

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
December 16, 2025 Following Work Session
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Meeting of the Sandy Springs City Council was held on December 16, 2025 Following Work Session, Mayor Rusty Paul presiding.

I. Call to Order

Mayor Rusty Paul called the meeting to order at 6:16 p.m.

II. Roll Call and General Announcements

Members Present: Mayor Rusty Paul, Councilmember John Paulson, Councilmember Melody Kelley, Councilmember Melissa Mular, Councilmember Jody Reichel, Councilmember Tibby DeJulio, Councilmember Andrew Bauman

III. Pledge of Allegiance

Mayor Rusty Paul led the Pledge of Allegiance.

IV. Public Comment

1. **Lon Sibert, 688 Royer Court, Atlanta** - Tibby DeJulio Retirement
2. **Mary Ford, 5115 Timber Trail S NE, Sandy Springs** - Thank You to Tibby DeJulio
3. **Andrew Chinsky, 6240 Weatherly Drive, Sandy Springs** - Thank You to Outgoing Councilmembers
4. **Susan Maziar, 5350 Timber Trail, Atlanta** - Tibby DeJulio's Last Meeting
5. **Charlie Kontz, 905 Landmark Drive NE, Atlanta** - Tibby Comment
6. **Sallie Duncan, 475 Pine Forest Road, Atlanta** - Tibby
7. **Ronda Smith, 76 Long Island Place, Sandy Springs** - Council Recognition
8. **Bill Gannon, 505 Taunton Way, Sandy Springs** - Tibby D

V. Approval of Meeting Agenda

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

VI. Consent Agenda

Motion and vote. A motion was made by **Councilmember Jody Reichel**, seconded by **Councilmember Melissa Mular**, to approve the consent agenda. The motion carried by unanimous vote.

- A. 2025-286 Meeting Minutes**
December 2, 2025 City Council Meeting

VII. Presentations

Mayor Paul recognized departing **Councilmembers Jody Reichel, District 4, Tibby DeJulio, District 5, and Andy Bauman, District 6** and honored them for their service to the City of Sandy Springs.

Councilmember Tibby DeJulio said I am proud when people ask me about Sandy Springs. It has been thirty-eight good years. My son was fortunate to grow up knowing, respecting and receiving guidance from **former Mayor Eva Galambos** and **former City Manager John McDonough** who were like family to me. Putting the City together was a journey and a labor of love. Sandy Springs did not turn out like we thought it would be. It did not turn out like we wished it would be. It turned out better than we could have ever hoped. Council and Staff are proud of this City, and the community has fully supported the effort of the City

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of Sandy Springs to be second to none. Thank you to **Mayor Rusty Paul**, my friends and colleagues, **former Mayor Eva Galambos**, **former City Manager John McDonough**, and everyone here tonight. This means more to me than you can imagine.

Councilmember Jody Reichel said thank you Staff for taking my calls and for always being patient. Everything you have done for me in the last eight years is appreciated. The City of Sandy Springs is in great hands with you.

Councilmember Andy Bauman said thank you Staff, **Mayor Rusty Paul**, and my colleagues. My greatest thank you is to my wife, Dr. Debbie Bauman, because I could not have done this without her, and my children. The families of those that are in public service are giving public service themselves. Thank you everyone. It has been a privilege.

VIII. Public Hearing

- A. **2025-287** U-25-2 - 6344 Roswell Road
Request for Mayor and City Council Consideration of an Ordinance to Approve Conditional Use Permit U-25-2 for Property Located at 6344 Roswell Road to Allow a Drive-Through Facility in the CX-3 Zoning District

Michele McIntosh-Ross, Planning & Zoning Manager, presented a recommendation to Approve Conditional Use Permit U-25-2 for Property Located at 6344 Roswell Road to Allow a Drive-Through Facility in the CX-3 Zoning District.

The Applicant requests a Conditional Use Permit to allow for a drive-through facility for a bank at a former bank building located in the CX-3 zoning district.

The existing site includes a neighborhood shopping plaza anchored by an ALDI grocery store and includes a mix of retail tenants such as a healthcare clinic and hardware store. The subject building is 4,330 square feet with frontage on Roswell Road and formerly occupied by a bank with an associated drive-through facility. It has been vacant for several years.

Staff recommended approval with a condition to develop similarly to the site plan received by the Community Development Department on July 22, 2025. Planning Commission recommended approval with staff's condition, with the addition that the drive-through facility be allowed specifically for bank use only.

*Prior to beginning the public hearing, **Raquel D. González, City Clerk**, read the public hearing rules.*

Mayor Rusty Paul opened the public hearing.

Support

1. Dani Blumenthal, 1266 Powder Springs Road, Marietta

Opposition

1. Ronda Smith, 76 Long Island Place, Sandy Springs

Applicant Dani Blumenthal provided a rebuttal

Mayor Rusty Paul closed the public hearing.

Motion and vote. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Melody Kelley**, to Approve Conditional Use Permit U-25-2 for Property Located at 6344 Roswell Road to Allow a Drive-Through Facility in the CX-3 Zoning District with the two conditions listed.

Councilmember Kelley asked what information is available about the bank itself?

Applicant Dani Blumenthal said information is confidential at this time, however it is a national bank.

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

Ordinance No. 2025-12-25

IX. New Business

- A. **2025-288** Request for Mayor and City Council Consideration of a Resolution to Approve Participation in the Firehouse Subs Public Safety Foundation Grant Program and to Authorize the City Manager to Execute Documents to Effectuate the Same

Keith Sanders, Fire Chief, presented a recommendation to Approve Participation in the Firehouse Subs Public Safety Foundation Grant Program and to Authorize the City Manager to Execute Documents to Effectuate the Same.

Founded in 2005 in response to the devastation caused by Hurricane Katrina, Firehouse Subs created the Firehouse Subs Public Safety Foundation to strengthen its commitment to keeping public safety personnel safe. The founders recognized that beyond serving their communities through their restaurants, they could play a larger role in supporting first responders. The Foundation awards grants to a wide range of public safety organizations, including fire departments, police departments, EMS agencies, and other emergency response teams. Its funding priorities include lifesaving equipment, community prevention education, and scholarships or continuing education to help personnel advance their skills. To date, the Foundation has provided more than \$98 million in grants to 6,914 organizations across the country. This support is made possible through customer donations and a portion of every purchase at Firehouse Subs locations. The grant program allows eligible public safety agencies to request up to \$40,000 in funding, and no local match is required. All applications must be dedicated exclusively to the purchase of lifesaving equipment, which is the primary focus of the program.

The City intends to submit a request for \$39,648.00 to acquire 84 Rescue Tech EGRESS Escape Ropes with heat-resistant pouches and 84 fire-resistant seat harnesses. This equipment is essential for firefighter safety during high-risk operations. The EGRESS escape ropes provide firefighters with a reliable means of rapid self-rescue if they become trapped in upper floors or unstable structures, allowing for emergency evacuation when traditional exits are blocked. The heat-resistant pouches protect the rope from thermal damage, ensuring the equipment remains dependable during extreme conditions. The fire-resistant seat harnesses further enhance safety by providing secure anchoring and support during rescue operations, rapid escape scenarios, or when navigating hazardous environments. Together, these tools significantly strengthen

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firefighter survival capabilities and improve overall operational readiness.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melody Kelley**, to Approve Participation in the Firehouse Subs Public Safety Foundation Grant Program and to Authorize the City Manager to Execute Documents to Effectuate the Same.

Councilmember Paulson said this a great application for new equipment for the City’s firefighters.

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

Resolution No. 2025-12-177

- B. **2025-289** Request for Mayor and City Council Consideration of a Resolution to Approve an Application and List of City Streets to the Georgia Department of Transportation for the Fiscal Year 2026 Local Maintenance and Improvement Grant and to Authorize the Mayor to Execute the Application and Cover Letter

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Approve an Application and List of City Streets to the Georgia Department of Transportation for the Fiscal Year 2026 Local Maintenance and Improvement Grant and to Authorize the Mayor to Execute the Application and Cover Letter.

On an annual basis GDOT allows submissions by local governments for funding of needed projects within city, county or state rights-of-way. In furtherance of Operation “Pave On” (the “Project”), the Public Works Department has compiled a list of roads in need of resurfacing to submit to GDOT for funding under this Grant. The prioritized Project list is due to GDOT by February 1, 2026. The list represents approximately 5.04 miles of roads that are in need of resurfacing and, was compiled using the 2024 Pavement Condition Index (“PCI”) survey performed by the City of Sandy Springs (the “City”). The streets to be submitted represent those with low PCI scores within the City’s network and those that are logical to complete in conjunction with the lower ranked streets.

There is a required thirty percent (30%) local match to the LMIG. The City’s LMIG distribution is \$1,159,932.46. The estimated amount to complete this work, which includes all items necessary to complete the resurfacing of these roads is \$1,597,343.73. It is recommended that the City submit work in excess of the necessary amount to insure expenditure of the entire Grant plus the required thirty percent (30%) local match.

Proposed Street List

Road Name	Beginning	Ending	Length (Miles)	PCI
BURNT OAK CT	GLEN MEADOW CT	OTTER CREEK CT	0.11	66.20
CHURCHILL DOWNS RD	PEACHTREE DUNWOODY RD	ASCOTT DR	0.12	53.10
CREST VALLEY DR	POWERS FERRY RD	NORTHSIDE DR	1.11	63.20
FAUNA CT	VALEMONT DR	CUL-DE-SAC	0.09	63.90
GARMON RD	NORTHSIDE DR	HARRIS TRL	0.51	61.90
GLEN MEADOW CT	PEACHTREE DUNWOODY RD	CUL-DE-SAC	0.15	66.20

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GREEN HILL RD	ROSWELL RD	GREEN HILL PL	0.17	26.80
GREEN HILL PL	GREEN HILL RD	CUL-DE-SAC	0.14	55.90
HAMPTON DR	CHASELAND RD	CUL-DE-SAC	0.25	60.50
OLD DOMINION RD	SPALDING DR	CUL-DE-SAC	0.28	63.80
OLD WOODBINE RD	CHURCHILL DOWNS RD	LONGCHAMPS DR	0.43	60.20
OTTER CREEK CT	CUL DE SAC	CUL-DE-SAC	0.11	66.60
REDBOURNE DR	RUTLAND CT	CUL-DE-SAC	0.29	63.60
RIVERWOOD DR	RIVERSIDE PKWY	RIVERHILL DR	0.56	65.70
TIMBERLAND DR	HIGH POINT RD	TIMBER TRL S	0.24	65.40
VALEMONT DR	VIEW HILL CT	CUL-DE-SAC	0.05	50.50
VIEW HILL CT	VALEMONT DR	CUL-DE-SAC	0.09	65.50
WINGED FOOT DR	SPALDING DR	INNSBRUCK DR	0.34	64.10

If the City chooses to approve and submit these roads, the financial impact to the City will be the required thirty percent (30%) local match of \$347,979.74, plus any funds that may be above and beyond that amount to complete the submitted list. There are sufficient funds in the T-3000 Pavement Management Program to support this match. The City may choose to apply these Grant funds toward another approved use such as intersection improvements, replacing storm drainpipes or culverts, bridge repair or replacement, and signal installation.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to Approve an Application and List of City Streets to the Georgia Department of Transportation for the Fiscal Year 2026 Local Maintenance and Improvement Grant and to Authorize the Mayor to Execute the Application and Cover Letter.

Councilmember Melissa Mular said Green Hill Road in District 5 received a score of 26.8. If the threshold is 50, how did this happen?

Public Works Director Martin said that street was visited for about five years and has been under reconstruction the entire time. With this, there were numerous sewer line and water service line tie-ins, and more, as part of connecting the new homes, tear-down rebuilds associated with that neighborhood. The reconstruction activity has now subsided there. It would not have been a proper service to the neighborhood to repave the roadway, and more. Some repairs were executed in the past couple years on pieces of the road that were starting to degrade. This was to keep that road safe, passable, and usable for the occupants until we finally got through this redevelopment surge.

Councilmember Melody Kelley said an additional set of streets was approved by Council in November under the Local Road Assistance (LRA) grant.

Public Works Director Martin said that was a supplement to the LMIG program from GDOT and funds were received late June of last year. This is the annual cycle and we do not know whether the City will get another infusion of opportunities for funds this year, and there may more money.

Councilmember Kelley said an intersection in my district has stamped concrete, and there are questions of how it fits into the City's paving program, because it is newly paved asphalt but the stamped piece is older.

Public Works Director Martin said historically, all of the PCI surveys conducted to date since the City's incorporated have been focused exclusively on the asphaltic concrete pavements. Because there is a small amount of concrete pavements within the City, we have not assessed pavements that are exclusively concrete, like the small intersections there. Over time, we have executed small portions of concrete paving

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that needed repairs. Not sure whether or not the concrete pavements within the City would warrant inclusion in the overall PCI survey, and be to the City's value given the small amounts of concrete pavement here, as opposed to maintain and repair as we have done. This can be considered as we move forward with the next PCI assessment.

Councilmember Kelley said this should be considered. Patching it every time somebody complains about a pothole may not be sustainable in the long term. It is a small amount, but I will advocate for that closer to the time.

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

Resolution No. 2025-12-178

- C. **2025-290** Request for Mayor and City Council of a Resolution to Authorize the Settlement and Purchase of Fee-Simple Right-Of-Way for the Property Rights and Interests Located In Land Lot 91 of the 17th District, Fulton County, Georgia, and More Commonly Known As 5674 Roswell Road and 5696 Roswell Road and for Other Purposes As It Relates to the CDBG Roswell Road Sidewalks Project Phase II (Project No. T-0033-7)

Dan Lee, City Attorney, presented a recommendation to Authorize the Settlement and Purchase of Fee-Simple Right-Of-Way for the Property Rights and Interests Located In Land Lot 91 of the 17th District, Fulton County, Georgia, and More Commonly Known As 5674 Roswell Road and 5696 Roswell Road and for Other Purposes As It Relates to the CDBG Roswell Road Sidewalks Project Phase II (Project No. T-0033-7).

These two (2) parcels are part of the CDBG Roswell Road Sidewalk Project Phase II (Project No. T-0033-7) (hereafter, the "Project"). In order to construct the Project, fee-simple rights are required over, under, and through the properties located at 5674 Roswell Road and 5696 Roswell Road within the City of Sandy Springs.

On April 2, 2024, City Council approved the use of eminent domain in order to acquire the sought-after property rights needed for the Project.

On October 18, 2024, the City Attorney filed the City's *Petition for Condemnation and Declaration of Taking* in the Superior Court of Fulton County, Georgia (Civil Action File No. 24-CV-013295), initiating eminent domain proceedings against property owned by Roswell Road Development Partners, LLC (the "Property Owner"). The City Attorney deposited into the Court's Registry, the City's estimate of just and adequate compensation for the property rights sought, in an amount of Four Hundred Twenty-Three Thousand 00/100 Dollars (\$423,000.00).

On November 12, 2024, the Property Owner, by and through their council of record, filed a timely *Notice of Appeal of Condemnation Action*, disputing the City's estimate of just and adequate compensation.

The Parties, in good faith, have agreed to settle the condemnation action, as well as any and all appeals, for a total amount of Seven Hundred Ninety Thousand 00/100 Dollars (\$790,000.00) in exchange for the fee-simple right-of-way sought by the City in order to construct the Project.

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PROJECT PARCEL NO.	TAX PARCEL ID	STREET ADDRESS	REQUIRED RIGHT-OF-WAY
Parcel 20	17-0091-LL-146-6	5674 Roswell Road	1,456.92 sq. ft. (0.033 acres, more or less)
Parcel 21	17-0091-LL-127-6	5696 Roswell Road	686.10 sq. ft. (0.016 acres, more or less)
TOTAL:	2,143.02 sq. ft. (0.049 acres, more or less)		

By way of the attached (Proposed) *Consent Final Order and Judgment*, the condemnation action will be settled, all appeals dismissed, and the City will be in possession of the property rights sought for the Project.

In addition to the funds already deposited into the Registry of the Court by the City in an amount of Four Hundred Twenty-Three Thousand 00/100 Dollars (\$423,000.00), the City shall tender an additional Three Hundred Sixty-Seven Thousand 00/100 Dollars (\$367,000.00) for the full and final settlement of the condemnation action and any and all appeals.

Motion and second. A motion was made by **Councilmember Andy Bauman**, seconded by **Councilmember Jody Reichel**, to Authorize the Settlement and Purchase of Fee-Simple Right-Of-Way for the Property Rights and Interests Located In Land Lot 91 of the 17th District, Fulton County, Georgia, and More Commonly Known As 5674 Roswell Road and 5696 Roswell Road and for Other Purposes As It Relates to the CDBG Roswell Road Sidewalks Project Phase II (Project No. T-0033-7).

Councilmember Bauman said glad to see this has been resolved in my completion of service. Thank you to all parties involved.

Councilmember Tibby DeJulio said in the spirit of my lack of interest in spending money and my mentor former Mayor Eva Galambos, my vote will be no.

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

Resolution No. 2025-12-179

D. **2025-291** Request for Mayor and City Council Consideration of a Resolution to Rename Windsor Meadows Park to Tibby DeJulio Park at Windsor Meadows

Mayor Rusty Paul presented a recommendation to Rename Windsor Meadows Park to Tibby DeJulio Park at Windsor Meadows.

Mayor Paul said this dedication is not unique as a road was dedicated to **former Mayor Eva Galambos** before her last meeting as mayor. This dedication is unusual in the community but appropriate.

***Mayor Paul** read the resolution to rename Windsor Meadows Park to Tibby DeJulio Park at Windsor Meadows in honor of **Councilmember Tibby DeJulio's** efforts to incorporate the City of Sandy Springs and twenty years of distinguished public service.*

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Jody Reichel**, to Rename Windsor Meadows Park to Tibby DeJulio Park at Windsor Meadows.

Councilmember Paulson said Sandy Springs would not be a City if **Councilmember Tibby DeJulio** had not joined years ago. This includes his work on the various committees, managing the financing and funding of a new city, serving as **former Mayor Eva Galambos’** wing mate, and she as his, to create a new city in Fulton County in fifty years.

He also served this country, and is among the unique group of servants in the Vietnam War. He later became an astute businessman and his knowledge was beneficial to the City of Sandy Springs, particularly in financial discussions. **Councilmember DeJulio’s** ties to the founding of this city and perspective will be missed. It has been an honor to serve with him and to call him my friend.

Mayor Paul said we have always been able to work out arguments when we did not agree, and remain friendly throughout the whole process. Sandy Springs has a long history of honoring its past, and most of the roads here are named after pioneer families. For example, Burdette, Glenridge, Heard’s Ferry and Johnson Ferry. **Councilmember Tibby DeJulio’s** name belongs among the pioneers from the point of view of being a pioneer in the formation of this city. It is moving to honor him and recognize his service, and place his name with all the other historic names in the City of Sandy Springs.

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

Resolution No. 2025-12-180

X. Reports

A. 2025-292 Mayor and Council Report

Mayor Rusty Paul said this is a bittersweet evening as the City is losing three councilmembers. We were not unanimous on every vote but we worked collegially. Thank you **Councilmember Jody Reichel**, **Councilmember Tibby DeJulio**, and **Councilmember Andy Bauman** for your friendship and commitment to the Sandy Springs community.

The City hosted a successful Sparkle Sandy Springs parade with one of the largest crowds, and it continues to grow year after year. The parade included a Menorah and Tree Lighting as is the City’s tradition. Also, the community menorah lighting on Heritage Lawn was poignant. Thank you Staff and everyone for your efforts in putting this together.

This has been a painful week around the country and the world with the tragic shooting events in Sydney, Australia at a Hanukkah celebration, and at Brown University in Providence, Rhode Island, that took the lives of some and injured others. **Rabbi Yossi New**, who is currently in Australia, is safe. One victim from Brown University is from my hometown in Birmingham, Alabama. She was also the Chief Assistant to Sunny Purdue when he was governor and was an integral part of his administration.

A moment of silence was taken for the victims in Australia and Brown University.

Following the election, was the 2025 North American Mayors Summit Against Antisemitism in New Orleans where over two hundred mayors around the country attended. I am on the Mayor’s Advisory Committee and Brett Smiley, Mayor of Providence, Rhode Island serves as Chair. We spent three days

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engaged in helping local communities deal with unprecedented hate around the world that Jewish communities are facing.

The Combat Antisemitism Movement (CAM) is considering hosting the Mayors Summit in Atlanta next year. CAM is holding a meeting in Sandy Springs in January and mayors from around the state of Georgia will be invited to work together.

Councilmember Melody Kelley read a statement for **Councilmember Jody Reichel** and **Councilmember Andy Bauman**:

Councilmember Jody Reichel and **Councilmember Andy Bauman**, you will be missed more than I anticipated. I do not know how either of you will ultimately define your legacy in these roles. **Councilmember Reichel**, perhaps you will see yourself reflected in every pickleball court filled with competition and connection, or in the families enjoying the parks you so passionately advocate for, to ensure that they are fully funded. **Councilmember Bauman**, maybe you will recognize yourself in the work of our local nonprofits, because it was you who championed the creation of the City's nonprofit grant program and insisted that we invest in the people doing the quiet necessary work of caring for our whole community. I hope you both attach yourself to the legacy of City Springs, what it is now and what it becomes, because this is a project that you each helped advance, and one that will long outlive all of our individual terms. Through the Juneteenth exercise, I witnessed you both singularly ensure that this campus is a place where the entire community is welcomed, and where the City can quite literally see itself. As you move into the next phase, I sincerely hope you consider continuing futures in public service. Also, I ask that when you look back on your impact, you do not forget these big things you have done, but you also do not forget the small things. And please do not forget me. Every phone call just to check in to see how this new council woman was doing, every kind gesture, every corny joke and every argument we would have, none of it was nothing. It mattered, and so did both of you to me.

B. 2025-293 Staff Reports

1. October 2025 Unaudited Financials

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

The City is at 33% of the fiscal year. Revenues are at 29.75%, and expenditures are at 30.97% of the budget. The revenues are being received as budgeted hitting the targets for the core revenues. For instance, Property Taxes, Franchise Taxes, Insurance Premiums, and more. The departmental/general fund expenses are shown in the packet. Operating expenses are trending as projected by the approved budget. The remaining pages in the packet cover special revenue, capital projects, debt service and enterprise funds.

Councilmember Andy Bauman thanked **Chief Financial Officer Carlisle** and Staff for doing great work.

Mayor Paul said also the clean audits produced is historic in and of itself.

XI. Executive Session

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

Passed Yes 6, No 0, Abstained 0

Yeas: John Paulson, Melody Kelley, Melissa Mular, Jody Reichel, Tibby DeJulio, Andrew Bauman

Nays: None

The Executive Session began at 7:31 p.m.

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

Passed Yes 5, No 0, Abstained 0

Yeas: John Paulson, Melody Kelley, Melissa Mular, Tibby DeJulio, Andrew Bauman

Nays: None

Councilmember Jody Reichel left the meeting at 7:31 p.m.

The Executive Session ended at 7:47 p.m.

XII. Adjournment

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

The meeting adjourned at 7:47 p.m.