

Work Session Meeting of the Sandy Springs City Council was held on Tuesday, October 1, 2019 at 7:02 p.m., Mayor Rusty Paul presiding.

Invocation – Rev. Misha Sanders, Northwest Unitarian Universalist Congregation

Council Member Burnett introduced his guest, Lyndsey Rudder, who is running for the Georgia State Court of Appeals judge position.

Council Members present: Council Members: John Paulson, Chris Burnett, Jody Reichel, Andy Bauman, and Tibby DeJulio.

Council Members absent: Council Member Steve Soteres

STAFF DISCUSSION ITEMS

Recreation & Parks

1. 19-333 Trail Master Plan

Recreation & Parks Director Mike Perry introduced Greta deMayo, with Kaizen Collaborative, to present the Trail Master Plan.

Greta deMayo, Kaizen Collaborative thanked everyone on City staff, the Sandy Springs Conservancy, and the public for all of the input.

The Trail Master Plan for Sandy Springs is composed of the 31.4 miles. The goals in the Master Plan were to tie together destinations and have a destination driven multi-use, separated from the road, experience by bicyclists and pedestrians. In doing so, there are connections among 12 schools, 15 parks, and different access points and trailheads. There are also connections to the MARTA stations and to existing trails that are throughout the City. The last thing, is really to look at the regional connectivity. How Sandy Springs really provides opportunities to provide connections from the City of Atlanta, Cobb County, Cumberland.

An overview of the Trail Master Plan was presented to include plans for connections, a 10 year implementation plan, and options for funding opportunities.

Council Member Bauman asked if there is a proto-type trail that is anticipated to be accommodated. He also asked about potential impact to significant trees that might be landmark trees. In regard to funding, he asked if this would be something that would be eligible for a future TSPLOST. He asked about their experience with donated right-of-way because one of the things considered for sidewalk projects, especially in the neighborhood areas, is the willingness of landowners to donate ROW versus getting into acquisition.

Mayor Rusty Paul stated that this will be on the October 15 Agenda and urged all to review it very carefully between now and then.

CONCENSUS OF COUNCIL go forward with listing item on Agenda for 10/15/2019 Mayor and City Council Meeting.

Public Works

2. 19-334 Lake Forrest Dam Update

Stormwater Services Unit Manager Amir Fallahi provided an update on the Lake Forest Dam project. The last update that was presented was September, 2017. The dam is estimated to be 60 years old but due

to information found, may be as old as 80 years. 2009 GA DNR identified this dam as Category 1 – probable loss of life from dam failure. At that time, there were five (5) dam owners who were responsible for bringing the dam into compliance with the GA Safe Dams Program: the cities of Atlanta and Sandy Springs, the Three Lakes Corporation and two (2) individual property owners in Sandy Springs. Lake Forest Drive crosses over the dam and the municipal boundary runs across and divides the dam between the two cities. As a result of design alternative considerations, Sandy Springs staff recommended two design options to further evaluate and coordinate with all dam owners: full pool option and reduced lake level option. Full Pool option would include remediation of existing dam. Impacts would be road closure, detour for duration of project, construction staging and noise and temporary construction easements for surrounding upstream and downstream property. The preliminary cost estimates equaled \$4,875,000.00 (with a 15 month construction schedule). The Reduced Lake Level Alternative includes construction of a new earthen dam immediately upstream of Lake Forrest Drive. Impacts would include road closure and detour, construction staging and noise and temporary construction easements required within the lake bed and downstream. The preliminary cost estimate is \$5,854,000 to \$6,953,000 (with 18 month construction schedule). This option would permanently lower the lake level from 916' to 904'. There has been cooperation and coordination with the Three Lakes Corporation, with the understanding that they desire a Full Pool solution. The City of Atlanta concurs with the Full Pool solution. Unfortunately, the two downstream property owners have refused to participate in discussion related to the dam or its reconstruction.

The next step in coordination is to obtain the required survey data and execute agreements with Three Lakes Corporation and members. Seeking concurrence from Council on preferred design option. Will need to execute interim safety measures, obtain full construction permit, ROW and utility agreements and procure construction contractor to rehabilitate the dam.

Mayor Rusty Paul stated that once the design is complete and the full cost is known, the intent will be to seek reimbursement from all dam owners. .

Council Member DeJulio asked questions relating to the ownership of the lake and who would be ultimately responsible for paying for this. Just wanted to make the clarification that eventually, this could be shared amongst the owners.

City Attorney Dan Lee responded that how much the homeowners are paying for these repairs has not been determined. He also stated that the way the law stands, the ownership of the lake is really not the issue, it is the ownership of the dam. There are five identified owners: City of Atlanta and Sandy Springs, Three Lakes Corporation, Mr. Aleman and Mr. Harrison. The cities determined that this needed addressing immediately and chose to begin addressing the issues by seeking designs to correct the issue. The chance of going back and getting contributions against other dam owners is always available. The paramount concern from the start has been the road because the road is the dam. Getting it fixed quickly is greater than that of the other dam owners. There is also a public safety interest that the cities are responsible for, not just the road, but the downstream owners. Someone has to get the money up immediately to start designing and that is what the cities have done. It is up to the cities to decide whether or not they wish to seek contribution from the other dam owners. The cities can go back against the other dam owners for their share of the \$5M.

Council Member Bauman stated that this project is balancing lots and lots of parties. Council Member DeJulio did a good job on the financial side, but in addition to dealing with property owners, the overriding concern is the downhill life and property of the owners downstream. There is balancing of regulatory concerns, costs, road closure time, environmental impacts, and property impacts. Lowering the lake 12' actually turned out to be more expensive because of contribution discussions or negotiations with the same owners to whom or from contribution may be expected later. The desire is to perform this project in a way that is the least imposing on those downstream owners, in terms of destruction to their land and their slope and trees. The hope is to minimize and mitigate through this design process and remain engaged. Another loser here is potentially the wildlife, both up and down the stream. Requested that staff get a potential scope

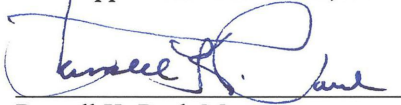
of work and cost associated with this impact, before construction and take that into consideration. Additionally, need to consider opportunities for relocation of wildlife.

Council Member Paulson reiterated that the City can no longer do nothing here. This has been going on since 2009. The design process is the next step. In previous estimates, it was shown that Lake Forrest dam would be closed for 12 months. The City needs to look at shortening the amount of time that Lake Forrest dam be closed.

Council Member Burnett wanted to clarify that the Full Pool option is less expensive than the lower pool option.

There being no further discussion, the meeting adjourned at: 8:07 p.m.

Date Approved: October 15, 2019.



Russell K. Paul, Mayor



Coty Thigpen, City Clerk

