

Work Session Meeting of the Sandy Springs City Council was held on Tuesday, October 4, 2011, at 8:53 p.m., Mayor Eva Galambos presiding.

STAFF DISCUSSION ITEMS

(The first agenda item below was discussed during the recess from the Regular meeting)

Community Development

1. 2011 10-year Livable Centers Initiative (LCI) update for the Perimeter Community Improvement Districts (PCIDs)

Yvonne Williams, PCID President, stated the PCID will go before the Planning Commission tomorrow to follow up and answer any more questions.

Donna Mahaffey, PCID Chief of External Affairs, stated Council and staff have the LCI study and the presentation. Bill de St. Aubin can discuss the changes to the presentation, if Council would like.

Mayor Eva Galambos asked if the changes can be listed.

Ms. Mahaffey stated the PCID met with the Mayor, City Manager, and staff, received suggested changes from the Council and those changes have been made. Nancy Leathers and Patrice Dickerson from Community Development asked for changes as well. PCID listed those changes and gave them to staff for review and they are now waiting to make those changes. The Planning Commission requested an overview of the PCID projects and will be giving their comments on any changes for the LCI. Once all the changes have been submitted, the document will be updated and resubmitted to Community Development. Once that is complete, the PCID will come back to Council at the next available City Council meeting.

Mayor Galambos asked if the detailed list of changes is the one the PCID is working on.

Ms. Mahaffey stated the changes that Council and the Planning and Zoning Department requested have been made. The changes that have not been made are the Planning Commission's suggested changes. Once all of that is done, it will come back to the City staff for review.

Councilmember Dianne Fries asked if the items that are labeled Planning and Zoning division were changes suggested by Community Development.

Ms. Mahaffey responded yes.

Mayor Galambos stated there is an interest in promoting a CID on Roswell Road. She asked the consultant to the front to discuss the major issues. Council has issues with land use at the MARTA stations where the PCID has made recommendations. She is not sure the recommendations are congruent with what is on the City's Comprehensive Land Use Plan.

Bill de St. Aubin, Representative of the Sizemore Group, stated the changes will comply with the City's Comprehensive Land Use Plan. The changes for Sandy Springs would be calibrated for a quarter mile radius around the MARTA stations and the Dunwoody MARTA station, instead of a half mile radius.

Mayor Galambos asked the Councilmembers that have MARTA stations in their district if they are comfortable with what is going on.

Councilmember Tibby DeJulio stated a quarter of a mile or half of a mile sounds good, except when there are interstates nearby. That assumption does not take into consideration that the station might only be a certain distance away, but it takes more time to get there because you have to go around the expressways.

Mr. de St. Aubin stated his group is discussing with the PCID the recommendation to cut down the travel distance time over the next ten, twenty, or thirty years. The quarter of a mile or half a mile to increase ridership is still a good rule. The Buckhead CID is taking the areas below the highway where the street goes through and is making connectivity.

Councilmember Karen Meinzen McEnerny stated the CID relative to the medical center station needs to exclude the areas in the north, west, and south.

Councilmember Gabriel Sterling stated he is pleased with the changes.

Mayor Galambos stated another concern Council has is the emphasis in the PCID report on creating a main street in the PCID when the cities of Dunwoody and Sandy Springs are already trying to create main streets.

Mr. de St. Aubin stated the main street idea has been removed from the PCID plan. The PCID does want to create walkable and complete streets.

Mayor Galambos stated she is happy the PCID is working with the Planning Commission on this.

(The remaining Work Session agenda items were presented following the Regular meeting.)

Councilmember Fries stated there is a consensus of Council to move the Update on General Government Service Contracts and the Update on the Traffic Management Center to the October 18, 2011, Work Session meeting.

Public Works

1. Consideration of approval of a contract modification to provide construction field support services for the Community Development Block Grant (CDBG) Sidewalks, Phase 1 Construction Project (T-0033)

Project Engineer Marty Martin stated this is a request for approval of a contract change order with Mulkey Engineers and Consultants to provide observations for the CDBG construction contract Phase I. This project is from Dalrymple Road to Northridge Road. Several weeks ago Council approved the award of the construction contract to Tople Construction. This is an auxiliary service through Mulkey Engineers and Consultants to provide field observation in support of that.

Mayor Eva Galambos stated Council previously questioned why Tople Construction had not started on the construction.

Project Engineer Martin stated Tople Construction is required to provide bonds and was in the process of securing the bonds. At the end of last week the contract was with the City's Purchasing Manager in order to complete the contract agreement. Because the project is on State Route 9 / Roswell Road, an

encroachment permit needs to be secured with Georgia DOT to complete the work. The City has been in the process of acquiring the permit and submitted the final package. The City should receive that paperwork within the next week. The approval of this item will give staff the field observation support to go along with the contract. This would meet the oversight requirements HUD has with executing these types of projects.

Mayor Galambos asked how much this contract modification will cost.

Project Engineer Martin stated this request is for \$32,000 for Mulkey Engineers and Consultants. There is approximately \$400,000 available this year in HUD funds to draw from. The original projection amount was \$85,000 about two years ago.

Councilmember Dianne Fries asked if the money comes out of the CDBG funds.

Project Engineer Martin responded yes.

Councilmember Gabriel Sterling recommended placing this item on the consent agenda for the next City Council meeting.

Councilmember John Paulson asked if there is a concern regarding the delays with Tople Construction.

Project Engineer Martin responded no. Tople Construction has had many successful contracts with the City. This agenda item is to handle a few variables. This is the first HUD construction project and he wants to ensure there are adequate resources.

2. FY 2012 Capital Paving (T-3000) and Capital Reconstruction (T-3500) Projects Update

Director of Public Works Kevin Walter stated this is a briefing of the bid results for the resurfacing and reconstruction contracts. From FY2011 there was a list of prioritized roads to be repaved and this list has been put out for bid. The estimated cost for the work is \$2.5 million, which is budgeted this fiscal year. The bids came in nineteen percent under estimate. At the next City Council meeting the contracts for the projects will be brought to Council. There will be a savings of \$475,000 that can be used towards other road construction.

Councilmember Dianne Fries asked when the roads from the last list will be paved.

Director of Public Works Walter stated some of those roads will be paved this fall and the remainder in spring 2012. The contractors have until June 1, 2012, to finish the work.

Councilmember Fries stated Hightower Trail was on the previous list and has yet to be paved.

Director of Public Works Walter stated staff will check the list. It is recommended that staff go out again with the contractor and re-rank the roads. This list will come back to Council with suggestions on how to spend the \$475,000 this fiscal year.

Councilmember Chip Collins stated this list was based on scoring that was done about two years ago. Staff is going to look at the roads again and rescore them.

Mayor Galambos stated due to the bad weather last year, the condition of some of the roads may have changed.

Councilmember Collins stated it is reasonable for each Councilmember to give staff input on the roads to ensure the scoring is done right.

Mayor Galambos responded no, it is not.

Councilmember Collins stated he is not referring to dictating how the roads are scored, but for staff to take a look at all the roads.

Mayor Galambos stated staff ranks every road.

Councilmember Sterling asked what the timeline is to send a contractor out to rank the roads.

Director of Public Works Walter stated within the next three months.

City Manager John McDonough stated if there is a consensus of Council, staff would like to move forward to procure the contract for the paving.

Councilmember Fries stated she would like to see that previous road list to ensure all the roads that need paving are on the new list.

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

CITY COUNCIL DISCUSSION ITEMS

1. Consideration of Revised Non-Profit Policy

Mayor Eva Galambos stated she assumed all of Council would feel that the needs of the poor in Sandy Springs would have tremendous priority. She asked how much money the City has given to the Community Action Center in the past.

City Manager John McDonough responded between \$75,000 and \$100,000.

Mayor Galambos asked what total amount was given to the Community Action Center last year.

Assistant City Manager Eden Freeman stated \$85,000 was given in 2010, \$100,000 in 2009, and \$100,000 in 2008.

Mayor Galambos stated the Community Action Center is the organization that serves the greatest number of homeless people and people without food or clothing. The Center does a fabulous job and tries to make the people self-sufficient as quickly as possible. She would feel terribly embarrassed if the City did not live up to a moral obligation to help that organization.

Councilmember Karen Meinzen McEnerny stated the amount of money the preferred provider of indigent services has received for the last five and a half years should be taken into consideration. The nonprofit policy is a way to balance out how much money the other nonprofit organizations within the community receive. Council ranked the categories and it should allow the arts, environment, and education to receive funding.

Councilmember Tibby DeJulio asked Councilmember Meinzen McEnerny if she would prefer money be given to art programs when people are going hungry.

Councilmember Meinzen McEnerny stated the City has tax payer money that has been allocated for the nonprofits. We are spending tax payer money that should be spread out to all nonprofits that meet the criteria, per the policy. As a compromise at the last meeting, Council agreed to vote on how to allocate the money. Based on the results of the vote, the City is no longer able to afford to provide the Community Action Center with their annual stipend of \$75,000.

Mayor Galambos stated the organization does not rely on the money, the people do. These are not the same people all of the time.

Councilmember Gabriel Sterling stated he agrees with the Mayor. What he did not like about placing a percentage on each category is it removes judgment from the process. Any Councilmember may feel wildly passionate about something and that passion should not override what is best for the community as a whole. He would rather it be the judgment of the Council to make a decision on the allocation of money every year. Nonprofits should be able to solely support their organization. Organizations that provide direct services to individuals in need have a slightly different mandate than nonprofits that provide for education, arts, and the environment. He does not want to take the judgment of Council out of that, especially during these difficult economic times. He is not happy with the percentage ranking.

Councilmember Dianne Fries stated she is surprised by the percentage ranking for "aid to the poor". A bad economy is not something that gets better because an organization is given money. Providing these services is a function of the county that the City does not want to take over. She wants to support these types of organizations. She gave "aid to the poor" a percentage ranking of seventy percent, but she should have given it one hundred percent. She suggests the policy come before Council at the next Regular City Council meeting. She will make a motion at that time to approve the policy and for the City to make a contribution to the Community Action Center in the amount of \$75,000.

Councilmember Collins stated he agrees with the concept of the percentage ranking. These results are the combined judgment of the Council on what is deemed important. He would like the Council to come to a consensus and continue with the same percentage allocated to each nonprofit category every year. Each Councilmember agrees every category has merit and the City should be contributing to each to some degree.

Councilmember Meinzen McEnerny stated maybe the amount of money allocated should be increased from \$120,000 to a higher number.

Mayor Galambos stated the arts can raise some of their own money by admission fees. If something does not present enough value to the citizens, then why should the government pay for it? This does not apply to aid for the poor. You cannot ask a nonprofit that assists the poor to raise fees to help their budget. Sandy Springs residents pay somewhat greater school district fees. The amount per student that residents pay is among the highest in the southeast. She questioned why education was listed as a category for Council to rank.

Assistant City Manager Freeman responded due to organizations such as the Sandy Springs Education Force.

Mayor Galambos stated Leadership Sandy Springs has been self-sustaining for all these years and has not requested money from the City.

Councilmember Meinzen McEnerny stated the money has been allocated on a first come first served basis. Council is trying to adopt a policy that will reflect good judgment.

Councilmember DeJulio stated economic times should be taken into consideration when passing a policy. The people that are poor do not have the ability to raise their own money. The supporters of the arts are typically people that have more resources to support the arts and they also can raise fees. To have a policy where the City will allocate a certain percentage every year cannot be done. Each organization should be looked at on a case-by-case and year-by-year basis. Last year the City gave \$1.8 million to the Bluestone project. Since there are quite a few people that are in need of food, the City may decide to contribute an extra \$100,000 to the Community Action Center.

Councilmember Fries stated the amount given to the Community Action Center should be a line item in the budget.

Mayor Galambos stated we will discuss at the next City Council meeting how much money to give to each nonprofit.

Councilmember Collins asked if Council will be bringing forward dollar amounts instead of percentages.

Councilmember Fries stated she will be making a motion for a particular dollar amount.

Councilmember Meinzen McEnerny asked for Council to please think about how much the City has funded for the Community Action Center to the detriment of some of the other organizations. Council should not have a directive on what the funds should be spent for. This should be a fair policy and the funds should be equitably distributed based upon all of the community needs.

Mayor Galambos stated the Council represents the community and whatever is determined will be a representation of what is equitable.

Assistant City Manager Freeman stated at the bottom of the revised policy on page two there was an addition for the definition of underserved and the criteria for how it will be evaluated.

There was a consensus of Council to move this item forward to the next Regular meeting.

There being no further discussion, the meeting adjourned at 9:16 p.m.

Date Approved: October 18, 2011


Eva Galambos, Mayor


Michael Casey, City Clerk

