

Regular Session of the City of Sandy Springs City Council
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
Tuesday, November 2, 2021
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Regular Session Meeting of the Sandy Springs City Council was held on Tuesday, November 2, 2021 immediately following the City Council Work Session, Mayor Rusty Paul presiding.

I. Call to Order

Mayor Rusty Paul called the meeting to order at 6:12 p.m.

II. Roll Call and General Announcements

Members Present: Mayor Rusty Paul, Council Member John Paulson, Council Member Andrew Bauman, Council Member Chris Burnett, Council Member Jody Reichel, Council Member Tibby DeJulio

Members Absent: Council Member Steve Soteres

III. Pledge of Allegiance

Mayor Rusty Paul led the Pledge of Allegiance.

IV. Public Comment

1. **Chuck Berk, 5681 Long Island Drive NW, Sandy Springs**, regarding GA Commission on the Holocaust

V. Approval of Meeting Agenda

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

VI. Consent Agenda

Motion and vote. A motion was made by Council Member Andrew Bauman, seconded by Council Member Chris Burnett, to approve the Consent Agenda. The motion carried by unanimous vote.

- A. **2021-293** Meeting Minutes
October 19, 2021 Work Session
October 19, 2021 Regular Meeting
- B. **2021-294** Request for Mayor and City Council Consideration of a Resolution to Adopt the City of Sandy Springs 2022 Holiday Schedule

Resolution No. 2021-11-131

VII. Presentations

There were no presentations.

VIII. Public Hearing

There were no public hearings.

IX. New Business

- A. **2021-295** Request for Mayor and City Council Consideration of a Resolution to Approve the City of Sandy Springs Payment of Health Benefits for Plan Year 2022

Jennifer Emery, Human Resources Director stated the City of Sandy Springs receives its new benefit plan costs in September of each year. These changes go into effect on January 1st of the following year. This year the cost increase for the City of Sandy Springs benefit plan fell within the budgeted amount for FY 2022. As we are currently in a very competitive labor market, staff recommends that for FY 2022 the City of Sandy Springs absorb the cost of the benefit increase of \$417,916 for the plan year 2022. This applies to all fulltime staff.

Motion and vote. A motion was made by Council Member John Paulson, seconded by Council Member Jody Reichel, to approve the Resolution to Approve the City of Sandy Springs Payment of Health Benefits for Plan Year 2022. The motion carried by unanimous vote.

Resolution No. 2021-11-132

- B. **2021-296** Request for Mayor and City Council Consideration of an Ordinance Authorizing Provision of Medical, Dental and Vision Insurance, to the Mayor and Members of the City Council

Jennifer Emery, Human Resources Director stated earlier in the year, the City Council instructed Staff to do those things necessary to provide council members the option to obtain medical, dental and health insurance through the City of Sandy Springs with council members paying the full premium. If the proposed ordinance is approved, council members will be able to attend open-enrollment meetings and choose benefits for FY 2022. Alternatively, should it not be approved the City will continue as current, which is to not allow for council member participation in the City of Sandy Springs benefit plan.

Motion and vote. A motion was made by Council Member Andrew Bauman, seconded by Council Member Jody Reichel, to approve the Ordinance Authorizing Provision of Medical, Dental, and Vision Insurance to the Mayor and Members of the City Council. The motion carried by unanimous vote.

Ordinance No. 2021-11-38

- C. **2021-297** Request for Mayor and City Council Consideration of an Ordinance to Authorize Amending the City of Sandy Springs FY 2022 Budget for Fire Personnel Salary Increases

Jennifer Emery, Human Resources Director stated Staff recommends an increase in pay for Fire personnel. The total cost of implementation is \$422,395. The pay will vary based on experience, education, and range. The variation is between 1% and 14%. This will bring Fire's compensation plan up to par with compensation plans by Evergreen and others in the North Fulton area.

Motion and vote. A motion was made by Council Member John Paulson, seconded by Council Member Tibby DeJulio, to approve the Ordinance to Authorize Amending the City of Sandy Springs FY 2022 Budget for Fire Personnel Salary Increases. The motion carried by unanimous vote.

Ordinance No. 2021-11-39

- D. **2021-298** Request for Mayor and City Council Consideration of a Resolution to Approve a Location for the Georgia Holocaust Memorial and Anne Frank in the World Exhibit and Associated Programming and Office Space in Partnership with the Georgia Commission on the Holocaust

Andrea Surratt, City Manager it is requested the City Council provide direction to the City Manager for the future location of the Anne Frank in the World exhibit (Exhibit) and office space for the Georgia Commission on the Holocaust (GCH). Based upon Council's vision for the partnership with the GCH, citizen input, a capital allocation in the budget that has happened for last several years, and recommendations from long-range plans for the city of Sandy Springs, staff has identified five options for consideration:

OPTION	CITY-OWNED LOCATION	PROPERTY CONSIDERATIONS
A	City Springs Outparcel 1 Galambos Way	New building construction on vacant parcel at City Springs. Character area and zoning are compatible with museum use.
B	Heritage Building 6110 Blue Stone Road	Renovation of existing building to incorporate GCH. Character area and zoning are not compatible with museum use.
C	Blue Stone Building 151 Hilderbrand Drive	Demolition of temporary fleet facility and construction of a new multi-use facility. Character area and zoning are compatible with museum use.
D	Abernathy Arts Center Site Option 1 254 Johnson Ferry Rd	Renovation of Annex building by GCH. Retain older buildings and replace tennis courts with parking. Character area and zoning are not compatible with museum use.
E	Abernathy Arts Center Site Option 2 254 Johnson Ferry Rd	Renovation of Annex building by GCH. Retain tennis courts and replace older buildings with parking. Character area and zoning are not compatible with museum use.

In each of the presented options, the City or the Public Facilities Authority (PFA) retains ownership of the facility and is responsible for common area maintenance and site development, excluding the Exhibit and Memorial build out. Terms and conditions of a lease agreement with GCH will be negotiated and approved by the City or the PFA, whichever is applicable. The GCH has expressed that they have raised funds and received pledges in an amount up to \$4,000,000 that would go to the construction cost of the museum, memorial, and any of the associated interior upfit of the space. The City has \$2,467,000 available in the capital projects fund for development of a cultural center. The City has spent \$23,950 to date to perform feasibility studies and due diligence for Options A-C. Additional feasibility studies and due diligence will be required based on the direction received from Council. Alternatively, Mayor and City Council could identify other sites that they wish to consider. They could also decide not to pursue a partnership with the Georgia Commission on the Holocaust.

Motion and second. A motion was made by Council Member Chris Burnett, seconded by Council Member John Paulson, to approve the use of the existing Heritage Building and land at 6110 Blue Stone Road, Sandy Springs, Georgia by the Georgia Commission on the Holocaust (GCH) and the Anne Frank Museum. The usage of this facility would be specific only to this site and not to the adjacent Heritage Green Amphitheater site. The intent of this motion is to establish the City's commitment to work with GCH on this site and this motion in no way establishes any financial commitments from the City related to this project. Future financial arrangements such as building or ground lease agreements for this site by

GCH should be negotiated by the City Manager, City Attorney and members of their teams and must be brought back to the Mayor and Council in the future for review and consideration.

Council Member Burnett thanked the GCH for their patience. The City is encouraged to see how the site at Abernathy can be used to start a City arts program and perhaps expand on the tennis courts. 6110 is the best site, and the current building can be renovated for GCH use possibly saving money. The Council is not making a decision to use taxpayer dollars. It is simply to provide clarity on the site so the GCH can go back to its donors and City Staff can work collaboratively with GCH to get to the point to make financial considerations. This option tonight does not interrupt the current City Center study.

Mayor Rusty Paul stated there has been a lot of concern about arts programs. The City is committed to figuring out how to do a robust arts program within the next 12 months. It will take some patience. The City does not right now have the staff or budget, just the buildings. Arts is an important part of who we are as a community.

Council Member Jody Reichel stated her family are long-time members of Temple Sinai. Also, as a member of the Sandy Springs City Council, to which I have a fiduciary responsibility to our taxpayers and a responsibility to ensure that the people who elected me are heard. On April 16, 2021, during the City Council work session, we were presented with agenda item B. 2021-105 Cultural Center. After the work session, we received numerous emails asking questions about the project. Because we had so many unanswered questions and after months of discussions, On October 5, the council unanimously voted to contract with Goody Clancy and Associates to update the City of Sandy Springs downtown district. This is the process we voted on, and this is the process we should follow. The "Heritage" building sits on 1.05 acres and is an integral part of our downtown area. In 2019, 208 Sandy Springs Place, which is .64 acres and around the corner from Heritage, sold for \$1.6 million and is currently under review in permitting for the development of 18 townhomes. This puts the value of the Heritage site well over \$3m. This brings me to another point, have we done an appraisal on the property? What is the best use for this land? What are the key elements of a vibrant and engaging downtown that keeps our citizens and visitors from metro areas and out of towners coming back to the area? How will what Georgia Commission on the Holocaust create fit into the overall master plan for our downtown? Not only is the question about our vision, but is it the vision of the GCH? Is this the right place for their Museum? On election night, when we know we will have at least two new council members elected, one in this district; why are we trying to make such a huge, pivotal decision for our city? I understand that we have been discussing this for a while, and some of you want to put this behind us, but this huge decision should not be made without all of these questions being answered. It would be irresponsible for us to vote on this tonight.

Motion. Council Member Jody Reichel made a motion to table the decision until after there is the new council, after the property is appraised, and after the updated master plan of the downtown is completed and vetted to the public. This includes community meetings and other avenues used for this building and the many other projects that the City does that affect citizens. Failing to receive a second, the motion failed.

Council Member John Paulson stated he supports Option B. The decision regarding a location has been wanting for several years. This is not an impediment to phase two of the updated downtown development plan.

Council Member Andy Bauman asked has Staff had any discussions with Fulton whether the equipment in the Abernathy Arts Center can be kept by the City.

City Manager Surratt stated the Staff has not reached out regarding the equipment, but can inquire. The County moved out of the building in October.

David Wells, Deputy City Manager confirmed the kilns have been removed from the building.

Council Member Bauman continued there is awkward aspects to the timing of this. The City will soon have two new councilmembers, and District 2 is not represented at tonight's meeting. However, the City does need to bring some clarity to the Abernathy site being off the table, which seem to be the consensus of the group. The next Mayor and Council will weigh-in on the final deal. I agree with Option B. Heritage represents a history of the people who put their hearts and souls into the facility for many years. The mission of Heritage is about history of the city, city archives and its related programming, and volunteerism.

Amendment to the main motion. Council Member Andy Bauman requested an amendment be made to the main motion so as to ensure it includes the consideration of either the renovation or the replacement of the Heritage Building. Council Member Chris Burnett and Council Member John Paulson accepted the amendment.

Council Member Tibby DeJulio stated the purpose of the conversation is to tell GCH the final site location. In the future, the Council will consider the construction. When the updated master plan comes in, the plans for the Anne Frank Exhibit will not be blended in based upon what the master plan says.

Mayor Paul stated the master plan will take into consideration all things that exist in the community today and all the actions of the Council that happen subsequent. So this should have no significant impact on the planning process, other than that particular site.

Council Member Reichel asked will the master plan look at the value of the property. Because renovating the property as it is now is not the best use of the City funds and the property. If there is a new building build and there are some other purposes in the building, then I would be on board. How will the Council come to the decision if this will be a renovation project or a new building?

Council Member Burnett replied that decision will not be made tonight, nor is there a financial commitment from the City. Those are all things that will be decided in the due diligence work, and later by the new Council.

Council Member Reichel asked will this be included in the master plan.

City Manager Surratt stated that is her understanding. Staff needs to know are we going faster than the master plan, or are we waiting until that plan is done.

Mayor Paul stated the Staff working with GCH will need to bring a plan back to Council. It is presumed the plan will be presented to Council as soon as it is created, which may take some time. The master planner will incorporate decisions of the Council, whether on the proposed site or any other site in the area, into the master plan. The GCH will have to decide on what their part of the building will do. The City can either add money and resources or not.

Council Member Bauman stated perhaps contrary to the intent of the motion, I am willing to commit some reasonable amount of resources to ensure there is a new building.

Mayor Paul called the question on the main motion as amended and accepted.

Vote on the main motion. The motion passed.

Yes 4, No 1, Abstained 0

Yeas: John Paulson, Andrew Bauman, Chris Burnett, Tibby DeJulio

Nays: Jody Reichel

Resolution No. 2021-11-133

X. Reports

A. 2021-299 Mayor and Council Report

Mayor Rusty Paul announced the municipal election polls are closed.

B. 2021-300 Staff Reports

1. Non-profit Recreation Grant Opportunity

Kristin Byars Smith, Assistant City Manager discussed the FY 2022 Non-profit Recreation Grant Opportunity. In the FY22 Budget, the City Council allocated up to \$150,000 to create a non-profit recreation grant. The grant will provide up to \$30,000 to each qualified non-profit who proposes to create new or expand existing programs that serve diverse, underserved, and low to moderate income residents. Such programs could include athletic, after-school, arts and culture, special needs programming, or other creative ideas. The Request for Proposals will be released on Wednesday, November 3, 2021, and proposals are due December 6, 2022. It is anticipated award recommendations will be made to the City Council in January, 2022.

XI. Executive Session

There was no executive session.

XII. Adjournment

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

The meeting adjourned at 7:03 p.m.

Approved: November 16, 2021.


Russell K. Paul, Mayor


Raquel D. Gonzalez, City Clerk