
Work Session of the Sandy Springs City Council was held March 11, 2008, 6:00 p.m. Mayor Eva Galambos Presiding.

Presentations

2008 Tax Digest from Fulton County-Burt Manning

Burt Manning, Representing the Fulton County Board of Assessors, stated that the Board represents the citizens of Fulton County from four locations, downtown Atlanta, North Fulton Annex, South Fulton Center and Alpharetta. Homestead applications are accepted at all four locations. The Board of Assessors is appointed from Fulton County citizens. The Board's mission is to create an annual, fair, uniform and equitable tax digest of all the taxable properties. They appraise real property, residential, commercial, machine equipment, non-tag vehicles, furniture, fixtures, computers and air craft. The Board appraises property at 100% of its market value.

Fulton County is changing. What affects the actual appraised value of property is what the comparable properties are selling for. The Board is very cognizant this year of what has happened with the residential housing market. There are neighborhoods south of Atlanta they are looking to lower the values 10, 15 and possibly 20%. For the most part, in residential areas north, sales indicated that they are either level or up a little bit. On the residential side of the digest this year unless it is new construction or new building, there will not be major increases. The real estate market in Atlanta is pretty stable and strong. The housing market is not appreciating like they use to.

Two years ago, Fulton County contracted with Tyler Technologies to do a commercial reevaluation for the county. The company has been working on this for about 20 months now and is at the stage to turn the final values over to them. His predecessors have done a better job of keeping the residential values up and at uniform level than they had the commercial. They went out and looked at every commercial property in Fulton County and reviewed the values and are down to the final stage running the sales ratio and turning the values over. The Board will have them in time to include it in the 2008 tax digest. The appraisers are out checking real estate to make sure what is out there and to identify the parcels that have had a substantial change. This will show what buildings have been torn down, where buildings have been added or replaced.

The Board is in the final stages with the 2008 digest. There are 60,000 transfers of real estate in Fulton County every year. The most notable difference was that in 2006 there were 28,000 good usable sales to make comparisons. That is down almost 4,000 sales during 2007. Most of Sandy Springs neighborhoods are stable and solid. He is not aware of a single neighborhood in Sandy Springs where it is lower in value, but that is not yet final. The commercial values are low.

They will provide the estimates in late April and a digest in June or July. The Assessor notice will go out on Friday, April 11, 2008. The overall Sandy Springs digest looks like it will be up 10%, maybe 11% or 12%. Of that, 2.5% is actually growth. The commercial digest will probably be up 13% to 14% from the previous year.

Findings of the Water Conservation Stakeholders Committee-Lee Duncan

Lee Duncan, Planning Commission gave the following presentation.

Water Conservation and Reuse Committee membership

- Sandy Springs staff
- Developers and builders
- Planning Commission representative
- Design engineers
- Industry representatives

Three types of water

- Rainwater

- Greywater is water from sinks, tubs and showers and washing machines
- Blackwater is raw sewage

Basic tenets of the program

- Sandy Springs will have tougher standards than the Georgia EPD.
- Costs and benefits were considered for the developer, the builder and the homeowner.
- Focus on new construction, retrofits to be considered later.
- Program is in Compliance with NGWMPD and Fulton County standards.
- Program is available for all types of development except multi-family.

A model for other communities

- Easily understood at the user level.
- An affordable alternative to traditional collection systems.
- Easily understood in the field and does not require intense design or management in order to be successfully implemented.
- Does not require a complicated and time consuming review process and inspection requirements. Program should not have an unintended consequence of a financial or manpower burden on the city.

An Example

- A house with 5.5 baths and a stub out in the basement, the internal reuse (greywater) installation cost is \$3,600. The basic system is \$2,500. Each connection or drain adds \$80.
- The development has a rainwater central collection system as well a local collection system. The central collection system will cost about \$2,600 per home. The localized collection system which includes a 1,500 gal tank and pump along with related wiring will cost about \$4,200 per home. The direct burden for the development of the lot is about \$6,800.

Landowner/developer

- The cost is approximately \$6,800 per unit. Amount will vary based on site conditions, densities and building types.
- There is less need for detention ponds resulting in downsized collection systems and lower site improvement costs. Homeowners associations will have lower maintenance costs for detention facilities.
- The reduction in costs directly relate to a reduction in bonding requirements and a proportional reduction in bond fees.

Homebuilder

- The home studied represented an additional cost of about \$2,600.
- If this home does not have an onsite collection system, another \$4,200 could be added to that cost, for a total of \$7,800. With a smaller home, the cost savings would be about \$80 per connection or drain eliminated.
- For stand alone systems, the on site storage under this model is 1,500 gallons which is less than a couple of weeks supply for irrigation.

Homeowner

- The homeowner will absorb an additional cost of nearly \$8,000 due to modifications.
- The immediate benefit will be a cost savings of about 20% or about \$275 per year. Irrigating 7,000 SF would translate into an additional savings in excess of \$260 per year.
- It would take nearly 15 years to recover that investment
- It should also be noted that these savings do not reflect any benefit from the installation of low flow fixtures.

Sandy Springs Community

- Implementation of a program like this will result in a reduction of demand for each installation of about 20%. This is substantial in that it does not reflect any benefits from continuing water conservation efforts.

At the developer/landowner level:

- Consider permit fee discounts, especially those based on structures for storm water control installations.
- Consider impact fee discounts since utilization of roadways for control of storm water runoff will be significantly diminished and any scouring effect on those roadways will also be diminished.
- Since storm water runoff will be significantly reduced and possible intrusion into state waters reduced, consider credits against impervious surface limitations.
- Encourage installation of re-use trunk lines now as a part of road construction through tax incentives since this will reduce any burden the city may face in the future for retrofitting subdivisions for the distribution of re-use.
- Create a designation for developments that embrace a re-use program as a part of their development standards.

At the builder level:

- Prepare a series of discounts based on the implementation of a variety of strategies. Permit fees are based on an analysis of systems such as plumbing, heating and air, electrical etc. In each of these installations, techniques can be incorporated for less dependence on potable water.
- Negotiate with City of Atlanta Water and Fulton County Sewer for a reduction in tap fees. A storm water collection program and in house redistribution program will reduce water usage 20%, it is appropriate to request a 20% tap fee reduction.
- Working with the real estate sales brokerage community, Sandy Springs should develop an environmentally friendly designation which will be recognized by the owner/end user on entering the property.

At the Homeowner level:

Since storm water runoff is significantly reduced as a result of this program, it would be appropriate to consider a significant reduction in any storm water utility fees either in place now or in the future.

Additional Questions to be answered

- - Preparation of projections of the number of water/sewer customers who might voluntarily participate in installation of these systems, and
- - The financial impact on water/sewer revenues if reductions or rebates were offered on impact fees/tap fees/meter fees to participating customers
- - Have city sponsored and funded incentives for participation been considered – storm-water utility credits if this utility is implemented, city ad-valorem tax credits, and
- - The financial impact on City revenues if these credits are offered
- - Who would bear the burden of cost of bi-annual inspection of these systems – the customer or the city or the utility provider? This could impact participation.

Councilmember MacGinnitie questioned how the 20% savings was divided up savings between the two systems. Mr. Equels stated that the greywater saves 20 to 30% and some reduction on the irrigation level during the summer with the rainwater.

Mayor Galambos questioned if townhouses and condominiums were included. Mr. Duncan stated that townhouses could be included and explained that the condominiums need to be looked at in how they are broken out. In a rent situation with multi family, the water bills go into a system that does not allow it to be separated out by a unit basis. This can be explored as well as the correction of stormwater on any site. In terms of reuse of internal greywater, it is examined on a

by project by project basis. Townhomes fall into a category that can be used in this program. The Commission strongly feels that this program needs to be implemented, not only at that level but, also at the commercial level. They looked at the Prado and the development near Ray's on the River and felt both of those communities had opportunities for this type of development to provide themselves a lot of savings and might have made it marketable and easier for them to manage and may have got the greywater off of Roswell Road. They did not want to restrict this to just residential.

Mayor Galambos stated that she uses greywater for irrigation now and questioned if she was breaking Georgia Law. Mr. Duncan stated that greywater reuse could be used for internal home flushing only, but not for both flushing and sub-surface irrigation. The greywater that is generated from the system can be put in a sub-surface irrigation system for use around the house.

Councilmember Meinzen McEnerny stated that it is easy for her to visualize how a homeowner could have rain barrels and use rainwater for irrigation. She would like for Mr. Duncan to describe to her how these types of systems would look. Mr. Duncan stated that for every inch of rain and for every thousand square feet of impervious surface, you will collect about 625 gallons. Commercial property has a lot of impervious surface, roof areas and a lot of parking lot area. Right now, it is being detained and then released into the sewer system. Sandy Springs is dealing with this right now. Mr. Duncan stated that the Hyatt Hotel chain is looking at implementing this in all of their hotels.

Councilmember Meinzen McEnerny stated that the water on top of a parking deck or roof would go into a separate underground sub-surface system and then it would be pumped for surface irrigation. Councilmember Meinzen McEnerny questioned if the committee considered a 100% off the grid type residential reuse of greywater in which it is a sub-surface containment system that is similar to what Clayton County uses, where they created a marsh land. On residential, it would be much smaller, 650 square feet and there would be plants that would grow in this water. Once it was filtered and became pure again it would then go back into the house.

Mr. Duncan stated that the committee looked at it to a certain point but anything that will be going back into the potable water; the committee did not feel this is something that needed to be pursued right now. There are places that recycle all of the water, but that is a very controlled situation. There is a lot of risk associated when you supply something back to people to drink.

Councilmember Jenkins questioned if someone had to re-inspect the greywater every two years. Assistant Director of Building and Permitting Wessering stated that a lot of maintenance is involved with the greywater systems. He explained that it would be similar to inspection of fire extinguishers and done by outside sources.

Mr. Duncan stated that a major component of this would be an education program for the consumer because this is something that is new to everyone.

Mayor Galambos stated that as the committee moves forward on the Water Conservation Policy it will need to distinguish what items are mandatory and what will be on an incentive basis.

Councilmember Paul questioned how they would work around penalties.

Mr. Equels stated that the withdrawals required to support the community will substantially go down. The discharge permitted for will be easier to comply within the withdrawals and discharge with this type of program. As a community, if authorized to withdraw 1,000,000 gallons of water a day from the Chattahoochee, a 20% savings would mean that we could provide 200,000 gallons of water to another household that currently is not getting it.

Mr. Padilla stated that the greywater is a direct non-conjunctive use because you are actually using it before releasing it. On any irrigation on conjunctive use you will get a credit because you are reducing the demand on the water system.

Councilmember Paul stated that he would like the committees recommendations be put together in a policy document at the appropriate time to implement this policy.

Mayor Galambos stated that is a great idea and she would also like for Council to consider including a single family home that is not part of a development and will not have the common collection system. She does not know how we are going to retrofit that into the subdivisions with the common collection system. (She would like to see cost of the City's taken

out and a five bedroom house in not needed in the illustrations). She would like something more realistic. Councilmember Fries stated that in Sandy Springs it is closer to three and a half.

Mr. Duncan stated that they could make them low, medium and high.

Presentation from Planning Commission regarding RZ07-021/U07-008/CV07-020 (DRI), 5775 & 5795 Glenridge Drive, Applicant: MGLP Lakeside, LLP To rezone the subject property from O-I conditional and R-2 to MIX for the development of 300 residential units, 1,125,000 square feet of new and existing office space, 50,000 square feet of retail space, and a 200-room hotel, with concurrent variances and a use permit to exceed the maximum district height.

Mayor Galambos explained that Council would not be taking action on this item tonight.

Wayne Thatcher, Planning Commission, stated that the Lakeside petition came before the Planning Commission on December 20, 2007. After the hearing, it was decided by the Commission the applicant needed to clarify the proposal with regard to the components proposed, the layout of the site, and access to MARTA. It was also found that the applicant should reconsider the placement of some of the uses and the connectivity of the uses proposed. The applicant should also consider limiting the types of retail uses proposed, including drive-thru banks and restaurants. The applicant should consider the ability to provide for additional infrastructure improvements beyond those recommended by staff and GRTA. The site needs to have a realistic, practical connection to MARTA. The Planning Commission deferred this application for rezoning for 60 days.

The petition was heard at the January 15, 2008 City Council Meeting. The Council deferred the petition to the February 21, 2008 Planning Commission hearing. The Council requested that the applicant address; traffic issues and proposed improvements, provide detail on choice of rental verses owner-occupied residential units and provide detail on residential unit split showing number of bedrooms and size for each type.

The petition was heard at the February 21, 2008 Planning Commission hearing. It was recommended that the freestanding retail be deleted or moved into one of the other buildings and that the hotels be allowed to remain, but that it be moved to the Live-Work-Regional portion of the property if the height remains the same and that the site plan be revised to delete the 2nd 16-story office building, but maintain the proposed landscaping. It was recommended that the setback on Glenridge be 70 feet, 15% of the 38.8% open space on the plan be greenspace and that the applicant reduce the amount of signage consistent with the proposed phasing of the development. It was also recommended that the parking provided be limited to the minimum required by the city.

The applicant submitted a revised site plan on February 27, 2008, addressing the Commission's comments. The revised plan included a larger setback along the Glenridge Drive frontage and the relocation of the free standing retail into the proposed office and residential buildings.

The Planning Commission took final action on the petition on the March 3, 2008 special called meeting. The Commission recommended approval of the landscape/setback area long the Glenridge Drive frontage as shown on the site plan dated and received by the Community Development Department on February 27, 2008. The Commission found that due to the changes recommended by the Commission, the applicant should revise the signage package and request any needed variances at a later date. The Commission recommended approval of the revised proposal subject to the site plan dated February 27, 2008 excluding one (1) of the proposed 16-story office buildings and to the amended staff conditions.

The Planning Commission requested that the applicant provide a traffic study, make improvements around the project, up to the intersections to the on-ramps of I-285, add thorough lanes on Glenridge Drive, and add the right turn lanes on Glenridge Drive. All of this has to be done before any CO's are given. The neighborhoods support this petition and the Planning Commission recommends approval of this petition.

Roger Rupnow, Planning Commission, stated that there is still one issue regarding the two (2) story buildings. The site plan before Council does not show a two (2) story building. The Planning Commission did not discuss the tower issue and no resolution has been made as to whether or not both towers are to be removed. The 40,000 square feet of space does not remain there when the tower goes up.

Staff Discussion Items

Discussion of an amendment to the Charter relating to the powers of the City with regard to public utilities and services and to clarify the City's power to grant franchises and make contracts for public utilities and public services and to prescribe the rates, fares, regulations and standards and conditions of service applicable to the service to be provided by the franchise grantee or contractor.

City Attorney Kathy Williams stated that this is an amendment to the Charter to broaden the language to allow the City to grant franchises for a variety of public service if the City wanted to grant an exclusive franchise, under the current Charter, such as ambulance services, it may not be able to do that. The City Attorney's office suggests changing it from "Public Services Company" to "public services".

Discussion of lease for Sandy Springs Historic Site.

City Attorney Kathy Williams stated that this item is the lease between the City and Heritage and the sublease between Heritage and the Hospitality Board. The lease tracks the lease that was entered into between Fulton County and Heritage. The terms of that lease are basically what the City has been operating since the City got the property along with the other park and operating under. Heritage has entered into a Memorandum of Understanding with the City with the intent at some point to revisit the lease agreement. Mel Mobley, attorney for Heritage worked with City Attorney Willard on this and is here to answer any questions City Council may have.

Councilmember Meinzen McEnerny stated that she has submitted a copy to Council of the four changes she would like to have. She wants the term with Heritage in Article 1, to be 30 years. This will mirror the existing lease. May 2035 would be the actual ending term of their current lease.

Councilmember Fries stated that she would like clarification, does Council have the ability to reduce the amount of time of the lease. Ms. Williams stated that the only way the term would be shortened or terminated is if there is a violation.

Councilmember Meinzen McEnerny stated that she would like to include Exhibit B, the MOU in the final document and reference it.

Councilmember MacGinnitie stated that there is inconsistency in the Memorandum of Understanding and the lease. The lease document states that the City will pay the utilities. The Memorandum of Understanding states that the City will allocate \$75,000 to Heritage per calendar year for utilities and general maintenance.

Councilmember Meinzen McEnerny stated that the MOU for utilities is a separate document that was negotiated. Heritage agreed to receive City money and in this lease Heritage is agreeing to do all of the things in Article 4. The MOU as executed now, does not expire unless there is a violation of the one of the parties.

Ms. Williams stated that the intent was to give a basic structure of responsibilities that track the prior understanding with a few other things that may be agreed to. The MOU was intended to supplement and further define the terms. There was a paragraph added that referred to "other agreements supplementing the lease". If that goes a way, then the City would go under the terms of the lease. This allows the City to update the lease every year if needed. The City will still have the responsibility for the utilities.

Mel Mobley stated that the reason for the MOU is to give flexibility to the City and to Heritage because there is a specific dollar amount in there. The idea behind that amount is if Heritage saves money, it would show up in the audit and if there

was more money they would be able to renegotiate. If there was no MOU it would go back to the terms of the lease. The second amendment to the lease provides for the City to provide electricity completely for the Bluestone building. The City and Heritage are in the negotiating process for this. Heritage wants to make a contribution to the city and they are working with staff to do this in the budget process. The reason for the inconsistency is simply because if there is no MOU then they would go back to the terms of the original lease with Fulton County. The original lease as it stands is valid and enforceable but, both parties felt the changes proposed would make a better lease and be more consistent. The City and Heritage could continue with the current lease but with the MOU it helps accomplish the goals.

Councilmember Fries questioned if the MOU was an annual renewal. Mr. Mobley stated that the MOU does not have a termination date but contemplates that on January 31, Heritage will provide a full and complete accounting of expenditures. The MOU is not annual but the amount that is paid could be annual and could be renegotiated. The MOU could stay as it is if that amount is satisfactory but over time, that amount will have to be adjusted one way or the other.

Councilmember Meinzen McEnerny stated that the Memorandum of Understanding document did not have a start date or expiration date. The MOU should be an exhibit and referenced, because in the second amendment that was signed by Fulton County, it was agreed that Fulton County would be paying the electricity, gas and water. The City does not need to leave Heritage in an exposed position should the MOU go away and the City then would not recognize it is obligated to pay electricity, gas and water which is what the MOU was designed to do.

Mayor Galambos stated that the attorney's of both parties have agreed that the MOU is a separate document. Mr. Mobley stated that Heritage recognizes they have to demonstrate value to the City and Heritage wants to do that. In the MOU, paragraph H.; it does acknowledge that the intentions are subject to further amplification and specification.

Councilmember Meinzen McEnerny stated that in Article 4, Landlords Obligation, she would like for it to stipulate the amount of the build out. Add at the end of section: "Notwithstanding anything to the contrary the cost of the build out shall not exceed \$ amount per square foot." Councilmember Fries stated that she has a concern with this stipulation because of the price of materials and would rather see "stop work by". Councilmember Meinzen McEnerny stated that her comment relates to the amount and to the square foot of the build out. There are two ways to do that; one would be to stipulate in the lease that the City is going to put in all new carpeting, ceiling tiles, etc. and whatever the cost is for that then that is what it will be in the future or, stipulate it at a per square foot number. One of the two ways, it needs to be tightened up so that the landlord does not have an obligation of which they are not aware. Mr. Mobley stated that he would speak with City Attorney Willard about that and then it could be addressed.

Councilmember Meinzen McEnerny stated that she would like for the normal hours of operation to be included in the document.

Councilmember MacGinnitie stated that in the lease there is a normal provision to the commercial lease that allows Heritage to sublease the space as they see fit. The City should have the right to deny certain types of businesses and can be discussed at a later date. His other concern is the issue of the money flowing through the Hospitality Board. He wants to make sure that this transaction the City setting up is okay and the mechanics of it are not circumventing some rules that would get the City in trouble later about Hospitality money being spent in the right places.

Mayor Galambos stated that the Hospitality Board looks at this from every angle to see how it can be justified with the State rules and the idea of transforming the amount of money that Hospitality wanted to give to Heritage which is a treasured organization of Sandy Springs. The City needs a Welcome Center Annex so that was transformed and is perfectly legal under the Hospitality Board rules.

Assistant City Manager Rapson stated that is what is predicated this sublease to begin with; to make sure the City is in compliance with the state laws for the lease. The revised MOU that was given to Council states that it shall run concurrently so that will need to be addressed as well.

Mr. Mobley stated that he does not think that Heritage could have sublet it inconsistent with our goals which are for educational and cultural. If Heritage did, it would be a violation.

Update on cell phone use in school zones.

Major Bertrand provided Council with an update from the last discussion on this.

There was a consensus not to proceed with this.

Discussion of the Approval to Abandon an Under-Developed Portion of Carolwood Lane.

Director of Public Works Parham stated that this is a request to abandon a portion of Carolwood Lane, 0.211 acres. The property dead-ends at a lot that is significantly lower than the road elevation. It is bisected by a stream, and is in a flood plain.

Mayor Galambos questioned who had requested the abandonment of this property. Director of Public Works Parham stated that Woodward King Developers owns the adjacent property and have requested the abandonment of this property.

Councilmember Meinzen McEnerny questioned what the survey showed in regards to ownership of these properties. Deputy Director of Public Works Drysdale stated that the survey shows that Mr. Woodward owns 540 Carolwood Lane but, David Woodberry and someone else owns the large undeveloped tract that is adjacent to it on the south side.

Councilmember Fries questioned if the City should give this land away and, should Mr. Woodard decide to subdivide it, what would happen to the 0.211 acres. Staff explained that a creek is going through it and it would be impossible to develop the small area. If it were to be developed, the City would regain right-of-way.

Discussion of approval of the Appropriation of the Property Located at 43 Abernathy Road, through the Use of Eminent Domain Process.

Director of Public Works Parham stated that this is a request to approve a condemnation of the property located at 43 Abernathy Road. The property is necessary as the Abernathy Road Linear Park construction. Negotiations have reached an impasse, and the purchase of the property cannot continue without the use of Eminent Domain.

Councilmember MacGinnitie questioned how many properties the City has condemned for the Abernathy Linear Park. Deputy Director Drysdale stated that the City has condemned four (4) properties out of the 41 properties needed. A total of eight (8) properties are still needed including the one in condemnation. A total of 33 properties have been resolved through negotiation. One (1) condemnation was settled after City Council approved it for condemnation.

Councilmember Fries questioned the demolition status. Deputy Director Drysdale stated that he spoke with Phil Copeland, GDOT about this last week. The Commission put all demolition contracts, consultant contracts, and construction contracts through legal review, stopping a lot of the project work. These demolition projects are usually done with five (5) to 10 homes at a time. The review process was done and comments came back to Mr. Copeland's office. Mr. Copeland will give an update on when the demolition can start again at the next City Council meeting. Mr. Copeland stated that the demolition may start sometime in April.

Mayor Galambos stated that the Communications Department needs to put out a press release as to what the problem is so the public will be aware of what is going on.

Councilmember Paul stated that there is a perception that those vacant houses are being used for criminal activity. Deputy Director Drysdale stated that the Steering Committee advised that there was a break in along Whispering Pines last week.

Discussion of the acceptance of the Right-of-Way in Land Lot 91 of the 17th District being donated by Prado, LLC.

Director of Public Works Parham stated that this is a request to accept the right-of-way donation from the Prado project in the amount of 0.17 acres. This will be one of several that Prado will be doing as they develop in pieces.

Update on Intersection Improvements

Director of Public Works Parham stated that this is an update on the Intersection Improvement Program and a request to approve the contract.

Traffic Manager Messer stated that in the fiscal year 2008 budget, \$1,000,000 was approved to do Intersection Improvements. Staff is requesting approval by City Council to authorize the City Manager to award the contract for Intersection Improvements so that work may begin. The City has 120 intersections; the goal is to have short term and long term projects. The City sent out bids for seven (7) intersections and more will be phased out through bid as budget allows.

Councilmember Jenkins questioned what seven intersections would be done with this bid.

Traffic Manager Messer listed the following intersections.

- Roswell Road at Johnson Ferry Road
- Glenridge Connector at Johnson Ferry Road
- Spalding Drive at Dalrymple Road and Trowbridge Road
- Glenridge Drive at Mabry Road
- Mount Vernon Highway at Dupree Drive and Powers Ferry Road
- Dunwoody Place at Hightower Trail
- Dunwoody Place at Hope Road
- Peachtree-Dunwoody Road at Mount Vernon Highway

Update on CIP-T.

Deputy Director Drysdale stated that the ARC has several projects that Council put in the watch care mode that do not have City funding but are in the CIP Program; Riverside, River Parkway and Roswell Road, sidewalk/streetscape projects. Riverside and Windsor are a City funded project with a lesser scope and are a cheaper investment for the City. The City can ask ARC to transfer the federal funds to the Roswell Road Streetscape Project. ARC is receptive to the idea. Staff would like permission to do an administrative modification in April if ARC allows. ARC will advise the City in two weeks if they will accept. GDOT and GRTA will have to approve. There was a consensus to move forward.

Staff will have to attend a GDOT Transportation Enhancement Grants Workshop and go through procedures to get the funding that has been granted to the City for the TE Grant.

2009 Federal Appropriations Request

Funding request submitted to both Congressman Lewis and Senator Chambliss for the following projects:

- | | |
|--------------------------------------|-------------|
| • T-0024 Hammond Drive | \$5,000,000 |
| • T-0025 Dunwoody Place | \$3,000,000 |
| • T-0026 Peachtree Dunwoody | \$3,000,000 |
| • Roswell Road at Johnson Ferry Road | \$3,000,000 |

Mayor Galambos stated that a request needed to be made for the earmark on the I-285-Riverside. Mr. Drysdale stated that staff can make contact tomorrow and discuss this issue.

Public Works Deputy Director Drysdale stated that the Comprehensive Transportation Plan, a follow up product of the Comprehensive Plan approved by Council went through extensive review and will be heard before the Planning

Commission again and then will come back to Council sometime in April or May. Staff has a study to support the request for funds for the ARC review.

FY 08 Sidewalk Program Construction

- First project: Sandy Springs Middle – Award imminent, waiting on bonds
- Second project: Dunwoody Springs – bidding in March
- Continue bidding packages until all funding is utilized with the following priorities:
 - Priority 3: Lake Forest Elementary
 - Priority 4: Woodland/North Springs
 - Priority 5: High Point/Ridgeview
 - Priority 6: Spalding Drive Charter Elementary
 - Priority 7: Riverwood/Heards Ferry

Summary - Under or Near Construction – 9

- T-001 - Johnson Ferry/Abernathy Widening
- T-002 - Abernathy Greenway
- T-003 - Roswell Road at Dunwoody Place
- T-004 - Roswell Road at Northridge
- T-005 - River Valley Road Sidewalks
- T-006 - Sandy Springs Circle Ped IMP – Phase I
- T-007 - Mt. Vernon Parkway Sidewalk
- T-008 - Roswell Road Streetscape (Cliftwood-Hammond)
- T-009 - Island Ford Trail

Summary - Under Designs - 13

- T-0010 - Johnson Ferry/Sandy Springs Circle Intersection
- T-0011 - Johnson Ferry/Glenridge Corridor Improvements
- T-0012 - Roswell Road Streetscape (Johnson Ferry north to Abernathy)
- T-0013 - Roswell Road ATMS
- T-0016 - Dunwoody Club at Spalding
- T-0021 - Peachtree Dunwoody at Lake Hearn
- T-0023 - I-285 Tunnel – Sandy Springs Circle Extension
- T-0024 - Hammond Widening – scope adjustments
- T-0025 - Dunwoody Place Improvements
- T-0026 - Peachtree Dunwoody Improvements
- T-0027 - Jett Road Bridge
- T-0028 - Hammond Interchange
- T-0030 - LCI Roswell Road Corridor – south of I-285

Summary – On Hold or for Deletion – 5

On Hold

- T-0017 - Riverside Drive
- T-0019 - Roswell Road
- T-0020 - Windsor Pkwy
- T-0014/15 - Sandy Springs Circle Phase 2/3 Design

Recommended for Deletion

- T-0018 - Mt. Vernon Highway – funding removed by ARC

T-0001 Johnson Ferry – Abernathy Widening

- **Scope:** Widen Johnson Ferry from Chattahoochee River to Abernathy and Abernathy Road to Roswell Road
- **Status:**

- Letting Delayed – June 2008
- GDOT including streetscape in bid document
- GDOT will not include lighting and mast arm upgrades
- **Schedule:**
 - Final Field Plan Review – complete
 - R/W certification - April 2008
 - Utility certification - April 2008
 - Construction period – 2008-2011
- **Recommendation:**
 - Continue to support GDOT – fund upgrades in FY09 and FY10

T-0002 Abernathy Road Section

- **Scope:** Linear greenway along Abernathy Road
- **Status:**
 - Concept Design – Adopted in September 2007
 - Demolition of remaining houses delayed by GDOT
 - PBS&J working on tree save options
 - GDOT and Steering Committee prefers option One
- **Schedule:**
 - Phase 1 Construction plans – FY09
 - Award Construction contract – FY10
- **Recommendation:**
 - City execute initial tree save actions in FY08
 - Budget Phase I construction plans in FY09

T-0003 Roswell Road at Dunwoody Place Intersection Improvement

- **Status:**
 - Contractor completing final work items
 - Initiating talks regarding decorative mast arms
- **Schedule:**
 - Construction complete pending final inspections
- **Recommendation:**
 - Continue to monitor GDOT

T-0005 River Valley Road Sidewalks

- **Status:**
 - Soil erosion plans approved, finalizing bid documents
 - Utility certification documents submitted to GDOT
- **Schedule:**
 - Homeowner letters out week of March 3rd
 - Surveying initiating week of March 10th
 - Public Information Meeting on March 10th at Open House
 - Preparing for bidding in March and award in May
- **Recommendation:**
 - Bid and award in FY08
 - Accomplished resurfacing after the sidewalks, using FY08 Capital Paving Project

T-0006 Sandy Springs Circle and Hammond Drive Pedestrian Enhancements (Phase I)

- **Status:**

- Right-of-way actions still underway
- City taking lead in Utility Certification
- Now separate from T-0008
- **Schedule:**
 - Public Information Meeting on March 10th at Open House
 - Preparing for bid in June and award in July
- **Recommendation:**
 - Continue as planned

T-0007 Mt. Vernon Parkway Sidewalk and Traffic Calming

- **Status:**
 - Under construction
 - Most driveway ties ins complete
 - Sidewalk curbs and gutter installation 90% complete
- **Schedule:**
 - On Schedule
- **Recommendation:**
 - Continue as planned

T-0008 Roswell Road Streetscape (Cliftwood to Hammond)

- **Status:**
 - Right-of-way activities complete
 - Utility certification ongoing
 - Now separate from T-0006
- **Schedule:**
 - Public Information Meeting on March 10th at Open House
 - Preparing for bid in May and award in June
- **Recommendation:**
 - Continue as planned

T-0010 Johnson Ferry Road at Sandy Springs Circle Intersection Improvement

- **Status:**
 - Concept design underway by JJG as part of Earmark project
- **Schedule:**
 - Preliminary traffic model presented to staff for review
 - Concept designs to be reviewed in June
- **Recommendation:**
 - Continue design consultant activities as part of the Earmark
 - After concept, finalize funding estimates and sources

T-0011 Roswell Johnson Ferry – Glenridge - Earmark

- **Status:**
 - Earmark funds partially available now
 - Concept design underway by JJG
 - Adding Roswell Road – Abernathy Road Intersection to model
- **Schedule:**
 - Meeting with Mayor and Districts 3 & 4 in late March to review concepts
 - Next Public meeting in April to present triangle area concepts
 - Concept designs to be reviewed in June
- **Recommendation:**

- Continue design consultant activities
- After concept, finalize funding estimates and sources

T-0012 Roswell Road Streetscape (Johnson Ferry to Abernathy)

- **Status:**
 - Design underway by QK4
 - Received 100k Transportation Enhancement Grant
- **Schedule:**
 - Field Surveys are underway
 - Concept design and cost estimate available in summer 2008
- **Recommendation:**
 - Continue with design
 - Continue funding sourcing – submit as LCI project at next call

T-0013 Roswell Road Advanced Traffic Management System ATMS

- **Status:**
 - URS is selected consultant
 - PFA execution pending approval of IGA (CST funded in FY09)
 - Discussion new PFA with just Sandy Springs portion
 - IGA under coordination with Roswell and Alpharetta
 - Milton unable to participate due to funding
- **Schedule:**
 - Consultant notice to proceed – March
- **Recommendation:**
 - Continue project execution with GDOT
 - Proceed with design consultant activities
 - After concept design, finalize funding estimates and sources

T-0014/15 Sandy Springs Circle Pedestrian Enhancements (Phase II/III)

- **Status:**
 - Phase I consultant, OK4, completed survey database
 - Project approved by ARC as qualified for LCI funding
 - Project not selected for concept funding this year
- **Schedule:**
 - On hold
- **Recommendation:**
 - Resubmit for concept funding – next project call
 - Continue to hold on design

T-0016 Roswell Dunwoody Club at Spalding Drive Intersection Improvement

- **Status:**
 - Concept design underway by LPA
 - City staff reviewed initial concepts on February 27th
- **Schedule:**
 - Meeting with District One to review on March 18th
 - Expected next Public Information Meeting in April
 - Concepts ready in Spring of 2008
- **Recommendation:**
 - Prepare concepts for funding
 - After concept, finalize funding estimates and sources

T-0017 Riverside Drive Sidewalks (Old Riverside to Heards Ferry)

- **Status:**
 - Project in “watch care”
 - Potential for ARC pulling funds due to lack of progress
- **Recommendation:**
 - Develop reduced scope City funded project (focus on completing sidewalks on one side of the road)
 - Reprogram federal funding onto Roswell Road

T-0019 Roswell Road Streetscape (I-285 to Atlanta City Limits)

- **Status:**
 - Project in “watch care”
 - LCI study area – study nearly complete
 - Potential LCI funding in the future
- **Schedule:**
 - Hold FY09 construction funding date for now
- **Recommendation:**
 - Continue push for funding and hold existing funds
 - Reprogram Riverside and Windsor federal funds

T-0020 Windsor Parkway Sidewalks (Roswell to High Point)

- **Status:**
 - Project in “watch care”
 - Potential for ARC pulling funds due to lack of progress
- **Recommendation:**
 - Develop reduced scope City funded project (focus on completing sidewalks on one side of the road)
 - Reprogram federal funding onto Roswell Road

T-0021 Peachtree Dunwoody Road at Lake Hearn Intersection Improvement

- **Status:**
 - Concept design underway with Arcadis via PCID
 - Construction programmed in TIP for FY10
- **Schedule:**
 - City has asked PCID to provide schedule for concept development
- **Recommendation:**
 - Continue coordination as needed with PCID and GDOT

T-0023 I-285 Tunnel – Sandy Springs Circle Underpass

- **Status:**
 - Concept design underway by ARCADIS
- **Schedule:**
 - Meeting with Mayor and Districts 3 & 6 in April to review concepts
 - Next public meeting during City Open House on May 12th
 - Concept report due in June
- **Recommendation:**
 - Prepare concepts for funding
 - After concept, finalize funding estimates and sources

T-0024 Hammond Widening (Roswell Road to Glenridge)

- **Status:**
 - Working with PCID and Dekalb on section to the east
 - PCID funded intersection study complete
 - Finalizing final scope and fee with Gresham Smith
 - Authorizing aerial photography
- **Schedule:**
 - Once scope finalized initiate concept design
- **Recommendation:**
 - Program additional study funds in FY08 or FY09
 - Prepare concepts for funding
 - After concept, finalize funding estimates and sources

T-0025 Dunwoody Place Improvements

- **Status:**
 - Concept design underway by Mulkey
- **Schedule:**
 - Concepts reviewed by City staff in March
 - Meeting with Districts 1 & 2 in mid March to review concepts
 - Next PIM in late March or April
- **Recommendation:**
 - Prepare concepts for funding
 - After concept, finalize funding estimates and sources

T-0026 Peachtree-Dunwoody Road Improvements (Abernathy to Spalding)

- **Status:**
 - Concept design underway by Kimley Horn
- **Schedule:**
 - Concepts being developed for review by City staff in late March
 - Meeting with District 4 in April to review concepts
 - Next PIM in April
- **Recommendation:**
 - Prepare concepts for funding
 - After concept, finalize funding estimates and sources

T-0027 Jett Road Bridge Upgrade at Long Island Creek

- **Status:**
 - GDOT design activities underway
 - Hydrology under way to determine flood elevation and new bridge elevation
 - Preliminary bridge replacement design
- **Schedule:**
 - RIGHT-OF-WAY and CST Long Range
- **Recommendation:**
 - Pursue additional bridge funds from GDOT for CST

T-0028 Hammond Interchange

- **Status:**
 - PFA from GDOT executed by City and delivered by GDOT
 - RIGHT-OF-WAY underway by GDOT
 - 30% Design underway by PCID

- **Schedule:**
 - Award design/build construction – Summer 2008
 - Estimate two year construction period
- **Recommendation:**
 - Continue to support GDOT and PCID

T-0029 Island Ford Trail Extension

- **Status:**
 - NTP received from DNR
 - Finalizing consultant contracts
- **Schedule:**
 - Issue NTP in March
 - Completion date is December 31, 2009
- **Recommendation:**
 - Continue as planned

T-0030 LCI Study South

- **Status:**
 - Project nearly complete by Sizemore Group
- **Schedule:**
 - Final public meeting held on February 25th
 - Study complete in March
 - Planning Commission planned in April
 - City Council work session in May
- **Recommendation:**
 - Continue with study implementation
 - Use study to compete for LCI funding

Councilmember Discussion Items

Discussion of Memorandum of Understanding with Leadership Sandy Springs for the Movies by Moonlight.

There was no Council discussion on this item.

Discussion of Memorandum of Understanding with Heritage Sandy Springs for the Concert Series.

There was no Council discussion on this item.

Discussion of policy for number of uses included in mixed use development.

Councilmember Meinzen McEnery thanked the planning staff for making sure she was fully briefed tonight on this policy matter. She wanted to follow-up with staff on their recommendations as to the minimal size parcels that would contain one of the uses if it was in a mixed use. Staff has not yet been able to research this issue. Staff should have it ready to discuss next month.

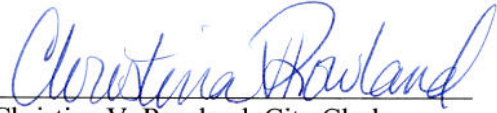
Mayor Galambos stated that the City is doing a green print analysis of where green space possibly could be throughout Sandy Springs. The Conservancy, National Recreation and others will help the City in this program. Mayor Galambos stated that citizens are needed and an appointee by each Councilmember for this program is needed. She requested to have the information back to staff by the following Tuesday, March 18, 2008.

After no further discussion, the meeting adjourned at 9:20 p.m.

Date Approved: May 6, 2008



Eva Galambos, Mayor



Christina V. Rowland, City Clerk