

Work Session Meeting of the Sandy Springs City Council was held on Tuesday, November 3, 2015, at 8:19 p.m., Mayor Rusty Paul presiding.

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

STAFF DISCUSSION ITEMS

CMO

1. 15-425 Mercedes-Benz Road Renaming Request

Assistant City Manager Jim Tolbert stated that Mercedes-Benz has requested that Council consider changing the name of the section of Barfield Road between Abernathy Road and Mount Vernon to Mercedes Benz Drive. If Council agrees to this, the next step will be to send notification to all property owners and then advertise for a public hearing. When speaking with the City Attorney's office it was suggested that it may be necessary to adjust the road name change policy.

Mayor Rusty Paul stated there is no firm policy in place due to rarely receiving these types of requests. He said that a community component needs to be developed. Notices are sent out to the community when a road name change application is submitted. There needs to be a policy in place in case of the possibility that people will petition the City for renaming a road.

Council Member John Paulson stated Mercedes Benz is not officially in the City, yet. He is uncomfortable with renaming a street for a business that has not yet relocated here. He does not mind continuing with the process to see what the neighbors say.

Council Member Gabriel Sterling suggested staff proceed with the request once Mercedes applies for a land disturbance permit. The only business on this road that should have to change its physical address is the Mormon Temple.

Assistant City Manager Tolbert stated he believes that is correct. Staff will confirm that information.

Council Member Tibby DeJulio asked if staff knows where the name Barfield Road comes from.

Assistant City Manager Tolbert stated he is not sure.

Council Member Ken Dishman stated he did a search on the street name and found nothing.

Mayor Paul stated Mercedes has embraced Sandy Springs more than any company that has moved to the City. They gave the Community Assistance Center a new Sprinter van. They have also engaged with the Chamber and asked him how they can get their senior executives involved in the community.

There was a consensus of Council to review the road name changing policy and to move this item forward.

Community Development

2. 15-426 2014 CDBG Annual Action Plan Substantial Amendment to Add Northridge Road Sidewalk Enhancement Project (Pedestrian Lights)

Community Development Director Michelle Alexander stated this is a request to amend the 2014 Annual Action plan to add a component to the current project being funded along Roswell Road. A grant

was received from the Housing and Urban Development Department. The City is required to complete a five year consolidated plan to consolidate all services associated with housing and community development. This action plan must be completed every year, including a report on how the money was spent and if it was spent properly. There are also tracking requirements on how fast the money is spent. There are many restrictions to these funds in case there is a need to free up these funds to go to other projects and communities. There were uncommitted funds anticipated for the 2014 plan, and staff is working through the Capital Improvement Program with Public Works on how to address and keep things moving along in order to maintain the funds that have been granted. Staff identified a project related to Northridge Road that is appropriate to continue streetscape improvements, specifically for the lighting. If the 2014 CDBG Annual Action Plan Substantial Amendment is approved, it will be reported to HUD. This is an addition to the current project and a request to allow for a 30 day comment period.

There was a consensus of Council to move this item forward to a future City Council meeting.

3. **15-427** Impact Fee Review

Assistant City Manager Jim Tolbert gave an Impact Fee Review PowerPoint presentation.

Council Member Tibby DeJulio asked what the asterisks mean on the PowerPoint presentation referencing the Cherokee County project collecting \$510,900.

Assistant City Manager Tolbert stated there is a detailed list of footnotes that apply to the presentation.

Council Member DeJulio asked about the City of Roswell changing their fees in August to \$4,041 for residential units and what the number previously was. That information should be included when Council is making these decisions.

Assistant City Manager Tolbert stated he can get that information. In order to adopt a fee, it should be related to the cost of service. The analysis is complex. Once the City determines its needs, what it costs to meet those needs, and how much can be allocated to the new development, then an appropriate fee can be determined.

Council Member DeJulio asked if an expert would determine that number for the City or if staff would be responsible.

Assistant City Manager Tolbert stated an expert would do the work for the City. The other communities are paying anywhere from \$30,000 to \$50,000 for the study.

Council Member Graham McDonald stated the example project comparison talks about residential units and mixed use projects. He asked if the impact fees will be applicable to office buildings and commercial projects as well.

Assistant City Manager Tolbert responded yes.

Council Member McDonald asked do we know how Sandy Springs compares with other jurisdictions on fees such as an office tower impact fee.

Assistant City Manager Tolbert responded that the City is low with all of the fees.

Council Member Andy Bauman stated that study will compare the fees and the City will then have a more in-depth analysis.

Council Member DeJulio asked if the City wants to emphasize single family detached homes, can the fees be separated by home type.

Assistant City Manager Tolbert stated if it is determined there are different levels of impact on the services, the fees can be differentiated. Most communities show a different impact fee rate for the construction of a single family home versus a single family detached home.

Council Member McDonald stated that in the last two years the focus on impact fees has been on the big developments coming to the City.

Assistant City Manager Tolbert stated review of the impact fees will be done along with reviewing the City's Comprehensive Plan. This will allow staff to identify needs not just for the road projects, but for the parks and open space.

Council Member Bauman stated he endorses this. It is important to look at comparative jurisdictions for relevancy, context, and guidance. This process includes looking at the City's needs and what the impacts are. He wonders if someone tearing down an old house and constructing a new one is different than constructing a new house on a vacant piece of land.

Mayor Rusty Paul stated the law requires the impact fee to be related to the cost of service.

Council Member Bauman asked if impact fees can go towards sidewalk construction.

Assistant City Manager Tolbert responded he believes so, but staff needs to verify that.

Council Member Bauman stated there have been comments that an individual homeowner should not be in the sidewalk construction business.

Council Member John Paulson asked how the current numbers were established, since being adopted in 2008.

Council Member DeJulio stated the City had an impact fee committee that was established in 2007.

Mayor Paul stated the impact fees cannot be charged arbitrarily. There has to be some connection to the cost.

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

4. **15-428** FY 2016 Capital Sidewalk Program Scoring

CIP Unit Manager Marty Martin gave a FY2016 Capital Sidewalk Program Scoring PowerPoint presentation.

Council Member Andy Bauman stated the City is now into two years' worth of funding. He asked if it would be a good idea to shorten the timeline to 90 days instead of 120 days, based on the neighborhood demand.

CIP Unit Manager Martin thinks that 90 days would be a workable option, but he would like to reserve 30 days to balance the numbers. The date will be shortened to early February.

Council Member John Paulson stated one thing discussed was the idea that if right-of-way has to be paid for, those sidewalks go to the bottom of the list. If right-of-way has to be paid for in order to build a sidewalk in a neighborhood, should that sidewalk even be on the list.

CIP Unit Manager Martin stated we do not have a criteria in our policy that says we have to remove the project. The project is impacted by its score. If right-of-way availability looks low, as in the City has to purchase it, then the score is lower in that particular category.

Council Member Gabriel Sterling asked why some of the scoring is higher and if it is due to the fact the City already owns that right-of-way.

CIP Unit Manager Martin stated a GIS search shows how much right-of-way is on a roadway segment. If the right-of-way is there or is dedicated by commercial redevelopment, that area will score higher.

Council Member Bauman asked if the cost is a hard cost.

CIP Unit Manager Martin stated the cost is a planning level estimate.

Council Member Bauman stated in this case, or in some cases, the estimate includes the City having to buy right-of-way.

CIP Unit Manager Martin responded yes. There are assumptions on several things included in the cost.

Council Member Bauman stated if certain projects are 1,500 to 1,600 feet and the cost is \$650,000 based on \$400 a foot, there is no way to assume the actual cost of design and building the sidewalk.

CIP Unit Manager Martin stated he has information in the presentation that may address those concerns.

CIP Unit Manager Martin continued with the FY2016 Capital Sidewalk Program Scoring (Backup Cost Estimating) PowerPoint presentation.

Council Member Bauman asked about the lighting.

CIP Unit Manager Martin stated if the project is in the downtown overlay district, using the \$375/LF scale, there will be a nine foot sidewalk, a two foot brick strip, and then the overlay lights on top of that.

Council Member Bauman thanked staff for the presentation. The sidewalk program is important to those constituents he represents in the southern portion of the City. Near Chastain Park and City Springs is where he received a lot of pressure regarding the policy. He asked if the sidewalk scoring considered the cost of the sidewalk segments that have already been built.

CIP Unit Manager Martin stated if there was a significant amount of sidewalk, then yes.

Council Member Bauman asked if staff has been able to include topographical differences between a street in one place and a street in another.

CIP Unit Manager Martin stated when there are like projects staff can compare those two.

Council Member Bauman stated the scoring is subject to an adjustment based on refinement of the right-of-way availability and other items.

CIP Unit Manager Martin stated the numbers that can adjust are the right-of-way cost, and when that takes place the overall cost estimate adjusts as well.

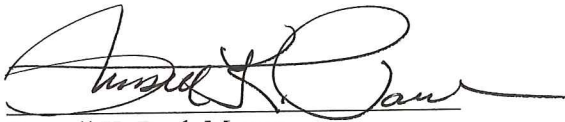
Council Member Graham McDonald asked if a brief communications piece can be put together related to the ninety day deadline for the public.

CIP Unit Manager Martin stated he will work with the Communications Department to ensure this information is relayed to the public.

There was a consensus of Council to move forward with the Capital Sidewalk Scoring Program.

There being no further discussion, the meeting adjourned at 9:01 p.m.

Date Approved: December 1, 2015



Russell K. Paul, Mayor


Michael D. Casey, City Clerk

