Equipment and Technology application for the Public Safety and Community Violence Reduction Grant (PSCVRG) through the State of Georgia Governor's Office of Planning and Budget
  - $752,514.40
- July 2023 – City Council accepted the award, SSPD began implementing the project
- Ongoing internal reviews and progress monitored by SSPD
  - Equipment items, training courses, and software licenses no longer necessary
  - Challenges regarding the Camera Project

Camera Project Challenges Identified

- Original project involved placing 35 cameras throughout the City to enhance situational awareness and public safety monitoring
  - Originally quoted approximately $330,000 and used as the basis of the project's budget
- After the vendor's site assessments were complete, the quote increased to $845,000
  - Increase in labor, issues surrounding installation locations, etc
- Project timeline concludes in October 2026
  - Limited time increased the risk of an incomplete project

Proposed Project Focus

- To ensure successful use of grant funds, the City submitted a budget amendment requesting reallocation of camera project funds
- Sandy Springs Intelligence Operating Center Technology Enhancements
  - Video Wall Displays
  - Video Processing and Control Systems
  - Cabling and Rack Upgrades
  - Workstation connectivity
  - Total Investment - $250,526.90
- These upgrades will improve real-time monitoring of violent crime and critical incidents, increase visibility, collaboration, and communication, strengthen situational awareness, and support faster, more informed decision making

Constant Technologies, Inc.

- Expansion must integrate with the existing video wall system designed originally by Constant Technologies, Inc
- Other vendors could provide similar equipment but cannot install or update the system without risking compatibility issues or voiding support
- Unique compatibility and continuity of design requirements qualifies Constant Technologies, Inc as a sole source (under federal grant rules)

Recommendation

- Authorize a Purchasing Agreement with Constant Technologies, Inc for the SSIOC technology enhancements
  - The proposed enhancements, totaling $250,526.90, will substantially strengthen the capabilities of the Criminal Intelligence Analyst assigned to the VCRT and support the broader Criminal Intelligence Unit's mission
  - Selecting a different vendor introduces significant risks, including incompatible system performance, voided support agreements, and delays that threaten the grant timeline ending October 2026
  - Moving forward with Constant Technologies ensures timely project completion, maintains technical integrity, and maximizes the operational impact of the grant funds

SANDY SPRINGS
CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Kenneth DeSimone, Police Chief

DATE: November 25, 2025 Submission for the December 2, 2025 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve a Memorandum of Authorization Between the City and the Appropriate Party for the U.S. Department of Homeland Security International Federation of Association Football World Cup Grant Program and Authorize the City Manager to Execute the Same

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Recommendation:

City staff recommend that the Mayor and City Council approve a resolution authorizing the City of Sandy Springs to enter into a Memorandum of Authorization related to the International Federation of Association Football (FIFA) World Cup to reimburse eligible overtime personnel expenses incurred while providing public safety support to the City of Atlanta.

Background:

The Atlanta Regional Commission (ARC) recently presented the City of Atlanta with a federal funding opportunity through the U.S. Department of Homeland Security, associated with security and operational support for the 2026 FIFA World Cup. As part of this opportunity, the City of Atlanta requested that the City of Sandy Springs serve as a subrecipient under the grant program, allowing the City of Sandy Springs to receive reimbursement for eligible expenses, specifically overtime costs incurred while providing public safety support during World Cup events.

Discussion:

The City of Atlanta has requested support from the City of Sandy Springs with FIFA World Cup-related activities scheduled for June and July 2026. Current projections indicate that 33 staff members from the Police Department and three staff members from the Fire Department will be deployed in support of these events throughout the three-week time period.

Based on estimated staffing needs and projected overtime rates, the City expects to incur $78,085.54 in overtime costs. These expenses would occur in Fiscal Year 2027, aligning with the reimbursement timeline established by the federal program. Participation as a subreceipient ensures these overtime expenditures are eligible for federal reimbursement under the DHS FIFA World Cup Grant Program.

Financial Impact:

Overtime costs associated with World Cup support activities are estimated at $78,085.54 for Fiscal Year 2027. As a subrecipient of the DHS grant program, the City expects these costs to be fully reimbursable, resulting in no fiscal impact to the City's General Fund, provided all grant requirements are met and documentation is submitted in accordance with federal guidelines.

Alternatives:

Council may not move forward with the FIFA World Cup Grant Program, making the City ineligible to participate as a subrecipient and responsible for any overtime costs incurred.

Review:

Raquel Gonzalez, City Clerk	Created/Initiated - 11/25/2025
Toni Carlisle, Chief Financial Officer	Approved - 11/25/2025
Dan Lee, City Attorney	Approved - 11/25/2025
Eden Freeman, City Manager	Final Approval - 11/26/2025

Attachments:

1. FIFA World Cup Overtime
2. FIFA Resolution 1

	30-Jun	1-Jul	6-Jul	7-Jul	14-Jul	15-Jul	Total
SSPD - 19 City Staff							
Total Hours	76	76	76	76	76	76	**456**
Total Cost	$5,261.71	$5,261.71	$5,261.71	$5,261.71	$5,261.71	$5,261.71	**$31,570.28**
SSPD - Shift A - 6 City Staff							
Total Hours	72	0	0	0	72	24	**168**
Total Cost	$5,303.55	$0.00	$0.00	$0.00	$5,303.55	$1,767.85	**$12,374.96**
SSPD - Shift B - 6 City Staff							
Total Hours	0	72	72	72	0	72	**288**
Total Cost	$0.00	$4,472.03	$4,472.03	$4,472.03	$0.00	$4,472.03	**17888.1336**
SSFD - Quick Response Force Medic - 3 City Staff							
Total Hours	36	36	36	36	36	36	**216**
Total Cost	$1,868.65	$1,868.65	$1,868.65	$1,868.65	$1,868.65	$1,868.65	**$11,211.88**
SSPD - Intelligence - 2 City Staff							
Total Hours	12	12	12	12	12	12	**72**
Total Cost	$840.05	$840.05	$840.05	$840.05	$840.05	$840.05	**$5,040.28**
Total Hours	**196**	**196**	**196**	**196**	**196**	**220**	**1200**
Total Cost	**$13,273.96**	**$12,442.44**	**$12,442.44**	**$12,442.44**	**$13,273.96**	**$14,210.29**	**$78,085.54**

RESOLUTION NO. 2025-12- __________

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO APPROVE A MEMORANDUM OF AUTHORIZATION BETWEEN THE CITY OF SANDY SPRINGSAS IT RELATES TO THE U.S. DEPARTMENT OF HOMELAND SECURITY INTERNATIONAL FEDERATION OF ASSOCIATION FOOTBALL WORLD CUP GRANT PROGRAM AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE SAME

WHEREAS, In 2026 the International Federation of Association Football ("FIFA") World Cup Grant Program ("FWCGP"), administered through the U.S. Department of Homeland Security though the Federal Emergency Management Association ("FEMA"), provides $625 million of federal funding to enhance security and preparedness for the 2026 FIFA World Cup events in the United States; and

WHEREAS, the FWCGP will make funds available to the Atlanta Host City Committee Task Force though the Georgia Emergency Management and Homeland Security Agency ("GEMA/HS"); and

WHEREAS, the Sandy Springs Police Department ("SSPD") submitted application for funding to the FWCGP in the amount of $78,085.54; and

WHEREAS, if awarded, the City of Sandy Springs (the "City") will be required to enter into a Memorandum of Authorization to accept the grant funds, which will be used to cover SSPD overtime related expenses that will be incurred due to time scheduled to assist Atlanta Police Department during FIFA World Cup scheduled events; and

WHEREAS, it is the desire of the City to accept the grant award, in an amount to be determined, as it relates to International Federation of Association Football World Cup Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA THAT:

1. The City's participation in the International Federation of Association Football World Cup Grant Program is approved; and

2. The City Manager is authorized to execute the Memorandum of Authorization related to the grant award, pending the approval of the City Attorney; and

3. The City Manager and appropriate City Staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

SO RESOLVED this the 2nd day of December 2025.

Approved:

____

Russell K. Paul, Mayor

Attest:

____

Raquel D. González, City Clerk
(Seal)