

Meeting of the Sandy Springs City Council was held on August 18, 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. Matt Bennett, 1003 Huntcliff Village Court, Sandy Springs - ICE
2. Noah Berg, 1149 Kendrick Road, Sandy Springs - Flock Security

**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. **2026-211** Meeting Minutes  
August 4, 2026 City Council Meeting  
August 6, 2026 City Council Special Called Meeting
- B. **2026-212** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Donate a Permanent Drainage Easement on Property Located at 550 Calaveras Drive in Land Lot 25 of the 17th District, City of Sandy Springs, Georgia (Tax ID# 17-0024-0002-023-6)

**Resolution No. 2026-08-119**

- C. **2026-213** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Donate a Permanent Drainage Easement on Property Located at 540 Calaveras Drive in Land Lot 25 of the 17th District, City of Sandy Springs, Georgia (Tax ID# 17-0024-0002-024-4)

**Resolution No. 2026-08-120**

- D.     **2026-214** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Donate a Permanent Drainage Easement on Property Located at 335 Madera Court in Land Lot 25 of the 17th District, City of Sandy Springs, Georgia (Tax ID# 17-0024-0002-032-7).

**Resolution No. 2026-08-121**

- E.     **2026-215** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept the Donation of a Permanent Drainage Easement on Property Located at 530 Granite Ridge Place in Land Lot 25 of the 17th District, City of Sandy Springs, Georgia (Tax ID# 17-0025-0004-036-5)

**Resolution No. 2026-08-122**

- F.     **2026-216** Request for Mayor and City Council Consideration of a Resolution to Accept a Driveway Easement from the Courtyards of Glenridge Condominium Association, Inc., Related to Property Located at 5375 Roswell Road (Tax ID# N/A); in Land Lot 92 of the 17<sup>th</sup> District, Fulton County, Georgia in Relation to the Roswell Road Streetscape Improvements Project

**Resolution No. 2026-08-123**

- G.     **2026-217** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement from Parc at Perimeter, LLC, on that Certain Tract of Land Located at 6210 Peachtree Dunwoody Road (Tax ID # 17-0018- LL-099-7) in Land Lot 18 of the 17<sup>th</sup> District, Fulton County, Georgia in Relation to the TS131 Last Mile Connectivity Project

**Resolution No. 2026-08-124**

- H.     **2026-218** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement from Boy-O, LLC, on that Certain Tract of Land Located at 5075 Roswell Road (Tax ID #17-0093-0007-044-3) in Land Lot 93 of the 17<sup>th</sup> District, Fulton County, Georgia in Relation to the T0019 Roswell Road Streetscape Improvements Project

**Resolution No. 2026-08-125**

- I.     **2026-219** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement from Sandalon, Inc., on that Certain Tract of Land Located at 5299 Roswell Road (Tax ID #17-0092-0007-036-0) in Land Lot 92 of the 17<sup>th</sup> District, Fulton County, Georgia in Relation to the T0019 Roswell Road Streetscape Improvements Project

**Resolution No. 2026-08-126**

- J.     **2026-220** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Purchase Temporary Construction Easement from EM Property Group, LLC on that Certain Tract of Land Located at 5173 Roswell Road (Tax ID #17-0092-0004-044-7) in Land Lot 92 of the 17<sup>th</sup> District, Fulton County, Georgia in Relation to the T0019 Roswell Road Streetscape Improvements Project

**Resolution No. 2026-08-127**

- K.     **2026-221** Request for Mayor and City Council Consideration of a Resolution to Approve and Accept an Agreement to Purchase Fee Simple Right of Way from S & L Properties, LLC, on that Certain Tract of Land Located at 5335 Roswell Road (Tax ID #17-0092-0007-030-3) in Land Lot 92 of the 17<sup>th</sup> District, Fulton County, Georgia in Relation to the T0019 Roswell Road Streetscape Improvements Project

**Resolution No. 2026-08-128**

**VII.     Presentations**

There were no presentations.

**VIII.    Public Hearing**

- A.     **2026-222**     TA-26-2  
Request for Mayor and City Council Consideration of an Ordinance to Amend the Development Code

**Michele McIntosh-Ross, Planning & Zoning Manager**, presented a recommendation to Approve an Ordinance to Amend the Development Code.

The proposed amendments primarily correct, clarify, and reorganize existing Development Code provisions. Changes include addressing omissions, improving section hierarchy and descriptions, and making certain substantive corrections. The amendment package also introduces one new land-use type.

The Planning Commission voted to approve the text amendment, with a recommendation to remove the RT zoning district from the garage-width requirements because townhomes could not comply. Staff clarified that the requirement applies only to single-family detached homes, which are permitted in the RT district; therefore, removing RT from the applicable districts would not be appropriate.

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

**Motion and second.** A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melody Kelley**, to Approve an Ordinance to Amend the Development Code.

*Discussion details are unavailable due to audio recording error.*

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

**Ordinance No. 2026-08-015**

**IX. New Business**

- A. **2026-223** Request for Mayor and City Council Consideration of a Resolution Authorizing the Creation and Appointment of a Development Impact Fee Advisory Committee Pursuant to O.C.G.A. § 36-71-5; Providing for the Composition, Purpose, Duties, and Term of Such Committee; Authorizing City Staff to Take Actions Necessary to Support the Committee's Work; and for Other Purpose

**Mayor Rusty Paul** presented a recommendation to authorize the Creation and Appointment of a Development Impact Fee Advisory Committee Pursuant to O.C.G.A. § 36-71-5; Providing for the Composition, Purpose, Duties, and Term of Such Committee; Authorizing City Staff to Take Actions Necessary to Support the Committee's Work; and for Other Purpose.

The City adopted its Development Impact Fee Program in 2016 to help ensure that new development contributes a proportionate share of the capital costs needed to provide recreation, transportation, and public-safety facilities and services. The program is intended to comply with the Georgia Development Impact Fee Act.

As the program has reached its 10-year mark, Staff recommends a comprehensive review and update. State law requires establishment of a Development Impact Fee Advisory Committee before adoption of a development impact fee ordinance. The committee will consist of five to ten members, with at least fifty percent of the membership representing the development, building, or real-estate industries. Members are not required to complete the City of Sandy Springs Citizens' Leadership Academy, but appointments should reflect representation across the relevant industry niches.

The committee will serve in an advisory role to assist the City with the development impact fee ordinance. Its recommendations are not a required prerequisite for Mayor and Council action on adoption of an ordinance, consistent with O.C.G.A. § 36-71-5.

Proposed committee members include:

- Evan Barron
- Chuck Berk
- Steven Cadranel
- Darrin Friedrich
- Bill Gannon
- Sam Hale
- Matt LaMarsh
- Leslie Mullis

**Motion and second.** A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Frank Roberts**, to authorize the Creation and Appointment of a Development Impact Fee Advisory Committee Pursuant to O.C.G.A. § 36-71-5; Providing for the Composition, Purpose, Duties, and Term of Such Committee; Authorizing City Staff to Take Actions Necessary to Support the Committee's Work; and for Other Purpose.

*Discussion details are unavailable due to audio recording error.*

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

**Resolution No. 2026-08-129**

- B.    **2026-224**     Request for Mayor and City Council Consideration of a Resolution to Approve an Intergovernmental Agreement by and between the City of Sandy Springs and the Lumpkin County Sheriff's Office for the Housing of Inmates and to Authorize the Mayor to Execute the Agreement

**James McNabb, Captain**, presented a recommendation to Approve an Intergovernmental Agreement by and between the City of Sandy Springs and the Lumpkin County Sheriff's Office for the Housing of Inmates and to Authorize the Mayor to Execute the Agreement.

The City of Sandy Springs does not operate a jail facility for individuals sentenced by the Sandy Springs Municipal Court. The City therefore relies on agreements with other law-enforcement agencies, including previously the Pickens County Sheriff's Office and the City of Alpharetta Police Department, to house inmates.

Council approved an IGA with Lumpkin County on June 4, 2024, for the housing of adult inmates sentenced for misdemeanor offenses and/or violations of county or city ordinances. That agreement had an initial one-year term with one optional renewal term and expired on May 31, 2026. The proposed agreement would continue inmate housing services through the Lumpkin County Sheriff's Office at a rate of \$55 per inmate per day, plus medical expenses not covered by Lumpkin County Sheriff's Office contracted health-care provider.

**Motion and vote.** A motion was made by **Councilmember Frank Roberts**, seconded by **Councilmember John Paulson**, to approve an Intergovernmental Agreement by and between the City of Sandy Springs and the Lumpkin County Sheriff's Office for the Housing of Inmates and to Authorize the Mayor to Execute the Agreement. The motion carried by unanimous vote.

**.Resolution No. 2026-08-130**

- C.    **2026-225**     Request for Mayor and City Council Consideration of a Resolution to Approve a Renewal to the Existing Contract with Mediacurrent Interactive Solutions, LLC and to Authorize the City Manager to Execute the Renewal Documentation

**Carter Long, Communications and Public Relations Director**, presented a recommendation to Approve a Renewal to the Existing Contract with Mediacurrent Interactive Solutions, LLC and to Authorize the City Manager to Execute the Renewal Documentation.

The Sandy Springs Unified Platform is the City's custom, decoupled Drupal content-management system that aggregates public information from City systems and supports SandySpringsGa.gov, Inside.SandySpringsGa.gov, CitySprings.com, and City digital signage. The City has worked with Current

since 2018 to develop and expand the platform, including support for Drupal development, system architecture, security audits, accessibility, quality assurance, DevOps, project management, and the City's AI Assistant.

The renewal continues technical support and enhancements for City websites serving nearly one million annual visitors. With limited in-house capacity, Current will provide maintenance and development services to help ensure the City's digital platforms remain reliable, secure, accessible, and interactive, including four targeted development projects:

1. Gatsby to NextJS-Modernizes the website front end, reduces publishing bottlenecks, improves flexibility, and provides a stronger long-term platform for digital services.
2. Document Repository- Creates a centralized, auditable source for official documents and reference materials to improve accuracy across City websites, digital channels, and AI tools.
3. Project Type Development-Creates a consistent resident-facing experience for viewing current and past City projects, including a webpage highlighting recent project activity.
4. OttoAppAgent-Automates extraction of Recreation and Parks event and program information from OttoApp for publication on City websites and digital signage.

The annual renewal amount is not to exceed **\$324,250** for the period **July 1, 2026, through June 30, 2027**. The amount exceeds the City Manager's purchasing authority and is therefore presented to Mayor and Council for approval and transparency. Although a formal competitive procurement is not required, Communications obtained pricing from other qualified vendors. Funding is included in the approved FY 2027 budget.

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**Motion and second.** A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Melody Kelley**, to Approve a Renewal to the Existing Contract with Medicurrent Interactive Solutions, LLC and to Authorize the City Manager to Execute the Renewal Documentation.

*Some discussion details are unavailable due to audio recording error.*

**Councilmember Kelley** asked how the initiative will change or improve the experience residents currently have when seeking project information—particularly through platforms such as Inside Sandy Springs.

**Communications and Public Relations Director Long** stated that currently project information is located across several areas of the City's website. For example, residents may visit a dedicated T-SPLOST page for transportation projects or a future projects page for facilities-related initiatives. The proposed development would create a standardized, centralized, and user-friendly format for presenting projects across departments, including Public Works, T-SPLOST, Recreation and Parks, and Facilities. Rather than requiring residents to search multiple webpages, they would be able to visit one location to find project details and related updates. The platform would use consistent project templates and include filtering tools

so users can locate information by project or review recent activity over selected periods, such as the prior two weeks, the past year, or another designated timeframe. The Communications team and Mediawire would work with front-end designers and community stakeholders to determine the most useful information to display and the most effective way for residents to engage with it.

**Councilmember Kelley** asked to confirm that this initiative is not intended to replace or eliminate the existing platform. Rather, it is intended to improve the way project information is organized and presented, and it is not being proposed as a cost-saving measure for individual projects.

**Communications and Public Relations Director Long** said the existing platform will remain in place. The purpose of this development is to make project information easier for residents and other users to find, understand, and engage with.

**Councilmember Kelley** said residents sometimes want to compare renting a space through Recreation and Parks with renting space at the Performing Arts Center, such as the third-floor meeting space. Would this initiative streamline that experience so residents can review or access those rental options in one place, rather than having to navigate two separate systems or contact two different departments?

**Communications and Public Relations Director Long** said The City is actively discussing opportunities to improve the facility-rental experience. At this time, a full consolidation is not yet in place because the Recreation and Parks Department and the Performing Arts Center operate separate booking systems and manage reservations differently. However, the City is evaluating the resident user experience across those services. As OttoApp is implemented, Staff will work with the affected departments to explore whether additional events, registrations, and related service information can be more consistently presented and accessed through the platform.

**Councilmember Kelley** asked if a fully integrated reservation system is not currently feasible, does the City have a clear way to direct residents to the appropriate reservation platform? For example, could the website provide a single, easy-to-find location that explains which facilities are reserved through Recreation and Parks and which are reserved through the Performing Arts Center, with direct links to each system?

**Communications and Public Relations Director Long** responded yes. The City updated its facility-rental information last year. There is a City facilities webpage that provides information about the Conference Center and other rental options. Staff will review that page to ensure OttoApp information and links for Recreation and Parks rentals are included and easy for residents to locate.

**Councilmember Kelley** said while the City has a Recreation Facilities and Rentals page, it does not currently appear to include City Springs facility rental options. It would be helpful for residents if the City's rental webpages clearly connected both Recreation and Parks rental opportunities and City Springs facilities.

**Communications and Public Relations Director Long** responded City Springs facility rentals are managed through the Performing Arts Center, which is why those options are maintained separately from the Recreation and Parks rental information.

**Councilmember Kelley** added Even if the City does not formally consolidate the reservation systems, the website could provide a unified starting point that directs users to the appropriate rental option.

**Councilmember John Paulson** said when the City transitions to new systems or applications, residents and staff who are accustomed to the existing process may need assistance adapting to the new platform. As these new tools are introduced, will the City provide clear instructions, user guides, and communications to help users understand how to access and use the new applications?

**Communications and Public Relations Director Long** responded these enhancements will be delivered through the City's Unified Platform, so the resident-facing experience will remain on SandySpringsGa.gov. Residents will not need to learn a new City website or navigate a separate set of tools to find information. For example, a resident seeking Recreation and Parks programs who has not downloaded the OttoApp mobile application will still be able to visit the City's website and view available programs. The OttoApp agent will automatically bring applicable event and program information into the Unified Platform for public discovery. The City website will serve as the central point of access, with residents able to connect directly from the website to the appropriate application or registration process when needed. This approach is intended to reduce fragmented user experiences while maintaining access to the specialized systems that support City services.

**Kristin Byars Smith, Assistant City Manager**, added to Communications and Public Relations Director Long earlier remarks. The City's website includes a central page titled "Sandy Springs Government Facilities and Rental Information." This page brings together rental information for City Hall, the Performing Arts Center, the Police and Municipal Court Building, and Recreation and Parks facilities. The page provides links to the appropriate reservation or information source for each location, allowing residents to begin their search in one place and then proceed to the applicable facility-specific process.

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

**Resolution No. 2026-08-131**

- D.     **2026-226**     Request for Mayor and City Council Consideration of a Resolution to Approve Change Order One to the Existing Contract with F.S. Scarbrough, LLC as it Relates to the City of Sandy Springs' Portion of the Path 400 Multiuse Trail Extension Project – Segments 1 and 3 and to Authorize the City Manager to Execute the Revised Contract

**William H. Martin, Jr., AIA, Public Works Director**, presented a recommendation to Approve Change Order One to the Existing Contract with F.S. Scarbrough, LLC as it Relates to the City of Sandy Springs' Portion of the Path 400 Multiuse Trail Extension Project – Segments 1 and 3 and to Authorize the City Manager to Execute the Revised Contract.

Mayor and City Council awarded the construction of the Path 400 Multiuse Trail Extension Project to F.S. Scarbrough in the amount of \$20,150,923.94 on May 21, 2024. Notice to Proceed for construction was given January 6, 2025, with a 1,095-day performance period.

On July 15, 2026 F.S. Scarbrough submitted a change order request for an additional **\$280,730.60** and a time extension of 90 days to address the following unforeseen work items that were not included in the original contract.

- **Waterline Relocation:** During construction a waterline was discovered in direct conflict with proposed Retaining Wall No.5. This waterline was identified on the plans. However, the location provided by the City of Atlanta Department of Watershed was not correct. The cost to relocate the line outside of the Wall 5 construction area is **\$136,094.35**.
- **Rock Removal:** During construction a previously unidentified rock formation was encountered. The rock is in direct conflict with the proposed Wall 13C. After review by the engineering consultant, it was determined that the rock should be removed by blasting operations. The total cost of the blasting operations is **\$144,636.25**.

The requested time extension of 90 days would bring the total performance period for this contract to 1,185 days. This is the first request for additional funds and additional time by F.S. Scarbrough on this Project. The construction of this Project is being funded through a combination of local funds and federal funds through the Georgia Department of Transportation (GDOT) per the City's executed Construction Agreement with GDOT. Additional federal funds were requested and received from the Atlanta Regional Commission (ARC) to cover the cost of this change order. The City's local construction match is funded with TSPLOST 2021 funds under S2121. The total proposed fee for this Change Order is \$280,730.60, which will bring the total construction contract value to \$17,820,974.07. There are adequate funds available from all funding sources to award the contract.

**Motion and second.** A motion was made by **Councilmember Mary Ford**, seconded by **Councilmember Andrew J. Chinsky**, to Approve Change Order One to the Existing Contract with F.S. Scarbrough, LLC as it Relates to the City of Sandy Springs' Portion of the Path 400 Multiuse Trail Extension Project – Segments 1 and 3 and to Authorize the City Manager to Execute the Revised Contract.

**Councilmember Ford** asked for an updated project-segment map reflecting that plans for Segment 2 have already been approved, rather than continuing to label that segment as future construction. She also asked to translate the revised 1,185-day contract performance period into a projected completion date.

**Public Works Director Martin** noted that the requested 90-day extension is relatively modest within the project's original three-year construction period. The extension would add 90 days to the 1,095-day contract duration already provided to the contractor. Segment 2 construction is expected to be underway when the remaining work on Segments 1 and 3 is completed. He anticipated receiving GDOT's Notice to Proceed within approximately 30 days, allowing construction on Segment 2 to begin while the current project's final work continues.

**Councilmember Ford** asked whether the north end of Segment 1 would connect to the existing PATH-400 trail components located farther north.

**Public Works Director Martin** confirmed that Segment 1 will connect to the side path constructed as part of the I-285/SR 400 interchange reconstruction, creating a connection to the existing trail network. He added that the southern end of Segment 3 will connect to the Path 400 trail facilities being developed within the City of Atlanta.

**Councilmember John Paulson** asked why the City of Atlanta would not reimburse the City of Sandy Springs for the approximately \$136,000 waterline-relocation cost, given that the waterline's actual location differed from the location provided by the Atlanta Department of Watershed Management.

**Public Works Director Martin** stated that the City of Atlanta will not reimburse Sandy Springs directly for the waterline relocation. However, the Atlanta Regional Commission (ARC) has provided additional federal funding to cover the change-order cost. He explained that utility relocations are a common

occurrence on construction projects. Staff conducts investigations, including borings and other site assessments, to identify utility locations before construction; however, in this case, those efforts did not reveal that the waterline was located within the retaining-wall construction area.

**Councilmember Paulson** reiterated his concern that the City of Atlanta should bear responsibility for the relocation cost because its utility-location information identified the waterline in an incorrect location.

**Mayor Paul** asked whether the City of Atlanta had failed to identify the waterline at that location and whether the project team effectively discovered the utility line during construction.

**Public Works Director Martin** clarified that the City of Atlanta identified the waterline, but provided an incorrect location for it. He stated that the City's design consultant completed the required due diligence and followed GDOT's utility-coordination process. The process included identifying potential utility conflicts, obtaining utility conflict or no-conflict documentation from utility owners, and submitting the required utility certification to GDOT before the project was advertised for construction.

**Dan Lee, City Attorney**, stated Sandy Springs does not have an intergovernmental agreement with the City of Atlanta governing use of Atlanta's right-of-way and responsibility for utility conflicts. He noted that such agreements typically address responsibility when roadway, sidewalk, or other infrastructure improvements require utility adjustments, and expressed concern that the absence of an agreement has created recurring challenges for Sandy Springs throughout the City's history.

**Mayor Paul** stated Sandy Springs lacks an agreement with the City of Atlanta that would provide indemnification for utility-location errors or otherwise establish which party is responsible when such errors occur.

**City Attorney Lee** added that the agreement does not clearly define responsibility when utility-location errors or related conflicts occur.

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

#### **Resolution No. 2026-08-132**

- E.     **2026-227**     Request for Mayor and City Council Consideration of an Ordinance to Approve Updated TSPLOST-2021 Program Funding

**William H. Martin, Jr., AIA, Public Works Director**, presented a recommendation to Approve Updated TSPLOST-2021 Program Funding.

The TSPLOST-2021 Program was approved by Fulton County voters in November 2021. In June 2026, the Mayor and City Council approved the FYE 2027 TSPLOST-2021 Program Budget. One of the approved projects is the Path 400 Multiuse Trail Extension project (Project S2121).

For Project S2121, contractors have encountered previously unidentified conflicts and field conditions. Consequently, the expected project costs have increased by \$280,730.60. The City requested and received additional federal funding from the Atlanta Regional Commission (ARC) to cover the cost of this change order in accordance with the 80/20 split outlined in the City's Construction Agreement with Georgia Department of Transportation (GDOT). The federal amount being received is \$224,585 and the City's

local construction match amount is \$56,146. There are adequate funds under TSPLOST-2021 to cover all anticipated project costs and contingencies.

**Motion and vote.** A motion was made by **Councilmember Mary Ford**, seconded by **Councilmember Andrew J. Chinsky**, to Approve Updated TSPLOST-2021 Program Funding. The motion carried by unanimous vote.

**Ordinance No. 2026-08-016**

- F.     **2026-228**     Request for Mayor and City Council Consideration of a Resolution to Approve the Purchase of Equipment for the City of Sandy Springs Fire Department and to Authorize the City Manager to Execute Documents to Effectuate Same

**Jesse Bernard, Interim Fire Chief**, presented a recommendation to Approve the Purchase of Equipment for the City of Sandy Springs Fire Department and to Authorize the City Manager to Execute Documents to Effectuate Same.

The Fire Department requested approval to purchase a new Pierce Custom Enforcer pumper and mid-mount aerial truck under the City's 2018 apparatus replacement program. The new pumper will replace a frontline engine that will transition to reserve status, while the new aerial will replace a frontline aerial truck with ongoing maintenance concerns. One reserve engine and one frontline aerial truck will be traded in for a combined credit of \$340,710.00 but will remain in use until the replacement vehicles are delivered in approximately 47 months, anticipated in 2030. The purchase supports the Department's citywide deployment of eight pumpers and four aerials and would use competitively procured cooperative-contract pricing through Pierce and Ten-8.

Pricing includes:

- One (1) Pierce Custom Mid-Mount Platform Aerial: \$2,523,933.00
- One (1) Pierce Custom Pumper with Equipment: \$1,276,433.00
- North End Consortium Discount: \$60,000.00
- Pre-pay Discount: \$484,656.00
- Trade-in for one (1) Pierce Enforcer Pumper and one (1) Pierce Ascendant Aerial: \$340,710
- Total Cost: \$2,915,000.00
- Delivery Time: Forty-seven (47) months
- Payment Mode: Purchase Order upon approval
- Payment Due Date: 1 Year after commencement

The City of Sandy Springs Fiscal Year 2027 Operating Budget has appropriated funding available for this purchase with financing provided through PNC Equipment Finance, LLC at an interest rate of 4.81% for six (6) years with first payment due August 2027.

**Motion and second.** A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melody Kelley**, to Approve the Purchase of Equipment for the City of Sandy Springs Fire Department and to Authorize the City Manager to Execute Documents to Effectuate Same.

**Councilmember Kelley** asked whether the stated 47-month delivery timeline means the new fire apparatus will take approximately four years to arrive.

**Interim Fire Chief Bernard** confirmed that the equipment's estimated production and delivery timeline is approximately 47 months from the date of order, or nearly four years.

**Councilmember Kelley** asked when the City would be required to turn in the trade-in apparatus and whether those vehicles are currently in active use.

**Interim Fire Chief Bernard** confirmed that the trade-in apparatus are currently in use and will remain in service until the replacement vehicles are delivered. The City will not transfer the trade-in vehicles until the new fire apparatus arrive.

**Councilmember Kelley** asked whether the Fire Department currently has any other financing agreements in place.

**Interim Fire Chief Bernard** stated that the Department routinely finances fire-apparatus purchases. This approach provides a prepayment discount through Pierce and allows the City to spread costs more evenly across multiple budget years, rather than absorbing approximately a \$3,000,000 expense in a single year.

**Councilmember Kelley** asked for an estimate of the anticipated financing amount and related payment obligations for the fire-apparatus purchase.

**Interim Fire Chief Bernard** estimated the annual financing payment at approximately \$585,000. Existing payments for apparatus already on order are expected to conclude before payments for this purchase begin, allowing the City to transition from one financing obligation to the next without compounding the costs.

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

#### **Resolution No. 2026-08-133**

- G. **2026-229** Request for Mayor and City Council Consideration of a Resolution to Authorize the City Manager to Execute the Documents Necessary to Effectuate the Construction and Conveyance of a Public Park by North River Apartments Owner, LLC., to be constructed at 8830 Roswell Road, Sandy Springs, GA 30350

**Chris Burnett, Director of Economic Development**, presented a recommendation to Authorize the City Manager to Execute the Documents Necessary to Effectuate the Construction and Conveyance of a Public Park by North River Apartments Owner, LLC., to be constructed at 8830 Roswell Road, Sandy Springs, GA 30350.

As market conditions improved following the Great Recession, areas of Sandy Springs like downtown (City Springs) and the Perimeter experienced positive momentum in commercial real estate development, but the city's North End did not. Recognizing this, Mayor and Council focused on spreading economic success across the entire city and formed the North End Task Force, a committee of civic leaders and citizens, to evaluate strategies to stimulate new development in the North End. The City also hired the planning and architectural design firm, TSW, to conduct a study of four aging shopping centers in the North End that were potentially ripe for new mixed-use projects. The North River Shopping Center at 8830 Roswell Road is one of these four properties.

**Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES**  
**Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference**  
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TSW’s concept drawings for North River focused on mixed-use developments that included for-sale and for-rent housing, restaurants, retail, commercial spaces and parks. The study noted a variety of tools the city could use to stimulate redevelopment through zoning and entitlement changes and financial incentives such as property tax abatements and Impact and Permit Fee waivers. Staff presented initial concepts for use of such tools during the 2026 City Council Retreat.

In 2025, a local firm, Insignia Real Estate, purchased the North River Shopping Center and began evaluating development options. Insignia ultimately reached an agreement to sell the property to North River Apartments Owner, LLC, a subsidiary of Woodfield Development, with potential closing by 9/30/26. With the contract in place, the City has been working with Woodfield for months on how to best accomplish the mutual goals of the community and the developer that include apartments and for-sale town homes, new restaurants and retail, a public park, and parking to accommodate the retail and park patrons. Various design concepts have been reviewed with the most positively impactful plan requiring the scraping of all structures currently on the land, followed by a full-site redevelopment. The new project as proposed should have a market value at completion of well in excess of \$150 million and will, in the opinion of staff, clearly meet the definition of a “catalytic” project for the North End. Completing the capital stack for a project of this magnitude is complex and as TSW’s study notes, financial participation by the City may be required, particularly if the City’s investment funds amenities like a public park that is a significant aesthetic addition to the project and the community.

Woodfield has plans for 336 new market-rate apartments and 10,000 square feet of new restaurant and retail space. A separate residential housing developer plans to build approximately 85 for-sale townhomes on the northern section of the property. As an added component, Woodfield and the City are working together to design a public park on a .71 acre land parcel that will front Roswell Road and serve as a green “gateway” into the project while measurably enhancing the aesthetics along this section of Roswell Road. Woodfield will build the park at its cost along with public restrooms and 70 public parking spaces, and will deed the park property to the City upon its completion. Upon taking ownership of the park, the City will maintain and manage it thereafter.

Woodfield has provided cost estimates for the project as follows:

| <b>Component</b>                                        |
|---------------------------------------------------------|
| Land Cost/Value for a .71 acre site fronting Roswell Rd |
| Hard and soft cost of park design and construction      |
| Prorated cost of public parking to be constructed       |
| Est. legal fees and transaction cost (abatement fee)    |
| <b>Total Estimated Project Cost for Woodfield</b>       |

**Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES**  
**Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference**  
**August 18, 2026 6:00 PM**  
**Page 14 of 23**

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To incentivize Woodfield to invest in the construction of this park, Mayor and Council are requested to consider the following:

1. A waiver of that portion of the City's Impact Fee assessment that relates to recreation, calculated at an estimated total of \$1,525,000 (\$4,400 per apartment unit)
2. A waiver of the Permit Fees for the apartments, estimated at \$250,000
3. **Total Requested Fee Waivers of \$1,775,000**

In addition to these fee waivers, staff will also make a request to the Sandy Springs Development Authority to authorize a 10-year property tax abatement under the "Bonds for Title" program only on the apartments to be constructed and not on the new retail space or townhomes. The projected net present value to Woodfield under the tax abatement program is estimated at \$2,540,948 using an 8% discount rate (\$3,443,396 undiscounted).

With a total park project cost of approximately \$6.8 million and City and Development Authority incentives valued together at just over \$4.3 million (discounted) or \$5.2 million undiscounted, Woodfield will still have well over \$1 million in funds in this park, understanding that their investment will benefit their project and the overall North End community for decades and the team at Woodfield along with the City staff believe that the redevelopment of the North River Shopping Center could lay the foundation for more transformative developments North Sandy Springs in the years to come.

**Property Tax Revenue Assumptions:**

1. The 336 new apartment units will be constructed on two land parcels:  
Tract A is a .99 acre parcel currently valued by Fulton County at \$433,400 (\$173,360 at 40%) and Tract B is a 6.79 acre parcel currently valued by Fulton County at \$7,990,000 (\$3,196,000 at 40%)
2. Tract A's current tax bill is \$5,289 of which the City of Sandy Springs receives \$782 and Tract B's current tax bill is \$102,539 of which the City of Sandy Springs receives \$15,120, thus totaling \$15,902 in annual city taxes
3. Assuming that \$15,902 is the base year's current tax and the taxable amount increases by 3% annually, over the next ten years, the City of Sandy Springs would receive \$182,329, in taxes on these two tracts if nothing new is developed at North River.
4. At an anticipated value of \$275,000 per apartment, the project value of the 336 new apartments to be built is \$92,400,000 (\$36,960,000 at 40%). Using an 8% net present value calculation, the proposed apartment development is projected to generate \$9,629,810 in property taxes over ten years, of which \$1,420,297 is the City of Sandy Springs portion.

Therefore, the net property tax value to the City of Sandy Springs for this project over the 10-year abatement term is:

- Proforma taxes to be collected by the City: \$1,420,397
- Less current taxes if the apartments are not built: (\$182,329)
- Net positive tax collections to the City from the apartments: \$1,238,068

If we assume 85 townhomes at \$5,000 each in first year property taxes, this equals \$425,000 in annual taxes x the City's portion (14.75%) = \$62,687 in the first year. Over a ten-year term at a 3% annual growth rate, the City's total tax earned on the townhomes would exceed \$700,000. Hence, inclusive of a 10-year abatement on the apartments, the City should net over \$2 million in property taxes over the ten-year term while at the same time being deeded a park that costs approximately \$6.5 million to build. As such, the City should expect to receive over \$8.5 million in a combination of asset value (the park)

and property tax collections while foregoing \$1,775,000 in upfront revenues from Impact and Permit fee waivers. Thus, the estimated net economic value to the City of this project over a ten-year term is approximately \$6.7 million while at the same time accomplishing a major goal for the city with a catalytic new development project to spur the North End.

**Motion and second.** A motion was made by **Councilmember Melody Kelley**, seconded by **Councilmember John Paulson**, to Authorize the City Manager to Execute the Documents Necessary to Effectuate the Construction and Conveyance of a Public Park by North River Apartments Owner, LLC., to be constructed at 8830 Roswell Road, Sandy Springs, GA 30350.

**Councilmember Kelley** asked whether the proposed incentives are contingent upon demolition of the existing legacy retail center and full-site redevelopment, and whether they are also contingent on the planned townhomes being developed as fee-simple homes.

**Director of Economic Development Burnett** said the incentives are contingent on demolition of the existing retail buildings and the departure of all current tenants. Existing tenant leases include line-of-sight and parking protections. Retaining the current retail would conflict with the proposed park, which replaces a portion of the existing surface parking and could affect retail visibility from Roswell Road. Therefore, the full redevelopment plan cannot proceed if the existing tenants remain.

**Kristin Byars Smith, Assistant City Manager**, said the proposed incentives are separate from the transaction involving the townhome parcel. The City has been assured that the sale of the townhome property will include restrictions requiring a for-sale residential product; however, Woodfield cannot be held accountable for that requirement because it is not a party to the separate transaction between the current property owner and the townhome developer.

**Director of Economic Development Burnett** said Woodfield Development has been actively involved in discussions concerning the townhome portion of the site, although it will not be the townhome builder. He stated that Patrick Kassin of Woodfield provided assurance that negotiations continue to progress toward an agreement for for-sale townhomes on the northern portion of the property. He noted that the townhome developer had not yet been publicly identified.

**Councilmember Kelley** asked how the current redevelopment plan aligns with the North End mixed-use zoning vision, particularly regarding street-facing retail and ground-level activation along Roswell Road. She noted that an earlier concept slide appeared to show retail fronting the street and asked whether that feature was required, incentivized, or otherwise contemplated under the mixed-use zoning framework.

**Director of Economic Development Burnett** said the earlier 2021 drawings were conceptual illustrations of potential redevelopment and included uses, such as office space, that are now considered unlikely under current market conditions. While those concepts showed more retail directly along the street, he stated that the current plan advances the same objective by locating two retail pad sites materially closer to Roswell Road than the existing shopping-center buildings. He noted that a likely restaurant site would be encountered near the main project entrance and that the retail uses are intended to operate in conjunction with the proposed park. He said the park and retail could mutually support restaurant and retail patrons and provide space for future programming, such as concerts, art shows, or farmers markets.

**Councilmember Kelley** asked whether the redevelopment project will construct the portion of the Springway Trail that is planned to run along Roswell Road adjacent to the site.

**Assistant City Manager Byars Smith** said the developer will construct the streetscape improvements, including side paths throughout the redevelopment and along the Roswell Road frontage.

**Councilmember Kelley** asked for clarification on the planned character and amenities of the proposed park. She noted that, beyond traditional park space, it may function as an event or gathering space and asked about the anticipated inclusion of features such as a pavilion.

**Director of Economic Development Burnett** said the park is planned as both a recreational and flexible gathering space. The concept includes a covered pavilion with a rooftop, public restrooms, and utilities—particularly electrical service—that could support picnics, small performances, or similar programmed events. He stated that the pavilion would be located across from the westernmost retail pad near Roswell Road and would overlook the central green space. The park is also expected to include a playground built to City specifications, including rubberized safety surfacing, along with open lawn space adjacent to the proposed restaurant site. Final park design details remain under development.

**Eden Freeman, City Manager**, clarified that the proposed feature is not intended to be a large pavilion or amphitheater comparable to Heritage Amphitheatre. Rather, it may be a smaller shade structure capable of accommodating limited live music for instance. She stated that the primary park elements are planned to be public restrooms, open green space, and innovative playground equipment.

**Director of Economic Development Burnett** said the proposed covered shade structure would have an approximate footprint of 2,000 square feet.

**Assistant City Manager Byars Smith** said the park and adjacent areas are being planned to support community events, including a potential North End farmers market. The green space could accommodate temporary tents, while nearby parking areas to the east could support food trucks and additional event setup. She stated that these operational needs have been considered as part of the site's event-space planning.

**Councilmember Kelley** said the North End redevelopment is the result of many years of intentional City planning, stakeholder engagement, and community discussion. She noted that, since moving to Sandy Springs on August 16, 2016, she has observed varied community priorities for the North End, including proposals related to a new high school, affordable housing, and redevelopment of aging shopping centers. She stated that the City ultimately focused on redevelopment of the shopping centers as an initial, practical step and emphasized that the current project is not accidental or isolated. Councilmember Kelley also noted that other North End initiatives are underway, including improvements that support safer pedestrian crossings of Roswell Road. She thanked City staff, current project stakeholders, and the many individuals who have contributed to North End planning efforts over the years.

**Director of Economic Development Burnett** said the project's cost-benefit analysis demonstrates a substantial fiscal benefit to the City. If the property remained unchanged, the City would receive approximately \$182,000 to \$185,000 in municipal property-tax revenue over the next 10 years, excluding county and school taxes. Under the proposed redevelopment, the City is projected to receive more than \$2,000,000 in tax revenue during that period. He further noted that the City would receive ownership of a park estimated to cost approximately \$6,500,000 million to construct. He stated that, although the proposed incentives may draw criticism, the redevelopment is both transformational for the North End and fiscally responsible because of the projected tax revenues and public asset the City would acquire. He estimated the project's total hard-cost investment at approximately \$200,000,000 and said it could serve as a catalyst for additional North End redevelopment.

**Councilmember Paulson** said he was pleased to see the long-vacant shopping center advancing toward redevelopment and noted that the proposed plan appears likely to create a more vibrant development and increase the property's value to the City. He asked how the City will ensure that the full redevelopment is completed as presented, particularly the planned townhomes. Councilmember Paulson referenced prior instances in which multifamily units were constructed while other promised development components did not move forward, and requested an explanation of the safeguards, commitments, or sequencing measures intended to prevent that outcome.

**Assistant City Manager Byars Smith** said the NEX district regulations were originally structured to tie issuance of the certificate of occupancy completion to the single-unit residential component. She explained that, during discussions with developers, Staff determined that this requirement could unintentionally favor build-to-rent townhomes because it would require the multifamily and townhome components to be constructed simultaneously. To preserve the intended for-sale, fee-simple townhome component while allowing separate developers to construct the uses, she said Woodfield will plat the entire property, including the townhome area, and complete site preparation work such as grading. The plat will identify the townhome component as fee-simple development. By coordinating with both development parties, the City is working to align construction timing while maintaining flexibility for separate entities to deliver the multifamily and townhome portions of the project.

**Councilmember Paulson** said he supports taking all practical steps to ensure that the redevelopment is completed as planned, including the townhome component. He stated that he looks forward to the project moving forward and expressed optimism that it will provide additional dining and retail options for North End residents.

**Mayor Paul** said the City's concern regarding the townhome component stems from prior experience with developments intended to be fee-simple townhomes that were subsequently acquired in bulk by a real estate investment trust and converted to rental units. He stated that the City will closely monitor the project to ensure that the promised fee-simple townhomes are delivered. He also thanked Councilmember Kelley for recognizing the extended history of North End planning. He acknowledged the community's frustration with the pace of redevelopment, noting that market conditions required patience. He stated that the City had invested in plans for four aging shopping centers to demonstrate redevelopment opportunities to the private sector and thanked Woodfield for advancing a project that substantially reflects that vision. Mayor Paul expressed appreciation for Woodfield's willingness to invest in an area that needs reinvestment and stated that the City will continue to verify project commitments until the development details are finalized.

**Councilmember Andrew J. Chinsky** said the proposed redevelopment advances several City priorities, including for-sale housing, public gathering space, park amenities, walkability, and restaurants. He encouraged other developers to bring forward similar mixed-use projects. He noted that the stated 10-year tax-revenue benefit does not account for the longer-term municipal revenue expected from the property, nor the potential additional investment and tax base that could result if the project catalyzes further North End redevelopment. He expressed strong support for the project and hope that the City will receive more proposals of this type.

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

**Resolution No. 2026-08-134**

- H. **2026-230** Request for Mayor and City Council Consideration of an Ordinance to Authorize the City of Sandy Springs to Accept Funds from the Sandy Springs Police Foundation for the Purchase of a Truck for the Citizens on Patrol Program; Amend the FY 2027 Budget to Account and Record for the Additional Funds; Providing for the Future Transition of the Vehicle into the City's Fleet; and for Other Purposes

**James McNabb, Captain**, presented a recommendation to Authorize the City of Sandy Springs to Accept Funds from the Sandy Springs Police Foundation for the Purchase of a Truck for the Citizens on Patrol Program; Amend the FY 2027 Budget to Account and Record for the Additional Funds; Providing for the Future Transition of the Vehicle into the City's Fleet; and for Other Purposes.

Citizens on Patrol is a volunteer program that supports the Sandy Springs Police Department through community presence and operational assistance. The proposed funding would allow the City to acquire a dedicated vehicle to support those activities.

The Sandy Springs Police Foundation will donate up to \$35,575, including \$30,000 contributed by Northside Hospital. The City would use \$30,575 to purchase a 2026 Ford Maverick XL AWD from Allan Vigil Ford Lincoln, a state-contract vendor. This amount includes the \$30,500 vehicle price and a \$75 delivery fee. Remaining donated funds would be used to outfit the truck with necessary equipment, markings, and safety-related items.

The vehicle will be purchased and titled in the City's name, assigned to the Police Department for Citizens on Patrol use, and managed under City fleet, procurement, and financial policies. When it is no longer needed for the program, it may be transitioned into the City's general fleet for continued City use.

Ongoing fuel, maintenance, insurance, registration, and fleet-administration costs will be funded through normal departmental and fleet operating budgets. The FY 2027 budget amendment is needed to properly account for the donated funds.

**Motion and second.** A motion was made by **Councilmember Frank Roberts**, seconded by **Councilmember John Paulson**, to Authorize the City of Sandy Springs to Accept Funds from the Sandy Springs Police Foundation for the Purchase of a Truck for the Citizens on Patrol Program; Amend the FY 2027 Budget to Account and Record for the Additional Funds; Providing for the Future Transition of the Vehicle into the City's Fleet; and for Other Purposes.

**Councilmember Mary Ford** expressed appreciation for the Citizens on Patrol Program, highlighting its vacation checks for homes and businesses. The Council Member also thanked the program volunteers for providing helpful home-safety recommendations that were acted upon.

**Councilmember Melody Kelley** asked how a donation such as Northside Hospital's contribution for the Citizens on Patrol vehicle would have been handled before the Sandy Springs Police Foundation was established.

**Eden Freeman, City Manager**, explained that before the Sandy Springs Police Foundation, donors would typically purchase a vehicle directly and donate it to the City. For example, Cox Enterprises donated a Citizens on Patrol vehicle about 10 years ago, and that truck remains in service. Using the Police Foundation is now a cleaner process because the City can receive the funds, purchase and title the vehicle in its own name, and ensure proper state registration and insurance coverage. The new truck supplements, not replace, the existing donated vehicle.

**Councilmember Paulson** who served on the Sandy Springs Police Foundation Board stated that the Foundation had discussed the donation extensively and strongly supported it. He described the purchase as an obvious benefit and said the vehicle would be a valuable addition to the Citizens on Patrol program.

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

**Ordinance No. 2026-08-017**

- I.     **2026-231**     Request for Mayor and City Council Consideration of an Ordinance to Amend the FY 2027 CDBG Program Funding

**Edem Freeman, City Manager**, presented a recommendation to Amend the FY 2027 CDBG Program Funding.

The City has participated in the federally funded CDBG program for more than 15 years, using annual grant funds and a Section 108 loan obtained in FY 2019 to construct sidewalks in eligible census tracts. Four CDBG-funded sidewalk projects are currently active, with one under construction and three in design.

Because CDBG projects and related grant funding extend across multiple fiscal years, the FY 2027 budget was developed using estimated carryforward amounts from FY 2026. The proposed amendment replaces those estimates with the actual carryforward balances needed to reconcile the City's financial records with the federal grant system.

Mayor and Council action is required because unspent FY 2026 encumbrances, which were assumed to be spent when the FY 2027 budget was adopted, are carrying forward and increase total budgeted expenditures in the CDBG Fund.

**Motion and vote.** A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Melody Kelley**, to Amend the FY 2027 CDBG Program Funding. The motion carried by unanimous vote.

**Ordinance No. 2026-08-018**

- J.     **2026-232**     Request for Mayor and City Council Consideration of an Ordinance to Amend the FY 2026 Budget to Recognize Early Receipt of New LRA Grant

**Eden Freeman, City Manager**, presented a recommendation to Amend the FY 2026 Budget to Recognize Early Receipt of New LRA Grant.

The City has used federal CDBG funding for more than 15 years to construct sidewalks in eligible census tracts. The program is supported by annual federal grants and a Section 108 loan obtained in FY 2019. Four sidewalk projects are currently active: one is under construction and three are in design.

Because CDBG projects and funding extend over multiple fiscal years, annual budgets rely on estimated year-end balances. The proposed amendment updates the FY 2027 budget using actual revenues,

expenditures, and unspent encumbrances carried forward from FY 2026, allowing the City's records to align with the federal grant system.

Council action is required because the carryforward of FY 2026 encumbrances increases total budgeted expenditures in the CDBG Fund. There is no new financial impact to the City and no additional project spending is authorized; the increased FY 2027 budget is supported by existing CDBG fund balance resulting from expenditures that did not occur in FY 2026 as originally projected.

**Motion and second.** A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Mary Ford**, to Amend the FY 2026 Budget to Recognize Early Receipt of New LRA Grant.

**Councilmember Paulson** asked what is the total dollar amount being carried forward?

**City Manager Freeman** stated the amount discussed is \$1,239,762.75.

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

#### **Ordinance No. 2026-08-019**

### **X. Reports**

#### **A. 2026-233 Mayor and Council Report**

**Mayor Paul** reported on several recent Atlanta Regional Commission (ARC) discussions and recommended that City staff incorporate ARC's findings into Sandy Springs' housing, transportation, and long-range planning efforts.

- **Housing:** ARC has updated its regional housing studies. He recommended that Staff review the report to ensure Sandy Springs' housing initiatives align with regional conditions and to identify potential ARC funding opportunities.
- **Transportation Improvement Plan (TIP):** ARC has begun updating the regional TIP. Sandy Springs has projects included in the plan, and the update is expected to come forward for a vote in the coming months. Mayor Paul emphasized that **cross-jurisdictional transportation projects receive stronger consideration for state and federal funding**, so regional connectivity should remain a priority.
- **Population and demographic trends:** ARC's population data indicates that Metro Atlanta's annual growth rate has declined substantially—from approximately **3.3% annually 20 years ago to just over 1% today**—although the region continues to add roughly **50,000 residents per year**. ARC's estimates differ from U.S. Census Bureau data in some areas, including Clayton County.
- **Aging population:** The region is aging, with fewer new families and school-age children relative to prior growth patterns. He noted that this demographic shift will likely increase demand for senior services and should influence future planning decisions, including the types and locations of housing, infrastructure, and public services.

Mayor Paul encouraged staff to obtain and review ARC's housing report, TIP materials, and population data, and to use those resources to inform the City's housing strategy and long-term planning.

**Councilmember Mary Ford** thanked City staff and community members for their participation in a successful Comprehensive Plan community meeting at the south end of the City, which drew nearly 100 attendees. Councilmember Ford also welcomed several students in attendance, noted that they may be working toward the Boy Scouts' Citizenship in the Community merit badge, and offered to assist them as needed.

**Councilmember Andrew J. Chinsky** provided an update on the Lake Forest sidewalk project, noting continued public interest in the project. He was scheduled to meet with the Chastain Park Civic Association, City staff, and the Atlanta councilmember representing the Chastain Park area to discuss sidewalk connections on several parcels located within the City of Atlanta. Completing those connections would link Chastain Park to the sidewalk being constructed in Sandy Springs and improve access for both Sandy Springs and Atlanta residents. Councilmember Chinsky stated that the issue remains a priority and that further updates will be provided following the meeting.

**Councilmember Melissa Mular** commended the previous community meeting and encouraged residents to attend the next public input opportunity on Thursday. She noted that the upcoming meeting will be held in Councilmember Melody Kelley's district and emphasized the importance of public participation in the planning process.

**Councilmember Melody Kelley** reminded residents of the community meeting scheduled for Thursday at 6:00 p.m. at the Municipal Complex/Police Headquarters and highlighted continued momentum in the northern area of the City. She noted that recent and planned public investments—including Trowbridge Road intersection improvements, a mid-block crossing at the North Fulton Service Center, Morgan Falls Dog Park renovations, the Chattahoochee River bridge replacement, North Roswell Boulevard streetscape improvements, Adair Lane sidewalks, Morgan Falls/Roswell Road intersection improvements, replacement of Fire Station 1, and future Police Headquarters site enhancements—complement private investment in the area. She also recognized ongoing trail discussions as evidence of increased activity and public engagement and noted the strong community response to the newly announced North End night market.

**Mayor Paul** emphasized that the City's planning efforts should support redevelopment and improve quality of life, particularly in the North End. He cautioned staff that proposed median improvements along Roswell Road had raised concerns among prospective developers about whether customers would be able to access retail sites from both directions, nearly affecting two development opportunities. While recognizing the need to manage curb cuts and apply sound planning principles, he urged staff to carefully evaluate the practical impacts of planned roadway features and ensure that retail and redevelopment areas maintain adequate, bidirectional access from Roswell Road.

**Councilmember John Paulson** echoed the Mayor's concerns regarding older conceptual roadway plans, noting that some are five to six years old and may no longer reflect current conditions or priorities. He suggested that the City publicly revisit and update those concepts so outdated plans do not inadvertently affect development decisions. He also expressed support for the upcoming North End night market, scheduled for September 3, and stated that he hopes the event will be successful.

**Mayor Paul** Mayor Paul noted that, following the night market's publicity on social media, a vendor contacted him seeking to participate. He indicated that the event has generated early interest and may have limited remaining space for vendors.

B. 2026-234 Staff Reports

1. June 2026 Unaudited Financials

**Eden Freeman, City Manager**, presented the June 2026 Unaudited Financials.

The City is at the end of fiscal year 2026. Year-to-date General Fund revenues are at 112.39% of the approved budget, and operating expenditures are at 93.33% of the approved budget. All departments continue to operate within the approved budget.

**Councilmember Melody Kelley** inquired about the estimated timeline the City will approve its millage rate.

**City Manager Freeman** said the City is awaiting final approved assessment documents from Fulton County, expected this week or next. Once received, staff expects to move forward with setting the millage rate shortly afterward. Staff is also confirming whether a formal millage-rate-setting action is required if the prior year's assessments and millage rate remain unchanged.

XI. Executive Session

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

**Passed Yes 6, No 0, Abstained 0**

**Yeas:** John Paulson, Melody Kelley, Melissa Mular, Frank Roberts, Mary Ford, Andrew Chinsky

**Nays:** None

The Executive Session began at 7:53 p.m.

**Motion and vote.** A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Mary Ford**, 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, Frank Roberts, Mary Ford,

**Nays:** None

**Councilmember Andrew J. Chinsky** left the meeting prior to voting.

The Executive Session ended at 8:19 p.m.

XII. 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 8:19 p.m.

