

Meeting of the City of Sandy Springs City Council – SUMMARY MINUTES
Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference
July 16, 2024 Following Work Session
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Meeting of the Sandy Springs City Council was held on July 16, 2024 Following Work Session, Mayor Rusty Paul presiding.

I. Call to Order

Mayor Rusty Paul called the meeting to order at 6:37 p.m.

II. Roll Call and General Announcements

Members Present: Mayor Rusty Paul, Councilmember John Paulson, Councilmember Melody Kelley, Councilmember Melissa Mular, Councilmember Jody Reichel, Councilmember Tibby DeJulio, Councilmember Andrew Bauman

III. Pledge of Allegiance

Mayor Rusty Paul led the Pledge of Allegiance.

IV. Public Comment

1. **Bill Griffith, 9580 Roberts Drive, Sandy Springs – Budget Reconsideration**

V. Approval of Meeting Agenda

Motion and vote. A motion was made by **Councilmember Tibby DeJulio**, seconded by **Councilmember John Paulson**, to approve the meeting agenda. The motion carried by unanimous vote.

VI. Consent Agenda

Motion and vote. A motion was made by **Councilmember Jody Reichel**, seconded by **Councilmember Melissa Mular**, to approve the consent agenda. The motion carried by unanimous vote.

A. 2024-164 Meeting Minutes

April 30, 2024 City Council Special Called Meeting - FY 2025 Budget Workshop 1
May 14, 2024 City Council Special Called Meeting - FY 2025 Budget Workshop 2
May 21, 2024 City Council Special Called Meeting - FY 2025 Proposed Budget Presentation
June 18, 2024 City Council Work Session
June 18, 2024 City Council Meeting

- B. 2024-165** Request for Mayor and City Council Consideration to Accept the Dedication of Permanent Construction Easement on Property Located at 415 Londonberry Road (Tax ID# 17- 0135-0001-001-9), Lying in Land Lot 135 of the 17th District, Fulton County, City of Sandy Springs, Georgia

Resolution No. 2024-07-89

- C. **2024-166** Request for Mayor and City Council Consideration to Accept the Dedication of Permanent Easement for the Sidewalk Construction and Maintenance of Slopes and Deed for Dedication of Right of Way on Property Located at 4936 Powers Ferry Road (Tax ID# 17- 0136-LL-089-5) Lying in Land Lot 136 of the 17th District, Fulton County, City of Sandy Springs, Georgia

Resolution No. 2024-07-90

- D. **2024-167** Request for Mayor and City Council Consideration of Agreement to Donate a Drainage Easement and a Temporary Construction Easement on Property Located at 0 Edgewater Drive in Land Lot 171 of the 17th District, City of Sandy Springs, Georgia (Tax ID# 17-0171-0002-019-5)

Resolution No. 2024-07-91

- E. **2024-168** Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on Property Located at 501 Hilderbrand Drive in Land Lot 70 of the 17th District, City of Sandy Springs (Tax ID #17-0070-0002-035-2); S2-193 Hammond Drive Widening Project

Resolution No. 2024-07-92

- F. **2024-169** Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on Property Located at 621 Hammond Drive in Land Lot 70 of the 17th District, City of Sandy Springs (Tax ID #17-0070-0001-002-6); S2-193 Hammond Drive Widening Project

Resolution No. 2024-07-93

- G. **2024-170** Request for Mayor and City Council Consideration of Approval of Granting an Easement for Anchors, Guy Poles and Guy Wires to Georgia Power Company on City-owned Property Located 441 Mt. Vernon Highway (Tax Parcel # 17-0071-0001-035-3); in Land Lot 71 of the 17th District, City of Sandy Springs

Resolution No. 2024-07-94

- H. **2024-171** Request for Mayor and City Council Consideration of Acceptance of a Temporary Easement for Construction of Driveway on Property Located at 377 Hammond Drive in Land Lot 70 of the 17th District, City of Sandy Springs (Tax ID #17-0070-0002-001-5), Associated with the S2-193 Hammond Drive Widening Project

Resolution No. 2024-07-95

- I. **2024-172** Request for Mayor and City Council Consideration of Acceptance of a Temporary Easement for Construction of Driveway on Property Located at 671 Hammond Drive in Land Lot 70 of the 17th District, City of Sandy Springs (Tax ID #17-0070-0001-007-5), Associated with the S2-193 Hammond Drive Widening Project

Resolution No. 2024-07-96

VII. Presentations

There were no presentations.

VIII. Public Hearing

- A. **2024-173** Request for Mayor and City Council Consideration of a Resolution to Approve a Metropolitan River Protection Act Certificate for River Corridor Review RC-24-02SS for Property Located at 5080 Riverview Road

Michele McIntosh-Ross, Planning & Zoning Manager, presented a recommendation to approve a Metropolitan River Protection Act Certificate for River Corridor Review RC-24-02SS for property located at 5080 Riverview Road.

Properties within 2,000 feet of the Chattahoochee River are subject to the Chattahoochee River Corridor Protection Act. The regulations call for review and approval by the Atlanta Regional Commission (ARC), public hearing and approval by the local governing authority, and issuance of a Metro River Certificate. The review focuses on whether the project is consistent with the Chattahoochee Corridor Plan, which limits clearing and impervious surface within the corridor.

The property owner proposes the construction of a retaining wall, steps, and associated improvements. The site is located in Vulnerability Category “D” with a proposed impervious area of 8,412 square feet and Category “E” with a proposed impervious area of 82 square feet.

There being no public comment, **Mayor Rusty Paul** closed the public hearing.

Motion and vote. A motion was made by **Councilmember Andy Bauman**, seconded by **Councilmember Melody Kelley**, to approve a Metropolitan River Protection Act Certificate for River Corridor Review RC-24-02SS for property located at 5080 Riverview Road. The motion carried by unanimous vote.

Resolution No. 2024-07-97

- B. **2024-174** ABL #109750
Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for Trader Joe’s East INC for d/b/a Trader Joe’s #799 / 4600 Roswell Rd Bldg. A Suite 100 Sandy Springs GA 30342. The Applicant is Reginald Jones for Retail/Package Wine & Malt Beverage. Tasting for Wine & Malt Beverage

Toni Carlisle, Chief Financial Officer, presented a recommendation to approve the application Retail/Package Wine, Malt & Distilled Spirits for Trader Joe’s East INC for d/b/a Trader Joe’s #799/ 4600 Roswell Rd Bldg. A Suite 100 Sandy Springs GA 30342.

This is a New Application for Retail/Package Wine & Malt Beverage. Tasting Wine & Malt Beverage. The business is located at – 4600 Roswell Rd Bldg. A Suite 100 Sandy Springs GA 30342. The applicant

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submitted a completed application on May 31st, 2024 and has passed the background investigation.

There being no public comment, **Mayor Rusty Paul** closed the public hearing.

Motion and second. A motion was made by **Councilmember Andy Bauman**, seconded by **Councilmember Jody Reichel**, to approve the application Retail/Package Wine, Malt & Distilled Spirits for Trader Joe's East INC for d/b/a Trader Joe's #799/ 4600 Roswell Rd Bldg. A Suite 100 Sandy Springs GA 30342. **Councilmember Melody Kelley** left the discussion at 6:46 p.m. and was absent during vote.

Councilmember Bauman asked is there any indication on when they expect open?

Chief Financial Officer Carlisle said it is expected to open on November 1.

Vote on the motion. The motion carried by unanimous vote.

- C. **2024-175** ABL# 109654
Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for Shop Q, LLC for d/b/a Shop Q, LLC / 156 Northwood Dr Ste. A Sandy Springs GA 30342. The applicant is Mahendi Kotadiya for Retail/Package Wine & Malt Beverage

Toni Carlisle, Chief Financial Officer, presented a recommendation to approve the application Retail/Package Wine & Malt Beverage for Shop Q, LLC for d/b/a Shop Q, LLC / 156 Northwood Dr Ste. A Sandy Springs GA 30342.

This is a Change of Ownership for Retail/Package Wine & Malt Beverage. The business is located at – 156 Northwood Dr Ste. A Sandy Springs GA 30342. The applicant submitted a completed application on May 31st, 2024 and has passed the background investigation.

There being no public comment, **Mayor Rusty Paul** closed the public hearing.

Motion and second. A motion was made by **Councilmember Andy Bauman**, seconded by **Councilmember Jody Reichel**, to approve the application Retail/Package Wine & Malt Beverage for Shop Q, LLC for d/b/a Shop Q, LLC / 156 Northwood Dr Ste. A Sandy Springs GA 30342. **Councilmember Melody Kelley** returned to the discussion at 6:49 p.m. and was present during the vote.

Councilmember Bauman asked what does it mean when all requirements are met?

Chief Financial Officer Carlisle said an extensive checklist is generated for each customer applying, which includes receiving a copy of their license, an approved lease, application, food permit if needed, and a fire department letter.

Councilmember Bauman asked what information does the fire department letter typically include, for example confirming compliance with fire codes?

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Chief Financial Officer Carlisle said it includes the zoning letter survey, confirms Georgia Crime Information Center (GCIC) registered agents is clear, and code enforcement letter.

Councilmember Bauman asked does the code enforcement letter for this property say there are no outstanding violations?

Chief Financial Officer Carlisle said there would not be in order to get to the public hearing.

Councilmember Bauman asked what is the standard operating procedure, not to do an inspection, but to look on the file and see if there are outstanding code enforcement violations?

Dan Lee, City Attorney, said if Council wants a different standard, the ordinance would have to be changed. For example, the Alcoholic Beverage License Application just approved for Trader Joe's does not meet the rules as with this applicant.

Councilmember Bauman asked where does state law give the City flexibility as it relates to code violations having to be updated and criminal activity on a property?

City Attorney Lee said **Chief Financial Officer Carlisle** mentioned this is a rigorous review. To get to this stage, the applicant must meet all standards the law allows the City to apply. After that review and it is here, the limitations on when you can deny and cannot are very limited. This is a great time to up the standards if Council wants to use this as an example.

Councilmember Bauman said I am not sure what the rest of this body feels but my request would be at a separate time, independent of a particular application reported to have met the checklist and standards the City have established.

Vote on the motion. The motion carried by unanimous vote.

D. 2024-176 ABL NO. 109492

Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for Legacy Management Investment Group LLC d/b/a Ray's on the River – 6700 Powers Ferry Rd., Sandy Springs GA 30339. The Applicant is Daniel Spencer Groom for Consumption on the premises Wine, Malt Beverages, and Distilled Spirits

Toni Carlisle, Chief Financial Officer, presented a recommendation to approve the application for Change of Ownership - Consumption on the premises Wine, Malt Beverages, and Distilled Spirits for Legacy Management Investment Group LLC d/b/a Ray's on the River – 6700 Powers Ferry Rd., Sandy Springs GA 30339.

This is a Change of Ownership for Consumption on the premises Wine, Malt Beverages, and Distilled Spirits. The business is located at 6700 Powers Ferry Rd., Sandy Springs GA 30339. The applicant submitted a completed application on April 23, 2024 and has passed the background investigation.

There being no public comment, **Mayor Rusty Paul** closed the public hearing.

Motion and second. A motion was made by **Councilmember Andy Bauman**, seconded by

Councilmember Melissa Mular, to approve the application for Change of Ownership - Consumption on the premises Wine, Malt Beverages, and Distilled Spirits for Legacy Management Investment Group LLC d/b/a Ray's on the River – 6700 Powers Ferry Rd., Sandy Springs GA 30339.

Councilmember Bauman said Ray Schoenbaum has been a legend in the Atlanta and Sandy Springs area for generations, and is the founder of several restaurants including Ray's on the River. I have known him since my early law practice days. I appreciate the work he has done for local business and wish him and his family the best as he moves on to a well-deserved retirement.

Mayor Paul said he is the originator of fine dining in the City and has been successful for a long time. Ray has maintained his legacy and brought an iconic place, and the City of Sandy Springs is grateful for that.

Vote on the motion. The motion carried by unanimous vote.

- E. **2024-177** ABL No. 109540
Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for Zanzi Bar Cuisine & Lounge LLC d/b/a Zanzi Bar Cuisine & Shisha Lounge – 350 Northridge Rd., Sandy Springs GA 30350. The Applicant is Olayinka Oyedotun for Consumption on the premises Wine, Malt Beverages, and Distilled Spirits

Toni Carlisle, Chief Financial Officer, presented a recommendation to approve the application for New Alcohol License - Consumption on the premises Wine, Malt Beverages and Distilled Spirits for Zanzi Bar Cuisine & Lounge LLC d/b/a Zanzi Bar Cuisine & Shisha Lounge – 350 Northridge Rd., Sandy Springs GA 30350.

This is a New Alcohol License for Consumption on the premises Wine, Malt Beverages, and Distilled Spirits. The business is located at 350 Northridge Rd., Sandy Springs GA 30350. The applicant submitted a completed application on April 29, 2024 and has passed the background investigation.

There being no public comment, **Mayor Rusty Paul** closed the public hearing.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to approve the application for New Alcohol License - Consumption on the premises Wine, Malt Beverages and Distilled Spirits for Zanzi Bar Cuisine & Lounge LLC d/b/a Zanzi Bar Cuisine & Shisha Lounge – 350 Northridge Rd., Sandy Springs GA 30350. The motion carried by unanimous vote.

IX. New Business

- A. **2024-178** Request for Mayor and City Council Consideration of a Resolution to Approve a Facility Use Agreement between the City of Sandy Springs and Sandy Springs Youth Sports, Inc. for the Operation and Management of Morgan Falls Athletic Complex and the Implementation of Youth Recreation Programs and to Authorize the City Manager to Execute the Agreement

Brent Walker, Director of Recreation and Parks presented a recommendation to approve a Facility Use Agreement between the City of Sandy Springs and Sandy Springs Youth Sports, Inc. for the Operation and Management of Morgan Falls Athletic Complex and the implementation of youth recreation programs and to authorize the City Manager to execute the agreement.

Since 2008, SSYS has been implementing and conducting youth athletic programs at the City managed Morgan Falls Athletic Complex, located at 450 Morgan Falls Place, Sandy Springs, Georgia, offering youth recreation programs including baseball, softball, football, and cheerleading (the “Program”) pursuant to Facility Use Agreements. The most current Facility Use Agreement expired on June 30, 2024, and the City desires to continue using the Services of SSYS to perform the Program by way of an Agreement that is fundamentally the same as the previous Agreements, with the only substantial change being an increase in the annual contract value for maintenance and upkeep of the Park.

Per the new Agreement, the annual contract value for maintenance and upkeep of the Facility increased from \$150,000 per year to \$160,000 per year with a five percent (5%) increase for each contractual year, to account for increases in service costs. In addition to the maintenance contract increase, an additional \$25,000.00 has been added to the total contractual value, to be utilized for program scholarships for program participants.

The term of the 2024 Agreement is for one (1) initial year, with four (4) optional renewal years, contingent upon City Council’s annual appropriation of funds.

Motion and second. A motion was made by **Councilmember Melody Kelley**, seconded by **Councilmember John Paulson**, to approve a Facility Use Agreement between the City of Sandy Springs and Sandy Springs Youth Sports, Inc. for the Operation and Management of Morgan Falls Athletic Complex and the implementation of youth recreation programs and to authorize the City Manager to execute the agreement.

Councilmember Kelley asked what is the status of capital improvements that are currently ongoing?

Director of Recreation and Parks Walker said an on-call engineering firm was doing a hydrology study of the park for future development, which includes potential of artificial turf, stormwater for sidewalk curb and gutter, and more. That hydrology study is complete, and they are now working on stormwater management systems throughout the park. Once that Plan Set is done, we will bid it out and start work in the park. We also have funding available to demolish the old Administrative Building in preparation for building the new batting facility in a future phase. We are planning that now but hope to have a bid out this year for some of the work to be done.

Councilmember Kelley asked is that funded?

Director of Recreation and Parks Walker said yes.

Councilmember Kelley said Council is approving tonight for operation and management. Does this also help support them in offering scholarships?

Director of Recreation and Parks Walker said that is new for this contract for this term. In the past we funded \$150,000 for upkeep of the park and they applied separately through our Nonprofit Arts and Recreation Grant. However, they are a close partner of the City in providing appropriate programs through their usage agreement. They will get two disbursements of \$12,500 per year to help provide scholarships for programming.

Councilmember Kelley said maybe someone can speak to approximately how many young people that covers.

Colan Wheat, VP of Sales, Sandy Springs Youth Sports, said it depends on how many different sports they play. On average that will support about fifty kids per year and that is if they only play one sport. Many of our athletes are playing baseball, football, and softball, for example, and it is fair to assess that while fifty is the ideal number, it is probably about thirty-five to forty.

Councilmember Kelley asked how many scholarship students do you typically have?

Sandy Springs Youth Sports VP of Sales Wheat said this is a record year for us. There has been growth in the past five years from about ten to twenty or twenty-five scholarships, and will continue to increase. We have a stringent process but we want to ensure every athlete has the opportunity to play sports.

Councilmember Kelley asked is there a caveat where students the City supports must be residents of Sandy Springs?

Sandy Springs Youth Sports VP of Sales Wheat said yes, they must be.

Councilmember Paulson said this will become part of the standard annual contract and the annual report to the City regarding parks operations should delineate this. Include details of how many students and more so Council has more information.

Sandy Springs Youth Sports VP of Sales Wheat said we have previously done that and will continue to do so.

Councilmember Tibby DeJulio said during the onset of the City we discussed that every child in Sandy Springs should be able to participate. You have a 5% inflation hedge in the operating funds. Is there also one in the scholarship funds? How many students were turned away because there were not enough scholarship funds?

Sandy Springs Youth Sports VP of Sales Wheat said to date we have not turned one person away. For many years it was funded by the members of the park itself. This has allowed us to see the support from the City and allow kids to play. We also have a plethora of equipment that kids are able to use and do not have to pay for.

Councilmember DeJulio asked are there scholarship funds and programs at all recreation facilities so that no child in Sandy Springs has to be denied recreation?

Director of Recreation and Parks Walker said there is the Nonprofit Arts and Recreation Grant we funded for this year for \$150,000, and different nonprofits around Sandy Springs, not just with usage agreements, but any nonprofit that qualifies and can apply. SSYS has done this in the past. By facilitating that fund through this agreement, frees up \$25,000 they could apply for this coming year and probably would receive.

Councilmember DeJulio asked does Hammond Park and other recreational facilities have the same type of scholarship available?

Director of Recreation and Parks Walker said they have it through the Nonprofit Arts and Recreation Grant.

Councilmember Jody Reichel thanked **Sandy Springs Youth Sports VP of Sales Wheat** and staff for their efforts to help kids in Sandy Springs. My kids played there. It is a great facility and you make it even better. Please let Council know if there is anything else we can do.

Councilmember Andy Bauman said running that program takes so much love and dedication and it is the very best that the community has to offer. The money for the scholarship should not be seen as a cap but rather a start. In the past, the budget was paid for by families there. Cost have increased and made it tighter. The message is this allow you to actively solicit and partner for underserved youth to participate in the programs. If you cap out, Council will look at this. I have been here for almost eleven years and **Councilmember DeJulio** said every year that a child who wants to participate in our programs, but for the cost where they have to demonstrate need, should be able to do that across our programs. It is done in different ways with different programs, whether tennis, gymnastics and more. With the City's direct program partner arm like this, we need to purposely look for all the opportunities to ensure that we have not left any child behind. There is no one way to do it and that represents the very best values of the City in these programs. I expect the numbers to go up because there is capacity at the program, and the program itself needs those resources to deliver to all of the participants. This is a great start.

Mayor Paul said it has been a joy of mine as others on this body to be there during opening day and closing day. One thing that impressed me is how much the program has grown over the years and the number of kids participating. Five years ago there was concern they were going to other facilities because ours was not the best. This body has spent a lot of time, energy and resources to bring those families up to standard with the cooperation from SSYS. We have a phenomenal set of fields and athletic complex for the kids to play, but it has brought in a lot of new athletes. I was astonished at the increase in the number of kids. It takes a lot of volunteer time to do what you do and it does not go unnoticed. The money is important but we could not run it without the people. It is one of the hallmarks of Sandy Springs. Thank you **Sandy Springs Youth Sports VP of Sales Wheat** and staff for your efforts to grow this program.

Vote on the motion. The motion carried by unanimous vote.

Resolution No. 2024-07-98

- B. **2024-179** Request for Mayor and City Council Consideration of a Resolution to Authorize the Lease of Ten New Cardiac Defibrillators/Monitors for the City of Sandy Springs Fire Department and Authorizing the City Manager to Execute Documents to Effectuate Same

Keith Sanders, Fire Chief, presented a recommendation to authorize the lease of ten new cardiac defibrillators/monitors for the City of Sandy Springs Fire Department and authorizing the City Manager to execute documents to effectuate same.

The ten (10) new Cardiac Defibrillators/Monitors will replace the existing frontline Stryker LifePak 15, which will be traded in on this lease. Currently, there are ten (10) units in service, one each on all frontline response apparatus. Nine (9) of these units are no longer under warranty beginning in 2023. Stryker would continue to maintain these monitors under the current service agreement; however, the fee

schedule would increase.

After reviewing the various purchase and lease options, examining the emerging technology for various vendors, and considering the life of the equipment in question, it was decided to pursue a lease option. This option gives us the most flexibility and better return on investment by trading the current models in on new technology in the future.

The City of Sandy Springs Fiscal Year 2025 Operating Budget has appropriated funding available for this lease transaction. The alternative is not to approve the lease transaction and to provide the Department with further direction on the acquisition of equipment to protect and serve the City of Sandy Springs.

Motion and second. A motion was made by **Councilmember Tibby DeJulio**, seconded by **Councilmember Melody Kelley**, to authorize the lease of ten new cardiac defibrillators/monitors for the City of Sandy Springs Fire Department and authorizing the City Manager to execute documents to effectuate same.

Councilmember DeJulio asked is there a big technology upgrade with the ones being used now and the new ones?

Fire Chief Sanders said yes. It is amazing to see the advancement in them. For example, they are more user friendly, more compact for the medics getting on the scene, and all the cardiac information is connected to the software and automatically downloads. Council can be set up for a demonstration and may find it quite remarkable.

Councilmember DeJulio asked will these be on each trucks plus the new vehicle we are getting?

Fire Chief Sanders said that is correct.

Councilmember Jody Reichel said I would love to see one. Is six years the life expectancy of this?

Fire Chief Sanders said it is much longer for what we have now. We have been waiting on the new technology to come out, but it is changing quickly and we will need to go to the next advancement in technology.

Councilmember John Paulson asked what happens to the old ones?

Fire Chief Sanders said they are leased and we are exchanging them for the new ones.

Vote on the motion. The motion carried by unanimous vote.

Resolution No. 2024-07-99

- C. **2024-180** Request for Mayor and City Council Consideration to Approve a Contract Award to BCC Engineering, LLC d/b/a Heath & Lineback Engineers, Inc. for Concept Design Services for the Roswell Road North End Boulevard Project and to Authorize the City Manager to Execute the Contract

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to approve a contract award to BCC Engineering, LLC d/b/a Heath & Lineback Engineers, Inc. for concept design

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services for the Roswell Road North End Boulevard Project and to authorize the City Manager to execute the contract.

The Roswell Road North End Blvd Project is to improve bicycle and pedestrian facilities and improve the safety and operations of the transportation system on Roswell Road, between Roberts Drive and Dunwoody Place, with a landscape median, a 12-foot-wide sidepath with a 5-foot-wide landscape buffer, and a minimum of 1 foot back of path buffer is to be added on both sides of Roswell Road between Roberts Drive and Dunwoody Place. The landscape median will divide northbound and southbound traffic and implement access management improvements to increase corridor safety and operation. The Project will include safety improvements, operational improvements, and will improve accommodations for pedestrian and bicycle traffic at the intersection of Dunwoody Place and Hannover Park Road, and Roswell Road. The Project will add an additional signal system with pedestrian crossing north of Dunwoody Place at North River Parkway. The new signalization should include an alternate access from the non-signalized intersection of Roberts Drive to Roswell Road.

City staff advertised for Request for Qualifications (RFQs) on September 27, 2023. This RFQ followed the Georgia Department of Transportation (GDOT) Procurement Policy and issued the multiphase advertisement. Phase I Statement of Qualifications were due on October 31, 2023. Staff received Statement of Qualification from seven consultants, and the Statement of Qualifications were reviewed by staff and scored using quality-based criteria. Of the seven consultants, four were selected and shortlisted. On December 4, 2023, the four shortlisted consultants were invited to submit the Phase II Technical Approaches. The procurement process closed on December 11, 2023.

The following is a list of the four shortlisted consultants:

1. ATKINSREALIS USA INC. d/b/a Atkins North America
2. Heath & Lineback Engineers, Inc.
3. Gresham Smith
4. NV5 Engineers and Consultants, Inc.

Proposals were evaluated by a committee of four (4) Staff members:

- Wesley Waters, CIP Unit Manager
- Allen Johnson, CIP Project Manager
- Maggie Grant, CIP Project Manager
- Ko Seo, CIP Project Manager

PHASE 1		
CRITERIA	DESCRIPTION	POINTS
Project Manager, Key Team Leader(s) and Prime's Experience and Qualifications	1. Project Manager education, registration, relevant engineering experience, relevant project management experience, experience in utilizing GDOT specific processes, manuals, or guidance. 2. Key Team Leaders' education, registration, relevant technical experience, and relevant experience in utilizing GDOT specific processes, manuals, or guidance. 3. Prime Consultant's experience in delivering projects of similar complexity, size, scope, and	30 points

function.

Project Manager, Key Team Leader(s) and Prime's Resources and Workload Capacity	1. Project Manager Workload 2. Workload capacity of Key Team Leader(s) 3. Resources dedicated to delivering project 4. Ability to Meet Project Schedule	20 points
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PHASE 2		
CRITERIA	DESCRIPTION	POINTS
Technical Approach	1. Provide any unique technical approaches your firm offers relative to addressing anticipated design concepts, use of any alternative methods for delivery (if applicable), and/or management of the project. 2. Identify any unique challenges of the project and how your firm intends to mitigate these challenges, including quality control, quality assurance procedures. 3. Provide any specific qualifications, skills, knowledge of the project and project area which may uniquely benefit the firm and project, and your ability and willingness to meet time requirements.	40 points
Past Performances	Considered information provided via references provided for relevant projects, knowledge any selection committee member has of performance on relevant projects, and performance evaluations or knowledge presented on City and GDOT projects. The Selection Committee will consider all factors in their totality and score from 0 to 10 when arriving at a final score for the Past Performance.	10 points

Proposal Scoring by the evaluation committee for the four (4) firms were as follows:

OFFEROR	CONSENSUS PROPOSAL SCORE	RANKING
Heath & Lineback Engineers, Inc.	85	1
NV5 Engineers and Consultants, Inc.	72.5	2
ATKINSREALIS USA, Inc. d/b/a Atkins North America	55	3
Gresham Smith	55	3

Based upon the review and scoring by Staff and additional requested information to include a scope and a fee proposal, the staff recommends that the City award the concept design contract for the S2105 Roswell Road North End Boulevard Project to Heath & Lineback.

The current estimated fee provided by Heath & Lineback is \$1,149,303.13. Adequate funds have been budgeted and allocated to fund this planned design utilizing federal funds through the Georgia

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Department of Transportation (80%), with the balance of the funds being provided by the TSPLOST 2021(20% local match).

Should the Mayor and City Council not approve the fee submitted, Staff would either begin negotiations with the second (runner-up) firm or re-advertise the Project following the GDOT Procurement Policy.

Motion and second. A motion was made by **Councilmember Melody Kelley**, seconded by **Councilmember John Paulson**, to approve a contract award to BCC Engineering, LLC d/b/a Heath & Lineback Engineers, Inc. for concept design services for the Roswell Road North End Boulevard Project and to authorize the City Manager to execute the contract.

Councilmember Kelley asked is there is potentially an open house associated with this?

Public Works Director Martin said yes there will ultimately be a Project Information Open House (PIOH) associated with concept development.

Councilmember Kelley asked if approved tonight, is an open house expected by the end of the year?

Public Works Director Martin said it will take some time for data collection with a project of this size and scale, and it is an estimated cost of \$17,000,000 to \$20,000,000. I am not familiar with the schedule but it will probably be in 2025.

Councilmember Kelley said I am requesting that the location be as close as possible to the area.

Public Works Director Martin said absolutely. We will look for the right place to do that.

Councilmember Kelley asked what is the difference between the scoping work that we did for this concept design and then design?

Public Works Director Martin said with the scoping work, this project was not yet on any consideration list with Commission (ARC) or the Georgia Department of Transportation (GDOT). It was a project envisioned by the City and defined in the Next Ten Program and more. With the scoping work, one of the primary things we performed with the initial scoping, using a different consultant, was to perform a series of traffic safety studies and measures that uses compelling evidence to GDOT to get their support specifically within their safety program, which is where this project fits. We could then enter this project into the federal process. The primary purpose behind the scoping study was to better define what the project could do and to perform those safety studies that could help pass the measure with GDOT and their traffic engineers and we could get federal funding support from ARC and from GDOT to further this project along. It is an 80/20 match at least in the first phase of design and that is where the scoping study took us.

Councilmember Kelley asked do federal funds only cover the concept design work?

Public Works Director Martin said that is correct.

Councilmember Kelley asked for the design phase of this, will another RFQ be done?

Public Works Director Martin said in this case we have awarded. Unless we need to look for a design consultant again, the award can subsequently be incrementally awarded, and that is not uncommon with a lot of other federal projects, and GDOT does the same. They will award concept up front and as the

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project advances, you have better fidelity on what the scope of services is going to be and preliminary design and then the final design development. You can more clearly define and negotiate those costs as we go along. With ARC and GDOT as partners, we will also update the cost for design as we advance the project through the system, much like with other federally funded projects. It has been some years since having a project in federal design. This is a new exercise within the last few years given the last project with federal design dollars on it.

Councilmember Kelley asked has the cost doubled to nearly \$20,000,000?

Public Works Director Martin said it is a range of \$17,000,000 to \$20,000,000. The concept will help us better understand the full scope of what will be required.

Councilmember Kelley asked did the City have \$9,600,000 in T-SPLOST?

Public Works Director Martin said yes. It helps us to leverage and is what we are looking for federal support to do. It makes a good deal for the City of Sandy Springs.

Councilmember Paulson said the second place engineering scored seventy-five which is not much different from eighty-one. Considering the dollars involved, did you assess the cost of the second place outfit? Where were they relative to this \$1,149,303.13?

Public Works Director Martin said not in this process. By virtue of GDOT's procurement policy that we are required to follow, this is a qualifications based selection.

Councilmember Paulson asked does the high score get it no matter the cost?

Public Works Director Martin said they get a first pass at it, then we negotiate. In the negotiation phase, we reviewed the detail with the consultant team and confirm the fidelity of their assessment of the level of effort required and the cost associated with that effort. If we cannot successfully negotiate the costs with the top score, we move on to number two.

Councilmember Paulson asked do we not have discretion here? At one point, \$1,500,000 was a lot of money for a concept designed for a mile and a half of road. With this process, we do not have a chance to look at the costs that the second place outfit was going to charge.

Public Works Director Martin said not by the rules laid out in the procurement policy. We have the opportunity to validate the reasonableness of the price of number one, and either take it or move on to number two.

Mayor Paul asked is there opportunity to negotiate those prices?

Public Works Director Martin said yes. We clarified scope along the way. That was important out of negotiation.

Mayor Paul asked do you feel comfortable that you have gotten the best value for this project?

Public Works Director Martin said yes. We have had successful work with the Heath & Lineback team who designed Georgia PATH 400. They have done a stellar job. Part of the unknowns come along with state review of a federally funded project, though a mile and a half.

Councilmember Paulson said this is the first time I recall two scores that are relatively close and do not consider the dollars for the second.

Public Works Director Martin said that is to enjoy the use of federal dollars.

Councilmember Paulson said there has been a lot of discussion of what the median is going to look like and where there is going to be the ability to cross and go south and north as you are traveling on Roswell Road. Recall past discussions had to do with accessibility and one of things you are doing is having a signalized intersection there, which the community wanted. My request is that the PIOH be scheduled earlier than later to get community input.

Public Works Director Martin said we had the opportunity to discuss what options are available as they have pursued redevelopment of the shopping center to the east of Roswell Road. We have not been isolated from the development activity that might be taking place.

Councilmember Paulson said I want the community to see what we are planning before we get so far along that we cannot change it.

Councilmember Melissa Mular said in 2025 we are looking at the open house. In general, we will spend \$1,200,000 over. How long will it be for that expenditure? Would it be late 2025 to get the concept design to review?

Public Works Director Martin said by the time we finalize it, we will probably be beyond the year and a half mark. There is open house, consolidation of comments, publication of a concept report, and more. There are many formalities to completing a concept report with a project this size.

Councilmember Mular said there is a large dollar amount for the concept design. What are the programmatic controls to make sure we do not get too far along and realize something else should have been done?

Public Works Director Martin said the advantage of this project is that we are going to have oversight with GDOT. This is outlined as a requirement to take these dollars and step through design on a project like this. Within that, the process has a series of review steps and checks, for example with the National Environmental Policy Act (NEPA) coordinating is a heavy component in the early stages of a project like this and concept development. These are reminders to meet those milestones along the way.

Mayor Paul said this is a state highway, and GDOT has to be deep in the process. We will have two sets of engineers and eyes watching this whole process.

Vote on the motion. The motion carried by unanimous vote.

Resolution No. 2024-07-100

- D. **2024-181** Request for Mayor and City Council Consideration to Approve an Agreement for a Grant Program and a Loan Agreement with the State Road and Tollway Authority and the Georgia Transportation Infrastructure Bank for the Boylston Drive and Hammond Drive Intersection Improvements and Streetscape Project as a Part of the 2024 Georgia Transportation Infrastructure Bank Program

William H. Martin, Jr., AIA, Public Works Director, presented a recommendation to approve an agreement for Grant Program and a Loan Agreement with the State Road and Tollway Authority and the Georgia Transportation Infrastructure Bank for the Boylston Drive and Hammond Drive Intersection Improvements and Streetscape Project as a part of the 2024 Georgia Transportation Infrastructure Bank Program.

The SRTA periodically solicits transportation project applications for a grant and low-interest loan program known as the Georgia Transportation Infrastructure Bank. The GTIB program provides grants and loans to highly competitive transportation projects that enhance mobility and drive economic development in local communities in Georgia. The last GTIB project solicitation was in 2023, and a majority of the funding was awarded to loan and grant/loan combination projects. The current project solicitation closed on January 25, 2024.

The City of Sandy Springs (the “City”) submitted an application on January 25, 2024 for construction funds for the Boylston Drive and Hammond Drive Intersection Improvements and Streetscape Project to keep the project on schedule. The City’s application requested \$900,000.00 in grant funds and \$1,100,000.00 in loan funds for the Project.

On June 6, 2024, SRTA awarded the City \$650,000.00 in grant funds, and \$850,000.00 in loan funds for the Project. The funding amount is less than what was requested, but the City expects to have sufficient funds to construct the Project on schedule with this additional funding.

The Project will realign the intersection of Boylston Drive and Hammond Drive as well as install sidewalk and side paths on the west side of Boylston Drive to complete the pedestrian network between Hammond Drive and Hildebrand Drive. The Project is expected to be advertised for construction bids in Summer 2024.

This Project will continue to spur economic development by creating a safer transportation environment for pedestrians, cyclists, and vehicles. The intersection of Hammond Drive and Boylston Drive (Hammond Glen) is not currently aligned, creating both operational delays and safety issues. The proposed sidewalk and side path is part of the City’s larger vision to build a walkable, bikeable community. The Project has been included in a number of the City’s adopted plans, including the Trail Master Plan (2019) and the Transportation Master Plan (2021). Funding for the local match and preliminary engineering and right-of-way has been programmed in the City’s Capital Improvement Project T-58.

Staff has prepared a cost estimate for the project of \$5,478,207.00. The City has programmed \$3,978,207.00 for the Project out of the Capital Improvement Program. To complete the Project on schedule, Staff recommends accepting the SRTA award of \$850,000.00 in loan funds and \$650,000.00 in grant funds. The interest rate on the 5-year loan is 2.74%. The local match and loan repayment will be provided by the Capital Improvement Program.

The City has not previously identified other funding sources to cover anticipated short falls. The City may choose to forego the awarded loan and grants funds for the Project at this time and find alternative funding or submit an application for a future grant opportunity. Funding gaps at the time of construction, expected to advertise for bids in Summer 2024, may potentially delay project construction.

Mayor Paul said this is some the toughest money to get because there is not a lot in this particular Fund and requires the governor’s approval, and the City received. I sent the governor a thank you note because there were only about a dozen projects or less that were funded this year and the City of Sandy Springs

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was one of the few in urban areas.

Public Works Director Martin said Caitlin Shankle, the City's former Senior Transportation Planner, astutely recognized the criteria, rules and engagement for this program and authored a compelling grant and loan application.

Mayor Paul said I was pleasantly surprised the City of Sandy Springs was chosen by the governor. Thank you everyone involved for your efforts.

Motion and second. A motion was made by **Councilmember Melissa Mular**, seconded by **Councilmember Jody Reichel**, to approve an agreement for a Grant Program and a Loan Agreement with the State Road and Tollway Authority and the Georgia Transportation Infrastructure Bank for the Boylston Drive and Hammond Drive Intersection Improvements and Streetscape Project as a part of the 2024 Georgia Transportation Infrastructure Bank Program.

Councilmember Mular said we were short of our ask which was \$500,000. Is that coming from the budget for this particular project or some other project?

Public Works Director Martin said we ultimately hope to free up some T-SPLOST dollars but we also have CIE dollars programmed against this, and we believe we have adequate funds now within the capital budget to support this project.

Councilmember Mular said the loan repayment is over five years. When the City does the budget process for the fiscal year, is that forecasted into the budget?

Toni Carlisle, Chief Financial Officer, said yes.

Councilmember Mular asked does the City keep track of GTIB funds available? What is the balance?

Chief Financial Officer Carlisle said we keep up with what we borrow and owe. The balance is not available tonight, but this data can be provided to Council.

Public Works Director Martin said the exact number is not available, but we have received GTIB funding for three projects. This would be the third of those. The first was Roswell Road at Windsor Intersection Project. The second project, construction of Denmark Drive from Roswell Road to Boylston, and now this project. In the case of the first two projects, though we were awarded the loan, the City did not exercise use of the loan component, only the grant. This is the first time we are expected to use both grant and loan on a GTIB project.

Councilmember Reichel said this a great and well-needed project. Is the City studying the Hammond Drive at Roswell Road Intersection?

Public Works Director Martin said we have. Hammond Drive at Roswell Road is a part of the future phase of the Hammond Drive Corridor Improvements. Currently, we have funded Phase 1 from Boylston and Glenridge. As an interim, we also perform studies using the consultant team that is working on Hammond Drive Phase 1 now to look at what interim traffic changes we may need to execute once the Hammond Drive Phase 1 is implemented. That would glue into this intersection project. It is a restriping exercise we have envisioned from Roswell Road to Boylston like when we implemented the striping exercise for City Springs, to ultimately get to the next phase of construction and full implementation.

Vote on the motion. The motion carried by unanimous vote.

Resolution No. 2024-07-101

- E. **2024-182** Request for Mayor and City Council Consideration to Declare as Surplus Certain Property Owned by the City and Directing Disposal of the Same

Toni Carlisle, Chief Financial Officer, presented a recommendation to declare as surplus certain property owned by the City and directing disposal of the same.

When the Code of Ordinances of the City of Sandy Springs were established, it allowed that the under the supervision of the City Manager, the City Purchasing Agent should arrange and negotiate for the sale or otherwise disposal of all surplus equipment and supplies or real estate of the City or any using agency (Section 2-334. Purchasing Agent). Sandy Springs Purchasing Policy requires all Departments to report all surplus or obsolete goods to the Purchasing Agent; and that they be declared Surplus by Mayor and City Council.

The Surplus consists of goods from the following Departments as listed in Exhibit A:

1. Police
2. Fleet

Upon review of the goods listed in Exhibit A, staff recommends that they be declared Surplus and for the Purchasing Agent under the supervision of the City Manager to dispose of surplus property in a manner as is determined to be the most advantageous method of disposing the goods, including transfer; donation; recycle; trade-in; and/or sale.

All equipment is used and is sold as is with no warranty expressed or implied. The goods listed for Surplus represent a limited dollar value for the City.

Motion and second. A motion was made by **Councilmember Jody Reichel**, seconded by **Councilmember John Paulson**, to declare as surplus certain property owned by the City and directing disposal of the same.

Councilmember Paulson stated it is surprising that one car for the Police Department had twenty-six thousand miles and is declared as surplus.

Andrew Spears, Captain, Sandy Springs Police Department said the vehicle was totaled out.

Mayor Paul said there were a number of new police cars bought this year to replace the ones that were damaged.

Vote on the motion. The motion carried by unanimous vote.

Resolution No. 2024-07-102

- F. **2024-183** Request for Mayor and City Council Consideration to Authorize the Donation of a Surplus Vehicle to the Cherokee County (North Carolina) Sheriff's Office

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Police Captain Spears presented a recommendation to authorize the donation of a surplus vehicle to the Cherokee County (North Carolina) Sheriff's Office.

The Cherokee County Sheriff's Office is in the southwestern most corner of North Carolina and borders the State of Georgia to the north. Due to its remote location and proximity away from metro areas in the state, funding for this part of the state and the Sheriff's Office is limited. Due to their financial situation, the Sheriff's Office has expressed interest in receiving surplus items and vehicles from the City of Sandy Springs.

The SSPD has in its inventory a 2011 Ford F-350 Super Duty (1FT8W3B6XBEC68757) that is determined to be surplus. The vehicle is one of our old Traffic Response Vehicles (TRV) and has reached its service life. The vehicle needs catalytic convertor repairs, which is estimated to be several thousand dollars. The outdated vehicle has been replaced with updated vehicles and this one is no longer needed to perform the PD functions. The financial impact will be minimal as this vehicle is of little to no value to the COSS and will bring very little revenue if sold.

Motion and second. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to authorize the donation of a surplus vehicle to the Cherokee County (North Carolina) Sheriff's Office.

Councilmember DeJulio asked what kind of vehicle is the City giving?

Captain Spears said it is a 2011 Ford F-1350 and our first HERO truck.

Vote on the motion. The motion carried by unanimous vote.

Resolution No. 2024-07-103

X. Reports

A. 2024-185 Mayor and Council Report

Mayor Paul said it was a very big milestone this week as we topped of the new police headquarters and court system. We are now focused on the interior and some exterior, and hopefully move in April of next year. Glad to get this process done.

The Jersey Boys performance in the main theatre is phenomenal. I have seen it at the Fox Theatre and listened to the original cast on Broadway, and this is as good or better than any of those. Hopefully everyone takes the opportunity to see them.

Sunday night on Heritage lawn was another great concert and it was great many were dancing.

This Stars and Stripes celebration was the largest crowd the City had with an estimated ten thousand people in attendance. Thank you to our first responders and everyone who worked to get things done. It was an amazing evening for the Sandy Springs community.

Fire Station 5 opened in District 1 where **Councilmember John Paulson** presides, and we are glad this finally happened.

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Council attended the Georgia Municipal Association (GMA) Convention in Savannah and I was named GMA's Chairman of the Transportation Committee for the next two years. It was an honor to take on something that Council spent a lot of time talking about tonight, and that is so important to the Sandy Springs community.

In January of last year, I received an email from a mother with a special needs child who had been using an Americans with Disabilities Act (ADA) swing for children called We-Go-Swing at Morgan Falls Park. For safety reasons, it was taken down because it did not meet the standards. She contacted me to ask about getting the swing restored because that was the highlight of her son's life. It took some time to find one that had the requirements for safety and more, and after several months Staff found and installed it. I received an amazing congratulatory note from her. Sometimes we think the little things do not matter much but in the overall scope of what this body does, that swing meant a lot to one child. This week, a friend of the family notified me Michael Patrick Sullivan died on July 6. He was four years old. I was heartbroken to learn that Michael passed but gratified to know that this body had a part to impact and bring joy and happiness to his unfortunately short life.

Councilmember John Paulson said we will meet in two weeks on August 6 at National Night Out. This will be a fantastic evening on City Green and also there is a school program that goes along with that. The event is typically well represented by Police, Fire, and more.

Councilmember Tibby DeJulio said remember we start the Council Meeting at 5 p.m., not 6 p.m. on that day.

Mayor Paul said my three-year old grandson already has his fire gear for the occasion and is eager to attend the event.

Councilmember Melody Kelley said Juneteenth went well and a note was sent to myself and this body from Kathy Wells, Chair, Lynnwood Park Foundation, Inc. It reads:

I wanted to personally thank you, Mayor Paul, the council and your entire team a *million times* for an OUTSTANDING JUNETEENTH CELEBRATION!! You nailed it in every imaginable way from taking us back to our roots through education and celebration to providing activities to engage our youth of all ages and opportunities for black owned businesses to thrive on the city lawn. LOVED IT!! Thank you for collaborating and inviting surrounding cities in north Atlanta to take part in this wonderful recognition of Black/American History.

I was awed by the performance of song, dance, art and creativity abound, presented in a manner to inspire the audience to seek and do more to embrace our history! The activities outside were equally as riveting, to see people of all races, ages, backgrounds and ethnicities celebrate the Juneteenth holiday with love, appreciation and value. To see history unfold as Ms. Shirley Peters, from DeWald's Alley speak to the audience, *I near cried!!* On this day, I could not have been more proud to be a black woman in America, especially one who has resided in north Atlanta *all of her life*. THANK YOU for bringing a welcomed show of Black/American history and DEI to this side of the ATL!

I sincerely appreciate all of the efforts you and your team put forth in making this event a "meaningful" celebration of FREEDOM.

Mayor Paul thanked **Councilmember Kelley** and her team for all their efforts. I could not agree more with the sentiment that you just expressed from that participant.

B. 2024-186 Staff Reports

1. May 2024 Unaudited Financials

Toni Carlisle, Chief Financial Officer, reviewed the May 2024 unaudited financials.

As of May, the City is 11 months into the fiscal year and at 91.67 % of the budget year. Revenues are at 108.42% and expenditures are at 85.60% of the budget. The overall departmental expenditures are trending between 35% and 89%, and are being managed as expected as we near the end of this fiscal year.

XI. Executive Session

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to recess from regular order and enter executive session for the purposes of real estate and litigation discussion. The motion carried by unanimous vote.

Passed Yes 6, No 0, Abstained 0

Yeas: John Paulson, Melody Kelley, Melissa Mular, Jody Reichel, Tibby DeJulio, Andrew Bauman

Nays: None

The Executive Session began at 7:58 p.m.

Motion and vote. A motion was made by **Councilmember John Paulson**, seconded by **Councilmember Tibby DeJulio**, to adjourn the executive session and return to regular order. The motion carried by unanimous vote.

Passed Yes 6, No 0, Abstained 0

Yeas: John Paulson, Melody Kelley, Melissa Mular, Jody Reichel, Tibby DeJulio, Andrew Bauman

Nays: None

The Executive Session ended at 9:36 p.m.

XII. Adjournment

Motion and vote. A motion was made by **Councilmember Tibby DeJulio**, seconded by **Councilmember John Paulson**, to adjourn the meeting. The motion carried by unanimous vote.

The meeting adjourned at 9:37 p.m.