



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Jody Reichel – District 4

Tibby DeJulio – District 5

Andy Bauman – District 6

Tuesday, April 4, 2023

Regular Meeting

Following Work Session

The City Council meeting will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: www.sandyspringsga.gov/stream

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order - Mayor Rusty Paul

II. Roll Call and General Announcements - City Clerk

III. Pledge of Allegiance - Mayor Rusty Paul

IV. Public Comment

V. Approval of Meeting Agenda

VI. Consent Agenda

A. **2023-091** Meeting Minutes
March 21, 2023 City Council Meeting

B. **2023-092** Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on Property Located at 1235 Spalding Drive in Land Lot 378 of the 6th District, City of Sandy Springs (Tax ID #06-0378- LL-004-4); TS-111 Pitts Road at Spalding Drive Intersection Improvements Project
(Presented by William H. Martin, Jr. AIA Public Works Director)

VII. Presentations

VIII. Public Hearing

IX. New Business

A. **2023-093** Request for Mayor and City Council Consideration to Approve an Equipment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.

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SANDY SPRINGS

GEORGIA

Loan Agreement with the U.S. Environmental Protection Agency for Air Quality Sensors

(Presented by Catherine Mercier-Baggett, Sustainability Manager)

- B. **2023-094** Request for Mayor and City Council Consideration to Adopt the Community Forest Master Plan
(Presented by Catherine Mercier-Baggett, Sustainability Manager)
- C. **2023-095** Request for Mayor and City Council Consideration to Amend the Project Budget for TS106 Northside Drive at Riverview Road/Old Powers Ferry Road Roundabout Project
(Presented by William H. Martin, Jr. AIA Public Works Director)
- D. **2023-096** Request for Mayor and City Council Consideration to Approve a Contract Award to Vertical Earth, Inc. for Construction Services for the Northside Drive at Riverview Road/Old Powers Ferry Road Roundabout Project, TS106, and to Authorize the City Manager to Execute the Contract
(Presented by William H. Martin, Jr. AIA Public Works Director)
- E. **2023-097** Request for Mayor and City Council Consideration to Approve the Purchase of Environmental in Lieu of Fee Mitigation Credits from the Georgia Alabama Land Trust for the S2121/T0060 SR400 Multiuse Path Extension
(Presented by William H. Martin, Jr. AIA Public Works Director)
- F. **2023-098** Request for Mayor and City Council Consideration to Approve the Appropriation of Certain Property Rights and Interests Located at 325 Mount Vernon Highway (Tax Parcel # 17-0071-0001-039-5) through the Use of Eminent Domain for the Johnson Ferry Road/Mount Vernon Highway Intersection Improvements Project (Project No.: TS-191)
(Presented by Dan Lee, City Attorney)
- G. **2023-099** Request for Mayor and City Council Consideration to Approve the Appropriation of Certain Property Rights and Interests Located at 280 Hilderbrand Drive (Tax Parcel No 17-0089-0007-039-9) through the Use of Eminent Domain for the Johnson Ferry Road/Mount Vernon Highway Intersection Improvements Project (Project No.: TS-191)
(Presented by Dan Lee, City Attorney)
- H. **2023-100** Request for Mayor and City Council Consideration to Approve the Appropriation of Certain Property Rights and Interests Located at 295 Mount Vernon Highway (Tax Parcel #17-0089-0007-040-7) through the Use of Eminent Domain for the Johnson Ferry Road and Mount Vernon Highway Improvement Project (Project No.: TS-191)

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SANDY SPRINGS

GEORGIA

(Presented by Dan Lee, City Attorney)

- I. **2023-101** Request for Mayor and City Council Consideration of to Approve a Purchase and Sale Agreement for Property Interests and Rights Located at 348 Mount Vernon Highway {Tax Parcel No(s). 17-0071-0004-004-6 & 17-0071-0004-005-3} for the Johnson Ferry Road and Mount Vernon Highway Improvement Project (Project No.: TS191)

(Presented by Dan Lee, City Attorney)

X. Reports

- A. **2023-102** Mayor and Council Report
- B. **2023-103** Staff Reports

XI. Executive Session – Litigation, Real Estate, and Personnel

XII. Adjournment

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SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr. AIA Public Works Director

DATE: March 27, 2023 Submission for the April 4, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on Property Located at 1235 Spalding Drive in Land Lot 378 of the 6th District, City of Sandy Springs (Tax ID #06-0378-LL-004-4); TS-111 Pitts Road at Spalding Drive Intersection Improvements Project

Recommendation:

Staff recommends that the Mayor and City Council accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on that tract of land lying and located in Land Lot 378 of the 6th District, Fulton County, Georgia. The property is owned by Chad R. McCubbins and Connie S. McCubbins and is located at 1235 Spalding Drive, Sandy Springs, Georgia, as shown in the attached exhibits.

Background:

The acquisition of 2,517.00 square feet of Fee Simple Right of Way and 2,638.74 square feet of Temporary Construction Easement on the subject property is necessary in order to construct the TS-111 Pitts Road at Spalding Drive Intersection Improvements Project.

Discussion:

City Staff [under the advisement of the City Attorney] and the property owner have come to an amicable settlement agreement in the amount of \$55,000.00. The City's appraised fair market value offer was \$43,200.00. This settlement agreement will allow the City to acquire the required property rights without the use of Eminent Domain and it will also avoid any potential litigation expenses. Therefore, this agreement is considered reasonable, and Staff recommends Council acceptance and approval of the agreement.

Financial Impact:

Sufficient funds are available for this acquisition in Project TS-111 Pitts Road at Spalding Drive Intersection Improvements Project.

Alternatives:

The acquisition reflects the minimum amount of right-of-way required in order to deliver the desired project. The City can decline to execute the ROW Agreement and not execute the project as designed.

Review:

Karen Lugassy, Executive Assistant

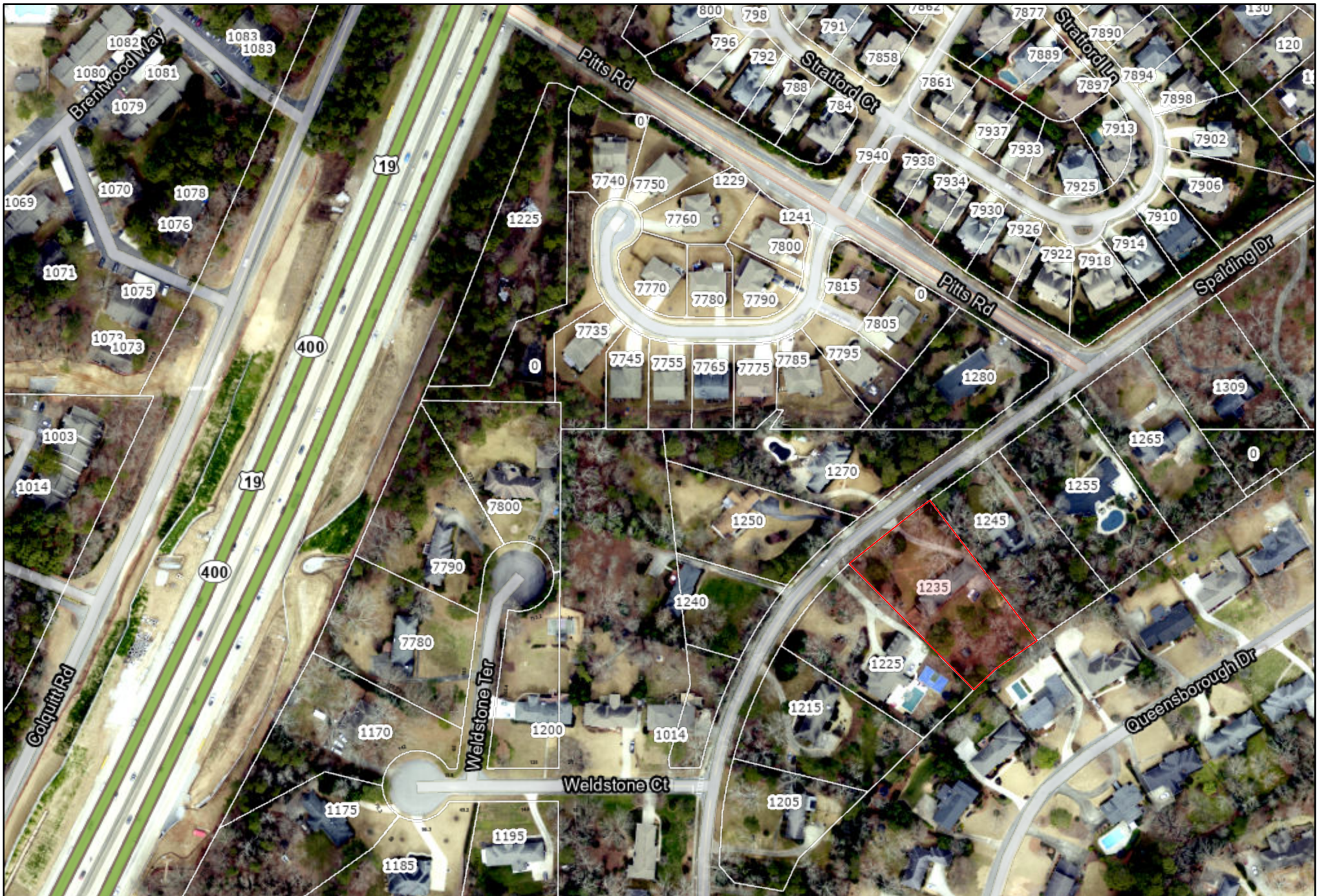
Created/Initiated - 3/27/2023

Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Approved - 3/27/2023
Approved - 3/27/2023
Approved - 3/28/2023
Final Approval - 3/31/2023

Attachments:

1. Aerial Map
2. GIS Map
3. Executed Agreement. McCubbins
4. Resolution FS ROW and TCE. 1235 Spalding Dr. McCubbins



1235 Spalding Drive/ McCubbins

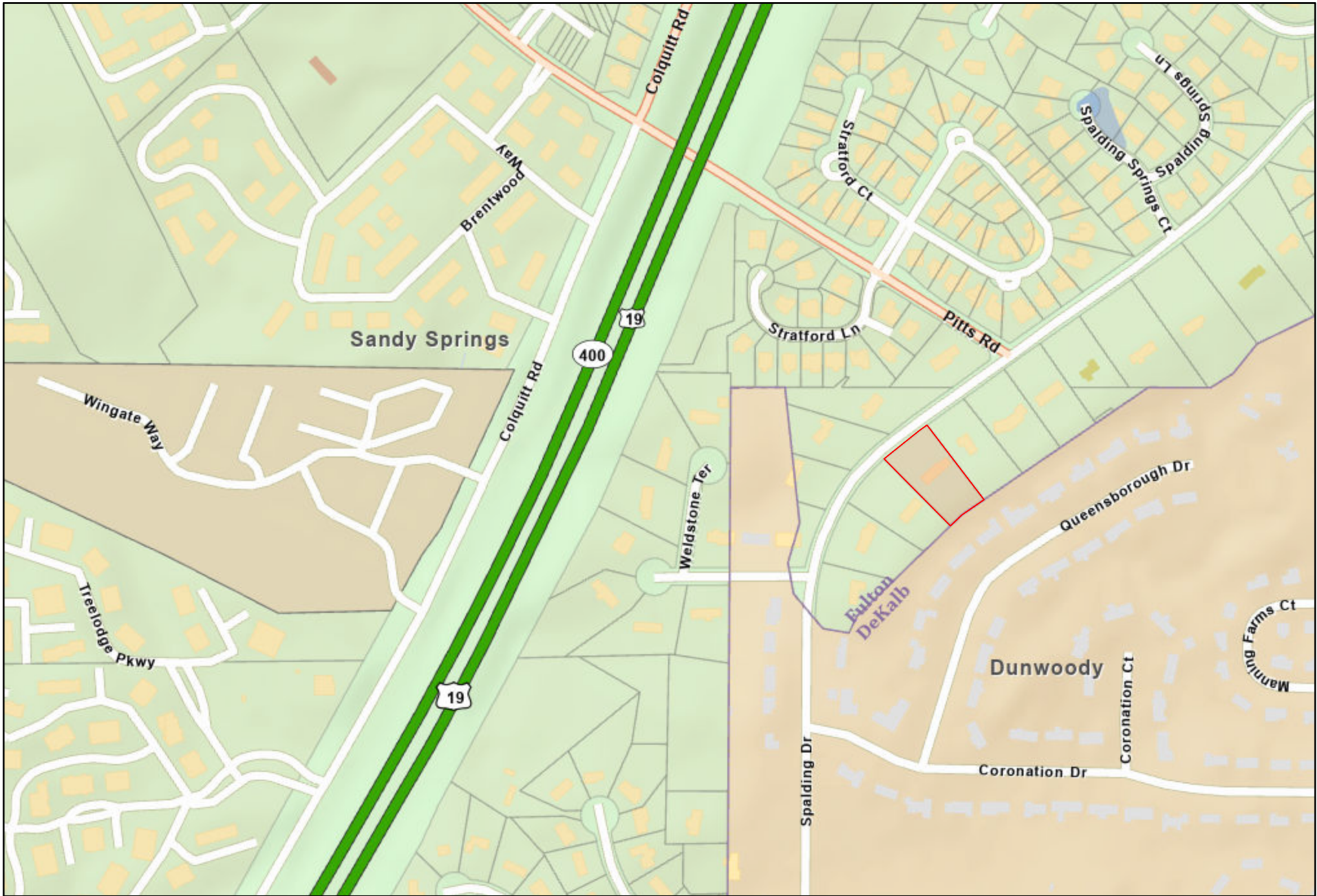
Date: 3/23/2023
Map Size: 8.5x11 (LETTER)



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.



FULTON COUNTY



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Date: 3/23/2023
Map Size: 8.5x11 (LETTER)



1235 Spalding Drive/ McCubbins

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.



FULTON COUNTY

AGREEMENT TO PURCHASE FEE SIMPLE RIGHT OF WAY AND TEMPORARY CONSTRUCTION EASEMENT

STATE OF GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned hereby agrees to convey Fee Simple Right of Way and Temporary Easement Rights and grants to the City of Sandy Springs on and over the following described real estate:

Those specified rights through that tract or parcel of land located in Land Lot 378 the 6th, formerly 18th District, of Fulton County, Georgia, and being more particularly described on Exhibit "A" and "B", attached hereto and made a part hereof by reference.

For the sum of \$55,000.00, the undersigned agrees to execute and deliver to the City of Sandy Springs, GA, fee simple title and/or easements to the lands owned by the undersigned as reflected on the attached Exhibit "A" and Exhibit "B".

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for all of the rights granted.

2,517.00 sf
2,638.74 sf
1

Fee Simple Right of Way
Temporary Construction Easement
Temporary Driveway Easement

- 3) Any and all Temporary Construction and/or Driveway Easement(s) granted herein shall commence upon the City's use of these Easements for construction of the TS-111 Project, and shall terminate three years from the commencement of the City's use of these Easements; or upon the completion and City's final acceptance of the TS-111 Project, whichever date shall first occur.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) This Agreement shall not be binding until approved by the City Council of Sandy Springs, Georgia
- 6) Special Provisions, if any, are listed on Exhibit "C", which will be attached hereto and incorporated herein by reference.

Witness my hand and seal this 10 day of March 10, 2023.

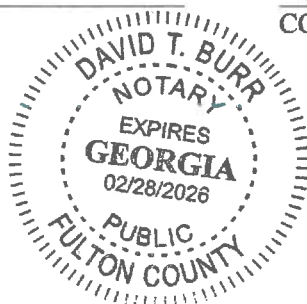
Signed, Sealed and Delivered in the presence of:


Witness


CHAD R. McCUBBINS (L.S.)


Notary Public


CONNIE S. McCUBBINS (L.S.)



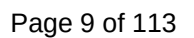


EXHIBIT "B"

DRAWING NO.
60-0007

EXHIBIT "B"

[illegible]

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT AN AGREEMENT TO PURCHASE FEE SIMPLE
RIGHT OF WAY AND TEMPORARY CONSTRUCTION EASEMENT ON THAT
CERTAIN TRACT OF LAND LOCATED AT 1235 SPALDING DRIVE
(TAX ID# 06-0378-LL-004-4), LOT 378 OF THE 6TH DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, the City of Sandy Springs (“City”) is currently in the process of constructing the TS-111 Pitts Road @ Spalding Drive Intersection Improvements Project (“Project”); and

WHEREAS, to facilitate construction of the Project, the City requires the acquisition of 2,517.00 square feet of Fee Simple Right-of-Way and 2,638.74 square feet of Temporary Construction Easement (“Property”), located at 1235 Spalding Drive (Tax Id# 06-0378- LL-004-4), in Land Lot 378 of the 6th District, Fulton County, City of Sandy Springs, Georgia, and owned by Chad R. McCubbins and Connie S. McCubbins (“Owner”); and

WHEREAS, City staff has reached an amicable settlement with the Owner for purchase of the Property in the amount of \$55,000.00; and

WHEREAS, the Department of Public Works, in response to guidance provided by the City Manager, has reviewed and desires that City Council approve the attached Agreement to Purchase Fee Simple Right-of-Way and Temporary Construction Easement (“Agreement”) for purchase of the Property in the amount of \$55,000.00; and

WHEREAS, the City desires to purchase the Property and to enter into the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. That purchase of the Property, as defined above and in the Agreement, is hereby authorized in the amount of \$55,000.00;
2. That the attached Agreement is hereby approved;
3. That the Mayor or appropriate City official is hereby authorized to execute the Agreement, subject to approval of the City Attorney and the City Finance Director; and
4. That the City Manager and appropriate City staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this 18th day of April, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk

(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Catherine Mercier-Baggett, Sustainability Manager
DATE: March 24, 2023 Submission for the April 4, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration to Approve an Equipment Loan Agreement with the U.S. Environmental Protection Agency for Air Quality Sensors

Recommendation:

Staff recommends approval of the equipment loan agreement.

Background:

The Region IV Environmental Protection Agency ("EPA") office is developing an air sensor loan program for local governments and nonprofit organizations. The City of Sandy Springs was selected as a pilot partner.

The goal of the City's participation is to study the correlation between ambient air quality and surrounding canopy coverage. The results may be used to develop a data baseline and target tree plantings in areas with lower air quality.

Discussion:

The City will receive five air sensors, free of charge, for a period of twelve months. The sensors will relay real-time ambient air quality data and will be displayed on a publicly available website. The sensors are small devices about the size of a residential security camera. They detect airborne particulate matter that can adversely impact human health. They will be deployed in locations across the City one month at a time, with a preference for City-owned properties such as parks and fire stations. The Urban Forest Coordinator will be responsible for securing agreements for the location, installation, and maintenance of the sensors.

Financial Impact:

No financial impact is anticipated.

Alternatives:

Mayor and City Council could forego participation in the loan program.

Review:

Catherine Mercier-Baggett, Sustainability Manager
Kristin Byars Smith, Assistant City Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney

Created/Initiated - 3/24/2023
Approved - 3/27/2023
Approved - 3/27/2023
Approved - 3/28/2023

Eden Freeman, City Manager

Final Approval - 3/31/2023

Attachments:

1. Air Sensors Resolution
2. Air Sensors Agreement

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE A LOAN AGREEMENT WITH THE UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY FOR AIR QUALITY SENSORS AND TO AUTHORIZE
THE CITY MANAGER TO EXECUTE THE AGREEMENT**

WHEREAS, the City of Sandy Springs (“City”) has established a Tree Fund for expenditures related to tree plantings; and

WHEREAS, the air quality data could assist with the identification of target areas for tree plantings; and

WHEREAS, the United States Environmental Protection Agency (“EPA”) loans out air quality sensors to qualified parties free of charge; and

WHEREAS, Staff from the Sustainability Division has the knowledge and skills to locate, install and maintain the sensors, and to collect and analyze the data;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. That the attached Loan Agreement is hereby approved; and
2. That the City Manager is authorized to execute the Loan Agreement; and
3. That the City Attorney and the City Manager are hereby authorized to make such minor changes to the Loan Agreement as may be deemed necessary prior to execution and to take such actions as may be deemed necessary to effectuate the intent of this resolution.

RESOLVED this the 4th day of April 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(Seal)



United States
Environmental Protection Agency
Washington, DC 20460

PERSONAL PROPERTY LOAN AGREEMENT

1. Loan Number
R4-ARD-2023-001

2. Loan Date:
From: _____ To: _____

3. Recipient
City of Sandy Springs

Address: 1 Galambos Way
Sandy Springs, GA
30328

Point of Contact:
William Park

Phone/Fax:
4705860378

4. Purpose of Loan:
The purpose of this loan is allow the City of Sandy Springs to monitor ambient air quality across city limits with PurpleAir PA-II-SD* units. The data collected will identify areas in the city with lower air quality to be targeted with novel green space creation and reforestation. The 1yr loan period will allow the city to understand the seasonality of air quality in Sandy Springs relative to Atlanta

5. The property described below is offered by the U.S. Environmental Protection Agency for use without charge to the recipient named above for a period not to exceed one year. (Give complete description and identification numbers, if any.) Use continuation sheet if necessary.

Item Number	Description	EPA Decal Number	Serial Number	Acquisition Cost
1	PurpleAir PA-II SD	SK6619	C45B451AGA	\$263.00
2	PurpleAir PA-II SD	SK6630	BCFF4D285DA	\$263.00
3	PurpleAir PA-II SD	SK6636	B	
4	PurpleAir PA-II SD	SK6637	BCFF4D279325	\$263.00
5	PurpleAir PA-II SD	SK6639	BCFF4D277519	\$263.00
			BCFF4D571C8A	\$263.00

6. This agreement is entered into with the understanding that the property identified shall remain that of the U.S. Environmental Protection Agency and that this agreement may be terminated by submission of a ten (10) day prior written notice to the recipient by EPA (see full terms and conditions on reverse).

Environmental Protection Agency

Daniel Garver, Physical Scientist

Name/Title of EPA Authorized Official

Signature

Recipient

Name/Title Recipient

Signature

EPA Form 1780-1 (Rev. 7-94) Electronic and Paper versions acceptable.

Terms and Conditions of Loan

1. The Recipient shall:
 - A. return the loaned property in like condition as when received from EPA, normal wear and tear excepted, and free of contamination, on or before the expiration date (as set forth in Section 2 of the first page of this Loan Agreement), unless the loan period is formally extended or terminated before the expiration date;
 - B. in case of loss or damage of the loaned property, reimburse EPA at the current price of the replacement or repair;
 - C. assume all cost involved in preparing, handling, loading, disconnecting, and transporting the loaned property from and to EPA;
 - D. indemnify and hold harmless the United States against any and all liability loss, damages, claims, and costs incidental thereto as a result of Recipient's use or possession of the loaned property; and
 - E. use the loaned property only for the purpose specified in the loan agreement.
2. The loaned property shall not be modified, loaned, or transferred to a third party without the prior written permission of EPA.
3. The Recipient shall account for, or permit physical inspection of, the loaned property by EPA after notification from EPA.
4. Title to the loaned property is vested in and will remain with the United States and the loaned property shall be used only for official purposes (as described in Section 4 of the first page of this Loan Agreement).

I have read and understand the terms and conditions of this loan agreement.

Signature



TO: Eden Freeman, City Manager
FROM: Catherine Mercier-Baggett, Sustainability Manager
DATE: February 23, 2023 Submission for the April 4, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration to Adopt the Community Forest Master Plan

Recommendation:

Staff recommends adoption of the Community Forest Master Plan.

Background:

The Community Forest Master Plan ("CFMP") is a combination of two documents: the Canopy Study conducted in 2021 and the Community Trees Master Plan prepared by a consultant. The adoption of a CFMP contributes 5 points toward the Green Communities certification.

Discussion:

Following a presentation to Mayor and City Council in February 2023, staff hosted a stakeholder meeting on March 3, 2023. The intent and contents of the Community Forest Master Plan were clarified. In response to the stakeholder meeting, staff included several points of clarification at the beginning of the Community Forest Master Plan.

Financial Impact:

No financial impact is anticipated

Alternatives:

Mayor and City Council could forego the adoption of the Community Forest Master Plan and the associated Green Communities points

Review:

Catherine Mercier-Baggett, Sustainability Manager
Kristin Byars Smith, Assistant City Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/24/2023
Approved - 3/27/2023
Approved - 3/27/2023
Approved - 3/28/2023
Final Approval - 3/31/2023

Attachments:

1. CFMP presentation
2. CFMP Resolution
3. Community Forest Master Plan

Community Forest Master Plan



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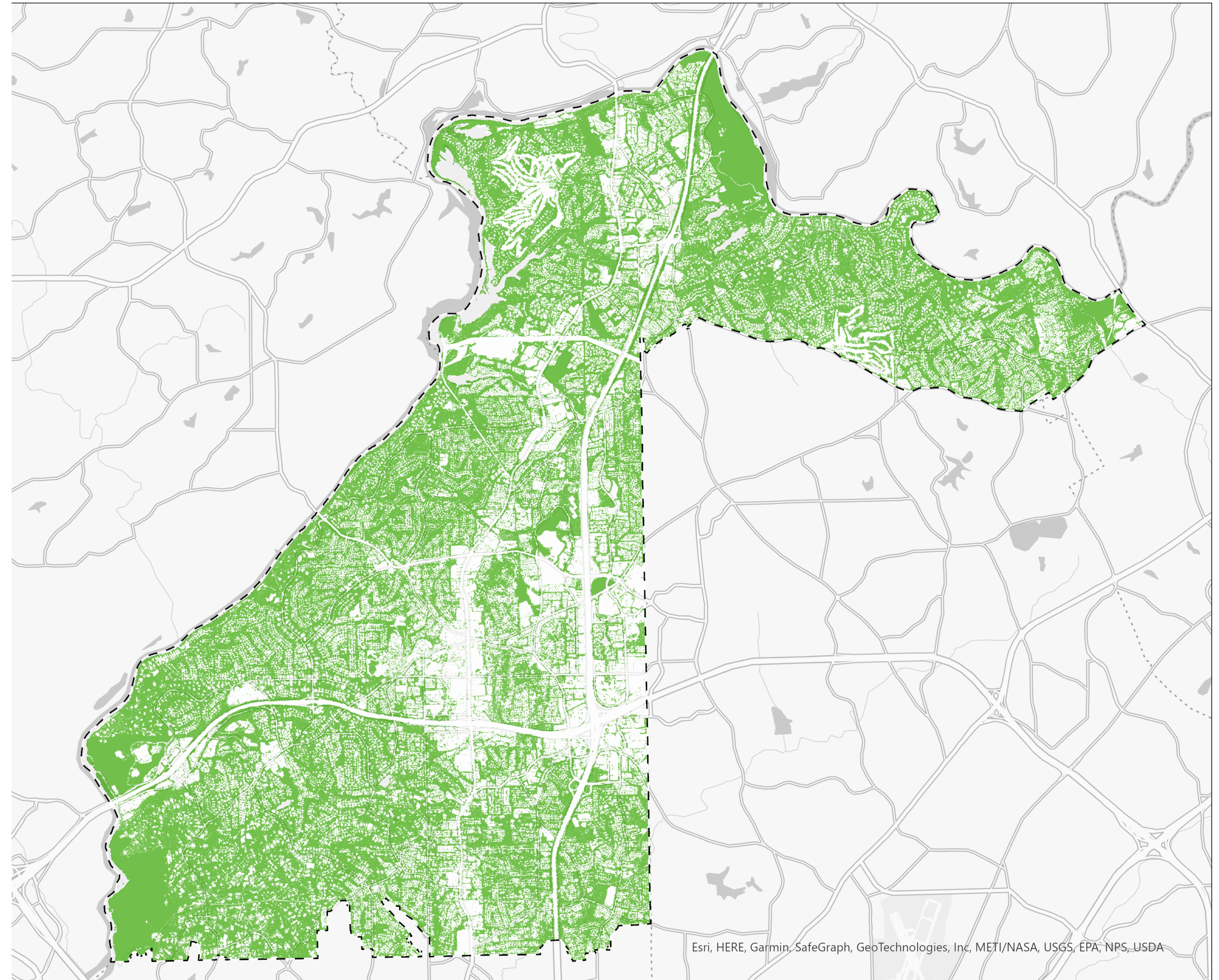
Purpose & Content

- 5 points toward Green Communities certification
- Combination of:
 - Canopy Study 2021
 - Presented in February 2022
 - Community Tree Management Plan
 - Prepared by consultant
 - Based on inventory of public trees
 - Analysis of condition of trees
 - Management plan

Workgroup meeting held 03/02/2023

Canopy Study 2021

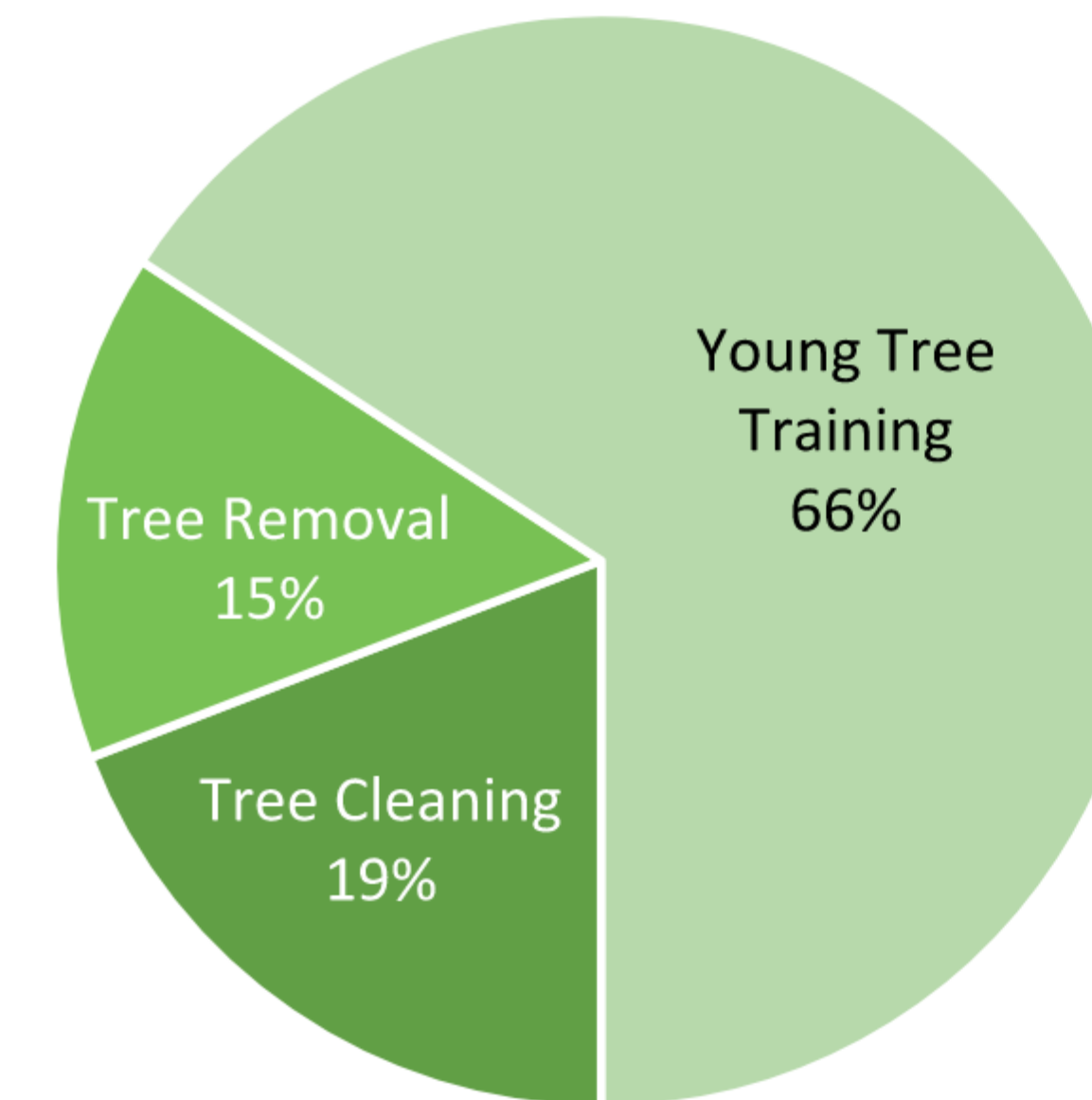
- Data from 2019
- Conducted by GIS
- 58.11% +/-1.6%
- Next update: 2023
 - Will include in-depth analyses that were not conducted in the past



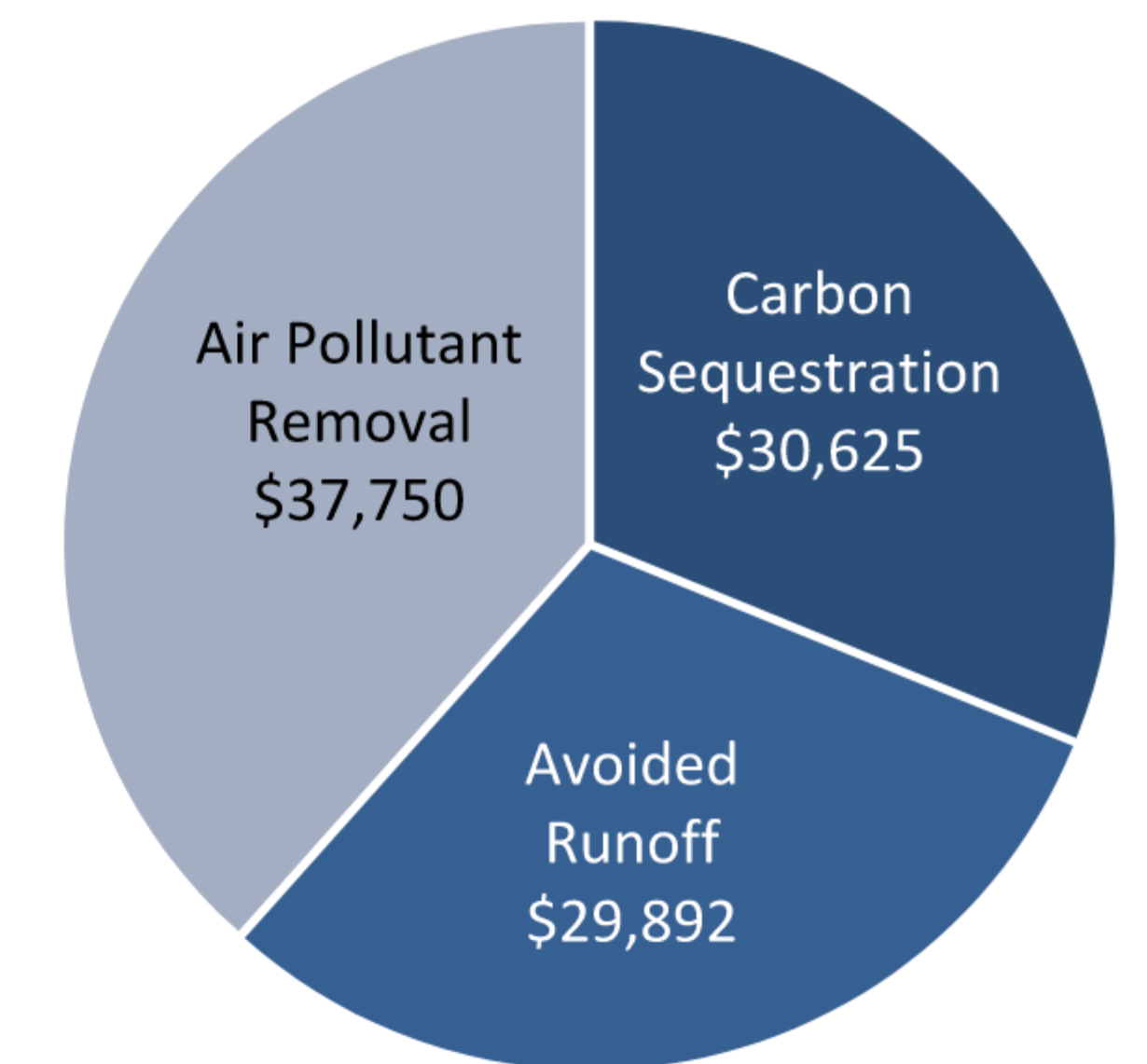
Community Tree Management Plan

- Prepared by Davey Resource Group
- 11,400 trees surveyed
 - City trees only
- City trees are doing well
 - 82% in good condition
 - 12% in fair condition
 - 304 trees recommended for removal
 - 84% trees need no maintenance
 - 282 trees need additional inspection

TREES BY MAINTENANCE RECOMMENDATION



ANNUAL TREE BENEFITS



\$24 million

Estimated Value of Sandy Springs' Inventoried Trees

359,000 lbs.

Annual CO₂ captured

12,000 lbs.

Annual air pollutants removed

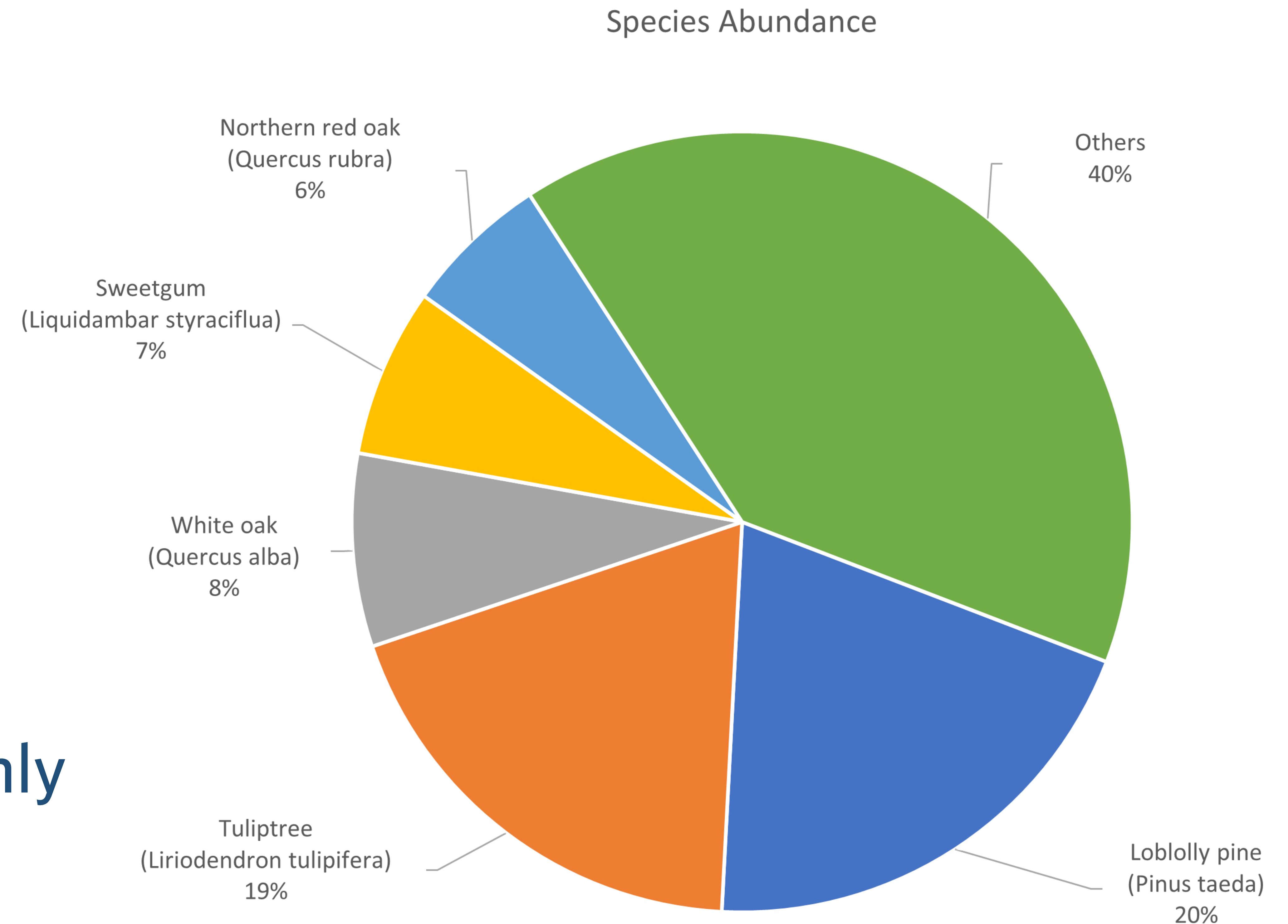
3,345,000 gals.

Annual stormwater runoff intercepted



Community Tree Management Plan

- 117 species inventoried
- 5 most abundant species represent 60% of all trees
- Most young trees are small-growing species
- Recommendations:
 - Increase diversity
 - Plant large-growing species
- Budget included is a guide only



Points of Clarifications

- The upcoming Tree Canopy Study will contain in-depth analyses that have not been conducted in the past
- The Tree Management Plan reflects only trees owned and maintained by the City, in parks, right-of-way and facilities
- No native tree species will be prohibited from plantings based on the biodiversity analysis contained in the TMP
- The budget included in the TMP is a guide only and does not reflect the actual amount budgeted annually for tree maintenance
- Planting new trees remains a priority of the City

STATE OF GEORGIA
COUNTY OF FULTON

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, TO
ADOPT A COMMUNITY FOREST MASTER PLAN**

WHEREAS, the City of Sandy Springs is committed to maintaining and improving the health of its community forest; and

WHEREAS, the Next Ten Comprehensive Plan outlines Policy GS-D1. “Preserve and Enhance the Tree Canopy”; and

WHEREAS, the City of Sandy Springs contracted out the surveying of trees owned and maintained by the City, and the preparation of a Tree Management Plan; and

WHEREAS, the City of Sandy Springs regularly conducts a tree canopy study;

NOW, THEREFORE, the City of Sandy Springs adopts its first Community Forest Master Plan, and hereby resolves as follows:

RESOLVED this 4th day of April 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk

COMMUNITY FOREST MASTER PLAN

March 2023



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Community Forest Master Plan



Big Trees Forest Preserve became in 2021 the first member of the Old-Growth Forest Network in Fulton County

The Sandy Springs Community Forest Master Plan (“CFMP”) consists of two main elements: the Tree Canopy Study Report prepared by City Staff, and the Community Trees Management Plan. The first part provides a snapshot of the tree coverage in the city as a whole while the second document analyses the inventory of most City-owned trees and makes recommendations for maintaining a healthy urban forest.

Foreword

Several questions arose at the presentation of the CFMP before Mayor and City Council in February 2023. The following remarks are included to provide clarification on the intent and use of the CFMP.

- The latest Tree Canopy Study (included in this document) was performed on images collected in 2019. The study was conducted in 2021 and presented to Mayor and City Council in early 2023.
- The Tree Canopy Study is being updated in spring/summer 2023. It will contain additional analyses that were not conducted before that will provide a better understanding of the geographic distribution of the canopy across the City, and where gains and losses are observed over time.
- The Tree Maintenance Plan covers only trees that are City-owned and maintained, is not a comprehensive document. It was prepared from the perspective of urban trees and, because the City owns several conservation areas, does not take into consideration the growth patterns of a natural forest.
- The recommendations to expand the diversity of tree species planted will not preclude new plantings of species that are currently found in abundance in City-owned and maintained properties. Instead, planting underrepresented native species will be encouraged.
- The maintenance priorities listed in the TMP apply to the individual trees surveyed. Planting new trees will remain an overall priority for the City.
- The maintenance budget outlined in the TMP is not intended to be adopted directly by the City. The values listed are national averages for wholesale work, and are a few years old. They do not reflect the current prices of the local market. The annual budget is carefully planned by Staff to take into account the amount of work that can be reasonably achieved each year and the balances available in the Tree Fund.

Tree Canopy Study Report 2021



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Tree Canopy Study Report

Purpose of the Study

Every other year since 2016, the City of Sandy Springs Geographic Information System (GIS) Division has conducted a study of the tree canopy within city boundaries. This schedule is based on the frequency of updated aerial imagery collected through the USDA National Agriculture Imagery Program (NAIP).

The Canopy Study is an assessment of the existing tree coverage within the City. The study can be used to identify areas of change and suggest desirable planting locations.

Methodology

The Canopy Study uses aerial imagery as a foundation. The National Agriculture Imagery Program from the US Department of Agriculture regularly acquires aerial imagery during the plant growing season that captures vegetation, buildings, roads, water bodies, and other objects from above. Images from 2019 were used in this edition.

This four-band imagery allows visualization of vegetation both in natural color and near infrared, an important dataset to determine whether an object is indeed vegetation. Several factors, including image resolution, shadows, image angle and height of vegetation can cause limitations in distinguishing canopy from non-canopy. Therefore, a margin of error is associated with the resulting canopy coverage calculation.

A GIS process called Iso Cluster Unsupervised Classification automatically separates the imagery pixels based on their spectral return into groups. The GIS staff classifies each group into one of three categories: canopy, non-canopy, and unknown/mixed. The classification is repeated until all pixels are under either the canopy or non-canopy categories.

Staff then conducts a manual quality control inspection of the results. The classification of pixels incorrectly labeled, typically in low vegetation areas such as golf courses and utility corridors, is corrected. Then, 1000 randomly selected “ground truth” points were inspected, and their ISO classification was compared to its actual real-world classification. The results are used to determine the model’s accuracy.

The pixels are then aggregated into 500 ft x 500 ft cells. The percentage of canopy coverage is then calculated by the GIS software on those larger cells.

The resolution of the NAIP images in 2019 was increased to 0.36 square meters per pixel (0.6m x 0.6m) from 1 square meter per pixel (1m x 1m) in 2013, 2015, and 2017. The higher resolution helps better distinguish trees, shadows, and non-canopy vegetation. The number of pixels to analyze more than doubled, from 100 million pixels in past years to 279 million. The new resolution improves the margin of error compared to previous studies.

Findings

The canopy in 2019 was estimated between 56.5% and 59.7%, which is in keeping with previous years.

Figure 1: Canopy coverage in 2019

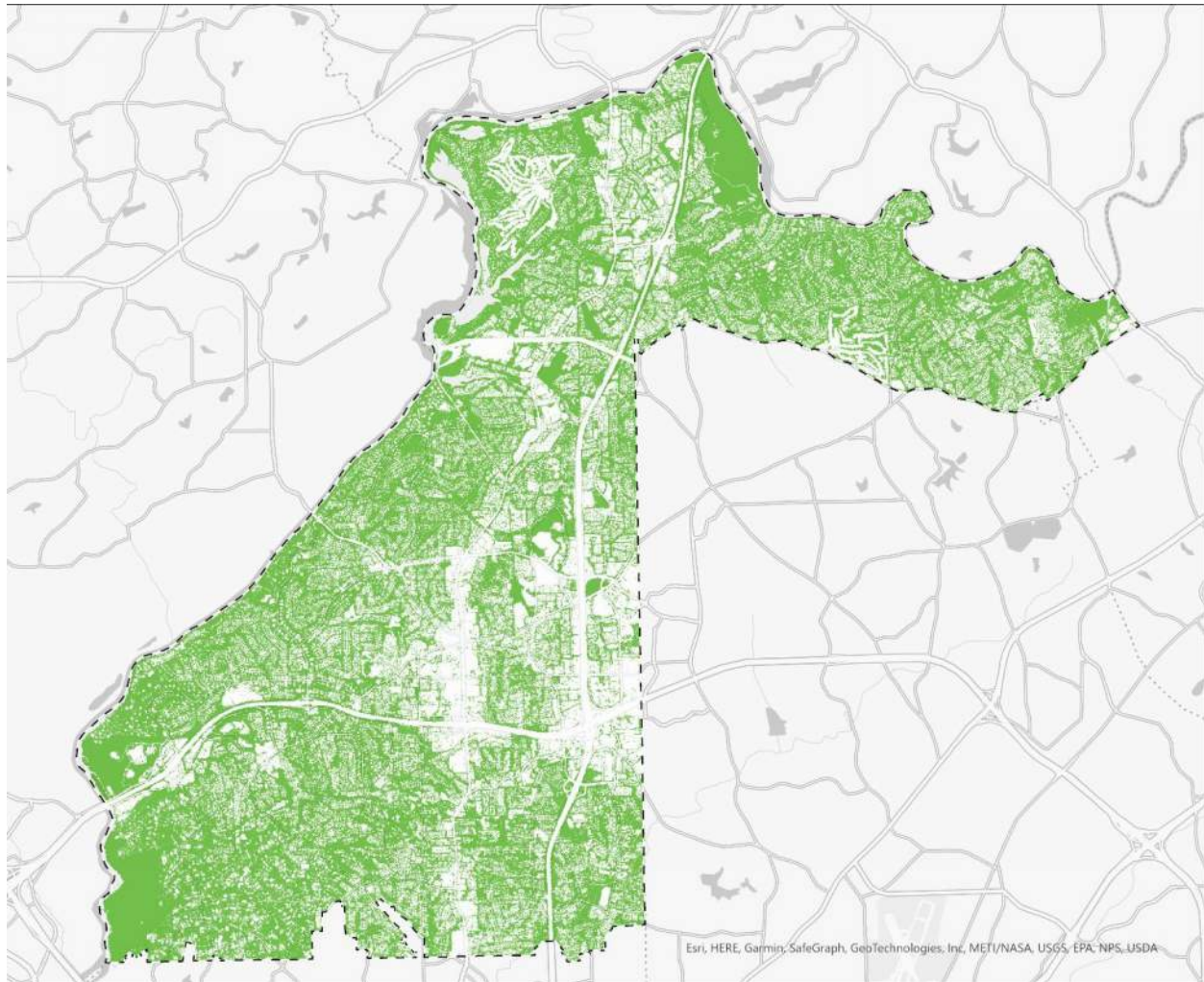
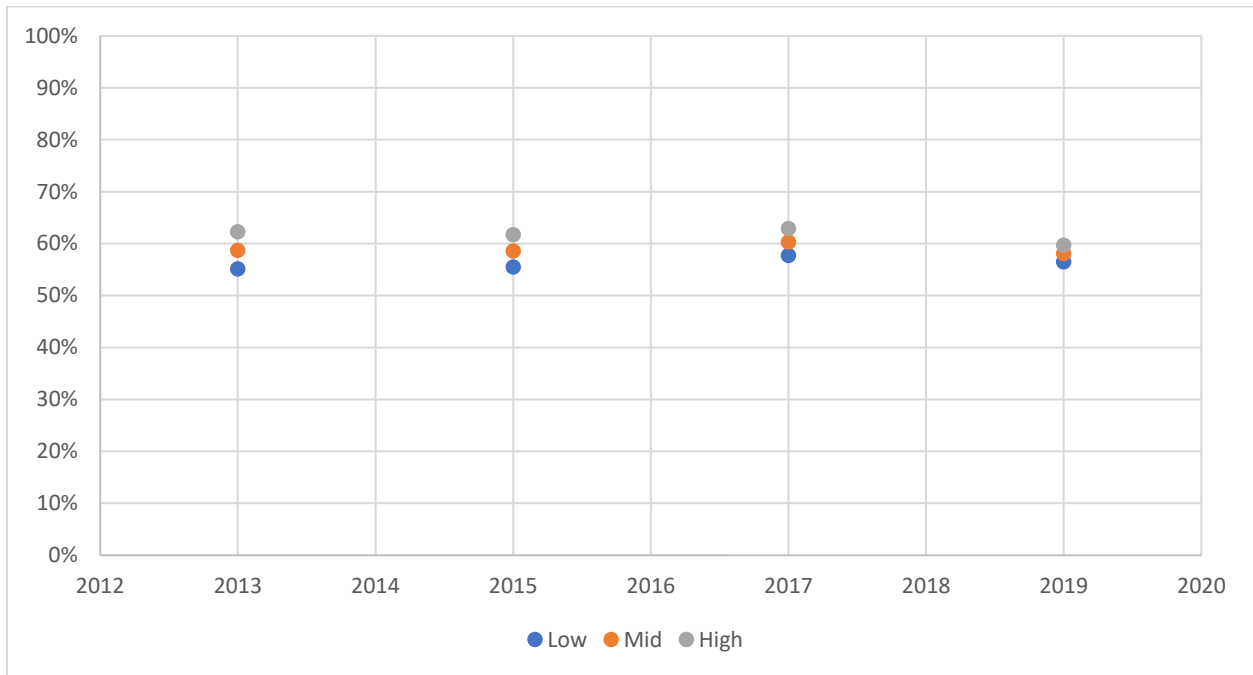


Table 1: Estimated canopy coverage with margin of error

2013	2015	2017	2019
58.7% $\pm$ 3.6%	58.6% $\pm$ 3.1%	60.3% $\pm$ 2.6%	58.1% $\pm$ 1.6%

Figure 2: Estimated canopy coverage with margin of error



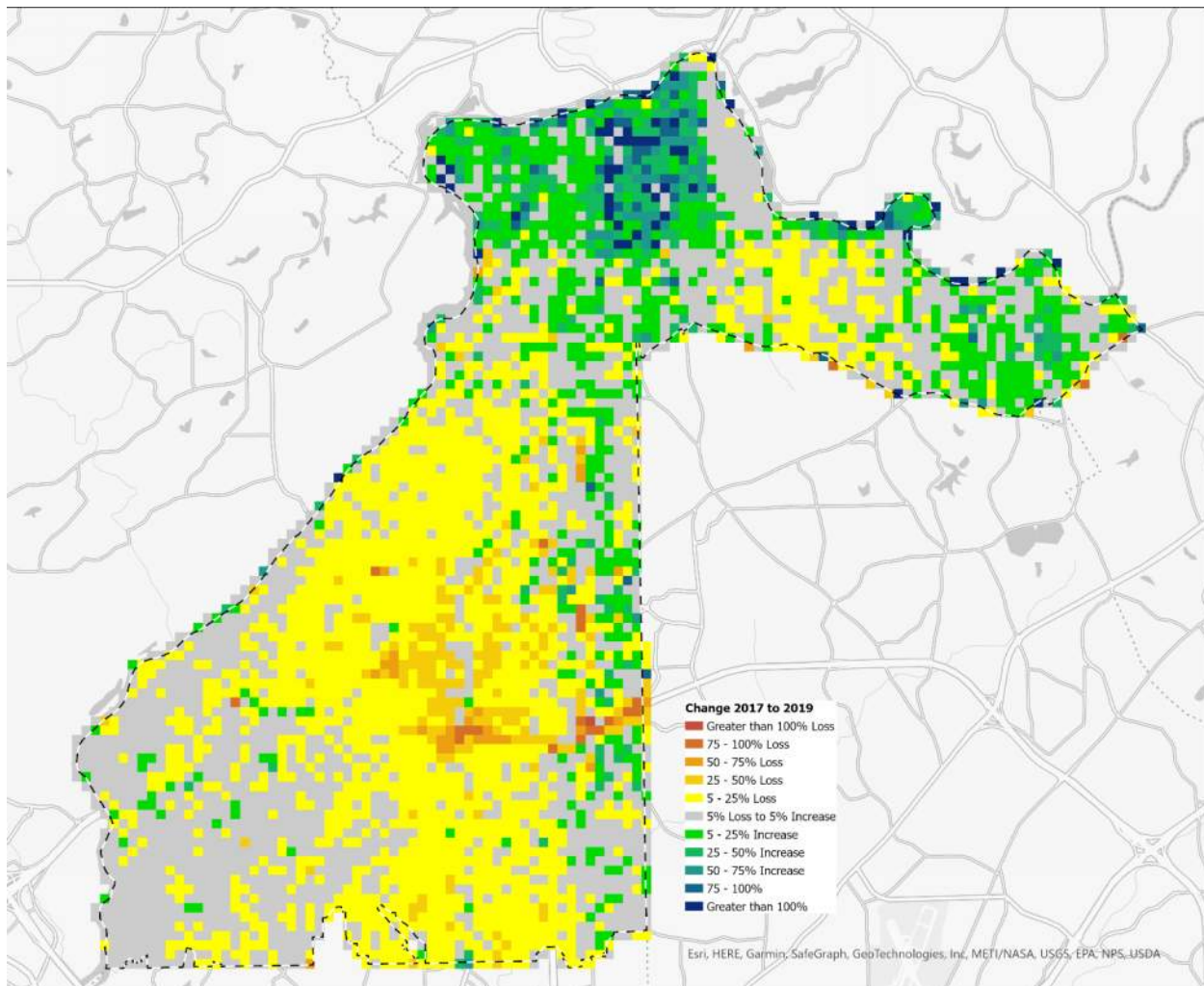
The Sandy Springs tree canopy is in a similar range to Alpharetta, Brookhaven, Decatur, and Johns Creek.

Compared to the previous study conducted on 2017 imagery, the canopy in the north end of the city appears to be increasing, most likely due to recent planting efforts and the maturation of those trees.

Table 2: Estimated canopy coverage in nearby cities, as reported by each city

City	Canopy	Year	City Size
Alpharetta	53%	2018	27 sq mi
Atlanta	47%	2014	136 sq mi
Brookhaven	54%	2015	12 sq mi
Chamblee	36%	2017	7.7 sq mi
Decatur	57%	2019	4.6 sq mi
Johns Creek	57%		31 sq mi
Norcross	38%	2015	6 sq mi
Roswell	--	--	42 sq mi
Sandy Springs	58%	2019	38.5 sq mi

Figure 3: Canopy coverage change from 2017 to 2019

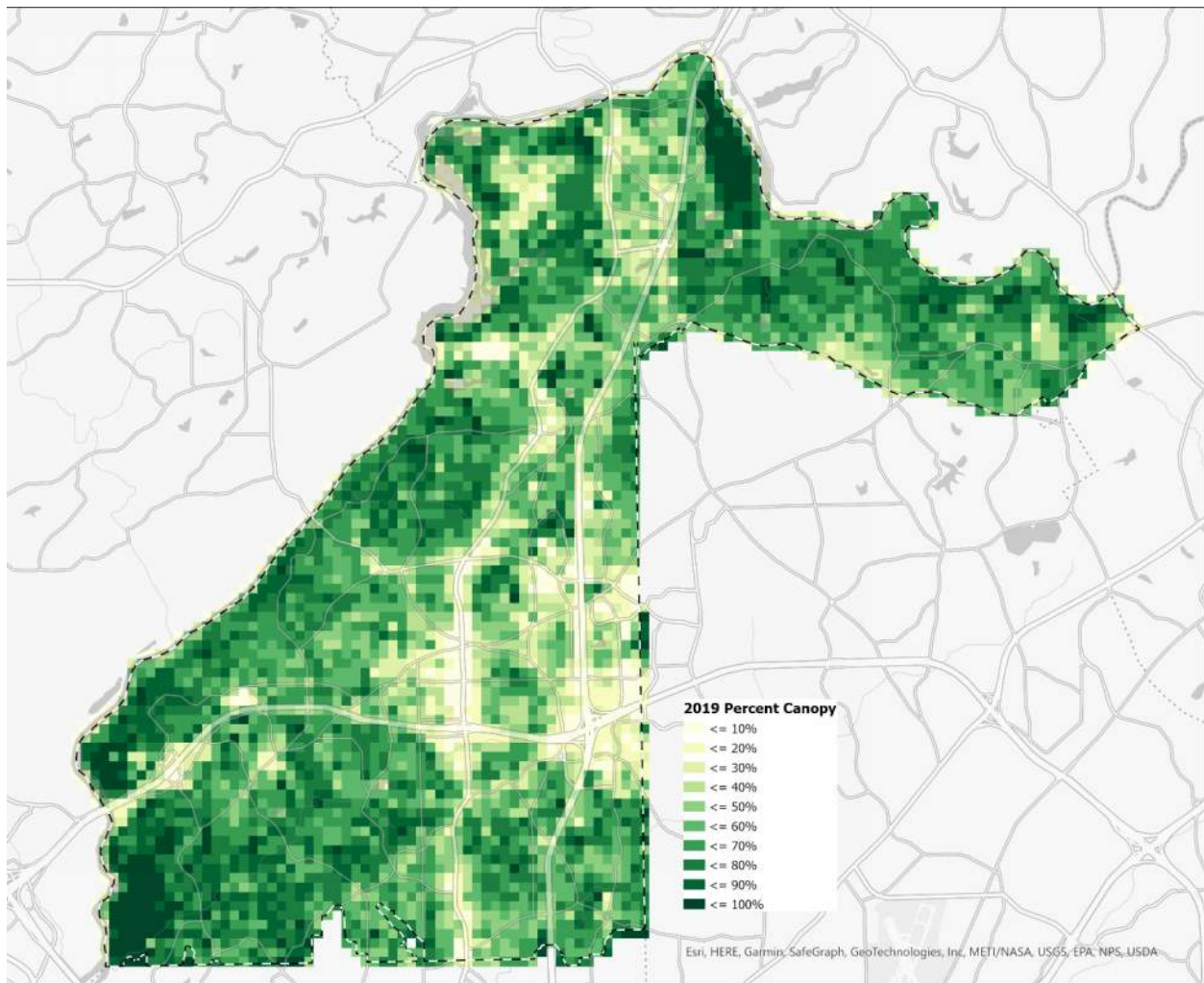


There is little change observed in the established neighborhoods in the panhandle, on the west side of Roswell Rd between Dalrymple and Johnson Ferry, and the southwest part of the city. In neighborhoods where redevelopment is occurring at a higher frequency, a slight decrease can be noted.

The canopy loss around I-285 and GA-400 is due to the Top End Perimeter projects, with a combined disturbed area of over 400 acres. While some portions of the site will be replanted once the construction concludes, some of this loss will likely be permanent.

Non-residential areas like Perimeter Area and along Roswell Road, major transportation corridors like GA-400 and I-285, and golf courses stand out for having a low canopy coverage. Established single-family house neighborhoods with low redevelopment have a relatively dense canopy while coverage is at its maximum in protected areas.

The patches of forest in conservation areas such as the Chattahoochee River National Recreation Area and Big Trees Preserve remain stable. Together they contribute to 1 to 2% of the overall canopy, although their visual impact on the map is great.



Conclusion

The study is useful to identify focus areas for replanting and conservation activities. Older trees generally have larger tree canopy than new plantings. While new plantings have the potential to increase the canopy, it takes several decades to recover in areas where older growth trees are removed for redevelopment. Maintaining existing trees healthy is the best way to keep a stable canopy coverage.

For the upcoming iteration of the study, GIS staff is evaluating satellite imagery as an alternative to NAIP aerial imagery. The 2021 NAIP imagery was collected during the leaf-off season and cannot be used. The update is expected to begin in December 2022 and be completed in early 2023.

Staff will conduct more detailed analyses of the data, to better understand how current regulations align with conditions on the ground. For example, the canopy coverage of a sample randomly selected could be used to inform the Tree Conservation Ordinance. Similarly, the coverage of stream and river buffers could assist in restoration efforts.



OCTOBER 2022



SANDY SPRINGS COMMUNITY TREES MANAGEMENT PLAN

Sandy Springs, Georgia

Prepared for:

City of Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328

Prepared by:

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TREE INVENTORY EXECUTIVE SUMMARY



SANDY SPRINGS, GEORGIA

SANDY SPRINGS
GEORGIA

PROJECT OVERVIEW

In 2019, the City of Sandy Springs commissioned an inventory of park and greenway trees and the completion of an urban forest master plan. Work was completed by Davey Resource Group, Inc. from 2019–2022.

COMMUNITY OVERVIEW

Sandy Springs, Georgia has a population of 108,000 residents and contains more than 950 acres of park space. Its parks and greenways contain more than 11,000 public trees.

VISION FOR THE URBAN FOREST

Sandy Springs' vision is to sustain the diverse urban forest on its public land by prioritizing, preserving, and growing the tree canopy within its parks and greenways for the safe enjoyment and benefit of residents and visitors.

ACKNOWLEDGEMENTS

The City of Sandy Springs, the Department of Recreation and Parks, and the Sandy Springs Tree Fund were all instrumental in providing support or funding with this project.

11,403

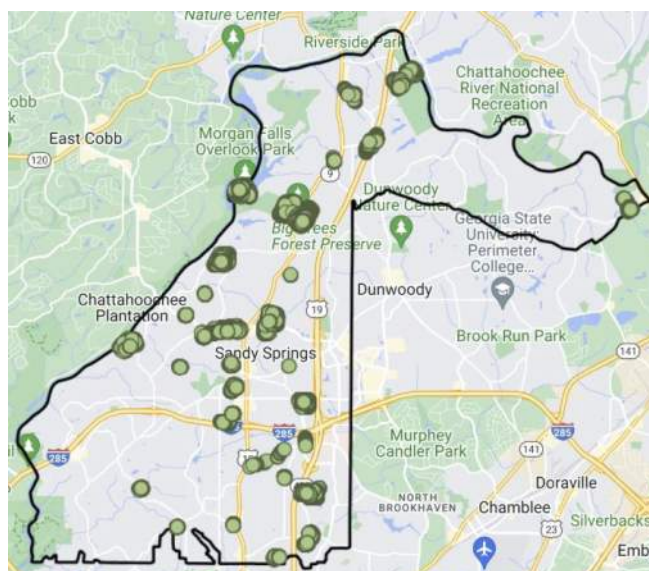
Sites Inventoried

11,359

Trees

44

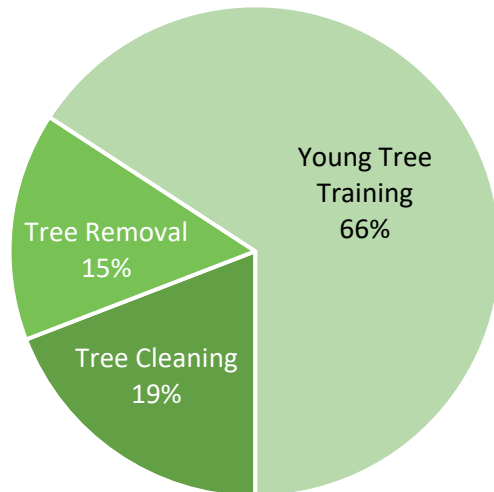
Stumps



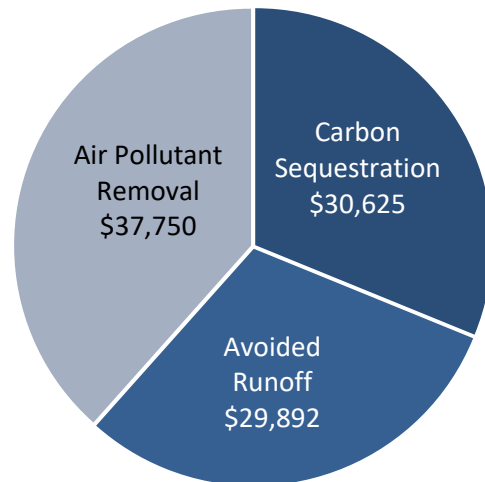
SANDY SPRINGS' INVENTORIED TREES ARE IN GOOD OVERALL CONDITION



TREES BY MAINTENANCE RECOMMENDATION



ANNUAL TREE BENEFITS



\$24 million

Estimated Value of Sandy Springs' Inventoried Trees

359,000 lbs.

Annual CO₂ captured

12,000 lbs.

Annual air pollutants removed

3,345,000 gals.

Annual stormwater runoff intercepted



CREATING EQUITABLE CANOPY COVER

Implementation of the following action steps will promote increased canopy cover, provide greater value and more benefits to residents, and help Sandy Springs realize its vision and achieve its goals for the urban forest.

The Way Forward: Action Steps

1. Continue a routine maintenance program of public trees.
2. Diversify the urban forest by planting additional tree species.
3. Work toward adoption of a continuous proactive management cycle for city-owned trees.

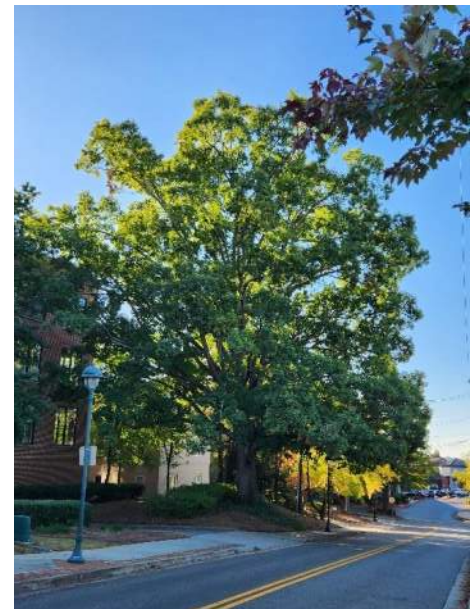


TABLE OF CONTENTS

Tree Inventory Executive Summary i

Section 1: Tree Inventory Analysis **Error! Bookmark not defined.**

Section 2: Tree Benefits..... 7

Section 3: Recommended Management Of The Public Tree Resource 13

Conclusion 22

References 24

TABLES

1. Summary of benefits provided by inventoried trees ranked by species importance value 11

2. Recommendations for further inspection of inventoried trees. 15

3. Estimated budget for recommended five-year tree resource management program. 20

FIGURES

1. Number of inventoried sites by type..... 1

2. Number of inventoried trees by species..... 2

3. Number of inventoried trees by genus (kind)..... 3

4. Condition of inventoried trees. 4

5. Inventoried trees by size at maturity and estimated age..... 5

6. Estimated value of the benefits provided by inventoried trees in
Sandy Springs each year..... 8

7. Estimated value of removing airborne pollution by weight and type..... 10

8. Maintenance recommendations for inventoried trees. 16

9. Trees recommended for a routine pruning cycle by size class. 17

10. Three-year Young Tree Training cycle by size class..... 18

APPENDICES

A. Invasive Pests and Diseases

A photograph of a park with trees and benches. The image shows a paved walkway with several wooden benches and trash cans. There are many trees with green and yellowing leaves, suggesting autumn. In the background, there are brick buildings. The sky is clear and blue.

Section 1

Structure and Composition

of Sandy Spring's Public Trees

SECTION 1: TREE INVENTORY ANALYSIS

The City of Sandy Springs has designated its parks and greenways as an area of interest for an on-going update to the city’s existing GIS-based public tree inventory. Field data collection was performed by Davey Resource Group, Inc. “DRG”, a national consulting firm with extensive experience in urban forest inventories and management planning.

11,403 SITES INVENTORIED

Beginning in 2019 and continuing in phases through 2022, ISA Certified Arborists employed by DRG performed field data collection and catalogued new data existing trees and tree stumps located within parks and greenways in Sandy Springs (Figure 1). The identification of viable planting sites for new trees was not included in the inventory scope of work. However, Sandy Springs’ inventory management software, TreeKeeper®, has the capacity to handle the addition of vacant planting sites should the city choose to expand the inventory scope.

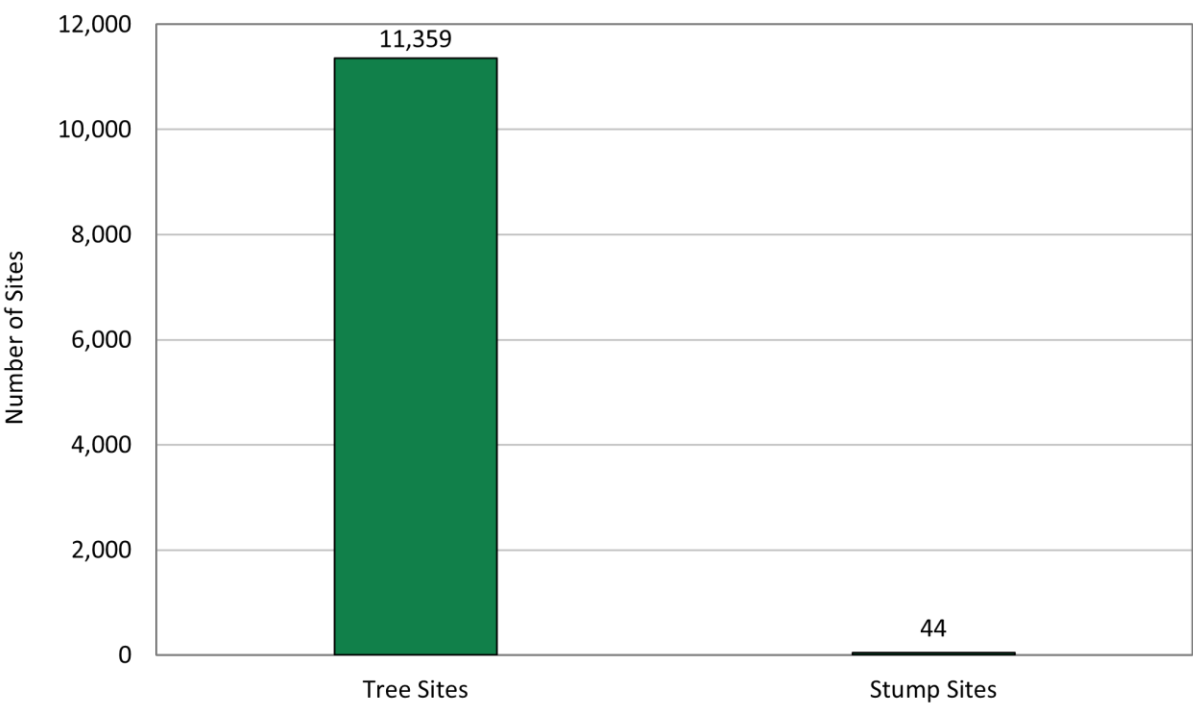


Figure 1. Number of inventoried sites by type.

TREE POPULATION DIVERSITY

The urban forest depends on its diversity to withstand threats. Greater diversity helps the urban forest reduce its susceptibility to harmful pests and diseases that may target individual tree species or related tree species. Species and genus diversity offers a critical measure of a tree population’s resiliency to such attacks and helps managers identify and remedy potential areas of overexposure.

When assessing tree population diversity, an urban forestry industry standard is that no more than 10% of an urban tree population should be composed of a single species and no greater than 20% should be composed of a single genus (Santamour 1990).

Species Diversity

A total of 117 unique tree species were catalogued in Sandy Springs’ tree inventory. Of the five most abundant tree species recorded during the inventory, two species exceeded the recommended 10% threshold: loblolly pine and tulip tree (Figure 2). These two species accounted for 39% of all inventoried trees. This can likely be contributed to the many naturalized sites found around Sandy Springs, like Big Forest Preserves which is recognized by the Old-Growth Forest Network.

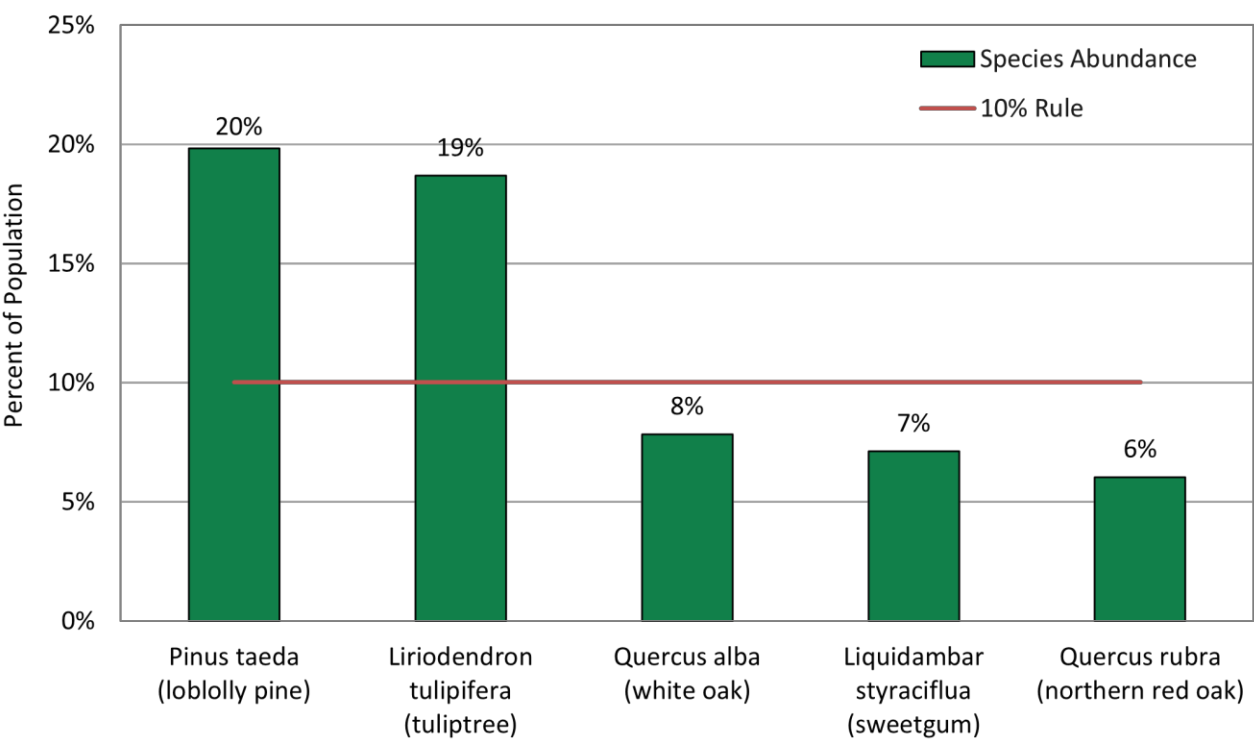


Figure 2. Number of inventoried trees by species.

Genus Diversity

Sandy Springs has 61 unique tree *genera*, or groups of tree species, that are closely related (singular: *genus*). Compared to a recommended limit of 20% of the tree population, the oak genus exceeds the 20% limit; the pine genus is right at the 20% limit; and the tulip tree genus is approaching the limit at 19% of the total population (Figure 3).

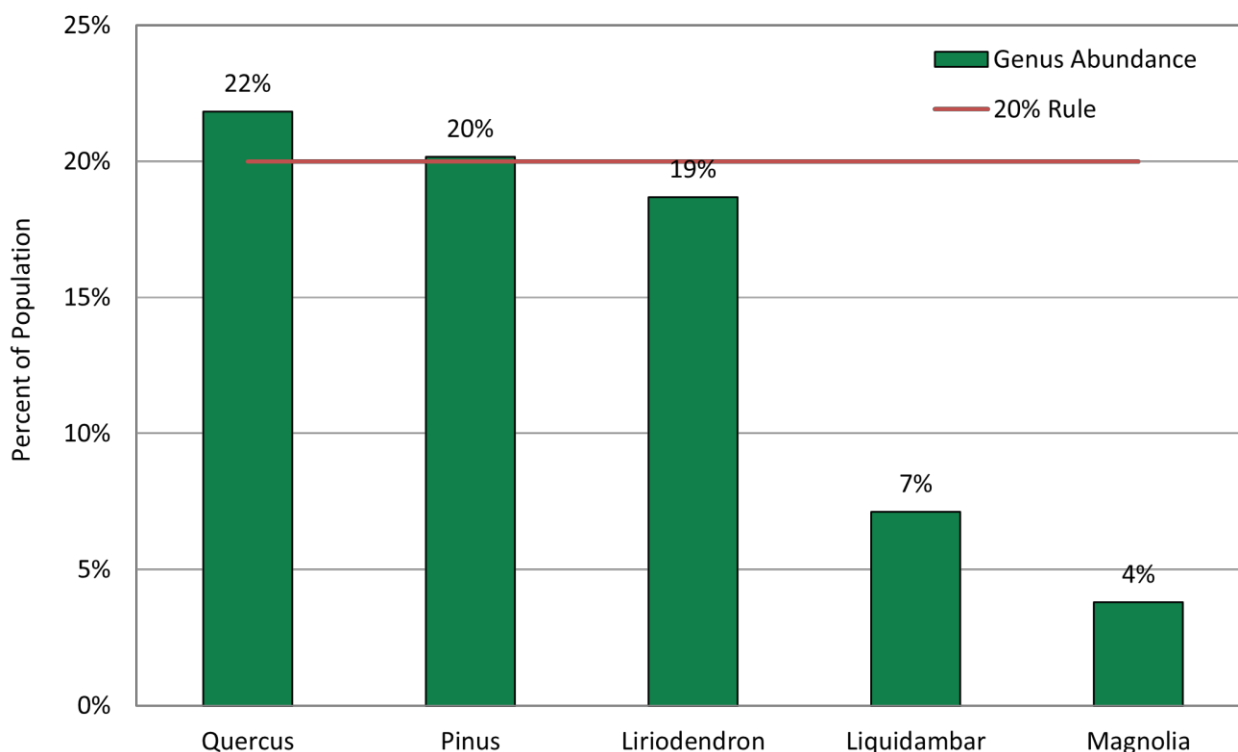


Figure 3. Number of inventoried trees by genus (kind).

Steps to Increase Diversity

Future planting initiatives should minimize the installation of additional oak, pine, and tulip tree within Sandy Springs' parks and greenways until representation of these genera falls within the recommended 20% threshold. Refer to the Recommended Species List contained within Section 1 of Sandy Springs Technical Manual when selecting tree species for future planting initiatives.

A number of pests and diseases that are already present in Georgia pose threats to Sandy Springs' urban forest. Oak trees are susceptible to spongy moth (*Lymantria* spp.) and sudden oak death (*Phytophthora ramorum*), while pine trees are susceptible to southern pine beetle (*Dendroctonus frontalis*). Both oak and pine trees are susceptible to infestation by spotted lanternfly (*Lycorma delicatula*) which has caused devastation in New England. The spotted lanternfly has been steadily moving southward and is confirmed present in North Carolina. It is likely only a matter of time before this pest makes its way to Georgia.

Improved genus diversity will reduce the potential for tree loss and help ensure long-term urban forest health and viability.

TREE CONDITION

The condition of each inventoried tree was evaluated and rated as Good, Fair, Poor, or Dead based on industry standards. Several factors affecting condition were considered for each tree, including root characteristics, branch structure, trunk, canopy, foliage condition, and the presence of pests.

The general health of the inventoried tree population is characterized by the median average condition rating; for Sandy Springs, the median tree condition rating was Good, based on industry standards.

Condition Recommendations

Dead trees and most trees in Poor condition which are located in close proximity to publicly accessible areas and also pose safety concerns should be removed as soon as possible. The health of these trees is unlikely to recover even with increased care and will ultimately present an elevated level of risk.

Younger trees rated in Fair or Poor condition may benefit from structural pruning to improve their health over time. Pruning should follow *ANSI A300 (Part 1)* guidelines.

Mature trees in Poor condition generally exhibit visible signs of decline, including decay, dead limbs, sparse branching, or poor structure. These trees likely require corrective pruning and intensive plant health care to improve vigor and should be monitored for worsening conditions.

Monitoring Tree Condition

Proactive monitoring helps identify, prevent, and mitigate concerns. Routine inspections are necessary to monitor for changes in tree condition, the presence of pests and/or disease, and the worsening of existing defects—particularly among trees in Poor condition.

DRG recommends annual “walk-by” rapid inspections looking for dead trees or other clearly evident major issues. More thorough tree inspections, such as those conducted by this inventory, are recommended once per maintenance cycle.

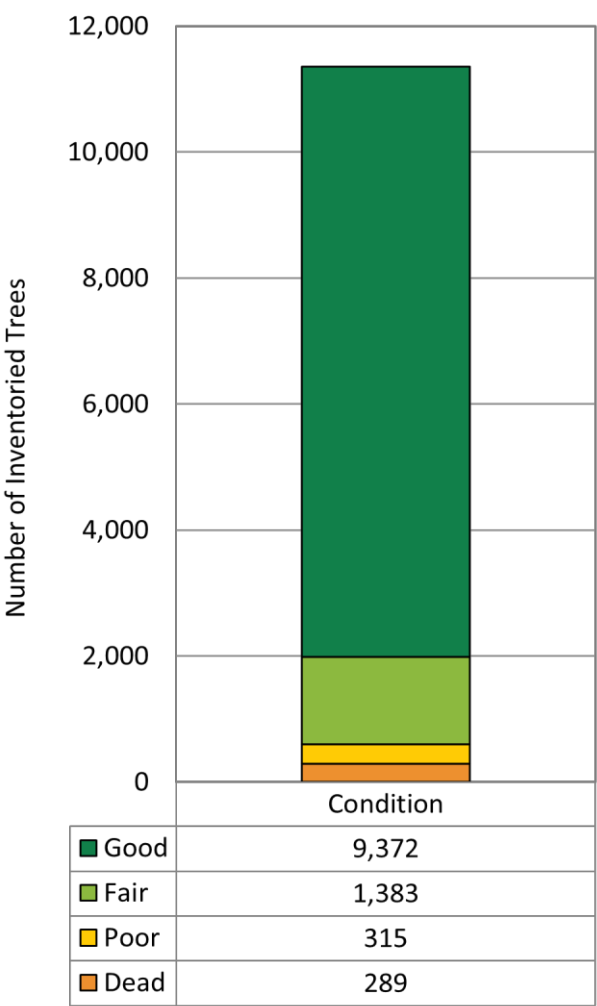


Figure 4. Condition of inventoried trees.

TREE DIAMETER-AGE DISTRIBUTION

Understanding the relative age of a tree population can help planners align future management strategies with current policy goals. To determine relative tree age, DRG first categorized Sandy Springs’ inventoried tree population by small- and large-growing trees and then assigned each tree to an age grouping based on the tree diameter measured at breast height (DBH).

The relative age distribution of Sandy Springs’ inventoried tree population was then compared to an ideal distribution for an expanding urban forest, which suggests the tree population composition be equivalent to 40% young trees, 30% establishing, 20% maturing, and 10% mature trees (Figure 5).

Plant Large-Growing Trees

Overall, 19% of Sandy Springs’ inventoried trees are classified as young, where the ideal is 40%. DRG recommends that future planting initiatives focus on planting large-growing canopy trees, and future maintenance should prioritize activities that help establish these young trees in the urban landscape through pruning to train future tree growth, watering programs, and routine tree health inspections.

Maintenance and preservation of existing trees in all age groups is critical to ensure uninterrupted canopy expansion and succession.

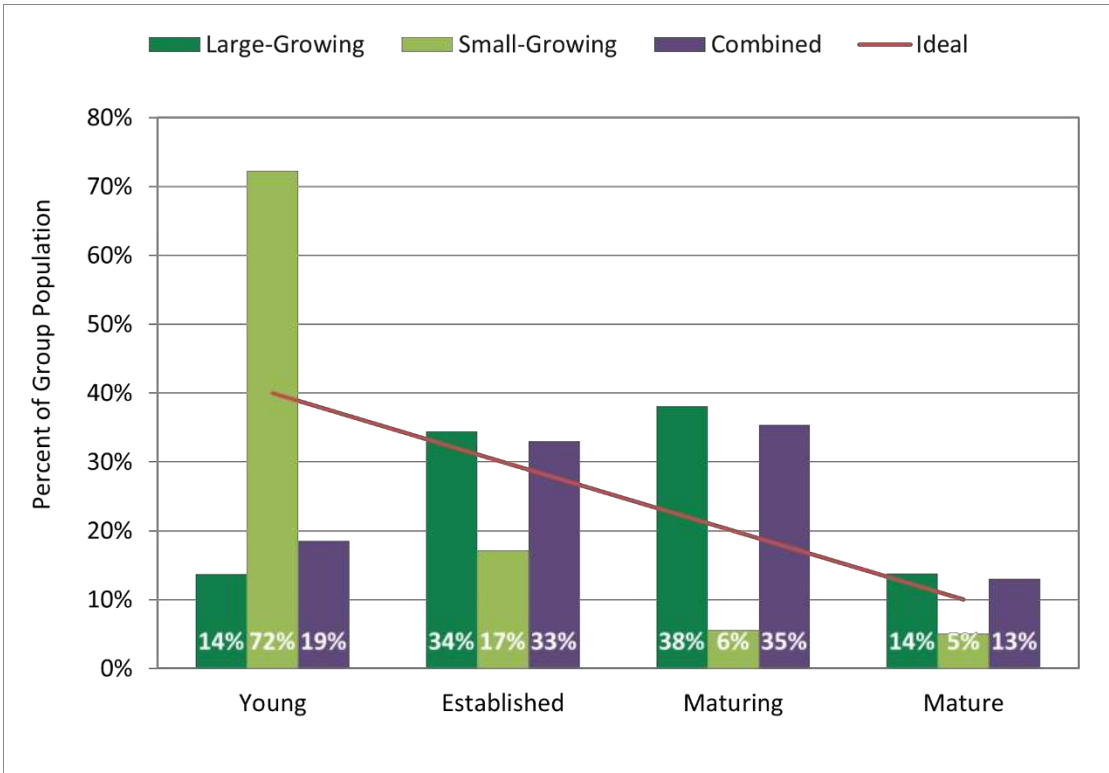
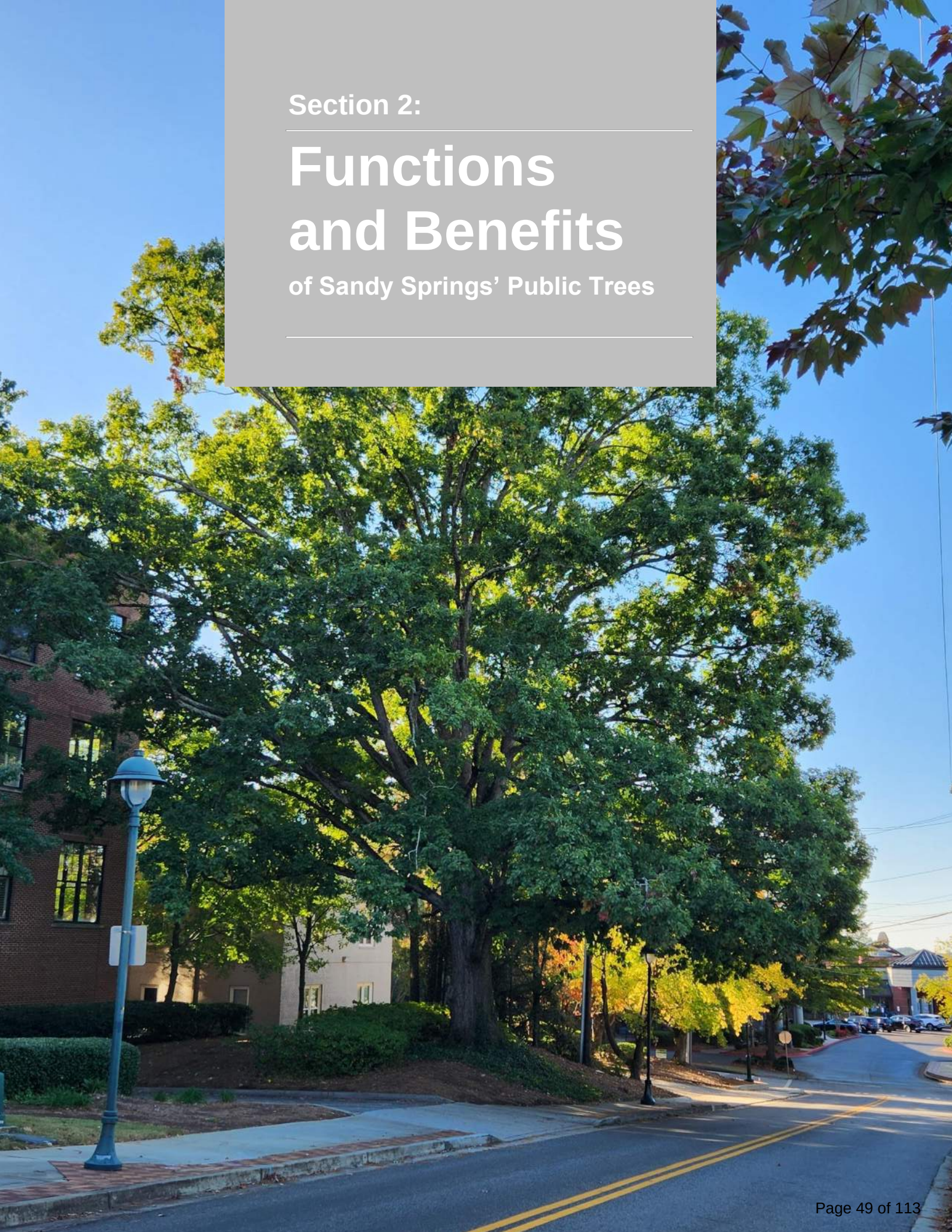


Figure 5. Inventoried trees by size at maturity and estimated age.

¹ Tree size is only a rough approximation of tree age; tree size alone is not a definitive or appropriate measure of tree age. In the urban environment in particular, numerous factors play a role in determining tree size, including the availability of water, soil, and sunlight, proper tree care and planting techniques, and the presence of pests and pathogens.

The background image shows a large, mature tree with a thick trunk and a wide canopy of green and yellowing leaves. The tree is situated on a sidewalk next to a brick building. A street lamp post is visible in the foreground. The sky is clear and blue. The overall scene is a typical urban or suburban street setting.

Section 2:

Functions and Benefits

of Sandy Springs' Public Trees

SECTION 2: TREE BENEFITS

Trees are critical to public health and contribute significantly to quality of life for residents. In addition to improving air quality, water quality, and alleviating heat stress, trees provide significant social benefits such as reducing mental stress, encouraging greater neighborhood-level involvement, and fulfilling spiritual and aesthetic needs.

Because of the significant value of these benefits, trees are critical infrastructure. In fact, they are the only type of infrastructure that increases in value over time and have been proven to pay for themselves. Urban trees in U.S. cities consistently provide benefits value three times more than the cost to maintain them.

The 11,359 park trees inventoried within Sandy Springs are presently valued at over \$23.6 million—and those are just the benefits that can be quantified by this analysis (Table 1). Trees provide additional value above and beyond this analysis by boosting property values, reducing energy costs, lowering crime rates, and helping create more successful business districts.

Environmental Benefits

- Trees decrease energy consumption and moderate local climates by providing shade and acting as windbreaks.
- Trees act as mini reservoirs, helping to slow and reduce the amount of stormwater runoff that reaches storm drains, rivers, and lakes. One hundred mature tree crowns intercept roughly 100,000 gallons of rainfall per year (U.S. Forest Service 2003a).
- Trees help reduce noise levels, cleanse atmospheric pollutants, produce oxygen, and absorb carbon dioxide.
- Trees can reduce street-level air pollution by up to 60% (Coder 1996). Lovasi (2008) suggested that children who live on tree-lined streets have lower rates of asthma.
- Trees stabilize soil and provide a habitat for wildlife.

Economic Benefits

- Trees in a yard or neighborhood increase residential property values by an average of 7%.
- Commercial property rental rates are 7% higher when trees are on the property (Wolf 2007).
- Trees moderate temperatures in the summer and winter, saving on heating and cooling expenses (North Carolina State University 2012, Heisler 1986).
- On average, consumers will pay about 11% more for goods in landscaped areas, with this figure being as high as 50% for convenience goods (Wolf 1998b, Wolf 1999, and Wolf 2003).
- Consumers also feel that the quality of products is better in business districts surrounded by trees than those considered barren (Wolf 1998b).
- The quality of landscaping along the routes leading to business districts had a positive influence on consumers' perceptions of the area (Wolf 2000).

Social Benefits

- Tree-lined streets are safer; traffic speeds and the amount of stress drivers feel are reduced, which likely reduces road rage/aggressive driving (Wolf 1998a, Kuo and Sullivan 2001a).
- Chicago apartment buildings with medium amounts of greenery had 42% fewer crimes than those without any trees (Kuo and Sullivan 2001b).
- Chicago apartment buildings with high levels of greenery had 52% fewer crimes than those without any trees (Kuo and Sullivan 2001a).
- Employees who see trees from their desks experience 23% less sick time and report greater job satisfaction than those who do not (Wolf 1998a).
- Hospital patients recovering from surgery who had a view of a grove of trees through their windows required fewer pain relievers, experienced fewer complications, and left the hospital sooner than similar patients who had a view of a brick wall (Ulrich 1984, 1986).
- When surrounded by trees, physical signs of personal stress, such as muscle tension and pulse rate, were measurably reduced within three to four minutes (Ulrich 1991).

Trees occupy a vital role in the urban environment by providing of a wide array of economic, environmental, and social benefits far exceeding the investments in planting, maintaining, and removing them. Trees reduce air pollution, improve public health outcomes, reduce stormwater runoff, sequester and store carbon, reduce energy use, and increase property value. Using advanced analytics, such as i-Tree Eco and other models in the i-Tree software suite, understanding the importance of trees to a community continues to expand by providing tools to estimate monetary values of the various benefits provided by a public tree resource.

i-TREE ECO ANALYSIS

i-Tree Eco is modeling software developed by the U.S. Forest Service and partners including The Davey Tree Expert Company that utilizes tree inventory data along with local air pollution and meteorological data to estimate the benefits of a community's tree resource. By framing trees and their benefits in dollars saved per year, i-Tree Eco helps a community to understand trees as both a natural resource and an economic investment. Knowledge of the composition, functions, and monetary value of trees helps to inform planning and management decisions, assists in understanding the impact of those decisions on human health and environmental quality, and aids communities in advocating for the necessary funding to manage their vested interest in the public tree resource appropriately.

ANNUAL VALUE OF BENEFITS

The i-Tree Eco analysis of Sandy Springs' inventoried trees quantified the functional benefits of three critical ecosystem services that they provide: air pollution removal, carbon sequestration, and avoided surface runoff. The estimated value of Sandy Springs' inventoried tree population is \$98,266 *per year* in annual benefits, making these trees an essential asset to the community (Figure 6).

The replacement value of the city's inventoried tree population is estimated to be \$23,579,717 (Table 1). In Sandy Springs, only ten species account for almost half of the public tree resource and half of the functional benefits they provide. If any of these species were lost to invasive pests, disease, or other threats, its loss would have significant costs. It is critical to promote species diversity with future plantings to minimize susceptibility to potential threats, and to plant large-statured broadleaf tree species wherever possible to maximize potential environmental and economic benefits.

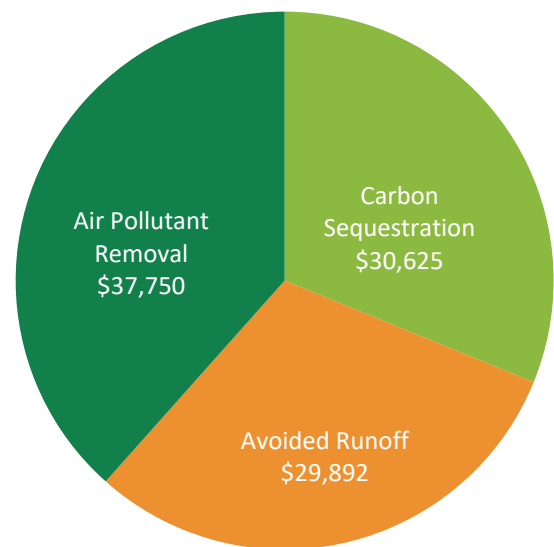


Figure 6. Estimated value of the benefits provided by inventoried trees in Sandy Springs each year.

SEQUESTERING AND STORING CARBON

Trees are carbon sinks, which are the opposite of carbon sources. While carbon is emitted from cars and smokestacks, carbon is absorbed into trees during photosynthesis and stored in their tissue as they grow. Carbon dioxide (CO₂) impacts people, property, and the environment as the primary greenhouse gas driving climate change, valuing the 180 tons of carbon sequestered by Sandy Springs' tree resource each year at an estimated \$30,625 (Table 1). Sandy Springs' inventoried trees have stored 7,705 tons of carbon throughout their lifetimes, valued at \$1.3 million.

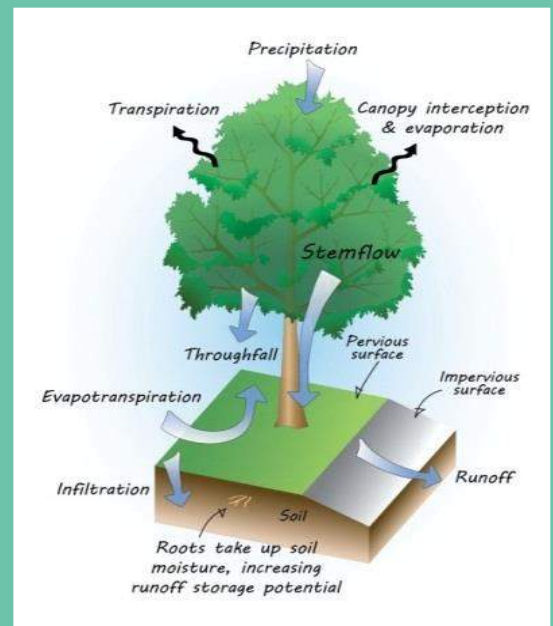
Loblolly pine (*Pinus taeda*) and tulip tree (*Liriodendron tulipifera*) both have the most carbon stored in their woody tissues and capture the most carbon per year. On average, each loblolly pine has 1,233 lbs. of carbon stored and captures an additional 33 lbs. per tree each year. Each tulip tree in the inventory has, on average, 1,811 lbs. of carbon stored and sequesters an additional 49 lbs. per tree each year.

CONTROLLING STORMWATER

Trees intercept rainfall with their leaves and branches, helping lower stormwater management costs by avoiding runoff. The inventoried trees in Sandy Springs help the city avoid 3.3 million gals. of runoff annually (Table 1). Avoided runoff accounts for 30% of the annual functional benefits provided by Sandy Springs' public tree resource.

Of all species inventoried, tulip tree (*Liriodendron tulipifera*) contributed the most annual stormwater benefits. The tulip tree population (19% of inventoried trees) avoided 1.2 million gals. of runoff. The most abundant species in the inventoried tree population, loblolly pine (*Pinus taeda*, 20%), only avoided approximately 447,000 gals. of runoff. On a per-tree basis, large trees with leafy canopies provide the most functional benefits.

CANOPY FUNCTIONS



Trees provide many functions and benefits simply by existing, such as:

- Slowing and capturing stormwater runoff.
- Increasing stormwater infiltration.
- Cooling the surrounding landscape by casting shade with their canopy and releasing water from their leaves.
- Catching airborne pollutants on their leaves and absorbing them with their roots when they wash off in the rain.
- Transforming some pollutants into less harmful substances and preventing other pollutants from forming.

IMPROVING AIR QUALITY

Urban landscapes are characterized by high emissions in a relatively small area. The inventoried tree population annually removes 11,980 lbs. of air pollutants, including sulfur dioxide (SO₂), carbon monoxide (CO), nitrogen dioxide (NO₂), ozone (O₃), and particulate matter (PM₁₀ and PM_{2.5}). The i-Tree Eco model estimated the value of this benefit at \$37,750, which is 38% of the value of all annual benefits (Table 1).

A small reduction of PM_{2.5} is more valuable than any of the other pollutants removed (Figure 7). The trees that provided the highest annual air quality benefits were tulip tree and loblolly pine—on average, these species remove 2 lbs. and 1 lb. of pollutants *per tree* from the air each year.

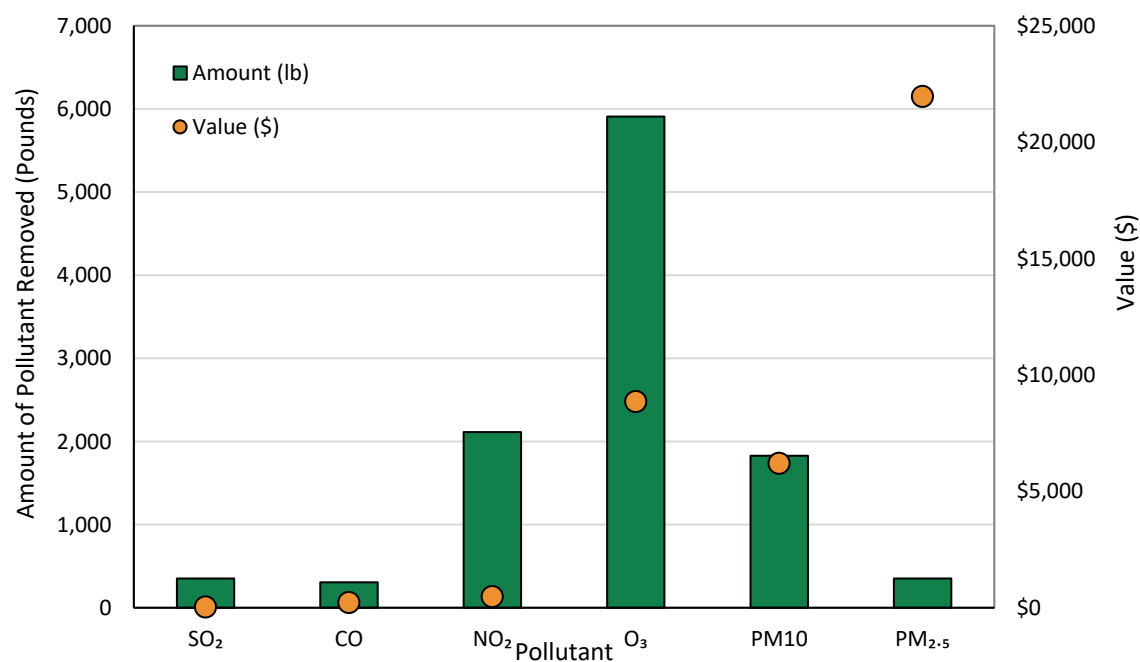


Figure 7. Estimated value of removing airborne pollution by weight and type.

Table 1. Summary of benefits provided by inventoried trees ranked by species importance value.

Species	Trees (#)	Carbon Storage		Gross Carbon Sequestration		Avoided Runoff		Pollution Removal		Replacement Value
		(ton)	(\$)	(ton/yr)	(\$/yr)	(gal/yr)	(\$/yr)	(ton/yr)	(\$/yr)	(\$)
Loblolly pine	2,251	1,388	\$ 236,710	36.6	\$ 6,248	447,491	\$ 3,999	0.8	\$ 5,050	\$ 5,988,350
Tulip tree	2,122	1,921	\$ 327,648	51.8	\$ 8,825	1,160,275	\$ 10,368	2.1	\$ 13,093	\$ 6,075,953
White oak	890	1,259	\$ 214,720	17.4	\$ 2,968	443,856	\$ 3,966	0.8	\$ 5,009	\$ 3,373,693
Sweetgum	809	368	\$ 62,775	11.3	\$ 1,919	256,421	\$ 2,291	0.5	\$ 2,894	\$ 1,581,841
Northern red oak	686	785	\$ 133,861	15.5	\$ 2,639	238,318	\$ 2,129	0.4	\$ 2,689	\$ 1,310,427
Southern magnolia	347	47	\$ 8,028	1.5	\$ 249	22,656	\$ 202	0.0	\$ 256	\$ 191,358
Hickory species	305	239	\$ 40,798	6.3	\$ 1,069	80,798	\$ 722	0.1	\$ 912	\$ 556,545
Red maple	264	143	\$ 24,427	4.7	\$ 800	48,242	\$ 431	0.1	\$ 544	\$ 420,484
Water oak	248	258	\$ 44,007	5.3	\$ 910	74,813	\$ 668	0.1	\$ 844	\$ 603,321
<i>Lagerstroemia</i> species	221	5	\$ 832	0.5	\$ 79	1,459	\$ 13	0.0	\$ 16	\$ 29,148
Southern red oak	201	215	\$ 36,654	3.5	\$ 597	81,544	\$ 729	0.2	\$ 920	\$ 583,731
Chinese elm	129	8	\$ 1,352	0.9	\$ 151	5,541	\$ 50	0.0	\$ 63	\$ 39,769
American beech	124	142	\$ 24,275	2.1	\$ 359	81,244	\$ 726	0.2	\$ 917	\$ 353,530
Post oak	124	127	\$ 21,583	1.9	\$ 329	41,667	\$ 372	0.1	\$ 470	\$ 225,580
Japanese red cedar	121	3	\$ 491	0.3	\$ 53	3,120	\$ 28	0.0	\$ 35	\$ 18,657
American sycamore	116	81	\$ 13,804	1.9	\$ 320	56,726	\$ 507	0.1	\$ 640	\$ 234,814
Green ash	110	71	\$ 12,117	1.2	\$ 209	33,145	\$ 296	0.1	\$ 374	\$ 178,259
Baldcypress	107	9	\$ 1,471	0.5	\$ 84	5,508	\$ 49	0.0	\$ 62	\$ 63,904
Mockernut hickory	104	41	\$ 6,958	0.8	\$ 139	26,718	\$ 239	0.1	\$ 301	\$ 167,774
Boxelder	101	48	\$ 8,151	1.1	\$ 188	13,423	\$ 120	0.0	\$ 151	\$ 54,273
Eastern redbud	99	2	\$ 301	0.1	\$ 21	1,152	\$ 10	0.0	\$ 13	\$ 12,462
Chaste tree	87	0	\$ 77	0.1	\$ 23	321	\$ 3	0.0	\$ 4	\$ 4,067
Willow oak	82	12	\$ 2,086	0.6	\$ 94	7,927	\$ 71	0.0	\$ 89	\$ 68,824
Flowering dogwood	81	3	\$ 589	0.2	\$ 40	1,108	\$ 10	0.0	\$ 13	\$ 16,681
River birch	80	34	\$ 5,834	1.1	\$ 181	12,318	\$ 110	0.0	\$ 139	\$ 73,339
All other species	1,550	495	\$ 84,468	12	\$ 2,129	199,527	\$ 1,783	0	\$ 2,252	\$ 1,352,932
Total	11,359	7,705	\$ 1,314,017	180	\$ 30,625	3,345,316	\$ 29,892	6	\$ 37,750	\$ 23,579,717

Carbon storage and gross carbon sequestration value is calculated based on the price of \$170.55 per ton. Avoided runoff value is calculated by the price \$0.067/ft³. The user-designated weather station reported 50.9 inches of total annual precipitation. Pollution removal value is calculated based on the prices of \$1,442.52 per ton (CO), \$2,551.92 per ton (O₃), \$450.79 per ton (NO₂), \$137.82 per ton (SO₂), \$124,427.57 per ton (PM_{2.5}), \$6,780.92 per ton (PM₁₀*). Replacement value is the estimated local cost of having to replace a tree with a similar tree.

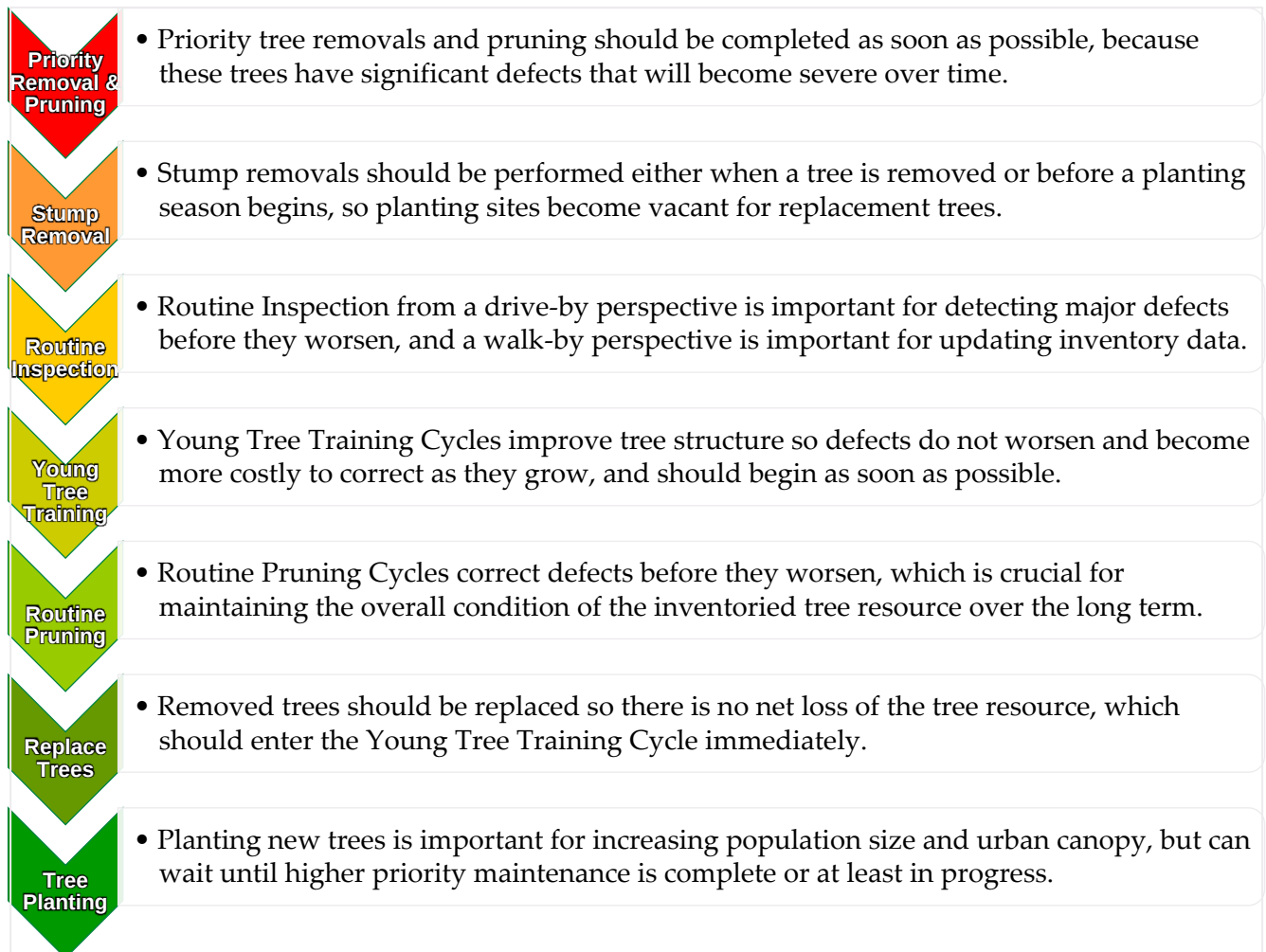
Section 3:

Recommended Management

of Sandy Springs' Public Trees

SECTION 3: RECOMMENDED MANAGEMENT OF THE PUBLIC TREE RESOURCE

During the inventory, both a risk rating and a recommended maintenance activity were assigned to each tree. DRG recommends prioritizing and completing each tree's recommended maintenance activity based on the assigned risk rating. This five-year tree management program takes a multi-faceted and proactive approach to tree resource management.



RECOMMENDED MAINTENANCE

DRG recommends that tree maintenance activities are prioritized according to risk. Trees that cause obstructions or interfere with power lines or other infrastructure should be removed when their defects cannot be corrected through pruning or other maintenance practices. Diseased and nuisance trees also warrant removal. Even though large short-term expenditures may be required, it is important to secure the funding needed to complete priority tree removals. Expedient removal reduces risk and promotes public safety. The following sections briefly summarize the recommended removals identified during the inventory.

Recommended Maintenance Types



Tree Removal

Trees designated for removal have defects that cannot be cost-effectively or practically corrected. Most of the trees in this category have a large percentage of dead crown.

Tree Removal = 304 Trees
Stump Removal = 44 Stumps



Priority Pruning

Priority pruning removes defects such as Dead and Dying Parts or Broken and/or Hanging Branches. Pruning the defected branch(es) can lower risk associated with the tree while promoting healthy growth.

Priority Pruning = 72 trees



Routine Pruning Cycle

Over time, routine pruning of Low and Moderate Risk trees can minimize reactive maintenance, limit instances of elevated risk, and provide the basis for a robust risk management program.

Routine Pruning Total = 330 Trees
Pruned Per Year = 66 Trees



Young Tree Training Cycle

Younger trees can have branch structures that lead to potential problems as the tree ages, requiring training to ensure healthy growth. Training is completed from the ground with a pole pruner or pruning shear.

Young Tree Training Total = 1,325 Trees
Trees Trained Per Year = 442 Trees



Routine Tree Inspection

Routine inspections are essential to uncovering potential problems with trees and should be performed by a qualified arborist who is trained in the art and science of planting, caring for, and maintaining individual trees.

Routine Inspections = 11,055 Trees
The number of annual routine inspections will increase as new trees are added to the inventory database.

FURTHER INSPECTION

The inventory identified **282 trees** for further inspection, indicating that these trees require additional and/or future inspections to assess and/or monitor conditions that may cause them to become a risk to people, property, or other trees (Table 2). The performance of further inspections are beyond the scope of a standard tree inventory, and can be one of the following:

- a. Recent Damage OR Multi-year Annual Inspection (e.g., a healthy tree that has been impacted by recent construction, weather, or other damage).
- b. Level 3 Risk Assessment (e.g., a tree with a defect requiring additional or specialized equipment for investigation).
 - In the ANSI A300 system, a Level 3 inspection is an Advanced assessment, performed to provide detailed information about specific tree parts, defects, targets, or site conditions. These trees are inspected utilizing an aerial bucket to provide the inspector access to the canopy of the tree in which most of the defects are located.
- c. Insect/Disease Monitoring (e.g., a tree that appears to have an emerging insect or disease problem).
- d. No further inspection required.

Table 2. Recommendations for further inspection of inventoried trees.

Recommendation	Number of Inventoried Trees
Recent Damage OR Multi-year Annual Inspection	101
Level 3 Risk Assessment	29
Insect/Disease Monitoring	152

Trees with a Further Inspection requirement should be assessed by an ISA certified arborist as soon as possible, because the longer serious defects are left unaddressed, the greater a risk that a tree becomes. For the same reason, the management that the arborist recommends should be performed as soon as possible to minimize risk.

TREE REMOVAL & PRIORITY PRUNING

Although tree removal is usually considered a last resort, and may sometimes create a reaction from the community, there are circumstances in which removal is necessary. Trees fail from natural causes such as diseases, insects, and weather conditions, and from physical injury due to vehicles, vandalism, and root disturbances. DRG recommends that trees be removed when corrective pruning will not adequately mitigate risk or when correcting problems would be cost-prohibitive.

Pruning or removing priority trees are first priorities for maintenance activities.

Priority Pruning Recommendations

Priority Risk pruning should be performed as soon as possible and may be performed concurrently with other Priority Removals. The inventory identified 72 priority trees recommended for pruning. The diameter size classes for priority trees ranged between 8 inches and 53 inches DBH (Figure 8).

Removal Recommendations

DRG identified 304 trees recommended for removal. Most trees recommended for removal were smaller than 24 inches DBH (Figure 9). If corrective pruning cannot correct a tree's defects and/or adequately mitigate risk, then the tree should be removed. A total of 23 trees larger than 24 inches DBH were recommended for removal. These trees should be removed as soon as possible.

STUMP REMOVAL

The inventory identified 44 stumps recommended for removal, with a wide range of sizes from 4" to 80" in diameter. Stump removals should occur when convenient and be included in regular planting plans if the site would be feasible for planting after the stump is removed. For this reason, it is most convenient to remove all stumps in areas with scheduled tree planting work, so all feasible sites in an area are stocked at once.

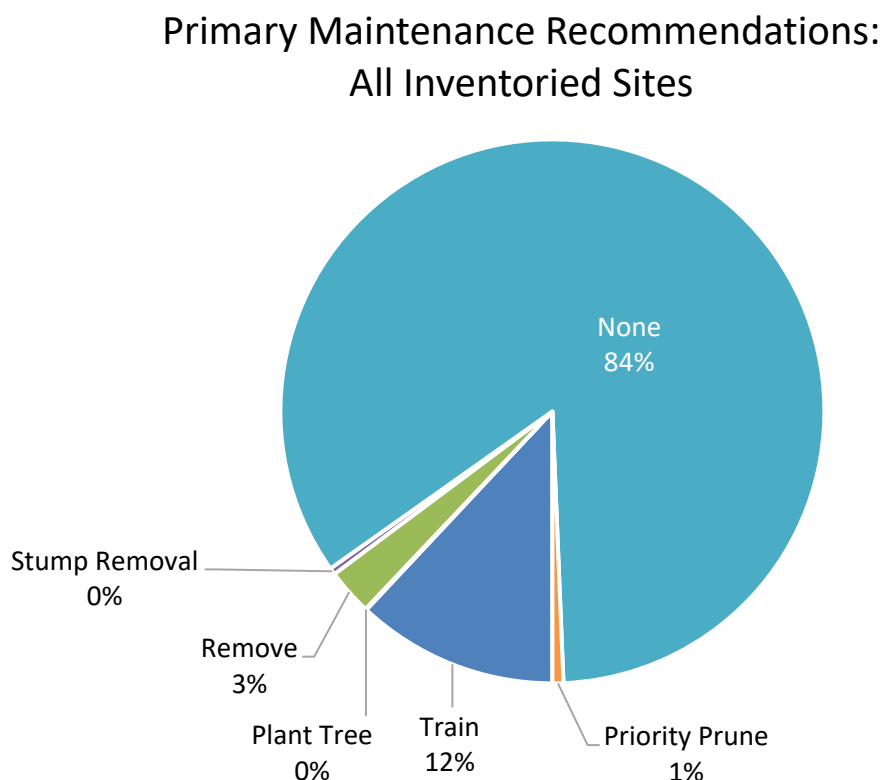
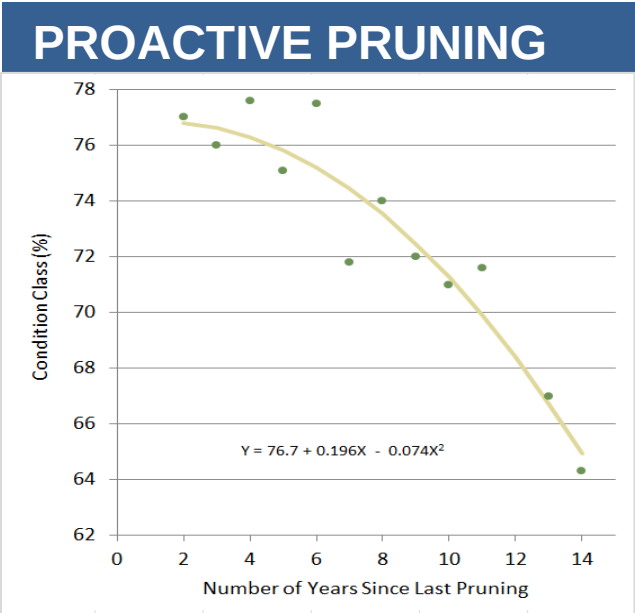


Figure 8. Maintenance recommendations for inventoried trees.

ROUTINE PRUNING CYCLE

The Routine Pruning cycle includes trees that pose some risk but have a smaller defect size and/or a lower probability of impacting a target. Over time, routine pruning can minimize reactive maintenance, limit instances of elevated risk, and provide the basis for a robust risk management program.

DRG recommends a five-year Routine Pruning cycle to maintain the condition of the inventoried tree resource. If a five year cycle is not feasible, then extending the length of the Routine Pruning cycle is an option; however, it is in the municipality’s best interest to not approach or exceed a 10-year pruning interval. The reason is that this is around when tree condition deteriorates significantly without regular pruning, because their once-minor defects have worsened, reducing tree health and potentially increasing risk (Miller and Sylvester 1981).



Above. The relationship between tree condition and years since previous pruning. (adapted from Miller and Sylvester 1981).

Routine Pruning Cycle Recommendations

The Sandy Springs’ inventory identified 330 trees that should be routinely pruned (Figure 9). DRG recommends that the city establish a five-year Routine Pruning cycle with approximately 66 trees pruned each year. DRG recommends that the Routine Pruning cycle begins in Year One of the proposed five-year program, after all trees recommended for removal have been removed.

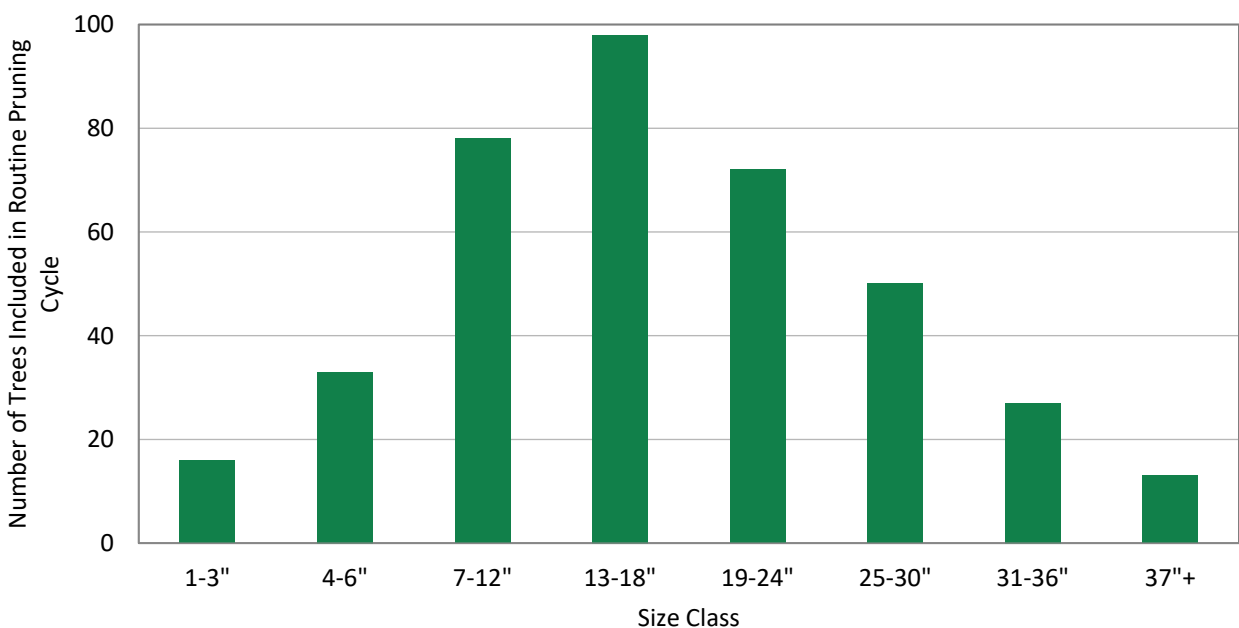


Figure 9. Trees recommended for a routine pruning cycle by size class.

YOUNG TREE TRAINING CYCLE

Implementation of a regular maintenance cycle targeting young trees is a vital component for ensuring the future condition of the inventoried tree population. Trees included in this cycle, dubbed the Young Tree Training (YTT) cycle, are generally large-maturing canopy trees that measure less than seven inches DBH. Younger trees sometimes have branch structures which lead to potential problems as the tree ages. Potential structural defects include codominant leaders, multiple limbs attaching at the same point on the trunk, or crossing/interfering limbs. If these problems are not corrected, they may worsen as the tree grows, increasing its risk rating and creating potential liability.

Young Tree Training Cycle Recommendations

The recommended length of a Young Tree Training cycle is three years. The YTT operates on a shorter time horizon than the five-year Routine Pruning cycle because young trees tend to grow at faster rates than established and mature trees, thus requiring attention on a more frequent basis. The trees in a YTT cycle generally only includes those that can be pruned from the ground using hand tools such as a pole pruner or pruning shears.

DRG recommends that Sandy Springs implement a three-year Young Tree Training cycle beginning after the completion of all tree removals. Sandy Springs should strive to training prune approximately one-third of its young trees each year.

During the inventory, 1,325 trees less than or equal to seven inches DBH were inventoried and recommended for inclusion in the YTT cycle (Figure 10). DRG recommends training an average of 442 trees per year, beginning in Year One of the management program. When new trees are planted, they should be added to the inventory database upon installation and be added to the YTT cycle after establishment, typically within 2–3 years after planting.

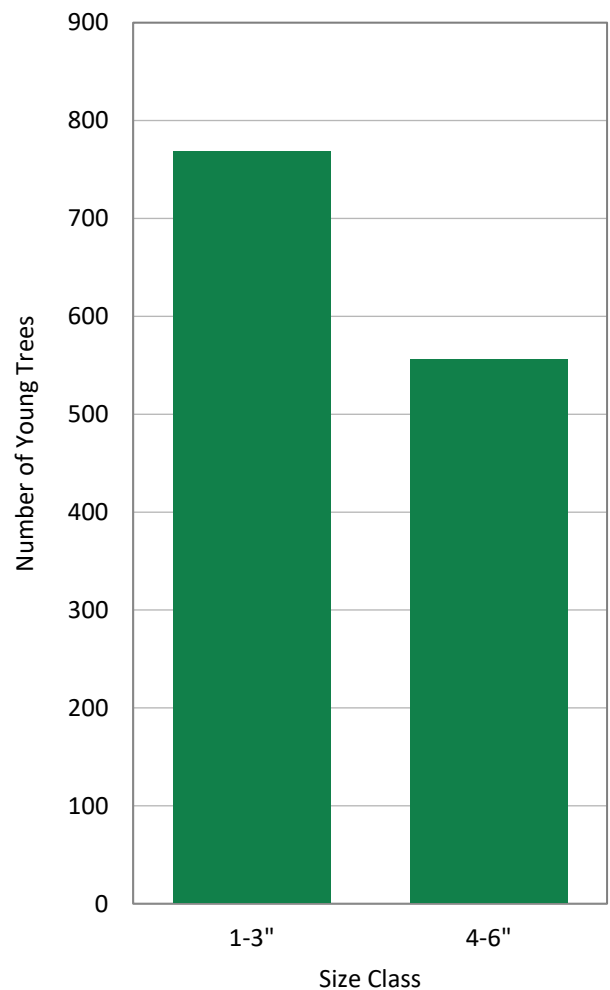


Figure 10. Three-year Young Tree Training cycle by size class.

ROUTINE INSPECTIONS

Inspections are essential to uncovering potential problems with trees. They should be performed by a qualified arborist who is trained in the art and science of planting, caring for, and maintaining individual trees. Arborists are knowledgeable about the needs of trees and are trained and equipped to provide proper care. The arborist should be ISA Certified and ideally hold the ISA Tree Risk Assessment Qualification (TRAQ) credential.

Routine Inspection Recommendations

DRG recommends that Sandy Springs perform routine inspections of inventoried trees by windshield survey (inspections performed from a vehicle) in line with *ANSI A300 (Part 9)* annually and after all severe weather events, to identify defects with heightened risk, signs of pest activity, and symptoms of disease. When trees need additional maintenance, they should be added to the work schedule immediately. Use asset management software such as TreeKeeper® to update inventory data and schedule work records.

MAINTENANCE SCHEDULE AND BUDGET

Utilizing 2022 Sandy Springs tree inventory data, an annual maintenance schedule was developed detailing the recommended tasks to complete each year. DRG made budget projections using industry knowledge and public bid tabulations. A complete table of estimated costs for Sandy Springs' five-year tree management program follows.

This schedule provides a framework for completing the recommended inventoried tree maintenance over the next five years. Following this schedule can shift tree maintenance activities from being reactive to a more proactive tree care program. If routing efficiencies and/or contract specifications allow more tree work to be completed than anticipated, or if this maintenance schedule requires adjustment to meet budgetary or other needs, then it should be modified accordingly. Unforeseen situations such as severe weather events may arise and change the maintenance needs of trees. If maintenance needs change, then budgets, staffing, and equipment should be adjusted to meet the new demand.

To implement the five-year maintenance schedule, the City of Sandy Springs should budget the following minimum amounts for tree maintenance activities:

- Year 1 = \$154,686
- Year 2 = \$35,237
- Year 3 = \$29,271
- Year 4 = \$26,796
- Year 5 = \$68,115

Excess funding can be allocated to planting initiatives and performance of enhanced tree care services, such as the implementation of an integrated pest management program, the addition of fertilization and/or soil amendments, soil decompaction, and advanced tree inspections.

Table 3. Estimated budget for recommended five-year tree resource management program.

Activity Cost			Year 1		Year 2		Year 3		Year 4		Year 5		Five-Year Cost
Activity	Diameter	Cost/Tree	Count	Cost	Count	Cost	Count	Cost	Count	Cost	Count	Cost	
Tree Removals	1-3"	\$28	28	\$784									\$784
	4-6"	\$58	28	\$1,624									\$1,624
	7-12"	\$138	62	\$8,556									\$8,556
	13-18"	\$314	104	\$32,656									\$32,656
	19-24"	\$605	59	\$35,695									\$35,695
	25-30"	\$825	16	\$13,200									\$13,200
	31-36"	\$1,045	6	\$6,270									\$6,270
	37-42"	\$1,485											\$0
	>43"	\$2,035	1	\$2,035									\$2,035
Activity Total(s)			304	\$100,820									\$100,820
Priority Prune	1-3"	\$20											\$0
	4-6"	\$30											\$0
	7-12"	\$75	9	\$675									\$675
	13-18"	\$120	13	\$1,560									\$1,560
	19-24"	\$170	15	\$2,550									\$2,550
	25-30"	\$225	14	\$3,150									\$3,150
	31-36"	\$305	13	\$3,965									\$3,965
	37-42"	\$380	5	\$1,900									\$1,900
	>43"	\$590	3	\$1,770									\$1,770
Activity Total(s)			72	\$15,570									\$15,570
Stump Removals	1-3"	\$18											\$0
	4-6"	\$28			10	\$280							\$280
	7-12"	\$44			8	\$352							\$352
	13-18"	\$72			2	\$144							\$144
	19-24"	\$94			9	\$846							\$846
	25-30"	\$110			11	\$1,210							\$1,210
	31-36"	\$138											\$0
	37-42"	\$160			2	\$320							\$320
	>43"	\$182			2	\$364							\$364
Activity Total(s)					44	\$3,516							\$3,516
Routine Inspection	Drive-by Assessment	\$1	11,055	\$11,055	11,055	\$11,055	11,055	\$11,055	11,055	\$11,055			\$44,220
	Walk-by Assessment	\$5									11,055	\$11,055	\$55,275
Activity Total(s)			11,055	\$11,055	11,055	\$11,055	11,055	\$11,055	11,055	\$11,055	11,055	\$55,275	\$99,495

Table 3 (continued). Estimated budget for recommended five-year tree resource management program.

Activity Cost			Year 1		Year 2		Year 3		Year 4		Year 5		Five-Year Cost
Activity	Diameter	Cost/Tree	Count	Cost	Count	Cost	Count	Cost	Count	Cost	Count	Cost	
Young Tree Training (3-year Cycle)	1-3"	\$20	256	\$5,120	256	\$5,120	256	\$5,120	256	\$5,120	256	\$5,120	\$25,600
	4-6"	\$30	186	\$5,580	186	\$5,580	186	\$5,580	186	\$5,580	186	\$5,580	\$27,900
Activity Total(s)			442	\$10,700	442	\$10,700	442	\$10,700	442	\$10,700	442	\$10,700	\$53,500
Routine Pruning (5-year Cycle)	1-3"	\$20									16	\$320	\$320
	4-6"	\$30									33	\$990	\$990
	7-12"	\$75							55	\$4,125	14	\$1,050	\$5,175
	13-18"	\$120			14	\$1,680	63	\$7,560	8	\$960			\$10,200
	19-24"	\$170	8	\$1,360	49	\$8,330							\$9,690
	25-30"	\$225	36	\$8,100									\$8,100
	31-36"	\$305	14	\$4,270									\$4,270
	37-42"	\$380	3	\$1,140									\$1,140
			>43"	\$590	2	\$1,180							\$1,180
Activity Total(s)			63	\$16,050	63	\$10,010	63	\$7,560	63	\$5,085	63	\$2,360	\$41,065
Activity Grand Total			11,936		11,604		11,560		11,560		11,560		58,220
Cost Grand Total				\$154,195		\$35,281		\$29,315		\$26,840		\$68,335	\$313,966
Table Notes: This table was produced utilizing industry price averages based on data internal to DRG and include data from regions across the United States. This prices should be considered approximate and region-specific prices should be utilized, if available to the city.													

CONCLUSION

When properly maintained, the valuable benefits trees provide over their lifetime far exceed the time and money invested in planting, pruning, and inevitably removing them. The 11,359 public trees inventoried provide \$98,266 in estimated annual economic value, which is almost equivalent to the city's annual tree budget of \$100,000. Over time, the successful implementation of the recommended five-year maintenance program will maintain and help increase Sandy Springs' return on investment in tree infrastructure.

A routine maintenance program is ambitious and challenging to complete in five years but becomes easier after priority tree maintenance is completed. The initial year of the program is usually the most difficult, because of the higher costs which represent the transition from reactive to proactive maintenance. Significant investment early on can reduce tree maintenance costs over time.

As the urban forest grows through targeted planting initiatives to improve species diversity, urban forest resiliency will improve, and the positive impact of the benefits trees provide to Sandy Springs residents and stakeholders will increase as well. As inventoried trees are only a fraction of the total tree population within Sandy Springs, it is important to incentivize private landowners to care for their trees and to plant new ones.

The city's urban forestry program is well on its way to creating a sustainable and resilient public tree resource, and can stay on track by setting goals, updating inventory data to check progress, and setting more ambitious goals once they are reached.

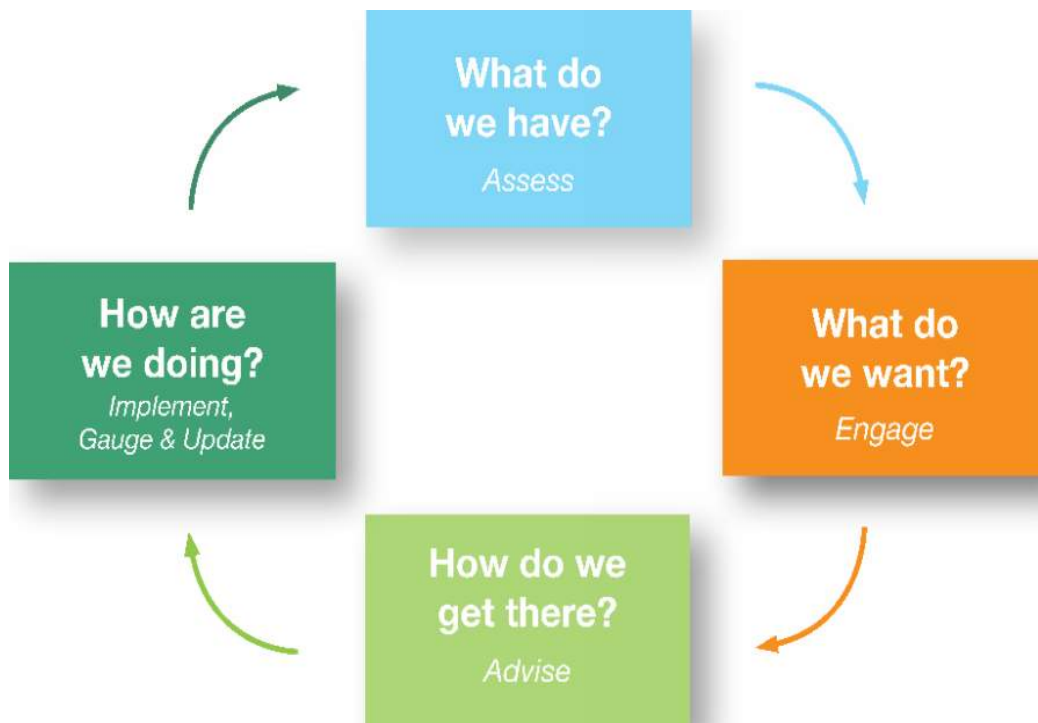


EVALUATING AND UPDATING THIS PLAN

The *Sandy Springs Community Trees Management Plan* provides management priorities for the next five years. During this time, it is important to update the tree inventory using TreeKeeper® as future tree maintenance and tree planting activities are completed, so the software can provide up to date metrics, such as species distribution and tree benefit estimates. Proactive management using these tools empowers Sandy Springs to self-assess the progress of its urban forestry program over the course of the maintenance cycle and to set future goals accordingly.

Ways to implement this cycle:

- Prepare planting plans well enough in advance to schedule and complete stump removal in the designated area, and to select species best suited to the available sites.
- Annually compare the number of trees planted to the number of trees removed and the number of vacant planting sites remaining, then adjusting future planting plans accordingly.
- Annually compare the species distribution of the inventoried tree resource with the previous year after completing planting plans to monitor recommended changes in abundance.
- Schedule and assign high-priority tree work so it can be completed as soon as possible instead of reactively addressing new lower priority work requests as they are received.
- Include data collection such as measuring DBH and assessing condition into standard procedure for tree work and routine inspections, so changes over time can be monitored.



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APPENDIX A

INVASIVE PESTS AND DISEASES

In today's worldwide marketplace, the volume of international trade brings increased potential for pests and diseases to invade our country. Many of these pests and diseases have seriously harmed rural and urban landscapes and have caused billions of dollars in lost revenue and millions of dollars in cleanup costs. Keeping these pests and diseases out of the country is the number one priority of the USDA's Animal and Plant Inspection Service (APHIS).

For updated information on the status of invasive plant pests and disease, visit the USDA APHIS Pest and Disease informational page at <https://www.aphis.usda.gov/aphis/resources/pests-diseases>.

Although some invasive species naturally enter the United States via wind, ocean currents, and other means, most invasive species enter the country with some help from human activities. Their introduction to the U.S. is a byproduct of cultivation, commerce, tourism, and travel. Many species enter the United States each year in baggage, cargo, contaminants of commodities, or mail.

Once they arrive, invasive pests grow and spread rapidly because controls, such as native predators, are lacking. Invasive pests disrupt the landscape by pushing out native species, reducing biological diversity, killing trees, altering wildfire intensity and frequency, and damaging crops. Some pests may even push species to extinction. The following sections include key pests and diseases that adversely affect trees in America at the time of this plan's development. This list is not comprehensive and may not include all threats.

It is critical to the management of community trees to routinely check APHIS, USDA Forest Service, and other websites for updates about invasive species and diseases in your area and in our country so that you can be prepared to combat their attack.



SPOTTED LANTERNFLY

The spotted lanternfly (SLF, *Lycorma delicatula*) is native to China and was first detected in Pennsylvania in September 2014 and has steadily increased its range southward, being found as far south as North Carolina in 2021. SLF feeds on a wide range of fruit, ornamental, and woody trees, with tree-of-heaven (*Ailanthus altissima*) being one of its preferred hosts. SLF is a hitchhiker and can be spread long distances by people who move infested material or items containing egg masses.

If allowed to continue its spread throughout the United States, this pest will seriously impact the country's grape, orchard, and logging industries. For Georgia, this could have significant consequences for the peach industry. Be sure to inspect host tree species and surrounding areas for the presence of SLF.

Symptoms of SLF are plants oozing or weeping with a fermented odor, buildup of a sticky fluid called honeydew on the plant or on the ground underneath them, and sooty mold growing on plants. The following trees are susceptible to SLF: almonds, apples, apricots, cherries, maples, nectarines, oaks, peaches, pines, plums, poplars, sycamores, walnuts, and willows, as well as grape vines and hop plants.



Pinned spotted lanternfly.

Photograph courtesy of PA Dept of Agriculture



Pinned spotted lanternfly nymph.

Photograph courtesy of USDA APHIS

EASTERN TENT CATERPILLAR

Eastern tent caterpillar (*Malacosoma americanum*) was first observed in the United States in 1646. In spring, caterpillars make nests in the forks and crotches of tree branches. Caterpillars do not feed within the nest; they leave the nest to feed up to 3 feet from nest, and return to rest and take shelter in wet weather. Large infestations may occur at 8- to 10-year intervals. Egg masses overwinter on twigs. Trees are rarely killed by eastern tent caterpillar, but health is compromised that year and aesthetic value is decreased.

Eastern tent caterpillar have a wide range of hosts, including apple (*Malus*) and cherry (*Prunus*).



Eastern tent caterpillar nest.

Photograph courtesy of Prairie Haven (2008)

ASIAN LONGHORNED BEETLE

The Asian longhorned beetle (ALB, *Anoplophora glabripennis*) is an exotic pest that threatens a wide variety of hardwood trees in North America. The beetle is believed to have been first introduced in the United States from wood pallets and other wood-packing material accompanying cargo shipments from Asia. ALB is a serious threat to America's hardwood tree species, and USDA APHIS currently maintains quarantines around active infestations in Charleston County, SC, Clermont County, OH, Worcester County, MA, and Central Long Island, NY.



Adult Asian longhorned beetle.

Photograph courtesy of New Bedford Guide (2011)

Adults are large (3/4- to 1/2-inch long) with very long, black and white banded antennae. The body is glossy black with irregular white spots. Adults can be seen from late spring to fall depending on the climate. ALB has a long list of host species; however, the beetle prefers hardwoods, including several maple species. Examples include: box elder (*Acer negundo*); Norway maple (*A. platanoides*); red maple (*A. rubrum*); silver maple (*A. saccharinum*); sugar maple (*A. saccharum*); buckeye (*Aesculus glabra*); horsechestnut (*A. hippocastanum*); birch (*Betula*); London planetree (*Platanus × acerifolia*); willow (*Salix*); and elm (*Ulmus*).

EUROPEAN SPONGY MOTH

The spongy moth (*Lymantria dispar*) is native to Europe and first arrived in the United States in Massachusetts in 1869. This moth is a significant pest because its caterpillars have an appetite for more than 300 species of trees and shrubs. Spongy moth caterpillars defoliate trees, which makes the species vulnerable to diseases and other pests that can eventually kill the tree.

Male spongy moths are brown with a darker brown pattern on their wings and have a 1/2-inch wingspan. Females are slightly larger with a 2-inch wingspan and are nearly white with dark, saw-toothed patterns on their wings. Although they have wings, the female spongy moth cannot fly.



Close-up of female (top) and male (bottom)

Photograph courtesy of USDA APHIS (2019)

Spongy moths prefer approximately 150 primary hosts but feed on more than 300 species of trees and shrubs. Some trees are found in these common genera: birch (*Betula*); cedar (*Juniperus*); larch (*Larix*); aspen, cottonwood, poplar (*Populus*); oak (*Quercus*); and willow (*Salix*).

THOUSAND CANKERS DISEASE

A complex disease referred to as Thousand cankers disease (TCD) was first observed in Colorado in 2008 and is now thought to have existed in Colorado as early as 2003. TCD is considered to be native to the United States and is attributed to numerous cankers developing in association with insect galleries.

TCD results from the combined activity of the *Geosmithia morbida* fungus and the walnut twig beetle (WTB, *Pityophthorus juglandis*). The WTB has expanded both its geographical and host range over the past two decades, and coupled with the *Geosmithia morbida* fungus, walnut (*Juglans*) mortality has manifested in Arizona, California, Colorado, Idaho, New Mexico, Oregon, Utah, and Washington. In July 2010, TCD was reported in Knoxville, Tennessee. The infestation is believed to be at least 10 years old and was previously attributed to drought stress. This is the first report east of the 100th meridian, raising concerns that large native populations of black walnut (*J. nigra*) in the eastern United States may suffer severe decline and mortality.

The tree species preferred as hosts for TCD are walnut.



Walnut twig beetle, side view.

Photograph courtesy of USDA Forest Service (2011)

OAK WILT

Oak wilt was first identified in 1944 and is caused by the fungus *Ceratocystis fagacearum*. While considered an invasive and aggressive disease, its status as an exotic pest is debated since the fungus has not been reported in any other part of the world. This disease affects the oak genus and is most devastating to those in the red oak subgenus, such as scarlet oak (*Quercus coccinea*), shingle oak (*Q. imbricaria*), pin oak (*Q. palustris*), willow oak (*Q. phellos*), and red oak (*Q. rubra*). It also attacks trees in the white oak subgenus, although it is not as prevalent and spreads at a much slower pace in these trees.



Oak wilt symptoms on red and white oak leaves.

Photograph courtesy of USDA Forest Service (2011a)

Just as with DED, oak wilt disease is caused by a fungus that clogs the vascular system of oak and results in decline and death of the tree. The fungus is carried from tree to tree by several borers common to oak, but the disease is more commonly spread through root grafts. Oak species within the same subgenus (red or white) will form root colonies with grafted roots that allow the disease to move readily from one tree to another.

HEMLOCK WOOLY ADELGID

The hemlock woolly adelgid (HWA, *Adelges tsugae*) was first described in western North America in 1924 and first reported in the eastern United States in 1951 near Richmond, Virginia.

In their native range, populations of HWA cause little damage to the hemlock trees, as they feed on natural enemies and possible tree resistance has evolved with this insect. In eastern North America and in the absence of natural control elements, HWA attacks both eastern or Canadian hemlock (*Tsuga canadensis*) and Carolina hemlock (*T. caroliniana*), often damaging and killing them within a few years of becoming infested.

The HWA is now established from northeastern Georgia to southeastern Maine and as far west as eastern Kentucky and Tennessee.



Hemlock woolly adelgids on a branch.

Photograph courtesy of Connecticut Agricultural Experiment Station, Bugwood.org (2011)

EMERALD ASH BORER

Emerald ash borer (EAB) (*Agrilus planipennis*) is responsible for the death or decline of tens of millions of ash trees within the United States. Native to Asia, EAB has been found in China, Japan, Korea, Mongolia, eastern Russia, and Taiwan. It likely arrived in the United States hidden in wood-packing materials commonly used to ship consumer goods, auto parts, and other products. The first official United States identification of EAB was in southeastern Michigan in 2002.

Adult beetles are slender and 1/2-inch long. Males are smaller than females. Color varies but adults are usually bronze or golden green overall with metallic, emerald-green wing covers. The top of the abdomen under the wings is metallic, purplish-red and can be seen when the wings are spread.



Adult Emerald Ash Borer on a leaf.

Photograph courtesy of USDA APHIS (2020)

APPENDIX REFERENCES

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TO: Eden Freeman, City Manager
FROM: William H. Martin, Jr. AIA Public Works Director
DATE: March 14, 2023 Submission for the April 4, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration to Amend the Project Budget for TS106 Northside Drive at Riverview Road/Old Powers Ferry Road Roundabout Project

Recommendation:

Staff recommends that Council authorize the Budget Amendment for TS106 Northside Drive at Riverview Road/Old Powers Ferry Road Roundabout Project (TS106) within the City of Sandy Springs, Fulton County, Georgia.

Background:

The Northside Drive at Riverview Road/Old Powers Ferry Road roundabout project began in the Fall 2017 as part of the TSPLOST Traffic Efficiency Program.

This TSPLOST funded project includes an improvement of the intersection of Northside Drive and Old Powers Ferry Road/Riverview Road (TS106). This will include realigning the 4 legs of the intersection to accommodate a roundabout, stabilizing two (2) rock slopes with soil nail walls, restriping, paving, drainage improvements, and ADA improvements on the sidewalks and pedestrian crossings.

The City has received bids from construction contractors to build this project and is ready to proceed with the work scoped for the roundabout project. Because of increased construction costs, both labor and material, since the original scoping of this project, the total project will require a project budget increase of \$1,500,000 to fully fund the TS106 project.

Discussion:

Budget Amendment Request

1. Total Requested Amount: \$1,500,000.

- The current project has a budget of \$2,902,748. Below is the breakdown of costs already encumbered within the project and the projected estimates for the work not yet completed.

○	
	Roundabout
Design & Construction Inspection	\$481,000 (Encumbered)
Right of Way	\$500,000 (Encumbered)

Utility	\$30,000 (Estimate)
Geotechnical Inspection	\$20,000 (Estimate)
Construction	\$2,998,004 (Estimate)
Total	\$4,029,004

- Due to the complexity of building this intersection improvement in a confined residential area with significant rock and wall construction, Staff determined that it would be beneficial to have the Consultant, HNTB, participate in construction inspection with subject matter experts. This cost increased the consultant fee **\$57,993**.
- Geotechnical inspection and material testing was not included in the original budget for the intersection improvement. This is estimated to be **\$20,000**.
- The original construction budget for this project did not take into consideration the valuation of the dollar in 2023, and increased construction labor and material rates. Construction bids have routinely come back 30% higher than anticipated in the current economic climate. This accounts for **\$1.1 million** in additional construction costs than were anticipated in 2017.
- A Contingency of **\$376,744** will account for any additional fees or unforeseen increases due to rising construction costs or field conditions.

Financial Impact:

The amount of \$1,500,000 is proposed to be transferred from unobligated funds in TS100 Tier 1 – Uncommitted to TS106 Northside Drive at Riverview Road/Old Powers Ferry Road Roundabout Project. The new budget for TS106 will be \$4,402,748.

Alternatives:

The City could not approve the Budget Amendment at this time and request additional quotes from qualified contractors. However, it may incur additional time delays with no assurance of lower pricing.

Review:

Karen Lugassy, Executive Assistant
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/23/2023
Approved - 3/23/2023
Approved - 3/23/2023
Approved - 3/27/2023
Final Approval - 3/31/2023

Attachments:

1. TS100 to TS106 Budget Amendment Ordinance

STATE OF GEORGIA
COUNTY OF FULTON

ORDINANCE TO AUTHORIZE CITY COUNCIL OF SANDY SPRINGS TO AMEND THE CITY OF SANDY SPRINGS FY 2023 BUDGET TO TRANSFER FUNDS BETWEEN TWO PROJECTS

WHEREAS, the City of Sandy Springs ("City") requires additional funding for the delivery of the TS106 Northside Drive at Riverview Road/Old Powers Ferry Road Roundabout Project (the "Project");

WHEREAS, the City will need to transfer \$1,500,000 from Project TS100 to Project TS106 to fund the shortfall;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, that the FY 2023 budget is hereby amended to reallocate funding by transferring \$1,500,000 from Project TS100 to Project TS106.

APPROVED AND ADOPTED on this the 4th day of April, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: William H. Martin, Jr. AIA Public Works Director
DATE: March 21, 2023 Submission for the April 4, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration to Approve a Contract Award to Vertical Earth, Inc. for Construction Services for the Northside Drive at Riverview Road/Old Powers Ferry Road Roundabout Project, TS106, and to Authorize the City Manager to Execute the Contract

Recommendation:

Staff recommends contract award to Vertical Earth, Inc. ("Vertical Earth"), to provide construction services for the Northside Drive at Riverview Road/Old Powers Ferry Road Roundabout Project, TS106 ("Project"), and requests authorization for the City Manager to execute a contract with Vertical Earth.

Background:

This TSPLOST funded project includes an improvement of the intersection of Northside Drive and Old Powers Ferry Road/Riverview Road (TS106). This will include realigning the four legs of the intersection to accommodate a roundabout, stabilizing two (2) rock slopes with soil nail walls, restriping, paving, drainage improvements, and ADA improvements on the sidewalks and pedestrian crossings.

The Project was originally advertised for bids in July 2022. Only one (1) bid was received, significantly over budget and estimates. That solicitation was cancelled. City staff and the design consultant then further evaluated the constructability and staging of the project in the interest of reducing project complexity and potential cost. Staff determined that the best course of action was to then rebid the project, requesting two (2) bids from prospective bidders, a base bid and an alternate bid.

The base bid contract duration is three hundred and forty (340) calendar days. Northside Drive must stay under traffic throughout the construction duration and the Riverside Drive and Old Powers Ferry Road legs of the intersection would be closed except for local traffic.

The alternate bid contract duration is two hundred and thirty (230) calendar days. The alternate allows for closures of Old Powers Ferry Road and Riverview Road throughout the construction duration and allows a closure of Northside Drive between May 30, 2023 and August 5, 2023 with detours in place.

Discussion:

On February 8, 2023, the City issued an Invitation to Bid ("ITB") seeking quotes for a base bid and bid alternate from qualified contractors to perform construction services for the Project. The following four (4) responses were received by the March 14, 2023, deadline:

Company	Base (340 calendar days)	Alternate (230 calendar days)
Engineers Estimate	\$3,195,683.82	\$2,928,238.05
Vertical Earth	\$3,158,933.66	\$2,998,003.67
Baldwin Paving	\$4,119,678.07	\$3,751,955.72
Ohmshiv Construction	\$4,738,653	\$4,680,453
Wilson Construction Management	\$6,269,332	\$6,217,082

The construction budget is \$2,940,000.

Upon review of the responses, staff recommends that award be made to the lowest, most responsible and responsive quote of Vertical Earth, in the amount of \$2,998,003.67 for their alternative bid.

Financial Impact:

There are adequate funds available in the Project.

Alternatives:

The City may choose not to award this contract to Vertical Earth and provide further instruction to staff.

Review:

Karen Lugassy, Executive Assistant
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/23/2023
Approved - 3/23/2023
Approved - 3/23/2023
Approved - 3/27/2023
Final Approval - 3/31/2023

Attachments:

1. Location Map
2. TS106 RESOLUTION

Location Map

Northside Dr @ Riverview/Old Powers Ferry Rd

Legend

 Northside Dr NW & Old Powers Ferry Rd NW

 Northside Dr NW & Old Powers Ferry Rd NW

Google Earth

© 2020 Google



200 ft

STATE OF GEORGIA
COUNTY OF FULTON

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS TO AUTHORIZE CONTRACT AWARD TO VERTICAL EARTH, INC. TO CONSTRUCT THE NORTHSIDE DRIVE AT RIVERVIEW ROAD/OLD POWERS FERRY ROUNDABOUT PROJECT, TS 106, AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT

WHEREAS, the City of Sandy Springs ("City") has determined the necessity for construction of a roundabout project ("Project") at the intersection of Northside Drive and Riverview Road/Old Powers Ferry ("Intersection"); and

WHEREAS, the Project will provide traffic safety and pedestrian improvements to the current Intersection; and

WHEREAS, to advance the Project, the City issued an Invitation to Bid ("Solicitation") on February 8, 2023, soliciting bids from qualified firms to construct the Project; and

WHEREAS, on March 14, 2023, the City received four (4) bids in response to the Solicitation, including a bid from Vertical Earth, Inc. ("Vertical Earth") in the amount of \$2,998,003.67; and

WHEREAS, the bids were reviewed and it was determined that the lowest most responsive and responsible bid was submitted by Vertical Earth; and

WHEREAS, the City desires to make contract award to Vertical Earth in the amount of \$2,998,003.67;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. That contract award for the Project shall be made to Vertical Earth in the amount of \$2,998,003.67.
2. That the City Manager is authorized to execute a contract in the amount of \$2,998,003.67 with Vertical Earth to perform the Project, subject to approval of the City Attorney and the City Finance Director.
3. That the City Manager and appropriate City staff take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this the _____ day of _____, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk

(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr. AIA Public Works Director

DATE: March 21, 2023 Submission for the April 4, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration to Approve the Purchase of Environmental in Lieu of Fee Mitigation Credits from the Georgia Alabama Land Trust for the S2121/T0060 SR400 Multiuse Path Extension

Recommendation:

Staff recommends approval to purchase environmental mitigation credits required as part of the S2121/T0060 SR400 Multiuse Path Extension environmental permit and certifications from Georgia Department of Transportation (GDOT).

Background:

The S2121/T0060 Multiuse Path Extension has received federal funding and is subject to federal requirements. As part of these requirements, the project must receive Environmental Clearance through the Georgia Department of Transportation. The Environmental Clearance includes an evaluation of proposed impacts to Waters of the US (WOTUS). The project will be impacting Nancy Creek, which is considered a WOTUS. As such, the project must meet Section 404 of the Clean Water Act (CWA) permitting requirements. Part of the Section 404 Permit requires the purchase of compensatory Environmental Mitigation Credits when more than 100 linear feet of stream is impacted. The extent of the impacts necessitates the purchase of Credits, which can be purchased from approved mitigation banks in the service area. In Lieu Fee (ILF) credits can also be purchased if no other credits area available.

Discussion:

The required credits have been unavailable for purchase statewide until recently. There are now ILF Credits available for purchase from the Georgia Alabama Land Trust. The project requires a total of 179.25 Stream Mitigation Credits and the estimated cost will be \$322,650.00. A breakdown of the estimated credit type and cost is shown below:

Credit Type	Required	Cost per Credit	Total
Non-Perennial	75.75	\$1,800.00	\$136,350.00
<u>Perennial</u> (Greater than 3 square miles)	103.5	\$1,800.00	\$186,300.00
Totals	179.25		\$322,650.00

In October 2022, the City requested and received an additional \$400,000 (\$320,000 Federal/\$80,000 Local) in additional funding from the Atlanta Regional Commission (ARC) to cover the cost of the Mitigation purchase. Based on the current price of \$322,650.00 and the 80/20 funding split, the City's portion of the mitigation cost will be \$64,530 (20%).

Financial Impact:

There are adequate funds available in the T60 for the Purchase.

Alternatives:

The City may choose not to purchase the credits at this time and the project will not move forward to the construction phase.

Review:

Karen Lugassy, Executive Assistant
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/23/2023
Approved - 3/23/2023
Approved - 3/23/2023
Approved - 3/27/2023
Final Approval - 3/31/2023

Attachments:

1. Resolution S2121-T60 Mitigation_rev

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE PURCHASE OF IN LIEU FEE ENVIRONMENTAL
MITIGATION CREDITS FOR THE SR 400 MULTIUSE PATH EXTENSION PROJECT
(SR2121/T0060) AND TO AUTHORIZE THE CITY MANAGER TO PURCHASE THE
CREDITS**

WHEREAS, the City of Sandy Springs ("City") has determined it is necessary to extend the GA 400 Multiuse Path between the City Limits to the Multiuse Path north of Glenridge Connector constructed as part of the Transform 285-400 Project (Project No: SR2121/T0060)(the "Project"); and

WHEREAS, the Project has received federal funding and is subject to federal requirements; and

WHEREAS, as part of these requirements, the project must receive Environmental Clearance through the Georgia Department of Transportation; and

WHEREAS, the Environmental Clearance includes an evaluation of proposed impacts to Waters of the US (WOTUS); and

WHEREAS, the Project will be impacting Nancy Creek, which is considered a WOTUS; and

WHEREAS, the project must meet Section 404 of the Clean Water Act (CWA) permitting requirements. Part of the Section 404 Permit requires the purchase of compensatory Environmental Mitigation Credits when more than 100 linear feet of stream is impacted; and

WHEREAS, the extent of the impacts necessitates the purchase of Credits, which can be purchased from approved mitigation banks in the service area. In Lieu Fee (ILF) credits can also be purchased if no other credits area available; and

WHEREAS, the Georgia Alabama Land Trust has In Lieu Fee (ILF) credits available; and

WHEREAS, the cost to the City for the purchase of credits from the Georgia Alabama Land Trust is estimated to be \$322,650.00

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. The City Manager is hereby authorized to purchase the credits on behalf of the City.
2. The City Manager and the City Attorney are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this resolution.

RESOLVED the 4th day of April, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Dan Lee, City Attorney

DATE: March 23, 2023 Submission for the April 4, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration to Approve the Appropriation of Certain Property Rights and Interests Located at 325 Mount Vernon Highway (Tax Parcel # 17-0071-0001-039-5) through the Use of Eminent Domain for the Johnson Ferry Road/Mount Vernon Highway Intersection Improvements Project (Project No.: TS-191)

Recommendation:

The City Attorney recommends the Council approve the use of eminent domain to acquire the property rights and interest located at 325 Mt. Vernon Highway (Tax Parcel # 17-0071-0001-039-5), to construct certain right of way improvements which will improve vehicular and pedestrian mobility, as well as reduce roadway congestion.

Background:

This property is part of the Johnson Ferry Road/Mount Vernon Highway Intersection Improvements Project (hereafter, the "Project")(TS-191). In order to construct the Project, fee simple rights are required over, under, and through the property located at 325 Mount Vernon Highway within the City of Sandy Springs.

Discussion:

The property in question is a vacant building, previously used as a bank, located on a 1.4185 acre lot. It is located on Mount Vernon Highway, as it intersects Johnson Ferry Road and Boylston Drive in a mixed retail/residential area. The subject property includes 13,874.40 sq. ft of fee simple and 0.00 sq. ft. of temporary construction easement.

Financial Impact:

The City has determined that the just and adequate compensation for the Property (Tax Parcel # 17-0089-0007-039-9) is \$659,034.00. This includes the following:

Fee simple	13,874.40 sq. ft.	\$47.50/sq. ft.	\$659,034.00
Temporary Construction Easement	0.00 sq. ft.	\$47.50/sq. ft.	\$ 0.00
Site Improvements*			\$ 0.00

City Staff has been unable to secure the acquisition of the property, even though the City has offered just

and adequate compensation for the property. Negotiations to purchase the property appear to have reached an impasse.

Alternatives:

The City's failure to obtain title to this property would result in the City having to modify the proposed Project, which would increase the cost of the Project.

Review:

Lark Payne, Paralegal
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/23/2023
Approved - 3/23/2023
Approved - 3/27/2023
Final Approval - 3/31/2023

Attachments:

1. RESOLUTION- 325 Mt. Vernon Highway
2. Exhibit "A" -Acquisition Plans 325 Mt. Vernon Highway

STATE OF GEORGIA
COUNTY FULTON

A RESOLUTION TO APPROVE THE APPROPRIATION OF CERTAIN PROPERTY RIGHTS AND INTERESTS LOCATED AT 325 MOUNT VERNON HIGHWAY, FULTON COUNTY, GEORGIA (TAX PARCEL NO. 17-0071-0001-039-5) AS IT PERTAINS TO PROJECT NO. TS-191 THROUGH THE USE OF EMINENT DOMAIN

WHEREAS, the City of Sandy Springs (the “City”) has determined it is necessary to construct certain right of way improvements along Mount Vernon Highway it pertains to the Johnson Ferry Road/Mount Vernon Highway Intersection Improvements Project (Project No.: TS-191)(the "Project"); and

WHEREAS, in order to construct the Project, fee simple rights are required over, under, and through the property located at 325 Mount Vernon Highway, Sandy Springs, GA 30328 (hereafter, the "Property") those rights being more particularly described in Exhibit “A” attached hereto; and

WHEREAS, the Mayor and Council have considered the Project and determined that appropriation of the property rights and interests is necessary and must be carried out expeditiously to ensure timely completion of the Project;

WHEREAS, the Mayor and City Council find that the circumstances are such that it is necessary to proceed with appropriation under eminent domain provisions of Article 1, Chapter 3, of Title 32 of the Official Code of Georgia Annotated (“Georgia Code”).

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF SANDY SPRINGS, GEORGIA:

1. The City Attorney’s office is hereby authorized to acquire through the use of eminent domain pursuant to Title 32 of the Georgia Code, the necessary property rights and interests over, under and across the property located at 325 Mount Vernon Highway (Tax Parcel # 170071-0001-039-5) in order to ensure that the City acquires free and clear title to such rights and interests and to ensure the timely completion of the Project; and
2. The City Manager and City Attorney are hereby authorized to take such actions as may be necessary to effectuate the intent of this Resolution.

RESOLVED this the 4th day of April, 2023.

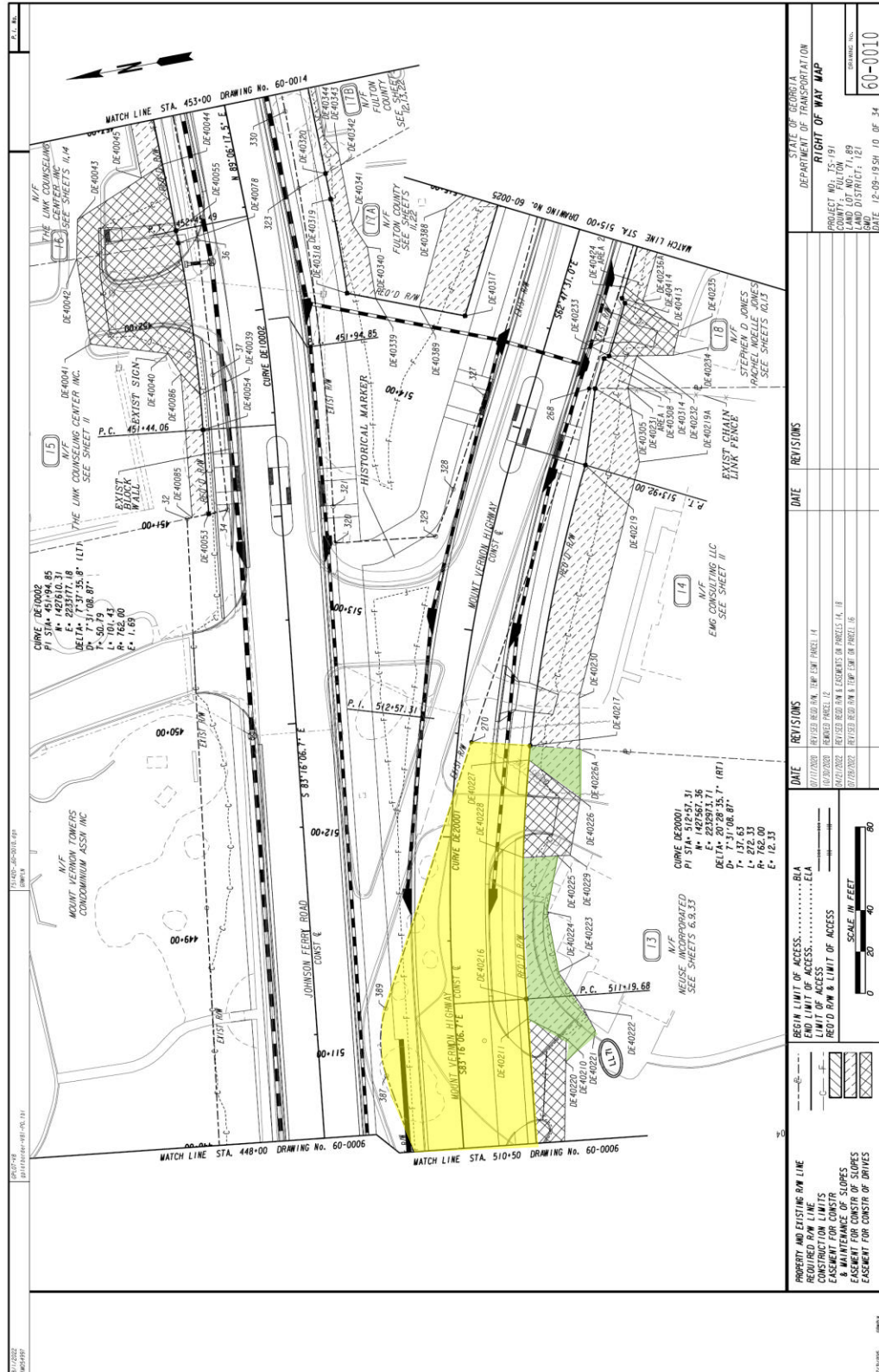
Approved:

Russell K. Paul, Mayor

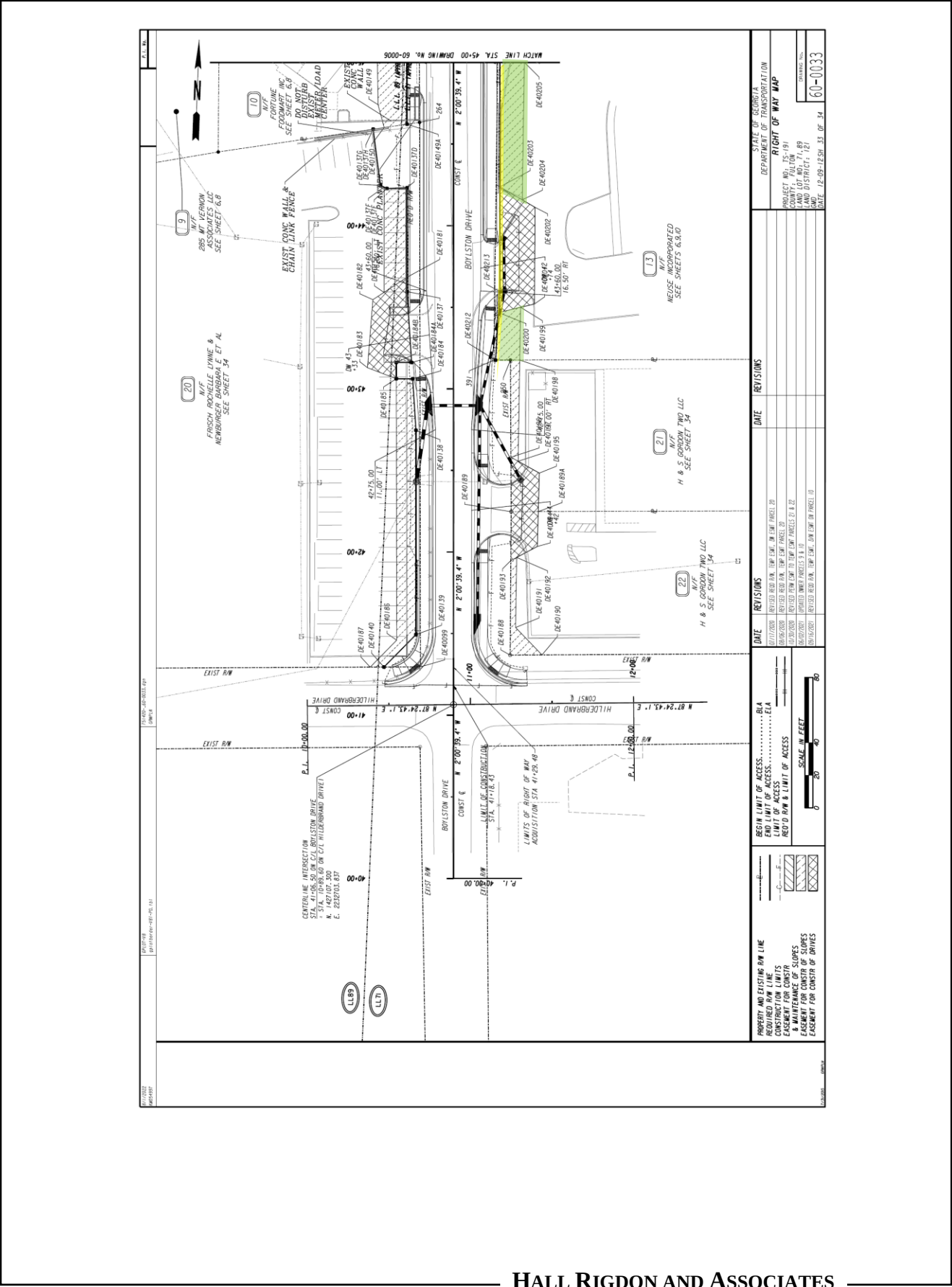
Attest:

Raquel Gonzalez, City Clerk
(Seal)





HALL RIGDON AND ASSOCIATES



[illegible]



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Dan Lee, City Attorney

DATE: March 23, 2023 Submission for the April 4, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration to Approve the Appropriation of Certain Property Rights and Interests Located at 280 Hilderbrand Drive (Tax Parcel No 17-0089-0007-039-9) through the Use of Eminent Domain for the Johnson Ferry Road/Mount Vernon Highway Intersection Improvements Project (Project No.: TS-191)

Recommendation:

The City Attorney recommends the Council approve the use of eminent domain to acquire the property rights and interest located at 280 Hilderbrand Drive (Tax Parcel # 17-0089-0007-039-9) , to construct certain right of way improvements which will improve vehicular and pedestrian mobility, as well as reduce roadway congestion.

Background:

This property is part of Johnson Ferry Road/Mount Vernon Highway Intersection Improvements Project (hereafter, the "Project"). In order to construct the Project, fee simple rights are required over, under, and through the property located at 280 Hilderbrand Drive within the City of Sandy Springs.

Discussion:

The property is a two-story office/retail building (originally constructed in or around the 1960's/1970's), located on a 1.8596 acre lot. It is located on northwest corner of Hilderbrand Drive and Boylston Drive in a mixed retail/residential area. The subject property includes 2,597.90 sq. ft of fee simple, 32.11 sq. ft. of permanent slope easement, and 1,941.6 sq. ft. of temporary construction easement.

Financial Impact:

The City has determined that the just and adequate compensation for the Property (Tax Parcel # 17-0089-0007-039-9) is \$156,766.00. It includes the following:

Fee simple	2,597.90 sq. ft.	\$58.00/sq. ft.	\$150,678.00
Permanent Slope Easement	32.11 sq. ft.	\$58.00/sq. ft.	\$ 931.00
Site Improvements*			\$ 5,156.00

City Staff has been unable to secure the acquisition of the property, even though the City has offered just and adequate compensation for the property. Negotiations to purchase the property appear to have reached an impasse.

Alternatives:

The City's failure to obtain title to this property would result in the City having to modify the proposed Project, which would increase the cost of the Project.

Review:

Lark Payne, Paralegal
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/23/2023
Approved - 3/23/2023
Approved - 3/27/2023
Final Approval - 3/31/2023

Attachments:

1. Exhibit "A"- Aquisition Plan
2. RESOLUTION- 280 Hilderbrand Drive



EXHIBIT VIII (CONT'D)

10/20/2022
RWD54997GPL07-V8
gpl07border-V81-P0.tbl751420--60-0034.dgn
GMPFLW

(20)

N/F

FRISCH ROCHELLE LYNNE & NEWBURGER BARBARA E ET AL
SEE SHEET 33

PARCEL 20	REQ'D R/W	DE50090		
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE40099	20.30 L	41+29.61	BOYLSTON DRIVE	
	22.35	S 87°44'38.4" W		
DE40140	42.64 L	41+29.52	BOYLSTON DRIVE	
	27.97	N 42°36'15.9" E		
DE40139	23.00 L	41+49.43	BOYLSTON DRIVE	
	125.22	N 2°00'39.4" W		
DE40138	23.00 L	42+74.64	BOYLSTON DRIVE	
	31.59	N 5°43'00.9" W		
DE40184	25.04 L	43+06.17	BOYLSTON DRIVE	
	10.03	S 87°58'27.5" W		
DE40185	35.08 L	43+06.17	BOYLSTON DRIVE	
	9.98	N 2°01'32.5" W		
DE40184B	35.08 L	43+16.16	BOYLSTON DRIVE	
	9.39	N 87°58'27.5" E		
DE40184A	25.69 L	43+16.16	BOYLSTON DRIVE	
	43.55	N 5°42'47.3" W		
DE40137	28.50 L	43+59.61	BOYLSTON DRIVE	
	63.61	N 2°00'39.4" W		
DE40137D	28.50 L	44+23.22	BOYLSTON DRIVE	
	12.33	S 85°59'35.5" W		
DE40137E	40.83 L	44+22.79	BOYLSTON DRIVE	
	4.41	N 66°02'07.0" W		
DE40137G	44.79 L	44+24.72	BOYLSTON DRIVE	
	34.69	N 9°23'20.6" W		
DE40137H	49.24 L	44+59.12	BOYLSTON DRIVE	
	28.72	N 79°37'20.8" E		
264	20.83 L	44+63.30	BOYLSTON DRIVE	
	333.69	S 2°06'08.2" E		
DE40099	20.30 L	41+29.61	BOYLSTON DRIVE	
REQD R/W = 2597.90 SF				
REQD R/W = 0.060 ACRES				

PARCEL 20	REQ'D TEMP. EASM'T.	DE50091 AREA 1		
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE40140	42.64 L	41+29.52	BOYLSTON DRIVE	
DE40187	51.11 L	41+29.48	BOYLSTON DRIVE	
DE40186	34.85 L	41+45.96	BOYLSTON DRIVE	
DE40186A	34.86 L	41+57.12	BOYLSTON DRIVE	
DE40186B	28.36 L	41+57.11	BOYLSTON DRIVE	
DE40472	28.43 L	42+40.19	BOYLSTON DRIVE	
DE40239	23.00 L	42+40.19	BOYLSTON DRIVE	
DE40139	23.00 L	41+49.43	BOYLSTON DRIVE	
DE40140	42.64 L	41+29.52	BOYLSTON DRIVE	
REQD EASMT AREA = 712.90 SF				

PARCEL 20	REQ'D TEMP. EASM'T.	DE50168 AREA 2		
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE40489	23.00 L	42+46.10	BOYLSTON DRIVE	
DE40473	28.43 L	42+46.10	BOYLSTON DRIVE	
DE40185B	28.47 L	42+91.42	BOYLSTON DRIVE	
DE40185A	35.05 L	42+91.43	BOYLSTON DRIVE	
DE40185	35.08 L	43+06.17	BOYLSTON DRIVE	
DE40184	25.04 L	43+06.17	BOYLSTON DRIVE	
DE40138	23.00 L	42+74.64	BOYLSTON DRIVE	
DE40489	23.00 L	42+46.10	BOYLSTON DRIVE	
REQD EASMT AREA = 392.67 SF				

(20)

N/F

FRISCH ROCHELLE LYNNE & NEWBURGER BARBARA E ET AL
SEE SHEET 33

PARCEL 20	REQ'D TEMP. EASM'T.	DE50093 AREA 3		
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE40151	42.64 L	43+59.11	BOYLSTON DRIVE	
	64.53	N 1°56'45.9" W		
DE40137F	42.57 L	44+23.64	BOYLSTON DRIVE	
	1.94	S 66°02'07.0" E		
DE40137E	40.83 L	44+22.79	BOYLSTON DRIVE	
	12.33	N 85°59'35.5" E		
DE40137D	28.50 L	44+23.22	BOYLSTON DRIVE	
	54.83	S 2°00'39.4" E		
DE40181	28.50 L	43+68.39	BOYLSTON DRIVE	
	16.91	S 54°43'26.1" W		
DE40151	42.64 L	43+59.11	BOYLSTON DRIVE	
REQD EASMT = 836.00 SF				
REQD EASMT = 0.019 ACRES				

PARCEL 20	REQ'D PERM. EASM'T.	DE50169		
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE40239	23.00 L	42+40.19	BOYLSTON DRIVE	
	5.43	S 87°59'20.6" W		
DE40472	28.43 L	42+40.19	BOYLSTON DRIVE	
	5.92	N 2°03'00.3" W		
DE40473	28.43 L	42+46.10	BOYLSTON DRIVE	
	5.43	N 87°59'20.6" E		
DE40489	23.00 L	42+46.10	BOYLSTON DRIVE	
	5.92	S 2°00'39.4" E		
DE40239	23.00 L	42+40.19	BOYLSTON DRIVE	
REQD EASMT = 32.11 SF				
REQD EASMT = 0.001 ACRES				

PARCEL 20	REQ'D DRWY. EASM'T.	DE50092		
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT	
DE40185	35.08 L	43+06.17	BOYLSTON DRIVE	
	18.96	N 71°01'20.1" W		
DE40183	52.78 L	43+12.96	BOYLSTON DRIVE	
	41.83	N 2°34'38.4" E		
DE40182	49.43 L	43+54.66	BOYLSTON DRIVE	
	25.03	N 54°43'26.1" E		
DE40181	28.50 L	43+68.39	BOYLSTON DRIVE	
	8.78	S 2°00'39.4" E		
DE40137	28.50 L	43+59.61	BOYLSTON DRIVE	
	43.55	S 5°42'47.3" E		
DE40184A	25.69 L	43+16.16	BOYLSTON DRIVE	
	9.39	S 87°58'27.5" W		
DE40184B	35.08 L	43+16.16	BOYLSTON DRIVE	
	9.98	S 2°01'32.5" E		
DE40185	35.08 L	43+06.17	BOYLSTON DRIVE	
REQD EASMT = 1186.37 SF				
REQD EASMT = 0.027 ACRES				
TOTAL REQD R/W = 2597.90 SF				
= 0.060 ACRES				
TOTAL PERM ESM'T = 32.11 SF				
= 0.001 ACRES				
TOTAL TEMP ESM'T = 1941.57 SF				
= 0.045 ACRES				
REMAINDER = +/- 1.8 ACRES				

HALL RIGDON AND ASSOCIATES

STATE OF GEORGIA
COUNTY FULTON

A RESOLUTION TO APPROVE THE APPROPRIATION OF CERTAIN PROPERTY RIGHTS AND INTERESTS LOCATED AT 280 HILDERBRAND DRIVE, FULTON COUNTY, GEORGIA (TAX PARCEL # 17-0089-0007-039-9) AS IT PERTAINS TO PROJECT TS-191 THROUGH THE USE OF EMINENT DOMAIN

WHEREAS, the City of Sandy Springs (the “City”) has determined it is necessary to construct certain right of way improvements along Mount Vernon Highway it pertains to the Johnson Ferry Road/Mount Vernon Highway Intersection Improvements Project (Project No.: TS-191)(the "Project"); and

WHEREAS, in order to construct the Project, fee simple rights are required over, under, and through the property located at 280 Hilderbrand Drive, Sandy Springs, GA 30328 (hereafter, the "Property"), those rights being more particularly described in Exhibit “A” attached hereto ; and

WHEREAS, the Mayor and Council have considered the Project and determined that appropriation of the property rights and interests is necessary and must be carried out expeditiously to ensure timely completion of the Project;

WHEREAS, the Mayor and City Council find that the circumstances are such that it is necessary to proceed with appropriation under eminent domain provisions of Article 1, Chapter 3, of Title 32 of the Official Code of Georgia Annotated (“Georgia Code”).

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF SANDY SPRINGS, GEORGIA:

1. The City Attorney’s office is hereby authorized to acquire through the use of eminent domain pursuant to Title 32 of the Georgia Code, the necessary property rights and interests over, under and across the property located at 280 Hilderbrand Drive (Tax Parcel # 17-0089-0007-039-9) in order to ensure that the City acquires free and clear title to such rights and interests and to ensure the timely completion of the Project; and
2. The City Manager and City Attorney are hereby authorized to take such actions as may be necessary to effectuate the intent of this Resolution.

RESOLVED this the 4th day of April, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Dan Lee, City Attorney

DATE: March 23, 2023 Submission for the April 4, 2023 City Council Work Session

ITEM: Request for Mayor and City Council Consideration to Approve the Appropriation of Certain Property Rights and Interests Located at 295 Mount Vernon Highway (Tax Parcel #17-0089-0007-040-7) through the Use of Eminent Domain for the Johnson Ferry Road and Mount Vernon Highway Improvement Project (Project No.: TS-191)

Recommendation:

The City Attorney recommends the Council approve the use of eminent domain to acquire the property rights and interest located at 295 Mount Vernon Highway (Tax Parcel #17-0089-0007-040-7), to construct certain right of way improvements which will improve vehicular and pedestrian mobility, as well as reduce roadway congestion.

Discussion:

The property in question is an owner-occupied and operated convenience store (branded Chevron) on a 0.3664 acre lot. It is located on the southwest corner of Mount Vernon Highway and Boylston Drive in a mixed residential and retail area. The subject property includes 2,287.02 sq. ft. of fee simple and 7.11sq. ft. of temporary construction easement.

Financial Impact:

The City has determined that the just and adequate compensation for the Property (Tax Parcel # 17-0089-0007-040-7) is \$145,321.00. It includes the following:

Fee simple	2,287.02 sq. ft.	\$ 60.00/sq. ft.	\$137,221.00
Temporary Construction Easement	7.11 sq. ft.	\$ 0.00/sq. ft.	\$ 0.00
Site Improvements*			\$ 8,009.00

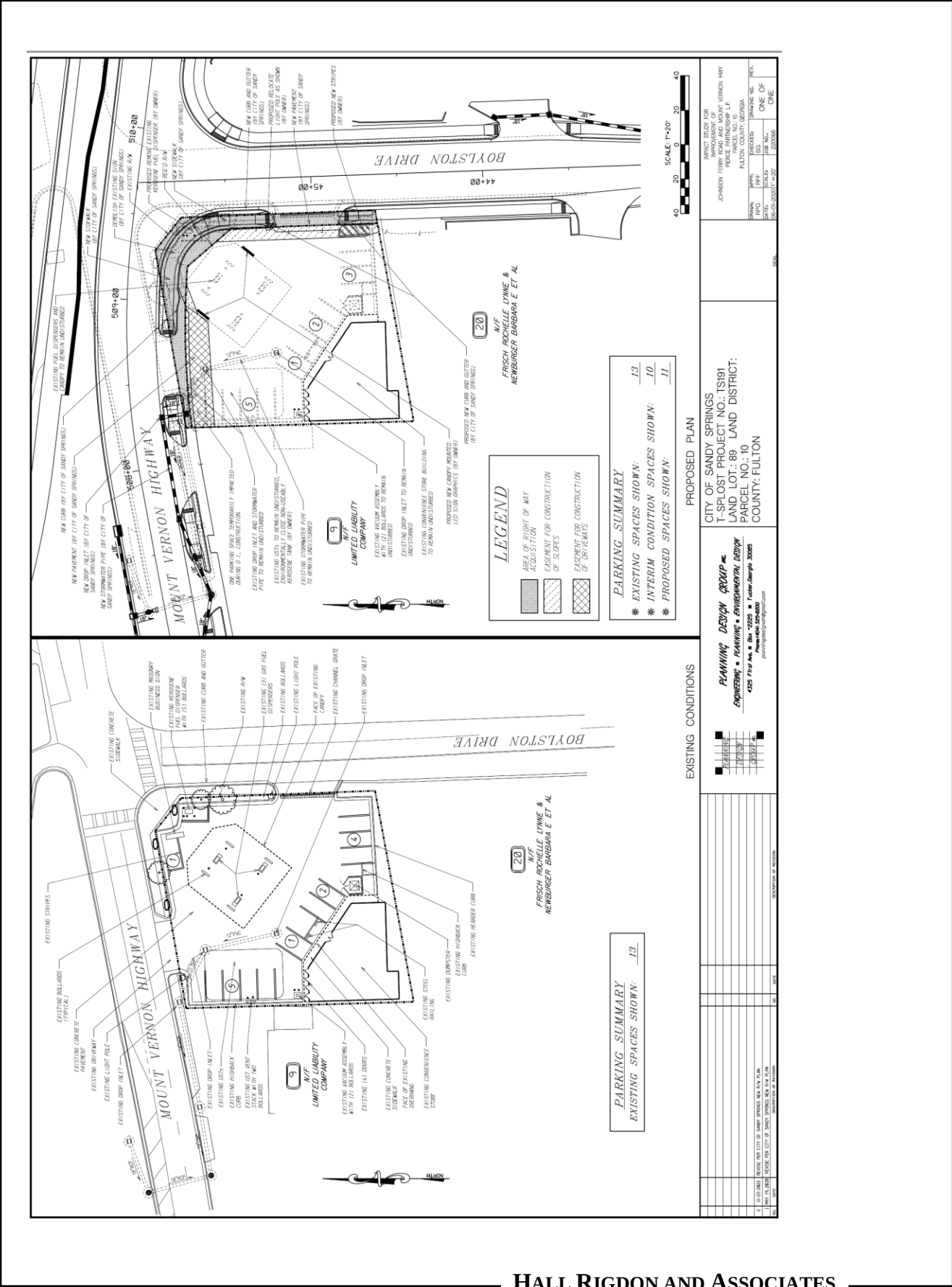
Review:

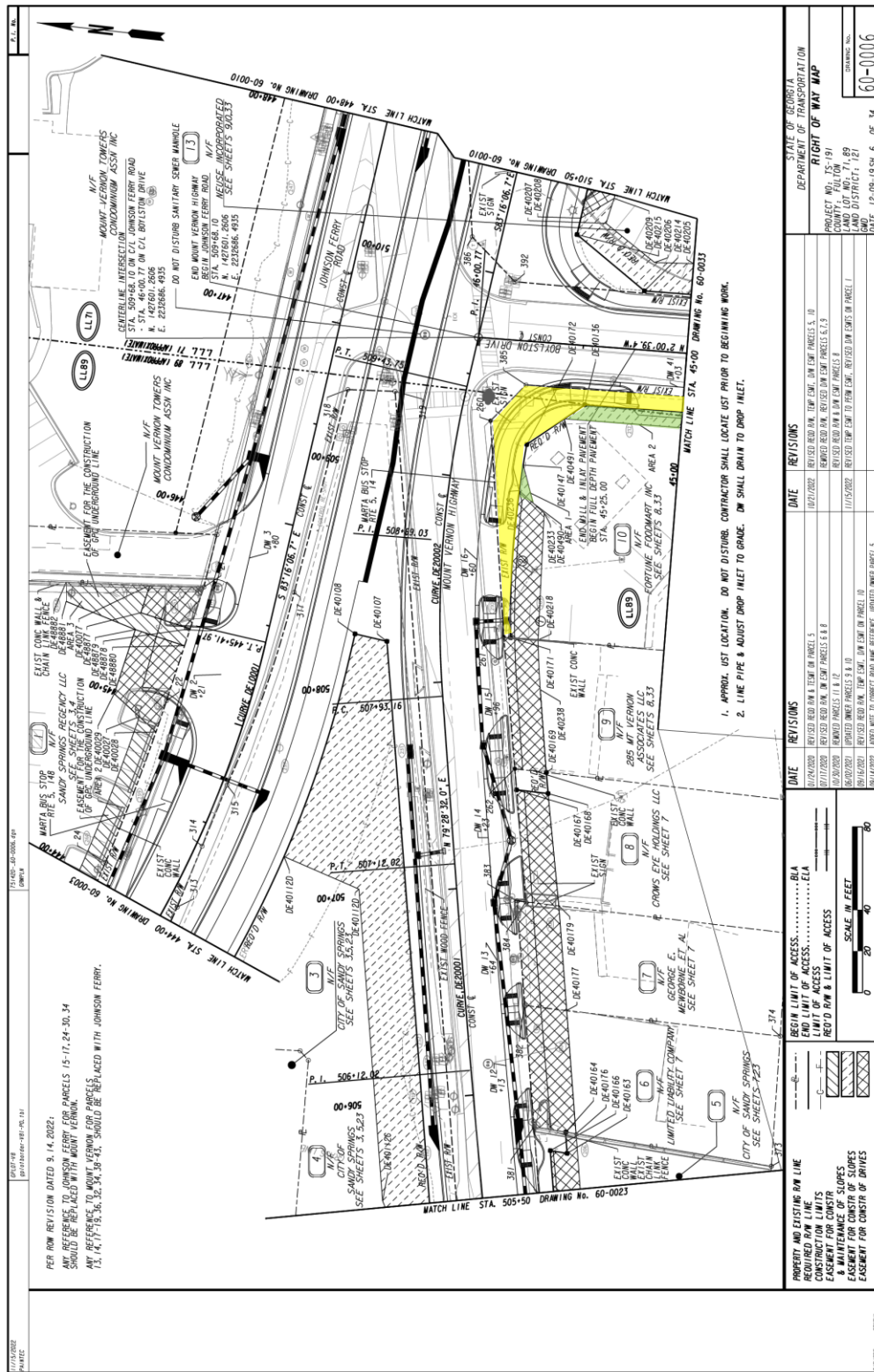
Lark Payne, Paralegal
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/23/2023
Approved - 3/23/2023
Approved - 3/27/2023
Final Approval - 3/31/2023

Attachments:

1. Exhibit "A" - 295 Mount Vernon Highway
2. Exhibit "A" - 295 Mount Vernon Highway (highlighted)
3. RESOLUTION- 295 Mt. Vernon Parkway !





HALL RIGDON AND ASSOCIATES



10

N/F
FORTUNE FOODMART INC
SEE SHEETS 6, 33

PARCEL 10	REQ'D R/W	DE50023	
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40171	34.00 R	508+20.92	MT VERNON HIGHWAY
	3.32	N 1°37'37.0" W	
261	30.69 R	508+21.27	MT VERNON HIGHWAY
	104.65	N 80°07'05.7" E	
260	14.59 R	509+29.81	MT VERNON HIGHWAY
	24.35	S 51°33'49.2" E	
385	21.16 L	45+76.12	BOYLSTON DRIVE
	112.82	S 2°10'44.6" E	
264	20.83 L	44+63.30	BOYLSTON DRIVE
	7.75	S 79°37'20.8" W	
DE40149A	28.50 L	44+62.17	BOYLSTON DRIVE
	84.97	N 2°00'39.4" W	
DE40136	28.50 L	45+47.14	BOYLSTON DRIVE
	33.91	N 40°51'26.9" W	
DE40172	34.00 R	509+21.53	MT VERNON HIGHWAY
ARC LENGTH = 93.77			
CHORD BEAR = S 88°25'14.2" W			
LNTH CHORD = 93.61			
RADIUS = 466.00			
DEGREE = 12°17'42.8"			
DE40171	34.00 R	508+20.92	MT VERNON HIGHWAY
REQD R/W = 2287.02 SF			
REQD R/W = 0.053 ACRES			

PARCEL 10	REQ'D TEMP. EASM'T.	DE50025 AREA 1	
PNT	OFFSET/	STATION/	ALIGNMENT
DE40490	41.39 R	508+91.74	MT VERNON HIGHWAY
DE40236	34.00 R	508+97.27	MT VERNON HIGHWAY
DE40147	33.99 R	509+10.67	MT VERNON HIGHWAY
DE40490	41.39 R	508+91.74	MT VERNON HIGHWAY
REQD EASMT AREA = 46.73 SF			

PARCEL 10	REQ'D TEMP. EASM'T.	DE50170 AREA 2	
PNT	OFFSET/	STATION/	ALIGNMENT
DE40136	28.50 L	45+47.14	BOYLSTON DRIVE
DE40149A	28.50 L	44+62.17	BOYLSTON DRIVE
DE40493	33.57 L	44+61.43	BOYLSTON DRIVE
DE40492	36.00 L	44+70.60	BOYLSTON DRIVE
DE40491	36.00 L	45+56.46	BOYLSTON DRIVE
DE40136	28.50 L	45+47.14	BOYLSTON DRIVE
REQD EASMT AREA = 664.75 SF			

PARCEL 10	REQ'D DRWY. EASM'T.	DE50024	
PNT	OFFSET/	STATION/	ALIGNMENT
DE40218	47.23 R	508+19.45	MT VERNON HIGHWAY
DE40171	34.00 R	508+20.92	MT VERNON HIGHWAY
ARC LENGTH = 71.16			
CHORD BEAR = N 87°01'50.4" E			
LNTH CHORD = 71.09			
RADIUS = 466.00			
DEGREE = 12°17'42.8"			
DE40236	34.00 R	508+97.27	MT VERNON HIGHWAY
DE40233	47.24 R	508+87.20	MT VERNON HIGHWAY
DE40218	47.23 R	508+19.45	MT VERNON HIGHWAY

TOTAL REQD R/W = 2287.02 SF
0.053 ACRES

TOTAL TEMP ESMT = 711.48 SF
REMAINDER = +/- 0.016 ACRES

STATE OF GEORGIA
COUNTY FULTON

A RESOLUTION TO APPROVE THE APPROPRIATION OF CERTAIN PROPERTY RIGHTS AND INTERESTS LOCATED AT 295 MOUNT VERNON HIGHWAY, FULTON COUNTY, GEORGIA (TAX PARCEL #17-0089-0007-040-7) AS IT PERTAINS TO PROJECT TS-191 THROUGH THE USE OF EMINENT DOMAIN

WHEREAS, the City of Sandy Springs (the “City”) has determined it is necessary to construct certain right of way improvements along Mount Vernon Highway it pertains to the Johnson Ferry Road/Mount Vernon Highway Intersection Improvements Project (Project No.: TS-191)(the "Project"); and

WHEREAS, in order to construct the Project, fee simple rights are required over, under, and through the property located at 295 Mount Vernon Highway, Sandy Springs, GA 30328 (hereafter, the "Property") those rights being more particularly described in Exhibit “A”, attached hereto; and

WHEREAS, the Mayor and Council have considered the Project and determined that appropriation of the property rights and interests is necessary and must be carried out expeditiously to ensure timely completion of the Project;

WHEREAS, the Mayor and City Council find that the circumstances are such that it is necessary to proceed with appropriation under eminent domain provisions of Article 1, Chapter 3, of Title 32 of the Official Code of Georgia Annotated (“Georgia Code”).

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF SANDY SPRINGS, GEORGIA:

1. The City Attorney’s office is hereby authorized to acquire through the use of eminent domain pursuant to Title 32 of the Georgia Code, the necessary property rights and interests over, under and across the property located at 295 Mount Vernon Highway (Tax Parcel #17-0089-0007-040-7) in order to ensure that the City acquires free and clear title to such rights and interests and to ensure the timely completion of the Project; and
2. The City Manager and City Attorney are hereby authorized to take such actions as may be necessary to effectuate the intent of this Resolution.

RESOLVED this the 4th day of April, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Dan Lee, City Attorney

DATE: March 29, 2023 Submission for the April 4, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of to Approve a Purchase and Sale Agreement for Property Interests and Rights Located at 348 Mount Vernon Highway {Tax Parcel No(s). 17-0071-0004-004-6 & 17-0071-0004-005-3} for the Johnson Ferry Road and Mount Vernon Highway Improvement Project (Project No.: TS191)

Recommendation:

The City Attorney recommends the Council accept this Purchase and Sale Agreement to acquire the property rights and interests located at 348 Mount Vernon Highway, to construct certain right of way improvements which will improve vehicular and pedestrian mobility, as well as reduce roadway congestion.

Background:

This property is part of the Johnson Ferry Road and Mount Vernon Highway Improvement Project (hereafter, the "Project"). In order to construct the Project, fee simple rights are required over, under, and through the property located at 348 Mount Vernon Highway, within the City of Sandy Springs. City Staff has negotiated a purchase price of \$185,000.00 with The Link Counseling Center, Inc. ("Owners") to acquire the property.

Discussion:

The property in question is comprised of two contiguous tax parcels under the same ownership, use and which share driveway(s) and parking; and therefore, are considered a single economic unit. The Property is a two-building counseling center, located on a 1.363 acre lot. It is located on northwest corner of Mount Vernon Highway and Hunting Creek Road in a mixed family/residential area. The subject property includes 2,744.89 sq. ft of fee simple and 1,656.42 sq. ft. of temporary construction easement.

Financial Impact:

The City's failure to obtain title to this property would result in the City having to modify the proposed Project, which would increase the cost of the Project.

Alternatives:

The City's failure to execute the Purchase and Sale Agreement to obtain title to this property would result in the City having to modify the proposed Project, which would increase the cost of the Project.

Review:

Raquel Gonzalez, City Clerk

Created/Initiated - 3/29/2023

Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Approved - 3/31/2023
Approved - 3/31/2023
Final Approval - 3/31/2023

Attachments:

1. Resolution- 348 Mount Vernon Highway
2. P#15.16 Link Counseling Center Agreement to Purchase ROW.TCE

STATE OF GEORGIA
COUNTY FULTON

**A RESOLUTION TO ACCEPT THE PURCHASE SALE AGREEMENT OF FEE SIMPLE
RIGHT OF WAY AND TEMPORARY CONSTRUCTION EASEMENT FOR PROPERTY
LOCATED AT 348 MOUNT VERNON HIGHWAY, FULTON COUNTY, GEORGIA (TAX
PARCEL NO(s). 17-0071-0004-004-6 AND 17-0071-0004-005-3) AS IT PERTAINS TO PROJECT
NO. TS-191**

WHEREAS, the City of Sandy Springs (the “City”) has determined it is necessary to construct certain right of way improvements along Mount Vernon Highway it relates to the Johnson Ferry Road/Mount Vernon Highway Intersection Improvements Project (Project No.: TS-191)(the "Project"); and

WHEREAS, in order to construct the Project, fee simple rights are required over, under, and through the property located at 348 Mount Vernon Highway, Fulton County, Sandy Springs, GA 30328 (hereafter, the "Property"), those rights being more particularly described in Exhibit “A”, attached hereto; and

WHEREAS, City Staff has negotiated a Purchase and Sale Agreement with the Owner, The Link Counseling Center, Inc. (“Owners”), wherein the City may acquire the Property for the purchase price of \$185,000.00.

WHEREAS, the Mayor and City Council have considered the Purchase and Sale Agreement and have decided the most efficient way to ensure the timely completion of the Project is to acquire the Property by purchase under the terms and conditions of the Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF SANDY SPRINGS, GEORGIA:

1. The Mayor and City Council authorize the City Manager to accept the Purchase and Sale Agreement to acquire the fee simple rights over, under, and across the property located at 348 Mount Vernon Highway, (Fulton County) Sandy Springs, GA 30328 {Tax Parcel No(s) 17-0071-0004-004-6 and 17-0071-0004-005-3} in order to ensure the timely completion of the Project.
2. The City Manager is hereby authorized to execute any documents in the furtherance of this Resolution, subject to approval by Legal and Finance.

RESOLVED this the 4th day of April, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk
(Seal)

AGREEMENT TO PURCHASE FEE SIMPLE RIGHT OF WAY AND TEMPORARY CONSTRUCTION EASEMENT

STATE OF GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned hereby agrees to convey Fee Simple Right of Way and Temporary Easement Rights and grants to the City of Sandy Springs on and over the following described real estate:

Those specified rights through that tract or parcel of land located in Land Lot 71 of the 17th District, of Fulton County, Georgia, and being more particularly described on Exhibit "A" and "B", attached hereto and made a part hereof by reference.

For the sum of **\$185,000.00**, the undersigned agrees to execute and deliver to the City of Sandy Springs, GA, fee simple title and/or easements to the lands owned by the undersigned as reflected on the attached Exhibit "A" and Exhibit "B".

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for all of the rights granted.

2,744.89 sf
1,656.42 sf

Fee Simple Right of Way
Temporary Construction Easement

- 3) Any and all Temporary Construction and/or Driveway Easement(s) granted herein shall commence upon the City's use of these Easements for construction of the TS-191 Project, and shall terminate three years from the commencement of the City's use of these Easements; or upon the completion and City's final acceptance of the TS-191 Project, whichever date shall first occur.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) This Agreement shall not be binding until approved by the City Council of Sandy Springs, Georgia
- 6) Special Provisions, if any, are listed on Exhibit "C", which will be attached hereto and incorporated herein by reference.

Witness my hand and seal this _____ day of _____, 2023.

Signed, Sealed and Delivered in the presence of:

THE LINK COUNSELING CENTER, INC.

Witness

By: _____ (SEAL)
Name:
Title

Notary Public

By: _____ (SEAL)
Name:
Title

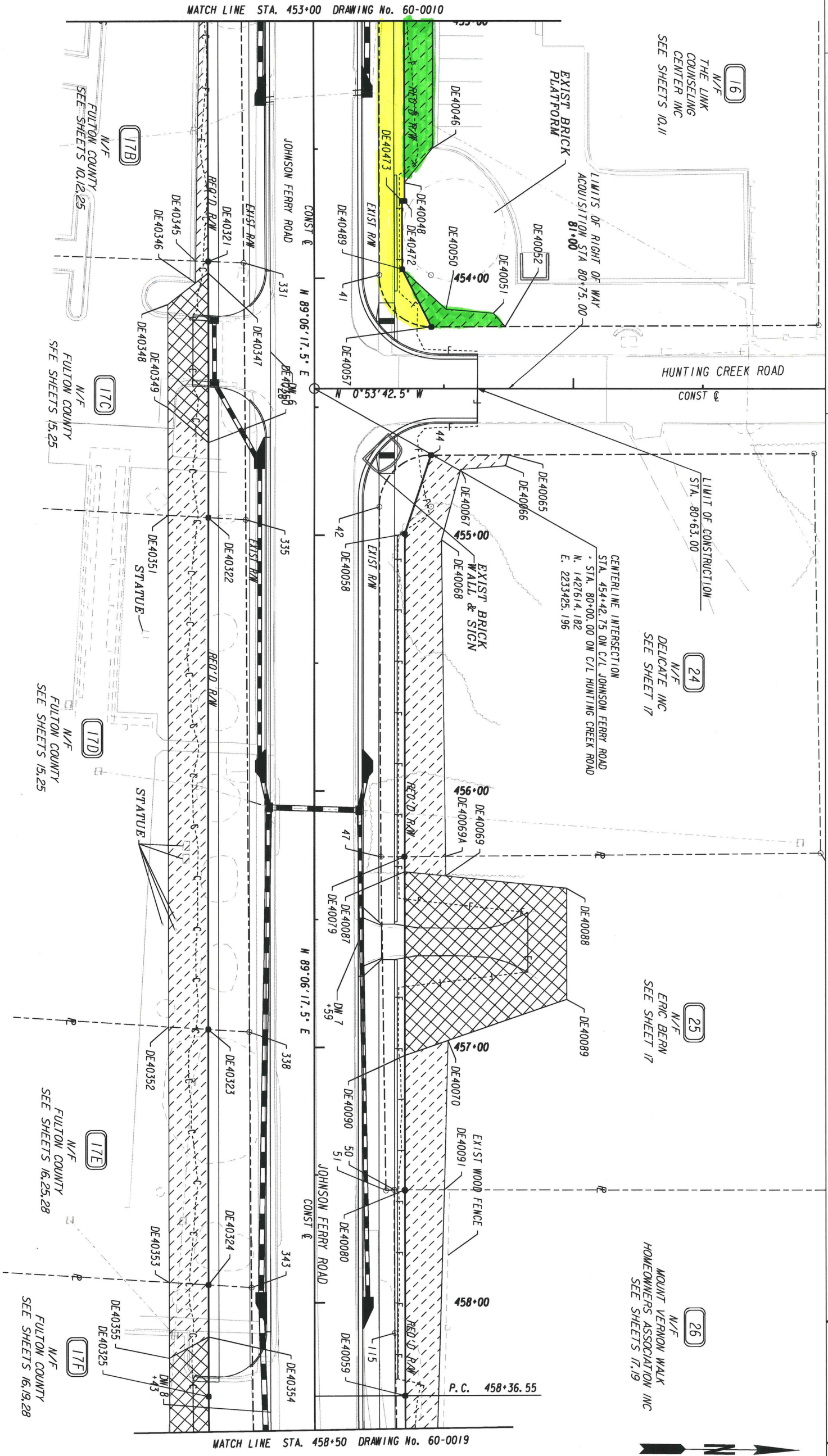


EXHIBIT "A"

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BIA
END LIMIT OF ACCESS.....EIA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

DATE	REVISIONS
07/28/2022	REVISED REQ'D R/W AND TEMP ESMT ON PARCEL 16

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: TS-191
COUNTY: FULTON
LAND LOT NO.: 89
LAND DISTRICT: 121
DATE: 12-09-19SH 14 OF 34

DRAWING NO.
60-0014

