

The City of Sandy Springs 2022 Mayor and City Council Retreat was held on Thursday, February 3, 2022 at 8:00 a.m., Mayor Rusty Paul presiding.

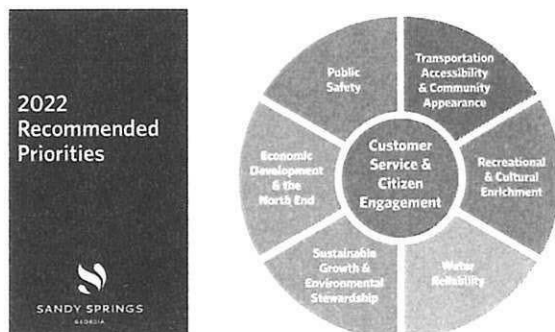
I. Opening Remarks and 2021 Highlights

Mayor Rusty Paul called the 2022 Mayor and City Council Retreat to order at 8:00 a.m.

II. 2022 Priorities Review

Eden Freeman, City Manager, welcomed City Council, City Staff, and guests, and introduced the 2021 City of Sandy Springs highlights video.

The 2022 Proposed Priorities include:



A. Set the standard for excellence in CUSTOMER SERVICE and CITIZEN ENGAGEMENT

Eden Freeman, City Manager, reviewed the 2021 Customer Service and Citizen Engagement accomplishments. 2022 initiatives include permitting process improvements; customer service satisfaction surveys; citywide customer service review; implementing interactive virtual engagements; providing multi-lingual captioning for the City's livestreamed public meetings; expanding the City's communication activities through video; and enhancements to City website, including the addition of a development section, economic development website, and a Create City Springs website.

B. Deliver the highest quality PUBLIC SAFETY services

Following their review of the 2021 public safety accomplishments, **Ken DeSimone, Chief, Sandy Springs Police Department**, and **Keith Sanders, Chief, Sandy Springs Fire and Rescue**, presented the 2022 Public Safety initiatives. 2022 public safety initiatives include: beginning the construction of Police Headquarters and the Municipal Court; complete construction of the First Station 2 and Fire Station 5; backup 911 Center implementation; reevaluation of the City's ISO rating, review of the Fulton County Hazard Action Plan; hosting various community preparedness events; and the installation of wayfinding gateway signage across the city.

Mayor Rusty Paul asked what are the biggest challenges impacting the City's public safety departments.

Police Chief DeSimone replied the lack of prosecution across jurisdictions continues to impact crime, likely due to the lack of will to prosecute. Additionally, like many, the Police Department is finding it difficult to purchase necessary patrol vehicles due to the national shortage. As an interim solution, the Department is taking vehicles assigned to detectives and reissuing them to patrol officers.

Fire Chief Sanders stated the Department is currently reviewing the apartment ordinance to identify recommendations for non-sprinkled apartments to reduce fire risks. However, the ongoing impacts of the pandemic continue to negatively impact staffing and maintaining day-to-day operations in both Fire and Police.

Councilmember Melody Kelley asked what trends in homelessness can be reported in Sandy Springs.

Police Chief DeSimone stated homelessness is up in Sandy Springs because street crime has increased in the metro area, and Sandy Springs is safer than many places.

Mayor Rusty Paul stated Sandy Springs is a very compassionate community. You have two levels of homelessness. There are those you see on the street who overwhelmingly have substance abuse or mental health issues. There are also the invisible homeless, or those who are in economic straits. Perhaps they have been evicted and living in their car, embarrassed by their situations. Our police department engages our homeless community. We offer to take people to shelters, though many do not want to go to shelters. Sometimes, with our compassion, we can make things a little worse. The City should do education on how the public can interface and engage with our homeless population in our compassion.

- C. Enhance multi-modal TRANSPORTATION ACCESSIBILITY and maintain high COMMUNITY APPEARANCE standards

William H. Martin, Jr., AIA, Director of Public Works reviewed the 2021 multi-modal transportation accessibility and community appearance, then reviewed the 2022 priority's initiatives, which include: Transportation Special Purpose Local Option Sales Tax (TSPLOST) and Capital Improvement Program (CIP) delivery; the award of major field-service contracts, completion of the Georgia Department of Transportation (GDOT) Local Administered Projects (LAP) municipality recertification; and the implementation of various projects with the Perimeter Community Improvement District (PCID).

Mayor Rusty Paul stated construction material costs are going up, there are labor shortages in the construction industry, and we are experiencing an over-stressed designed industry. But, the City also spends time discussing what can be done to move projects more quickly. What are the challenges the Public Works Department is facing and what resources are needed? How can the City Council help?

Public Works Director Martin replied the City's conversion of its contracted project managers to City Staff has resulted in the continuity of project managers. Also, Staff active involvement in outsourced projects brings better community understanding to the various projects. TSPLOST 2021 will be revisited to true-up and clarify projected expenses, and is estimated to bring on \$200M in project activities. The Department would greatly benefit from the onboarding of a project controller, who would be tasked with building schedules, maintaining schedules, and overseeing project budgets.

Councilmember John Paulson stated the Spalding, Trowbridge and Dalrymple intersection project is a huge success, along with Sandy Springs Circle, and it appears the Brandon Mill Sidewalk project will be hugely successful. Sometimes it seems the last steps to complete a project feels like it takes forever, such

as the realignment of Roswell Road and Glenridge. What can be done to quickly bring these projects to close?

Public Works Director Martin stated shared knowledge on project delivery and coordination is key. Staff regularly conducts "lessons learned" workshops when closing projects. This requires staff continuity. For the Glenridge-Roswell Road project, the Georgia Department of Transportation faced significant utility challenges, which the City often faces during project delivery too. The City would benefit by creating additional capacity for its utility coordination efforts.

Councilmember Melissa Mular was delighted to hear about the focus on project management. Staff should continue to review its proactive engagement initiatives with residents in terms of communications, which would fit nicely with the City's customer service focus.

Councilmember Tibby DeJulio asked how many sidewalks does the City install on average each year.

Public Works Director Martin replied the City is currently completing its TSPLOST 1 sidewalk projects. There is \$12.1M in sidewalk projects that will be implemented soon. The updated sidewalk program list has been refreshed with neighborhood input, and will be presented at an upcoming City Council Work Session.

Councilmember Melody Kelley asked how often there are project overruns, where projects cost more than was originally estimated.

Public Works Director Martin stated the City recognizes there are significant impacts to a project when there are not good estimates, which is why it is important to involve City Staff on outsourced projects. There are always dynamics in construction cost estimates. Another practice implemented by staff is the annual reconciliation of project budgets to review current market conditions. And, another strategy is to look for project partners to leverage costs, such as federal funders.

Councilmember Jody Reichel asked that Staff continue its district updates with the City Council.

- D. Create and support targeted ECONOMIC DEVELOPMENT opportunities with an emphasis on the North End

Following the review of 2021 Economic Development priority accomplishments, **Caroline Davis, Economic Development Manager**, presented the 2022 Economic Development priorities. The 2022 priorities include: creating an incentive program for the North End; marketing and proactive national media outreach; completing the City Springs Master Plan update; outlining a retail recruitment strategy; facilitating a citywide business community climate survey; hosting industry roundtables; and creating opportunities for small business education.

Councilmember Paulson asked what are the number of businesses reported in 2021.

Economic Development Manager Davis replied that businesses in 2021 went down from 2020 and 2019. This could be because they are delinquent in renewing their licenses.

Mayor Paul stated the Retail Recruitment Strategy initiative is a result of recognizing there is an overabundance of under-utilized retail space in the city. The City needs to become a partner in the process and assist with identifying the type of retail environment that the city wants. There are three or four large

retail centers in Sandy Springs that need to be redeveloped, but those only touch a fraction of the retail needed to be revitalized. This may be an opportunity to work with Kennesaw State University, which is a City partner.

Councilmember Reichel stated there are many vacant buildings on Roswell. Does the Economic Development team keep up with what is going on with the vacant properties?

Economic Development Manager Davis replied the City tries too, but often property owners often just want people in their space.

Councilmember Kelley asked how the City coordinates with the Sandy Springs Perimeter Chamber.

Economic Development Manager Davis stated both the City and the Chamber actively partner with small businesses. The Chamber primarily helps businesses to grow, hosting workshops and various networking opportunities, whereas the City's program is more focused on startups and getting businesses in spaces.

Councilmember Paulson asked what are the city's current vacancy rates.

Economic Development Manager Davis replied this can be reported regularly to the Council.

E. Provide inclusive and diverse RECREATIONAL and CULTURAL ENRICHMENT

Shaun Albrechtson, Executive Director, Performing Arts Center, and Michael Perry, Recreation and Parks Director, reviewed the 2021 Recreation and Cultural Enhancement accomplishments, and reviewed the 2022 proposed priority activities

- Creating inclusive and innovative recreational programming;
- Park planning and implementing various park enhancements;
- Establishing Abernathy Arts Center programming;
- Completing the Williams-Payne House renovations;
- Reviewing Create City Springs membership program; and
- Reviewing Create City Springs utilization and programming.

Mayor Rusty Paul advised Fulton County has not yet released the deed to the Abernathy property, and the City and County continue to negotiate the terms.

Mayor Paul stated that Byers Theatre had a lot of programming in 2021. What are some of the conclusions the team has drawn about the type of programming that works?

Executive Director Albrechtson replied the City needs to help the metro area understand what we do and where we are. We are missing concerts, which tend to draw attention from outside of Sandy Springs.

Councilmember Jody Reichel stated there are no public indoor swimming facilities in North Fulton. Is there an opportunity to work with Fulton County Schools or private schools?

Recreation and Parks Director Perry replied that would be a great program, as Gwinnett and Cobb have such programs. The City could also coordinate with neighboring communities, such as Brookhaven or Dunwoody.

Mayor Paul advised the City should consider a feasibility study. The City would need to figure out how to finance it.

F. Promote SUSTAINABLE GROWTH and ENVIRONMENTAL STEWARDSHIP

Catherine Mercier-Baggett, Sustainability Manager, reviewed the 2021 accomplishments for Sustainable Growth and Environmental Stewardship, and reviewed the 2022 initiatives:

- Next Ten Five-year Update
- Environmental Sustainability Action Plan
- ARC Green Communities Re-certification
- Flood Hazard Planning
- Nancy Creek at Windsor Meadows Park Restoration
- Parks and Green Space Habitat Enhancement

Councilmember Jody Reichel asked does the City know how often electric vehicle charging stations are being used in private parking lots.

Sustainability Manager Mercier-Baggett replied that City can work with its private partners to identify that information.

Councilmember John Paulson asked in regards to Nancy Creek, are activities that can be done upstream that can help mitigate the flooding near the park. Is there anything that the County or the upstream neighbors can do.

Sustainability Manager Mercier-Baggett replied Brookhaven and Gwinnett are actively working on stream restoration and green infrastructure projects.

Mayor Rusty Paul noted that there is not a lot of compliance with the stream buffer guidelines in many of the backyards. As a result of erosion, trees fall into the creek complicating matters. So there is a lack of awareness. A little education of the importance of maintaining the state buffer, at a minimum, would go a long way.

Councilmember Melissa Mular asked how does the City partner with Georgia Power regarding the trees near power lines that can potentially fall.

Sustainability Manager Mercier-Baggett stated with only one arborist, the City does not have the capacity to do such proactive maintenance.

Mayor Paul explained the City has done some of this work, but is limited when trees are on private property.

Councilmember Andy Bauman asked if there are established goals identified by the City Council, such as through priorities or the Next Ten, then please come back to council and discuss the need for resources. In

the past, it has been the goal to de-list streams. What is the progress? These projects are ripe for citizen engagement, and hopefully the City can get back to facilitating education opportunities when we move back to in-person meetings.

Sustainability Manager Mercier-Baggett replied this is slow process. Staff has been working with Thriving Earth Exchange on the Colewood Creek watershed, which is a smaller watershed. Through the project, partners are trying to understand how green infrastructure can be encouraged. Colewood is not currently a listed stream, but in need of improvement.

Mayor Paul asked if the Staff will consider adding trees that bloom in the late summer and early fall, to help the area's pollinators.

Councilmember Kelley asked what initiatives exist to encourage the retention of mature trees on private property.

Sustainability Manager Mercier-Baggett advised there are no current incentives, but this will be discussed at an upcoming City Council work session.

G. Ensure long-term WATER RELIABILITY for all residents

Dan Lee, City Attorney presented the Water Reliability Update. The intergovernmental agreements (IGA) granted by Fulton County to Sandy Springs and Atlanta have expired. Georgia Law requires a City to have an IGA to do business outside its jurisdiction. Sandy Springs customers have experienced service issues such as dry hydrants and leaks, both before and after the City's incorporation. Residents and commercial customers of Sandy Springs have always been charged higher rates at three times the cost of the delivery. There are fewer dry hydrants than there were before, due to a great relationship between the City of Atlanta and the City of Sandy Springs fire departments. And, there are fewer leaks. But, there are continued challenges with the moving of lines when building sidewalks, and costs associated with the moving of the lines that can be better controlled if the City operated the lines. The goal of the project is not to gain control of water, but to ensure water reliability for Sandy Springs residents. That is the reliability of the rate and the reliability of services, even if that means the City of Atlanta is charging and operating the system responsibly.

The City of Sandy Springs has developed, through Hartman and Associates, an in depth evaluation and appraisal of the water system. The entire study has been shared with the City of Atlanta. The artery system belongs to Sandy Springs because it is in the City's right-of-way, though operated by Atlanta. There is no current IGA allowing the City of Atlanta to operate the water system in the City of Sandy Springs' right-of-way. Because of this dispute, there is also no Service Delivery Strategy amongst the cities in Fulton County, which is required by law. Major system parts, including one-half of the Johns Creek Treatment Facility, are valued at \$90M. The City of Sandy Springs is the only user of this plant in the Atlanta system. There are currently \$80M in immediate repairs and upgrades to the water treatment facilities, the City of Atlanta has made no investment in this portion of the water system in 25 years. The City of Atlanta has failed and refused to perform a cost analysis to determine a justified rate, for its citizens or Sandy Springs residents. The cities have held meetings seeking reliability of service, but the City of Atlanta has made few indications of a willingness to negotiate or discuss the concerns of the City of Sandy Springs.

There is a lawsuit pending regarding the consolidation of these issues in a Service Delivery Strategy Agreement. Notably, state law requires every city to have a Service Delivery Strategy with their county. Should there be no Services Delivery Strategy, which are enforced by the Georgia Department of Community Affairs, then the city and the county are not eligible for state grants. However, in 1999, there

was a stay allowing Fulton County and Fulton cities to continue to be eligible for State grants until a Service Delivery Strategy can be agreed upon. But, the Department of Community Affairs could fight the old ruling. Meanwhile, the City of Atlanta has fought a resolution of the basic issues of reliability of water rates and water services in Sandy Springs. The issues has been ruled upon in the favor of the City of Sandy Springs three times and City of Atlanta has appealed three times. Currently, Atlanta's second writ of certiorari to the Supreme Court is pending.

As a next step, Sandy Springs Mayor Rusty Paul will approach Atlanta Mayor Andre Dickens with several options:

- Continue the current lawsuit;
- The cities negotiate an intergovernmental agreement where the City of Atlanta agrees to implement the expert identified capital improvements needed and apply a water rate based on the cost of delivery; or
- the City of Sandy Springs initiate the condemnation of the system operated by the City of Atlanta within the City of Sandy Springs.

Councilmember Paulson asked how can the City of Sandy Springs prepare for condemnation.

City Attorney Lee replied the City has an assessment. A lot of the system is in the City of Sandy Spring right of way and does not belong to Atlanta, and would not be part of a taking. The Johns Creek Facility is ran by the City of Atlanta, but only services Sandy Springs. The other water is sold back to Fulton County for Fulton's use.

Mayor Paul noted the City of Sandy Springs must also have to have the ability to operate a system. The City Manager is working on it.

City Attorney Lee stated the legal department and consultant Gerald Hartman have prepared a draft Request for Qualifications to help the City identify what the system is worth, the cost to operate and what would be the potential user rates. Mr. Hartman suggests that the current operation is so overpriced that if ownership were to be transferred to the City of Sandy Springs, then Sandy Springs system will pay for itself and there will be a reduction in the cost of service for Sandy Springs residents. Staff anticipates there will be at least 10 proposers.

Gerald Hartman, Consultant, stated we have already received work from 10 entities that are willing, and seven who are ready with \$1B in assets.

Councilmember Jody Reichel asked can this all be put on hold until Mayor Paul speaks to Mayor Dickens. There should be another opportunity to settle the dispute. It is worrisome that the City is not yet prepared with the man power or the expertise to take on this project.

Mayor Paul replied the City of Sandy Springs need to work parallel on all tracks, because there is the potential of long-term harm and a failed system. This is an essential service.

Councilmember Melissa Mular asked is there a plan in place should there be a significant event.

City Attorney Lee replied currently the City cannot get into the row to review. Should there be a significant event, the Sandy Springs would have to rely on Atlanta to address it.

Consultant Hartman stated Fulton County and Cobb County have offered to service Sandy Springs at lower rates. \$80M is the cost-to-cure, and half is the secondary water supply.

Councilmember Andy Bauman there should be a strong communications plans with our citizens. A failed system could have devastating impacts to citizens and business owners.

Mayor Paul stated the City can host community meetings

Councilmember Paulson advised the City should move forward. I am tired of waiting.

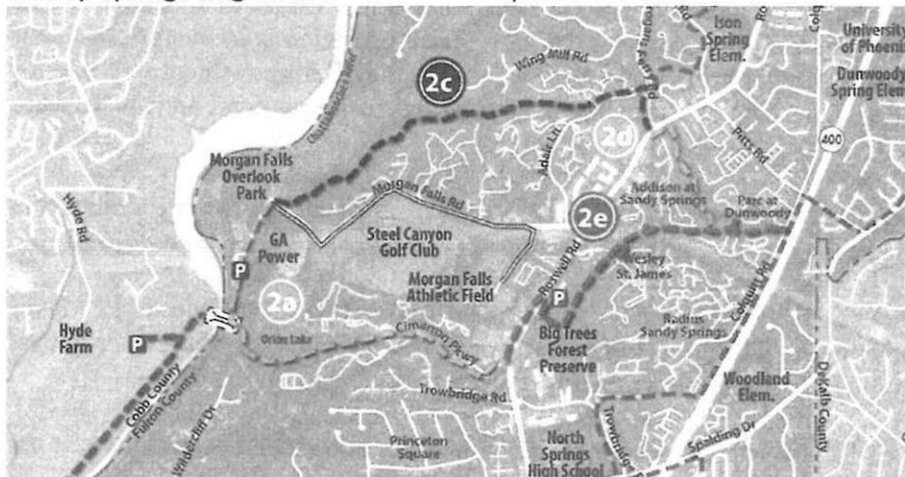
III. Trail Master Plan Implementation

Kristin Smith, Assistant City Manager introduced Greta DeMayo of the PATH Foundation, who is a regional expert on trails and has worked with the City in various capacities on the City's trail project.

Greta DeMayo, Consultant, PATH Foundation, stated the PATH Foundation, a nonprofit, is focused on connecting community. Over the last 30 years, PATH Foundation has built over 300 miles of trail throughout the state of Georgia with approximately 60 miles in the metro-Atlanta area. The Foundation looks to connect to Sandy Springs in 2024. The Atlanta Beltline, of which seven of the 22 planned miles are currently built, has resulted in more than \$1B of new development since 2005. The completion will support a projected 50,000 jobs around the 22-mile trail loop.

The Sandy Springs Trail Master Plan was adopted in October, 2019. It proposed 31 miles of trails connecting existing trails, 12 schools, 15 parks and 3 transit stations. By the end of 2029, it is the goal to have built at least 7 miles of the planned trail. The five-mile Segment 2, or the "Central Loop," was conceptualized to connect communities in the north end, and was identified as the catalyst project.

Sandy Springs Segment 2 – Central Loop



Mayor Rusty Paul asked how do you get the right-of-way for these trails we handle from resistant property owners. Many in the Huntcliff neighborhood have pushed back.

Consultant DeMayo replied this is done on a case-by-case basis. It is important to start with the right model project, getting it built and used. During the planning process, there was no opposition. The project implementation committee meets regularly and speaks about how to move the trail system forward. This requires a personal relationship with each property owner.

Councilmember John Paulson asked has the project team spoke with the National Park Service about the bridge over the Chattahoochee.

Consultant DeMayo replied the initial project does not include the bridge. During the master planning process, the consultants did speak with the National Park Service, but not since.

Councilmember Reichel asked is there a plan to connect to the Roswell boardwalk. What was the cost?

Consultant DeMayo replied yes. The costs varies. Notably, PATH no longer builds wooden decks.

Councilmember Andy Bauman asked about the long term funding of the project. Should the City proceed with a pay-as-you-go method, it will take a long time? What have other communities done? Are there grants or bond opportunities that the City should look into?

Consultant DeMayo stated PATH suggests local funding options because when not working in the City right-of-way, the City will want the flexibility to with its partners who can also work with property owners. Special Project Location Option Sales Tax funding and bonds are great tools. The City of Sandy Springs has great staff, actively pursuing grants, such as the Department of National Resources Recreation Trials grant and the Georgia Outdoor Stewardship Program.

Councilmember Bauman stated there are so many other recreation projects that the City Council wants to do, so the Council should review a menu of funding options.

Councilmember Tibby DeJulio stated the costs is concerning. At the projected \$30M, it is more than half of what was paid for City Hall.

Assistant City Manager Smith presented the Trail Master Plan Implementation strategy. The Sandy Springs Trail Master Plan was adopted in October, 2019. The Plan proposes over 31 miles of connection by trail, sidepath, or neighborhood greenway. It will connect 12 schools, 15 parks, and three transit stations in the city. Implementation is a coordinated effort between the Recreation and Parks and Public Works departments. Trail segments are identified in the Master Trail Plan and the recently adopted Transportation Master Plan. The City works with a number of partners, such as PCID, the Metropolitan Atlanta Rapid Transit Authority (MARTA), GDOT, the PATH Foundation, and the Sandy Springs Conservancy. There is some federal funding that will be used as well.

10-Year Implementation Strategy

Segment	Approx Mileage	Ballpark Cost Estimate (excluding land acquisition)
4A	1	\$4,000,000
2A	1.9	\$8,650,000
1G	-	Implemented through TSPLOST II
2C	1.8	\$12,300,000
2E	1	\$5,500,000
2D	0.5	\$2,600,000
2B	0.1	\$5,500,000
	6.3	\$38,550,000



- **Peachtree Dunwoody at Lake Hearn.** The PCID/MARTA project will extend sidepath connectivity to Hammond Drive.
- **Johnson Ferry Rd to Peachtree Dunwoody.** GDOT will construct the segment as a component of the Transform 400/285 project.
- **PATH400 Trail Expansion.** The TSPLOST II Project will extend PATH400 from the City limits to Johnson Ferry.
- **Spalding Drive Bridge Improvement.** Will provide a connection to TSPLOST improvements at Spalding & Dalrymple.
- **Peachtree Dunwoody Corridor Study & Improvement.** Will provide a connection from Mt. Vernon to Spalding.
 - Implementation - Transportation Master Plan (TMP) Mid-Range Project
 - Corridor Study - TMP Short-Range Project
- **Peachtree-Dunwoody Last Mile Connectivity.** The PCID partnership will provide a connection from Hammond to Mt. Vernon.
- **City Springs Connections to Regional Trails and MARTA**
 - Sandy Springs Circle
 - Boylston Drive, TSPLOST II
 - Mt. Vernon & Johnson Ferry TSPLOST
 - Mt. Vernon Corridor Project to Sandy Springs MARTA, TSPLOST
 - Hammond Drive Widening from Barfield to Glenridge, TSPLOST II
 - Glenridge Drive Improvements from Hammond to south of Wellington Trace, TSPLOST II
 - Johnson Ferry Road Sidepath from Glenridge to Peachtree Dunwoody, TSPLOST II
- **North End**
 - Roswell Road Bike/Pedestrian Bridge
 - North End Boulevard, Roswell Road from Dunwoody Place to the River - TSPLOST II

- Roberts Drive Sidepath, TSPLOST II
- PATH 400 North Trail Study, TMP Short-Range Project
- Segment 2 – Trail Master Plan 10-Year Implementation Strategy
- **Interstate North Parkway**
 - TSPLOST Sidepath
- **Powers Ferry**
 - Powers Ferry Multimodal Circulation Study: TMP Short-Range Project
 - Powers Ferry Sidepath from the, City Limits to Dupree, TSPLOST II Tier III

Mayor Rusty Paul asked if the Powers Ferry Trail will connect to Cobb County's Trail System.

Assistant City Manager Smith replied Staff can review and take into the consideration in the project's development.

Councilmember Paulson asked can sidewalk suffice to complete loops.

Assistant City Manager Smith replied yes.

Councilmember Jody Reichel asked are the sidewalks being built on Mount Vernon and Johnson Ferry connected to Path 400.

Assistant City Manager Smith replied yes. There are several other projects, too, such as the City Springs Connections.

Councilmember Melody Kelley asked will Grogan's Ferry be included in Trail Segment 2C.

Assistant City Manager Smith replied yes because Segment 2 connects over in the same area. That is happening now.

IV. Permitting Process Updates

Ginger Sottile, Community Development Director, stated it has been a long time goal of the Community Development to transition to e-reviews, but in March, 2020, submittals were still primary paper and in person. The COVID-19 Pandemic resulted in office closures and the need to flip the switch on e-review, which was not yet ready for use. This unleashed an array of errors and issues with the software that Staff is still working to correct. Switching to online submittal resulted in overwhelming confusion from the development community and homeowners, which in turn led to an unmanageable amount of phone calls, voicemails, and emails. The number of submittals and total number of reviews increased significantly, while simultaneously Planning & Zoning loss of staff and expertise. Not to be dismissed is the realized Energov software functionality and lack of unanticipated bandwidth, which is due to the deployment of a required software upgrade.

The Department has conducted a Process Improvement exercise, which has resulted in preliminary recommendations and action plan. The goals are to enhance the customer experience and identify workflow improvements. Recommendation categories are (1) Energov Modifications; (2) Processes and Procedures;

(3) Staff, Training, and Equipment; and (4) Website, Forms, and Communications. Staff was already working on the 60% of the recommendations.

Mayor Rusty Paul stated state law allows people to hire a permit reviewer if the city is unable to issue a permit within 30 days, then citizens can hire a third party reviewer.

Councilmember Jody Reichel asked does the City publish a list of permit expeditors.

Community Development Director Sottile stated the City has shared information about the third party reviews when the City does not meet its time requirements, but only a few have taken advantage, none as of late. No, the City does not publish a list of expeditors. Though some applicants do use them.

Councilmember Melissa Muir asked are there trainings available for developers.

Community Development Director Sottile replied the Community Development Departments does host Build Sandy Springs monthly webinars and trainings for everyone to attend.

Councilmember John Paulson asked what is the customer service and management division.

Community Development Director Sottile replied all employees are in the business of providing customer service, but this particular recommendation references taking the permit technicians, up front, and better training and oversight, and guidance. I am looking for someone who has experience on the customer service side more than the permit side, to train and oversee the work the customer service representatives do on a daily basis. The building official does not have the time.

Eden Freeman, City Manager, stated also, the software vendor is well-aware of the Staff's dissatisfaction with the program. The City's Legal Department is also involved.

Councilmember Andy Bauman stated there should be customer service satisfaction surveys and activities in all of the City's customer-facing programs, such as Recreation and Parks and the Performing Arts.

Councilmember Paulson stated homeowners should be invited to speak to Staff before three failed reviews in order for homeowners to better understand the expectation. Also, can Staff handle particular aspects of the permit applications manually when the software is not performing as it should?

Community Development Director Sottile replied Staff can look into it. When Staff identifies comments during the review process, homeowners and contractors receive the comments by email. Perhaps Staff can look into bringing in homeowners after a second failed review. Staff can look into some aspects of the manually review/application.

Councilmember Mular stated when the City has these large integration projects, having a technical project manager or someone on-point to manage it, reduces the backend fall out. The different areas kind of operate autonomously and the City could benefit on some of these larger projects.

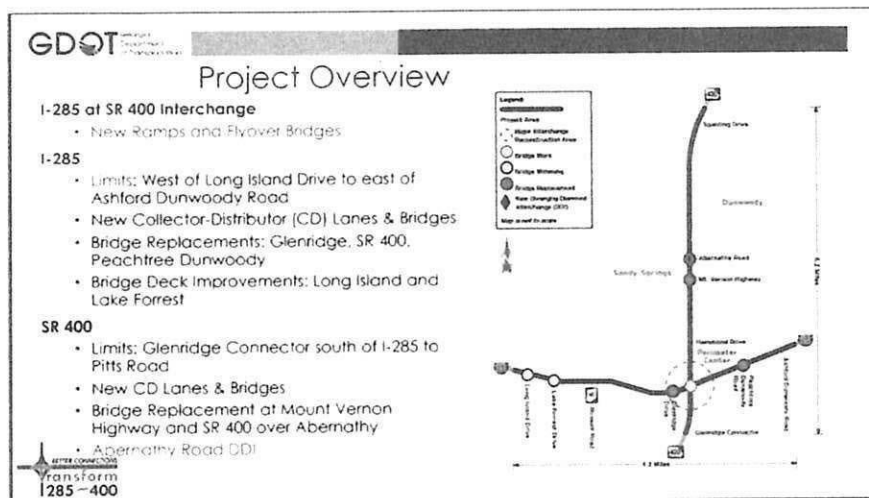
Councilmember Reichel asked what can be done when calls are misrouted. Is there a single contact that the Council can share?

Community Development Director Sottile replied Staff has updated the Knowledge Base, the tool referenced by the Call Center, and implemented the Lucy tickets to create work orders when such cases arise. The tickets are then triaged out to the appropriate staff.

David Wells, Deputy City Manager, advised when Council contacts the Call Center, a Lucy ticket is generated, and received by the department director and the City Manager's Office.

V. GDOT Major Projects: Transform I-285/SR 400

Marlo Clowers, Design-Build Program Manager, Georgia Department of Transportation, reviewed the Transform I-285/SR 400 project.



The project includes a shared-use path, in partnership with the City of Sandy Springs and Path 400. Spans from Johnson Ferry to Peachtree Dunwoody. It just under a mile long, and 16ft wide. Upcoming activities on State Route GA-400 include SR 400 northbound lane shift, which is anticipated to open on February 13 and SR 400 southbound lane shift to begin on February 20. These will shift traffic to collector-distributor lanes in anticipation of the bridge replacement at the Abernathy. There is the potential for the extended lane closures. Details regarding the extended lane closures will be shared. Once the bridge is down, it will be rebuilt in about four months. The Abernathy Road Diverging Diamond project is anticipated to begin in March, 2022. Next, the Interstate 285 westbound to State Route 400 northbound and southbound ramp is planned to open on February 27. There are currently six noise barrier under construction along Interstate 285, which are scheduled to be completed by May, 2022. There are nine noise barriers under construction along State Route 400, which will be completed by May, 2022.

Councilmember Jody Reichel advised signage during the construction process has been an issue. Will the signage be mounted above drivers when the construction is completed? Many of the current interchanges are confusing.

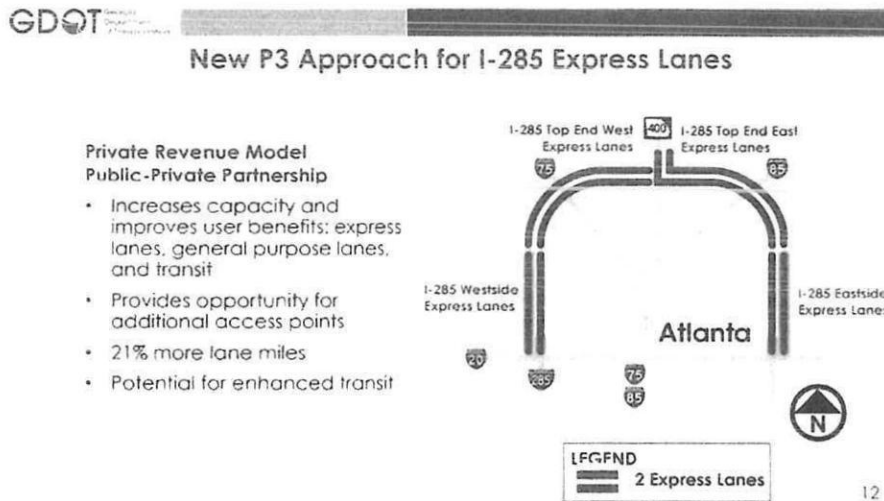
Program Manager Clowers replied as segments are in their final configuration, the overhead signage will be mounted. Until then, the Department is trying to make use of ground signs, pavement signs and digital boards. The traffic management center also helps. The project does not include a lot of lighting. Most will be upgrades to existing lighting.

Councilmember John Paulson stated several people have commented that the new sound barriers are not as efficient as the old.

Program Manager Clowers advised that residents submit similar comments to the Georgia Department of Transportation and ask for review, and included in longer range projects.

VI. GDOT Major Projects: Major Mobility Investment Program (MMIP)

Tim Matthews, State Express Lanes Administrator, Georgia Department of Transportation presented GDOT Project Updates, including Mobility and Partnerships, Advanced Improvement Projects, Georgia Express Lanes Delivery, and Express Lanes Transit. To enhance the planned I-285 Express Lanes project, the Department switched from a Public-Private Partnerships model to a Private Revenue model. This requires the Department to engage multiple partners to execute.



Other projects reviewed include:

- I-285/Peachtree Industrial Boulevard Interchange Improvements, construction beginning in 2022 and substantial completion in 2023
- I-285 Westbound Auxiliary Lane Extension, construction beginning in 2023 and substantial completion in 2025
- SR 400 Phase 1 DB Project, construction beginning in 2023 and substantial completion in 2024
- SR 400 Express Lanes
- Express Lanes Transit (ELT)

The Major Mobility Investment Program website, <https://majormobilityga.com/>, has valuable project information that can be publicly accessed.

Mayor Rusty Paul stated a big challenge began discussed in the Mayors' feasibility study for rapid transit is where is the money for the stations going to come from.

Councilmember John Paulson asked has the Department discussed what the road volume will look like in the future, considering the past two years where there has been less traffic. Also, will the Department make changes to concepts that community has agreed to given the new contracting model adopted by the Department.

State Express Lane Administrator Matthews replied the traffic is back, but the peak of traffic waves has changed. The Department believes the projects are still warranted. Changes to plans can come, particularly as innovations are realized. But typically, changes are unwanted unless they are absolutely necessary, but those are done with the Department.

Councilmember Paulson asked will there be a delay in replacing planned bridges, such as Pitts Road.

State Express Lane Administrator Matthews replied there is still an opportunity complete the bridge replacements using the Accelerated Bridge Construction method. The project is currently under procurement, so the Department will soon review bids and developers' responses.

VII. The Next Ten Five-year Update Exercise

Kristin Smith, Assistant City Manager, facilitated the Next Ten Five-year Update exercise, first by reviewing the ten goals identified in the Next Ten Comprehensive Plan. The goals are not listed in any ranked order.

Councilmember Jody Reichel suggested adding "more owner-occupied housing for seniors" in the Balanced Community goal.

Assistant City Manager Smith asked are there changes to the Code needed or other items to discuss as related to the Development Management Tools goal.

Mayor Rusty Paul stated this is a key question to ask Staff and the City's volunteer board members, such as Planning Commission, Board of Appeals, and Five-year Update Committee, to understand that is working as intended.

Councilmember Melody Kelley asked which goal most closely aligns to sustainability.

Assistant City Manager Smith advised sustainability really relates to several of the goals.

Councilmember Andy Bauman stated the devil is in the details. For example, tree canopy and stormwater touch several priorities and are integral to one's quality of life.

Following the group discussion, the Mayor and Councilmembers participated in small group discussions reviewing the Next Ten Comprehensive Plan. Various staff members assisted in facilitating the activity.

Agenda

Timing	Group 1	Group 2	Group 3
Minutes 0-15	Ten for the Next Ten Goals – Group Discussion		
Minutes 15-20	Transition – Break into Groups		
Minutes 20-30	Housing	Land Use & Community Character	Economic Development
Minutes 30-40	Greenspace, Natural Systems, & Sustainability	Housing	Land Use & Community Character
Minutes 40-50	Economic Development	Greenspace, Natural Systems, & Sustainability	Housing
Minutes 50-60	Land Use & Community Character	Economic Development	Greenspace, Natural Systems, & Sustainability

VIII. TSPLOST and Capital Improvement Program

William H. Martin, Jr., AIA, Director of Public Works, presented the TSPLOST and Capital Improvement Program update. The Transportation Master Plan was adopted in April, 2021. The project identified in the Transportation Master Plan were used to develop the TSPLOST 2021 projects. The TSPLOST 2021 November, 2021 Vote resulted in 61% of Fulton County voters in favor of TSPLOST and 67% of Sandy Springs voters in favor.

TSPLOST 2021 Approved Projects

Tier	Project Name	TSPLOST Budget
TIER ONE \$84,760,000	Bridge Program	\$6,160,000
	Intelligent Transportation System Program	\$2,365,000
	Sidewalk Program	\$12,100,000
	Johnson Ferry Road at Peachtree Dunwoody Road Improvements	\$3,300,000
	Hammond Drive Widening	\$38,500,000
	Roswell Road North Boulevard Project	\$9,680,000
	SR 400 Multi-Use Trail	\$4,400,000
	Glenridge Drive, Hammond Drive to south of Wellington Trace	\$2,750,000
	Boylston Drive Sidepath & Realignment	\$2,980,000
	Lake Forrest Drive Sidewalk	\$1,500,000
TIER TWO \$14,960,000	Tier 2 Sidepath / Walk Design	\$1,025,000
	Roberts Drive Sidepath, Roswell Road to Dunwoody Place	\$10,950,000
TIER THREE \$14,960,000	Johnson Ferry Road Sidepath, Glenridge Drive to Peachtree Dunwoody Road	\$4,010,000
	Powers Ferry Sidepath, City Limits to Dupree Drive	\$4,960,000
TOTAL ALL TIERS		\$114,680,000

TSPLOST 2021 collections will begin April, 2022. The City of Sandy Springs currently has five projects underway with 22 projects forecasted to begin in 2022. The City will leverage partnership support to execute some projects, including support from the PCID for the Mt. Vernon Highway Corridor Project and others. The City is currently managing eight intergovernmental agreements with various entities with the execution of the TSPLOST projects.

2021 Completed capital projects include:

- CC-10, Sand Springs Circle Streetscape

- TT0033-7, CDBG Sidewalks Phase 1A/1B
- T0043, Glenridge Drive at Roswell Road Intersection Alignment - GDOT Construction
- TS103, Spalding Drive at Dalrymple - Trowbridge Roads
- TS107, ATMS-4 SCOOT Intersections in Perimeter
- Various Stormwater Maintenance, Inspection & Repair projects
- Lake Forrest Dam Interim Repairs

Construction Awarded in 2021 include:

- T0033 CDBG Sidewalks Phase 1B, Roswell Road at Stewart Drive to Wentworth Street
- T0064, Peachtree Dunwoody Road at Telford Place Roadway Improvement
- T-0067, Mt. Vernon Highway at Dupree Drive
- T0069, Peachtree Dunwoody Road at Windsor Parkway Turn Lane
- TS105, Roswell Road at Grogans Ferry Road - Traffic Efficiency
- TS167, Brandon Mill Road at Marsh Creek to Lost Forest Drive
- TS170, Interstate North Parkway at City Limit to Northside Drive

2022 Significant projects include:

- T0019, Roswell Road Transit Access/MARTA Project at I-285 to City of Atlanta
- T0021, PCID Peachtree-Dunwoody at Lake Hearn Improvement
- T0035, Roswell Road Chattahoochee River Bridge
- T0058-1, Boylston Drive Streetscape
- T0060, SR 400 Multi-use Trail
- TS191, Johnson Ferry Road at Mt. Vernon Highway Improvements
- TS192, Mt. Vernon Highway Corridor Improvement
- TS193, Hammond Drive Widening Project
- GA 400 Bridget Enhancements - Roberts Drive Bridge, Pitts Road Bridge, Spalding Drive Bridge
- I-285 Bridge Enhancements at Mt. Vernon Highway Bridge

Councilmember Melissa Mular asked Staff to share with Council a graph to illustrate the overall TSPLOST 2021 project timelines.

Councilmember John Paulson asked is there a timeline that the TSPLOST 2021 projects have to be completed.

Public Works Director Martin replied there is no legislative requirement to complete the projects within a certain time.

Councilmember Jody Reichel asked has Staff reviewed if the pedestrian bridge can be built across Roswell Road at the planned Veterans Park.

Public Works Director Martin stated a project can be explored. The City will need to put some towards the necessary studies. There are a number of things that need to be considered, such as bridge clearance standards. The City would have to demonstrate a cost-demand to attract partners.

Councilmember Andy Bauman asked if there are elements on "low-hanging fruit" projects that can be done quickly to prepare them for construction, such as the surveying, research, right-of-way acquisition, or design work. Are there resources needed to complete these tasks?

Public Works Director Martin stated the Public Works Department could benefit from engaging a right-of-way coordinator for sidewalk projects.

Councilmember Paulson asked if some of the projects, such as the Lake Forrest Drive Sidewalk and Johnson Ferry Road Sidepath projects, should be design-build projects.

Public Works Director Martin replied design-build projects may move project start faster, but not necessary project completed. However, the Intelligent Traffic Systems would be a good place to start.

IX. Capital Facility Construction

Dave Wells, Deputy City Manager, presented the Capital Facility Construction Project Update, which included an overview of the 13 projects in construction or design, totaling \$64,261,000. The City does have a project management team for the City's large construction projects, who coordinate the various departments and partners needed to execute a facility's construction.

Current Facility Construction Projects

Current Project Name	Cost	Status
Fire Station 2 New Build	\$10M	In Construction
Fire Station 5 New Build	\$5M	In Permitting/Selecting GC
Public Safety Center (PSC) - Police HQ and Court House	\$34M	Conceptual Design/VE/GMP
Fleet Maintenance Center (PSC)	\$1.5M	Conceptual Design/VE/GMP
Phase 2 Veterans Park Site Preparations	\$1.2M	In Permitting/Start Construction March
City Wayfinding	\$1.5M	Phase 1 In Work on Parking Deck/Gateway/City Springs Phase 2 VDIR & PDIR 4 th QRT
Heritage Site for the Anne Frank Center	\$2.8M	Pre-Design (Renovations vs New Build)
Hammond Drive Demolition (2 Properties)	\$111K	Abatement Complete/Awaiting Demolition
City Green Stage Roof and Column Repairs	\$250K	Pre Design
Cistern Repairs (Divergent System & Sealant)	\$1.7M	Currently bidding
Abernathy Arts Center Site and New Building Repairs	\$1M	Pre-Design
Veterans Park	\$5.8M	Schematic Design/Dependent on TS191 and GA Power undergrounding work
Fire Station 3 Addition	\$900K	Pre-Design
Total	\$64,261,000	

Future faculty construction projects reviewed include:

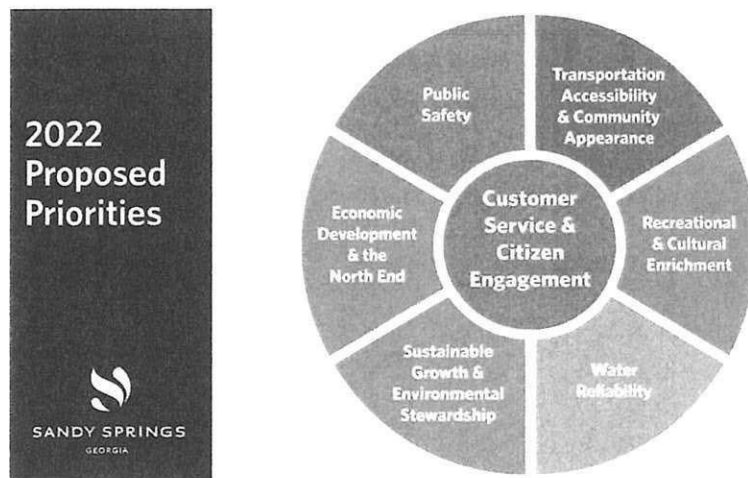
Future Facility Construction Projects

Future Project Name	Estimated Cost	Status
Abernathy Arts Center Old Building (Renovation vs New Build)	\$2.8M vs \$3.7M	Pre-Design Phase/Present to Council February 15
Back-up 911 Center IXP	\$1.2M	Future Project/Awaiting ChatComm Coordination
Burn Tower Training Facility (PSC)	\$900K	Future Project/Needs Funding
Fire Station 1 (PSC)	\$10M	Future Project/Needs Funding
CHATCOM (PSC)	\$3M	Future Project/Needs Funding
Police Simulation Center (PSC)	\$1.35M	Future Project/Needs Funding
Police Gun Range (PSC)	\$500K	Future Project/Needs Funding
Public Safety Center (PSC) Fueling Station	\$1M	Future Project/Needs Funding
PSC Temp Fire Station Relocation	\$500K	Fall 2022 in Support of GDOT Pitts Bridge work
Total	\$22,150,000	

It should be noted that the construction for Veterans Park will begin in January 2023 to ensure it is completed by Veterans Day in November 2023.

X. Council Discussion

Eden Freeman, City Manager, stated at the February 15, 2022 City Council meeting, Staff will present the proposed 2022 City Council Priorities. The priorities will be used when developing the FY2023 budget. The present priorities will project what is needed to start the request for resources.



Mayor Rusty Paul stated this is the first of several phases: (1) Council Adoption of the City's Priorities; (2) programming within the priorities; and (3) projects to execute the programming.

Councilmember Melody Kelley asked how the plans are incorporated.

Mayor Rusty Paul stated plans are incorporated at the programming or project phase.

Councilmember John Paulson said it is great the Customer Service & Citizen Engagement is in the center and impacting every other priority. No one should lose sight that customer service and citizen engagement touches every City department. Also, the City has made the transition from contractors to employees. Can the Council be invited to the department meetings to meet its new employees?

City Manager Freeman explained Public Employee Appreciation month is coming soon, and events are being planned.

Councilmember Paulson continued what is the plan for the presented citywide customer service review. Will the City consider another citywide survey?

City Manager Freeman replied Staff is still planning the initiative, but the project is being kicked off with the City Manager spending half a day with each department. To follow may be surveys and secret shoppers. It is also important for the team to recognize customers are also internal. The citywide survey was Citizen Satisfaction Survey, which may be included in the 2023 budget. Typically they are conducted every two years.

Councilmember Andy Bauman suggested the Council host a booth at the Sandy Springs Farmers Market, maybe once. Next, there are several potholes throughout the City that need to be addressed. Lastly, there are lots of wants in the area of recreation, increasing the quality of life, which are beyond the City's current resources. The City should convene a forum to engage the community to see if there is a funding mechanism to support these necessary wants.

Mayor Rusty Paul stated the City would need to determine the cost. The only funding mechanism the City has is property tax, and that would require a referendum. The voters would have to weigh-in. The Council cannot raise the millage rate. There would have to be a referendum with a tax amount tied to an increased millage rate to fund specific projects.

Councilmember Bauman continued there are lots of ideas that need a funding mechanism, and the Council needs to review what are the choices. The conversation has to come bottom-up from the community.

Councilmember Melody Kelley stated, in reviewing the priorities graphic, one could come to the conclusion that housing is not a priority. Or, is housing included under Economic Development?

City Manager Freeman replied it is Economic Development and Sustainable Growth.

There being no further discussion, the meeting adjourned at 4:32 p.m.

Approved: April 5, 2022



Russell K. Paul, Mayor



Raquel D. González, City Clerk