

Work Session Meeting of the Sandy Springs City Council was held on Tuesday, March 2, 2010 at 7:21 p.m., Mayor Eva Galambos presiding.

STAFF DISCUSSION ITEMS

Community Development

1. Approve 2010 Draft CDBG Action Plan for 30-day Comment Period

Community Development Block Grant Manager Vann McNeill stated every year staff prepares a one-year action plan which serves as the application for each allocation the City gets from CDBG. The 2010 draft plan has been prepared and is in the agenda package. It follows the same format as every year, because it is required to be in that format. The only change for this year is a recommendation to take the 2010 allocation and put it with the first phase of construction the City hopes to do between Dalrymple and Hightower Rd. in the Roswell Road corridor, piggybacking on some of the work that's going to be done at the Ison Road intersection and the Pitts Road sidewalks, and working on that area for 2010. Staff will work with the sign consultant and complete surveying to develop the construction drawings. The 2010 funds will be sitting there ready to start the first phase of sidewalk construction in that area.

Mayor Eva Galambos asked how to go about including the little stretch on Hightower in the project.

Community Development Block Grant Manager McNeill stated Council's direction last year was to do the survey from Dalrymple to the river to get all the existing conditions and check to see if right-of-way was needed to do any of the future improvements. Northridge, Hightower, and Pitts were left for a later phase. According to Public Works, Pitts Road will be completed under the City's program very soon. Northridge and Hightower are not targeted at this time to be addressed, but could be done in the future.

Councilmember Ashley Jenkins asked if Northridge and Hightower would be completed as a City project.

Community Development Block Grant Manager McNeill stated it could be completed as a City project or as a next phase of surveying work with the CDBG project funds. Areas south of I-285 might also be target areas for projects in the future. There is time and money for this to be done, but staff does not currently have the drawings to proceed to develop the construction plan for that particular request.

Mayor Galambos asked what it would take to obtain the drawings.

Community Development Block Grant Manager McNeill stated he spoke with Capital Program Director, Marty Martin, and it was determined it may be possible to have Mulkey Engineers and Consultants go back in and survey that street. Staff would certainly look at how much it would cost to do that and make sure it was compliant with HUD's procurement requirements, which the City has to be very careful of. It is the same type of work, so staff could explore this option, if Council desires.

Mayor Galambos asked Council for their thoughts.

Councilmember John Paulson stated it is a good idea.

Councilmember Jenkins asked what the cost would be.

Capital Program Director Marty Martin stated it is hard to say for short increments, but the overall cost for the Mulkey design project for CDBG is about \$400,000 for about three and a half miles of

sidewalk. The cost would be somewhere in the order of 5% of that total distance to service this facility on Hightower.

Councilmember Jenkins asked if the money was currently available in the CDBG funds.

Community Development Block Grant Manager McNeill stated there is money, but it would be a matter of doing a little less construction in the first phase.

Councilmember Fries asked if the area is only from Roswell Road to CAC. Is it 200 yards?

Councilmember Paulson stated it is 300 feet.

Community Development Block Grant Manager McNeill questioned Capital Program Manager Martin if the entire side of the street would be done or just up to the CAC facility.

Councilmember Karen Meinzen McEnerny asked if it is on the corner.

Councilmember Fries answered no. She was thinking 100-200 yards, but it is 300-400 feet.

Director of Community Development Nancy Leathers stated she did this application the first time under Sandy Springs revitalization. It is a very short distance, but the topography is fairly difficult in grading. Doing the cost assessment makes a great deal of sense. She urged Council to do the assessment, because it does go hand in hand with what was committed before.

There was a consensus of Council to move forward with the cost assessment.

Community Development Block Grant Manager McNeill stated he needs Council's permission to advertise this draft plan for 2010 for 30 days. It would then come back to Council for final adoption.

Councilmember Jenkins asked if the item went out for bid after it was brought back to Council in 30 days.

Community Development Block Grant Manager McNeill stated the plan document goes to HUD. This is the agreement that allows them to then process the grant form signed by the Mayor that makes the money available for 2010. If staff comes back with something doable for the Hightower project, it could be added to this.

Councilmember Jenkins responded that maybe he didn't understand her question. When is staff going to put this out to bid to start construction?

Community Development Block Grant Manager McNeill stated staff hopes to do this in August of this year. Staff is shooting for a contract in August.

Mayor Galambos stated that many of the contracts have come in a little less than expected, so she hopes this little stretch on Hightower can be included.

Councilmember Jenkins stated the topography in that area is really bad.

Community Development

1. Code Enforcement Division 2009 Year-End Report

Director of Community Development Nancy Leathers stated last year Code Enforcement did approximately 2,700 violations. Most of those people were brought into compliance after staff discussed the issue with them. 13% of the violations inspected actually resulted in citations. Code Enforcement officers responded to 926 complaints and field generated another 1,100 cases. Many of those are related to several programs that are being discussed tonight where staff goes out and deals with multiple violations at an individual location. In terms of fines and penalties, about \$131,000 in fines were collected last year under the Code Enforcement program. There are two major programs that the division addresses each year. One is the Apartment Sweep Program, which began when the City was first incorporated. For this program staff goes in and does a comprehensive review of all the exterior maintenance in Sandy Springs apartment complexes. Code Enforcement does one a month and then staff gives them a detailed and lengthy list of violations with photographs and code sections, so arrangements can be made to do all of the improvements at one time. Generally speaking, within 30 days of issuing those letters most of the work is done. Staff has had significant compliance. In the four years that the program has been in effect, staff has only taken a couple of apartment complexes to court over long term violations where they really didn't deal with correcting the problem. Those are mostly older apartment complexes where they have a lot of difficulty bringing them up to code. Everyone now expects someone from the City to come out and will contact us if no one comes out. They think it is part of doing business in Sandy Springs.

The second program is the Vacant Property Enforcement Program. When the economy turned down, the City took on the responsibility to make sure that vacant properties are properly maintained, because they have a public safety and a property value component to them if they are not properly maintained. Staff has done a whole series of things with those properties. It is a very labor-intensive program, because it is often difficult to find the owners. Most people who do not maintain their properties are no longer here and staff has to find them and in some cases determine who the owner is. Of all of the vacant houses staff dealt with this last year, eleven chose to demolish their properties rather than to bring them up to code. It was the same number for the prior year. It is a financial decision that the property owner has to make once they determine if they can derive income from the property or whether they intend to demolish it in the long run. One of the properties of interest is the former Insurrection building next door to the Longhorn restaurant. That property has been brought into court under the property maintenance code and they decided, after almost a year of dealing with their insurance company, to get a building permit, renovate the building and bring it up to code. The initial decision was to demolish it, but then they realized what they could be allowed to do, they made the decision to construct. Staff is in the process of going through their building permit at this point. The previous use is not going back into the building, but the owner is going to bring the building up to code.

Councilmember Dianne Fries asked what constitutes a vacant property.

Director of Community Development Leathers stated if no one is in the building, then staff will put it on a list track it. The fact that a property is vacant doesn't mean that it is not compliant or that it doesn't meet all codes, but it does mean that with no one being on the property, staff needs to keep an eye on it.

Councilmember Fries asked about the idea of cleaning up and putting a lien on the vacant homes.

Director of Community Development Leathers stated it hasn't been necessary to put a lien on a house. Staff has been able to deal with it through the enforcement program and as long as that can be done, staff will continue. There is a current possibility to do a lien on one house, but it is the first one.

Councilmember John Paulson asked if all the apartment complexes in the City have been visited with the Apartment Sweep Program.

Director of Community Development Leathers stated staff has not hit all of them, but has hit the oldest ones at least once and in some cases twice. Staff tries to double back on those that have the most problems. New properties are added each year. Staff is about 2/3 of the way through all the apartment complexes.

Councilmember Karen Meinzen McEnerny stated the fines collected in 2008 were about \$205,000 and now they are down to \$131,000 this year. She asked why there was such a drop in the numbers.

Director of Community Development Leathers stated one of the places where there were a lot of violations and fines collected was on tree ordinance violations. Most folks don't have the ability to pay the fine. The City has given them what is called the "two-for-one" program. If one tree is taken down illegally, then two of the City's dead trees in the right-of-way have to be cut down in return. This has been very effective. Most of them try to keep their crews going, so for them it is an advantage and for the City it is an advantage, too. Last year the City saved about \$250,000 in tree-cutting expenses.

Councilmember Meinzen McEnerny asked if in the future the program could include planting new trees instead of cutting down old trees. The City should be close to having all the hazardous trees cut down.

Director of Community Development Leathers stated there are a lot more trees to cut down.

Councilmember Fries stated the highest number of code violations is weeds. What is the height?

Director of Community Development Leathers answered ten inches. Most of them are on vacant properties. A lot of violations can be at one single location. A house that is vacant and not maintained will have high weeds, grass and other property maintenance code violations. If one house has several violations, it affects the neighborhood.

Mayor Eva Galambos stated she did ask Director of Community Development Leathers to provide Council with the total number of foreclosures observed. This number will not give all the foreclosures in Sandy Springs, only the ones that are vacant.

Director of Community Development Leathers states she is not sure she has complete numbers and requested to provide that information to Council at a later time.

2. Adopting revisions to the Water Conservation Incentive Program that will offer residents and businesses of Sandy Springs rebates for retrofitting homes and buildings built prior to 1993 with low flow water fixtures, rain sensor shut-off switches, low flow toilets and Xeriscape landscaping

Environmental Compliance Officer David Schmid stated in June of 2009 the City adopted the Water Conservation Incentive Program for which the Mayor recently accepted the Create Community award from the ARC. Last month, when the water conservation ordinance was discussed, staff was asked to look into adding to the water conservation incentive program to include existing homes, like other municipalities in the metro areas have done, including the toilet rebate program and other retrofitting city programs. He prepared an addition to the water conservation incentive program which is on the third page of the water conservation incentive program titled the City of Sandy Springs Water Conservation Incentive Program for Homes and Buildings Built Prior to 1993. He designed the program to be a tiered program like the building and development program. It would allow homeowners and commercial building owners to select from the different tiers available. Based on how much money they invest into their property to add water conservation practices, the City could then offer rebates based on their level of participation.

Councilmember Dianne Fries asked if these are only fee rebates.

Environmental Compliance Officer Schmid stated there are no fees associated with this program.

Councilmember Fries asked about a cash rebate.

Environmental Compliance Officer Schmid answered correct. Other municipalities that participate in the rebate program provide a water utility. The City of Sandy Springs doesn't have a water utility, so this program would be a cash rebate that the City would offer. He has been working with Grant Administrator Eden Freeman to see if there are any grants through the EPA or through the state to help fund this type of program. Today, the governor is pushing his water conservation program, which includes incentive programs like this.

Councilmember Fries stated Atlanta Water should be giving the rebates, because it is their company's water savings, not the City's. She is uncomfortable with the City paying cash to citizens in these hard economic times. The City would be supplying incentives and rebates for another private company. She is all for water conservation and incentives for builders to come in and build. She did not know there was enough consensus of Council to afford anybody spending time on this item.

Councilmember Karen Meinzen McEnerny states she thinks it is the right thing to do.

Mayor Eva Galambos stated this is kind of open ended and Council has no idea how much this could cost. How many people will come in and say they want to replace their toilet? How much is the rebate to replace one toilet in the house?

Environmental Compliance Officer Schmid stated the program was set up with tiers. The smallest amount that someone could get a rebate for is if they spend \$500 or greater on upgrading their homes, so it would be more than just one toilet. As Councilmember Fries pointed out, the city of Atlanta does already offer these rebates. For the toilet rebate, because that's done through the North Georgia Metropolitan Water District, when discussed last month, the Mayor asked staff to look into what the City could do to offer rebates to add to the incentive program.

Mayor Galambos stated the program is open ended. She agrees with Councilmember Fries that the program could cost the City a fortune.

Councilmember Fries stated she does not think it is the City's responsibility. Georgia Power does rebates. Is the City going to all of a sudden start giving a rebate for any new appliance that someone puts in? It is not the City's responsibility. The City is responsible for education on water conservation. It is not okay for the City to pay out cash.

Councilmember Ashley Jenkins stated she agrees with Councilmember Fries. She replaced the toilets in her home and received a rebate through Atlanta Water. For residential replacement of toilets citizens need to go through Atlanta Water to get their rebates. She is in favor of the residential building permit incentives where all fee rebates are based on the cost of the building permit fee. She does not have a problem with the rebate being taken off the permit fee for a homeowner or a builder, but replacing the toilets in the households is a program that is already established through the City of Atlanta water.

Councilmember Karen Meinzen McEnerny stated she looks at this issue somewhat akin to the fact that we live in a region, transportation needs are regional, and not just within the confines of our City. Conservation of water is one of the key components for the future ability of our area to grow, whether it's Sandy Springs, her subdivision, or the region. Anything Council can do to encourage conservation

should be done. Council may need to look for some budgetary amounts and perhaps once those amounts are exceeded, then Council can go back and look at it again. What Council may need to do tonight is ask the staff to set the ceilings, so that Council knows what the budgetary cap is. This is a very good program that would set Sandy Springs ahead. First, citizens go through the City of Atlanta programs and get the money there. Then, for any additional conservation efforts, such as not using potable water to irrigate, Sandy Springs gives them an incentive and sets caps for it from a budgetary perspective. She suggests staff come back with those parameters.

Councilmember John Paulson said if someone owns a house built prior to 1993 and they do this, they can get money now from the City of Atlanta water.

Environmental Compliance Officer Schmid responded yes.

Councilmember Paulson stated he is not a fan of this item.

Mayor Galambos stated she does not think there is a consensus to move forward with this item.

Administrative Services

1. Development of the Asset Performance System

Program Director Jon Mantay stated the two priorities Council mentioned in prior conversations were the importance of innovation and the importance of performance measures. CH2M HILL listened to Council and began the process of analyzing where they are from a performance standpoint. Why do performance enhancement systems? To look at how services are provided. As Steven Covey would say, you continue to sharpen the saw. CH2M HILL is trying to do this by evaluating productivity and processes. More importantly, the citizens want to know what kind of return investment they are getting for their dollars. Staff tried to capture that information in the Asset Management System. From his perspective, the City Council's self set goal is to define levels of service. Those levels of services are provided somewhat through CH2M HILL and other companies. They want to have system in place where successes can be measured, measure where there are challenges, and continue to revise the processes to meet those challenges. This would in turn help Council make decisions on future issues. Last October, an 85-page book was started summarizing the different levels of the services currently in place. Staff met with the City Manager and he gave his feedback. In early November, the City Manager approved about 50 different KPI's (Key Performance Indicators). Most importantly, for the first time the book captures which segments of right-of-way is mowed once a week, twice a week, or every 45 days. The information was entered from November of last year. Staff started collecting data in December and January and those reports are in the information provided for this meeting. They are prepared to continually update the reports every month, so Council knows where things are. He asked Assistant Director Building and Development, Blake Dettwiler, to head a multi-disciplinary team. Mr. Dettwiler stretched himself out of his normal comfort zone and led the effort to develop the KPI's. His efforts were remarkable. They are trying to focus on level of service. It is not about the number of warm bodies or the number of people that perform the different functions. It is about how to have the level of service met in the most efficient and effective model. That is what performance is all about.

Director of Operations Wayne Wright stated APS is a CH2M HILL acronym for measuring performance and identifying the key elements that need to be measured, putting a level of service on the measures that gives a sense of quality in performance, and then putting together a dash board system, which is an easy way to track, read and understand the data that is being presented. As Mr. Mantay stated, there are about 45 measures that are currently tracked in generation one. Staff is working on generation two, which will be online hopefully by the beginning of the fiscal year. The beauty of this is

that three-fourths of these measures are pulled directly from existing databases, so staff does not have to do any extra work to generate them. The system pulls them out and puts them into the performance measurement system. It is a very simple system from a staff perspective. This gives CH2M HILL the ability to track actual results of what is being done and not just measuring the number of people doing it. This is a very significant end result beyond the fact that deficiencies can be identified and corrected more quickly.

Assistant Director Building and Development Blake Dettwiler stated the most important thing is to make the system intuitive, easy to use, and define those key performance indicators (KPI's) that are both qualitative and quantitative and then set levels of service or goals to meet those KPI's. A great example is when looking at the reports generated on the 15th of each month, there are green, yellow, and red indicators which will give a sense that these KPI's are being met to the agreed to level of service. The dashboard does this by setting levels of service that measure quality of the services performed. A good example is a KPI for the Community Development Department. Building Permitting 01 calls for all plan reviews to be completed within ten business days, which is the measurement. The goal or the level of service attached to that is 95%, which means 95 of every 100 plan reviews are to be completed in 10 days or less. It is not an average count. In looking at the Community Development report for December 2009, the status column, where the KPI's are indicated by yellow, green, white, and a measuring cup icon, will show if the KPI is meeting its level of service and what percentage it's performing at, if it's not. Those with measuring cup icons are data points where data is being collected. For instance, CDBP-05 shows total permits issued by type for this data period and the total is 168. On the next slide, the option to drill down on that data item and see of the 168 permits issued, what types those permits are (commercial, residential, demolition, land disturbance, etc.) and the average business days it took from submission to actual permitting.

Councilmember Karen Meinzen McEnerny asked how the graph at the bottom of page 7 relates to the KPI at the top of the page. For example, in February it shows 83. What is it 83 of?

Assistant Director Building and Development Dettwiler stated that is 83 total permits issued, by type, for the month of February.

Councilmember John Paulson asked where is the 168 referred to for CDBP-05.

Assistant Director Building and Development Dettwiler answered it is on the far right of the page under December. One of the most useful tools in the report is that it calls out the KPI's that have not met the level of service. On slide 6, the KPI's for Community Development related to plan reviews and one in Planning and Zoning related to administrative permits, fell below the 95% level of service. It shows how many were in compliance and out of compliance and then breaks them down into pie charts. It shows the level of service compliance for that period, one being 85% and one being 86%. This allows staff to look at internal processing and ask why it has not met the agreed to level of service.

Councilmember Paulson stated the target was 10 days and the actual was 5.63 days.

Assistant Director Building and Development Dettwiler answered that the 5.63 was an average time. For level of service, the goal is for 95 out of every 100 by hard count to be 10 business days or less.

Councilmember Tibby DeJulio asked if the level of compliance is 85%, then that means the other 15% failed the ten days.

Assistant Director Building and Development Dettwiler answered that is correct. The pie chart breaks this down showing 139 were in compliance and 24 were out of compliance. The next slide shows the

report for January 2010 and by going back and looking at some of the internal processes, the KPI's that failed to meet the levels of service have been brought up, one from 85% to 99% and the second from 86% to 100%. After running the reports, it was determined that most of the reviews were being completed by the end of tenth day. What happened was the administrative process was causing it to go beyond the tenth day due to trying to contact the applicant, etc. To solve this issue, the internal review time was rolled back to nine days to allow the tenth day to be used for administrative purposes in order to get the reviews and permits out on time. Without this system, staff would not have been able to drill down to that level of detail to see what was needed.

Councilmember DeJulio stated for BP-02, the actual time shows .84, which means of the 77 permits, on average, it took less than one day to complete.

Assistant Director Building and Development Dettwiler stated this was for building reviews and yes, it means it took less than one day to complete.

Councilmember DeJulio stated if the reviews are being completed in less than a day, but there is a ten day allowance, maybe that should be changed.

Assistant Director Building and Development Dettwiler stated this is one component of an overall review that could also involve a land disturbance or a site plan review which is much more involved. Staff is incrementally tracking pieces of the overall process.

Councilmember DeJulio asked is there a set number of days for each portion.

Assistant Director Building and Development Dettwiler answered no, it is ten days overall.

Councilmember DeJulio asked how staff could say one portion took one day, if it is ten days for the entire process.

Program Director Mantay stated the whole process is ten days, but Councilmember DeJulio makes a good point. From that perspective, each portion could be broken down into days, but because of vacations and time off, the whole process could go ten days or more. The report could show the days for each portion and then a cumulative column.

Mayor Eva Galambos stated the dashboard is missing the goal for building/residential.

Councilmember Meinzen McEnerny stated BP-01 and BP-04 show 118 applications, which sound like they are from the same group. Staff agglomerates all the ones that are supposed to take 1-10 and does a summary, so Council can see how well staff is doing with everything.

Assistant Director Building and Development Dettwiler stated it could certainly be developed further.

Councilmember Dianne Fries stated she would like to know how many building permits there are versus site reviews. Council would like to know if the target is being met as a whole, also.

Assistant Director Building and Development Dettwiler stated staff would be happy to break it down for the purpose of the APS report, so that it is easier to see. Staff can look at the levels of service for the individual reviews as well.

Mayor Galambos stated the length of time that it takes to issue an individual permit is one of the things that people compare across jurisdictions. Providing Council with some comparables will help set goals

for each permit along with seeing what other governments do. She thinks this is a great beginning and staff has come a long way, but this is not an end point, because Council wants to know what the goal is going to be for any one particular permit.

Councilmember Ashley Jenkins stated in the glossary, priority one, two, and three, states work orders must be completed within 0 to 24 hours, but she does not know what that means. She stated in a previous meeting it was determined that this information needs to be enhanced.

Councilmember Fries asked for clarification on the following scenario. A guy comes in and wants a sign permit. Staff reviews it. If it is not up to snuff, then staff makes notations and gives it back to the customer. The customer then makes corrections and brings it back in to be reviewed again. She asked if that was considered two separate transactions.

Assistant Director Building and Development Dettwiler answered yes.

Councilmember Fries asked if there was a way to know how many times someone came for a permit for one property address. If they are coming in several times for the same thing, then maybe something needs to be tweaked.

Assistant Director Building and Development Dettwiler answered yes, it is possible to see how many times someone comes in for one location. Staff has implemented a policy where anytime any permit comes in after a first revision, the applicant is contacted to sit down with staff and go over their application. It is normally found that the applicant either does not understand the permit revisions and comments they're being given or the scope of the project is changing so drastically that it generates a lot of additional comments.

Councilmember Fries stated in her opinion a permit is a property address and she would like to know how many times the applicant is coming in.

Councilmember Paulson stated one of the problems is if the property owner is not doing a good job of submitting, then it will be submitted 3 or 4 times. This should not count against the efforts of the staff.

Councilmember Fries stated the information would not count against staff. It would be for informational purposes only. If someone has to review an application several times, then something is not right. Maybe the City is not educating citizens properly or perhaps it is something else.

Councilmember Paulson stated he likes the Asset Performance System. The levels of the KPI's are great. He asked City Manager John McDonough if he has been involved with this process.

City Manager John McDonough stated he has worked very closely with senior staff and reviewed and revised some items with this being the end result of the work.

Councilmember Meinzen McEnerny stated on page 5 of the APS report for December 31, 2009, it discusses a new alcohol beverage license and the target is within 30 days. It seems staff blew it away in May. This is a good example of the fact that too much time was given for this item.

Program Director Mantay stated from a contract provider's standpoint, the beauty of a performance based system is that Council gets to establish the level of service that is demanded of the contract provider and then it is the contractor's job to develop a model to meet those needs. Continually sharpening the saw to meet those needs is what drives the price of the contract. As an example, a code enforcement violation has to be resolved voluntarily or cited in court within 15 days. On day 14, if someone comes in and asks

for two more days to voluntarily comply because it rained two days, they will grant those two days. It will show negative on the report, but it is keynoted to show there is an issue. Sometimes there will be those type levels. If Council wanted them done in five days, then the level of staffing would need to be changed to meet that requirement. Regardless of how many days, Council drives the levels that they want. They are happy to adjust to meet the needs of Council.

Councilmember Jenkins stated that there is no way for Council to determine how many days something should take to complete without a baseline. If the deadline is 30 days and staff is getting it done in two days, then why pay more to have it done in two days, if that is the standard.

Mayor Galambos stated if there is a change in the numbers over the months, it could be a change in the workload, but it could show that the work is being done faster. The data provided gives Council what they need to look at in order to determine what deadlines should be.

Councilmember Fries stated the information on the streetlights on the December 2009 report, located on page 10, is great information, but she would prefer to know how many have been broken, damaged, lost and/or installed.

Program Director Mantay stated as a part of this effort, staff was able to generate the ten most dangerous intersections in the City by looking at the number of intersections and cross referencing them with the police reports. This is public information that should be given to the citizens.

Mayor Galambos stated this is a beginning and it will get more sophisticated as it moves forward. Some of the information is meaningless, but most of the data is very valuable. She suggests staff keep building on it.

Public Works

1. Discussion of Morgan Falls Road Improvement Project

Transportation Planning Manager Garrin Coleman discussed potential improvements that could be taken at Morgan Falls Rd., which is south of City Hall and connects Roswell Road to the Morgan Falls Dam and provides access to two City parks, as well as the temporary dog park, and DNR boat ramp. The first slide shows the existing conditions. As part of the construction, the road has been trenched up the installation of a water main that goes down to Overlook Park. This would affect rider-ship and smoothness of the road. The second picture shows the steep terrain, lots of trees very close to the road and lots of rocks. The next section of road is a picture taken just north of the dam itself and there's a large tulip poplar tree on the right shoulder and a steep bank on the left, making it difficult for two cars to pass. The lower picture shows some slope failure due to the rain, and staff has to do damage control by removing dirt and debris. Slide four shows the existing towers and substation with the power lines. There are some other designs and construction activity that staff would have to work around. There's also a Colonial gas pipeline that runs underneath the Georgia Power easement. Slide five is the master plan from 2005 undertaken by Lose and Associates, who did the Overlook Park. This is not the current design, but the planned roundabout is where the towers in the preceding slide are located. The Colonial gas line goes straight through that proposed roundabout, which does not make it a key location for that type of roundabout as staff moves forward and looks at different alternatives. This particular plan also envisioned a multiuse path on one side of the road.

Councilmember Dianne Fries asked how wide the multiuse path was and if it would cover strollers, wagons, tricycles, bikes, walkers, skaters, etc.

Transportation Planning Manager Coleman answered the path was normally ten feet and would cover everyone.

Transportation Planning Manager Coleman stated some of the streetlights and pedestrian lights are shown and if the City chooses to proceed with those, they would be behind the sidewalk versus on the shoulder of the road. Lose had envisioned some of the paths meandering off the road, so the multiuse path could meander or do a boardwalk scenario. If the City moves forward with any of those options, it would separate the construction activity and create two different construction locations, which would drive cost. The purpose of presenting this presentation is for Council to start envisioning what they would like to see as far as travel and bike lanes, multiuse paths, sidewalks, etc. Another issue is the steepness of the slope. Currently there is 14' of asphalt in some places and it gets up to 16' or 18' past the apartments. It gets narrow quick. If the City puts in 12' travel lanes, 5' bike lanes, curbs and gutters, plus the shoulder, it will be a 53' wide section. Then the slopes would have to be tied in, which is essentially 100' of clearing. This is showed in slide six.

Councilmember Ashley Jenkins asked if the 100' clearing was based on doing everything.

Transportation Planning Manager Coleman answered yes. Generally you use a 2:1 slope max, which is walking two feet and going up one foot vertical. Walls could be used or matting. Director of Public Works Tom Black brought up the idea of doing a one-way loop. The loop would essentially start at the roundabout location from the earlier slide and some of the existing road could be utilized and make it a multiuse path plus a travel lane. It would be one way down past Overlook Park and would go back under the power lines before getting to the dam. Staff is talking to Georgia Power about obtaining easements and determining if they would allow this to be done. Another one way road would be built up that hill and would come back up to where that roundabout is; which would be the one way loop. Obviously, a new road section would be constructed in that scenario and cost would be associated with that.

Councilmember Fries asked if it would go up from the dog park up the hill and come out where the big power station is located.

Transportation Planning Manager Coleman answered that is correct.

Public Works Director Tom Black stated there is a brand new park down on the river and in order to tie in a typical section it will either cost a fortune for walls or it will be cleared out like I-285 is running through there. If the City uses the existing roadway maybe it could be a single lane and then put a multiuse trail separated with a concrete or asphalt header curb in the existing roadway. This would force the City to build a new road on the other side, but would give the opportunity to not clear the main entrance 150' feet up the slope and 150' feet down the slope or spend a fortune in retaining walls. He needs Council to start thinking about what they want on the road and what kind of access is wanted, because that will dictate the design and the amount of earthwork that will be used. Staff does not want to grade or clear the area twice.

Mayor Eva Galambos stated it sounds like millions of dollars. She asked if this is a capital improvement project that needs to be evaluated during the budget. Is Council being asked to approve a concept plan to have more data in order to make a decision about the capital improvement process later?

City Manager John McDonough stated the first issue is staff has gotten into the water line, but hasn't gotten to the sewer line, which is going to destroy the other half of this road. The road will have to be fixed for the traveling public to access the park. The question is, does staff do the minimum and repair the road or take this opportunity to take the time and effort of doing a larger design, recognizing that a lot of people are going to want to access these facilities in the future. There is some money available in the

capital contingency to begin the planning process, but guidance is needed from Council. It is important to consider the number of people who are going to use this facility. Staff is looking to Council on whether to fix the road or enhance it with more pedestrian and bike access.

Mayor Galambos stated she thinks more data is needed.

Councilmember Tibby DeJulio stated the City has to fix the road anyway, because the sewer lines have to be put in. The City is talking about putting in a first class park and recreational facility, which the City has always looked for. He thinks Council would be remiss if they didn't go forward and figure out what it would cost and what the plans would be to do it on a first class basis. It may turn out that the City can't afford it, or maybe it could be done over a period of one or two years. This will end up being one of the City's prime recreation areas. He thinks this is something the City should move forward on.

Mayor Galambos asked if Council was being asked to make choices tonight.

City Manager McDonough answered staff is just looking for guidance. The issue is should staff put the road back as it was, or spend the time and effort to develop options to bring back to Council for consideration.

Councilmember Fries asked if it would save the City money in the long run. If Council wants to put in sidewalks, would it be a cost savings to grade it now while repairs are necessary.

Public Works Director Black stated staff had some guidance from the master plan as to what kind of sections Council wants. In order to put the sections in, staff has to destroy trees on both sides of the road or it's going to cost a fortune in walls. During this process, he came up with another idea to try and make a one-way pair. He does not have an answer that he can tell Council 100% on it, but they have started a conversation with Georgia Power, which has moved up a level. Staff will try and meet with them in the next week and a half. All he is asking is what Council wants as a final product. Then staff can come back, hopefully in 2-3 weeks after talking to GA Power, with some possible costs. If anything is done on that road and then staff has to go back to make changes, it will destroy everything that was done. One hundred and fifty thousand yards of dirt would have to be moved if it is dressed back.

Councilmember Jenkins stated she is interested in what GA Power is going to have to say about the one-way loop. It is an interesting idea. There needs to be a multi use trail or something for people to get down to the area. She would like to see a little more separation between the roadway and the sidewalk for kid's safety. If Georgia Power won't allow the loop, she would prefer the minimum size travel lanes and a sidewalk separated from the road. The hope is that people want to go down to the park with their families.

Councilmember Meinzen McEnery stated this area is going to be envisioned for park use, nothing where wide lanes are needed for a large volume of traffic. There is nothing incompatible about a park and trees and the goal should be to minimize the damage. The only reason Morgan Falls Park looks so bare is because of the non-native vegetation. Saving landmark trees should be a priority, but also include boardwalks around them to minimize the width and use this as an opportunity for a gateway to a park and not an entrance to an interstate. She supports anything that would minimize the impact on the environment.

Councilmember Chip Collins stated he agrees with Councilmember Meinzen McEnery. People should not be driving fast in that area and the bare minimum for cars should be done with the maximum for pedestrians and bikes. The one-way loop is consistent with many other state and national parks.

Councilmember John Paulson suggested the proposed action items be reversed and look at some alternatives, including this loop, before any work is done on this road. He likes the idea of the one-way loop, because it saves a lot of trees. He would like to see some alternative options after staff meets with GA Power.

Mayor Galambos asked if there is a consensus for sidewalks on one side only.

Councilmember Fries stated it needs to be a multi-use lane. It is possible to fit a 10' lane, because that is how wide Roswell Rd stripes their lanes.

Public Works Director Black stated ten miles per hour speed limit would be advisable in that area also.

Councilmember Meinzen McEnerny stated when possible, build a multipurpose bikeway that can go around a significant tree and there are two in that area.

Councilmember Collins stated he would like input from the cyclists in the community, as to whether they would prefer to ride in a lane with cars or a separate lane.

Councilmember Jenkins stated the lane is more for residential pedestrians and families, not super fast bikers.

Councilmember Fries stated this was discussed with a group of cyclists and the multiuse trails do work, if the trails do not have a lot of cuts in them. This area would not have driveway cuts.

Mayor Galambos stated she prefers the alternative of having the bikers share the multiuse pedestrian bikeway and not having a huge speedway for the bikes.

Councilmember DeJulio said the travel lane would need to be wide enough for boats, since there is a boat ramp in the area as well.

Public Works Director Black added there is a proposed multi-use pedestrian access bridge below the dam.

Councilmember DeJulio stated what Council wants is a showplace to show what Sandy Springs can and will be in the future.

There was a consensus of Council to move forward with this item.

2. Discussion of Riverside Drive Sidewalk Project

Councilmember Chip Collins stated Council has a memo explaining the justification behind this project. This item is about getting kids from 192 homes in the Riverside neighborhood safely to their pool. He only brings this project up, because it is so cheap. He cannot imagine a sidewalk project where more feet will hit the sidewalk per dollar. In viewing the overhead aerial picture, Riverside Drive goes down the middle with Riverside Club on the left. The proposal is a sidewalk project for 650 feet going from Edgewater Drive to just pass the Club to Old Riverside Drive. The club received a proposal for this project for \$17,700.00. The contractor is here tonight to answer any questions. Councilmember Collins got the idea during a briefing with Public Works. The Riverside Project from River Valley to Old Riverside Drive has been on the books for awhile. It was something even Fulton County proposed earlier. Public Works Director Tom Black has ball-parked the project at \$600,000 and it was approved by the City previously. He is emotional about the project because his wife was in a wreck three years ago going into the pool. She had their three year old son in the car and was going to the pool to pick up the kids

from tennis practice. She was waiting to make the left hand turn into the clubhouse and was slammed from behind by someone that never even saw her. People will drive 1/10 of a mile to avoid letting their kids walk the dangerous path to the Club. This proposal for \$17,000 gets 275 kids on this sidewalk down to their pool and tennis courts, so their parents don't have to drive 1/10 of a mile to get their kids to the club. It falls into the policy of the City with regard to sidewalks, because it is an artery and collector. It is part of a plan that has been approved in concept and will eventually get paved. He does not want to go another summer making kids walk along Riverside Drive or having parents trying to turn into this club. He has no problem with policy. He wants to make sure that the City Council has the flexibility to exercise common sense, when there is money in the budget to do something, an opportunity is laid out, and the bid is about 1/3 less than what the City projected. It makes sense and it is the right thing to do. Let's show that the City Council is flexible enough to do things when they make sense and comply with the spirit of the City's policy to get people out of their cars and connect neighborhoods to areas that they use.

Councilmember Ashley Jenkins stated she is completely in support of this. It is a \$17,000 project that will allow a neighborhood to walk to a park, which goes along with the City's policy. It is a great deal.

Mayor Eva Galambos asked if there is a policy already in place were the City will connect small sidewalk gaps and if that is being done on Abernathy and various other roads

Councilmember Jenkins answered yes.

Councilmember Karen Meinzen McEnerny asked if this project connects to anything.

Councilmember Collins stated it connects the 250 members of Riverside club to the neighborhoods on each side. It will eventually connect to the River Valley sidewalks, which will connect to Abernathy.

Mayor Galambos asked if it currently connects to a portion of Riverside.

Councilmember Meinzen McEnerny answered no.

Councilmember Collins stated there is a portion of Riverside from Heards Ferry down to Old Stratton Chase that does have sidewalks, and then there is a gap. This project would be the start of filling that gap.

Councilmember Meinzen McEnerny stated it does not connect on either end right now. It does not connect to any sidewalk above or below it.

Councilmember Collins stated it connects to both sides of the Riverside neighborhood, which have no sidewalks, but has wide roads that people use like sidewalks.

Councilmember Dianne Fries asked if the \$17,000 includes the right-of-way, if needed.

Director of Public Works Tom Black stated there is no right-of-way needed. It can be constructed in the existing right of way.

Councilmember Fries stated she believes Council needs to go through the policy, but she supports the recommendation. The project is so little and it will be environmentally friendly, because it will prevent air pollution from the parents driving to pick up their kids.

Councilmember John Paulson stated he felt this was leapfrogging the policy. There are obviously safety concerns. If Council decides to move forward with this project, does it mean that all the other

neighborhoods in similar situations will be able to use the contingency fund to build sidewalks in their neighborhood? Does Council have an exception policy for small projects?

Mayor Galambos asked how many feet of sidewalk are necessary for the project.

Councilmember Collins stated 600 feet for the south side section and 161 feet on the other side.

Councilmember Meinzen McEnery stated she echoes Councilmember Paulson's comments. If Council looks at the existing sidewalks in the City, the panhandle and district six have the least amount of sidewalks. Citizens have come before Council and requested support for sidewalks to get to Chastain Park, Dudley Lane, etc. She was advised that it was not in the policy. She is going to support this because Councilmember Collins has advocated very well for his constituency, but she asks for the same forbearance from Council when she or other Councilmember's bring forward programs like this.

Mayor Galambos stated policy is important and Councilmember Collins has made an excellent point. She thinks this project should move forward with the provision that the policy be amended to define what lengths of sidewalks the City would consider as "filling in holes."

Councilmember Collins stated the policy seems to address the major projects, but there is not an allowance for this type of issue. He proposes a policy that deals with length or cost.

Councilmember Tibby DeJulio stated he would support this because it is not worth fighting over, but he does have some issues. One of the things Council has tried to do is not decide things on a political basis, but go on a need basis. Since this is Councilmember Collins pool in his neighborhood, this is now politicized. Council has tried to take politics out of things and do what is best for the City based on professional advice. There is no doubt that the City needs many things for safety reasons. The problem is that the Council goes ahead and destroys the procedure to prioritize things based on professional needs. Projects should come from staff and then be ranked by Council. That is why it took almost six years to get a sidewalk on Windsor Parkway, where they needed a sidewalk for religious groups going to synagogue. If the pool thought this was a good idea, and they obviously did, since they got an estimate for the work, then they need to go ahead and pay for the construction themselves.

Councilmember Fries stated the City would be just fine as long as Council thinks of the City as a whole and not in terms of their own separate districts.

Councilmember Collins stated he does not want any favors just because he is the new guy. He also does not want to be accused of politicizing something and playing favoritism in his district when he is not. The idea came from staff in a Public Works briefing. Staff said it had been on the books and under consideration for a long time, but staff received push back from some of the neighbors. He told staff what was really needed was the one segment and in return staff stated it would be easy. He is most familiar with the projects around his district, so obviously he would be the person to bring this up. He will listen to anybody and if somebody wants to say let's set aside \$100,000 and look at five other projects, he will. But, he cannot ignore an idea that came to him and an issue within his neighborhood. This is the only pool on a major artery and connector in Sandy Springs that is why and it needs a sidewalk. There would not be a need for the sidewalk if there were not three times as many people from Cobb County cutting through Riverside Drive. He is asking for help for the 295 families to get to their pool.

Mayor Galambos stated there is consensus to reconsider the policy and determine if it should be amended based on a very short distance, being on a collector street, or something similar to that. Councilmember DeJulio and Councilmember Meinzen McEnery made a pretty strong case that policy is important.

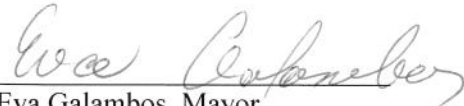
Council needs to make a policy change that everyone agrees with and it may or may not accommodate the needs of this project.

Councilmember Collins asked if the policy should be on the next session.

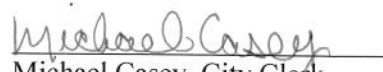
Council agreed they would address it in the next work session.

There being no further discussion, the meeting adjourned at 9:00 p.m.

Date Approved: August 3, 2010



Eva Galambos, Mayor



Michael Casey, City Clerk