



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Jody Reichel – District 4

Tibby DeJulio – District 5

Andy Bauman – District 6

Monday, June 30, 2025

Special Called Meeting

4:30 PM

The City Council Special Called Meeting will be held in the Barfield Conference Room, 2nd floor, at Sandy Springs City Hall (1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: www.SandySpringsGA.gov/stream

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order - Mayor Rusty Paul

II. Roll Call and General Announcements - City Clerk

III. Approval of Meeting Agenda

IV. Public Hearing

- A. **2025-117** Request for Mayor and City Council Consideration of a Resolution to Adopt the 2024-2025 Annual Capital Improvement Element Update
(Presented by Ginger Sottile, Director of Community Development)

V. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.
1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Honorable Mayor and City Council Members
FROM: Helen Owens, Planner III/Zoning Administrator
DATE: June 26, 2025 Submission for the June 30, 2025 Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution to Adopt the 2024-2025 Annual Capital Improvement Element Update

Recommendation:

Staff recommends approval of the resolution to adopt the 2024-2025 Capital Improvements Element (CIE) Annual Update.

Background:

All local governments that utilize an impact fee program under the Georgia Development Impact Fee Act (GDIFA) must include a Capital Improvements Element (CIE) in their comprehensive plans and update the Capital Improvements Element (CIE) portion of their plan annually. The City of Sandy Springs is required to approve an annual update to a Capital Improvements Element and Short Term Work Program by June 30, 2025.

The Annual Financial Report has been adjusted to reflect the 2024-2025 beginning balances, impact fees collected and accrued interest for each public facility type. The Work Program was updated to show change in estimated costs of specific Public Safety and Road Improvements projects and to include sub-projects of intersection improvements.

Discussion:

The CIE Annual Update was prepared in accordance with the Development Impact Fee Compliance Requirements, and on April 15, 2025 the Mayor and City Council approved a resolution to transmit a draft for regional review. Staff received final approval from DCA on June 25, 2025 and it is now ready for adoption.

Financial Impact:

The Capital Improvement Element is a required component of the City's Impact Fee program and must be adopted and submitted to the Georgia Department of Community Development (DCA) to maintain the City's compliance and ability to collect and utilize impact fees.

Alternatives:

The Georgia Department of Community Affairs requires that the Mayor and City Council authorize the adoption of the final Capital Improvements Element (CIE) Annual Update.

Review:

Kristin Byars Smith, Assistant City Manager
Ginger Sottile, Director of Community Development
Kristin Byars Smith, Assistant City Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 6/26/2025
Approved - 6/27/2025
Approved - 6/27/2025
Approved - 6/27/2025
Approved - 6/27/2025
Final Approval - 6/27/2025

Attachments:

1. Resolution CIE Adoption 2025
2. 2025 CIE Update

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ADOPT 2024-2025 CAPITAL IMPROVEMENTS ELEMENT (CIE)
ANNUAL UPDATE**

WHEREAS, the City of Sandy Springs has prepared an annual update to the Capital Improvements Element and Work Program; and

WHEREAS, the annual update of the Capital improvements Element and Work Program was prepared in accordance with the Development Impact Fees Compliance Requirement and the Minimum Planning Standard and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and

WHEREAS, public hearings were held at City Hall on April 15, 2025 to approve the transmittal of the draft annual CIE update, and on June 30, 2025, to approve the adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA THAT:

1. That the Mayor and City Council of the City of Sandy Springs does hereby adopt the 2024-2025 annual update of the Capital Improvements Element and Work Program covering the five-year period from 2024 to 2029 to the Atlanta Regional Commission Regional Development Center for Regional review, as per the requirements of the Georgia Planning Act of 1989.
2. The City Manager and appropriate City staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this the 30th day of June 2025.

Approved:

Rusty Paul, Mayor

Attest:

Raquel D. González, City Clerk
(Seal)

ANNUAL FINANCIAL REPORT FOR 2024 (thru 06/30/24)

FINAL

as of 06/18/25

Public Facility Type *	Total Impact Fee Fund	Transportation	Parks & Recreation	Public Safety
Service Area	City Wide	City Wide	City Wide	City Wide
Beginning Impact Fee Fund Balance	\$6,566,207.21	\$1,888,795.17	\$4,417,906.36	\$259,505.68
Impact Fees Collected	\$79,862.04	\$20,000.40	\$54,524.04	\$5,337.60
Interest Income Current Year (see NOTE)	\$290,597.43	\$83,526.11	\$195,538.53	\$11,532.79
Project Expenditures **	(\$1,112,763.74)	(\$751,867.99)	(\$278,395.75)	(\$82,500.00)
Administrative Costs ***	(\$2,395.86)	(\$605.10)	(\$1,703.09)	(\$87.67)
Impact Fee Refund	\$0.00	\$0.00	\$0.00	\$0.00
Ending Impact Fee Fund Balance	\$5,821,507.08	\$1,239,848.59	\$4,387,870.09	\$193,788.40
Impact Fees Encumbered****	\$4,654,252.98	\$612,769.24	\$3,863,983.74	\$177,500.00

NOTE: Interest was earned by Impact Fee bank balances, but is credited to the City's Operating Account (and is recorded in the General Fund) due to the City's banking set-up; pro-rated FYE2024 interest will be calculated and allocated to ImpFee revenue as of 06/30/24.

* Impact Fees not collected for these Public Facility types:

- Water Supply (Provided by City of Atlanta)
- Waste Water (Provided by Fulton County)
- Libraries
- Stormwater

** Project Expenditures relate to:	Transportation - T0058 City Center Trans Network	\$751,867.99
	Parks & Recreation - P0019 Old Riverside Drive Park	\$270,780.75
	Parks & Recreation - P0020 Crooked Creek Park	\$7,615.00
	Public Safety - FL233 New Vehicle (MRU)	\$82,500.00

*** Administrative costs represent expenses for Impact Fee Program Evaluation & Update up to the allowable limit of 3% of collections--
Total administrative cost reported above does not include excess amounts recorded in FYE2024 that will be reclassified out of the Impact Fee Fund in FYE2025
(the FYE2025 reported amount will not include the effect of the recalssification to be recorded in FYE2025).

**** Impact Fees encumbered relate to:	Transportation - T0058 City Center Trans Network	\$612,769.24 remaining
	Parks & Recreation - P0019 Old Riverside Drive Park	\$3,729,219.25 remaining
	Parks & Recreation - P0020 Crooked Creek Park	\$134,764.49 remaining
	Public Safety - FL233 New Vehicle (MRU)	\$177,500.00 remaining

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Project Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Parks and Recreation													
Old Riverside Drive Park Improvements	x	x	x	x	x						\$6,000,000	Impact fees and General Fund	Capital Project #P0019
1 new playground		x	x	x	x	x				Recreation and Parks		96.24% impact fees; General Fund	
1 new grassed playfield		x	x	x	x	x						42.77% impact fees; General Fund	
2 new picnic shelters		x	x	x	x	x						92.67% impact fees; General Fund	
1 new restroom building		x	x	x	x	x						85.54% impact fees; General Fund	
Roswell Road bike/ped bridge (over Chattahoochee River)	x	x	x	x	x	x	x	x	x	Recreation and Parks	\$725,882	27.74% impact fees; General Fund	Capital Project
1 new park walking trail at Crooked Creek Park	x	x	x	x						Recreation and Parks	\$600,000	96.24% impact fees; General Fund	Capital Project Complete
Park Land Acquisition	x	x	x	x	x	x	x	x	x	Recreation and Parks	\$4,242,375	100.00% impact fees	Capital Project #P0031
Project Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Public Safety													
Construct Panhandle Fire Station 5		x	x	x						Fire / Administration	\$10,000,000	100% impact fees	Capital Project Complete
Purchase Medical Response Unit				x						Fire Rescue	\$260,000	66.67% Impact Fees 33.33% General Fund	Order placed 02/21/24 (12-18 month delivery) CIP# FL233
Relocate Fire Station 4 (New Location within City Limits)					x	x	x			Fire Rescue	\$22,500,000	100% impact fees (if available)	PF007

5-YEAR WORK PROGRAM ADDENDUM: IMPACT FEE ELIGIBLE PROJECTS

Fire Station 1 New Build					x	x	x			Fire Rescue	\$17,000,000	Impact fees only for square footage that is greater than current square footage of existing building	
New Fire Station 6 (Dunwoody Place Station)									x	Fire Rescue	\$20,000,000	100% impact fees (if available)	
Construct Police Headquarters and Municipal Court Complex	x	x	x	x	x					Police / Administration	\$49,000,000	27.74% impact fees; General Fund	Capital Project #F0009
Road Improvements													
Boylston at Hammond Drive Intersection and Streetscape	x	x	x	x	x	x	x			Public Works	\$5,478,207	28.7% impact fees; General Fund	Capital Project #T0058-1; TSPLOST II List
Johnson Ferry Rd./Mt Vernon Hwy Improvement	x	x	x	x	x	x	x			Public Works	\$27,300,000	28.7% impact fees; General Fund	Updated description to Capital Project TS-191
Roswell Road North Boulevard Project	x	x	x	x	x	x	x	x	x	Public Works	\$9,680,000	28.7% impact fees; General Fund	TSPLOST II List
Abernathy Rd. road and intersection improvements					x	x	x	x	x	Public Works	\$ 16,451,000	28.7% impact fees; General Fund	cost estimate is for ROW and Construction; project will not be completed by 2030
Project Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	Responsible Party (City Dept.)	Estimated Cost	Funding Source	Notes/ Explanation
Holcomb Bridge/River Exchange @ Spalding Dr Intersection	x	x	x	x	x	x				Public Works	\$3,000,000	28.7% impact fees; General Fund	Capital Project T-0066-funded by GDOT
Intersection - Roswell Rd. @ Morgan Falls Rd.						x	x	x	x	Public Works	\$4,924,000	28.7% impact fees; General Fund	cost estimate is for intersection improvement
Intersection - Roswell Rd. @ Dalrymple Rd.	x	x	x	x	x	x	x	x	x	Public Works	\$ 7,800,000	28.7% impact fees; General Fund	phase 2 will last through 2029
Intersection - Colquitt Rd. @ Pitts Rd.						x	x	x	x	Public Works	\$500,000	28.7% impact fees; General Fund	anticipated to start in a future year
Intersection - Peachtree Dunwoody Rd. @ Crestline	x	x	x	x	x	x	x			Public Works	\$1,000,000	28.7% impact fees; General Fund	To be completed in phases
Intersection - Roswell Rd. @ Lake Placid				x	x	x	x			Public Works	\$500,000	28.7% impact fees; General Fund	To be completed in phases