

Work Session Meeting of the Sandy Springs City Council was held on Tuesday, October 4, 2016, at 7:05 p.m., Mayor Rusty Paul presiding.

Councilmembers present: Council Member John Paulson, Council Member Ken Dishman, Council Member Chris Burnett, Council Member Gabriel Sterling, Council Member Tibby DeJulio, and Council Member Andy Bauman.

STAFF DISCUSSION ITEMS

Public Works

1. 16-379 Marsh Creek Regional Detention Pond Policy

Director of Public Works Garrin Coleman gave the Marsh Creek Watershed Improvement (WIP) Regional Detention Pond Policy Recommendation PowerPoint presentation, and introduced Mr. David Braswell, with W.K. Dickson, who is the designer for the Marsh Creek Improvement Project, and Mr. Dane Hanson, the City's Stormwater Unit Manager. Presented to Council was a draft policy for detention, specifically for the basin highlighted in yellow (page 2 of the presentation), which encompasses 32.1 acres. Staff then referenced the City Center Master Plan. The latest plan for City Springs is to identify 21.9 acres of impervious area within the 32.1 acres. If a drop of rain falls within the yellow polygon, it would flow into the Marsh Creek Watershed Improvement Project, which is located in the upper northwest corner of the graphic. The City Springs site is bounded by Sandy Springs Circle, Johnson Ferry Road and Mount Vernon Highway. The green lines represent parcel boundaries. There are several parcels outside of the City Springs site that fall within the identified drainage space. If those sites were to be redeveloped, then they would be subject to the proposed policy.

Mayor Rusty Paul asked if during their calculations, did the staff take into consideration the cistern that will be collecting water on the City Springs project site.

Director of Public Works Coleman responded correct, and further explained that the acreage being referenced is looking at specific areas where if water hit, it would runoff more quickly; the uncollected areas.

Council Member John Paulson asked where stormwater runoff from properties outside of the yellow area would go.

Director of Public Works Coleman replied their stormwater would go to other basins. Additionally, there are parcels within the referenced acreage that are split. As a part of the proposed policy, staff recommends that these parcels could apply for an administrative variance through Community Development/Public Works that would allow the remaining portion of the parcel to be routed to this detention basin, which currently isn't allowed.

Mayor Paul asked if that water would then flow into Marsh Creek.

Director of Public Works Coleman responded yes. Continuing with the presentation, he stated staff divided the total construction cost to the City by the impervious acreage of the basin. Though some agencies do not do that, staff felt this was the most prudent way going forward to try to recoup the cost the City has put into the facility.

Council Member Paulson asked if Fire Station 2 drained into Marsh Creek, but not the neighboring development.

Director of Public Works Coleman stated the development's parking lot and the surrounding impervious area flow into a pipe area beneath the street which then flows towards Marsh Creek. The front part of the

yard flows toward the road on Johnson Ferry and pipes down around the Marsh Creek facility. Staff thinks the policy should be voluntary, while capacity remains. Staff benchmarked policies from other communities, and they were all voluntary. Once capacity is used, the projects, as they come in, will have to handle detention and water quality on their sites. If properties choose not to participate, staff recommends underground detention be required for the site. Based on the economics of the parcel, the developers would likely pursue underground detention anyway, but this is not currently required by the City's code.

Council Member Gabriel Sterling asked if the City is requiring some kind of detention for any new development under the current Code, though it does not have to be underground. The development has to do some kind of detention. Considering their small parcel size, in real life they would likely do underground detention anyway.

Director of Public Works Coleman replied he believes they would have to do underground, but they could choose to have an open-air, 80-foot pond. Staff recommends underground detention for the aesthetics and other reasons.

Council Member Paulson asked if this was only for redeveloped projects.

Director of Public Works Coleman replied that is correct and referred to the green-blue circles on the parcels symbolizing current detention facilities. Sites without direct access would be subject to easement acquisition and/or improved conveyance construction. Many of the parcels are without direct pipe networks into the conveyance. If the pipe network is not securing the water, developers would have to upgrade the pipes or provide additional detention to slow down the water enough to flow into the existing infrastructure.

Council Member Sterling asked if commercial properties are being treated the same as residential properties in terms of redevelopment.

Director of Public Works Coleman replied currently, yes. According to current development regulations, detention is not required, but will be if a property is redeveloped. Variances would be considered for properties that only partially drain to Marsh Creek. A letter of agreement would be required. Many of the jurisdictions staff looked at require some sort of formal agreement in writing with the developer, and staff recommends the same for the City. At a minimum, the agreement should require developers to assist with protecting the facility. There will be some water quality treatment plants that will be sensitive to silt and such, so there will need to be carefully constructed erosion measures.

Council Member Sterling asked if there would be minimum acreage required for the policy, or will participation be based on the actual acreage of redevelopment.

Director of Public Works Coleman replied if you have half an acre of impervious surface, then that is what the amount you would pay is based on. You would take the \$180,000 and multiply that by one half.

Council Member Sterling stated he believes the cost would push redevelopers to participate in the City's detention facility or to do underground detention.

Director of Public Works Coleman stated especially for the smaller sites, because it would be cheaper to participate in the City's facility at actual cost than to develop a \$300,000 detention facility on your own. The fee staff calculated was \$180,000 per impervious acre, which is made up of \$150,000 in pure construction costs and an upfront, onetime maintenance fee of \$30,000.

Council Member Sterling asked if there was a possibility to split the maintenance fee over two years.

Director of Public Works Coleman replied it was up to the consideration of Council, though he recommends keeping it simple. Maintenance of the facility includes regular inspections, mowing, cleaning, litter pickup

and other maintenance activities typically done in a park. The bio retention area would have to be redone every five to six years, including some cleanup and replanting.

Council Member Sterling said how well the plants will do or not do depends on the level of oxygenated plants to begin with.

Council Member Paulson stated it will also depend on the amount of siltation from whatever comes in.

Mayor Paul replied he agreed that no matter how well you try to deal with it, you will still have silt that shows up.

Director of Public Works Coleman continued the presentation, and stated that to determine construction costs for the facility, Staff did not include any park elements or anything related to soft costs. Staff only included the costs associated with construction, which includes land (\$1,888,037), engineering (\$259,770), construction (\$1,066,106), and offsite storm sewer (\$301,394). Staff then subtracted construction expenses covered by grant funds. The City's total expense is then \$3,293,203. Staff then divided the total by the impervious acreage of 21.91 acres which generates your volume. The estimated cost per acre is \$150,300, which staff rounded down to \$150,000.

Council Member Sterling asked if the balance from the \$386,000 grant was used for park elements.

Director of Public Works Coleman replied some of the grant balance is reserved for park elements, education, and pre-and-post training. To determine maintenance costs for facility, the City calculated a percentage of the project's \$1,367,500 cost. The resulting one-time payment of \$30,000 for maintenance cost (per impervious acre) assumed a 30 year life of the project, an average inflation cost over the last 10 years of 1.7%, and an average interest rate over the last 10 years of 3%. Staff proposed infrastructure requirements for the sites. If the property does not flow directly to the facility, the owner would be responsible to obtain property easements or any property rights necessary to get there. That includes ditches or anything else owners would need to do. Also, demonstrate downstream piping is adequate to handle the design flows. If they are not able to do that, the owner will either have to upgrade the sewer line or place detention on the project to slow the water down enough to where the existing infrastructure can handle it. Staff wants to make the sites provide erosion sediment control. Finally, the site is required to provide water quality measures, such as cisterns and green infrastructure.

Council Member Paulson asked if the City will give credit for pervious pavers in terms of reducing the impervious areas.

Director of Public Works Coleman recommended the City include these elements as pervious.

Council Member Paulson said it would be unfair to count it as impervious, because they are spending money for a pervious system, but it is also unfair to count it as a totally pervious system, and he recommends staff consider a percentage credit.

Director of Public Works Coleman stated staff could research the options.

Council Member Sterling stated we need to encourage it, not discourage it.

Director of Public Works Coleman clarified staff should research a percentage amount for the pervious elements, such as pavers.

Council Member Paulson responded yes, and consider giving some percentage credit.

Director of Public Works Coleman stated staff looked at the policies for Cobb County, the City of Roswell and the City of Charlotte, North Carolina. Cobb County requires a development agreement, and Staff

recommends the City of Sandy Springs also include some sort of letter of agreement between the City and developer. Cobb County's program is voluntary, and requires sites to provide channel protection as well as water quality. The City's proposed policy currently only requires sites to provide water quality. Cobb County's fees are somewhat cheaper than the City's proposed policy at only \$5,000 per impervious acre or the avoided cost of construction, whichever is greater. Cobb County assesses what they believe to be the estimated value of the site's facility. City staff recommends to avoid those types of arguments, the City could do an upfront maintenance cost by calculating the impervious per acre fee for construction and then charging redevelopers. The City of Roswell uses a memorandum of agreement, and a voluntary program as well. Their fee is based on the fair market value of avoided cost, and shared based on the impervious area. The City of Charlotte uses a mitigation fee, and may or may not require an agreement. Their program is also voluntary, and the fee is \$60,000 per impervious acre with \$90,000 per acre for full coverage after an acre. The construction of Marsh Creek should be finished this month. Plantings are being done now.

Council Member Paulson asked if Cobb County, the City of Roswell or City of Charlotte had built a specific, Marsh Creek type structure which they have used as a basis for charging these developments.

Director of Public Works Coleman responded that he is not sure, but believes they built their policies around redevelopment incentives. Staff recommends charging against the full cost.

Council Member Chis Burnett asked if Cobb County is charging a \$5,000 one-time fee or \$5,000 ongoing fee for annual maintenance.

Director of Public Works Coleman replied he believes in Cobb County developers are charged a one-time fee. The proposed policy for the City includes a one-time construction fee of \$150,000 per impervious acre and a one-time maintenance fee of \$30,000. After those one-time fees, there are no additional costs for annual inspections.

Council Member Sterling stated that Cobb County's policy is \$5,000 or the construction of your own facility, whichever is greater.

Council Member Paulson stated the \$150,000 per acre is a lot of money.

Council Member Sterling stated that providing your own underground detention is not cheap either.

Council Member Paulson stated the proposed policy benefits the City the most. The policy covers the impervious acres outside of the City's property. Roadways and sidewalks are included.

Director of Public Works Coleman stated it is broken down based on parcels.

Council Member Sterling asked how we are dealing with the Carter development.

Director of Public Works Coleman stated those agreements are already in place, and preceded the proposed policy.

Council Member Sterling believes the policy would only apply to a few parcels outside of the City's property and across the street, including some commercial property along Johnson Ferry. This is not a big money maker for the City.

Mayor Paul stated staff should move forward.

Council Member Paulson asked staff to check on the impervious percentage credit.

2. **16-380** Consideration of the Proposed 2017 City Council Meeting Calendars

City Clerk Michael Casey shared the proposed 2017 City Council Meeting Dates. There are 23 proposed meeting dates for 2017. They represent the first and third Tuesday of every month in 2017. The proposed meeting dates do not include the first Tuesday in July, which is when the Council typically takes its summer break. None of the proposed meeting dates fall on a holiday, though four of the proposed dates do fall immediately after a holiday. These dates include both meetings in January, the second meeting in February and the first meeting in September. With the acceptance of Council, the plan is to have the proposed meeting calendar on the Consent Agenda of the October 18, 2016 City Council meeting.

Council Member Andy Bauman stated the first meeting in November is Election Day.

Council Member Gabriel Sterling stated that is reelection night for everyone on the Council.

There was a consensus of Council to move this item forward to the Consent Agenda of the October 18, 2016, City Council Meeting.

Council Member John Paulson asked if the City was actively doing anything with T-SPLOST communications to the Community.

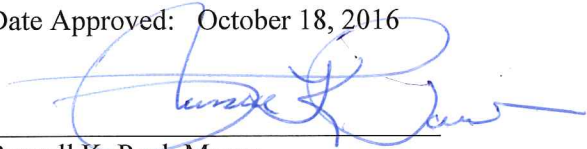
Mayor Rusty Paul stated each city is educating their community. There are promotional efforts being done, but not by any governmental entity. The City has produced a video.

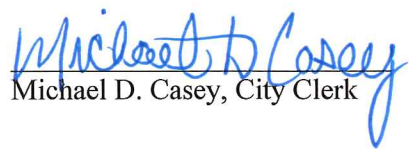
Director of Communications Sharon Kraun stated the video should be published by the end of the week. The City provided Council with an educational PowerPoint to reference when speaking with the community. The City distributed flyers at the Sandy Springs Festival. Information is active on the City's website, and information is on the Sandy Springs Works application. Information will be provided for educational reference, not advertisement, to the Sandy Springs Reporter and Sandy Springs Neighbor newspapers.

Mayor Paul stated the effort has been quiet, which may not be a bad thing. There has been very little push back at this point.

There being no further discussion, the meeting adjourned at 7:32 p.m.

Date Approved: October 18, 2016


Russell K. Paul, Mayor


Michael D. Casey, City Clerk