Work Session Meeting of the Sandy Springs City Council was held on Thursday, January 13, 2011, at 4:37 p.m., Mayor Eva Galambos presiding.

STAFF DISCUSSION ITEMS

1. Discussion on Rural Metro Rate Increase

Assistant City Manager Noah Reiter stated Reg James, the Division Manager, is here representing Rural Metro Ambulance. Approximately two and a half years ago the City entered into a performance based contract with Rural Metro whereby the City provides a financial subsidy to help supplement the provision of ambulances that are dedicated to the City. This arrangement has been working very well. Anytime there is a storm Rural Metro automatically puts more ambulances out on the road. Rural Metro has been an integral part, just as Chattcomm has been. All agencies have been working well together on both the public and private side. There was no escalation built into the contract with Rural Metro. Rural Metro will explain where they are financially and the options for the City going forward.

City Manager John McDonough stated the City received the letter from Rural Metro before the holidays. Staff did not have a chance to evaluate the impact of the cost increase. Staff received an email from one of the Councilmembers regarding the sixty day notice. Staff did provide Reg a response asking for an additional thirty days to have an opportunity to review the impacts of the increase. The whole partnership came about as a result of the North Fulton cities coming together. There are two districts within North Fulton: one is Sandy Springs with our subsidy, and the other is the cities north of the Chattahoochee River with their own subsidies. The City of Sandy Springs shares information and resources with the other cities as needed. Staff is reviewing the letter and will meet again with the other North Fulton City Managers to review the fees. After this information is reviewed, a recommendation will be ready for Mayor and Council at a future City Council Meeting.

Reg James, Rural Metro Ambulance, stated he prepared a presentation to help Mayor and Council understand the economic realities of the EMS system in Sandy Springs as it exists today. Rural Metro Ambulance negotiated an agreement with Sandy Springs as a result of Fulton County withdrawing a significant subsidy for services throughout Fulton County years ago. It was 2007 data and 2007 negotiations that led to the contract that is currently in place. In the contract there are two provisions that allow for increases in revenue. The purpose of the provisions was to accommodate for increases in rising costs of service. Rural Metro did not anticipate the rising cost to be in two areas escalating beyond their projections. That is the reason there is a clause in the contract, so that Rural Metro can ask for fee increases without having to ask for support of the citizens to increase the subsidy, and transfer costs that were escalating to the insurance companies. The contract began July 1, 2008. Rural Metro provides five advance life support ambulances at peak times; three of which are in Sandy Springs twenty-four hours a day and two that are brought in at peak load times, typically the day and evening hours. There are times when the system is supplemented with additional resources that Rural Metro does not charge for. Those are system resources that are added in since they have a large fleet and operating system throughout the area. Rural Metro uses other units from their general transport division or they overstaff for periods of inclement weather. Rural Metro operates twenty-six full time staff and thirty part-time EMT's and paramedics that are dedicated for Sandy Springs. Overall, they have over five hundred and fifty employees in the metropolitan area. They have a strong working relationship throughout all the levels and are grateful to be of service to Sandy Springs. Rural Metro shares medical direction, which allows for continuity of clinical care. They practice open and effective communications and share a common vision from a clinical and performance standpoint. They are dedicated to customer service. They have a 100% performance compliance with the contract terms from the start of the contract. They are a committed public servant to the community in Sandy Springs. They support other citizens programs within the City such as career days at local schools and churches. The chart shown on the screen is a

visual of the contractual performance compliance. It shows the ambulance response times. The red line is non-emergency responses and the blue line is emergency responses.

Mayor Eva Galambos stated Council has received good reports from Assistant City Manager Reiter regarding Rural Metro's performance.

Mr. James stated Rural Metro has seen exponential increases they did not anticipate associated with payroll. It is predominately payroll related expenses due to healthcare, vehicle and equipment costs. This is primarily due to the increase in fuel costs and the level of maintenance for the trucks. Medical billing is the main concern for the discussion today. Rural Metro has four sources of collecting money when responding to a 9-1-1 call and transporting someone to the hospital. Money is not collected for calls when no one is transported to the hospital. Medicare, Medicaid, and commercial insurance are the three primary payers. There is a fourth category which is called private pay. Private pay generally translates to bad debt. Payroll costs and related costs have increased since the contract began. It is predominantly due to the healthcare costs and new regulations having to do with healthcare related requirements in Rural Metro's corporation. Rural Metro pays 105% of this region's pay rates for paramedics and EMT's. They do this so they can draw the highest caliber individuals and medics in the area. The equipment cost increase is primarily due to the aging of the trucks. Rural Metro provides dynamic posting of their units, which is by using historical demand to preposition the ambulances all the time. A result of this is more miles have been put on the ambulances. He asked for the opportunity to increase the fee rates to the customers by approximately twenty percent. The only people that will see a change in the payments will be the third party insurance companies. Medicare only pays eighty percent of their approved rates, depending on the condition of the patient. Medicaid is similar to that. Third party insurance will pay more for certain circumstances. Rural Metro is looking to maximize their revenue from the third party insurance. He completed a survey of a couple of agencies that do business in the area to compare their base rates to Rural Metro's base rates and the proposed base rates.

Councilmember Ashley Jenkins asked if Rural Metro is proposing a new base rate of $762.

Mr. James responded yes.

Councilmember Karen Meinzen McEnerny asked if the merit increases are included in the twenty percent payroll increase. What are the comparable salary components compared to Grady EMS?

Mr. James stated Rural Metro salaries start out at approximately $53,000 a year for paramedics and Grady EMS is in the $50,000 range. Grady EMS does accommodate for years of experience, which Rural Metro does not.

Councilmember Meinzen McEnerny asked why Grady charges three times as much. Who pays the Grady bill?

Mr. James stated Grady also lost the subsidy a couple of years ago and have not been able to negotiate any support from the municipalities they operate in, including the City of Atlanta. Fulton County is not paying any subsidy support to Grady out of the general fund. Grady is not collecting that amount of money unless it is a third party payer.

Mayor Galambos stated this is a complex issue for which staff will need to get more information. Staff will be making the comparisons for Mayor and Council. It is somewhat premature for Council to ask detailed questions at this time. Council is prepared to evaluate this request as they receive more information from staff.

CITY COUNCIL DISCUSSION ITEMS

1. Discussion on Gwinnett Technical College Proposal

City Manager John McDonough stated Council will receive a draft of the documents before taking any official action on this item at the January 18, 2011, City Council Meeting.

Mayor Eva Galambos stated the Committee that was appointed to look into the issue and advise the Mayor and Council will speak first. Ray Persons and Kirk Demetrops two members of the Committee, are present today. After the Committee members speak, public comments will be received. After the public comment is closed, each Councilmember will be able to make a full statement regarding his or her position, followed by the Mayor. She introduced Ray Persons, an Attorney with King and Spalding. He is the Chairman of the advisory committee on the Gwinnett Technical College. He has done a great deal of work on this issue. She thanked him for the effort and time he has put into this. Mr. Persons was a member of the Board of the Committee for Sandy Springs.

Ray Persons, Attorney with King and Spalding, stated the site selection committee looked at numerous sites as potential locations for the Gwinnett Technical College. When he undertook this project, he was under the impression that technical schools were much like they were in the 1960's, teaching auto mechanics and carpentry. Looking at Gwinnett Tech and visiting the campus was an eye opening experience. Many of their courses are in the allied health professions. The job placement rates are 98-99%, which is astonishing. A priority when looking at sites was poorly occupied or underutilized shopping centers. The River North Shopping Center was looked at, but the owner did not want a technical college at this location. The owner proposed another site that he owns in Roswell. The Committee looked at the North Springs Shopping Center. The owner expressed an interest in having a college located at this site, but a new lease had been signed with an existing tenant for a period of five years. The Committee looked at obsolete apartment complexes. The Northwoods vicinity was looked at, but the President of Gwinnett Tech stated she was not interested in having a location south of I-285, so that eliminated this location. The Empirian Apartments located next to GA400 and Northridge Road was looked at, but the value of the property made this location not feasible. The Azalea Park Apartments at Dunwoody Place were looked at as well. These apartments have a high occupancy rate and are generating a positive return to their investors, so the land would cost $10 million or more. The State of Georgia is looking at spending between $40-$50 million for the project. The assumption is they would not want to tie up $10-$12 million in acquisition cost for the land. The Committee looked at the Windridge Apartments off Northridge Road and Roswell Road. This location was going to cost $12 million or more with demolition included. It made it non-competitive against sites that are located in Roswell or Alpharetta. The Committee concluded of all the sites looked at, the North Springs MARTA Station site would be the best one to meet all the criteria set forth in the request for proposal. Two primary reasons that this location meets the criteria are the proximity to transit and the proximity to major transportation corridors. Based on these two criteria alone, no other site in north Fulton County better meets the requirements than the North Springs MARTA Station site. This location would benefit the students in having access to rail and getting to school. The MARTA site is already zoned for multiple thirty story office buildings and would require no additional zoning. The school is interested in a high density property. They want to do something like Georgia State University has done. The MARTA site would be attractive for this reason. MARTA has indicated an interest in a long term ground lease for the institution. Traffic would be more diffused at a college compared to an office building, because students come and go at various times during the day. The Committee recognized ongoing capital improvements, which include widening Peachtree Dunwoody Road, would be necessary in the future whether the college be placed at this site or another economic development. It was concluded that the proximity to the MARTA rail site, along with the major automobile thoroughfares, coupled with existing zoning and

extremely favorable financial terms provided by MARTA makes this site the best location compared to other sites.

Kirk Demetrops, MidCity Real Estate, stated he would discuss the economic impact and development of the college to the City. When he first heard of Gwinnett Tech, it was before he was appointed to the Committee. He did not know much about the school. Gwinnett Tech is a public school and has approximately forty-five different programs in health sciences, nursing, childcare etc. He was asked to look at the economic development and the impact to the City. It is his understanding that the City is being asked to contribute $2.5 million, assuming local businesses match the funds. This amount is a onetime contribution amount. Over time the college will invest over $50-$100 million. The first thing he did was look up the definition of economic development. The dictionary states "To increase the standard of living of the nation's population". A community college would increase the standard of living for Sandy Springs residents. The Gwinnett Tech President said the City can have input in naming the college. The United States is facing issues of unskilled workers, the middle class disappearing and education. This college would be a good solution for these three issues. The college has a ninety-eight percent job placement rate, which is a huge success story. Fifty percent of the students at the current campus are either college graduates or have attended college. Gwinnett Tech has over 10,000 students and seventy-three percent of them are from Gwinnett County. They have a full time staff of over 250 people and a payroll of $20 million. Gwinnett Tech locating in Sandy Springs would not be an expansion of their current operations. It would be a second location, so those numbers will be similar over time in Sandy Springs. There are people within Sandy Springs that need additional education to advance their careers and income. These people would want to attend the closest high quality school. It is very difficult to commute to Gwinnett County, which is why over seventy percent of the students live in Gwinnett County. It is easy to conclude that the direct economic impact would be the school will spend money, plus with the faculty, staff and students will spend money in the community. The jobs filled in Sandy Springs would be from graduates of this college. Companies would want to locate in Sandy Springs knowing skilled workers are being produced every quarter every year. The total tax revenue budgeted for Sandy Springs was approximately $83 million. Over seventy percent of that comes from real estate taxes, sales taxes, business taxes, and Georgia Power franchise fees. He reviewed economic studies of community colleges in other parts of the country. After investing in the schools, the impact was millions of dollars. It was estimated that all the community colleges in the State of Texas have a $10 billion affect on their economy annually. He concluded from his research that $2.5 million would be cheap in comparison to the return the City would receive.

Mayor Galambos asked Public Works Director Tom Black if he has done an estimate on what it would cost if Peachtree Dunwoody Road has to be improved.

Public Works Director Tom Black stated an estimate was reviewed that was completed approximately two years ago. This is not the project that was anticipated in the original zoning. That project was supposed to go all the way down to Hammond Drive and maybe to I-285 with a widening project. The project that is currently being looked at is from Abernathy Road to Spalding Drive. The City is already working on that intersection for a current project. To improve Peachtree Dunwoody Road would cost approximately $6.5 million for construction costs. The estimate for the right-of-way cost is approximately $1.4 - $1.8 million. The right-of-way costs could be cut back, but there will be construction costs for walls that will lessen the impact in areas. There should be around $500,000-$700,000 of utility relocations. The overall total would be approximately $8-$9 million. Modification to the zoning needs to be reviewed.

Mayor Galambos thanked Public Works Director Black for taking the time to review this. Regarding the possibility of the City having to come up with $2.5 million, she asked the City Manager if the City has the

money and if it would materially impact the pace at which the City would normally proceed with capital improvements.

City Manager John McDonough stated the reason the City has a fund balance reserve is in the event that unexpected priorities or opportunities arise that the Council feels are worth pursuing. The City does have the $2.5 million, if Mayor and Council decide to allocate it for this project.

Councilmember Dianne Fries asked if the construction would be from Abernathy Road to Spalding Drive.

Public Works Director Black responded yes.

Councilmember Fries asked if Abernathy Road should be widened from the MARTA property to the north. She is curious about the cost of that portion.

Public Works Director Black stated the impact on the right-of-way would be less, because the City is already working on a project for the intersection improvement at Spalding Drive and Peachtree Dunwoody Road. If the road would not be operational and functional, he would not support the project.

Councilmember Fries asked if this would include some adjustment at the intersection of Abernathy Road and Peachtree Dunwoody Road.

Public Works Director Black responded it does. Between the project and the right-of-way there has been approximately $500,000 spent.

Councilmember Ashley Jenkins stated she reviewed an email from April, 2008, when three different options were considered. The first option was to improve Peachtree Dunwoody at Spalding Drive. The second option was for Peachtree Dunwoody at Abernathy Road. The third option was to have four lanes on Peachtree Dunwoody Road with a concrete median from Abernathy Road to Spalding Drive, which includes the intersection improvements from the first option. The cost estimate was $19.5 million. How did the cost go from a $19.5 million project in 2008 to $8.5 million?

Public Works Director Black stated six lanes were anticipated in that project.

Mayor Galambos stated the cost will be verified by staff. Public comments will be heard at this time.

The City Clerk read into the record the two following public comment cards:

Yvonne Williams, President of PCID, stated regrettably we cannot join you today for your 4:00 meeting regarding the Gwinnett Tech discussion and application. The PCID supports the initiative of the Gwinnett Technical College application in the context of economic development and transit oriented development with our existing transit system for efficient mobility. We believe the sites which qualify can proceed through a competitive analysis and funds to be raised will be determined by individual business interests with the City as the competition progresses.

Rusty Paul, President Elect of the Sandy Springs Chamber of Commerce, stated he strongly supports the effort to bring the new technical college campus to Sandy Springs. No greater link exists then that between education and quality of life. I urge the Mayor and Council to work together to find a suitable funding site solution that will best position Sandy Springs to provide the most competitive proposal possible in the effort to secure this campus for our community.

Bill Gannon, 505 Tauton Way, stated he is about eighty percent in support of the college being located in Sandy Springs. When he woke up on January 10th to see if "Pill Hill" was operating as usual there was only one other vehicle on the Glenridge Connector. That vehicle was a Rural Metro ambulance and it was nice to see the ambulances out at the right place and the right time. He asked if there will ever be the development of a new company at the Sandy Springs MARTA Station. He believes the Board of Regents should be more active in the site selection process. The Board should figure out from a demographics standpoint where the college should be located. ARC should have input as to where the college should be located. The proximity of the college to "Pill Hill" and the ability to have Sandy Springs in the college name are positives that outweigh the negatives. He hopes the Board of Regents funds this project. He does not want to see the City's resources used this way.

Alvin Johnson, 607 Masons Creek Circle, stated he strongly encourages Sandy Springs to pursue partnering with Gwinnett Technical College in building a facility in Sandy Springs. Our public schools and four year institutions have done an inadequate job of preparing students for the jobs of today and tomorrow. In recent years, community colleges have identified a niche of providing career focused education programs based on the demand for today and tomorrow. Sandy Springs has a substantial population base that would benefit from a career based education that is easily accessible. He would like Council to not give up on the idea of locating the college at the North River Shopping Center. This is the most accessible location. The MARTA location takes away from the accessibility for the target audience. This would be an excellent opportunity to partner with a local high school to provide college credits. This would be an alternative to the for profit institutions that charge high fees to train people for jobs that do not exist. There would be an economic benefit as we would be creating a more competitive labor force for the City and the region as well as providing staff and student consumers for local businesses. Area employers can utilize the college for their educations and training needs, thereby supporting a positive business climate. For these reasons he encourages the City Council to pursue bringing Gwinnett Tech to Sandy Springs.

Chris Burnett, 6115 Rivershore Parkway, stated he is here to offer observations from the Chamber of Commerce prospective. It was discussed that a main focus of the college is the medical community. He could see Gwinnet Tech becoming an employment feeder system for the medical community of Sandy Springs. Another major focus of the college is in IT training. If businesses are looking to relocate and are looking for professionally trained IT personnel and there is a college close by that offers those services and produces graduates, this could be a potential draw for new companies. Sandy Springs has outstanding high schools, but from an economic prospective not all those students will be able to attend a four college. Some of the more challenged apartment communities are full of students that are probably not economically able to attend college, but certainly could be able to attend a vocational school. A person with a college education produces and earns more than someone without. The more educated workforce Sandy Springs has, the more educated residents we will have, and that is good for Sandy Springs.

The following public comments were in opposition to this proposal.

George Jones, 230 Drummer Court, stated he favors Gwinnett Technical College coming to Sandy Springs. His reservations are with respect to the cost. He has three concerns and one observation. The first concern is there was a mention made of revenue streams from business licenses, property taxes and sales taxes. Gwinnett Tech is a state college and would be exempt from business and property taxes as well as taxes from sales to the college. His concern is the $2.5 million plus another $8-9 million more for the cost of improvements. There will be no revenue stream coming from that investment to repay the incentive compared to having a corporation located at that site. He is a CPA and has worked with a number of technical colleges throughout the state. These colleges are implementing a distance learning program whereby courses are being taught from the main campus and presented at satellite campuses and/

or courses are being presented over the web. This could impact the estimates employment of professors. The third concern is the traffic going south on GA400 with the traffic coming off the MARTA ramp. He thinks the college students may park in the MARTA lot and fill it up to the detriment to Sandy Springs citizens who might otherwise be using the MARTA lot. One of the sights mentioned was the North Springs Shopping Center. Adjacent to that is the Tom Jumper Chevrolet site which he believes is larger.

Sharon Griswold, 240 Glen Meadow Court, stated she lives half a mile from the MARTA site on Peachtree Dunwoody Road. She is aware of traffic in the area and the site's current zoning. She supports Gwinnett Tech, but not the proposed site. There are already 13,000 car trips on that road and this proposal would add another 14,000. Charlie Roberts property, which is already zoned, will bring another 10,000 cars to that area. The traffic will have to go somewhere and it will go onto Spalding Drive and Roberts Drive up to GA400. She is hearing costs of $19.5 million and $8-$10 million to widen Peachtree Dunwoody Road. The cost needs to be narrowed down before an educated decision can be made on this site. She views this site as the "trump card" site for Sandy Springs. The City has just reduced the business license tax. Sandy Springs is home to many major corporations. The MARTA site is a prime location to lure any corporation to the City without having to pay them $2.5 million. She suggested Lakeside Commons, which has a forty percent occupancy rate right now and has the infrastructure in place. There is the half diamond interchange at Hammond Drive; Glenridge Drive, which is four lanes; and I-285. Another site to be considered is at the corner of Abernathy, Peachtree Dunwoody and Mount Vernon Highway. This site would provide easy access to GA400 and MARTA. The $2.5 million the City needs to contribute plus the $8-$9 million or up to $19.5 million for improvements could add up to a total of $21 million. The cost does not make sense. A new site needs to be considered for the location of the college.

Nancy Scanlon, 495 Wembley Circle, stated she is the HOA President for Wembley Hall located at the corner of Spalding Drive and Peachtree Dunwoody Road. A majority of the homeowners oppose this location, not necessarily the school. The homeowners are concerned about the traffic the college will bring to this area. She hopes Mayor and Council will consider another location for the college.

The City Clerk read into the record the following public comment card:

Dennis Murphy, 7040 Hunters Branch Drive, stated not enough information is available to make an intelligent decision.

Mayor Galambos closed the public hearing.

Councilmember Ashley Jenkins stated Gwinnett Tech sounds like a fabulous school and would provide a lot for the residents of Sandy Springs and north Fulton County. A location near "Pill Hill" or Cox Enterprises for the technical students would be great. The location at the North Springs MARTA station is wrong. This is a valuable piece of property that would be taken off the tax rolls forever. There will be no business occupational tax, no sales tax, and no property tax. The City should not take this site off the tax roll. The City Council is already buying a lot of valuable property in downtown Sandy Springs that is coming off the tax rolls. She does not want more property taken off the tax rolls. She appreciates the hard work the Committee did on this, but thinks there were sites that were not looked at. Lakeside is a perfect site for the college to be located. The school would not have to build at this site, because the buildings are there. There might be some property located at Barfield and Mount Vernon Highway or at Abernathy. There was not enough consideration of everything that would be involved. Private companies located there would have to pay for infrastructure improvements. If a college is placed at this location, the college will not have to pay for infrastructure improvements. Why is the ARC and the University System of Georgia not involved with the site selection? The North Springs MARTA Station is not an urban area. Retail or restaurants cannot be located here or north of Abernathy. The kids that will

go to school here will have nothing to spend their money on. They will come in, take their class, and leave; or they will go to Dunwoody and spend their money in DeKalb County at the mall. The students will maybe go to Chick-Fil-A in Sandy Springs, Wendy's once it is built, or the mall food court. The students will not go drive all the way down Abernathy Road to Roswell Road to spend their money. That is too much trouble. We know the economic downside and there is no upside.

Councilmember Karen Meinzen McEnerny stated she would like to applaud the Committee for coming up with the best site for Gwinnett Tech. All of the alternatives were not looked at because there was a deadline set by Gwinnett Tech of January 31st. She believes the Committee did an outstanding job in the time they had. She does not believe this site is the best solution for the taxpayers of Sandy Springs. The major reason she will not support the expenditure of taxpayer funds of up to $2 million is there are other alternatives the City can spend that money on. She supports Gwinnett Tech in the community, but in the right place. It should be in a location that will benefit the citizens of Sandy Springs. She believes this location should be in a functionally obsolescent, underutilized or vacant location. More time needs to be spent on assembling property, perhaps at Dalrymple Road and Roberts Drive. She does not agree with using a prime high rise, transit supported site when an economic analysis has not been completed. Council needs to look at an analysis before spending $2.5 million plus up to $8.5 million to improve the site. She would like to see a Class A corporate tenant site analysis compared to Gwinnett Tech. She will not support any funding with taxpayer money for this facility.

Councilmember Tibby DeJulio stated he believes the North Springs MARTA Station is the best possible location for many reasons. Locating the college here will take this property off the tax rolls. Any property that is chosen for this college will take that property off the tax rolls. The fundamental question here is does Sandy Springs want an institution of this quality in Sandy Springs. Without reservations the answer is yes. Both Councilmembers that have spoken agree they want an institution of this quality. The MARTA site may or may not be a prime site. Some say the MARTA site will be attractive to a large corporation, so they can bring their employees in by MARTA. He works in a building that is on a MARTA site. There is a bridge from MARTA that goes right into the building. His office has approximately two hundred people that work there. He does not know a single person who rides MARTA. People who earn substantial amounts of money can pay for their parking and want the convenience and have a necessity for their cars. Since moving to the building where he works he has taken MARTA one time. Successful business people have lunch and business appointments where they need the convenience of their cars. People who make good incomes tend to drive. Who takes MARTA? If you go downtown to Georgia State University and Georgia Tech you will see MARTA riders. These are students who do not have as much money as people that are already in their careers. If a Fortune 500 company is placed at this location, the business executives will not ride on MARTA. They will not live in the area supported by MARTA and they need the convenience of a car. This is a piece of property that has 1.1 million square feet already zoned in four buildings. This is a development that is good for the MARTA station. His company published a report on economic prospects for the State of Georgia and what will contribute to the growth of the state. The report kept discussing training programs. Look at some of the fastest and most successful cities in the country such as Athens, GA, Austin, TX, and Ann Arbor, MI. All of these cities have colleges and training brings corporations. He believes this is critical for the City long term. There is not much time on this RFP with a deadline of January 31st. He has a number from Riverwood High School Principal Eddie Echols which states seventy-seven percent of his students went to four year colleges, but twelve percent attended two year and technical vocational schools. He believes this is the correct way to grow Sandy Springs.

Councilmember Chip Collins stated he thinks a college located in Sandy Springs would be great. The Committee looked at the urban renewal options very hard and determined it is not a possibility. The MARTA site is the best site and only site that would be competitive with what the other cities may offer. Now the question is will the City contribute money for this MARTA site. The MARTA site does not fit

the criteria he was looking for. It is not an aging apartment complex or a shopping center that needs help. He does not favor contributing $2.5 million. Members of the Committee have made good points that might argue in favor of making a financial contribution. He likes the idea of having Sandy Springs in the name of the college. Initially there was discussion that Sandy Springs students do not attend technical colleges, but attend four year colleges. There has been information received from the principal of North Springs High School stating that is not the case. He would like to see a proposal that will meet the City's needs. He is concerned about a $2.5 million lump sum. It was mentioned the amount could be spread out over time. He would be in favor of the amount being spread out over three to five years. He thinks having a co-op program with local high schools should be a requirement as well. He is concerned about support from the residents of Sandy Springs. He received emails from citizens and they are about ninety-nine percent negative for the City contributing to this. He believes part of it is the citizens do not have all the information. He believes the City owes the citizens an equally professional analysis on the economic benefits. All the City currently has is anecdotal information which includes studies from Oklahoma and other parts of the country. He hopes staff will put together a very detailed evaluation of the financial benefits and the costs. He does not know how the decision can be made when he has heard at least three different figures of what the City will have to spend on roads. He has heard the amounts of $8 million, $40 million, and $19 million. He is encouraged to hear the business community supports this. He is still not comfortable with $2.5 million. He would rather find out there is a $3.5 million contribution from the private community. If the hospitals and large corporations are behind this, he encourages them to "put their money where their mouth is" and show the City they believe this will be a generator of jobs and economic benefit to the City. The real estate individuals on the Committee stated this can be a cutting edge development. Placing students in an aging office building will not do anything but bring a new tenant to Sandy Springs. If this is a cutting edge high tech building that brings a lot to this area, it could be a benefit. He would like requirements for the type of building to be included in the proposal. He is on the fence as far the financial contribution. He thinks the proposal needs to be definite and have requirements that benefit the City.

Councilmember Dianne Fries stated the number one question is do we want this school here. From the conversations tonight, yes, they do see a benefit from having this school in Sandy Springs. The second question is the location. The Committee has done a good job. She met with three property owners. Those options were not viable options with what is going to come from the other cities. When there is a $10- $20 million cost up front for these properties, there is no need to put in a response to the RFP, because it will not work. The only viable option is the MARTA property. The school should be by a transit system, so the students can come and go. It will be convenient to the center of the City. She has had residents contact her saying this would be great because they might take a few night classes. Others have stated they might want to teach at the college. Cox Enterprises is excited that the school might be located in Sandy Springs. If they are excited, don't you think it might attract some other Fortune 500 companies to Sandy Springs? This is where the City would receive a payback from the money spent. There will be a benefit from the students, even if only five percent live in Sandy Springs. There would be many benefits for the college to be located in Sandy Springs. The traffic has been discussed and to her it is a non-issue. She thinks Peachtree Dunwoody Road needs to be widened today. If another company moved into this property location the City could not ask them to pay for this road, because it is already zoned.

Councilmember John Paulson stated he looked at Gwinnett Technical College and they do offer automotive and welding classes. The school offers quite a lot more classes as well. He is a product of a junior college. The ability to provide quality education is an attribute to the City. He met a gentleman who is an AutoCAD designer, but is out of work due to the construction industry. The gentleman stated he is going back to school and he is a Sandy Springs resident. The only place the gentleman could find to attend classes was Lanier Tech. When Councilmember Paulson first heard of the idea of tearing down a dilapidated apartment complex and building a school, it seemed like a great idea. Unfortunately, the

possibility of buying an apartment like this and turning it around is not available now. There is a time constraint for this RPF. Does the City pass on this because there is not a full economic study? He is not ready to do that, yet. He reviewed the Oklahoma and the Washington state studies on community colleges. He looked for a community college in an urban city with a population of around 90,000 people adjacent to a metropolitan area with a rail station. He could not find one. He does not know if these studies can exactly address these specific circumstances. All of these studies show micro and macro benefits to the community. In none of the studies are the colleges struggling. He thinks the school should be called the Community College of Sandy Springs or the College of Sandy Springs. Regarding contributing the $2.5 million, the City will not be paying the money on January 31st. He would request the proposal state it be a multiyear payment term of three years or longer. This would put the City's financial responsibility to less than one percent of the City's budget for the next three years. At the end of the three years the City will be done. What does 1.1 million square feet of development do to this whole area? The demands to traffic in this area for that level of development must be huge. He understands that traffic is an issue, but the area is already zoned. He would like the community to have input as to what classes are offered at this college.

Mayor Eva Galambos stated she is in favor of calling this the Sandy Springs College, a division of Gwinnett Tech. She lived through the time when nearby residents fought Northside Hospital being located where it is today. The residents were worried what it would do to the community. Next it was the GA400 issue, which was an even bigger issue. It tore the community apart. She was never against Northside Hospital, but she did fight against GA400. Where would be today if we did not have "Pill Hill" or GA400? We would not have the unbelievable tax base of PCID that is the mainstay of our commercial tax base. It is hard for people to anticipate change, but change is inevitable. There are more people getting jobs with good quality employers and good quality housing. Look at Ohio and Michigan, where change has come to them as well. Communities do not stand still; they either go forward or go backward. We are ignoring a major component of our population that is not necessarily going to attend a four year college. There are no educational opportunities in Sandy Springs affordable for some of the people. North Springs High School has already committed that after 4:00 p.m. all their classrooms would be available to any technical college, until such time as the technical college has its own spaces. Dual enrollment is an extremely important concept of keeping kids in high school that are now leaving or uninterested in what they are studying. There is a prime commitment at North Springs High School and the Fulton County School Board that there will be dual enrollment if Gwinnett Tech is located in Sandy Springs. This means the high school students can take courses that help towards a certificate or associate's degree at the same time they are meeting their high school graduation requirements. This is a wonderful incentive to get these kids to stay in school and to learn something that will give them good jobs. At North Springs High School you will see a large population of students that need this type of education. Some people want to wait for a Fortune 500 company to fill the space at the MARTA location. There are a couple sites closer to the PCID that are more in the hub of things that might get filled before the MARTA site does. MARTA likes the idea of the college being located at this site. She agrees that the $2.5 million does not have to be spent as of January 31st. The amount can be spread over the first three years. The money goes towards temporary quarters and programs for the college while the school is being built. The construction of the school will probably take five years. The business community with whom she visited is very supportive of this. She does not see a problem with the business community coming up with $2.5 million to match the City's $2.5 million. Mr. Jan Saperstein called her last spring regarding the empty shopping centers on Roswell Road. He asked her if the City could get a college. Three months later this opportunity fell into the City's lap. Somewhere in Sandy Springs there will be more business from the students and faculty of this school. The Councilmembers need to think of themselves as leaders. Governing has to do with looking ahead thirty or forty years from now. Sandy Springs should be able to meet the training needs of the corporations the City is trying to attract, so they will fill the empty office buildings. She asked each Councilmember to look at the long run of this community and to remember how this community developed. There will be a resolution to vote on

at the City Council Meeting on January 18, 2011. A public hearing will be held again. Certain conditions will be put into the resolution. She asked all of Council to send her their conditions, such as the naming of the college, the time frame over which the $2.5 million will be given to the school, and about what the campus should look like.

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

Councilmember Fries stated the sixth annual Martin Luther King event is Monday January 17, 2011, at 10:00 a.m. at City Hall. The keynote speaker will be Melvin Everson.

There being no further discussion, the meeting adjourned at 6:24 p.m.

Date Approved: February 1, 2011

Eva Galambos

Eva Galambos, Mayor

Michael Casey

Michael Casey, City Clerk