

Meeting of the Sandy Springs City Council was held on March 3, 2026 6:00 PM, Mayor Rusty Paul presiding.

I. Call to Order

Mayor Rusty Paul called the meeting to order at 6:00 p.m.

II. Roll Call and General Announcements

Members Present: Mayor Rusty Paul, Councilmember John Paulson, Councilmember Melody Kelley, Councilmember Melissa Mular, Councilmember Frank Roberts, Councilmember Mary Ford, Councilmember Andrew J. Chinsky

III. Pledge of Allegiance

Mayor Rusty Paul led the Pledge of Allegiance.

IV. Public Comment

1. **Ying Pan, 5944 Roswell Rd, Sandy Springs** - Request to continue Sandy Springs Massage Permit Pathway and Allow Transition Period
2. **Dontaye Carter, 300 Nesbit Lake Ct, Sandy Springs** - Black History Month

V. Approval of Meeting Agenda

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

VI. Consent Agenda

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

- A. **2026-051** Meeting Minutes
February 17, 2026 City Council Work Session
February 17, 2026 City Council Meeting
February 19, 2026 City Council Special Called Meeting
- B. **2026-052** Request for Mayor and City Council Consideration of a Resolution to Approve Acceptance of a Temporary Construction Easement from Jason Anthony and Kelly Anthony, on Property Located at 4941 Long Island Drive in Land Lot 120 of the 17th District, City of Sandy Springs (Tax ID# 17-0120-0001-041-2); in Relation to the S2185 Lake Forrest Drive Sidewalk Improvements Project

Resolution No. 2026-03-030

- C. **2026-053** Request for Mayor and City Council Consideration of a Resolution to Approve Acceptance of a Driveway Easement from Anastasios Lambrou and Carolyn M. Lambrou, on Property Located at 4644 Lake Forrest Drive in Land Lot 119 of the 17th

District, City of Sandy Springs (Tax ID# 17-0119-0005-041-1); in Relation to the
S2185 Lake Forrest Drive Sidewalk Improvements Project

Resolution No. 2026-03-031

- D. **2026-054** Request for Mayor and City Council Consideration of a Resolution to Approve Acceptance of a Purchase and Sale Agreement from John Flint and Anastasia Gracheva for Temporary Construction Easement and Easement for Construction of Driveway Rights (with a Cost to Cure Payment) on that Certain Tract of Land Located at 545 Windsor Parkway (Tax ID # 17-0066-0003-012-7), in Land Lot 66 of the 17th District, City of Sandy Springs, Fulton County, Georgia for the S2161 Windsor Parkway Sidewalk Project

Resolution No. 2026-03-032

VII. Presentations

There were no presentations.

VIII. Public Hearing

- A. **2026-055** ABL No. 119901
Request for Mayor and City Council Consideration of an Alcoholic Beverage License Application for Aavit Group LLC/ DBA Anja Bar and Lounge at 8290 Roswell Road Suite 500B, Sandy Springs GA 30350. The Applicant is Courtney Catherine Maven for Consumption Beer, Wine and Distilled Spirits.

Tammie Edwards, Revenue Supervisor, presented a recommendation to approve an Alcoholic Beverage License Application for Aavit Group LLC/ DBA Anja Bar and Lounge at 8290 Roswell Road Suite 500B, Sandy Springs GA 30350. The Applicant is Courtney Catherine Maven for Consumption Beer, Wine and Distilled Spirits.

This is a Change of Ownership Application for Consumption Beer, Wine and Distilled Spirits. The business is located at 8290 Roswell Rd Ste 500B, Sandy Springs GA 30350. Applicant submitted a completed application on January 28, 2026, and has passed the background investigation.

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

Motion and vote. A motion was made by **Councilmember Melody Kelley**, seconded by **Councilmember John Paulson**, to approve an Alcoholic Beverage License Application for Aavit Group LLC/ DBA Anja Bar and Lounge at 8290 Roswell Road Suite 500B, Sandy Springs GA 30350. The Applicant is Courtney Catherine Maven for Consumption Beer, Wine and Distilled Spirits. The motion carried by unanimous vote.

- B. **2026-056** ABL No. 28378
Request for Mayor and City Council Consideration of Approval of Alcoholic

Beverage License Application for JM Lifestyle Group LLC DBA Omnia Room for 5920 Roswell Road Building A, Suite 115, Sandy Springs GA 30328. The Applicant is Reginald Weeks for Consumption on the Premises, Wine, Malt & Distilled Spirits.

Tammie Edwards, Revenue Supervisor, presented a recommendation to approve an Alcoholic Beverage License Application for JM Lifestyle Group LLC DBA Omnia Room for 5920 Roswell Road Building A, Suite 115, Sandy Springs GA 30328. The Applicant is Reginald Weeks for Consumption on the Premises, Wine, Malt & Distilled Spirits.

This is a New Alcohol License for Package Consumption on the Premises for Wine, Malt & Distilled Spirits Beverages for 5920 Roswell Road Building A, Suite 115, Sandy Springs GA 30328. Applicant submitted a completed application on January 13, 2026 and has passed the background investigation.

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

Motion and vote. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Andrew J Chinsky**, to approve Alcoholic Beverage License Application for JM Lifestyle Group LLC DBA Omnia Room for 5920 Roswell Road Building A, Suite 115, Sandy Springs GA 30328. The Applicant is Reginald Weeks for Consumption on the Premises, Wine, Malt & Distilled Spirits. The motion carried by unanimous vote.

IX. New Business

- A. **2026-057** Request for Mayor and City Council Consideration of a Resolution to Appoint a Member to the Sandy Springs Board of Appeals

Rusty Paul, Mayor, presented a recommendation to Appoint a Member to the Sandy Springs Board of Appeals.

Jeffrey Howe was nominated because of his strong background in business, and Council should consider appointing him to be a member on the Sandy Springs Board of Appeals.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Andrew J Chinsky** to Appoint a Member to the Sandy Springs Board of Appeals.

Councilmember Paulson said I have known Jeffrey for years and he will do a great job.

Councilmember Melody Kelley said his resume may not have been sent to Council.

Raquel Gonzalez, City Clerk, said this can be provided if you did not receive it.

Mayor Paul said he is a native of Wisconsin but has lived in Sandy Springs for a long time. He retired but returned to business as a CEO of a corporation, and his tenure there ends shortly. He has been active in community affairs around the City for several years and is an ideal addition to the Sandy Springs Board of Appeals.

Councilmember Kelley asked did he complete the City of Sandy Springs Citizens' Leadership Academy?

Mayor Paul said no.

Councilmember Andrew J Chinsky said he is my constituent and ran for City Council in 2021. He has a great background in business and has my support.

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

Resolution No. 2026-03-033

- B. **2026-058** Request for Mayor and City Council Consideration of a Resolution to Approve Contract Award to Massana Construction, Inc. for the Bridge Maintenance and Repair Project and to Authorize the City Manager to Execute the Contract

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Approve Contract Award to Massana Construction, Inc. for the Bridge Maintenance and Repair Project and to Authorize the City Manager to Execute the Contract.

The City has allocated funding on an annual basis for the maintenance and repair of City bridges as part of the Bridge Maintenance Program Using the Georgia Department of Transportation's ("GDOT") most recent bridge maintenance and repair report, plans and bid documents were developed by City's consultant, Atlas Technical Consultants, LLC.

The City issued Invitation to Bid ("ITB") 26-009 for the Project on September 11, 2025. A pre-bid conference was held on October 10, 2025. The following four (4) bids were received prior to the November 4, 2025 deadline:

Firm	Total Bid
Wilson Construction Management LLC*	\$851,512.00Non-Responsive
Massana Construction, Inc.	\$872,574.00Recommend Award
North Georgia Concrete, Inc.	\$933,344.69
Suncoast Restoration & Waterproofing, Inc.	\$936,466.05

The engineer's estimate for the Project was \$861,355.00.

The lowest bidder, Wilson Construction Management LLC, was deemed non-responsive because the firm did not successfully complete the City's required reference verification process.

City Staff then evaluated the next lowest bidder, Massana Construction, Inc., including its bid response and reference verifications, and determined Massana Construction, Inc. to be the lowest responsive and responsible bidder. Accordingly, City Staff recommends awarding the contract to Massana Construction, Inc. in the amount of \$872,574.00.

The total contract amount for this work is \$872,574.00. Sufficient funds are available in the T-9100 Bridge & Dam Maintenance account to complete this Project.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Frank Roberts**, to Approve Contract Award to Massana Construction, Inc. for the Bridge Maintenance and Repair Project and to Authorize the City Manager to Execute the Contract.

Councilmember Paulson asked has Massana Construction worked with the City before?

Public Works Director Martin said yes. They successfully completed the City's bridge maintenance and repair.

Councilmember Mary Ford asked when is the City expected to do another round of repairs to these bridges?

Public Works Director Martin said the City's bridges are inspected every two years as a part of GDOT's statewide bridge inspections. The next round will be toward the end of this year and the City will receive a bridge maintenance and repair report. The report may include recurring elements for some bridges depending on the waterways underneath, as well as some structural elements that may be there for quite some time after that is done. We may not be able to forecast the life extension on the bridge as much as what is necessary to keep the bridge open. Also, our consultant will provide additional inspection on two pedestrian bridges and incorporate them into the program.

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

Resolution No. 2026-03-034

- C. **2026-059** Request for Mayor and City Council Consideration of a Resolution to Approve Contract Award to R&B Developer, Inc. to Construct the 6445 and 6450 Powers Ferry Road Stormwater Maintenance and Repair Project and to Authorize the City Manager to Execute the Contract

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to Approve Contract Award to R&B Developer, Inc. to Construct the 6445 and 6450 Powers Ferry Road Stormwater Maintenance and Repair Project and to Authorize the City Manager to Execute the Contract.

In 2025, the City of Sandy Springs (the "City") engaged a consultant to develop plans to correct deficiencies in the stormwater system under Powers Ferry Road near the properties located at 6445 Powers Ferry Road and 6450 Powers Ferry Road. The Project scope consists of:

- Renovation of the failed headwall at upstream end of twin 48" pipe culverts
- Rehabilitation of the deteriorating downstream headwall
- Rehabilitation of two 48" diameter corrugated metal pipe culverts
- Rehabilitation of the 24" diameter corrugated metal stormwater pipe
- Rehabilitation of two separate 18" diameter corrugated metal stormwater pipe runs
- Stabilization of streambank near the upstream and downstream headwalls
- Restoration of roadway embankment

To advance the Project, the City issued Invitation to Bid (ITB) 26-025 on December 3, 2025, soliciting bids from qualified contractors to construct the project. A non-mandatory pre-bid meeting was held on December 10, 2025. Addendum No. 1 was issued on December 22, 2025, and Addendum No. 2 was posted on December 30, 2025. Three (3) bids were received by the January 7, 2026 due date. Bid results

were as follows:

Bidder	Bid
R&B Developer, Inc.	\$421,809.00
Vertical Earth, Inc.	\$457,379.49
Cajenn Construction & Rehabilitation Services, Inc.	\$540,028.60

The engineer's cost estimate for the work was \$419,095.00.

Upon review of the bids, City Staff recommends that contract award be made to the lowest most responsible and responsive bidder, R&B Developer, Inc. in the amount of \$421,809.00.

Motion and vote. A motion was made by **Councilmember Andrew J. Chinsky**, seconded by **Councilmember Mary Ford**, to Approve Contract Award to R&B Developer, Inc. to Construct the 6445 and 6450 Powers Ferry Road Stormwater Maintenance and Repair Project and to Authorize the City Manager to Execute the Contract. The motion carried by unanimous vote.

Resolution No. 2026-03-035

- D. **2026-060** Request for Mayor and City Council Consideration of an Ordinance to Amend Chapter 22 of the General Code of Ordinances, Article II, Division 1, Sect. 36 Regarding Water Supply and Fire Flow Adequacy Study Required for Permit Issuance; to Replace Sec. 11 of the Sandy Springs Technical Manual; to Provide for an Effective Date; and for Other Purposes

Keith Sanders, Fire Chief, presented a recommendation to Amend Chapter 22 of the General Code of Ordinances, Article II, Division 1, Sect. 36 Regarding Water Supply and Fire Flow Adequacy Study Required for Permit Issuance; to Replace Sec. 11 of the Sandy Springs Technical Manual; to Provide for an Effective Date; and for Other Purposes.

Redevelopment and water reliability remain core priorities for the City Council. As targeted redevelopment continues, we must also plan for Sandy Springs' long-term water needs. Anticipated growth, especially commercial and mixed-use developments, require us to proactively guard against future water capacity constraints and ensure these projects can be adequately served without compromising service to existing structures. Because the City of Atlanta owns and operates the water system in Sandy Springs, and we do not control system improvements or upgrades, the City of Sandy Springs must manage development responsibly.

The proposed text amendment would require a Water Supply and Fire Flow Adequacy Study for larger or higher-impact projects so the City can confirm in advance that both fire protection and domestic water needs will be reliably met and that any necessary offsite improvements are identified and addressed before development approvals are granted.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melissa Mular**, to Amend Chapter 22 of the General Code of Ordinances, Article II,

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Division 1, Sect. 36 Regarding Water Supply and Fire Flow Adequacy Study Required for Permit Issuance; to Replace Sec. 11 of the Sandy Springs Technical Manual; to Provide for an Effective Date; and for Other Purposes. The motion carried by unanimous vote.

Ordinance No. 2026-03-003

X. Reports

A. 2026-061 Mayor and Council Report

Mayor Paul said **Georgia Supreme Court Justice Shawn Ellen LaGrua** visited the City and had lunch with me and **Eden Freeman, City Manager**. We had a good conversation, and she and the court's director of security toured the entire facility.

North Fulton mayors and city managers met this past week to discuss plans for Service Delivery Strategy (SDS) negotiations that the City must have with the county later this year. The county will call for this in April or early May, and the city will have until December 31 to negotiate the agreement. The mayors and city managers will draft a list of items to have the county address as part of the SDS, which includes the jail, animal control and issues over water with City of Atlanta. The SDS process is a law requiring counties and cities to get together to ensure there is no double taxation and duplication of services, and there is negotiation of who does what services and who pays for them. If we do not reach a conclusion, the City will be ineligible for federal grants that come through the state. More updates on the process will be provided.

A thank you dinner was held for donors of the Sandy Springs Police Foundation. The cap on the amount raised a year is \$3,000,000, but money is received from others that support the City's Police Department, that do not want the tax credits. Tax credits are limited but not donations taken in. This appreciation dinner is authorized under state law to honor people who made financial contributions to provide equipment and other assets so the Sandy Springs Police Department can remain at their best.

Councilmember John Paulson said your state taxes can be diverted to a qualified local enforcement agency such as the City of Sandy Springs Police Department.

On April 19, the Sandy Springs Police Foundation and Caffeine and Octane will partner to host the Sandy Springs Invitational Car Show. This is a car show with some of the most exotic cars seen in the area. Caffeine and Octane held their monthly car show this past weekend where 30,000 people attended. Please visit the Sandy Springs Police Foundation website to purchase tickets.

Mayor Paul said **Bruce Piefke, Founder and CEO of Caffeine and Octane**, and Sandy Springs native, has helped many of the City's community groups. He was also involved with Movies by Moonlight for a long time. This will be a good opportunity.

Councilmember Melissa Mular said the Transportation Master Plan listening sessions were held this week and is important for T-SPLOST. Comments are still open through March 12. Thank you, **William H. Martin, Jr., AIA, Public Works Director**, and team, for your efforts. Looking forward to the output from this.

Councilmember Mary Ford said last week, **Councilmember Frank Roberts, Councilmember Andrew J. Chinsky** and I attended training for newly elected officials at the Carl Vincent Institute of Government in Athens. This training is required by law and was very informative, particularly the section on municipal revenue streams. Also, there was opportunity to network with other new councilmembers across the state, especially those from other cities in Fulton County.

Councilmember Andrew J. Chinsky said there was also an audit and financial class at the newly elected officials training. Thank you, **Toni Carlisle, Chief Financial Officer**, and team, for your efforts to have a clean audit for the City. Most cities in Georgia, do not take transparent finances for granted.

There was a Black History Month event at the Rivercliff Lutheran Church in the North End and I attended. It was good to hear from older residents who remembered when most of Sandy Springs was dirt roads and discussed how far the City has come.

At the thank you dinner held for donors of the Sandy Springs Police Foundation, we also learned that stocks in a brokerage account can be directly transferred to the foundation for a tax deduction and avoid paying capital gains.

The 2026 Atlanta Jewish Film Festival is concluding, and people attended either opening night or some of the other festivities. Glad to have this celebration in the City of Sandy Springs.

Spring training is underway for Sandy Springs Youth Sports to play 8U softball. The fields are in great shape, and we are excited for opening day festivities on Saturday, March 14. Thank you to the grounds crew at Morgan Falls Athletic Complex.

Councilmember Melody Kelley said thank you to the Sandy Springs Police Department for your efforts and execution of Operation No Safe Haven.

In response to the public comment tonight, the City takes the Juneteenth event seriously. The oldest black resident mentioned spoke two years during the first event. From the beginning, we partnered with the City of Brookhaven because they formally preserved the significance of a historically black neighborhood, not far from DeWald's Alley. Doing so also preserved some of the history of DeWald's Alley. Therefore, every Juneteenth event is centered around Lynwood Park in Brookhaven and DeWald's Alley. We also partner with the City of Dunwoody because of Dunwoody Preservation Trust, a nonprofit organization. At the Juneteenth event, they provide an opportunity for people to immerse themselves before, during, and after the time of the Civil War. Lastly, the event has a robust genealogy program and partners with The Church of Jesus Christ of Latter-day Saints, because they have a genealogy platform called Family Search that is free for users. On Juneteenth, they are there with laptops for people to search the records at the event.

The City hosted the third iteration of the youth digital art program on Monday in City Hall for free. Over twenty teenagers attended from various schools including North Springs High School, Riverwood High School, Sandy Springs Middle School, River Ridge View Middle School, and Dunwoody High School. For fourteen weeks, they are immersed in a curriculum, and are physically here or online, every Monday, to learn the skill of digital art to create work to present at Juneteenth.

B. 2026-062 Staff Reports

There were no staff reports.

XI. Adjournment

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

The meeting adjourned at 6:42 p.m.