

**Work Session of the City of Sandy Springs City Council
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
August 16, 2022 following the Public Facilities Authority Special Called Meeting
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Work Session of the Sandy Springs City Council was held on August 16, 2022 at 7:20 PM, following the Public Facilities Authority Special Called Meeting, Mayor Rusty Paul presiding.

I. **Invocation** - Rabbi Joshua Heller, Congregation B'nai Torah.

II. **Staff Discussion Items**

A. **2022-207** TSPLOST 2021 Update

Chris Burnet, TSPLOST II Citizen Oversight Committee Member, provided the City Council a brief overview of the TSPLOST Committee. The committee meets twice a year, and held its first meeting on June 22, 2022. Each month, committee members receive revenue updates from Goodwin, Mills, Cawood, which is the firm administering TSPLOST II, on behalf of Fulton County. Georgia State University is involved in forecasting the projected revenue collections over a five-year term.

The total county wide projected revenues for this period are \$545,954,720. These funds are allocated to the 15 cities based on population-proration. At the time, Sandy Springs had a population of just over 109,000 people, resulting in an allocation of 18.27%.

The City of Sandy Springs TSPLOST II updated projected collections are \$99,722,533 (Tier II). Should collections only meet 85% of expectations (Tier I), the City is projected to receive \$84,764,153. Should collection exceed expectations by 115% the City could receive \$114,680,913 (Tier III).

Three months into the program, the City has received \$6,051,595 total tax dollars to-date, trending 131% ahead of the projected revenue collections. Consumer and business spending continues to be strong. Also, the costs of goods and services throughout the country and in Sandy Springs are higher than they were in previous years.

Allen Johnson, TSPLOST Program Manager, provided an overview of active Sandy Springs TSPLOST II projects:

1. S2104 Boylston Drive/Hammond Drive Intersection and Streetscape Improvements

- \$2,710,000 allocated from TSPLOST2021 and \$2,460,00 T0058-1
- This project realigns the Boylston intersection on Hammond Drive and build a multiuse path.
- Currently in ROW with construction starting in Summer 2023

2. S2105 Roswell Road North End Boulevard Project - Dunwoody Place to Chattahoochee River

- Continuing discussion with the Georgia Department of Transportation (GDOT) about getting matching funds or as much as we need to build. There should be a concept by the end of the year
- Projected Budget (Federal funding and/or TSPLOST 2021 Funding) \$9,680,000

3. T0060/S2121 GA400 Multiuse Trail Extension

- Design underway - almost complete
- ROW underway, 3 of 5 parcels closed or in closing
- Construction starting Spring 2023

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- Seeking an additional \$9,250,000 in construction funds through TIP Amendment

4. S2131 I-285 Bridge Enhancements

- Cost of Enhancements: Mt Vernon Bridge over I-285 – \$3,203,000
- PDF and hard copies of Executed MOU received in 1/22.
- Final RFP goes out in Oct/Nov 2021. IGA will not be required.
- Payment submitted April 30, 2022.

Schedule:

- GDOT Auxiliary Lane Project –awarded to Archer Western/Heath & Lineback on 5/27/22 for \$34,729,200
- NTP 1 (submittal review process) will be issued in September. There is a design-building on board.
- NTP 2 (final design and permitting) will be issued 90 days after NTP1.
- NTP 3 (construction) will be issued early 2023.

5.TSPLOST 2021 Sidewalk Projects

- Top \$12,100,000 M to be advanced by TSPLOST 2021 funding
- Project budgets total \$10,900,000 after accounting for 10% Admin Costs
- RFQ's for 15 projects (\$9,100,000 M Sidewalk + \$1,500,000 Tier 1 S2185 Lake Forrest) released August 2022

Project Number	Project Name
S2161	Windsor Parkway Gap Fills
S2163	Northland Drive (Landmark Drive to Ex. SW at Northland Ridge Trail)
S2164	Evergreen Drive (Ex SW at Greenwood Close to PDR)
S2165	Riverside south of 285 to Mt Vernon
S2167	Mt. Vernon Highway (Glen Errol Road to Ex. SW at 500 Mt. Vernon Highway)
S2168	Hilderbrand Police gym to Roswell Road (both sides)
S2169	Carpenter Drive @ 345 Carpenter Dr
S2170	Mt. Vernon Highway (Ex. SW at DeClaire Court to Long Island Drive)
S2171	Dalrymple Road (Duncourtney to Glencourtney Drive to 605 Dalrymple Road)
S2172	Glenridge Drive (Canopy Drive to Glenridge Close Court)
S2174	Long Island Drive @ 5910 Gap Fill
S2175	Trowbridge Road (Spalding Trail to Trowbridge Lake Drive)
S2177	Powers Ferry Road (New Northside Drive to 6201 Powers Ferry Road)
S2179	Spalding Drive (Nesbit Ferry to Spalding Lake Court)
S2182	Holcomb Bridge (River Exchange to Spalding)
S2183	Lake Forrest Drive (Mt. Paran Road to Long Island Drive)
S2184	Jett Ferry Road/Spalding Drive (Jett Ferry Court to Dunvegan Close)
S2186	Mt. Paran Road and Powers Ferry Road (Rebel Trail to Carol Lane)
S2188-1	Allen Road (@ NE corner of SSC Intersection & to ex. SW)
S2188-2	S. Johnson Ferry Road (Existing SW to Brookhaven City Limit)
S2188-3	Glenridge Drive (Messina Way to Ex. SW at Spalding Trace)
S2188-4	River Exchange Drive (3000 River Exchange Drive Ex. SW to Spalding)
• S2188-5	Windsor Parkway (YMCA 940 Windsor Pkwy to Peachtree Dunwoody)

6. TS193/S2193 Hammond Drive Widening Project

TSPLOST 2016 Budget: \$12,500,000

- TSPLOST 2016 funded Conceptual Design, Public Outreach, Early Acquisition ROW, Surveys, SUE and Initial Design
- Final Design, Required ROW, Construction funded by TSPLOST 2021

Status:

- Final survey documents expected in October
- Preliminary design and bridge type analysis underway.

TSPLOST 2021 Budget:\$34.65 MM Status:

- ROW plans due September 2023
- Design, ROW and Construction Schedule Under Review

Councilmember Tibby DeJulio asked what is the status of the TSPLOST I projects.

TSPLSOT Program Manager Johnson responded of the 23 TSPLOST I projects, 12 projects are complete or substantially complete, 4 projects are going into construction, and 7 projects are in pre-construction.

Councilmember Melody Kelley questioned how spending works early with TSPLOST projects.

TSPLSOT Program Manager Johnson replied the City accumulates the money, and spends it down. The design portion of projects is easy and cheap, and ROW and construction is expensive.

B. 2022-208 Code Enforcement Property Maintenance Program

Ginger Sottile, Community Development Director, stated recently there has been a lot of press regarding the conditions at some of the apartment complexes in the Atlanta region. In Sandy Springs, such comments are often heard during City Council hearings, and there have been significant code enforcement, fire and building division call outs to address recurring issues – including some that threaten the life and safety of the apartment tenants.

The purpose of the Code Enforcement team is to protect the health, safety and welfare of the citizens of Sandy Springs, which is accomplished through the enforcement of the City's land use, property maintenance, nuisance and taxation ordinances. Each year the Code Enforcement inspectors team up with the Fire Marshal's office and sometimes with the City's building official to conduct the multi-family housing inspections. Inspection programs include:

1. Code Enforcement sweeps. There are 96 apartment complexes throughout the city. Code Enforcement identifies 11 or 12 complexes to inspect each year. The inspections are prioritized by those complexes with the most complaints. All 96 complex inspections are conducted within a seven to nine time-frame. The inspections look at common areas, exterior and accessory structures for compliance with the property maintenance and zoning codes. Staff does not advise

when they are conducting the sweeps.

2. Code Enforcement Response to Complaints. The Code Enforcement team handles on average about 400 apartment complaints per year.
The most commonly reported complaints involve water leaks, noise, mold, failing appliances and mechanical systems, rodent and insect infestations and accumulations of trash.
3. Fire Marshal's Office Fire Safety Inspections. The Fire Marshal's Office inspects 100% of all 96 apartment complexes for compliance with fire safety and suppression codes in the common areas. Inspections of the fire safety and suppression units located on the interior of the individual units are conducted by third party inspectors. Their reports are then reviewed by the Fire Marshal's Office for compliance and enforcement action.
4. Third Party Building Inspections. 20% of all 96 complexes are inspected annually by certified building inspectors who have a 34 – item checklist. This involves looking at the interior of units and common areas for compliance with the property maintenance and fire safety codes. Every Apartment complex must have a valid business license, and the re-issuance of their license is contingent upon passing all of these inspections.

Some of the most frequent common area violations involve abandoned motor vehicles, parking violations, trash, noise, outside storage, handrails and guardrails needing repair, lighting and sanitary issues.

City of Sandy Springs Code Enforcement Officers do not have permission to enter individual apartments for regular inspection purposes. It is only if a formal complaint is made that the City has the ability to enter the premises. While on site, officers identify evidence that can be collected through testimonials, with video or photo documentation, as well as thorough note taking.

Apartment tenants are encouraged to first try to remedy their problem with their property management team. If that proves unsuccessful, that is when the tenant should reach out to the Code Enforcement team. Complaints can be registered 24/7 via phone by contacting our Response Center. Complaints can also be filed through our webchat function with the Response center, which can be found on the city's website. Complaints can be made anonymously, but contact information is helpful if the complainant is looking for a response.

Code Enforcement officers prioritize complaints by matters of urgency. Otherwise complaints are retrieved daily, and handled in the order that they were received. Complaints are assigned within 24 hrs of receiving the complaint, and given to an officer that is in charge of that particular area of the City – which is broken into six districts, mirroring the Council districts.

Other specialized duties of the Code Enforcement team include:

- Some of the more popular enforcement activities you should all be familiar with are:
- Removal of Signs in the Right-of-way
- Business License Inspections
- Investigations of Home Occupations and Short-Term Rentals
- Complaints about Waste Haulers

Staff is proposing to expand the services the Code Enforcement team by creating a specialized unit that can inspect all 96 apartment complexes annually. This will require the addition of two new positions that will be dedicated to multi-family inspections and compliance; a code enforcement officer I and II. The initial costs will likely be absorbed within the existing FY 2023 Community Development budget, which

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can be re-evaluate at mid-year. The Department will partner with the Fire Marshal's Office and the building official to coordinate inspections. A regular outreach program with the apartment complex management staff will be established, as well as enhanced education programs targeted for apartment residents. As apart of the program, 100% of the units to be inspected by a third party annually and an MEP inspection will be required every five years.

Councilmember Melody Kelley asked what is a reasonable for a complainant to wait. Also, what is mechanical systems.

Yvonne Shaw, Code Enforcement Manager, stated an urgent matter, such as a plumbing issue, would be addressed within 24 hours. But, routine matters, such as property maintenance issues, may take up to a week depending on the work that needs to be scheduled.

Director Sottile stated heating and cooling systems are mechanical systems.

Manager Shaw explained appliances are covered under the Property Maintenance Code, and are required to be in good repair.

Councilmember Kelley asked is there a way to allow apartment residents to electronically submit complaints anonymously. It is important considering fear of retaliation. At least for the complaints about common areas.

Manager Shaw replied this would be very difficult, because deficiencies are very distinct to the individual units. Complainants can use the City's chat feature, phone call, or use the Sandy Springs Works application.

Kristin Smith, Assistant City Manager, stated the Staff would need to follow-up with the Call Center to see if asynchronous complaints are an option.

Councilmember Jody Reichel asked who finds out about the complaints received.

Manager Shaw replied if a tenant is complaining about their unit, they will need to submit a work order to the property manager for resolution. If it is in regards to a common area, and the complaint is received anonymously, then that information is kept anonymous.

Councilmember John Paulson stated it is a good idea to inspect apartment annually. The apartment complex will incur the costs of the required annual third-party inspections. This seems like a big expense.

Director Sottile stated but having to do regular inspections and repairs will likely save money down the road.

Councilmember Andy Bauman asked is there a correlation between age of property, value of property and the problems.

Manager Shaw replied while there are some problems with the newer property, typically older properties have the majority of the problems.

C. **2022-209** Discussion of Measures to Pursue the Atlanta Regional Commission Green Communities Program at the Platinum Level

Catherine Mercier-Baggett, Sustainability Manager, presented Measures to Pursue the Atlanta Regional Commission (ARC) Green Communities. The ARC Green Communities recognizes the efforts of local governments toward environmental sustainability. The City of Sandy Springs started participating in the program in 2010 and achieved the gold level in 2019. Staff hopes to achieve the highest level, platinum, targeted for the next recertification in spring 2023. This will require the City achieve 330+ points in the certification process. Proposed program initiatives to implement to achieve scoring necessary for the ARC Green Communities platinum designation include:

1. **LEED certification for new City buildings.** Staff recommends pursuing this measure, with a threshold where the certification and verification costs must be less than 10% or less than \$50,000 (whichever is less) of the construction cost. This effort would require a policy adopted by the City Council.
2. **Energy Star / EarthCraft certification for new City building not pursuing LEED.** Staff recommends pursuing Energy Star, which would result in a policy adoption by the City Council.
3. **Energy Start certification / LEED guidelines for City renovations.** Staff recommends pursuing Energy Star, with a threshold where work requires a building permit and more than 5,000 square feet or more than 50% of occupied floor, whichever is less, over three years is renovated. This would require new policy adoption by City Council.
4. **EPA Green Power Partner.** This is achieved by purchasing renewable energy credits from Georgia Power or through generating renewable energy. Staff recommends purchasing renewable energy credits from Georgia Power for City Springs. Purchase options include 25% of usage at \$9,800 per year; 50% of usage at \$17,700 per year; or 100% of usage at \$30,500 per year.
5. **Sustainable Landscaping Practices**, which is the production of a manual covering City projects for landscape design and landscape maintenance (including pest management). This would require a text amendment to the Technical Manual.
6. **Complete Streets Policy.** Technical elements for a City of Sandy Springs Complete Streets Policy are already covered in the Development Code and Technical Manual. This requires a text amendment to the Development Code.
7. **Walk Friendly Community Designation.** Staff recommends the City pursue this designation, which is award by the University of North Carolina.
8. **Recycling Service Requirement** involves requiring all licensed waste haulers to offer recycling for single-family and commercial customers.

Staff hopes to have policy updates ready for review and adoption in Fall, 2023. Applications for the ARC Green Community Program are due May, 2023.

Councilmember Tibby DeJulio asked how do the renewable energy credits from Georgia Power benefit the City.

Sustainability Manager Mercier-Baggett advised the renewable energy credit purchases are like

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contributions that put money towards the development of alternative energy.

Councilmember John Paulson stated the City should spend its time and energy in making its facilities as energy efficient as possible, and not for the purchase of a LEED designation or renewable energy credits.

Councilmember Melissa Mular asked what is the return on the investment for the each of the proposed actions.

Sustainability Manager Mercier-Baggett replied the return on investment should be reviewed in terms of benefits to the environment, society and economic impact. For example, sustainable landscaping practices may benefit the water quality, impacting the habitats, reducing invasive species, and even tourism.

Mayor Rusty Paul stated that the City Council will review the presented proposals and provide feedback at a later date.

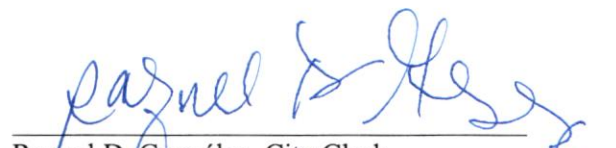
City Council Discussion Items

There being no further business, the meeting adjourned at 8:16 p.m.

Approved: November 15, 2022



Russell K. Paul, Mayor



Raquel D. González, City Clerk