



SANDY SPRINGS

CITY CLERK'S OFFICE

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1
Steve Soteres – District 2
Chris Burnett – District 3
Jody Reichel – District 4
Tibby DeJulio – District 5
Andy Bauman – District 6

Tuesday, January 7, 2020

Regular Meeting

6:30 P.M.

I. Call to Order - - Mayor Rusty Paul

II. Roll Call and General Announcements - - City Clerk

III. Pledge of Allegiance - - Mayor Rusty Paul

IV. Public Comment

V. Approval of Meeting Agenda

VI. Consent Agenda

- A. **2020-41** Meeting Minutes of the December 17, 2019 Work Session & Regular Meeting
- B. **2020-3** Acceptance and Approval of an Agreement to Purchase Real Estate related to the Spalding Drive Sidewalk Project
(Presented by Dan Lee, City Attorney)

VII. New Business

- A. **2020-57** Request for Mayor and City Council Consideration of Approval of a Contract with Chappell Construction for Heritage Sandy Springs Park Restroom Improvements
(Presented by Michael Perry, Director of Recreation and Parks)
- B. **2020-58** Request for Mayor and City Council Consideration of Approval of a Contract to Construct Project TS164 Windsor Parkway Sidewalk Project, from Crestwicke Pointe to City Limit
(Presented by Marty Martin, Director of Public Works)
- C. **2020-59** Request for Mayor and City Council Consideration of Approval of a Contract to Construct Project T0033-7, CDBG Sidewalk, Roswell Road from Long Island Drive to Stewart Drive
(Presented by Marty Martin, Director of Public Works)

- D. **2020-65** Request for Mayor and City Council Consideration of a Resolution to Quitclaim the Properties of Hammond Park, Sandy Springs Tennis Center, Abernathy Greenway Park, and Morgan Falls Overlook Park to the City of Sandy Springs Public Facilities Authority
(Presented by James Tolbert, Assistant City Manager)
- E. **2020-1** A Resolution to Appoint Kevin King to the City of Sandy Springs Planning Commission
(Presented by Mayor Rusty Paul)
- F. **2020-4** A Resolution Appointing Members to the North End Revitalization Advisory Committee
(Presented by Mayor Rusty Paul)

VIII. Reports

- A. **2020-42** Mayor and Council Report

IX. Executive Session

- A. **2020-50** Litigation

X. Adjournment

Work Session Meeting of the Sandy Springs City Council was held on Tuesday, December 17, 2019 at 6:01 p.m., Mayor Rusty Paul presiding.

Invocation – Rabbi Ellen Nemhauser, Union for Reform Judaism

Council Members present: Council Members: John Paulson, Chris Burnett, Jody Reichel, Andy Bauman, Steve Soteres and Tibby DeJulio.

STAFF DISCUSSION ITEMS

Fire

1. 19-422 Fire Station No. 2 Design

Fire Chief Keith Sanders presented Hussey Gay & Bell, the architects that have helped with the Design of Fire Station No. 2, which will replace the fire station currently at the corner of Johnson Ferry and Sandy Springs Circle. Council approved the funding for this project in the 2020-2021 budget. Chief Sanders thanked Ginger Sottile, the Community Development team and Assistant City Manager, Jim Tolbert, for helping to ensure that we are in compliance with the Development Code. He introduced Chris Caudle, principal architect and John Pickens, engineer to give a brief presentation. John Pickens, engineer, spoke to the actual site. The intent is to pull the building closer to Sandy Springs Circle and Johnson Ferry Road, which will open the back portion of the lot. The proposed site will have water quality, channel protection and impermeable pavers to help clean the water prior to release. There are currently utilities on site; water, sewer, gas and power are all on the site. The infrastructure for power, communications, and some of the gas, is along the ROWs of Sandy Springs Circle and Johnson Ferry. Chris Caudle discussed the buildings. Beginning with the truck bays, there is a ‘hot zone.’ When returning from an incident, firefighters will go into the Decon Room, ventilated to the outside, so it does not contaminate the bay and the living areas for the fire fighters. They can wash and shower; wash all their gear and prep for the next mission on that side of the fire house. What is shown in yellow is the front door, where the public can come in; there is a display area there for the fire fighters to display things they are proud of or fallen or wounded fire fighters, a way to remember them. A restroom is up front; then a meeting room that can be used by both the fire fighters and the public as well. What is shown in green is just for the fire fighters. The first floor is composed of the kitchen, the day room, the family room or a living room, to keep it bright and open to the outside. They will have some courtyard space where they can have a grill and spend some time outside. There are stairs at each end of the wing. One of them is a training stairs that they can use, while they are on-site, in their down time. The second floor, there are dorms, the Battalion Chief’s Office and two Lieutenants’ offices, men’s and women’s sleeping rooms, showers, and laundry for use of convenience. Also, on the 2nd floor is a large fitness room and a study room. This is at a schematic design level; moving into design development with bidding for the construction next year.

Council Member Paulson questioned if this has been sized to accommodate the next 50 years.

Fire Chief Sanders stated that the site has been maximized to meet the needs for the future for that location. This station carries about 6500 calls a year. We are not losing anything; we are maintaining what we have and looking to future locations to expand further there as well. Chief Sanders stated that he has experienced the vacuum system to the vehicles. They are expensive and get stolen sometimes. We have gone to a no-spoke device that actually attaches to the muffler system, we have a PO out, and will add it to each one of our units that sit in those bays to protect our folks. This is also the reason for the design of the ‘hot zone.’ We are taking every type of precaution that we can to ensure that our fire fighters are protected. Later in this meeting, I will be bringing to Council’s attention a purchase of an apparatus for housing and storing a lot of decon equipment. We are having to decon them on the scene now. 1 out of every 3 fire fighters have been diagnosed with some form of cancer due to the carcinogens, so we are taking it extremely seriously. We feel like we have a good plan moving forward. We plan to include our rescue boat, as well as the PD’s

Bearcat that they use, so we can keep that in-house as well. We are maintaining the same amount of capacity that we've always had at the station. As to the ambulances, under their new contract, they are no longer worked on 24 hours shifts; they are on 12-hour shifts, so there is no downtime for sleep. They are welcome to come into the station, in the living quarters, if they are not on a call, but we worked that arrangement out with them. They will no longer have a place of sleep at this station. Chief Sanders confirmed that the ambulances do park at the fire station and will be more functional parking there a in the past.

Council Member DeJulio questioned that the new fire stations are controlling emissions from these newer trucks, which have really big engines on them. He stated that he had read something that said there is something that can be connected to the exhaust, so that the fire fighters did not have to breathe this emission. Assuming we are going with the latest technology to protect our folks here.

Council Member Bauman questioned the bays if the double loaded. So while there are 3 bays, you can accommodate more than 3 vehicles. In regards to ambulances, do they currently stage out of there from time to time? He also questioned if they sometimes park at the fire station.

Consensus of the Council ws to proceed to the Next Steps.

Community Development

2. **19-423** Announcement to Mayor and City Council of the 30-day Comment Period for the 2020 Draft Analysis of Impediments (AI) to Fair Housing

Community Development Planner Louisa Tovar stated that this item was brought before the Council during the November 19 Regular session where the initiation process of the Analysis of Impediments was introduced. Since then, staff has prepared a draft document which will be available for public comment. Tonight we are announcing the required 30-day comment period. The Analysis of Impediments draft will be available for public comment from December 20, 2019 through January 20, 2020. However, since the comment period falls within the holiday season, staff will extend the January 20, 2020 deadline until February 20, 2020. The staff will advertise this deadline extension through the required legal notices and on the City's website. Hard copies of the draft will be placed at City Hall, the Benson Center and the Community Assistance Center. An electronic copy of the document will be also available on the City's website. A final draft will be submitted to Council at a March Regular Session for adoption of the Analysis of Impediments. Planner Tovar stated that this document, the Analysis of Impediments, is due every 5 years, so the 2020 Census information will be included in the next reporting of the data.

Mayor Rusty Paul reiterated that there is no action required, this is just a public announcement. He also stated that the Census will not affect this aspect. It could affect our CDBG funding, if it is determined we have fewer, or more, residents that meet the low-mod income levels that are required to be eligible for CDBG. It could affect our funding, but this piece is for compliance. If we do not comply with this piece, we don't get any money at all. Mayor Paul said that this document cannot be held to include the 2020 Census, it will be updated with the 2020 Census in 5 years, when the next report for compliance is due.

Council Member Paulson wanted to verify that the comment period is over in February. He stated that next year is the Census and wanted to know when this will be updated with the 2020 Census. He questioned could this be held for that data.

There being no further discussion, the meeting adjourned at: 6:17 p.m.

Date Approved: December 3, 2019.

Russell K. Paul, Mayor

Coty Thigpen, City Clerk

The Regular Meeting of the Sandy Springs City Council was Tuesday, December 17, 2019, at 6:18 p.m., Mayor Rusty Paul presiding.

CALL TO ORDER

Mayor Rusty Paul called the meeting to order at 6:18 p.m.

City Clerk Coty Thigpen reminded everyone to silence all electronic devices at this time. Additionally, those wishing to provide public comment are required to complete a public comment card. Public Comment Cards are available online and at the Chamber entrance and submitted to the City Clerk before the meeting begins.

City Clerk Thigpen called the roll.

Mayor: Mayor Rusty Paul - present.

Council Members: Council Member John Paulson, Council Member Chris Burnett, Council Member Jody Reichel, Council Member Tibby DeJulio, Council Member Steve Soteres and Council Member Andy Bauman.

PLEDGE OF ALLEGIANCE

Mayor Rusty Paul led the Pledge of Allegiance.

PUBLIC COMMENT

City Clerk Coty Thigpen stated there are one public comment card.

Theodore Davis, III, 5230 Green Oak Court, Sandy Springs GA. Spoke to request that the City Council and Mayor exercise increased transparency in governing. He noted various meetings. He also requested that the Council Agenda be published prior to the Friday before the meeting. He also spoke to live streaming the Mayor / City Council meetings.

Mayor Paul closed the Public Comment Period.

APPROVAL OF MEETING AGENDA

1. **19-424** Add or remove items from agenda

Motion and Vote: Council Member DeJulio moved that the meeting agenda be approved for Tuesday, December 17, 2019. Council Member Reichel seconded.

Vote on the Motion: The motion carried unanimously.

CONSENT AGENDA

2. **19-425** Meeting Minutes
1. December 3, 2019 Regular Meeting
(Coty Thigpen, City Clerk)

Motion and Vote: Council Member Bauman moved that we adopt the consent agenda for Tuesday, December 17, 2019. Council Member Burnett seconded.

Vote on the Motion: The motion carried unanimously.

PRESENTATIONS

3. 19-426 FY2019 Comprehensive Annual Financial Report (CAFR) – Mauldin & Jenkins, LLC

Finance Director Karen Ellis stated we have Adam Fraley here tonight to give the presentation for year ending June 30, 2019 Comprehensive Annual Financial Report.

Adam Fraley, Mauldin & Jenkins, LLC presented the Audit FY2019 Comprehensive Annual Financial Report (CAFR) along with the *Auditor's Discussion & Analysis*, which is the summary of the financials for the year for the City, as well as, a summary of our audit results. He mentioned that, again, the City of Sandy Springs received a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the CAFR FY2018. Mr. Fraley noted that under Management's Discussion and Analysis for YE June 30, 2019, is where they would normally note any findings related to the audit cited; he reported that they did not have any findings that the Auditing Standards requires to report this year.

Council Member Burnett questioned was there anything in the materiality at all in the items; he stated that he saw no footnotes in there about materiality. He asked about any potential recommendations for the City in 2020 and beyond.

Council Member Bauman asked Mr. Fraley to elaborate about being around during the course of the year. For the current fiscal year, there have been big changes by bringing contracted employees in-house, so the HR and payroll numbers have increased over last year. Being that this is an important year of transition, he asked about any comments for Council about what might be on the interim statements that are being yielded between now and the first year. He asked if his firm was who the City called when considering the transition from some of the contracts with outside providers, particularly the staffing contracts. Council Member Bauman wanted to reiterate that there is no policy that would prevent staff from reaching out to the auditing firm during the course of the year, if a question arises on how to account for a particular transaction or if, in fact, a question is raised like it was during our budgeting process by Council. The Mayor and Council review the monthly financials typically without a whole lot of comment. Council Member Bauman stated he is usually looking for variances or things that might pop out on the monthly, but certainly not doing an audit of it. The City relies heavily on this document; and, will read it intently when this night is through. In the coming year, the audit will be particularly significant given that there are some anticipated expenditures, versus what might have otherwise been spent under those out-sourcing contracts. He asked if there are any recommendations on how the City might want to monitor that in the interim, during the coming year.

Finance Director Karen Ellis confirmed that there is no policy that would prevent staff from reaching out to the auditing firm. She mentioned that is especially true for the Arts Center, which is a new fund for the City. How we transition that from a special revenue fund to what we are going to create now, which is an enterprise fund. The hope is that it will be more of a business oriented fund, so that was something that was consulted with the auditors to make sure it is accounted for and when the audit comes around, it is in the right place. Finance Director Ellis said that she had spoken with Interim City Manager Peggy Merriss,

that she is keeping a tally on this. She stated that she could, at any time, get anyone up to speed on the transition. There was a recent budget amendment to make sure everything is 'trued up,' but the City has some amount of savings when it comes to the transition period. Right now, the City is trending normal or it would have been brought to Council's attention.

UNFINISHED BUSINESS

4. **19-427** Request for Mayor and City Council Consideration of a Revised 2020 Planning Commission Meeting Schedule

Community Development Director Ginger Sottile presented that typically the Planning Commission meets on the 4th Tuesday. The recommendation is that the meetings be moved to the Wednesday, immediately following the second Mayor and City Council meeting. By rearranging the Planning Commission schedule, it will open up the Studio Theatre for more programming opportunities. The notices and all are reflected on the table provided in the Council package and on the City's website.

Mayor Rusty Paul stated that one of the challenges in using this room (Studio Theatre) for things other than City events is because of the particular schedule. Shaun Albrechtson has been working with particular staff to see if we can alter the schedules a little bit to open this up for more utilization by the community and other things he has planned for this. This is a good move that will help activate this space, which has been underutilized.

Motion and Vote: Council Member Reichel moved to approve Agenda Item 19-427, Request for Mayor and City Council Consideration of a Revised 2020 Planning Commission Meeting Schedule. Council Member Paulson seconded the motion.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2019-12-166

NEW BUSINESS

5. **19-428** Request for Mayor and City Council Consideration of a Contract with American Facility Services

Facilities Director Dave Wells presented this is a request to approve a contract with American Facilities Services (AFS) for a city-wide housekeeping contract. In January 2019, the Facilities Department temporarily took over the management of housekeeping services for the City Hall and the Arts Center, when the management contract with Spectra was terminated. Working with Purchasing, the City engaged a replacement housekeeping contractor as soon as possible. Staff utilized the City of Alpharetta's Procurement Award to AFS through statewide-authorized piggybacking contract. On January 28, City Manager signed a five (5) month contract with AFS for \$114,750.00. After contracting with AFS for five months to assess the results, the City wants to expand the contract to include both police buildings at Morgan Falls, the Tactical Training Center, Simulation House, Municipal Court, Trowbridge Warehouse and the Recreation Park facilities. The new monthly contract amount is \$36,525.00 per month. Previous contracts were negotiated in a piecemeal fashion and having all facilities under one contract would provide efficiencies. Under the new contract, the revised monthly amount is reduced to \$33,633.00, as shown in Exhibit "A," with a total budget impact for the duration of fiscal year 2020 of \$201,798.00. Staff recommends the Mayor and City Council approve the contract with American Facilities Services in the

amount of \$201,798.00, for the period of January 1, 2020 through June 30, 2020, subject to Legal and Finance Departments review and approval. Director Wells stated that the contract will go out to the end of the fiscal year, and then it can be awarded every year for up to 3 years, depending on their services. Initially, the five (5) month contract was a piggyback contract, because of the short timeframe that we had to fill that position. The company, hired from Alpharetta's contract is doing a phenomenal job. We started extending it out to other departments; everyone is happy with them.

Motion and Vote: Council Member Paulson moved to approve Agenda Item 19-428, Request for Mayor and City Council Consideration of a Contract with American Facility Services. Council Member DeJulio seconded the motion.

Council Member Paulson reiterated that this contract is for the next six (6) months, and then what happens. So, the decision here was not to put this out for competitive bids, but to piggyback on the City of Alpharetta.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2019-12-160

6. **19-429** Request for Mayor and City Council Consideration of a Contract Award to Construct Synthetic Turf Infield Areas at Morgan Falls Athletic Complex and Fund Transfer

Recreation and Parks Director Mike Perry presented that earlier this year funds were allocated to do some synthetic replacement of ballfields at Morgan Falls Athletic Complex. After that, staff came back to Mayor and Council and asked rather than turfing just Field 5, if those funds could be used to replace the infields on five (5) of the fields and it was agreed to and voted. Staff used a state-vetted, state-initiated collaborative of groups that do this type of business. Staff requested quotes from three (3) of the most prominent members of that collaborative; three of the largest synthetic turf manufacturers installers in the country, all with offices or operations here in Georgia. The City received two (2) quotes, with the lowest being from Advanced Sports Group, a subsidiary of Shaw Sports Turfs, for a total of \$680,187.00. The budget was \$600,000.00. Staff is asking to move forward with the low bidder, as well as a transfer of \$100,000.00, to finish out the project with the understanding that any dollars that are left will be put back into the Capital Contingency Fund. Director Perry stated that they do not do concrete bases anymore. They will do an aggregate that starts larger and gets smaller as you go up toward the top. It will have drainage in it. Once this contract is approved, it is kind of a design build project to some extent. They are going to come in after a contract award and provide the exact design that is needed. Staff has already provided the geotechnical information, as well as the topographical information. That has to go through the City and into the state for approval since the area impacted is over one (1) acre. It is going to be a bit of a lengthy process. Again, it is the rock and then it is the carpet, with certain pile. The pile can be 3-4" and then they come in with a crumb rubber mix to give it the softness. Director Perry stated that they have different qualities of turf; they will have different grades and on the thickness, the pile height, the monofilament. This is a good product; a higher-end product. The warranty is eight (8) years.

Council Member Burnett wanted to understand that this included infields only, correct? On the infields, they will pull up the existing turf and put a concrete slab foundation with gravel on top of that and then the turf, with drainage included. Is this including the whole package, gravel, drainage and turf. Council Member Burnett stated that he knows that Shaw has been testing some turf at the Lake Pointe Sports, is this the new Shaw turf or is this an older model? He wanted to reiterate that this will include the 'chewed' rubber pellets, which has had some carcinogenic concerns in the past. What is the expected useful life on this turf?

Council Member Paulson wanted to say that just for the record, he agrees that it is better to do all five (5) of these and spend the extra money, than your original, which was to do four (4) and then one at a later date. This would stay more closely to the budget; better to do them all at one time.

Mayor Rusty Paul stated that he had met with the leadership of the youth sports program this week. They are extremely excited about this; they think it is going to be a great improvement to the fields. They are very happy with the relationship that they have with Director of Recreation and Parks, Mike Perry, and his team. They are also delighted that the recommendation is for all the fields at once. It was a very positive meeting. They love working with Michael and his team and are very appreciative of the investment that the City has made in those facilities.

Motion and Vote: Council Member Soteres moved to approve Agenda Item 19-429, Request for Mayor and City Council Consideration of a Contract Award to Construct Synthetic Turf Infield Areas at Morgan Falls Athletic Complex and Fund Transfer. Council Member Paulson seconded the motion.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2019-12-161

7. **19-430** Request for Mayor and City Council Consideration of a Contract Award to Construct Crooked Creek Park Trail ("Project") – Budgeted Project Number POO20.

Recreation and Parks Director Mike Perry stated that this is an item I have been looking forward to bringing to the Council since I began here three (3) years ago. I can even remember before I started, I had conversations with Pond Company, who was doing another project with my former employer, trying to check the City out a little bit to see what you had going on. One of the items that he mentioned was that the City was looking to put this park behind this apartment complex over near Holcomb Bridge Road. I was excited about that, and started working here. You are familiar with Crooked Creek Park; it is over near Holcomb Bridge near Spalding at River Exchange. Council purchased the additional land behind the apartment complex that was needed. The trail will start on our corner, go behind the apartment complex, to the Holcomb Bridge unit of the Chattahoochee River National Recreation area, and make a loop about a mile long. We bid it out and had great participation from the business community. We received six (6) bids. The low bid was \$157,247.00 from Steel and Associates and I would offer that as a recommendation. In response to Council Member Paulson's question about expanding to ten (10) parking space, he said he would look into that; that he felt sure it could be done. There should be land on that plateau. They are little foot bridges, back through the park. There are creeks that go there that feed the Chattahoochee; some of those small creeks, approximately 1-2' high. There are just little foot bridges.

Motion and Vote: Council Member Paulson moved to approve Agenda Item 19-430, Request for Mayor and City Council Consideration of a Contract Award to Construct Crooked Creek Park Trail ("Project") – Budgeted Project Number POO20. Council Member Soteres seconded the motion.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2019-12-162

8. **19-431** Request for Mayor and City Council Consideration of Approval of a Contract to Design the Dalrymple Road Sidewalk Project from Princeton Way to Duncourtney Drive (TS168).

Public Works Director Marty Martin presented this TSPLOST funded sidewalk project design is located on Dalrymple Road connecting Brandon Mill and Roswell Roads. This project also considers a mid-block crossing as part of the design, since the majority of the existing sidewalk to the east end of Dalrymple at Roswell Road is on the north side of the road and the majority to the western boundary of this project is on the south side of the road connecting Brandon Mill and Dalrymple. The elements at work in this project at approximately 1400 linear feet and includes: 1. Survey and Concept Design; 2. Preliminary and Final Design; 3. Utility Coordination; 4. Right of Way Coordination; 5. Retaining Wall Design including Geotechnical Services; 6. Storm Drainage Design; 7. Post Design Services including preparing Bid Documents; and 8. Miscellaneous Services. This also includes the traffic study along with the mid-block crossing. In response to the requirements outlined in the RFQ, KCI Technologies provided the most responsive and responsible proposal for the project design at a cost of \$126,955.00. The lowest bidder, Heath & Lineback, is considered non-responsive for this solicitation since the bid schedule was manipulated and the pricing for geotechnical services was left out. Staff found that KCI Technologies provided the most responsive and responsible proposal, closely reflecting the staff estimate of \$120,000.00 for the projected design cost for the project.

Motion and Vote: Council Member Soteres moved to approve Agenda Item 19-431, Request for Mayor and City Council Consideration of Approval of a Contract to KCI Technologies, Inc. for the Design the Dalrymple Road Sidewalk Project from Princeton Way to Duncourtney Drive (TS168). Council Member Burnett seconded the motion.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2019-12-163

9. **19-423** Request for Mayor and Council Consideration to Authorize the Purchase of New Equipment for the City of Sandy Springs Fire Department

Fire Chief Keith Sanders presented consideration to approve the purchase with Impact Fees of a Pierce air/light rehab ENCORE command rescue, Aluminum Kenworth T370, 4x2 Single Axle ("Command Rescue"), manufactured by Pierce Manufacturing, Inc. ("Pierce"), together with appurtenant equipment ("Equipment"), will satisfy identified needs. The Command Rescue and Equipment conform to the Department's specifications and meet the NFPA 1500, Standard on Fire Department Health and Safety Program. The Command Rescue will provide an on-scene light tower, 40 KW generator power source, storage for 20, 60-minute SCBA bottles, a 4 SCBA bottle replenishing air station, restroom, exterior decontamination shower, interior command module with a situational awareness, weather station, and a tethered drone to manage large scale working incidents. In addition, the Command Rescue unit will provide awnings, coolers, misting fans, tables, hydration, food, and medical evaluation support to on-scene personnel. Pierce has been the single source provider of fire apparatus to the City since its inception. Pricing for the quoted Command Rescue is in accordance with the competitively bid contract number VH11276 (Fire Apparatus) awarded to Pierce by the Public Procurement Authority (PPA). Contract number VH11276 became effective July 25, 2019 and is valid until August 13, 2020. Under the City's purchasing policies, the City is authorized to utilize competitively procured contracts provided through other governmental entities. Ten-8 and Pierce representatives have stated that the pricing under this contract is the most competitive and forms the basis of what would be provided to the City under a stand-alone bid scenario. The cost of the Command Rescue and Equipment is \$816,400.

Chief Sanders replied that this truck is the same size as one of the fire engines, perhaps a little longer because it is on a Kenworth chassis. It still has a single wheelbase on the rear of the truck. It has not been decided whether it will be housed at Station No. 2 (Johnson Ferry at Sandy Springs Circle) or Station No. 3 (Heards Ferry Road). Chief Sanders replied that this vehicle will deploy 8 – 10 times per month. He further went on to say that he is very proud of the fire corps members, their dedication, level of training and the equipment with which they are familiar and can respond to multiple situations.

Motion and Vote: Council Member Reichel moved to approve Agenda Item 19-432, Request for Mayor and Council Consideration to Authorize the Purchase of New Equipment for the City of Sandy Springs Fire Department. Council Member Soteres seconded the motion.

Council Member Reichel questioned if the truck was the same size as a regular fire truck and would it be housed at the new Fire Station No. 2.

Council Member Bauman questioned how often would this vehicle be used for calls.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2019-12-164

10. 19-433 Request for Mayor and City Council Consideration of the Purchase of Certain Property Rights and Interests Located at 6025 Sandy Springs Circle

City Attorney Dan Lee presented this is a re-review of a piece of property that is included in the Sandy Springs Circle Streetscape project; this is the widening of the sidewalk for the W.A.G. Sandy Springs shopping center. The previous presentation, there was an offer of \$495,000.00. This is a \$465,000.00 offer to sell and settle the pending condemnation. This is 4,184 sq. ft. of a Fee Simple taking, a Temporary Easement of almost 3,000, with some complications involved of a Steep Slope Easement that will be added to this property that is somewhat of a taking of the property, but a bit more complicated. We would mention that there is a GDOT preliminary budget for ROW acquisition of \$2,160,000.00, of which \$627,000.00 has been used. This number fits within the budget and up to 80% of it would be funded by the grant from the GDOT. According to our appraisal, the breakdown of this is \$104,000.00 for the 4,184 sq. ft.; \$41,000.00 for the 2,455 sq. ft. of Temporary Construction Easement. Added to this, are site improvements of \$18,000.00; a Cost of Cure of \$45,000.00, which is a replacement of a playground for a day care center; damage to improvements \$18,000.00; Interim Rent Loss of \$63,000; for a total of \$290,000.00, originally. City Attorney Lee stated that the Loss of Rent was included by our appraiser. City Attorney Lee stated that, saddled with the appraisal that we have, this is what needs doing. In a trial, we could potentially pay much more. Their appraisal was in excess of \$790,000.00. He stated that we can get up to 80% of this or, because we are in condemnation, the staff believes that DOT's audit would pay 100%, especially since we are under the budget. This is the quirk of this process, you draw the DOT scrutiny, unless it is in condemnation, and then leeway is given to settle at 100%. In this case, the City Attorney confirmed there was no street front parking.

Motion and Vote: Council Member Burnett moved to approve Agenda Item 19-433, Request for Mayor and City Council Consideration of the Purchase of Certain Property Rights and Interests Located at 6025 Sandy Springs Circle. Council Member Soteres seconded the motion.

Council Member Burnett wanted to know if the City Attorney had the notes before him regarding the 4,184 sq. ft. versus the value being paid for the Temporary Construction Easement. He further questioned if that is where the City came up with the original offer of \$280,000.00. He questioned if there was supporting evidence for the Loss of Rent. He further elaborated that, at this point, the offer is only \$30,000.00 under what was originally offered but, in the original offering, it was so far apart just in a percentage basis. He clarified that, in the opinion of the City Attorney, this is what the City needs to do. He further questioned that since this is 80% federally funded, do we need to get their approval for this price or is this within the confines of the existing budget. He also questioned was there any street front parking.

Council Member Bauman, in clarification of this process, stated that the City owns this property, has acquired this property, and made a deposit in the Court, took title through eminent domain, now it is just a question of whether the City pays by agreement or roll the dice at a court case.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2019-12-165

11. 19-439 Request for Mayor and City Council Consideration of an Easement, Encroachment and Indemnification Agreement for the Property at 1110 Hammond Drive

City Attorney Dan Lee presented that the City was contacted by the property owners at Peachtree Dunwoody and Hammond Drive, the Hanover Perimeter Apartments. The apartments are being sold and in the title evaluation of the property, it was discovered that the City has a drainage easement there, which is more than needed and is in the way of this sale. In addition, the construction of the apartments encroaches on that drainage. They need this Release to continue this encroachment. We have negotiated a payment of Three Hundred Thousand Dollars (\$300,000.00) by Perimeter Project Owner, LLC to the City for the release of these property rights. The property sold before the apartments went up for \$12,000,000.00, and if you extrapolate the amount of the easement that we would be releasing, it comes to approximately \$149,000.00. This is twice that number, which comes to the City.

Motion and Vote: Council Member Burnett moved to approve Agenda Item No. 19-439, Request for Mayor and City Council Consideration of an Easement, Encroachment and Indemnification Agreement for the Property at 1110 Hammond Drive. Council Member Reichel seconded the motion.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2019-12-167

12. 19-440 Request for Mayor and City Council Consideration of a Purchase and Sale Agreement for the Property at 6189 Roswell Road

City Attorney Dan Lee presented that this is the Enterprise Rent-A-Car property across the street. As discussed previously, this is to complete the purchase of the property needed for the road improvement there and an area that will house a temporary fire station, while Fire Station No. 2 is under construction. Staff has worked diligently at this, and has had some issues with the title, issues with Phase I, and now Phase II study of the property. The negotiated price is \$1,200,000.00. City Attorney Lee added that because of the one-way nature of the roads that intersect with Roswell Road at the Enterprises Rent-A-Car

location, and the fact that it will be housing a fire engine and that fire engine may need to go north, south, east or west, the billboards will need to be removed during the pendency of the appeal. He further stated that there will have to be some preparation of the ground below those billboards in order for the fire engine and emergency vehicles to traverse the intersecting streets there, Johnson Ferry and Mount Vernon, onto Roswell Road. This is included in the cost that Fire Chief Sanders mentioned earlier. It is an integral part of removing the billboards. City Attorney Lee confirmed that the size of the property is .317 tenths of an acre. The discussion has been that there are two (2) uses for the property for the City; one is the temporary fire station and that part of that property will be needed for the massive road project that is going through there.

Motion and Vote: Council Member Burnett moved to approve Agenda Item No. 19-440, Request for Mayor and City Council Consideration of a Purchase and Sale Agreement for the Property at 6189 Roswell Road. Council Member Reichel seconded the motion.

Council Member Burnett questioned that, because this is for a temporary fire station, how much more over and above the purchase price will be spent on the temporary fire station. He questioned the number of engines that can be housed on this site. He further clarified that the other firemen stationed in Station No. 2 will be disbursed out. He questioned if there is a possibility that all four traffic lights could be held at red so that the fire engine can take a left-hand turn to get right out onto Roswell Road. He stated that a little south of this location, the Wendy's property that was $\frac{3}{4}$ of an acre, was sold for \$4,000,000.00 just over 2 – 3 years ago. If you look at comps, real estate is red hot right now.

Fire Chief Keith Sanders responded that the City will spend approximately \$200,000.00, on the renovation of the existing building and getting it ready to function as a fire station. The architects are doing the design work on the interior now and he anticipates having a better answer in the next couple of weeks. Chief Sanders responded that there will only be one engine housed on the inside of the existing building. There will be a minimum of three (3) personnel assigned to that engine 24/7. The City is in the process of designing and will rent a modular unit that will sit behind the building on the property where they will live. He further stated that the ladder truck will be housed at Fire Station No. 3 on Heard's Ferry Road. Staff should be in the temporary location through March of 2021. He stated that there is an enhanced contract with AMR, and they will be posting additional units in this area to ensure that we have adequate coverage for ambulance service. Staff has tracked response time with Fire Station No. 4, on Wieuka to ensure good response into this area. The one engine should be adequate. I-285 / SR400 keeps staff very busy, fortunately we can get access from Heard's Ferry quickly. Chief Sanders responded that it is too hazardous at the one-way of Mount Vernon; they will be working with Public Works to configure this area in a manner that will not affect the lights and messing with the traffic management system to have all lights go red when the fire engine is deployed. The first thing that needs to be done is to put a 12' asphalt roadway so we can make that access. The goal is to have this temporary station up and running by March 2020, and one of the first things to be done is the removal of the billboards and the installation of the road.

Council Member DeJulio questioned about the size of the property and that the prices are getting astronomical. Which makes it \$3.5 million dollars per acre. He clarified that this was not appraised price, but was a negotiated purchase price.

Council Member Bauman questioned if the City is paying a premium because of our need for this property or are we paying a negotiated deal; this is a property for a T11 project. He further stated that this is a necessary bonus, he said that he did not feel that we were paying an extorted price for the fact that we need a place to house the fire truck. He stated that the value is dictated, there are other people out there that could use this property for commercial use. He further stated that he felt that we were getting a 'two for' here, albeit at a very high price, and are taking care of our first responsibility, the public safety response.

Vote on the Motion: The motion carried unanimously.

RESOLUTION NO.2019-12-168

REPORTS

Mayor and Council Reports

Mayor Rusty Paul mentioned that he met with the youth sports organization here in Sandy Springs. I am in the process of meeting with a number of the non-profit groups around town, they are going into their budget phase; trying to meet with some of the groups that we partner with. As mentioned earlier, the meeting with the youth sports group was a great meeting, absolutely wonderful people who manage that for us. They are really committed to that program, to the facilities and the kids in the community.

Saturday night (December 14), speaking of the Fire Department, I was invited to attend the 1st Annual Awards and Commendations Dinner here in Sandy Springs. I have never seen a group of firefighters, their wives and spouses, so dressed up. It was a great evening. We know what our firefighters and first responders do on a daily basis; what we often do not know, and don't pay enough attention to, is when they go above and beyond and put their lives truly at risk to save others. That is what part of this was about; situations where our first responders really put their lives at risk to help save somebody else and Chief Sanders and the whole leadership team, I commend you for recognizing that and putting on a phenomenal event. I was honored to be there.

One other thing that we have done since we last met, we had the 1st Annual Sparkle Sandy Springs parade. My predecessor, Eva (Galambos) always wanted to have a parade. She didn't want to have one on the 4th of July because that was Dunwoody's parade. They were so good to us through those years of when we were trying to become incorporated, by giving us a slot to march down Mount Vernon in their parade, to highlight our cause. So this year, we put together a parade. When we started down this particular road, and when we first left I was unsure of the participation but as we got closer to this facility, it was packed. The comments that I have gotten from so many of our citizens since then, I think there was more excitement about the parade than some of the concerts we've done around here. They were just delighted. Sharon Kraun, Anna Nickolas and their team, did a great job of pulling things together with not a lot of notice. We sat down in mid-fall time and started working on it. I raised a little bit of money to try to pay the cost; I think Council Member Paulson gave most of it. It was phenomenal. We are going to get an earlier start this coming year and make it even better. Sharon and her team deserve a lot of credit for pulling it off without a lot of budget and without a lot of notice.

Mayor Paul stated that we began the process of art on the walls while we were still under construction here, and I'm absolutely delighted that we are finally there and it is going to be an ongoing process where we'll highlight local artists primarily. We have a huge art community here and the ability to bring some attention to that, to promote it and encourage it is one of the great things about this particular facility.

Communications Director Sharon Kraun reported on the reception to open our first City Hall gallery display. The reception will be Thursday, December 19. The gallery is highlighting works by Sandy Springs artist Gary Bodner. The exhibits in the City Hall lobby are planned to change quarterly.

Council Member DeJulio stated that this is something we have been waiting a long time to do, is to get the utilization of the empty walls here. Gary Bodner, is a local OB-GYN retired, who is now an artist and his works on display here; it is in the lobby.

Staff Reports

13. **19-435** Public Works Construction Update

Public Works Director Marty Martin presented a PowerPoint presentation showing fifteen (15) completed projects ranging from Johnson Ferry Road Streetscape, Hammond Drive at Roswell Sidewalk Gap Fill, to guardrail safety improvements. Eleven (11) projects under construction from Sandy Springs Pedestrian Enhancement, to Roswell Road at Glenridge Drive Intersection, ATMS (Advanced Traffic Management System) 4 SCOOT Intersections in the Perimeter Area, Brandon Mill Road – Marsh Creek to Lost Forest Drive, etc. Six (6) projects at bid and awarded from Mt. Vernon to Hilderbrand Multi-Use Path, CDBG Sidewalk / Streetscape – Phase I, Spalding Drive at Dalrymple Road Spalding Drive – Spalding Lake Court to Holcomb Bridge Road, etc. Twenty-one (21) projects under design ranging from Mt. Vernon Sidewalk Gap Fill (Blue Stone to Sandy Springs Circle), CDBG Sidewalk / Streetscape – Phase 2, MARTA Roswell Road Streetscape, Roswell Road at Grogans Ferry Road, Dalrymple Road – Princeton Way to Duncourtney Drive, Mt. Vernon Highway corridor, Hammond Drive corridor and SR 400 Multi-Use Trail. Beautification projects – EB Johnson Ferry – Chattahoochee River to Abernathy Greenway; SB Roswell Road – North city limits - Chattahoochee River; State Routes / Interstate Wildflower Project. Sidewalk Maintenance / Trip Hazard Removal; Johnson Ferry Road at Riverside Drive improvements; 8909 Roberts Drive replacement; 5758 Riverside Drive rehabilitation; 5280 N Power Ferry Road restoration. He reported on the TSPLOST Projects: three (3) completed; four (4) under construction; three (3) in Bid & Award; fifteen (15) projects in design. The complete report can be found on the City's website.

14. **19-436** October 2019 Financials

Finance Director Karen Ellis presented that we are at 1/3 of the year; revenues are at about 47.25%; we are over budget – one big component of that is the insurance premium tax that came in during October. We budgeted more than we did last year, and we still came in over budget. Expenditures are under budget at about 25%, some of that is pertaining to the transition. We have had savings in all departments where the transition is occurring.

EXECUTIVE SESSION

Motion and Vote: Council Member Paulson moved to suspend regular order and move into Executive Session for the purposes of discussing real estate and litigation. Council Member DeJulio seconded the motion.

Vote on the Motion: The motion carried unanimously.

15. **19-437** 1. Real Estate & Litigation

Executive Session began at 7:50 pm

Motion and Vote: Council Member Paulson moved to adjourn Executive Session. Council Member Soteres seconded the motion.

Vote on the Motion: The motion carried unanimously.

Executive Session adjourned at 9:03 pm

16. **19-438** Adjournment

Motion: Council Member DeJulio moved to adjourn. Council Member Paulson seconded the motion.

Vote on the Motion: The motion carried unanimously.

The meeting adjourned at 9:03 p.m.

Date Approved: January 7, 2020.

Russell K. Paul, Mayor

Coty Thigpen, City Clerk



SANDY SPRINGS

GEORGIA

TO: Peggy Merriss, Interim City Manager

FROM: William H. Martin, Jr., AIA Public Works Director

DATE: January 2, 2020 for Submission onto the Consent Agenda of the January 7, 2020 City Council Meeting

ITEM: Acceptance and Approval of an Agreement to Purchase Real Estate related to the Spalding Drive Sidewalk Project

Recommendation:

Staff recommends that the Mayor and City Council accept and approve an Agreement to Purchase Real Estate on that tract or parcel of land lying and located in Land Lot 313 of the 6th District, Fulton County, Georgia. The property owner is Bridgestone Retail Operations, LLC, as shown on the attached exhibits and located at 7780 Spalding Drive, Sandy Springs, Georgia.

Background:

The acquisition of 1,812.28 square feet of Temporary Construction Easement for a 3-year period on the owner's property is necessary in order to construct the Spalding Drive Sidewalk Project (Winters Chapel to Holcomb Bridge Rd).

Discussion:

Staff was able to negotiate an amicable agreement with the Owner for the purchase of a 3-year Temporary Construction Easement. During negotiation's the Owner informed staff, the name "Firestone Real Estate Leasing" had been changed to Bridgestone Retail Operations, LLC. As a byproduct of the name change the property had undergone ownership changes within the Firestone Real Estate family of entities. In examining the ownership documents, it was discovered that the deed transferring the interest in the subject property was recorded in the wrong county. The Owner has prepared the attached affidavit correcting the defective deed. The Owner's title company is in the process of recording the affidavit in Fulton County. This should be completed by mid-January allowing the consummation of the transfer needed for the Temporary Construction Easement.

Alternatives: N/A

Financial Impact:

The Owner accepted the Fair Market Value in the sum of \$10,700.00. This sum included 1,812.28 square feet of temporary construction easement for 3 years (1,812.28 x \$ 16.00/sf x 10% x 3 yrs) and the replacement value of the sod located within the temporary construction easement area.

Attachments:

- I. Agreement to Purchase Real Estate
- II. Fulton County tax card and plans
- III. Affidavit of Deed (correction)
- IV. Resolution

AGREEMENT TO PURCHASE REAL ESTATE

PROJECT: Spalding Drive Sidewalk
OWNER: Bridgestone Retail Operations, LLC
TAX ID#: 06-0313-LL-011-7

PROJECT #: TS-166
PARCEL #: 16

STATE OF GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to the City of Sandy Springs an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 313 of the 6th District, of Fulton County, Georgia, and being more particularly shown on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of **\$10,700.00**, the undersigned agrees to execute and deliver to the City of Sandy Springs easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.

N/A Square Feet of Fee Simple Right of Way

1,812.28 Square Feet of Temporary Construction Easement

- 3) All Temporary Easements will terminate upon (3) years from the date of the conveyance of these easements or by the completion and acceptance of said project by the City of Sandy Springs Department of Public Works; whichever shall occur first.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this 18th day of December, 2019.

Signed, Sealed and Delivered in the in the presence of:

BRIDGESTONE RETAIL OPERATIONS, LLC, f/k/a
BFS Retail & Commercial Operations, LLC, as assignee
from Bridgestone/Firestone North American Tire, LLC, as
successor by merger to Bridgestone/Firestone, Inc., as
successor by merger to Firestone Real Estate Leasing
Company

[Signature]
Witness

By: [Signature]

Name: CALEB SMITH

Title: SR DIRECTOR, RETL ESTATE OPS

[Signature]
Notary Public

My commission expires: 11.8.21

[notary seal]



NOTARY PUBLIC
Anna Edge
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

See attached.

{00191247.DOCX;2}

EXHIBIT B

Special Provisions

NORCROSS, GA
7780 Spalding Drive
PN 143154

ADDENDUM TO TEMPORARY CONSTRUCTION AND DRIVEWAY EASEMENT

The foregoing temporary construction easement ("**Easement**") pertaining to the above-referenced premises ("**Premises**") is hereby amended by this Addendum to Temporary Construction and Driveway Easement ("**Addendum**") on the terms and conditions as set forth below. In the event of any inconsistency between the terms of the Easement and this Addendum, the terms of this Addendum shall control.

1. Grantee shall perform the construction, maintenance and repair of its facilities, structures, and/or equipment at the Premises ("**Facilities**") as provided by the Easement (collectively, "**Grantee's Work**") at its sole cost and expense, in compliance with all applicable laws and regulations, and in such a manner so as to not unreasonably disrupt or interfere with the business operations of the Bridgestone/Firestone tire and service center or other facility located at the Premises.
2. Grantee shall ensure that Grantee's Work does not unreasonably disrupt or interfere with the availability of the parking spaces located at the Premises to Grantor, and Grantor's tenants, licensees, and invitees.
3. Grantee shall ensure that vehicular and pedestrian access to the Premises shall be maintained at all times throughout the term of the Easement.
4. In connection with Grantee's Work, Grantee agrees not to interrupt, or cause the interruption of, any utilities located at or serving the Premises, except with the prior written consent of Grantor.
5. Grantee shall be responsible for any damage to the Premises or that of third parties resulting from any exercise of the rights herein granted, including, but not limited to, soil erosion, subsidence or damage resulting therefrom. Promptly after the completion of Grantee's Work, Grantee agrees to repair and restore the Premises at its sole cost and expense to the same condition which existed prior to the commencement of Grantee's Work including, but not limited to, any roads, utilities, irrigation systems, buildings, fences, or other improvement located at or about the Premises which may be altered, damaged or destroyed in connection with Grantee's Work.
6. Grantee shall not cause liens of any kind to be placed against the Premises.
7. With respect to Grantee's Work at the Premises, Grantee shall carry, and/or shall require its agents and contractors to carry, commercial general liability insurance with bodily injury and property damage having combined single limits of at least \$1,000,000.00 per occurrence. Such insurance shall include personal injury liability and contractual liability coverage. Grantor shall not be responsible or liable for injuries to persons, including death, or damage to property, when such injuries or damages are caused by, result from, or on account of, or growing out of the easement hereby granted to Grantor, to the extent of applicable law. If Grantee is a governmental body or unit, Grantee does not waive any rights or immunities at law.

8. To the extent allowed by law, Grantee agrees to indemnify, defend and hold Grantor harmless from and against any and all claims, liability and costs (including, but not limited to, reasonable attorneys' fees) for any and all injuries to persons and for any and all damage to property occurring as a result of a breach by Grantee of any the covenants of this Addendum, including, without limitation, resulting from Grantee's entry onto the Premises pursuant to this Easement.

(Execution of this Addendum is on the following page.)

GRANTOR:

WITNESS:

BRIDGESTONE RETAIL OPERATIONS, LLC
a Delaware limited liability company

Sydney Vitulli

[Signature]

By: [Signature]

Name: CALEB SMITH

Title: SR DIRECTOR, REAL ESTATE OPS

Date: 12/18, 20 19

GRANTEE:

WITNESS:

CITY OF SANDY SPRINGS

By: _____

Name: _____

Title: _____

Date: _____, 20__

GRANTOR:

WITNESS:

BRIDGESTONE RETAIL OPERATIONS, LLC
a Delaware limited liability company

By: _____

Name: _____

Title: _____

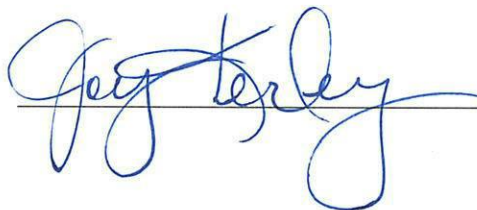
Date: _____, 20__

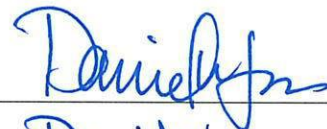
GRANTEE:

WITNESS:

CITY OF SANDY SPRINGS

_____

_____

By: _____

Name: Daniel W. Lee

Title: City Attorney

Date: 12/18/, 2019

Parcel

Parcel ID:	06 0313 LL0117
Property Location:	7780 SPALDING DR
Unit:	
City:	SANDY SPRINGS
Neighborhood:	C207
Improvement Strata:	C1
Property Class:	C3
Land Use Code:	332-Auto Service Garage
Living Units:	0
Acres:	.708
Zoning:	C1C-
Location	4
Fronting:	2 - 2
Parking Type:	1-OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

Tax District	59
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Owners

Owners:	FIRESTONE REAL ESTATE LEASING CO
---------	-------------------------------------

Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
FIRESTONE REAL ESTATE LEASING CO ATTN: TAX DEPT 535 MARIOTT DR NASHVILLE TN 37214		

Sales

Sale Date:	Sale Price:
22-OCT-85	\$478,475

Sale Details

Grantor:	
Grantee:	
Sales Date:	22-OCT-85
Sale Price Sale Validity:	9 : Unvalidated/Deed Stamps
Sale Source:	4 : OTHER
Sales Type:	2 : LAND & BUILDING
Sale Flag:	
Deed Book:	09781

Deed Page: 00133
Deed Type:

Parcel

Parcel ID: 06 0313 LL0117
Property Location: 7780 SPALDING DR
Unit:
City: SANDY SPRINGS
Neighborhood: C207
Improvement Strata: C1
Property Class: C3
Land Use Code: 332-Auto Service Garage
Living Units: 0
Acres: .708
Zoning: C1C-
Location: 4
Fronting: 2 - 2
Parking Type: 1-OFF STREET
Parking Quantity: 2
Street 1/Street 2: 1-Paved/-
Topo 1/Topo2/Topo3: 1-LEVEL/-/-
Util1/Util2/Util3: 1-ALL PUBLIC/-/-

Legal

Tax District 59

Owners

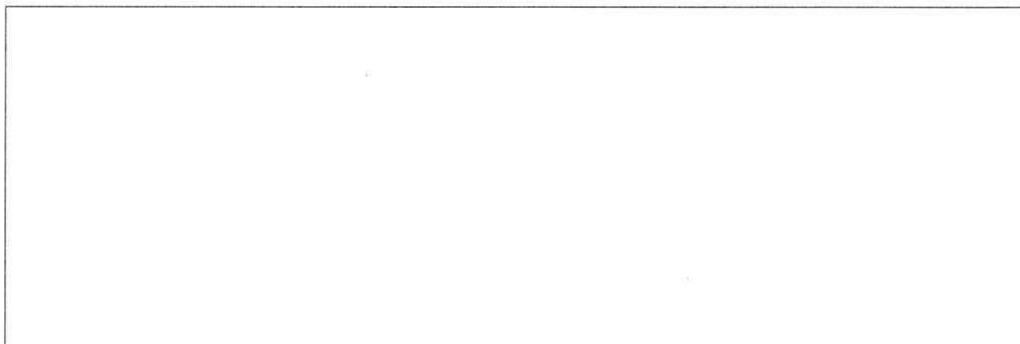
Owners: FIRESTONE REAL ESTATE LEASING
CO

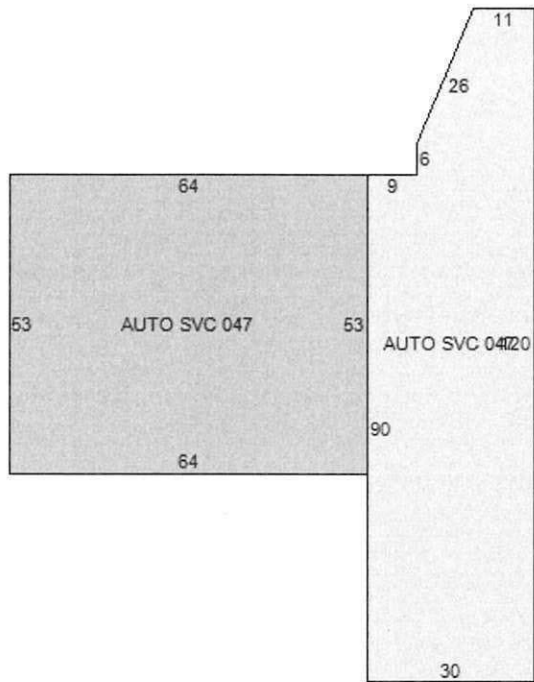
OBJ Details

Card #:	Description:	Year Built:	Grade:	Width:	Length:	Area:
1	PA1-PAVING-ASPHALT PARK	1985				20,000
1	FPI-FENCE - CHAIN LINK	1985				120

Land

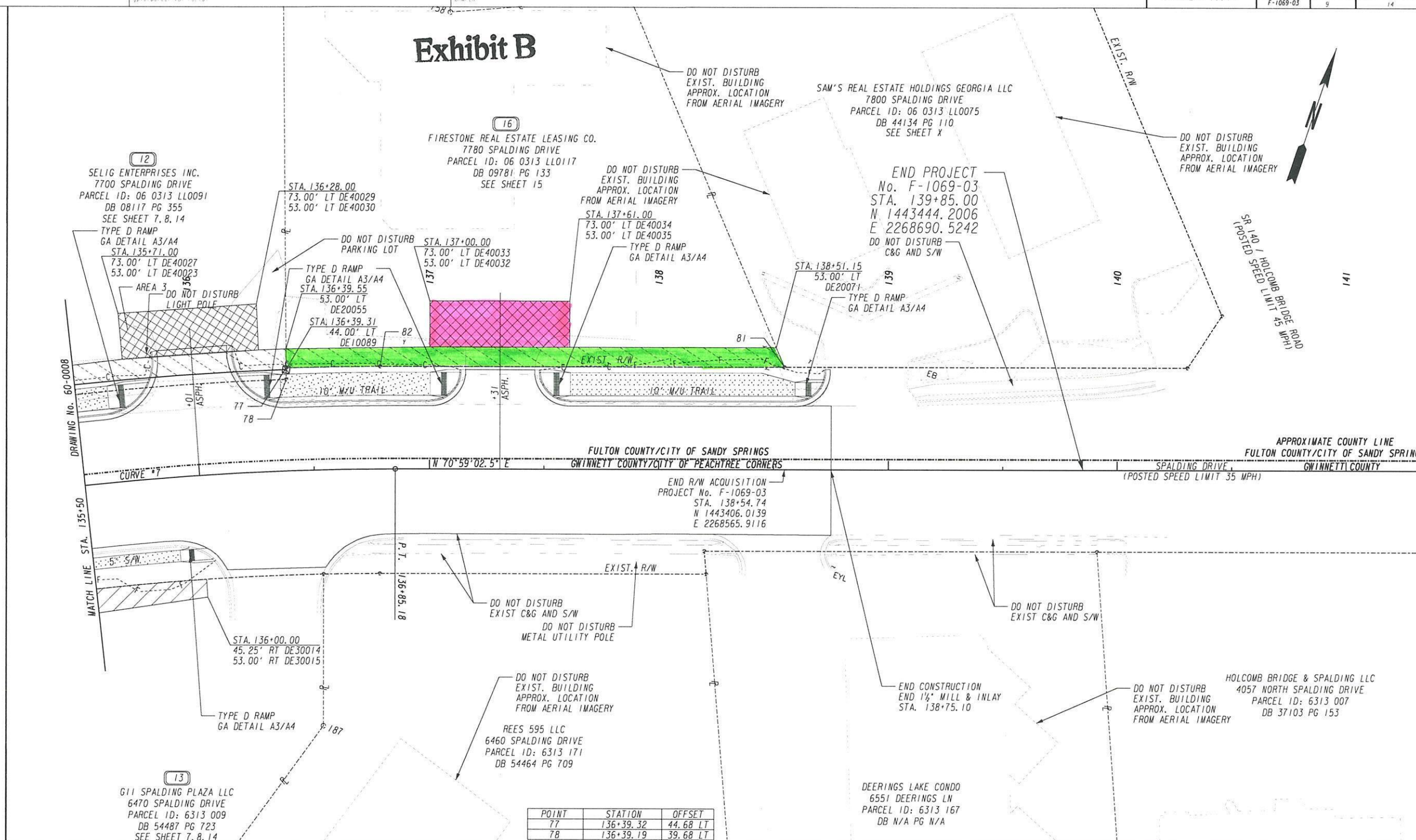
Line Number: 1
Land Type: S - SQUARE FOOT
Land Code: 21
Square Feet: 30,840
Acres: .708





Item	Area
OVHRD DR - OD1:OVERHEAD DR-WOOD/MTL	120
PAVING-ASP - PA1:PAVING-ASPHALT PARK	20000
AUTO SVC 047 - 047:AUTO SRVC / PARTS	3210
FENCE C/L - FP1:FENCE - CHAIN LINK	120
AUTO SVC 047 - 047:AUTO SRVC / PARTS	3392

Exhibit B



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINT OF SLOPES
& UTILITIES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES
EASEMENT FOR CONSTR & MAINT OF DRAINAGE

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET

0 20 40 80

DATE	REVISIONS
1-18-19	REV. PAR 12 RW, TESMT, DWESMT; ADDED PAR 16 INCL TESMT & DWESMT

[illegible]

WINNETT COUNTY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLANS
PROJECT NO: F-1069-03, F-1058-01, F-1235-01
COUNTY: WINNETT
LAND LOT NO: 312, 313
LAND DISTRICT: 6
GMD: N/A
DATE: 09-14-2018 CH. 2 OF 14
DRAWING No. 60-0009

Exhibit B

1/28/2019
nlca, allen

GPLOT-VB
gplotborder-VB1-P0.tbl

F:\06903.60-0010.dgn
GWPFLN

WINNETT COUNTY

Project No.
F-1069-03

SHEET NO.
14

TOTAL SHEETS
14

PARCEL 12 - TRACT 1 EASEMENT FOR CONSTR OF SLOPES DE20007
SELIG ENTERPRISES INC. SEE SHEET 7, 8, 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
76	31.20 L	130+30.94 N 19°17'31.5" W	Spalding Drive
71	42.72 L	130+33.74 N 19°40'52.3" W	Spalding Drive
DE10034	46.00 L	130+34.51	Spalding Drive
ARC LENGTH = 64.91 CHORD BEAR = N 59°02'34.3" E LNTH CHORD = 64.91 RADIUS = 6000.78 DEGREE = 0°57'17.3"			
DE10035	44.00 L	130°98.91 S 19°15'50.3" E	Spalding Drive
75	31.69 L	130°96.05 S 56°49'10.0" W	Spalding Drive
76	31.20 L	130°30.94	Spalding Drive
REOD R/W (TRACT 1) = 889.66 SF REOD R/W (TRACT 1) = 0.020 ACRES			

REOD R/W PARCEL 12 - TRACT 2 EASEMENT FOR CONSTR OF SLOPES DE20008
SELIG ENTERPRISES INC. SEE SHEET 7, 8, 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
80	34.90 L	132°46.26 N 19°43'45.1" W	Spalding Drive
DE10036	44.00 L	132°48.21 N 58°10'31.1" E	Spalding Drive
DE10088	44.00 L	134°11.32	Spalding Drive
ARC LENGTH = 236.17 CHORD BEAR = N 63°30'24.9" E LNTH CHORD = 235.83 RADIUS = 1269.00 DEGREE = 4°30'54.1"			
DE10089	44.00 L	136°39.31 S 19°32'59.4" E	Spalding Drive
78	39.68 L	136°39.19	Spalding Drive
ARC LENGTH = 250.07 CHORD BEAR = S 62°54'25.4" W LNTH CHORD = 249.60 RADIUS = 1176.84 DEGREE = 4°52'07.1"			
79	38.46 L	133°96.46 S 56°49'10.0" W	Spalding Drive
80	34.90 L	132°46.26	Spalding Drive
REOD R/W (TRACT 2) = 2238.96 SF REOD R/W (TRACT 2) = 0.051 ACRES TOTAL REOD R/W (TRACTS 1&2) = 3128.62 SF TOTAL REOD R/W (TRACTS 1&2) = 0.071 ACRES REMAINDER = +/- 8.5 ACRES			

PARCEL 12 - TRACT 1 EASEMENT FOR CONSTR OF SLOPES DE20007
SELIG ENTERPRISES INC. SEE SHEET 7, 8, 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10034	46.00 L	130+34.51 N 19°40'52.3" W	Spalding Drive
DE20023	56.00 L	130°36.87 N 57°03'52.4" E	Spalding Drive
DE40045	56.00 L	130°52.00	Spalding Drive
DE20022	56.00 L	131°01.69 S 19°15'50.3" E	Spalding Drive
DE10035	44.00 L	130°98.91	Spalding Drive
ARC LENGTH = 64.91 CHORD BEAR = S 59°02'34.3" W LNTH CHORD = 64.91 RADIUS = 6000.78 DEGREE = 0°57'17.3"			
DE10034	46.00 L	130+34.51	Spalding Drive
REOD R/W (TRACT 1) = 717.51 SF REOD R/W (TRACT 1) = 0.016 ACRES			

PARCEL 12 - TRACT 2 EASEMENT FOR CONSTR OF SLOPES DE20008
SELIG ENTERPRISES INC. SEE SHEET 7, 8, 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10036	44.00 L	132°48.21 N 19°43'45.1" W	Spalding Drive
DE20027	56.00 L	132°50.78 N 58°10'31.1" E	Spalding Drive
DE40019	56.00 L	133°26.00 S 31°49'28.9" E	Spalding Drive
DE20035	53.00 L	133°26.00 N 58°10'31.1" E	Spalding Drive
DE20036	53.00 L	134°11.32 N 60°14'56.9" E	Spalding Drive
DE20037	53.00 L	135°00.00 N 63°59'03.5" E	Spalding Drive
DE40023	53.00 L	135°71.00 N 66°58'32.1" E	Spalding Drive
DE40030	53.00 L	136°28.00 N 68°34'47.4" E	Spalding Drive
DE20055	53.00 L	136°39.35 S 19°32'59.4" E	Spalding Drive
77	44.68 L	136°39.32 S 19°32'59.4" E	Spalding Drive
DE10089	44.00 L	136°39.31	Spalding Drive
ARC LENGTH = 236.17 CHORD BEAR = S 63°30'24.9" W LNTH CHORD = 235.83 RADIUS = 1269.00 DEGREE = 4°30'54.1"			
DE10088	44.00 L	134°11.32 S 58°10'31.1" W	Spalding Drive
DE10036	44.00 L	132°48.21	Spalding Drive
REOD R/W (TRACT 1) = 3728.12 SF REOD R/W (TRACT 1) = 0.086 ACRES			

PARCEL 12 - AREA 1 EASEMENT FOR CONSTR OF DRIVES DE40011
SELIG ENTERPRISES INC. SEE SHEET 7, 8, 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40045	56.00 L	130°52.00	Spalding Drive
DE40046	75.00 L	130°62.00 N 4°47'59.0" W	Spalding Drive
DE40047	67.00 L	131°04.23 N 68°02'18.7" E	Spalding Drive
DE20022	56.00 L	131°01.69 S 19°15'50.3" E	Spalding Drive
DE40045	56.00 L	130°52.00 S 57°22'26.7" W	Spalding Drive
REOD R/W (TRACT 1) = 122.54 SF REOD R/W (TRACT 1) = 0.017 ACRES			

PARCEL 12 - AREA 2 EASEMENT FOR CONSTR OF DRIVES DE40003
SELIG ENTERPRISES INC. SEE SHEET 7, 8, 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40016	56.00 L	132°75.00 N 31°49'28.9" W	Spalding Drive
DE40017	74.00 L	132°75.00 N 58°10'31.1" E	Spalding Drive
DE40018	74.00 L	133°26.00 S 31°49'28.9" E	Spalding Drive
DE40019	56.00 L	133°26.00 S 58°10'31.1" W	Spalding Drive
DE40016	56.00 L	132°75.00	Spalding Drive
REOD R/W (TRACT 1) = 918.00 SF REOD R/W (TRACT 1) = 0.021 ACRES			

PARCEL 12 - AREA 3 EASEMENT FOR CONSTR OF DRIVES DE40004
SELIG ENTERPRISES INC. SEE SHEET 7, 8, 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40023	53.00 L	135°71.00 N 24°21'22.4" W	Spalding Drive
DE40027	73.00 L	135°71.00 N 66°58'36.4" E	Spalding Drive
DE40029	73.00 L	136°28.00 S 21°41'24.8" E	Spalding Drive
DE40030	53.00 L	136°28.00 N 66°58'32.1" W	Spalding Drive
DE40023	53.00 L	135°71.00	Spalding Drive
REOD R/W (TRACT 1) = 1198.23 SF REOD R/W (TRACT 1) = 0.028 ACRES			

PARCEL 13 EASEMENT FOR CONSTR & MAINT OF SLOPES DE30004
& UTILITIES
G11 SPALDING PLAZA LLC SEE SHEET 7, 8, 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
241	46.52 R	133°98.47	Spalding Drive
ARC LENGTH = 194.51 CHORD BEAR = N 61°55'23.3" E LNTH CHORD = 194.26 RADIUS = 1091.84 DEGREE = 5°14'51.6"			
DE30014	45.25 R	136°00.00 S 22°59'59.4" E	Spalding Drive
DE30015	53.00 R	136°00.00 S 62°34'40.0" W	Spalding Drive
DE30016	56.00 R	134°70.00 S 67°06'35.7" W	Spalding Drive
241 REOD R/W (TRACT 1) = 46.52 SF REOD R/W (TRACT 1) = 0.038 ACRES			

PARCEL 14 EASEMENT FOR CONSTR OF SLOPES DE10012
SELIG ENTERPRISES INC. SEE SHEET 7, 8

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
75	31.69 L	130°96.05 N 19°15'50.3" W	Spalding Drive
DE10035	44.00 L	130°98.91	Spalding Drive
ARC LENGTH = 62.29 CHORD BEAR = N 57°52'48.2" E LNTH CHORD = 62.29 RADIUS = 6044.00 DEGREE = 0°56'52.7"			
DE10049	44.00 L	131°60.75 N 58°10'31.1" E	Spalding Drive
DE10036	44.00 L	132°48.21 S 19°43'45.1" E	Spalding Drive
80	34.90 L	132°46.26 S 56°49'10.0" W	Spalding Drive
75	31.69 L	130°96.05	Spalding Drive
REOD R/W (TRACT 1) = 1622.51 SF REOD R/W (TRACT 1) = 0.037 ACRES REMAINDER = +/- 0.52 ACRES			

PARCEL 14 EASEMENT FOR CONSTR OF SLOPES DE20009
SELIG ENTERPRISES INC. SEE SHEET 7, 8, 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10035	44.00 L	130°98.91 N 19°15'50.3" W	Spalding Drive
DE20022	56.00 L	131°01.69 N 58°03'46.7" E	Spalding Drive
DE20027	56.00 L	132°50.78 S 19°43'45.1" E	Spalding Drive
DE10036	44.00 L	132°48.21 S 58°10'31.1" W	Spalding Drive
DE10049	44.00 L	131°60.75	Spalding Drive
ARC LENGTH = 62.29 CHORD BEAR = S 57°52'48.2" W LNTH CHORD = 62.29 RADIUS = 6044.00 DEGREE = 0°56'52.7"			
DE10035	44.00 L	130°98.91	Spalding Drive
REOD R/W (TRACT 1) = 1780.25 SF REOD R/W (TRACT 1) = 0.041 ACRES			

PARCEL 15 EASEMENT FOR CONSTR OF SLOPES DE10015
DUNWOODY PLACE VENTURE LLC SEE SHEET 6, 7

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
29	42.98 L	124°13.01 N 76°20'06.1" W	Spalding Drive
DE10091	47.00 L	124°09.10 N 57°12'58.7" E	Spalding Drive
DE10092	49.00 L	125°95.00 N 57°51'00.4" E	Spalding Drive
DE10093	47.00 L	127°70.00 N 46°02'18.5" E	Spalding Drive
DE10094	56.00 L	128°17.00 N 56°52'43.5" E	Spalding Drive
DE10095	56.00 L	129°85.00 N 68°17'19.7" E	Spalding Drive
SEE NEXT COLUMN			

SEE PREVIOUS COLUMN

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10034	46.00 L	130°34.51 S 19°40'52.3" E	Spalding Drive
71	42.72 L	130°33.74 S 69°11'02.9" W	Spalding Drive
72	53.65 L	129°83.68 S 56°49'49.9" W	Spalding Drive
73	53.51 L	128°16.58 S 43°00'08.9" W	Spalding Drive
74	42.09 L	127°70.36 S 57°39'41.9" W	Spalding Drive
29	42.98 L	124°13.01	Spalding Drive
REOD R/W (TRACT 1) = 2511.46 SF REOD R/W (TRACT 1) = 0.058 ACRES REMAINDER = +/- 6.6 ACRES			

PARCEL 15 EASEMENT FOR CONSTR OF SLOPES DE20010
DUNWOODY PLACE VENTURE LLC SEE SHEET 6, 7

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10091	47.00 L	124°09.10 N 76°20'06.1" W	Spalding Drive
DE20060	55.00 L	124°01.33 N 51°58'02.9" E	Spalding Drive
DE20061	60.00 L	124°50.00 N 60°41'42.4" E	Spalding Drive
DE20062	55.00 L	125°50.00 N 52°05'15.1" E	Spalding Drive
DE20063	62.00 L	126°20.00 N 62°57'36.1" E	Spalding Drive
DE20064	52.00 L	127°20.00 N 50°59'34.1" E	Spalding Drive
DE20065	62.00 L	128°17.00 N 56°52'43.6" E	Spalding Drive
DE20066	62.00 L	129°85.00 N 63°28'35.9" E	Spalding Drive
DE20023	56.00 L	130°36.87 N 57°40'52.3" E	Spalding Drive
DE10034	46.00 L	130°34.51 S 68°17'19.7" W	Spalding Drive
DE10095	56.00 L	129°85.00 S 56°52'43.5" W	Spalding Drive
DE10094	56.00 L	128°17.00 S 46°02'18.5" W	Spalding Drive
DE10093	47.00 L	127°70.00 S 57°51'00.4" W	Spalding Drive
DE10092	49.00 L	125°95.00 S 57°12'58.7" W	Spalding Drive
DE10091	47.00 L	124°09.10	Spalding Drive
REOD R/W (TRACT 1) = 5112.76 SF REOD R/W (TRACT 1) = 0.117 ACRES			

PARCEL 16 EASEMENT FOR CONSTR OF SLOPES DE20011
FIRESTONE REAL ESTATE CO. SEE SHEET 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
77	44.68 L	136°39.32 N 19°32'59.4" W	Spalding Drive
DE20055	53.00 L	136°39.55 N 70°10'13.3" E	Spalding Drive
DE40032	53.00 L	137°00.00 N 70°59'02.5" E	Spalding Drive
DE20071	53.00 L	138°51.15 S 41°57'25.5" E	Spalding Drive
81	44.50 L	138°54.74 S 70°59'02.5" W	Spalding Drive
82	44.52 L	136°78.79	Spalding Drive
ARC LENGTH = 40.91 CHORD BEAR = S 69°59'32.7" W LNTH CHORD = 40.91 RADIUS = 1181.84 DEGREE = 4°55'52.9"			
77	44.68 L	136°39.32	Spalding Drive
REOD R/W (TRACT 1) = 1812.28 SF REOD R/W (TRACT 1) = 0.042 ACRES			

PARCEL 16 EASEMENT FOR CONSTR OF DRIVES DE40009
FIRESTONE REAL ESTATE CO. SEE SHEET 9

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40032	53.00 L	137°00.00 N 19°00'57.5" W	Spalding Drive
DE40033	73.00 L	137°00.00 N 70°59'02.5" E	Spalding Drive
DE40034	73.00 L	137°61.00 S 19°00'57.5" E	Spalding Drive
DE40035	53.00 L	137°61.00 S 70°59'02.5" W	Spalding Drive
DE40032	53.00 L	137°00.00	Spalding Drive
REOD R/W (TRACT 1) = 1220.00 SF REOD R/W (TRACT 1) = 0.028 ACRES			

DATE REVISIONS

11-12-18 REV. RW PAR 12 REMAINDER AREA

1-18-19 REV. RW, TESMT, & DWESMT PAR 12 & 14;

ADD RW & TESMT PAR 15; ADD TESMT & DWESMT PAR 16

DATE REVISIONS

WINNETT COUNTY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY PLANS

PROJECT NO: F-1069-03, F-1058-01, F-1235-01
COUNTY: WINNETT
LAND LOT NO: 312, 313
LAND DISTRICT: 6
GMD: N/A
DATE: 09-21-2018 SH 14 OF 14

DRAWING NO.

60-0014



Please cross reference to Warranty Deed recorded in
Deed Book 9781, page 133, Fulton County, Georgia records

This Instrument Prepared by:
Bridgestone Americas, Inc.
Attn: Law Department – Real Estate
200 4th Avenue South
Nashville, TN 37201

AFFIDAVIT OF DEED

This declaration is in connection with the Quit Claim Deed executed on the 30th day of November, 2001, by and between:

Bridgestone Americas Tire Operations, LLC, a Delaware limited liability company, f/k/a Bridgestone/Firestone North American Tire, LLC, a Delaware limited liability company, successor in interest by merger to Bridgestone/Firestone, Inc., an Ohio corporation, successor in interest by merger to Firestone Real Estate Leasing Company, an Ohio corporation (the “**Grantor**”)

and

Bridgestone Retail Operations, LLC, a Delaware limited liability company, f/k/a BFS Retail & Commercial Operations, LLC, a Delaware limited liability company (the “**Grantee**”)

regarding the real property located at: **7780 Spalding Drive, Norcross, Georgia;**

Parcel Number: 06 0313 LL0117; and

legally described as:

All that tract or parcel of land lying and being in Land Lot 313 of the 6th District. Fulton County. Georgia, and being more particularly described as follows:

Beginning at an iron pin on the northwestern right of way line of Spalding Drive (an 80-foot right of way) which is 200.0 feet southwesterly along the northwestern right of way line of Spalding Drive from the intersection of the southwestern right of way line of Holcomb Bridge Road (a 104-foot right of way) with the northwestern right of way line of Spalding Drive; run thence South 68 degrees 36 minutes 29 seconds West along the northwestern right of way line

of Spalding Drive a distance of 184.19 feet to a point; run thence South 66 degrees 07 minutes 35 seconds West along the northwestern right of way line of Spalding Drive a distance of 33.66 feet to an iron pin; run thence North 21 degrees 23 minutes 28 seconds West a distance of 176.20 feet to an iron pin; run thence North 68 degrees 36 minutes 29 seconds East a distance of 71.86 feet to an iron pin; run thence South 23 degrees 34 minutes 25 seconds East a distance of 20.00 feet to an iron pin; run thence North 64 degrees 35 minutes 37 seconds East a distance of 31.25 feet to an iron pin; run thence North 51 degrees 40 minutes 08 seconds East a distance of 10.61 feet to an iron pin; run thence North 35 degrees 47 minutes 34 seconds East a distance of 10.87 feet to an iron pin; run thence North 21 degrees 31 minutes 08 seconds West a distance of 8.82 feet to an iron pin; run thence North 68 degrees 36 minutes 29 seconds East a distance of 21.96 feet to an iron pin; run thence South 44 degrees 00 minutes 26 seconds East a distance of 189.30 feet to an iron pin on the northwestern right of way line of Spalding Drive and the point of beginning; containing 0.7084 acres and being more particularly shown on plat of survey for Firestone Tire & Rubber Company by EDI Engineers & Surveyors. Inc., dated February 11, 1982.

Being the same property as conveyed by The Firestone Tire & Rubber Company, an Ohio corporation to Firestone Real Estate Leasing Company, an Ohio corporation, by Warranty Deed recorded October 22, 1985, in the Office of the Clerk of Superior Court of Fulton County, GA, in Deed Book 9781, Page 133.

A true and complete copy of the Quit Claim Deed is attached hereto as Exhibit A.

The undersigned Grantee declares as follows:

1. The deed hereto was inadvertently recorded in the deed records of Gwinnett County in Deed Book 25395, page 0245;
2. The original Deed was lost or misplaced; and
3. This affidavit is to give notice of its recording and to attest to the facts that:
 - a. The subject property was delivered to the Grantee or its authorized representative; and
 - b. The Grantee accepted the subject deed voluntarily and did not act under coercion or duress.

This declaration is made for the protection of the Grantor and their successors. The undersigned Affiant will testify as to the truth of the facts set forth hereinabove in the event an action is instituted disputing these facts.

MAIL TAX STATEMENTS TO:

Bridgestone Retail Operations, LLC
Attn: Property Tax Dept.
200 4th Avenue South
Nashville, TN 37201

SWORN AND SUBSCRIBED UNDER PENALTY OF PERJURY THIS ____ DAY OF DECEMBER, 2019.

BRIDGESTONE RETAIL OPERATIONS, LLC

By: _____

Name: Caleb Smith

Title: Senior Director, Real Estate Operations

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public in and for the above State and County, on this ____ day of December, 2019, personally appeared Caleb Smith, the Senior Director, Real Estate Operations of **BRIDGESTONE RETAIL OPERATIONS, LLC**, known to me to be the same person who signed and acknowledged that he signed the foregoing instrument as such Senior Director, Real Estate Operations of the limited liability company for and on behalf of the limited liability company, and that he executed the same as his free and voluntary act and deed of the limited liability company, for the uses and purposes set forth in the instrument.

IN TESTIMONY WHEREOF, I have subscribed my signature and affixed my official seal on the day and year set forth above.

Notary Public

My commission expires:

EXHIBIT A

Quit Claim Deed

See attached.

BK 25395 PG 0245

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2001 DEC -4 PM 2:00

TOM LAWLER, CLERK

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 343.40
TOM LAWLER CLERK OF
SUPERIOR COURT

PREPARED BY:

Michele Krause, HOLLAND & KNIGHT LLP, 55 West Monroe Street, Suite 800, Chicago, IL 60603,
312.263.3600

MAIL TAX STATEMENTS TO:

BFS RETAIL & COMMERCIAL OPERATIONS, LLC, 333 East Lake Street, Bloomingdale, IL 60108,
630.259.9000

QUIT CLAIM DEED

BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC, a Delaware limited liability company, successor in interest by merger to Bridgestone/Firestone, Inc., an Ohio corporation, successor in interest by merger to Firestone Real Estate Leasing Company, an Ohio corporation (the "Grantor"), having its principal address at 1 Bridgestone Park, Nashville, TN 37214, 615.391.0088, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged, **CONVEYS AND QUIT CLAIMS** unto **BFS RETAIL & COMMERCIAL OPERATIONS, LLC**, a Delaware limited liability company (the "Grantee"), having its principal office at 333 East Lake Street, Bloomingdale, Illinois 60108, the real property described on Exhibit A attached.

TO HAVE AND TO HOLD the above described premises together with all and singular the right and appurtenances thereto in any wise belonging unto said Grantee, and Grantee's successors and assigns, forever.

SUBJECT TO: real estate taxes and assessments not yet due and payable; any conditions an accurate survey may show; easements, restrictions, covenants, conditions and reservations of record; encroachments; and any zoning or governmental regulations now or hereafter in effect.

Address of Property: 7780 Spaulding Drive
Norcross, GA 30092-4207

Tax ID Number of Property: 06-0313-LL-011-7

After recording return to:
Chicago Title Insurance Co.
Attn: Richard A. Miles
1717 North Clark St.
Chicago, IL 60601

192971

Executed this 30 day of November, 2001

BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC, a Delaware limited liability company, successor in interest by merger to Bridgestone/Firestone, Inc., an Ohio corporation

WITNESS:

Robert J. Wagner
Robert J. Wagner

Bonnie M. Nowalany
Bonnie M. Nowalany

By:

James S. Downing
James S. Downing, Authorized Officer

Attest:

David P. Reichard
David P. Reichard, Assistant Secretary

STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

Before me, Janice E. Martin, a Notary Public in and for the above State and County, on this 30 day of November, 2001, personally appeared James S. Downing and David P. Reichard, Authorized Officer and Assistant Secretary of Bridgestone/Firestone North American Tire, LLC, and known to me to be the same persons who signed and acknowledged that they signed the foregoing instrument as such Authorized Officer and Assistant Secretary, respectively, of said limited liability company for and on behalf of the limited liability company, and that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of the limited liability company, for the uses and purposes set forth in the instrument.

IN TESTIMONY WHEREOF, I have subscribed my signature and affixed my official seal on the day and year set forth above.

Janice E. Martin
Janice E. Martin
Notary Public

My commission expires: 12/30/01



CH11 #147394 v1

EXHIBIT A
Legal Description of Property Conveyed

The following described real property located in the City of Norcross, County of Fulton, State of GA:

All that tract or parcel of land lying and being in Land Lot 313 of the 6th District, Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the northwestern right of way line of Spalding Drive (an 80-foot right of way) which is 200.0 feet southwesterly along the northwestern right of way line of Spalding Drive from the intersection of the southwestern right of way line of Holcomb Bridge Road (a 104-foot right of way) with the northwestern right of way line of Spalding Drive; run thence South 68 degrees 36 minutes 29 seconds West along the northwestern right of way line of Spalding Drive a distance of 184.19 feet to a point; run thence South 66 degrees 07 minutes 35 seconds West along the northwestern right of way line of Spalding Drive a distance of 33.66 feet to an iron pin; run thence North 21 degrees 23 minutes 28 seconds West a distance of 176.20 feet to an iron pin; run thence North 68 degrees 36 minutes 29 seconds East a distance of 71.86 feet to an iron pin; run thence South 23 degrees 34 minutes 25 seconds East a distance of 20.00 feet to an iron pin; run thence North 64 degrees 35 minutes 37 seconds East a distance of 31.25 feet to an iron pin; run thence North 51 degrees 40 minutes 08 seconds East a distance of 10.61 feet to an iron pin; run thence North 35 degrees 47 minutes 34 seconds East a distance of 10.87 feet to an iron pin; run thence North 21 degrees 31 minutes 08 seconds West a distance of 8.82 feet to an iron pin; run thence North 68 degrees 36 minutes 29 seconds East a distance of 21.96 feet to an iron pin; run thence South 44 degrees 00 minutes 26 seconds East a distance of 189.30 feet to an iron pin on the northwestern right of way line of Spalding Drive and the point of beginning; containing 0.7084 acres and being more particularly shown on plat of survey for Firestone Tire & Rubber Company by EDI Engineers & Surveyors, Inc., dated February 11, 1982.

Being the same property as conveyed by The Firestone Tire & Rubber Company, an Ohio corporation to Firestone Real Estate Leasing Company, an Ohio corporation, by Warranty Deed recorded October 22, 1985, in the Office of the Clerk of the Superior Court of Fulton County, GA, in Deed Book 9781, Page 133.

CH11 #144780 v1

Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE CERTIFICATE OF AMENDMENT OF "BFS RETAIL & COMMERCIAL
OPERATIONS, LLC", CHANGING ITS NAME FROM "BFS RETAIL &
COMMERCIAL OPERATIONS, LLC" TO "BRIDGESTONE RETAIL OPERATIONS,
LLC", FILED IN THIS OFFICE ON THE EIGHTEENTH DAY OF DECEMBER,
A.D. 2008, AT 1:45 O'CLOCK P.M.

3432781 8100

081209690

You may verify this certificate online
at corp.delaware.gov/authver.shtml



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 7034969

DATE: 12-18-08

State of Delaware
Secretary of State
Division of Corporations
Delivered 01:45 PM 12/18/2008
FILED 01:45 PM 12/18/2008
SRV 081209690 - 3432781 FILE

STATE OF DELAWARE CERTIFICATE OF AMENDMENT

1. Name of Limited Liability Company: BFS Retail & Commercial Operations, LLC

2. The Certificate of Formation of the limited liability company is hereby amended as follows:

To Change the name of the company to Bridgestone Retail Operations, LLC; and

That Article numbered "1" of the Certificate of Formation be replaced with the following:

"1. The name of the limited liability company is Bridgestone Retail Operations, LLC."

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 18th day of December, A.D. 2008.

By: Kay Stone
Authorized Person(s)

Name: Kay Stone
Print or Type

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT AN AGREEMENT TO PURCHASE
REAL ESTATE AGREEMENT OF TEMPORARY CONSTRUCTION EASEMENT
ON PROPERTY LOCATED IN LAND LOT 313 OF THE 6th DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of an Agreement to Purchase Real Estate Agreement of Temporary Construction Easement by the City of Sandy Springs for property located at 7780 Spalding Drive, from Bridgestone Retail Operations, LLC in Land Lot 313 of the 6th District, Fulton County, City of Sandy Springs, Georgia.

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

To facilitate the construction of the Spalding Drive Sidewalk Project TS-166 on the subject property, the City approves the acceptance of an Agreement to Purchase Real Estate of Temporary Construction Easement on property located in Land Lot 313 of the 6th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 7th day of January, 2020.

APPROVED:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Michael Perry, Director of Recreation and Parks
DATE: December 20, 2019 Submission for the January 7, 2020 Meeting
ITEM: Request for Mayor and City Council Consideration of Approval of a Contract with Chappell Construction for Heritage Sandy Springs Park Restroom Improvements

Recommendation:

Based on review of the bids, staff recommends approval of the attached resolution for contract award to Chappell Construction Group for construction of the Project.

Background:

The City's Invitation to Bid 20-033 was issued on November 13 with a pre-bid conference on November 25. Bids were received on December 16, 2019.

The purpose of the solicitation was to identify a qualified contractor to construct a restroom building and related site work at Heritage Park, 6110 Bluestone Road. The provision of an outdoor restroom at this location is intended to serve the general public attending City scheduled public events and for convenience when visiting the park facility.

Proposed improvements included in the Project are:

1. Construction of a six unit unisex restroom building with stone veneer walls and standing seam metal roof
2. Demolition of existing sidewalk and fencing
3. Site work, utility connections, and landscaping

The following bids were received:

Chappell Construction Group	\$391,500.00
TriScapes, Inc.	\$564,243.59
Centennial Contractors enterprises, Inc.	\$646,000.00
Lichty Commercial Construction	\$667,500.00
Lefko Development Inc.	\$673,270.00

K-Team Engineering & Construction \$678,540.00

Discussion:

Upon administrative review of the bids and reference checks, staff recommends award be made to the lowest, responsible bidder, Chappell Construction Group.

Financial Impact:

There are adequate budgeted funds available for this Project.

Alternatives:

City Council may decide to:

1. Construct the Project as currently quoted.
2. Not fund the Project as this time.

Attachments:

1. Heritage Restroom Improvements Resolution

RESOLUTION NO. _____

STATE OF GEORGIA
COUNTY OF FULTON

**RESOLUTION TO APPROVE A CONTRACT WITH CHAPPELL CONSTRUCTION
FOR HERITAGE SANDY SPRINGS PARK RESTROOM IMPROVEMENTS
AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE SAME**

WHEREAS, the City of Sandy Springs (“City”), in response to guidance from management, issued its Invitation to Bid #20-033 (“Solicitation”) on November 17, 2019, to identify a qualified contractor to construct a restroom building and related site work at Heritage Park, 6110 Blue Stone Road, in the City (“Project”); and

WHEREAS, on December 16, 2019, the City received six (6) bids in response to the Solicitation; and

WHEREAS, an evaluation team reviewed the bids received and determined that the lowest, responsible bid for construction of the Project was submitted by Chappell Construction Group (“Chappell”); and

WHEREAS, the City desires to make contract award to Chappell; and

WHEREAS, upon adoption of this Resolution, City’s Recreation and Parks Department staff will manage all applicable phases of the awarded contract.

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

1. That contract award for the Project shall be made to Chappell Construction Group; and
2. That the Interim City Manager is authorized to execute a contract in the amount of \$391,500.00 with Chappell for construction of the Project, subject to approval of the City Attorney and the City Finance Director; and
3. That the Interim City Manager and appropriate City staff take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this the 7th day of January, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Marty Martin, Director of Public Works

DATE: December 23, 2019 Submission for the January 7, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of Approval of a Contract to Construct Project TS164 Windsor Parkway Sidewalk Project, from Crestwicke Pointe to City Limit

Recommendation:

Based upon review of the bid, staff recommends contract award to Astra Grading & Pipe, LLC, pending approval by the City of Sandy Springs Legal and Finance Departments.

Background:

The project consists of the installation of 1,520 LF of curb and gutter and 6-ft sidewalk with 2-ft landscape buffer on the south side of Windsor Pkwy, as well as 115 LF of 5-ft sidewalk on the north side of Windsor Pkwy between Highgrove Pointe and Mabry Pointe.

A Request for Qualifications (RFQ) for construction contractors for the TS164 Windsor Pkwy Sidewalk Project was advertised beginning September 25, 2019. A Statement of Qualifications was received from one contractor on October 16, 2019. Public Works staff reviewed the Statement of Qualifications and an invitation for bid was sent to the selected qualified general contractor on November 14, 2019. The bid was received on December 2, 2019. City staff conducted an interview of the contractor on December 12, 2019.

Proposed improvements included in the project are the following:

1. Sidewalk
2. Guardrail and Handrail
3. Curb and Gutter
4. Storm Sewer System
5. Driveways
6. Landscaping

Bid results were:

<u>Firm</u>	<u>Bid</u>
Astra Grading & Pipe, LLC	\$978,888.00

Discussion:

The engineer's construction cost estimate is \$630,659.91. However, the engineer's estimate is low for the amount and complexity of the work included in the Grading Complete and Stormwater Structure line items when compared to past City projects. Upon administrative review of the bid, the City of Sandy Springs Public Works, Purchasing and Legal staffs recommend that award be made to Astra Grading & Pipe, LLC.

The Grading Complete for the work includes clearing & grubbing and grading along with excavation and shoring along the south side of Windsor Pkwy for the installation of 800 LF of complete closed storm system. The storm system also includes 93 LF of 72 inch RCP storm pipe and two oversized storm structures. The integrity of the road and two-way traffic are required to be maintained on Windsor Pkwy throughout construction. The storm system cost includes materials, as well as the design of the two oversized storm structures by a licensed Georgia Professional Engineer for approval by the City prior to construction.

Financial Impact:

There are adequate funds available for this project.

Alternatives:

Construct the project as currently bid; or the City may choose to re-advertise the bid for construction.

Attachments:

1. TS164 Resolution 01-07-2020
2. TS164 Windsor Pkwy Sidewalk Vicinity Map

RESOLUTION NO. _____

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE A CONTRACT WITH ASTRA GRADING & PIPE, LLC FOR
WINDSOR PARKWAY SIDEWALK PROJECT, TS164, AND AUTHORIZATION FOR
THE CITY MANAGER TO EXECUTE THE CONTRACT**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs and

WHEREAS, the Department of Public Works, in response to the guidance provided by the Interim City Manager, has received a bid from Astra Grading & Pipe, LLC, for Windsor Parkway Sidewalk Project, Sandy Springs, Fulton County, Georgia, and

WHEREAS, upon adoption of this Resolution, City of Sandy Springs Public Works Department staff will manage all applicable phases of the construction contract.

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

That the Interim City Manager execute a contract in the amount of \$978,888.00 with the selected contractor, Astra Grading & Pipe, LLC, for Windsor Parkway Sidewalk Project, Sandy Springs, Fulton County, Georgia.

RESOLVED this the 7th day January, 2020.

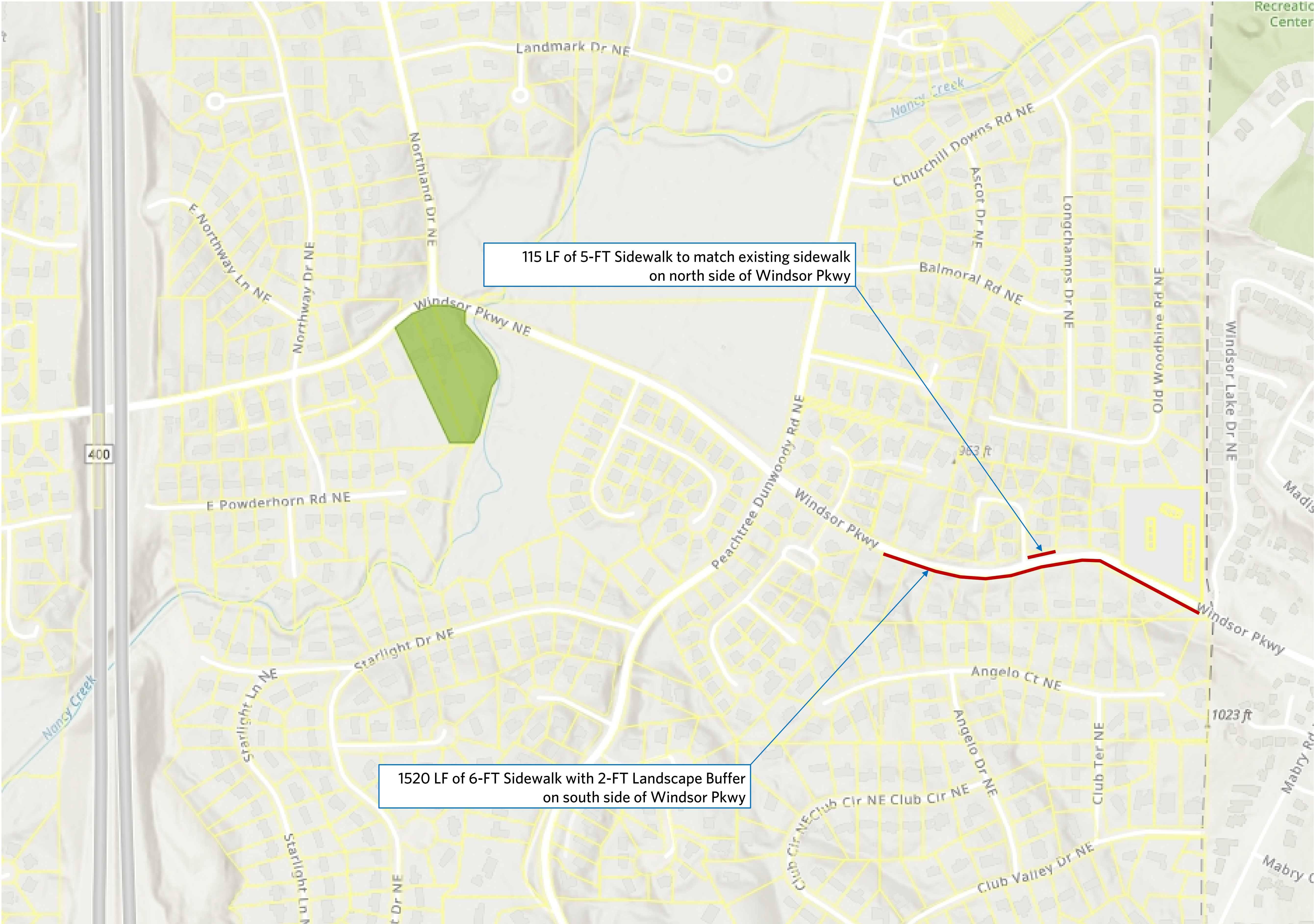
Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk
(Seal)

TS164 Windsor Pkwy Sidewalk (Crestwicke Pointe to City Limit)





SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Marty Martin, Director of Public Works

DATE: December 23, 2019 Submission for the January 7, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of Approval of a Contract to Construct Project T0033-7, CDBG Sidewalk, Roswell Road from Long Island Drive to Stewart Drive

Recommendation:

Based upon review of the bids, staff recommends contract award to Construction 57, pending approval by the City of Sandy Springs Legal and Finance Departments.

Background:

The invitation to bid for construction of T0033-7 CDBG Sidewalk Project, Roswell Road from Long Island Drive to Stewart Drive, was advertised for bids beginning October 9, 2019. A pre-bid meeting was held on November 5, 2019. Bids were received on November 20, 2019. Proposed improvements included in the project are as follows:

1. Site Grading and Walls
2. Sidewalks
3. Curb and Gutter
4. Storm Drainage
5. Landscaping

Bid results were:

<u>Supplier</u>	<u>Total</u>
Construction 57, Inc.	\$1,174,425.00
Zavery Enterprises, Inc.	\$1,183,285.00
SD & C, Inc.	\$1,328,653.75
Sol Construction, LLC	\$1,352,719.05
Excellere Construction, LLC	\$1,414,711.92
CMES, Inc.	\$1,546,958.00
Precision 2000, Inc.	\$1,686,611.30

Ohmshiv Construction	\$1,693,302.00
Tople Construction, LLC	\$1,757,350.00
JHC Corporation, LLC	\$1,890,208.00
Tri Scapes, Inc.	\$2,112,396.73

Discussion:

Upon Administrative review of the bid, and review of the lowest bidder's references and interview related to their experience with similar projects, the City of Sandy Springs Public Works, Purchasing and Legal staffs recommend that award be made to the lowest bidder, Construction 57, Inc. The engineer's construction cost estimate is \$1,913,962.60.

Financial Impact:

This project is in the City's Community Development Block Grant Program and there are adequate funds available for this project.

Alternatives:

Construct the project as currently bid; or the City may choose to re-advertise the bid for construction.

Attachments:

1. CDBG resolution 1

RESOLUTION NO. _____

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE A CONTRACT WITH CONSTRUCTION 57, INC. FOR THE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SIDEWALK PROJECT ROSWELL
ROAD FROM LONG ISLAND DRIVE TO STEWART DRIVE AND AUTHORIZATION FOR
THE INTERIM CITY MANAGER TO EXECUTE THE CONTRACT**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs and

WHEREAS, the Department of Public Works, in response to the guidance provided by the Interim City Manager, has received a bid from Construction 57, Inc., for the CDBG Sidewalk Project, Roswell Road from Long Island Drive to Stewart Drive, Sandy Springs, Fulton County, Georgia, and

WHEREAS, upon adoption of this Resolution, City of Sandy Springs Public Works Department staff will manage all applicable phases of the construction contract.

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

That the Interim City Manager execute a contract in the amount of \$1,174,425.00 with the selected contractor, Construction 57, Inc., for the CDBG Sidewalk Project on Roswell Road from Long Island Drive to Stewart Drive, Sandy Springs, Fulton County, Georgia.

RESOLVED this the 7th day of January, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk
(Seal)



SANDY SPRINGS

GEORGIA

TO: Mayor and City Council of the City of Sandy Springs

FROM: James Tolbert, Assistant City Manager

DATE: December 27, 2019 for Submission onto the Regular Agenda of the January 7, 2020 City Council Meeting

ITEM: Consideration of a Resolution to Quitclaim the Properties of Hammond Park, Sandy Springs Tennis Center, Abernathy Greenway Park and Morgan Falls Overlook Park to the City of Sandy Springs Public Facilities Authority.

Assistant City Manager's Recommendation:

The Assistant City Manager recommends the Council accept this Resolution to Quitclaim the properties of Hammond Park, Sandy Springs Tennis Center, Abernathy Greenway Park, and Morgan Falls Overlook Park to the Sandy Springs Public Facilities Authority.

Background:

The City of Sandy Springs holds title to the properties at Hammond Park, Sandy Springs Tennis Center, and Morgan Falls Overlook Park via quitclaim deeds from Fulton County recorded shortly after the City's incorporation. After incorporation, the City also assembled the properties for the Abernathy Greenway Park and currently holds title to same.

Discussion:

Quitclaiming these public park properties to the Public Facilities Authority would allow more flexibility in the use of these properties, including without limitation the ability to contractually commit to the expenditure of funds on park projects and services beyond one year. Although the City is limited by the Georgia Constitution in its ability to contractually commit to the expenditure of public funds beyond one year, the state constitution does grant the City the right to enter into contractual obligations with its Public Facilities Authority for the performance of governmental services. Through such contracts the City can make enforceable financial commitments for up to forty (40) years.

Alternatives:

The Council could decide not to quitclaim these properties to the Public Facilities Authority.

Financial Impact:

Attachments:

- Quitclaim Deed
- Resolution

After recording return to:

City Clerk
City of Sandy Spring
1 Galambos Way
Sandy Springs, GA 30328

STATE OF GEORGIA
COUNTY OF FULTON

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 7th day of January, 2020 between THE CITY OF SANDY SPRINGS, GEORGIA, a municipal association of the State of Georgia (hereinafter "Grantor"), and THE CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY, a public facilities authority existing under the laws of the State of Georgia (hereinafter "Grantee"), the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits.

WITNESSETH: that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, by these presents do remise, convey and forever QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described Property, to wit:

All those certain lots or parcels of land with all improvements thereon lying and being situated in Land Lots 37, 57, 73, 83, 87 & 126, 17th District, Fulton County, Georgia, being more particularly described on Exhibits "A", "B", "C" and "D", each attached hereto and each fully incorporated herein by reference (collectively, the "Property"), with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging. SUBJECT NEVERTHELESS to all valid and enforceable restrictive covenants, reservations and easements of record applicable thereto.

TO HAVE AND TO HOLD said Property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said Property or its appurtenances.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Russel K. Paul, Mayor
City of Sandy Springs, Georgia

Attest:

Coty Thigpen, City Clerk

[SEAL]

Signed, sealed and delivered
in the presence of:

Witness

Attested by Notary Public

(NOTARY SEAL)

EXHIBIT "A"

Legal Description
Hammond Park

The property being conveyed by this Deed is intended to include all that certain tract or parcel lying in Land Lot 37, 17th District, Fulton County, Georgia commonly known as Hammond Park, including but not limited to the property variously described as:

BEING THE SAME PROPERTY AS THE FOLLOWING:

Those certain parcels of land known as Tax Parcels 17 0037 LL0408, 17 0037 LL0390, and 17 0037 LL0374 in Sandy Springs, Fulton County, Georgia, having been conveyed by Quitclaim Deed from Fulton County, a political subdivision of the State of Georgia to the City of Sandy Springs, a municipality of the State of Georgia, dated 12/08/2006, filed 12/12/2006 and recorded in Deed Book 44050, Page 628, Fulton County, Georgia records, being improved property known as Hammond Park at 705 Hammond Drive, 6005 Glenridge Drive and 0 Glenridge Drive, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

EXHIBIT "B"
Legal Description
Sandy Springs Tennis Center

The property being conveyed by this Deed is intended to include all that certain tract or parcel lying in Land Lot 73, 17th District, Fulton County, Georgia commonly known as Sandy Springs Tennis Center, including but not limited to the property variously described as:

BEING THE SAME PROPERTY AS THE FOLLOWING:

That certain parcel of land known as Tax Parcel 17 0073 LL0460 in Sandy Springs, Fulton County, Georgia, having been conveyed by Quitclaim Deed from Fulton County, a political subdivision of the State of Georgia to the City of Sandy Springs, a municipality of the State of Georgia, dated 12/08/2006, filed 12/12/2006 and recorded in Deed Book 44050, Page 692, Fulton County, Georgia records, being improved property known as Sandy Springs Tennis Center at 500 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

EXHIBIT "C"
Legal Description
Abernathy Greenway

The property being conveyed by this Deed is intended to include all that certain tract or parcel lying in Land Lots 57, 87 & 126, 17th District, Fulton County, Georgia commonly known as Abernathy Greenway, including but not limited to the property variously described as:

BEING THE SAME PROPERTY AS THE FOLLOWING:

That certain property more particularly described in Exhibit A-1, "Record Legal Description", having previously been conveyed to the City of Sandy Springs, a political subdivision of the State of Georgia by the following instruments:

Warranty Deed (Court Order) from Deandre Johnson to City of Sandy Springs, a political subdivision of the State of Georgia, filed 9/9/2008 and recorded in Deed Book 47162, Page 100, Fulton County, Georgia records (Tax Parcel #17 012600040256), being improved property known as 6615 Brandon Mill Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from William Quinn to City of Sandy Springs, a political subdivision of the State of Georgia, filed 11/20/2007 and recorded in Deed Book 45995, Page 585, Fulton County, Georgia records (Tax Parcel #17 012600040249), being improved property known as 30 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Jama E. Collins, et al to City of Sandy Springs, a political subdivision of the State of Georgia, filed 10/31/2007 and recorded in Deed Book 45910, Page 59, Fulton County, Georgia records (Tax Parcel #17 012600040215), being improved property known as 40 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from George Robert Barham to City of Sandy Springs, a political subdivision of the State of Georgia, filed 12/4/2007 and recorded in Deed Book 46045, Page 621, Fulton County, Georgia records (Tax Parcel #17 012600040231), being improved property known as 50 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Dana M. Nuccitelli to City of Sandy Springs, a political subdivision of the State of Georgia, filed 9/7/2007 and recorded in Deed Book 45651, Page 562, Fulton County, Georgia records (Tax Parcel #17 012600040066), being improved property known as 60 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Charles Cope to City of Sandy Springs, a political subdivision of the State of Georgia, filed 2/28/2008 and recorded in Deed Book 46394, Page 379, Fulton County, Georgia records (Tax Parcel #17 012600040223), being improved property known as 70 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Alexander R. Kambar to City of Sandy Springs, a political subdivision of the State of Georgia, filed 6/12/2007 and recorded in Deed Book 45172, Page 566, Fulton County, Georgia records (Tax Parcel #17 012600040082), being improved property known as 80 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Geraldine S. Woodward to City of Sandy Springs, a political subdivision of the State of Georgia, filed 11/4/2009 and recorded in Deed Book 48517, Page 641, Fulton County, Georgia records (Tax Parcel #17 008700050633), being improved property known as 84 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Baik Sun Hie to City of Sandy Springs, a political subdivision of the State of Georgia, filed 4/9/2008 and recorded in Deed Book 46590, Page 236, Fulton County, Georgia records (Tax Parcel #17 008700050567), being improved property known as 110 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed (Court Order - 2008 CV 147190) from The Kathleen Alice Burns Revocable Trust to City of Sandy Springs, a political subdivision of the State of Georgia, filed 8/22/2014 and recorded in Deed Book 54097, Pages 228, 232, Fulton County, Georgia records (Tax Parcel #17 008700050492), being improved property known as 0 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Quitclaim Deed from Georgia Department of Transportation to City of Sandy Springs, a political subdivision of the State of Georgia, filed 11/17/2009 and recorded in Deed Book 48545, Pages 8 & 16 Fulton County, Georgia records (Tax Parcel #17 008700050591), being improved property known as 130 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Quitclaim Deed from Georgia Department of Transportation to City of Sandy Springs, a political subdivision of the State of Georgia, filed 11/17/2009 and recorded in Deed Book 48545, Page 12, Fulton County, Georgia records (Tax Parcel #17 008700050526), being improved property known as 140 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from John Anthony Charles Hoole to City of Sandy Springs, a political subdivision of the State of Georgia, filed 6/26/2007 and recorded in Deed Book 45252, Page 525, Fulton County, Georgia records (Tax Parcel #17 008700050146), being improved property known as 154 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Tonya Harber Schultz to City of Sandy Springs, a political subdivision of the State of Georgia, filed 8/1/2007 and recorded in Deed Book 45463, Page 17, Fulton County, Georgia records (Tax Parcel #17 008700050153), being improved property known as 158 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Ana M. & Anh Walraven to City of Sandy Springs, a political subdivision of the State of Georgia, filed 8/7/2007 and recorded in Deed Book 45497, Page 298, Fulton County, Georgia records (Tax Parcel #17 008700050153), being improved property known as 162 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Chris Eden to City of Sandy Springs, a political subdivision of the State of Georgia, filed 2/26/2008 and recorded in Deed Book 46384, Page 92, Fulton County, Georgia records (Tax Parcel #17 008700040485), being improved property known as 0 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Zahra Malayeri to City of Sandy Springs, a political subdivision of the State of Georgia, filed 2/26/2008 and recorded in Deed

Book 46384, Page 90, Fulton County, Georgia records (Tax Parcel #17 008700040485), being improved property known as 0 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Rebekah Thackston to City of Sandy Springs, a political subdivision of the State of Georgia, filed 7/16/2007 and recorded in Deed Book 45368, Page 133, Fulton County, Georgia records (Tax Parcel #17 008700040436), being improved property known as 170 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from Peggy Feldman to City of Sandy Springs, a political subdivision of the State of Georgia, filed 2/7/2011 and recorded in Deed Book 49824, Page 467, Fulton County, Georgia records (Tax Parcel #17 008700040154), being improved property known as 6670 Wright Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

Warranty Deed from SSC Residential, LP to City of Sandy Springs, a political subdivision of the State of Georgia, filed 5/15/2008 and recorded in Deed Book 46742, Page 692, Fulton County, Georgia records (Tax Parcel #17 008700040261), being improved properties known as 180 & 190 Abernathy Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

EXHIBIT "D"
Legal Description
Morgan Falls Overlook Park

The property being conveyed by this Deed is intended to include all that certain tract or parcel lying in Land Lot 83, 17th District, Fulton County, Georgia commonly known as Morgan Falls Overlook Park, including but not limited to the property variously described as:

BEING THE SAME PROPERTY AS THE FOLLOWING:

That certain parcel of land known as Tax Parcel 17 0077 LL0243 in Sandy Springs, Fulton County, Georgia, having been conveyed by Quitclaim Deed from Fulton County, a political subdivision of the State of Georgia to the City of Sandy Springs, a municipality of the State of Georgia, dated 12/08/2006, filed 12/12/2006 and recorded in Deed Book 44050, Page 649, Fulton County, Georgia records, being improved property known as Morgan Falls Overlook Park at 200 Morgan Falls Road, according to the present system of numbering houses and buildings in and around the City of Sandy Springs.

RESOLUTION NO. 2020-XX-XX

**STATE OF GEORGIA
COUNTY FULTON**

**A RESOLUTION OF THE CITY OF SANDY SPRINGS, GEORGIA TO QUITCLAIM
THE PROPERTIES OF HAMMOND PARK, SANDY SPRINGS TENNIS CENTER,
ABERNATHY GREENWAY AND MORGAN FALLS OVERLOOK PARK TO THE
CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY; AND OTHER
PURPOSES.**

WHEREAS, the City of Sandy Springs (“City”) holds title to the property known as Hammond Park, having been conveyed by Quitclaim Deed from Fulton County to the City of Sandy Springs, dated 12/08/2006, filed 12/12/2006 and recorded in Deed Book 44050, Page 628, Fulton County, Georgia records; and

WHEREAS, the City holds title to the property known as Sandy Springs Tennis Center, having been conveyed by Quitclaim Deed from Fulton County to the City of Sandy Springs, dated 12/08/2006, filed 12/12/2006 and recorded in Deed Book 44050, Page 692, Fulton County, Georgia records; and

WHEREAS, the City holds title to the property known as Abernathy Greenway, having been conveyed by various instruments from individual property owners in Land Lots 57, 87 & 126 of the 17th District of Fulton County, to the City of Sandy Springs, filed between 6/12/2007 and 8/22/2014 and recorded in Fulton County, Georgia records; and

WHEREAS, the City holds title to the property known as Morgan Falls Overlook Park, having been conveyed by Quitclaim Deed and Restrictive Covenants from Fulton County, a political subdivision of the State of Georgia to the City of Sandy Springs, a municipality of the State of Georgia, dated 12/08/2006, filed 12/12/2006 and recorded in Deed Book 44050, Page 649, Fulton County, Georgia records; and

WHEREAS, the City desires to quitclaim its interest in Hammond Park, Sandy Springs Tennis Center, Abernathy Greenway and Morgan Falls Overlook Park to the City of Sandy Springs Public Facilities Authority.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, AND IT IS RESOLVED BY THE AUTHORITY OF SAID CITY COUNCIL AS FOLLOWS:

The Mayor and City Council authorize the Mayor to execute the Quitclaim Deed in favor of the Sandy Springs Public Facilities Authority for the properties of Hammond Park, Sandy Springs Tennis Center, Abernathy Greenway and Morgan Fall Overlook Park in the City of Sandy Springs, Georgia. The City Attorney is hereby authorized to make such minor changes as may be necessary to effectuate the intent of this Resolution.

RESOLVED this 7th day of January, 2020.

Approved:

RESOLUTION NO. 2020-XX-XX

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk

(Seal)

STATE OF GEORGIA

COUNTY OF FULTON

A RESOLUTION APPOINTING A MEMBER TO THE SANDY SPRINGS PLANNING COMMISSION

BE IT RESOLVED by the City Council of the City of Sandy Springs, GA while in regular session on January 7, 2020, at 6:00 p.m. as follows:

SECTION 1. That Kevin King (Post 1) is hereby appointed to serve as a member of the Sandy Springs Planning Commission for a four (4) year term commencing January 31, 2020 and ending on January 31, 2024; and

SECTION 2. That should a Board member not fulfill the completion of the term referenced herein, that the member appointed to replace said member shall serve the remainder of the term; and

SECTION 3. That this Resolution shall become effective upon its adoption.

RESOLVED this the 7th day of January, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk

(Seal)

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ESTABLISH THE NORTH END REDEVELOPMENT COMMITTEE;
TO APPOINT COMMITTEE MEMBERS; TO ESTABLISH AN EFFECTIVE DATE AND
FOR OTHER PURPOSES**

WHEREAS, the Mayor and City Council of the City of Sandy Springs, Georgia (“City”) are charged with protecting the health, safety and public welfare; and

WHEREAS, creating a healthy and vibrant retail environment, along with workforce housing in the City's north end, is a top priority for City leadership; and

WHEREAS, pursuant to Chapter 2, Article V, Division 3 of the City’s Code of Ordinances (“Code”), the City Council may establish advisory committees to study City priorities, seek community input, and report to council on findings and proposals; and

WHEREAS, to further the priority of north end redevelopment, the Mayor and Council desire to establish the North End Redevelopment Committee (“Committee”);

WHEREAS, pursuant to Code Section 2-281, each committee person shall be nominated by the Mayor and approved by the Council; and

WHEREAS, the Mayor desires to nominate Nicholas Ardit, Sarah Cannon, Jane Green, Nakisha Harris, Brie Harrison, Emile Escalera, Ronda Smith, Steve Soteres, Ken Dishman, Darious Moore and Tamara Carrera to serve as members of the Committee for a term to conclude upon completion of the committee’s business.

BE IT RESOLVED, by the Mayor and City Council of the City of Sandy Springs, Georgia that Nicholas Ardit, Sarah Cannon, Jane Green, Nakisha Harris, Brie Harrison, Emile Escalera, Ronda Smith, Steve Soteres, Ken Dishman, Darious Moore, and Tamara Carrera are hereby nominated by the Mayor and approved by City Council to serve as members of the North End Redevelopment Committee.

This Resolution shall be effective immediately upon adoption.

APPROVED AND ADOPTED this the 7th day of January, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Coty Thigpen, City Clerk

(Seal)