Work Session Meeting of the Sandy Springs City Council was held on Tuesday, July 12, 2011, at 7:59 p.m., Mayor Eva Galambos presiding.

CITY COUNCIL DISCUSSION ITEMS

1. LCI Review by Sandy Springs Mayor and Council

Yvonne Williams, PCID President, stated we are at an important stage in the ten year update of the Livable Centers Initiative. The master plan within the PCI at Sandy Springs is to partner with the local jurisdictions to look at the balance of jobs, housing, streetscape, pedestrian connectivity, and bicycle network. The PCID has applied and received the grant. The City of Dunwoody and DeKalb County have already approved the plan. The PCID will go before its own Board to formally adopt the plan and then move forward. There are opportunities to bring the mixed use development in conformance with the City's balance. There is also the ability to bring the urban core around the transit orientated development. The consultant is here this evening to give the Mayor and Council an overview. She would appreciate this item being approved to move forward, so the deadlines from ARC can be met.

Councilmember Tibby DeJulio asked what the deadline with the ARC is.

Ms. Williams responded the end of July.

Mayor Eva Galambos stated this is the last Council meeting in July.

City Attorney Wendell Willard stated the next City Council meeting will be held on August 2nd.

Donna Mahaffey, Chief of External Affairs for PCID, stated the PCID met the technical requirements at the end of March 2011. The PCID wants comments from the three local governments before it goes before the PCID Board. A special meeting for the PCID is scheduled in July, but can be moved to August.

Bill de St. Aubin, Representative of the Sizemore Group, stated all the requirements have been met and accepted by ARC. Three public meetings were held. The PCID believes in strong partnerships with municipalities. The LCI ultimately rests in the City's hands in regards to land use. The LCI will not be implemented without the City's support.

Councilmember Gabriel Sterling asked how many people attended the public hearing held in Sandy Springs on February 8, 2011, at Hammond Park.

Mr. de St. Aubin stated there was a room full room of people. Market development opportunities were done as part of the analysis. A recommendation concept will be given to the Mayor and Council and then discussed with them. The PCID is required to do the ten year update. The ARC is accepting the report submitted in March 2011. The PCID is in the process of seeking additional funds to begin the study of the trails in more detail. The next step after this would be to pursue implementation funds, so the City can leverage the study in order to proceed. The emphasis of the study is in three main areas. The first area is growth management. The study looks at what the area will be like in ten years, not how the economy is today. Another major focus is livability enhancement. The PCID has done a great job of bringing a lot of residential development into the Perimeter area. How do you take those current residents and provide a venue for cultural events, greenspace, and recreational entertainment? The last area of focus is connectivity. What are the best ways to connect the area beyond a single occupancy vehicle? Multi-use greenway trails were looked at as well as bikes, NEV's, shuttles, and other sources. The market study looked at what the potential is for shopping in this area. The study also reviewed the retail and office space, which is an extremely strong market. The area is centrally located with four MARTA

stations. The strong retail anchor is Perimeter Mall, along with strong corporate office space, a fluid residential base, and very strong imaging and branding for the PCID. The inventory of office space was done for the area. The profiles analyzed were within 4.2 miles of the area, the primary market was within 0-3 miles, and the secondary market was within 3-6 miles. The household income levels range from $238,000 to $274,000 a year. In ten to twenty-five years the demand in this area will be high. The decision is whether the demand will all be placed in the Perimeter area. ARC completed an independent study outside of the PCID's report. The ARC report is slightly more conservative, but the ranges are similar. The market trend in the retail business will turn around in 2013 or 2014. The office market will turn around in 2014 or 2015. The residential will experience turn around in 2012. There is already turn around for the hotel market in the PCID. How will the demand be accommodated? The best place for the demand is around the transit stops. Traffic can be improved if people are using the transit system. The study recommends greenspace such as a park that can be walked to in five to ten minutes. The greenspace should be connected to the regional park system. Many different types of greenspace are being placed in urban environments. He displayed photos of urban parks. There should be a main street where people come to shop and entertain within the Perimeter area. Some of the characteristics of a main street are a smaller pedestrian scale, outdoor dining, and bicycling. How can this be connected? The connectivity that occurs within the Perimeter CID are the neighborhood to services, MARTA, and visitors to the hotels. He presented a map with the connectivity within the districts. The PCID studied walkability and connectivity. Connectivity needs to be worked on within this area. The healthy way to get around is by bicycle. There are different types of small vehicles to get around the City. When comparing this area to a pedestrian friendly area such as Copenhagen, Denmark; Savannah, GA; Portland, OR; or Seoul, Korea, the areas that are pedestrian friendly have more connectivity. Development can begin by the connectivity. He displayed a map of future street connectivity. Main streets are pedestrian friendly and easy to get around. The main streets should be moved inward like the City of Smyrna and the City of Duluth. If this occurs, a pedestrian friendly environment can be created. How the connectivity would work is by using different paths. One option would be a walking path along streams or open spaces. When thinking of bicycles, cars, and parking on the street, the road can become relatively wide. He displayed a drawing of an alternative for building walking paths in certain areas. This would a much more pedestrian friendly environment. He displayed a drawing of how the connectivity could adapt to the current infrastructure. The recommended priority project areas in Sandy Springs is the area near the UPS headquarters and near the medical complex. The main focus could also be the Dunwoody MARTA station. Dunwoody has invested in greenspace in one of the areas that the PCID is looking at. The next step is a letter of acceptance, approval by the PCID's Board, the commuter trail study, implementation funds, and then land use and zoning updates.

Councilmember Karen Meinzen McEnerny stated the creativity, involvement, and commitment the report reflects is outstanding. She has a problem with the fact that Council received this information the Friday before this meeting. She read two sentences from the 2007 Sandy Springs LCI Corridor Study on methodology and public process that state "studies of this nature involve many participants and stakeholders for a successful planning study. It is imperative to hear all the voices and integrate them in the planning process." In the 2007 LCI Study there was the project team, ARC team, and the core team, which included three people from Sandy Springs. There should be a good faith effort to include the stakeholders between now and when the City provides a letter of acceptance. The stakeholders would include the neighborhoods, the Planning Commission, and whoever else should be involved. No one was aware of the public meetings. She reviewed the PCID's online survey of 107 responses. Twenty-six percent were from the residential community. That is twenty-seven people. She is underwhelmed by the PCID's effort to include the City's stakeholders in this project.

Mayor Galambos stated the City will have an LCI study soon and will use many of the points from the PCID study. She likes the secondary and tertiary idea of marking the map. The City is trying to develop a main street located on Roswell Road with a civic center in the same area.

Mr. de St. Aubin stated people will walk half a mile to get to a location, but not if the first quarter mile does not work.

Councilmember Meinzen McEnerny stated Mr. de St. Aubin should look at the City's comprehensive plan. The City does not have Transit Oriented Development (TOD) in the plan and she would like to see that in the next period of review.

Ms. Mahaffey stated this process started awhile ago. The PCID sent the email distributions to Sandy Springs, the City of Dunwoody, the PCID database and website, and the Sandy Springs Perimeter Chamber.

Councilmember Dianne Fries asked if the notifications sent to Sandy Springs were to be distributed through an E-blast.

Ms. Mahaffey stated the request was for the City to send it out with an E-blast. There are things that could have been done better in distributing the information. The meeting at Hammond Park did have a full room with good participation. The other meeting was held at Dunwoody City Hall, since it is within the district. The PCID will take the City's recommendations and try to accommodate them.

STAFF DISCUSSION ITEMS

Community Development

1. TA11-001 - An Ordinance to Amend Section10-6, Special permits; kennels, of the Code of the City of Sandy Springs

Assistant City Attorney Cecil McLendon stated this is the same ordinance as at the City's inception. This ordinance is not sufficient from the standpoint of kennel permits. The ordinance states an application will be made and approved by the City Manager. This ordinance addresses the issue if someone wants to have more than three dogs at their home. The language of the ordinance is meant to establish criteria that is not burdensome. This will give the City the information that is needed and the criteria to evaluate the application, so the City Manager or the designee can determine whether the permit is appropriate. This is standard information that allows staff to evaluate the application and apply the criteria to see if approving the permit would be a nuisance.

Councilmember Dianne Fries stated she appreciates staff reviewing the ordinance. She had a citizen contact her about moving into the Huntcliff subdivision and they had to get a permit for their four Chihuahuas. The citizen was moving to a two acre lot and was worried they were not going to receive a permit.

Assistant City Attorney McLendon stated part of the reason this ordinance was reviewed was as a result of a difficult application.

Councilmember Fries stated she mentioned Section 10-16, Nuisances, to the Mayor. This Section states non agriculture zoning allows seventy five chickens, turkeys, geese, ducks, or pigeons; or rabbits, guinea pigs and hamsters. The ordinance also allows ten goats for the property. While we are looking at this part of the ordinance, we should look at the whole ordinance to see if anything needs to be changed. The City is urban and should not have ten to twenty animals of this type in residential neighborhoods. She asked for this item to be discussed at the next Work Session

Mayor Eva Galambos asked for an explanation between commercial and non commercial.

Assistant City Attorney McLendon stated a commercial kennel would be a veterinary clinic that has kennels for dogs and would be required to have a business occupational license. A commercial property would be regulated under that particular zoning.
Mayor Galambos asked about the breeding of puppies.

Assistant City Attorney McLendon responded that would fall under this ordinance. There is a provision that states dogs kept fourteen days or longer would require the owner to obtain a permit.

Councilmember Gabriel Sterling asked what is trying to be solved with this ordinance.

Assistant City Attorney McLendon stated there has been a case where a resident has seven large breed dogs in a 1,800 square foot brick ranch with a fenced in backyard.

Councilmember Karen Meinzen McEnerny asked if he was referring to the Marchman case. There were thirty animals on that property.

Assistant City Attorney McLendon stated there can be both ends of the spectrum. The City does not want to over regulate. If there is someone maintaining animals to a point that is burdensome on the neighborhood, the ability to address that is needed.

Councilmember Meinzen McEnerny stated this issue came up in District 6 two or three years ago. Staff did a fabulous job of coming up with an appeal process. Nuisance issues were resolved. We need to look at the nuisance section of the ordinance. She has an issue with a kennel in a residential area. It is actually a house with the kennel in the yard or inside the house.

Assistant City Attorney McLendon stated the ability to address the issue has been in the ordinance from the beginning. The ordinance did not have the clarity of a real framework to make a common sense decision. Staff has created the framework to give the resources to the director to make a common sense determination.

Councilmember Meinzen McEnerny stated the neighbors in the situation on Eden Rock all had the opportunity to complain. Documentation needs to include the breed, age, and gender of the animal. A photo should also be taken of each animal. This would determine if the resident is switching out dogs.

Assistant City Attorney McLendon responded staff has done that in the past.

Councilmember Sterling stated the payment of an annual fee to the City for someone that wants to have four dogs seems ridiculous.

Councilmember Fries stated she would like research on this ordinance and what other cities have done.

City Attorney Wendell Willard stated staff will find a solution to this, which deals with the zoning classification by size of lot.

There was a consensus of Council to move forward with this item, with the addition of a photograph of the animals being included in the permit application.

Communications

1. Consideration of a Task Change Order for Communication Services

Acting Director of Community Development Ed Shoucair stated in the course of the transition a lot has been learned. There are areas of recommendations he would like to make based on this experience. He has items he would suggest changing to enhance the City's communications. There is a need to refine and refocus the City's materials and media outreach to better communicate the benefits of living, working, and doing business in Sandy Springs. The specific objective is to create a clearer message in improving the City's reach to key audiences. A three part draft was created for a strategy for enhancing communications. The first part is putting together a communications plan. The second part is a communication initiative that came out of talking with staff. The third part is a recommendation to bring on an art director about eight hours a month to improve the quality of materials being distributed.

Whenever a communications plan is created, representatives of the community are brought together to ask their opinion. This is done by understanding the community's need, who the audience is, what messages the City is communicating, and how the messages can be better communicated. The ways the staff and different departments communicate with the residents will be analyzed. A random sample phone survey will be given to residents of the City to find out how they receive communications. The audit will be used as an assessment tool so it can be reviewed in two years to see if the effort has made a difference. Hopefully, the residents will have a greater awareness of the different activities of the City. That is why the audit is recommended. In talking with staff, they are regularly asked a lot of the same questions. On the City's website there are a number of answers to frequently asked questions. An idea is to have workshops within the community where staff can go speak to the residents to get information out and answer questions. The questions can be answered by allowing staff to go to a homeowner's residence with a video team to answer the questions, edit the video, and then place it on the website. A result of this is "windows into Sandy Springs". In the course of developing this concept, staff would be trained and inexpensive video production equipment would be needed. Another idea is to have video portraits of individuals in the community and place these on the City website. A current project is a storybook of the police staff, which includes profiles on the police officers that allow the community to get to know the officers better. Another thing that can be done is a monthly feature of a police officer on the City website. The City could place a banner in downtown Sandy Springs of the police officer being featured to include a photo of the officer and facts about that officer.

Councilmember Gabriel Sterling asked if the art director would perform the videography, print work, and web work for a branded identity.

Acting Director of Community Development Shoucair stated that person would be involved in the communications plans.

Councilmember Dianne Fries asked about videoing presentations.

Acting Director of Community Development Shoucair stated when dignitaries come to visit, this can be recorded.

Councilmember Fries stated the Public Works Department could record a video explaining projects and this would answer resident's questions.

Mayor Eva Galambos stated she has the first project for this new idea. In October, there will be six Chinese students living with Sandy Springs families. This would be a wonderful opportunity.

Acting Director of Community Development Shoucair stated hopefully this becomes a grassroots movement. People in the community may create videotapes and want to submit them to put on the City's website. In Acton, Massachusetts, where the Collaborative is doing their comprehensive master plan,

they had students go out in the community to do interviews with people regarding their visions for the City. This video was shown on the local cable station.

Councilmember John Paulson asked if there is another client he has worked with where the Collaborative has done this type of work that Council can review.

Acting Director of Community Development Shoucair stated the Collaborative has won five video production awards for the work they have done for NASA. To make this happen for the City, one additional person would be hired for this work and the rest of the staff would be cross trained.

Councilmember Sterling stated many local jurisdictions have access to a channel on the cable network.

Councilmember Tibby DeJulio asked how much these services will cost.

Mayor Galambos asked if the City's current survey will be implemented.

Acting Director of Community Development Shoucair stated he did not realize the City had done a more comprehensive survey than the one that he does. The Collaborative was hired by the City of Boston, Massachusetts to launch their recycling program. The program was changing from a drop off program to a curb side program. In order to determine how the Boston residents currently receive information, a random survey was given.

Councilmember Fries asked about the survey being proposed at a cost of $15,000 and that it mentioned calling 150 people. She asked if it was going to cost $100 a call.

Acting Director of Community Development Shoucair stated the survey will include 1,200 responses from residents. About 1,600 calls are made from the City. The survey will be a random sampling.

Mayor Galambos asked if the call list will include cell phone numbers.

Acting Director of Community Development Shoucair stated cell phones can be an issue when performing phone surveys. His company just performed a $16,000 survey and there are still enough people with home phone lines to make the survey work. There were 1,600 calls made and 1,200 people responded.

Mayor Galambos stated she does not think that most people who live in apartments have land lines. These are the residents that the City does not communicate with.

Acting Director of Community Development Shoucair stated if there is a target audience for the survey, efforts would be customized to make sure that audience is reached.

Councilmember Sterling stated one problem with reaching out to the apartment residents is that those residents do not live in the apartments long.

Councilmember Paulson stated he thinks the idea of communicating all the good things that happen within the City is great.

Councilmember Chip Collins stated the ideas are great. This is part of why the City chose the Collaborative to work with the City, but this is also part of what the City is paying for the contract.

Acting Director of Community Development Shoucair stated the Collaborative's proposal to the City was basic services. The services being discussed now are extras services.

Councilmember Collins stated communications is about getting essential information to the residents and about selling the City. He has a problem adding twenty percent plus to the City's budget for communications. He would like to see how much of this plan can be accomplished with the current staff.

Councilmember Sterling stated he does not like the idea of another full time FTE in order to focus on the "windows into Sandy Springs" idea. He wants to see the basics done first, before adding more staff.

Councilmember Karen Meinzen McEnerny stated prior to the transition, the Council enjoyed the delivery of services from the Communications Department. They could have done things differently, but the tasks that they did were outstanding. Some of the tasks the Communications Department was doing were left out of the RFP, which is why different things can be done with the FTE. This would be bringing back an FTE that has been with the City from the beginning. Staff in Communications did a lot of work for all the different departments. Now that the five person team is down to three people, that FTE can do the things that still need to be done including supporting town hall meetings, supporting PR efforts, and community events. We need to add the FTE that was not included in the RFP.

Councilmember Fries suggested Councilmember Meinzen McEnerny speak to the City Manager regarding the moving of staff, since she is probably not clear on that. The City has never had a videographer and she is glad this idea was suggested. She would like to see these changes and communications with more residents.

Councilmember DeJulio stated he is never in favor of any expense. He is not in favor of adding an FTE. He has always felt one of the City's shortcomings is communications. Many times we have received comments from citizens that the communications need to be improved. If a plan can be created to get information out to the residents, this is a great idea.

Councilmember Fries stated for the "window into Sandy Springs" and the videos on the website, it is important that the new Communications Director be involved with the hiring of the new employee.

Acting Director of Community Development Shoucair stated the Communications Director will be involved. A great idea that came from staff was the possibility of organizing open houses. A type of open house would be to invite other cities to Sandy Springs for a day. Another type of open house would be for school children from Sandy Springs schools. Lastly, an open house can be where the residents come in and meet staff and discuss how the City works.

Councilmember Collins asked if under the current RFP and contract everything can be communicated to the residents. He does not agree to adding $180,000 before fully discussing this.

Public Works

1. Mapping Designation for New Floodplain Areas

Plan Review Engineer Bennett White stated this item is to discuss floodplain areas and upcoming FEMA flood insurance rate map changes that are expected to become effective in 2012. The State is underway with a map modernization program. Communities throughout the State will benefit by receiving updated flood maps that will more accurately represent the flood risk zones within the community. In 2008, Sandy Springs contracted with Manhard Consulting to generate updated flood studies throughout the City. The studies are all basins that include one hundred acres or more. The result

of the study has been presented to the State and FEMA for use in generating the updated flood maps. Based upon the results of the study, FEMA has come up with preliminary maps that change some zones that are currently not designated as special flood hazard areas, also called a one hundred year flood zone. The changes to the zones will have an impact on residents where those zones touch their property. Staff has been advised the City may request the zones not be changed to the higher risk zones. This potentially has an impact on residents as well.

Councilmember Dianne Fries asked if Engineer White will present this information tonight. Council does not have the flood map and she cannot see the one being presented.

Mayor Eva Galambos stated Council may need to review the map again. She asked for the pros and cons to be presented.

Councilmember Fries asked if this map is different than the map on the City website.

Plan Review Engineer White stated the map that FEMA is currently looking at will have some differences and not have the level of detail of the Manhard study. The details in some of the smaller areas of the basin do not warrant FEMA placing that information on the new maps. He can speak on what the impact would be for the property owners and how many residences are anticipated to be effected.

Councilmember John Paulson asked the justification for changing the flood plain areas.

Plan Review Engineer White stated it is not a change from what was recommended. The Manhard study provided additional detail compared to what the existing maps have. As a result of the new detail, it allows FEMA to designate certain areas as a higher risk zone compared to the designation the past thirteen years.

Mayor Galambos stated she would like a detailed map for each Councilmember that shows the changes for their district.

Councilmember Fries stated she would like a one-on-one meeting to have the FEMA maps explained to her.

Mayor Galambos asked for the pros and cons of making the changes.

Plan Review Engineer White stated that Deputy Director of Public Works Walt Rekuc went through the GIS database and determined approximately 200 residences will be affected by taking what is currently not a 100 year flood zone or a special hazard area and changing it to a special hazard area. The pros and cons depend on the perspective. The result of changing the risk zone to a higher risk zone is that if the zone touches your property and you have a loan for your home, the lender will require you to purchase flood insurance. The homeowner can go through a process demonstrating the topography on the property and where the home is located so that flood insurance would not be needed. The homeowner would have to hire a consultant to demonstrate this. If the City chooses to keep the current map designations, the properties that would otherwise be required to get flood insurance would not be required by their lender to get flood insurance. Because the City participates in the national flood insurance program, all property owners can purchase flood insurance, if they desire. The higher risk zone means the premiums for the flood insurance will increase accordingly. A home buyer might see a benefit in knowing a property is in a higher risk zone. The homeowner might see it as a detriment.

Mayor Galambos stated the City has a moral obligation to let people knowing what the actual danger is.

Councilmember Fries stated you would not want a resident to think they do not need flood insurance, if they do need it.

Councilmember Chip Collins stated he is fine with leaving it to FEMA to decide how far the moral obligation goes. He is concerned about the people living in a flood zone area right now. How much does the value of a home depreciate if the home is in the newly designated high risk flood area? This designation will cost a homeowner twice. The homeowner will have to buy insurance they did not have and will take a hit on the value of their home. The highest risk will be included on this map and the seller will have an obligation to disclose if their home has flooded before. He cannot support going any further than what the City is required to do.

Plan Review Engineer White stated the maps have been drawn up in response to the detail of the study. If the study did not go into as much detail, the City might not be presented with this option. Just because a flood zone touches someone's property does not mean their residence is at risk of flooding. If the map changes occur, the homeowner will be notified by their lender that they will need to purchase flood insurance. The homeowner can go through the exercise of getting an elevation certificate and demonstrating to FEMA there is no need for the insurance.

Councilmember Karen Meinzen McEnerny stated Meadow Valley Drive already has flood insurance. If this area is designated as a zone A, will their insurance go up from what they already pay?

Plan Review Engineer White responded ultimately it will. It may not immediately because FEMA does offer a two year extension of continuing to obtain flood insurance at the rate before the increase.

Councilmember Meinzen McEnerny stated for the Council to know that an area will flood at some point and ignore this factual information would be inappropriate.

Plan Review Engineer White stated if a home is located in a flood area, there is no guarantee a flood will occur. This is but an estimation of the risk that it will occur. A 100 year flood zone is called a one percent annual chance of flooding.

Councilmember Gabriel Sterling asked if the City has input in on the map, to adjust the flood lines.

Plan Review Engineer White stated we would not have that opportunity. Changes could only occur if there was a detailed topography of the area or a study of the area that indicates the results warranted a change.

Deputy Director of Public Works Walt Rekuc stated there are about 320 structures within the floodplain in Sandy Springs. Of the 320, approximately 200 are along the creek areas. 100 of the 200 structures will be within the 10 year flood zone. There would be a ten percent chance during a storm that the structure could be flooded. There is about fifty miles of creek within the City. Many of the homes were built in 1978 when there was not a defined floodplain. Many of the areas were susceptible, but no one studied them. There is better topography now, so the areas can be analyzed. The yellow lines on the map are the creeks that could be added to Category A. If a house is flooded that is located in Category A, most homeowners insurance will not cover the home for flood damage. The homeowner needs to purchase flood insurance. He would like to get as much information as possible to the public, but this will be a policy decision for Council.

Councilmember Fries asked how many of the 200 residences affected will have the flood risk increase or decrease.

Deputy Director of Public Works Rekuc stated of the 200 residences being added, 100 will be in the 10 year flood plain, which is fifty percent. Another 53 homes will be in the 50 year flood plain. The remaining 30 – 40 homes will be in the 100 year flood plain.
Mayor Galambos asked Council if they are ready to make a determination on this or will they need to view the map first. The consensus was that the Councilmembers will look at a district flood map before moving forward with this item.

City Manager John McDonough stated to let staff know when the Councilmembers want to discuss the map and staff will arrange for it. He asked if the homeowners have the ability to obtain flood insurance if Council makes the determination to leave the flood plains as Zone X.

Plan Review Engineer White responded yes, that is an option. It is in the City's best interest to engage in a communication effort with the public.

City Manager McDonough stated we want the residents to have flood insurance, if needed. For the last two years there has been more rain. Due to the recent floods, homeowners that had no flood insurance were at a loss.

Councilmember Fries stated if the City does not go with the FEMA recommendations and there is flooding, the homes will not qualify for the FEMA buyout program.

Plan Review Engineer White responded yes.

Councilmember Fries stated she is hesitant to change what FEMA recommends.

Councilmember Paulson asked why the City would disregard FEMA's recommendations, unless we can challenge them because we do not think they are correct.

Plan Review Engineer White stated he does not think this is proper to categorize this as FEMA making a recommendation. If the City did nothing, FEMA would take the study and designate the areas in question as Zone A. FEMA has communicated to staff that the City has the option to take the areas that would change from a shaded Zone X to a Zone A and request they stay a shaded Zone X. This is FEMA responding to the study as it was presented to them.

City Manager McDonough stated FEMA is giving the City the option to make that policy determination.

Plan Review Engineer White stated the preliminary maps will be available in September. There is a limited amount of time to respond to FEMA.

2. Approval of a Right-of-Way Acquisition Matching Funds for the Roswell Road Streetscape Project, Johnson Ferry to Abernathy Road, (CIP T-0012), subject to Financial and Legal Review and Approval

Capital Program Manager Garrin Coleman stated this item is for the capital project T-0012, which is the Roswell Road streetscape from Roswell Road to Abernathy Road. In November 2010, staff spoke to ARC about some innovative ideas to reprogram Federal money for the right-of-way on this project. The right-of-way funding in the amount of $2.1 million requires a $540,000 local match. This project did not rank high on the capital improvement section of the budget. This is a request for the right-of-way funding to begin the process this year, in order to access the Federal funds.

Councilmember Tibby DeJulio asked if the City does not access the Federal funds, will they be lost.

Capital Program Manager Coleman responded potentially. These are ARC funds and they do not like to move them from year to year. One of the stipulations for moving this fund to this year was that the City would start drawing from the money.

Mayor Eva Galambos asked how much money is needed.

Capital Program Manager Coleman stated the right of way acquisition is expected to take more than twelve months. The $540,000 can be spread out through two years.

Councilmember Dianne Fries asked if the funding is available.

Capital Program Manager Coleman stated the capital contingency fund is a little over $4 million.

Councilmember DeJulio asked how much money the City could possibly loose if this decision is not approved.

Capital Program Manager Coleman stated $2.1 million.

City Manager John McDonough stated this is a good leverage of funds. There is $189,000 left in that fund. At this point, $215,000 would need to be approved. This amount is in the capital contingency fund. He recommends leveraging the money to get the $2.1 million. He suggested allocating the money in one year.

Councilmember Gabriel Sterling asked if the amount is $341,000.

City Manager McDonough responded the amount is $351,000. The match amount is $540,000, but there is funding set aside for this, so the net is about $351,000 additional.

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

3. Recommendations for Projects for the FY 2012 Capital Paving and Capital Reconstruction Program

City Manager John McDonough stated this information is based on the pavement condition index.

Councilmember Dianne Fries stated she was under the impression that when the roads were ranked there were three segments of numbers. Roads ranked 60 and above do not need work. Roads ranked 60 to 40 were roads that could be resurfaced. Roads ranked below 40 should be rebuilt.

Director of Public Works Kevin Walter stated the grades that were completed in 2009 graded the roads from #1-100. The #1 would be a terrible road, for example a dirt road, and #100 would be a perfect road. Any score less than #50 is a road that needs full construction.

Councilmember Fries asked who came up with the number fifty. The number was thirty-seven.

Director of Public Works Walter stated there may have been break points in the grades. He did not see the entire study. The categories are no different in determining the list.

Councilmember Fries stated rebuilt costs so much more that if the numbers were ranking of fifty and below the City would be rebuilding a huge number of roads.

Director of Public Works Walter stated the methodology was not changed. The roads that were graded the poorest were picked from the range under fifty to be reconstructed. In the range between fifty and seventy-five, a few of those roads were chosen to be resurfaced. The roads that are graded seventy-five or above are in good enough shape they can be resurfaced at a later time. The goal for the City is to have all the roads be a grade of seventy-five or greater. If the City spent $2 - $4 million a year on roads, that would be enough for all the roads to stay at a grade of seventy-five or better. A total of twenty-five roads were chosen, thirteen for reconstruction and twelve to be repaved. The roads to be reconstructed ranged in grades from 32, 35, 40, and up to 58. He has viewed these roads and they are in bad shape. The roads that need repaving are in moderately rough shape. Council budgeted $2.5 million of the capital improvement program for this project this year. The reason this is being brought before Council is because the paving season only extends through the fall. The roads that are requiring repair will cost about $2.5 million. If the bid comes in low, would Council want to add another few roads to be repaired? If the bid comes in a little over, would Council want to add more money or defer a road for repair until next year? He would like to begin the bid process so the roads can be repaired.

Councilmember Chip Collins asked if he is completely relying on the 2009 study. If so, how often are the roads restudied?

Director of Public Works Walter stated staff is relying on the 2009 study. He suggested a new study be done in spring 2012.

Mayor Galambos stated the freeze last year did a huge amount of damage to the streets.

Councilmember John Paulson asked if any of the capital reconstruction streets could be candidates for resurfacing instead of reconstruction.

Director of Public Works Walter stated Carol Lane is actually two streets and one of them, Carol Way is in horrible condition. Carol Lane could probably be resurfaced. Carol Way was not included in the resurfacing, but he would suggest resurfacing it as well. All the roads he saw need reconstruction with that exception.

Councilmember Dianne Fries asked how the contract is structured in regards to road resurfacing.

Director of Public Works Walter responded the cost would be a unit price, with total cost determined by how many square yards are resurfaced.

City Manager McDonough stated the vendors like to have the list of roads being repaired when the City bids out this project, so they can go look at the roads.

Councilmember Paulson asked if one contract would be for resurfacing and one contract for all the repaving, or will the contracts be divided up.

Director of Public Works Walter stated a final decision has not been made, but probably one contract for both. The RFP could be split into two parts with the option for the vendor to bid on both.

There was a consensus of Council to move forward with this item and for staff to come back with a recommendation for a new pavement rating index survey.

There being no further discussion, the meeting adjourned at 10:00 p.m.

Date Approved: August 2, 2011

Eva Galambos, Mayor

Michael Casey, City Clerk