

GET the FACTS on...

*File
Landy Springs*

SERVICES

FACT:

Sanitation service would be improved and would cost less if Sandy Springs joined Atlanta. In addition to two garbage collections each week, residents would receive other services now available only within the city limits: rubbish pickup, street cleaning, gutter cleaning, and sanitary inspection.

Sandy Springs now has two rates for residential garbage collection, \$28 or \$35 a year, depending on location. Inside the city the maximum residential charge is \$22 a year.

FACT:

Water bills inside the city are one-half those outside the city. Most homes and businesses in Sandy Springs already get their water from the city under an arrangement between the city and the county. However, users outside the city are billed at a double rate. The minimum monthly rate inside Atlanta is \$1.57; outside it is \$3.14. Therefore, the annual savings on water bills in the city is at least \$18.84. And since most homes use more than the minimum water supply, savings for most people would be even greater.

FACT:

If your home is already on a sewer line, you would continue receiving regular service with no changes or special charges. There is strong likelihood of a sewer service charge in the city to help finance its part of the metropolitan sewer system. Since Fulton County is part of the system, it would have to raise its portion of the financing by a sewer service charge or other means.

If your home is now served by a working septic tank, you would be affected only if a new sewer line were extended to your street. This is always by petition of residents. If, after neighborhood petition, you received sewer service for the first time, your property would be assessed at the regular \$3.50 per front foot rate plus \$80

to \$120 for connecting your home to the sewer line. You would be given up to six years to pay the assessment.

This assessment system already exists in the county as well as in the city. In other words, whether Atlanta or the county improves the sewer system, assessments will be charged.

FACT:

While most streets in Sandy Springs are in good or average condition, there are some below average streets. The city has pledged to assign a high priority to re-surfacing these streets within the next year. The cost of re-surfacing and maintenance of already paved streets is borne by the city. Initial paving of streets and sidewalks in the city is done only after neighborhood petition. Assessments for sidewalks is about \$2.60 per front foot, and property owners may take up to 4 years to pay. Charges for street paving and curbing range from \$6.50 to \$7.50 per front foot and owners are allowed up to 10 years to pay for street paving and 5 years for curbing.

Sidewalks in front of schools are installed at city expense with no petition required. At present two schools in Sandy Springs are without sidewalks.



**SANITATION, SEWERAGE, WATER SERVICE,
STREETS AND SIDEWALKS . . . THESE ARE
BASIC BUSINESS AND RESIDENTIAL NEEDS.
GIVE SANDY SPRINGS THE ADVANTAGES OF
IMPROVED AND EXPANDED CITY SERVICES.**

VOTE "YES" MAY 11

Howard Starks & Matt Connor, Co-Chairmen
6125 Roswell Road, N.E. / Phone: 252-2324

Sandy Springs / Atlanta

Team for Tomorrow

VOTE

"YES"

MAY 11

Office of the Mayor

ROUTE SLIP

TO: Mayor Allen

FROM: R. EARL LANDERS

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

Earl

Isn't this petition
already in and
passed at the last
12/17 meeting?

9

8:00

Mt Calvary Baptist
17 Fairburn Rd, SW
near Baker Ferry
& Garden

Earl & Melton

Peggy -

Fix a poop sheet
& have a supply of
brochures to take out
there

*File
Sandy Springs*

Office of the Mayor

ATLANTA, GEORGIA

May 2

From Peggy Baker

Dear Earl:

Here is latest hot scoop from Save Sandy Springs. It is rather haphazardly put together, but will probably cause us additional trouble.

We will be on two more TV forums next weekend, and I guess we should probe this latest garbage and see if we should hit back on anything.

Please look it over and mark in red or make marginal notes on anything you think especially harmful.

I will not be around Tuesday, so if you will, please call Bill Parr, 521-0845, and he will pickup your copy with any comments you may have. Extra copy is for you.

We still need something dramatic to spring, but don't have anything definite in mind. Radio spots (which are good) will begin Wed. and we have some TV stuff working, on a documentary basis, pointing up SS deficiencies. Any suggestions will be appreciated.

PB

521-0845

File
Curtis H. Driskell
CURTIS H. DRISKELL

ATLANTA CHAMBER OF COMMERCE
1300 COMMERCE BUILDING • ATLANTA, GEORGIA

GET the
FACTS
on...

*File
Landy Springs*

BUCKHEAD

IT APPEARS THAT THERE ARE CERTAIN INCORRECT RUMORS CIRCULATING ABOUT WHAT HAPPENED IN BUCKHEAD AFTER IT BECAME PART OF ATLANTA. AN UNDERSTANDING OF THE FACTS WILL CLARIFY MANY OF THESE MISCONCEPTIONS.

Rumor . . . Property taxes were doubled or tripled after Buckhead joined Atlanta.

Fact By a legislative act in 1951, the Georgia General Assembly directed that Fulton County make a reappraisal of all property in the county and the City of Atlanta, including that portion of Atlanta in DeKalb County. The same act required that Fulton County pay the cost of the reappraisal program in Fulton and that a one-mill tax be levied on all property in Fulton County for one year to cover the cost of reappraisal. (Atlanta paid the county \$15,000 for the cost of reappraisal in the DeKalb County portion of the city.)

As provided by the act, the findings of the reappraisal program were submitted in 1955 and put into effect on January 1, 1956. The result was that property taxes were EQUALIZED THROUGHOUT THE CITY AND COUNTY. Some property taxes did go up as a result of the equalization, but the taxes on many properties were LOWERED.

Rumor . . . Buckhead property values have gone down.

Fact Since 1952 Buckhead has experienced a tremendous rise in property values, due in part to Atlanta's strictly enforced zoning standards and classifications. Buckhead is now considered to be one of Atlanta's finest residential areas, including eight new subdivisions already built, with others in the planning stage. Furthermore, the new governor's mansion will be located in Buckhead.

Rumor . . . No changes were made in Buckhead's fire protection and prevention facilities.

Fact Four new fire stations have been constructed to serve the annexed area since 1951, one of them a short time after the Plan of Improvement went into effect. Twenty new alarm

boxes have been installed and the entire alarm system improved. In addition, Buckhead has had the services of all city fire inspectors since 1952. As a result of these improvements, fire insurance rates in some portions of Buckhead were lowered from Class 6 to Class 3 within a few months after Buckhead's joining the city, and the entire annexed area had been brought up to Class 3 standards, with resulting fire insurance reductions, within 18 months.

Rumor . . . Buckhead has inadequate parks and recreational and service facilities.

Fact The city has built Bagley Park, one of the best small sports parks in Atlanta. It has built baseball diamonds lighted for night use, built numerous tennis courts, enlarged and improved Ida Williams Library, and developed Chastain Amphitheater as one of the South's outstanding outdoor entertainment centers. In the way of services, the city has added a \$1,000,000 water tank and \$300,000 in new water mains in the Buckhead Area to guarantee a high level of fire protection as well as to meet the other water needs of citizens.

Rumor . . . Buckhead has had no voice in its own government since entering the city.

Fact The two aldermen from the Buckhead Area serve on a total of 13 different aldermanic committees, and they serve as chairman or vice chairman of several of these committees, including the Zoning Committee, the Urban Renewal Policy Committee, the Planning and Development Committee, and the Parks Committee. Additionally, Buckhead citizens have the satisfaction of knowing they provide a high percentage of Atlanta's top leadership . . . including its Mayor.

**WHAT HAPPENED IN BUCKHEAD CAN HAPPEN
IN SANDY SPRINGS UNLESS SANDY SPRINGS
DECIDES TO GO IT ALONE.**

VOTE "YES" MAY 11

Howard Starks & Matt Connor, Co-Chairmen
6125 Roswell Road, N.E. / Phone: 252-2324

Sandy Springs Atlanta

Team for Tomorrow

VOTE

"YES"

MAY 11

GET the
FACTS
on...

*File
Sandy Spring*

**REPRESENTATION IN
LOCAL GOVERNMENT**

FACT:

The Sandy Springs Area is governed by three county commissioners who represent the entire county and not any particular section. At present, none of the commissioners resides in the Sandy Springs Area. The Fulton County School Board is not elected but is appointed by the Grand Jury.

FACT:

If the Sandy Springs Area joins Atlanta, it will enter the City as the new Ninth Ward. Representation would include 2 Aldermen, 1 member of the Board of Education all elected by Ninth Ward voters in an election in November, 1967 all residing in the Ninth Ward.

FACT:

Beginning with the 1969 city election, these representatives would be elected by city-wide vote. However, candidates would still have to be residents of the wards they represent. In other words, Sandy Springs representatives would have to be Sandy Springs residents.

FACT:

Since Sandy Springs has a far smaller population than any other city Ward, its proportionate representation would be greater than that of other Wards. For this reason, Ward realignment would be a future probability. But Sandy Springs people still would have representatives from their own section of the City

FACT:

At present, Sandy Springs residents are unable to participate in election of city officials or on programs undertaken by the city, although they are directly affected in many ways by the results of these elections. Upon coming into the city Sandy Springs residents would be able to vote in elections involving city offices and city issues.

FACT:

Sandy Springs would also be represented on various city boards. Through appointment of its aldermen to various aldermanic committees, including zoning, it would have a voice in matters concerning Sandy Springs specifically, and the city as a whole. In addition, citizens of Sandy Springs also would have an opportunity to serve on various appointed committees and commissions.

FACT:

A high percentage of Sandy Springs residents earn their livelihood in the City of Atlanta. They depend on Atlanta for many services, and use many city facilities. Therefore, it seems reasonable that they should have a voice in the government of Atlanta. At present, they do not.

♦ ♦ ♦ ♦ ♦

**SANDY SPRINGS RESIDENTS ARE DIRECTLY
AFFECTED BY
ATLANTA'S CITY GOVERNMENT.
BUT THEY CANNOT EXPRESS THEIR
OPINIONS ON THE ISSUES INVOLVED.**

**LET YOUR VOICE BE HEARD IN ATLANTA
VOTE "YES" MAY 11**

Howard Starks & Matt Connor, Co-Chairmen
6125 Roswell Road, N.E. / Phone: 252-2324

Sandy Springs Atlanta

Team for Tomorrow

VOTE

"YES"

MAY 11

GET the
FACTS
on...

File
Sandy Springs

**FIRE AND POLICE
PROTECTION**

POLICE PROTECTION . . .

FACT:

If Sandy Springs became a part of Atlanta, it would receive the full-service police protection given a heavily populated urban area, instead of its present rural police service. This expanded protection would include:

- ♦ patrolmen on duty in the business district
- ♦ motorcycle patrolmen on traffic and patrol duty
- ♦ unlimited services and facilities of Atlanta's Juvenile Crime Prevention Squad and special Detective Department
- ♦ increased radio patrol service*

*This increased service follows the present trend toward mobility in police protection via two-way patrol cars. In accordance with the trend, no additional precinct stations are planned for the city, nor would they be planned for Sandy Springs at present.

FACT:

Atlanta now has about 1.5 uniformed policemen for every 1,000 population and hopes to increase that ratio, giving more protection to the entire city. Compare this ratio with only .5 per 1,000 in Sandy Springs.

FACT:

At present, the only laws enforceable in Sandy Springs are state laws, most of them designed to cover rural areas. Violators of state laws are turned over to the Fulton County sheriff for trial in a state court. If Sandy Springs joined Atlanta, city ordinances as well as state laws would be enforced as they now are in Atlanta.

FIRE PROTECTION . . .

FACT:

Atlanta has a Class 3 fire protection rating which compares favorably with other cities of similar size. This means city fire protection is good, based on number and location of fire stations, ample water supply in all areas, and number of men and engines. It also means fire insurance rates in the Atlanta area are considerably lower than in Sandy Springs, since fire premiums are based on the rating of the district.

FACT:

Sandy Springs has two different fire ratings, neither of which is equal to Atlanta's. Class 6 rating covers the area south of Dalrymple Road, which is the fire district . . . and Class 10 covers the area outside the fire district.

FACT:

Sandy Springs' present fire ratings mean . . .

- ♦ higher fire insurance rates
- ♦ less adequate fire protection

Sandy Springs' fire protection is furnished by one fire station equipped with one fully manned engine company, plus another fully manned engine company operating out of a city fire station on Northside Drive. Emergency back-up assistance is available from the Northside Drive Station and a station in Buckhead. Fire protection for the Sandy Springs fire district is furnished under a contract with Atlanta, for which residents of the fire district pay a 4.5 mill tax.

FACT:

A preliminary study of Sandy Springs indicates the following would be required to bring the area up to Class 3 standards permanently:

- ♦ 3 new fire stations
- ♦ replacement of 2 existing engines
- ♦ 1 new engine and 1 new ladder truck
- ♦ approximately 35 additional men

FACT:

Atlanta's good fire protection rating depends on maintenance of top quality fire fighting facilities throughout the city. Once Sandy Springs joined Atlanta, the city would have to bring the Sandy Springs area up to Class 3 requirements . . . or jeopardize the excellent rating now enjoyed by the entire city.

FACT:

Fire prevention as well as protection would be improved if Sandy Springs joined Atlanta.

- ♦ At present, the county has no fire inspectors. Once Sandy Springs joined Atlanta, it would have the services of city fire inspectors and fire investigators, including arson specialists

(or investigators) . . . plus the benefits of Atlanta's fire prevention program. At the present time, arson investigation in the Sandy Springs fire district is accomplished through the State Fire Marshal's office.

- ♦ High standards of training and supervision within the city would also be contributing factors toward fire prevention and protection.
- ♦ In case of serious emergency, Sandy Springs would have the back-up protection of the entire city fire department, not only its own local fire fighting facilities.

♦ ♦ ♦ ♦

**GOOD FIRE and POLICE PROTECTION
ARE BASIC COMMUNITY and FAMILY NEEDS.**

**SANDY SPRINGS MUST NOT SETTLE FOR LESS
THAN THE BEST IN THESE IMPORTANT AREAS.**

Howard Starks & Matt Connor, Co-Chairmen
6125 Roswell Road, N.E. / Phone: 252-2324

Sandy Springs / Atlanta

Team for Tomorrow

VOTE

"YES"

MAY 11

*File
Randy Springs*

FIRST CLASS
PERMIT NO. 4908
ATLANTA, GA.

BUSINESS REPLY CARD
NO POSTAGE STAMP NECESSARY IF MAILED IN THE UNITED STATES



Charles L. Davis
Comptroller
City of Atlanta
City Hall
Atlanta, Georgia 30303

Gentlemen:

Please furnish me with a comparison of ad valorem taxes on the following property:

Location of property: _____

Name in which property
was returned for 1965

Fulton County tax: _____

In the event you need additional information, I may be reached
at telephone _____

(Note: Please address the attached post card to yourself.)

Dear Resident of Sandy Springs:

On property located at _____,

your 1965 Fulton County ad valorem taxes were _____

If your property had been located in the Atlanta City limits as of January 1, 1965, your City of Atlanta and Fulton County taxes would have been _____

Note: In addition, you should take into consideration that your water bill for the year would have been reduced by 50%, your sanitary service charge would have been a maximum of \$22 for the year, you would have a savings on Federal and State income taxes, and also you would have a savings in your fire insurance (contact your insurance agent for this information).

GET the
FACTS
on...

TAXES

FACT:

Property taxes would be higher inside the city, but the increase would be largely offset by reductions in water bills, sanitation service charges, and fire insurance. Net result: a modest total increase in taxes. All property

assessments in the city and county are made by the Joint Board of Assessors in accordance with the formula established in 1956.

The following actual examples are from a random survey of Sandy Springs Homes.

VALUE of HOME	ASSESSMENT	REAL ESTATE TAX	PERSONAL PROPERTY TAX	WATER BILL	SANITATION	NET CHANGE
I. \$ 16,360	Co. 4,090	135.84	30.49	93.16	28.00	
	City 5,720	215.73	28.90	46.96	22.00	
		+ 79.89	- 1.59	- 46.20	- 6.00	+ 26.10
II. 28,160	Co. 7,040	305.46	79.36	93.16	35.00	
	City 9,860	414.58	75.22	46.96	22.00	
		+ 109.12	- 4.14	- 46.20	- 13.00	+ 45.78
III. 43,000	Co. 10,750	518.79	87.99	69.07	28.00	
	City 15,040	663.82	83.40	34.75	22.00	
		+ 145.03	- 4.59	- 34.32	- 6.00	+ 100.12

FACT:

Federal and state income tax returns allow for deduction of local tax payments. The major part of the increase in property taxes would be recovered through income tax deductions.

FACT:

Taking into consideration increased property taxes, reduced water and sanitation bills, reduced fire insurance premiums, the home owners in the examples above would pay the following additional amounts annually if Sandy Springs joined Atlanta:

FACT:

The City of Atlanta has a Class 3 fire rating, reflecting its high quality fire fighting facilities. Sandy Springs, with less fire protection, is rated Class 6. Since the cost of fire insurance is based in part on the rating of the district, premiums would be reduced if Sandy Springs became part of Atlanta. The following figures are for the same homes used in the examples above, assuming these are all brick veneer homes which receive the lowest insurance rates. Premium costs cover straight fire insurance only.

- I. \$17.10
- II. 29.78
- III. 77.12

These figures do not take into consideration deductions allowed on state and federal income tax returns.

Value of Home	Class 3 Annual Fire Insurance Premium	Class 6 Annual Fire Insurance Premium
I. \$16,360	\$20.00	\$29.00
II. 28,160	30.00	46.00
III. 43,000	44.00	67.00

◆ ◆ ◆
 INCREASED FIRE and POLICE PROTECTION;
 BETTER ZONING;
 CHEAPER WATER, SANITATION
 and FIRE INSURANCE;
 EXPANDED SCHOOL FACILITIES.

THESE ARE **SOME** OF THE ADVANTAGES OF LIVING IN THE CITY.

WHAT ARE THEY WORTH A YEAR TO YOU and YOUR FAMILY?

Sandy Springs / Atlanta

Team for Tomorrow

VOTE

"YES"

MAY 11

Memo

DATE

From CHARLES L. DAVIS

To

Mr. Earl Fandin

The figures for
Sandy Springs on
Water rates are correct.

- South Fulton and Extreme
North Fulton carry a
higher water rate because
of the Bond Surcharge of Fulton Co.

Charles:

This is the completed report on the comparative tax rates. Ed has the original. I have sent Jim King of the Chamber of Commerce a copy.

George

Earl -
for your info.

Bill Paw is
coming to see you
today re;

Page 2 - #4-a
and other items

File
Sandy Springs

Ken

Office of the Mayor

ATLANTA, GEORGIA

PHONE JA. 2-4463

Linda Price

Bill Parr

left these -

*He will be back by
here.*

Office of the Mayor

ATLANTA, GEORGIA

PHONE JA. 2-4463

1,200,000,000

R. Earl Landers

Outside Digest 276,000,000.

Sandy Springs 52,000,000.

23%

2ch. Outstanding Debt. 18,000,000.

23% of 18,000,000. = 4,140,000.

County Debt is 49,000,000.

Total County Digest approx 1,200,000,000

4.3% of 49,000,000. = 2,107,000

Office of the Mayor 47,000,000

ATLANTA, GEORGIA
PHONE JA. 2-4463

226
7

168,000,000

R. Earl Landers

49,000,000

226,000,000

~~42~~
~~267,000~~

1965-42,000,000

10%

226,000,000 Gross

42,000,000

18,000,000 2 ch.

Sandy Springs
Filed
Office of the Mayor

ATLANTA, GEORGIA

PHONE JA. 2-4463

R. Earl Landers

Bonding Capacity

Schools 21 1/2 Million

City 36 1/2 "

58

Memo

DATE

From CHARLES L. DAVIS

To Mr Earl Fender

Information on Sandy
Springs area

File
Sandy Springs

File
Sandy Springs
Office of the Mayor

ATLANTA, GEORGIA

PHONE JA. 2-4463

R. Earl Landers

Mrs. John Galambos

255-4430

Feb. 3rd

Wants Mayor to Attend
meeting. Will call later.

Sandy Springs
File

521-0845

CURTIS H. DRISKELL

ATLANTA CHAMBER OF COMMERCE
1300 COMMERCE BUILDING • ATLANTA, GEORGIA

QUESTIONS AND ANSWERS

Sandy Springs Referendum

May 11, 1966

Prepared for

**Sandy Springs/Atlanta
Team for Tomorrow**

PREFACE

Atlanta's reputation as a major business, cultural, social, and industrial center didn't develop by accident. It is a product of thoughtful planning by imaginative people who pooled ideas, efforts and resources. Part of the secret of our area's new and exciting promise is simple recognition of the fact that people working together toward a goal are more effective than people working in fragmented divisions.

In the referendum of May 11, the people of Sandy Springs will be offered an opportunity to join in the adventure of helping build a unique and remarkable city.

For Sandy Springs residents, the question at issue is not merely "How would coming into the city affect taxes, or schools, or representation in local government?" Though, of course, all these are important. The larger question is "How can Sandy Springs take full advantage of, and get its share of the rewards of the tremendous economic, cultural, and industrial boom now gripping Atlanta?"

And the answer is ... by becoming an integral part of the city. By participating in its leadership. By seeing the vision of a great, and continually greater Atlanta. By joining in the grand enterprise of full participation in the invigorating present and the stimulating future of one great city.

Atlanta is an attitude ... not an area.

The following letter text attests to the accuracy of the material in this booklet:

March 16, 1966

Atlanta Chamber of Commerce

Gentlemen:

We have carefully studied the report of the Committee on Annexation of the Atlanta Chamber of Commerce as revised March 14, 1966 entitled "Questions and Answers on Proposed Sandy Springs Annexation" and find no inaccurate statements of fact therein.

In accordance with our previous statement of policy this letter is not to be construed as an endorsement of annexation. We have agreed to cooperate with the Chamber of Commerce in editing this report solely for purpose of guaranteeing the citizens of Sandy Springs the opportunity to make their decision on the question of annexation based on an accurate and unbiased knowledge of the facts.

Sincerely,

George H. Ivey, Jr., President
Greater Sandy Springs Association

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Map	IBC

The following questions and answers cover the main issues involved in the May 11 referendum. For answers to more specific and individual questions, contact Sandy Springs/Atlanta Team for Tomorrow, 6125 Roswell Road, N.E., Sandy Springs Shopping Center, Telephone 252-2324, 252-2325, or 252-2326.

AD VALOREM TAXES

- Q. - What would happen to my tax bill? How much more would it cost me to receive the improved services inside the city?
- A. - The ad valorem taxes on your home would be higher inside the city, but the increase in taxes would be largely offset by reductions in other charges. In almost every case, the net result would be only a moderate increase in the total.

As an example, consider the effect on one of the homes taken from a random survey of Sandy Springs residences. The example is a single-family frame dwelling on Dalrymple Road. Its value, for tax purposes, is \$38,400. The 1965 Fulton County real estate tax bill (exclusive of personal property) on this property was \$452.66. If the home had been inside the city, the county and city tax combined would have been \$586.42, an increase of \$133.76.

This increase in ad valorem taxes would have been largely offset by lower charges in three areas: Water, sanitation service and fire insurance. The actual water bill for this residence last year was \$94.62, which is very close to the average bill shown in a survey of some 55 homes. Inside the city, the water bill would have been \$47.70, a decrease of \$46.92. The sanitation service charge would have been \$22.00 instead of \$35.00, for another saving of \$13.00.

It is more difficult to arrive at the precise saving possible in lower insurance rates for this homeowner, because of the several different types of insurance he might choose. But a good estimate can be obtained by comparing the rates for straight fire insurance on his dwelling. Since the value of his lot makes up part of the total value of his property, assume that his dwelling is valued at \$32,000 of the \$38,400 total. Straight fire insurance on this amount would be \$95.40 in the Sandy Springs Fire District, which has a Class 6 rating. Inside Atlanta, which has a Class 3 rating, the same insurance would cost \$55.20, a difference of \$40.20. (If the home were a few blocks beyond Dalrymple Road, outside the fire district, the same policy would cost \$296.60.)

Thus, in the example, an ad valorem tax increase of \$133.76 would be offset by savings of \$46.92 (water), \$13.00 (sanitation) and \$40.20 (fire insurance), a total of \$100.12. The net difference would be only \$33.64 if the home were inside the city.

Another "intangible" saving will work to the benefit of homeowners when they file federal and state income taxes. Both federal and state income tax procedures allow local tax payments to be claimed as a "deduction." Payments for such items as water and insurance

are not "deductible." This means that the homeowner inside the city - whose property taxes are higher and other charges lower - can deduct a greater portion of his total payments for income tax purposes.

The net effect on his income tax bill would vary, of course, depending on the income bracket and other factors. But a conservative estimate is that the typical homeowner could reduce his combined federal and state income taxes by about 20 per cent of the additional amount deductible for ad valorem taxes. In other words, the taxpayer in the example shown above could deduct \$133.76 more if he were inside the city, and the estimated saving on his income taxes would be \$26.75.

Considering all aspects of his taxes and charges, the homeowner cited in the example would actually pay about \$7.00 more per year for the advantages of being inside the city.

A COMPARISON OF TAXES AND CHARGES
FOR SEVERAL TYPICAL HOMEOWNERS
(Sandy Springs - City of Atlanta)

In the following examples - all of which are actual residences in a random survey of Sandy Springs homes - the ad valorem taxes, water bill and sanitation charges paid in 1965 are compared with what the same items would have been if the homes had been inside the corporate limits of the City of Atlanta. The "net change" shown does not reflect the saving in fire insurance, which would range from a few dollars to a substantial amount, depending on type of dwelling, location of the residence, type of insurance carried, etc. The change also does not include the savings on Federal Income Tax deductions. See page 1, last paragraph.

	<u>Value of Home</u>	<u>Assessment</u>	<u>Real Estate Tax</u>	<u>Personal Property Tax</u>	<u>Water Bill</u>	<u>Sanitation</u>	<u>Net Change</u>
Example #1	\$23,680	Co. \$ 5,920	\$ 241.06	\$ 71.31	\$ 79.29	\$ 28.00	
		City 8,280	338.82	65.59	39.93	22.00	
			+ 97.76	- 5.72	- 39.36	- 6.00	+ 46.68
Example #2	20,720	Co. 5,180	198.51	35.08	53.01	28.00	
		City 7,250	289.21	33.25	26.61	22.00	
			+ 90.70	- 1.83	- 26.40	- 6.00	+ 56.47
Example #3	33,880	Co. 8,470	387.69	166.76	129.66	28.00	
		City 11,850	510.44	158.06	65.46	22.00	
			+122.75	- 8.70	- 64.20	- 6.00	+ 43.85
Example #4	16,360	Co. 4,090	135.84	30.49	93.16	28.00	
		City 5,720	215.73	28.90	46.96	22.00	
			+ 79.89	- 1.59	- 46.20	- 6.00	+ 26.10
Example #5	11,960	Co. 2,990	72.59	31.05	38.41	28.00	
		City 4,180	141.70	29.43	19.21	22.00	
			+ 69.11	- 1.62	- 19.20	- 6.00	+ 42.29

Example #6	29,440	Co.	7,360	323.86	175.96	78.56	35.00	
		City	10,300	435.86	166.78	39.56	22.00	
				+112.00	- 9.18	- 39.00	- 13.00	+ 50.82
Example #7	12,960	Co.	3,240	86.96	68.44	82.94	28.00	
		City	4,540	158.84	64.87	41.78	22.00	
				+ 71.88	- 3.57	- 41.16	- 6.00	+ 21.15
Example #8	28,160	Co.	7,040	305.46	79.36	93.16	35.00	
		City	9,860	414.58	75.22	46.96	22.00	
				+109.12	- 4.14	- 46.20	- 13.00	+ 45.78
Example #9	33,920	Co.	8,480	388.26	70.15	85.86	35.00	
		City	11,870	511.30	66.49	43.26	22.00	
				+123.04	- 3.66	- 42.60	- 13.00	+ 63.78
Example #10	23,800	Co.	5,950	242.79	87.99	65.42	28.00	
		City	8,320	340.78	83.40	32.90	22.00	
				+ 97.99	- 4.59	- 32.52	- 6.00	+ 54.88
Example #11	21,360	Co.	5,340	207.71	85.11	112.14	28.00	
		City	7,480	300.17	80.67	56.58	22.00	
				+ 92.46	- 4.44	- 55.56	- 6.00	+ 26.46
Example #12	43,000	Co.	10,750	518.79	87.99	69.07	28.00	
		City	15,040	663.82	83.40	34.75	22.00	
				+145.03	- 4.59	- 34.32	- 6.00	+ 100.12

REPRESENTATION IN LOCAL GOVERNMENT

- Q. - What representation would I have in local government? Other than being able to vote in elections involving city offices and city issues, how would my voice in local matters be increased?
- A. - You would have more representation in your local government, and you would have a greater voice in matters affecting your community because you would be closer to your representatives.

The legislative act which provides for the referendum in Sandy Springs spells out specifically that the area would join the city as the new Ninth Ward. The new ward would be represented by two members of the Board of Aldermen and one member of the Board of Education, all elected. The act further provides that only the voters in the new ward could vote in the first election for these three offices. The first election of Ninth Ward officials would be held in conjunction with the general election in November, and the officials would take office the first of 1967.

The Sandy Springs area presently is governed by, and participates in the election of, a three-man county commission. County commissioners must be responsive to the citizens of all areas of the county, and rightly so, since they represent all the county. The five members of the Fulton County Board of Education, each representing a school district, are appointed by the Grand Jury for five-year terms. The county school superintendent is elected by county-wide vote.

By having two aldermen, both residing in their ward, Sandy Springs citizens would have a stronger voice in matters of local government and, in effect, would be closer to their elected representatives. In future elections they would vote in the election of Atlanta's mayor, the president of the Board of Aldermen, all members of the Board of Aldermen and Board of Education, and two members of the City Executive Committee from their own ward. The Sandy Springs ward also would be represented on other boards, such as the Atlanta Public Library Board of Trustees. Additionally, the area's representation would be enhanced by the appointment of its aldermen to various aldermanic committees which would deal with matters pertaining specifically to the Sandy Springs area as well as those affecting the city as a whole.

It should be kept in mind that the Sandy Springs area, with a population of only about 20,000, has far fewer citizens than any one of the city's other eight wards. The present eight wards are made up of more than 500,000 citizens, for an average of almost 65,000 per ward. Therefore, representation of the Ninth Ward from the beginning would be proportionately much greater than the current ratio in the other wards. It is logical to expect, then, that some form of ward realignment is a possibility in the future. No such plan is presently pending, however, and the new ward would seem assured of its proposed representation for several years.

Future elections of Ninth Ward aldermen and school board members, beginning with the next city election in 1969, would be by city-wide vote, as is the present procedure for the eight wards. But candidates would still be required to reside in the wards they represent.

GROWTH AND ZONING

Q. - What would happen in the field of zoning and future development of the Sandy Springs area?

- A. - 1. You could expect the Sandy Springs area to continue to develop as primarily a low density single-family community. Future apartment and commercial development could be expected to take place along portions of the major thoroughfares with emphasis on strong neighborhood commercial centers at appropriate intervals as opposed to continuous strip commercial development.

Property would be reclassified into the City of Atlanta zoning district which most closely resembles the classification which it is presently zoned under in the Fulton County Zoning Ordinance.

Zoning designations as established and use permits as approved by Fulton County prior to January 1, 1967 will be honored by the City of Atlanta, and will remain in effect.

2. Public hearings for consideration of proposed zoning changes in the Sandy Springs area would be held only four times a year, following the area system as is now presently being used in Atlanta. These hearings are held only by the Zoning Committee after receiving recommendations by the staff of the Planning Department and the Atlanta-Fulton County Joint Planning Board. The decision of the Zoning Committee receives final action by the full Board of Aldermen and Mayor.
3. The Atlanta Zoning Ordinance contains district classifications which closely relate to those in the Fulton County Ordinance, although similar classifications in Atlanta generally contain more restrictive requirements. In addition to these similar districts the Atlanta Ordinance contains several new classifications which permit only a highly selective number of uses with regulations which permit and encourage high development standards. These classifications provide for a reasonable use of certain properties while permitting only the best development for the community.

A brief description of these new districts follows:

The "R-9 Single-Family Dwelling Group District" provides for the construction of townhouse units for individual unit sale under condominium ownership. Units may not be rented under this district. The district provides for a maximum of twelve dwelling units per acre and a maximum ground coverage of thirty-five percent including buildings, parking and drives. Several fine townhouse developments are presently under construction in Atlanta under the provisions of this district.

The "A-L Apartment-Limited Dwelling District" provides for low-density, high-standard apartment developments generally compatible with substantial single-family residential areas. The district permits garden apartments (two story units) at a maximum of twelve dwelling units per acre and permits only thirty-five percent ground coverage including buildings, parking and drives.

The "C-L Commercial Limited District" permits primarily office and institutional uses and a few selected retail studios and shops. Signs must be attached to the wall of the building and be only twenty square feet in size. This district provides often for a reasonable use of portions of the major thoroughfare while discouraging all the inherent ill effects of continuous strip commercial retail zoning. It has been found to be generally compatible with certain residential uses as well.

4. Work would begin immediately to include the Sandy Springs area into the comprehensive planning process now underway in the City of Atlanta. This comprehensive planning process is made up of four elements as follows:
 1. Projected future land use needs and their location as a guide to future rezoning evaluations.
 2. Designation of Major Thoroughfares and their future effect on the adjacent use of land.
 3. Plans for needed community facilities such as parks, schools and libraries along with general locations.
 4. The programming of improvements and source of funds necessary to implement these future plans.

FIRE PROTECTION AND FIRE INSURANCE

- Q. - How would my fire protection be affected? What would this mean in regard to what I pay for my fire insurance?
- A. - Your fire insurance rates would be reduced -- substantially, in many cases. But, more important, better fire protection would be afforded to your home or business.

Fire protection and fire insurance rates go hand in hand. The better the protection available to you, the less you must pay for fire insurance. Ratings are assigned to particular areas on the basis of fire protection facilities and other factors. Fire insurance rates, in turn, are determined by a formula based on the rating.

The City of Atlanta has a Class 3 rating, which compares very favorably with other cities of similar size across the nation. Atlanta has kept well within the requirements of its Class 3 rating by building, equipping and maintaining fire stations at key points throughout the city, and by assuring an ample water supply in every area. Fire protection, in short, is excellent and fire insurance rates are as low as rates in all but a few major cities.

Sandy Springs, on the other hand, has two different ratings: Class 6 for the Sandy Springs Fire District (which comprises roughly the area south of Dalrymple Road) and Class 10 for the area outside the fire district. Fire insurance rates for Class 6 are significantly higher than Class 3, and the rates for Class 10 are enormously higher -- particularly in the case of a frame dwelling, for which the rates are as much as five and a half times greater than Class 3.

Protection for the Sandy Springs Fire District is furnished by one fire station in the area, manned by one company, and by another company of firemen operating from a City of Atlanta fire station on Northside Drive. (The additional company working from the Atlanta station is supported by the Sandy Springs Fire District. When this protection was added, the district's rating improved from Class 7 to Class 6.) Emergency "back-up" assistance is available from the Northside Drive station and another station in Buckhead. The protection is furnished by the City of Atlanta under a contract arrangement, and residents of the district pay a 4.5-mill tax for the service.

Atlanta's Class 3 rating depends on a high degree of protection throughout the city. Thus, if Sandy Springs joined the city, it would become the city's responsibility to all its citizens to bring the new area up to Class 3 standards as quickly as possible. The city could not risk the loss of its Class 3 rating, and it would not allow any area to go without adequate protection.

Once Sandy Springs voiced its desire to become a part of Atlanta, the city would immediately request the Southeastern Underwriters

to undertake a survey of the new area to determine what needs must be met to satisfy Class 3 requirements. The recommendations from the survey would have to be met for Atlanta to maintain its rating.

Although the recommendations from the survey would be the final guide, the city has made a preliminary study of the area. It is anticipated that three new fire stations would be required. One of these would replace the existing station, which is considered substandard and poorly located to cover such a large area. The anticipated equipment needs include replacement of two existing engines and acquiring one new engine and a ladder truck. (Present equipment would be ineffective in fighting a fire in a building taller than two stories.) Personnel needs have been estimated at 35 additional men, seven of whom would form a battalion chief's unit.

Atlanta's present situation -- facilities, equipment and manpower which comfortably meet minimum standards -- would give the city a head start toward bringing the new area up to Class 3 standards in a minimum time. By submitting a reasonable, workable timetable for meeting standards within an agreed period, the city could help effect a lowering of insurance rates within a year.

An example of the city's efforts in this respect can be taken from the 1952 Plan of Improvement, by which a large new area entered the city. Some areas were brought up to Class 3 within a few months and the entire area within 18 months.

POLICE PROTECTION

- Q. - What changes would occur in police protection? Would the city build a new precinct station in Sandy Springs?
- A. - Police protection would be greatly expanded and improved -- and the basic concept would change from the type of service provided in rural areas to the "full-service" protection afforded in a heavily populated urban area. No additional stations are contemplated in any area of the city, at present.

Sandy Springs presently receives its police service from the City of Atlanta under a contract arrangement with Fulton County. The service includes four patrol cars in the area around the clock, but the service is limited by the number of officers assigned. The only laws enforceable are state laws, which are designed, for the most part, for rural areas. Anyone arrested as a violator of a state law must be turned over to the Fulton County sheriff for trial in a state court.

If the area chooses to join the city, it would be necessary to increase immediately the radio patrol service now provided; foot patrolmen would be added for duty in the business district, and a number of motorcycle patrolmen would be put on traffic and patrol duty. (The number of additional men required is under study by the Atlanta Police Department.) In addition, the citizens of the Sandy Springs area would receive the benefit of all the services and facilities of the Juvenile Crime Prevention Squad and the special squads in the Detective Department, which are not now available to the area. Policemen would enforce city ordinances, as well as state laws, the same as they are enforced in the rest of Atlanta at present.

The City of Atlanta presently has approximately 1.5 policemen for every 1,000 population. The city is striving not only to maintain that ratio but to improve it for the increased protection of all its citizens.

As for the addition of a precinct station, the trend is away from the precinct concept in these days of two-way radio communications and other modern facilities. A radio patrol car, manned by two officers or even just one, is literally a "traveling precinct station." With radio communications, the patrolman can call for assistance and have other officers at his side within moments. There are no plans for any precinct stations, and the emphasis will continue to be on mobility and close communications by radio.

SANITATION SERVICE

- Q. - How would my garbage pickup and other sanitation services be affected if Sandy Springs joins the city? As a homeowner, would I have to pay more for this service?
- A. - Your sanitation services would be expanded and improved and it would cost you less.

As a resident of Atlanta, you would begin receiving several services which are not now available to you -- rubbish pickup, street cleaning, dead animal removal, sanitary inspection, and "guttering", which means periodic removal of grass and other obstructions from street gutters. It is the city's responsibility to bring all these services to its citizens, as well as providing two garbage collections each week. Instead of paying more for these additional services, your sanitation charge would be reduced to a maximum of \$22.00 a year. This is based on a base charge of \$6.00 plus \$4.00 for each 25 feet of lot frontage or fraction thereof, but not to exceed the \$22.00 a year maximum for residences.

This would mean a savings of either \$6.00 or \$13.00 a year for you, depending on where you live. Two different types of garbage collection service are now provided to the people of Sandy Springs under an arrangement between the City of Atlanta and Fulton County. "In-district" service is provided to those within the sanitary district, which includes all of Sandy Springs south of a line extending 300 feet beyond Abernathy Road. Residents within the district receive two garbage collections per week, for which the homeowners pay \$28.00 per year per premises. The rest of the Sandy Springs area receives "out-of-district" service, which includes two garbage collections per week on an optional basis. Those homeowners who desire the service pay \$35.00 per year for it, and no charge is made of those who do not want the service.

Business establishments throughout the Sandy Springs area now pay for garbage collection on the basis of the actual cost of rendering the service. Most businesses would realize a substantial saving by being a part of the city -- and would receive improved service as well.

A survey of city sanitary services is being conducted presently by the Public Administration Service.

These findings, which will be available soon, will result in improved services. Any change in rate schedules will apply both to city residents and to county residents now receiving city services under contract with the county government.

WATER SERVICE

- Q. - What difference, if any, would there be in the way water is supplied to my home or business? Would my water bill be affected?
- A. - The only difference would be on your water bill, which would be cut in half.

Virtually all the existing homes and businesses in the Sandy Springs area already receive their water from the City of Atlanta Water Department under an arrangement between the city and Fulton County. Users outside the city, however, are billed for water at a double rate. The minimum monthly water bill for City of Atlanta users is \$1.57; for those outside the city, the minimum is \$3.14. Thus, the annual savings for water users inside the city is at least \$18.84.

In reality, savings run much higher than the minimum, however. Atlanta people are accustomed to having a plentiful supply of good water at low rates, and they use it in quantity. Experience has shown that very few homes, inside or outside the city, use little enough water to be billed for the minimum. An actual survey of 55 homes in the Sandy Springs area chosen at random, showed that the average water charge paid during 1965 was \$90.10. Only five of these homes were within a dollar of the minimum bill, and three of the larger users paid \$203.39, \$240.62 and \$366.39.

If these same homes had been inside the city, their water bills for 1965 would have averaged \$45.57. The average savings would have been \$44.53 per home.

A similar survey of businesses, also chosen at random to include small operations as well as large, revealed an average water bill of \$130.26 per year. The average savings inside the city would have been \$62.83.

SCHOOLS

Q. - What changes would occur in the schools my children attend? What would be done about school bus transportation, since the Atlanta system does not have free transportation?

A. - Several major differences would occur in the way of advantages: The addition of kindergartens in the schools of the Sandy Springs area; a greater emphasis at the high school level on vocational programs, in addition to the college preparatory and general programs; and the benefit of more specialized programs and more technical specialists. School bus transportation, admittedly, is a problem which would have to be dealt with - and right away.

In general, the curricula of the Atlanta system and the Fulton County system are similar, as are the personnel policies, overall operational procedures and financial structures.

Addition of kindergartens to the Sandy Springs schools would be an expensive undertaking for the city, particularly where existing facilities are operating almost at capacity. In those elementary schools where space is immediately available, kindergartens would be started in January, 1967, and teachers provided. In elementary schools where classroom space is not readily available, air-conditioned supplemental classrooms would be ready for use, with necessary teachers, by the opening of school in September, 1967. Primary studies show that 10 additional teachers and some \$243,000 to \$293,000 in additional funds would be required to provide programs for the estimated 450 kindergarten pupils in the area.

The salary schedules for teachers are somewhat higher in the Atlanta system, which also would mean additional expenditures. In general, Atlanta teachers make 8.9 percent more than Fulton County teachers. In becoming a part of the Atlanta School System, teachers in the Sandy Springs schools would transfer directly to the city's pension plan without loss of any money or benefits. Atlanta and Fulton school officials both say that pension benefits of both systems are practically the same.

The Fulton County system provides free bus transportation for pupils who live further than 1-1/2 miles from school, and this expense is covered by local and state funds. On the other hand, the Atlanta Transit System provides bus transportation for Atlanta system pupils on routes determined by pupil need and with pupils paying as they ride. Robert Sommerville, president of the Atlanta Transit System, has given assurance that school bus routes will be provided for pupils in the Sandy Springs area.

Additional construction needs are evident in the Sandy Springs area. Enrollment has increased some 56 percent since 1960, and it continues to increase. Estimates are that the enrollment in kindergartens through the twelfth grade will exceed 10,000 pupils by 1970.

Q. - What would happen to school pupils living in the area south of Roswell and north of the Sandy Springs area, not affected by the referendum?

A. - Both city and county school officials have given assurance that these pupils would be allowed to remain in their present schools if they choose.

SEWERS

- Q. - Would there be any major changes in the system of sewer service? Would I be assessed any sewer charges before sewer service is extended to my home?
- A. - If your home is already on a sewer line, or if you have a working septic tank, you probably would see no immediate changes that would affect you. Certainly, there would be no sewer assessment charged until sewer service is provided.

The city already has made a preliminary study of the probable needs of the area, and it would undertake to make the necessary improvements and additions as soon as possible. However, your present situation would largely govern the effect on you and your home.

For example, if your home already is served by a sewer line, you would see nothing different. You would continue receiving the service with no special charges or other changes, except where such might be applied city-wide. If your home is served by a working septic tank in good condition, then you would not be affected until a sewer line is extended to your street. Even when this occurred, you could be granted as long as six years to pay the assessment which is always made for this service.

If sewer service were brought to your neighborhood for the first time -- this is always by petition of the residents -- then your property would be assessed on a front-footage basis for the sewer line in front of your property. This assessment is set by law at \$3.50 per front foot. The connection to your home from the sewer line, if the line were laid on a street that is already paved, would be between \$80 and \$120. And again, if you already have a satisfactory septic tank, you could be allowed up to six years to pay the assessment.

This policy exists in the case of already existing residences and does not apply to vacant property, however.

The preliminary study by the city has indicated several immediate needs in the area, some of which would be priority requirements. One of these needs is for an outfall sewer in the area of Heard's Ferry Road, which would connect to the Marsh Creek Water Pollution Control Plant. Another definite need is for expansion of some segments of the Nancy Creek trunk sewer, which would be a joint project with DeKalb County.

Several other needs are anticipated in the near future, but, in general, most of the Sandy Springs area is reasonably well sewered except in some areas where the topography of the land will always be a problem in providing an extensive system of sewer service.

STREET LIGHTS AND TRAFFIC SIGNALS

- Q. - Would the city provide street lights in my neighborhood right away? What would be done to improve our traffic signals?
- A. - As a general policy, the City of Atlanta provides street lights in areas as requested by the residents, and it has kept up with demands since the 1952 Plan of Improvement. As for traffic signals, first attention would be given to upgrading the existing signals at several intersections and to satisfying the known needs for new installations at key intersections.

No wholesale program of street light installation is anticipated in any part of the city, because of budget limitations. In other words, a neighborhood that has not expressed a positive desire for this service need not fear that street lights would be forced on them. However, the city, through its Traffic Engineering Department, has been attentive to the requests of those who do want lights and is currently right on schedule in meeting these demands. Additionally, a program of upgrading street lights on major thoroughfares is in progress to bring these facilities up to the latest recommended standards.

A preliminary survey in the Sandy Springs area has shown that some 202 street lights are currently in use, 90 on arterial streets and 112 on local streets. The estimated needs for arterial streets include an additional 1,341 lights, which, obviously, could not be installed all at once. The estimated needs for local streets are for some 2,700 additional lights, which would be undertaken by the city on the basis of requests by the residents.

In general, the city installs traffic signals at intersections where traffic conditions satisfy the "warrants" set out by uniform national standards, as adopted and prescribed by the Georgia Highway Department. However, Atlanta citizens on occasion have shown a desire for and have provided the necessary funds to have signals installed at some intersections where the "warrants" are not fully met. This can be accomplished at intersections where signals are a help to traffic movement and a convenience to the citizens.

Eight traffic signals are now in service in the Sandy Springs area, and an estimated five or six new signals would be needed in the next two to three years, according to the city survey. These would be undertaken according to priority need.

STREETS AND SIDEWALKS

- Q. - What could Sandy Springs expect in the way of street and sidewalk improvements, now and in the future? How can we get sidewalks or streets paved, and how much would it cost?
- A. - A survey by the City of Atlanta Department of Construction found three streets in the Sandy Springs area in "below average" condition, ten streets still unpaved, while the remainder of your streets are in "good" or "average" condition.

The "below average" streets -- Davis Drive, Morgan Falls Drive and Northside Drive -- will require resurfacing in the very near future, probably during 1967, the Construction Department said. The city has pledged to assign a high priority to these projects and already has projected an estimated cost of \$45,000.

Paving of streets and sidewalks in the City of Atlanta, with two exceptions, requires a petition signed by more than 50 percent of the property owners involved. Property owners are assessed for the cost of the paving on a front-footage basis. The average assessment for sidewalks in residential areas (six-foot sidewalks) is about \$2.60 per front foot, and property owners are allowed up to four years to pay. Charges for street paving vary with the size of the project, but the assessment generally is between \$6.50 and \$7.50 per front foot for paving and curbing. Property owners are allowed up to 10 years to pay the assessments for street paving and up to four years to pay for curbing.

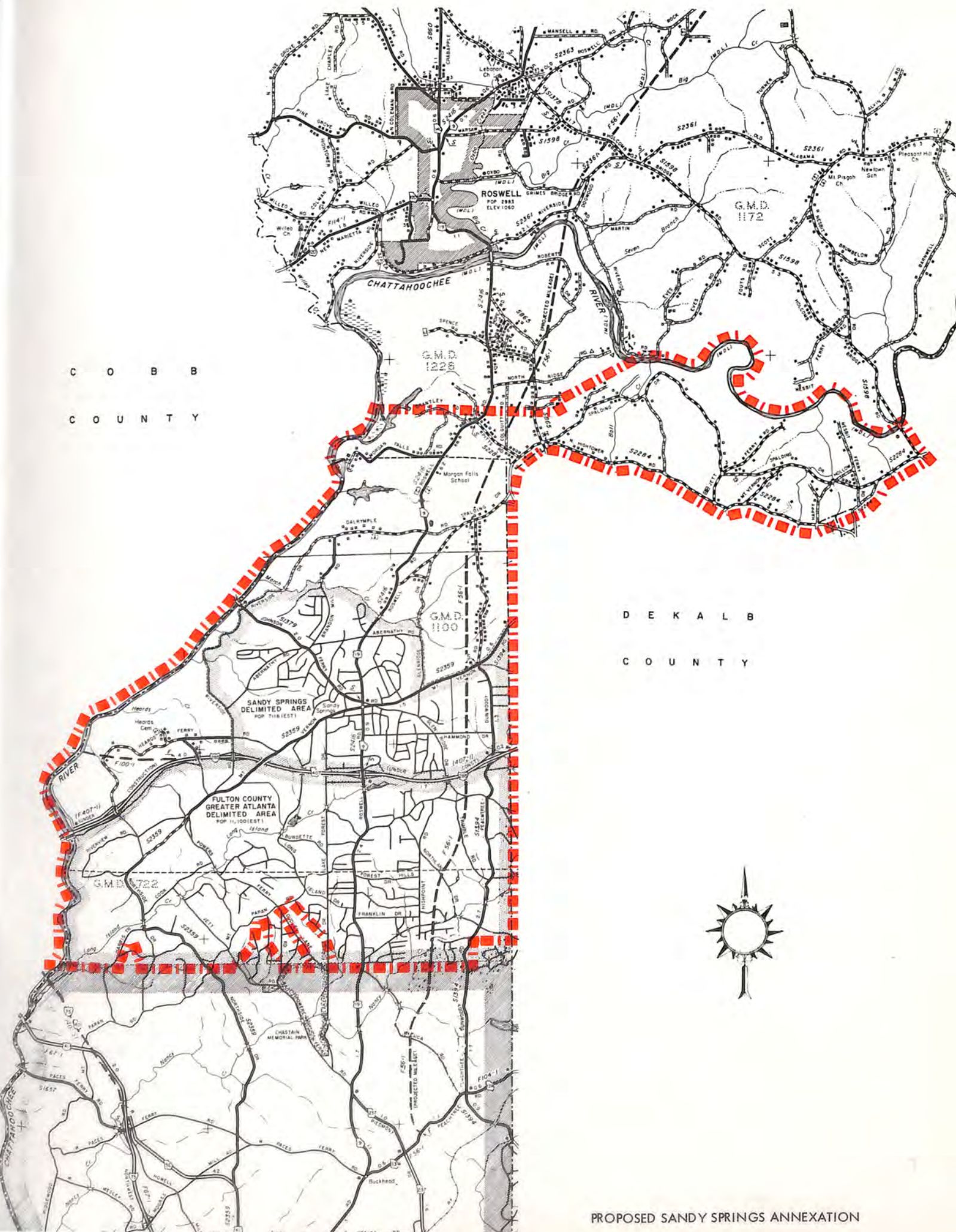
The two exceptions to the petition method are for sidewalks which are deemed necessary in rare instances for reasons of safety, and for sidewalks in front of schools. If a sidewalk is required for public safety, the city may put one in without being petitioned and then assess property owners on a front-footage basis. Sidewalks in front of schools are built at city expense, with no petition required. Two schools in Sandy Springs are presently without sidewalks -- Morgan Falls School and Brandon Mill School (under construction). In line with the city's policy on school sidewalks, these two projects would be undertaken at the earliest possible date.

C O B B
C O U N T Y

D E K A L B
C O U N T Y



PROPOSED SANDY SPRINGS ANNEXATION



SANDY SPRINGS

INCORPORATE, BE ANNEXED,
OR STAY AS WE ARE?

JUNE 1965

THE SANDY SPRINGS COMMUNITY ASSOCIATION

Executive Committee: William Waronker, President
Edward H. Wasson, Jr., Vice President
Edgar Orr, Treasurer
Mrs. W. W. Ford, Jr., Secretary
E. E. "Tom" Fuller
Mrs. John Galambos
Ben Chris Harris
Mrs. Robert Hosse
Max Shatzen

(President, 1964 - Frank Love, Jr.)

WILLIAM B. HARTSFIELD
ATTORNEY AT LAW
STANDARD FEDERAL SAVINGS BLDG.
ATLANTA, GA.

MAYOR EMERITUS
CITY OF ATLANTA

Mr. R. Earl Landers
Administrative Assistant
City of Atlanta
Atlanta, Georgia 30303

Dear Earl:

I have yours of the 14th. with reference to annexation.

The Act passed in 1966 would, in my opinion, enable Atlanta to annex contiguous land in DeKalb County. In the areas of North Atlanta and Druid Hills, there are many people who would come into Atlanta if given the opportunity, however, DeKalb County would probably not like to lose water customers, and I think it would take some skillful negotiations on the part of the City.

However, since the stakes involve control of some \$700,000,000.00 worth of city facilities, plus the good name of the South's greatest city, I think such high stakes would warrant an intensive campaign to bring these people in - however arduous it might be.

The Bill states that it is cumulative, which means that you could still rely on the old Plan of Improvement Act of 1951 when annexing Fulton County. It is much simpler except you must annex by contiguous land lots.

Another vague section of the 1966 Bill requires that the area be contiguous with the present city limits for at least 1/8 of the areas' aggregate external boundary. I presume this could easily be met in the case of Druid Hills and North Atlanta, although to me it is rather vague, and, of course, bright-eyed lawyers on the other side would subject every step of such procedure to microscopic inspection.

Why could not the city detail several people, without fanfare or publicity, to these two areas and also to the land lot adjacent to Atlanta in the Sandy Springs area for the purpose of securing signatures.

Of course, it is up to you to decide whether you want to use the 1951 law in Sandy Springs and the 1966 law in DeKalb, or whether you wish to use the 1966 law in both counties.

The future stakes are high and well worth the effort. If you will listen to me, however, any advance publicity will simply result in the officials

WILLIAM B. HARTSFIELD
ATTORNEY AT LAW
STANDARD FEDERAL SAVINGS BLDG.
ATLANTA, GA.

MAYOR EMERITUS
CITY OF ATLANTA

involved raising a public hullabaloo to prevent citizens from signing and you will then get nowhere. If it is done quietly by explaining the facts to each citizen and getting his signature, I think you would have a reasonable chance of success.

Yours truly,


William B. Hartsfield

wbh/ctb

P. S. In the case of the land lot adjacent to Sandy Springs, they already voted for annexation, and most of the parents want to send their children to Dykes School.

WILLIAM B. HARTSFIELD
ATTORNEY AT LAW
STANDARD FEDERAL SAVINGS BLDG.
ATLANTA, GA.

MAYOR EMERITUS
CITY OF ATLANTA

April 20, 1967

Mr. Earl Landers
City Hall
Atlanta, Georgia

Dear Earl:

As you know, there is an area immediately adjacent to the Atlanta city limits in the Sandy Springs area, which has always voted for annexation to Atlanta.

One of the Plan of Improvement Acts provided that if a land lot had sufficient people and sufficient taxable values, that it could be annexed by a petition to the Superior Court.

The County Attorney (who, incidentally, has always been a bitter opponent of the Plan of Improvement) has indicated that possibly this act was rendered invalid by a Home Rule Act later passed by the Legislature.


I notice that the Supreme Court of Georgia in the case of Lee versus the City of Jesup, has held that the Home Rule Act of 1965 does not provide the sole method for annexation, but that the General Assembly still has power to do so by special act. This would indicate that the method set forth in the Plan of Improvement Act of 1951 would still be valid.

If the City would be willing to encourage the people in this land lot, I believe they would get up such a petition. If it were successful and if the Court upheld it, this would mean that you could annex selective contiguous areas of desirable citizens by direct court action instead of being browbeaten and treated as we were when the last annexation referendum was authorized by the legislative delegation.

It would also start a trend, which in my opinion, would induce the balance of Sandy Springs to come in.

The Legal Department might also look into the question as to whether or not this method would be valid in the case of land in another county. North Atlanta is contiguous to Atlanta. I live a few hundred feet from it, and many of my neighbors would like to come into the City.

Yours sincerely,


WILLIAM B. HARTSFIELD

WBH/bjc

May 1, 1967

Honorable William B. Hartsfield
Mayor Emeritus - City of Atlanta
Standard Federal Savings Building
Atlanta, Georgia 30303

Dear Mayor Hartsfield:

Reference is made to your letter of April 20th pertaining to methods of annexation and the possibility of the City annexing the area adjacent to the Atlanta City Limits in the Sandy Springs area which has always voted for annexation.

I am enclosing herewith for your information a copy of Senate Bill #182, "Municipalities - Annexation by Petition, Procedure, Etc." adopted in 1966 together with an ordinance by the Mayor and Board of Aldermen approved September 20, 1966. It would appear to me that where the residents of either the Sandy Springs area or the North Atlanta area are contiguous to the City Limits of Atlanta and the residents of such area desire to be annexed that this would be the most expedient means of annexation.

I would appreciate receiving your opinion on this.

Sincerely yours,

R. Earl Landers
Administrative Assistant

REL:lp

Enclosures

Draft

A RESOLUTION

BY PLANNING AND DEVELOPMENT COMMITTEE

WHEREAS, the Mayor and Board of Aldermen of the City of Atlanta have contracted and have now received a report entitled "Government of the City of Atlanta, Georgia (A Survey Report 1965)" prepared by Public Administration Service, a management consultant firm of Chicago, Illinois, which report points out certain deficiencies in the governmental structure and administrative operations of the City of Atlanta; and

WHEREAS, the ~~above~~ said report makes certain recommendations for improving the administrative organization and procedures of the City of Atlanta government which recommendations deserve thorough study and consideration; and

WHEREAS, the Mayor of the City of Atlanta has proposed that a commission be established to study the report and develop a timetable of action, said commission to provide adequate representation from the Board of Aldermen and the citizens of the City of Atlanta,

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF ATLANTA that the Mayor be and he is hereby authorized to create a commission to make a thorough study and review of the report entitled "Government of the City of Atlanta, Georgia (A Survey Report 1965)" by Public Administrative Service of Chicago, Illinois, and that said commission be officially named The Atlanta Government Study Commission.

BE IT FURTHER RESOLVED that in conducting the study and review of said report that the Atlanta Government Study Commission shall make adequate provision for all interested and affected parties to be heard.

BE IT FURTHER RESOLVED that after making such study and review of the said report, The Atlanta Government Study Commission shall present to the Mayor and Board of Aldermen of the City of Atlanta the findings and recommendations of the Commission specifically detailing (1) which recommendations contained in ~~the~~ said report shall be implemented; (2) ⁱⁿ what sequence the recommendations contained in said report shall be implemented; and (3) with regard to the recommendations of said report, which of these can be implemented by action of the Mayor and Board of Aldermen of the City of Atlanta

and which recommendations require action by the General Assembly of the State of Georgia.

BE IT FURTHER RESOLVED that the Atlanta Government Study Commission be comprised of ten (10) members which composition shall consist of ~~equal~~ ^{equal} representation from the Board of Aldermen ~~of~~ and the citizens of the City of Atlanta, and that the Mayor be and he is hereby authorized to appoint said members of the Atlanta Government Study Commission subject to the approval and concurrence ~~of simple majority~~ of the Board of Aldermen of the City of Atlanta.



CITY OF ATLANTA

OFFICE of the MAYOR

Atlanta, Georgia 30303

IVAN ALLEN, JR
MAYOR

R. EARL LANDERS
ADMINISTRATIVE ASSISTANT

MRS. ANN M. MOSES
EXECUTIVE SECRETARY

February 21, 1966

President and Members of the
Atlanta Board of Aldermen, and
Department Heads of the
City of Atlanta

Survey Report of the Public Administration Service

Gentlemen:

In his Annual Message to the Board of Aldermen on January 6, 1947, Mayor Emeritus William B. Hartsfield outlined many changes needed to improve the functioning of Atlanta's city government. That was nineteen years ago, and while Atlanta has grown and prospered far beyond our greatest dreams, its city government has experienced little basic change. In fact, the basic concept of its governmental structure has undergone far less alteration than many would imagine since the present City Charter was adopted in 1874.

With the assistance of federal funds to help finance a comprehensive study of our total governmental operation, we embarked on such a course in 1963. The Survey Report by the Public Administration Service, contracted for in May, 1965, and enclosed herewith, is the first of several studies covering our past, present and future needs. Also enclosed is the Community Improvement Program Staff Report.

This Report details our deficiencies and prescribes changes to correct these. I concur with these findings in principle and substance. A copy of this Report is being forwarded to each member of the Board of Aldermen and to each Department Head. I am asking that each person give studied consideration to the complete Report and to the effect that its implementation would have on his particular area of operations.

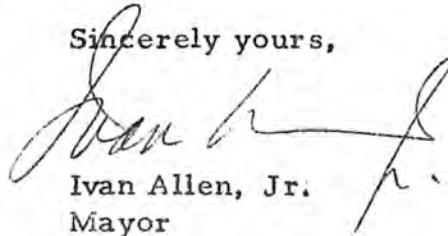
• Page Two •

While the deficiencies cited therein did not come about over night, but are in fact a ninety-two year accumulation, I believe that time is running out and that we must move expeditiously to implement many of these recommendations.

I propose that a Governmental Study Commission be created to develop a timetable of action, and I seek your thoughts on the composition of this Commission, which should consist of adequate representation from the Board of Aldermen and from the citizens of Atlanta.

I will greatly appreciate your response,

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Ivan Allen, Jr.", written in dark ink.

Ivan Allen, Jr.
Mayor

IAJr:lp

Enclosure



CITY OF ATLANTA
COMMUNITY IMPROVEMENT PROGRAM
CITY HALL ■ 68 MITCHELL STREET, S. W. ■ ATLANTA, GEORGIA 30303 ■ 522-4463

IVAN ALLEN, JR.
Mayor, City of Atlanta

GEORGE L. ALDRIDGE, JR.
Deputy Mayor

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**COMMUNITY IMPROVEMENT PROGRAM
STAFF REPORT**

**Subject: Government of the City of Atlanta, Georgia
(A Survey Report 1965) by Public Administration
Service, Chicago, Illinois**

Date: February 21, 1966

Background

In August 1964, the Mayor and Board of Aldermen adopted and approved the submission of an application to the Urban Renewal Administration of the Department of Housing and Urban Development for grant funds under Title I of the Housing Act of 1949, as amended, to assist in financing the preparation of the Community Improvement Program. A contract between the federal government and the City of Atlanta for the grant funds was approved and executed by the Mayor and Board of Aldermen in December 1964. Several studies are required by virtue of the application and subsequent contract. The enclosed study on governmental administration is one of these required studies.

Commensurate with the approval of the above application, the Mayor and Board of Aldermen of the City of Atlanta adopted "A Policy Statement on Community Development" which was to serve as an objective framework for the preparation and development of Atlanta's Community Improvement Program. Section IV of this policy statement enumerated several objectives pertaining to governmental and related activities, namely:

1. "To more clearly define the functions and objectives of the various agencies and governments involved in the urban development process; and, to determine the most effective forms of organization needed to attain these objectives."
2. "To encourage closer cooperation between the agencies and governments engaged in redevelopment activities in this region, including the encouragement of patterns of continuous liaison and the free exchange of information."
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has proven itself well qualified for this undertaking in that it has achieved international acclaim for its excellence in the field of governmental organization and management studies.

Their report entitled "Government of the City of Atlanta, Georgia (A Survey Report 1965)," is now complete. It is a constructive report aimed at the broad overall functions of City government. The report includes a review of management practices, administrative procedures, personnel and budgeting policies, planning, etc. A projected population to double our current size by 1985 and a commensurate increase in demand for municipal services provided the atmosphere in which this report was undertaken.

Action

In the months immediately ahead the findings, conclusions and recommendations contained in this report should receive the objective attention, careful scrutiny and evaluation of the citizens of Atlanta and their elected representatives. The future development of the City of Atlanta and the role its government should play may well be governed by the outcome.



CITY OF ATLANTA
COMMUNITY IMPROVEMENT PROGRAM

CITY HALL ■ 66 MITCHELL STREET, S. W. ■ ATLANTA, GEORGIA 30303 ■ 522-4463

IVAN ALLEN, JR.
Mayor, City of Atlanta

February 21, 1966

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Director

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The Honorable Ivan Allen, Jr.
Mayor, City of Atlanta
City Hall
Atlanta, Georgia 30303

Dear Mayor Allen:

It is our pleasure to transmit herewith the first study to be completed under Atlanta's Community Improvement Program, along with a Staff Report on the study.

This is one of eight reports related to urban development and renewal activities being prepared in connection with the Community Improvement Program. Whereas this report is now complete, the remaining seven reports will be forwarded to you as they are developed and can be made available during the next year.

Respectfully submitted,

George L. Aldridge, Jr.

GLA, Jr/lm
Enclosures

SURVEY OF CITY-OWNED HOUSES
BY CLASSIFICATION OF OCCUPANT

TOTAL IN DEPARTMENT

OCCUPANTS BY CLASSIFICATION

PARKS

2 1 Parks Assistant General Manager

AIRPORT

2 2 Airport Assistant Manager

1 1 Airport Manager

1 1 Airport Field Supervisor

CONSTRUCTION

16 4 Water Pollution Control Operator II

4 4 Water Pollution Control Operator III

62 1 Water Pollution Control Operator I

5 1 Civil Engineer IV

6 1 Civil Engineer III

WATER

11 6 P. P. Engineer II

2 2 P. P. Engineer III

2 2 Water Purification Superintendent

2 2 P. P. Foreman

14 6 P. P. Fireman I

2 2 P. P. Fireman II

38 1 Water Purification Operator I

7 4 Water Purification Operator II

1 1 Water Works District Superintendent

6 1 General Maintenance Mechanic II

9 1 Water Works Foreman II

1 1 Director Water Purification Plants

1 1 Assistant General Manager

1 1 Assistant Water Works District Superintendent

1 1 Civil Engineer IV

PRISON

1 1 Prison Superintendent

1 1 Assistant Prison Superintendent

2 1 Guard Foreman I

3 1 Guard Foreman II

22 1 Farm Guard

1 1 Farm Equipment Mechanic Guard

1 1 Dairy Foreman

TOTAL

55
~~53~~

MUNICIPAL AIRPORT:

<u>ADDRESS</u>	<u>CONSTRUCTION</u>	<u>STATEMENT OF VALUES</u>	<u>OCCUPIED BY</u>	<u>CLASSIFICATION</u>	<u>POSITION NUMBER</u>
912 Virginia Avenue	A-S	\$ 8,000	W. T. Jones	Asst. Mgr.	29
3571 Rainey Avenue	A-S	5,000	E. F. McMillian	Field Sup.	2
1555 Carole Way	F	10,000	G. H. Ridgeway, Jr.	Mgr.	1
1671 Carole Way	F	7,500	H. K. Malone, Jr.	Asst. Mgr.	44
1472 Gaines Ave.	B	500.00	Land Agent-Field Office	(VACANT)	
Clark-Howell Hwy.	F	500.00	Robert & Co.	Engineers	

PRISON DEPARTMENT:

<u>ADDRESS</u>	<u>CONSTRUCTION</u>	<u>STATEMENT OF VALUES</u>	<u>OCCUPIED BY</u>	<u>CLASSIFICATION</u>	<u>POSITION NUMBER</u>
Key Road	B-V	\$ 22,500	A. E. Thomaston	<i>PRISON</i> Superintendent	1
N/S Main Street	F	4,000	S. G. Dutton, Jr.	<i>GUARD</i> Foreman II	8
N/S Main Street	F	4,000	Edwin E. Elam	Farm Equip. Mechanic Guard	6
S/S Fayetteville Road	F B-V	16,000	Emmitt E. Elam	Dairy-Foreman	13
Dwelling 100 Yards N/E of Prison Building	F B-V	20,000	J. H. Harwell	<i>GUARD</i> Foreman III	28
Dwelling 500 Years S. of Fayetteville Rd.	F	4,000	G. E. Parker	Farm-Guard	23
Assistant Sup't Dwelling - Key Road	B-V	18,000	J. T. Hogan	Assistant Superintendent	32

A. E. Thomaston

CONSTRUCTION DEPARTMENT:

<u>ADDRESS</u>	<u>CONSTRUCTION</u>	<u>STATEMENT OF VALUES</u>	<u>OCCUPIED BY</u>	<u>CLASSIFICATION</u>	<u>POSITION NUMBER</u>
Camp Creek Disposal Plant: Cochran Road, S.W.	B-V	\$ 14,000	O.K. Holbrook	W.P.C. Operator II	291
R.M. Clayton Disposal Plant: 2440 Bolton Road, N.W.	F	10,000	R.A. Fant	W.P.C. Operator III	155
Entrenchment Creek Disposal Plant: E/S Cemetery Road	F	3,500	(Remodeling)		
West of Plant	F	10,000	E.C. Vandiver	W.P.C. Operator III	135
1805 Bouldercrest Rd., S.E.	B-V	14,000	R.H. Morriss	C.E. IV	23
Flint River Disposal Plant: 483 Pine Street, Hapeville	F	10,000	T.E. Swann	W.P.C. Operator II	180
485 103 Pine Street, Hapeville	F	10,000	J.M. Nobles	W.P.C. Operator I	181
South River Disposal Plant: 2587 Forrest Park Road	C-B	8,000	C.L. Banks	W.P.C. Operator II	121
2537 Forrest Park Road	B-V	14,000	L.L. Waller	W.P.C. Operator III	126
Utoy Disposal Plant: 4651 Bakers Ferry Rd., S.W.	B-V	9,000	S.D. Love	W.P.C. Operator III	128
Sandy Creek Plant 3881 Sandy Creek Road, N.W.	B-V	14,000	(under construction, to be occupied by-) M.L. Petty	W.P.C. Operator II	175
1628 Key Road		20,000	Sam Freeman	Civil Engineer III	32

PARKS DEPARTMENT:

<u>ADDRESS</u>	<u>CONSTRUCTION</u>	<u>STATEMENT OF VALUES</u>	<u>OCCUPIED BY</u>	<u>CLASSIFICATION</u>	<u>POSITION NUMBER</u>
East Lake Park: 2665 Memorial Drive, S.E.	F	\$ 10,000 This property may be over-insured.	Pierce Whitley	Asst. Gen Mgr.	2
Chastain Park: Powers Ferry Road, N.W.	F	8,400 This dwelling is on property leased to Charties Mounted Patrol.	Horse Trainer	not city employee.	

<u>ADDRESS</u>	<u>CONSTRUCTION</u>	<u>STATEMENT OF VALUES</u>	<u>OCCUPIED BY</u>	<u>CLASSIFICATION</u>	<u>POSITION NUMBER</u>
Hemphill Station:					
1280 Hemphill Avenue	F	\$ 9,000	Lindsey G. Vaughn	Pump. Plant Eng. III	76
1275 Bishop Place	B-V	10,000	Richard R. Smith	Water Pur. Supt.	99
625 Bishop Street	F	6,000	John W. Reeves	Pump. Plant Foreman	78
629 Bishop Street	F	6,000	Charlie C. Brown	Pump. Plant Fireman I	309
633 Bishop Street	F	6,000	W. L. Cochran	Pump. Plant Eng. II	80
632 Hoke Street	F	7,000	James E. Coggins	Pump. Plant Fireman II	82
622 Hoke Street	F	6,000	Joseph H. Rudesal	Pump. Plant Eng. II	79
625 Hoke Street	F	6,000	Paul Christensen	Water Pur. Operator II	562
621 Hoke Street	F	6,000	E. L. Ballew	Water Pur. Superintendent	487
617 Hoke Street	F	6,000	J. Harvey Vaughn	Water Pur. Operator II	593
1365 Reservoir Drive	F	5,000	Vacant	Water Pur. Operator II	
Reservoir Drive (AT GREEN)	F	6,000	W. R. Shepherd	Pump. Plant Fireman I	83
1429 Howell Mill Road	F	6,000	I. L. Tolbert, Jr.	Pump. Plant Fireman I	464
647 Green Street	F	6,000	John E. Black	Water Pur. Operator I	104
641 Green Street	F	6,000	A. W. Clark	Pump. Plant Eng. II	77
653 Green Street	B-V	10,000	J. Howard Bullard	Water Works Dist. Supt.	114
3707 Aqua Lane, N. W.	B-V	10,000	Julius M. Allen	Gen. Maint. Mech. II	455
3711 Aqua Lane, N. W.	B-V	10,000	Luke B. Landers	Water Works Foreman II	386
Chattahoochee Pumping Station:					
2537 Chattahoochee Circle	F	6,000	Charlie B. Greer	W. Pur. Operator II	491
2529 Chattahoochee Circle	B-V	9,000	B. F. Wages	Pump. Plant Foreman	61
2528 Chattahoochee Circle	B-V	9,000	Edward J. Wooten	Pump. Plant Engineer III	58
2533 Chattahoochee Circle	F	7,000	B. F. Poss	Pump. Plant Eng. II	59
2545 Chattahoochee Circle	B-V	7,500	John D. Barbour	Pump. Plant Fireman I	66
2549 Chattahoochee Circle	F	6,000	James B. Peyton	Pump. Plant Fireman II	64
2551 Chattahoochee Circle	F	5,500	G. H. McCravy	Pump. Plant Fireman I	68
2553 Chattahoochee Circle	F	5,500	L. A. Cagle	Pump. Plant Eng. II	60
2565 Chattahoochee Circle	F	7,500	J. C. Stephens	Pump. Plant Fireman I	470
2536 Chattahoochee Circle	B-V	9,000	Howard R. Peters	Dir. Water Pur. Plants	486
2541 Chattahoochee Circle	B-V	9,000	W. T. Bush	Asst. Gen. Manager	98
2532 Chattahoochee Circle	F	7,000	C. F. Hill	Pump. Plant Eng. II	471
5500 Dupree Drive	B-V	15,000	J. D. Vaughn	Asst. Water Works Dist. Superintendent	310
7860 Benwell Rd.		15,000	C. W. Cline	Civil Engineer IV	468



CITY OF ATLANTA
COMMUNITY IMPROVEMENT PROGRAM

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**COMMUNITY IMPROVEMENT PROGRAM
STAFF REPORT**

Subject: Government of the City of Atlanta, Georgia
(A Survey Report 1965) by Public Administration
Service, Chicago, Illinois

Date: February 21, 1966

Background

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February 21, 1966

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To the Mayor and Board of Aldermen
of the City of Atlanta

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GLA, Jr/lm
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O. H. HILDEBRAND,
Fire Chief
PAUL B. WEF,
Land Agent
JOHN H. JACOBS,
Director of Landmarks
HERBERT T. JENKINS,
Police Chief
ALAN T. KIEPPER,
South County Manager
DR. JOHN W. LETSUNG,
Sup. of Census
PAUL W. MILLER,
Chairman, A.C.I.P.B.
EMORY C. BARRISH,
Asst. State Hwy. Planning Engineer
THOMAS H. ROBERTS,
Planning Dir., A.R.M.P.C.
DR. T. D. VINGON,
Dir. Pub. Health, DeKalb Co.
PAUL L. WEG,
Water Works Gen. Mgr.

To all Department Heads
City of Atlanta

Gentlemen:

It is our pleasure to transmit herewith the first study to be completed under Atlanta's Community Improvement Program, along with a Staff Report on the study.

This is one of eight reports related to urban development and renewal activities being prepared in connection with the Community Improvement Program. Whereas this report is now complete, the remaining seven reports will be forwarded to you as they are developed and can be made available during the next year.

Respectfully submitted,

George L. Aldridge, Jr.

GLA, Jr/lm
Enclosure

**FULTON COUNTY TAX LEVIES - PER \$1,000.00
IN CITY OF ATLANTA ASSESSMENT**

	<u>County Wide School</u>	<u>State</u>	<u>(A) County Bonds</u>	<u>(B) County Oper- ation</u>	<u>Total State & County</u>
1951	\$1.50	\$5.00	\$2.00	\$20.00	\$28.50
1952	1.50	.25	2.00	19.00	22.75
1953	1.50	.25	2.00	19.00	22.75
1954	1.50	.25	2.00	19.00	22.75
1955	1.50	.25	1.75	18.25	21.75
1956	1.50	.25	1.50	17.50	20.75
1957	1.50	.25	1.75	17.25	20.75
1958	1.50	.25	2.25	16.75	20.75
1959	1.50	.25	2.00	17.00	20.75
1960	1.50	.25	2.75	17.00	21.50
1961	1.50	.25	3.15	16.60	21.50
1962	1.50	.25	2.77	16.98	21.50
1963	1.50	.25	2.77	16.98	21.50
1964	1.50	.25	2.77	16.98	21.50
1965	1.50	.25	2.33	18.42	22.50

To calculate: (1965)

Gross x 2.33

Net x 20.17

22.50 Mills

- (a) Homestead exemption of \$2,000 not allowed on County Bonds
- (b) Includes Hosp. & Hosp. Debt

FULTON COUNTY MILLAGE TAX LEVIES
Outside City of Atlanta

Year	Inside Atlanta State & County Total	School		Outside Total
		**Bonds	- Operating	
1951	28.5	3.	15.	46.5
1952	22.75	3.	15.	40.75
1953	22.75	3.	15.	40.75
1954	22.75	3.	15.	40.75
1955	21.75	4.	15.	40.75
1956	20.75	4.	20.5	45.25
1957	20.75	4.	20.5	45.25
1958	20.75	4.	20.5	45.25
1959	20.75	5.	20.5	46.25
1960	21.50	5.	22.	48.5
1961	21.50	5.5	23.	50.0
1962	21.50	5.5	24.	51.0
*1963	21.50	5.5	25.	52.00
1964	21.50	5.5	25.	52.00
1965	22.50	5.5	25.	53.00

** Homestead exemption (\$2,000) not allowed
 To Calculate:

Gross	X	7.83
(-\$2,000) Net	X	<u>45.17</u>
		53.00 Mills

*If in Sandy Springs add 4.5 mills

Assessment based on 25% market value.

MILLAGE TAX LEVIES - CITY OF ATLANTA

	<u>CITY OPERATION</u>	<u>DEBT SERVICE</u>	<u>PARK IMPROVE- MENTS</u>	<u>SCHOOLS</u>	<u>TOTAL</u>
1952	14-1/2	3	1/2	7	25
1953	14-1/2	3	1/2	7	25
1954	14-1/2	3	1/2	7	25
1955	14-1/2	3	1/2	8-1/2	26-1/2
1956	14	2-1/2	1/2	8-1/2	25-1/2
1957	7-1/2	2-1/2	1/2	14-1/2	25
1958	9	3-1/2	1/2	16-1/4	29-1/4
1959	9	3-1/2	1/2	16-1/4	29-1/4
1960	9	3-1/2	1/2	16-1/4	29-1/4
1961	9	3-1/2	1/2	16-1/4	29-1/4
1962	9	3-1/2	1/2	16-1/4	29-1/4
1963	9	3-1/2	1/2	19	32
1964	9	3-1/2	1/2	19	32
1965	9	3-1/2	1/2	19	32
1966	9	3-1/2	1/2	19	32

Levies for Debt Service and School Operation are applied before deduction for Homestead Exemption. In 1963, Schools increased 2 3/4 Mills.

A maximum of \$2,000.00 is allowed for Homestead Exemption.

TAXES PAYABLE JULY 1ST THRU AUGUST 15TH

DELINQUENT AFTER AUGUST 15TH.

Assessments: City 35% of Market Value; (over)

OFFICE OF CLERK OF BOARD OF ALDERMEN
CITY OF ATLANTA, GEORGIA

March 7, 1966

RESOLUTION BY

FINANCE COMMITTEE:

WHEREAS, the General Assembly of the State of Georgia, at the regular session in 1966, passed House Bill No. 86 which provides for the annexation to the incorporated limits of Atlanta certain unincorporated areas of Fulton County known as Sandy Springs and Adamsville, effective January 1, 1967 provided, however, such annexation is approved by the voters of each of the areas in a referendum to be held May 11, 1966, and

WHEREAS, Fulton County has issued business licenses, building permits, and other licenses and permits in each of the areas, some of which will extend beyond the January 1, 1967 annexation date, and


WHEREAS, the City has, under previous annexations, honored the licenses and permits issued by Fulton County, and in keeping with said policy, the City desires to extend this privilege to the citizens of the Sandy Springs and Adamsville Areas if such areas should be annexed to the City of Atlanta,

THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF ATLANTA that the licenses and permits issued by Fulton County to business establishments and citizens of the Sandy Springs and Adamsville areas be and are hereby honored by the officials of the City of Atlanta until such licenses or permits shall expire or terminate if the respective areas should be annexed to the City of Atlanta.

ADOPTED By Board of Aldermen March 7, 1966

APPROVED March 9, 1966

A true copy,


Clerk of Board of Aldermen

OFFICE OF CLERK OF BOARD OF ALDERMEN
CITY OF ATLANTA, GEORGIA

A RESOLUTION

BY ZONING COMMITTEE

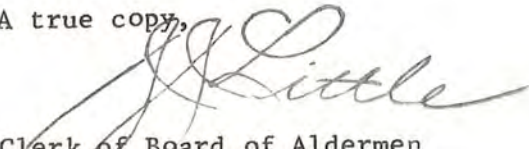
BE IT RESOLVED by the Mayor and Board of Aldermen of
the City of Atlanta as follows:

1. That within any territory hereafter annexed
to the City of Atlanta, zoning designations
as established and use permits, as approved by
Fulton County prior to January 1, 1967, will
be honored by the City of Atlanta and will remain
in effect.
2. That any lawful use of property permitted under
the zoning regulations of Fulton County and existing
on January 1, 1967, may continue in effect after
annexation.

ADOPTED By Board of Aldermen March 21, 1966

APPROVED March 22, 1966

A true copy,


Clerk of Board of Aldermen

Analysis of \$ 51.91 differential in taxes and charges levied on \$ 15,000 home in
Sandy Springs and City of Atlanta-Fulton County.

<u>Levy</u>	<u>Sandy Springs</u>	<u>City-County</u>	<u>Increase or (Decrease) in event of annexation</u>
County Bond	8.74	8.74	-
County Wide Bond Tax	2.62	2.62	-
State	.44	.44	-
County Operating	32.24	32.24	-
County School Bonds	20.63	None	(20.63)
Sandy Springs Fire District	7.87	None	(7.87)
County School Operating	43.75	None	(43.75)
City Bond Tax	None	18.38	18.38
City School Operating	None	99.75	99.75
City General Operations	None	29.25	29.25
Park Levy	<u>None</u>	<u>1.62</u>	<u>1.62</u>
Sub Totals- Property Taxes	116.29	193.04	76.75
Sanitary Charge	28.00	22.00	(6.00)
Water	<u>37.68</u>	<u>18.84</u>	<u>(18.84)</u>
Total	<u>181.97</u>	<u>233.88</u>	<u>51.91</u>

Memo to: Mayor Ivan Allen, Jr., Mr. Earl Landers, Mr. Bob Lyle,
Mr. Collier Gladin, Dr. John Letson

From: P. Baker

Subject: March 28th Forum on Sandy Springs, sponsored by the
Sandy Springs Businessmen's Association, formerly the
Greater Sandy Springs Association
7:30 p.m., Sandy Springs High School Auditorium

Format will be as follows:

"Pro" side will have fifteen minutes (will split 5 minutes
per man, alternating with "Con" side, our speakers will be:

Howard Starks, Co-Chairman, Sandy Springs/Atlanta Team for Tomorrow	(C & S Bank)
Don Rutherford, Committee Member	(Retail Credit)
Jim Golden, Committee Member	(Ford Motor Co.)

"Con" side will also fifteen minutes, same arrangement as
above. Their speakers will be:

Tom J. Wesley, Jr.	(Allen-Grayson Realty)
Eugene Simmons	(Attorney)
A.B. Hunter	(some research firm)

Then each side will have a 7 1/2 min. rebuttal.

Following this, questions will be posed from the audience,
in writing so I understand, and the person posing the question
will go to single mike to address his question to one of the
speakers or to a member of the source panel, which consists of
the following:

Mayor Ivan Allen
County Comm. Ch. Archie Lindsey
Earl Landers
Alan Keipper
Dr. John Letson
Dr. Paul West
Collier Gladin
Dick Forbes
Member of Joint Tax Assessors Bd.
Rep. from SE Underwriters Bureau

Members of the SS/A TFT will be present and prepared to pose
questions to both "Pro" and "Con" sides for most effective
presentation of real facts and issues. If you have any questions
you want asked of you or of other side, please put in writing with
probable answer and give to Howard Starks or Bill Parr prior to
the Forum tonight. Bill's number is 521-0845, Howard's is
588-2259.

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probable answer and give to Howard Starks or Bill Parr prior to
the Forum tonight. Bill's number is 521-0645, Howard's is
588-2259.

QUESTIONS AND ANSWERS

Boulder Park Referendum

May 11, 1966

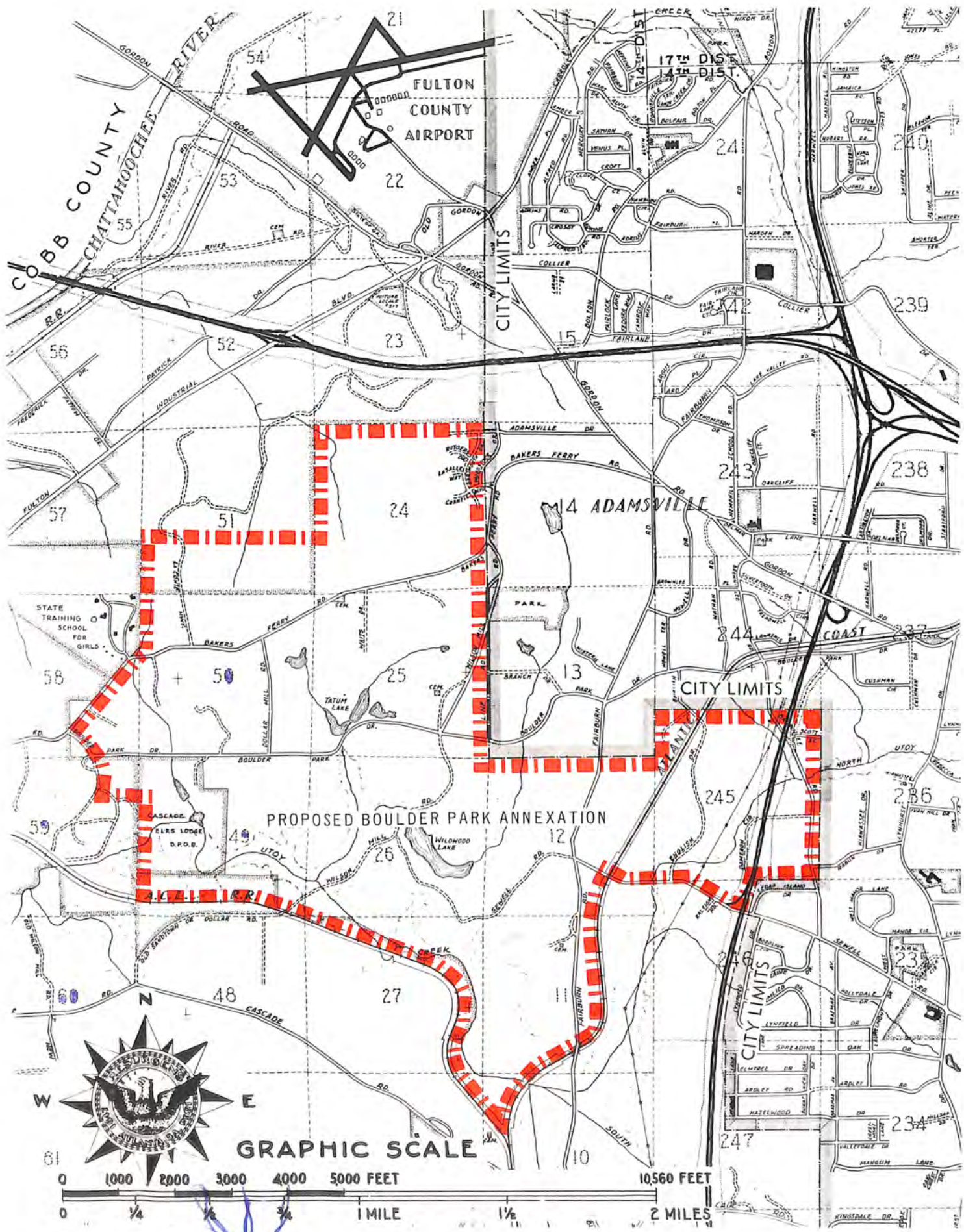
PREFACE

In the referendum to be held May 11, 1966, the people of Boulder Park are being offered an opportunity to join the City of Atlanta and to help make a great city even greater. It will be the first time this question has been considered by the Boulder Park voters.

This booklet contains questions and answers dealing with the main issues involved in the referendum. The information was compiled by the Atlanta Chamber of Commerce, with the full cooperation of the City of Atlanta. All the facts herein have been thoroughly checked by the City of Atlanta and their accuracy confirmed.

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A Comparison of Taxes	3
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Streets and Sidewalks	15



PROPOSED BOULDER PARK ANNEXATION

GRAPHIC SCALE



AD VALOREM TAXES

- Q. -- What would happen to my tax bill? How much more would it cost me to receive the improved services inside the city?
- A. -- The ad valorem taxes on your home and personal property would be higher inside the city, but the increase in taxes would be largely offset by reductions in other charges. In almost every case, the net result would be only a moderate increase in the total. In some cases, the homeowner would pay less inside the city.

As an example, consider the effect on one of the homes taken from a random survey of Boulder Park residences. The example is a single-family frame dwelling. Its value, for tax purposes, is \$14,920. The 1965 Fulton County real estate tax bill on this property was \$107.35, and the personal property tax was \$32.33 -- a total tax of \$139.68. If the home had been inside the city, the county and city real estate tax would have been \$191.63 and the personal property tax would have been \$33.25 for a total tax of \$224.88. The increase inside the city would have been \$85.20.

This increase in ad valorem taxes would have been largely offset by lower charges in two areas: Water and fire insurance. The actual water bill for this residence last year was \$80.02, which is very close to the average bill shown in a survey of some 25 homes in the Boulder Park area. Inside the city, the water bill would have been \$40.30, a decrease of \$39.72.

It is more difficult to arrive at the exact saving possible in lower insurance rates for the homeowner, because of the several different types of insurance he might choose. But a good estimate can be obtained by comparing the rates for "straight fire insurance" on his dwelling. Since the value of his lot makes up part of the total value of his property, assume that his dwelling is valued at \$12,000 of the \$14,920 total. Straight fire insurance on this amount would be \$120.60 in Boulder Park, which has a Class 10 rating. Inside Atlanta, which has a Class 3 rating, the same fire insurance would cost \$25.20, a difference of \$95.40.

The sanitary service charge for this home is \$21.00 at present. In the city the charge would be \$22.00 for greatly improved service.

Thus, in the example, an ad valorem tax increase of \$85.20 and an increase of \$1.00 in sanitary service charge would be offset by savings of \$39.72 (water) and \$95.40 (fire insurance). The net difference would be a saving of \$48.92 if the home were inside the city.

Another "intangible" saving will work to the benefit of homeowners when they file federal and state income taxes. Both federal and state income tax procedures allow local tax payments to be claimed as a "deduction". Payments for such items as water and insurance are

not "deductible." This means that the homeowner inside the city — whose property taxes are higher and other charges lower -- can deduct a greater portion of his total payments for income tax purposes.

The net effect on his income tax bill would vary, depending on the income bracket and other factors. But a conservative estimate is that the typical homeowner could reduce his combined federal and state income taxes by about 20 per cent of the additional amount deductible for ad valorem taxes.

In other words, the taxpayer in the example shown above could deduct \$85.20 more if he were inside the city, and the estimated saving on his income taxes would be \$17.04. Considering all aspects of his taxes and charges, the homeowner cited in the example would actually save almost \$70.00 by being inside the city, while enjoying improved services.

A COMPARISON OF TAXES AND CHARGES
FOR SEVERAL TYPICAL HOMEOWNERS

(Boulder Park - City of Atlanta)

In the following examples - all of which are actual residences in a random survey of Boulder Park homes - the ad valorem taxes, water bill and sanitation charges paid in 1965 are compared with what the same items would have been if the homes had been inside the corporate limits of the City of Atlanta. The "net change" shown does not reflect the saving in fire insurance, which would range from a few dollars to a substantial amount, depending on type of dwelling, its value, location, type of insurance, etc. The change also does not include the savings on federal and state income tax deductions. See page 1 and 2.

	<u>Value of Home</u>	<u>Assessment</u>	<u>Real Estate Tax</u>	<u>Personal Property Tax</u>	<u>Water Bill</u>	<u>Sanitation</u>	<u>Net Change</u>
Example #1	\$14,800	Co. \$3,700 City 5,180	\$105.76 <u>189.67</u>	\$19.61 <u>20.17</u>	\$60.31 <u>30.31</u>	\$21.00 <u>22.00</u>	
			+ 83.91	+ .56	- 30.00	+ 1.00	+ 55.47
Example #2	17,120	Co. 4,280 City 5,990	136.50 <u>228.64</u>	28.09 <u>28.89</u>	248.17 <u>132.68</u>	21.00 <u>14.00</u>	
			+ 92.14	+ .80	-115.49	- 7.00	- 29.55
Example #3	19,760	Co. 4,940 City 6,920	171.48 <u>273.25</u>	46.64 <u>47.96</u>	77.83 <u>39.19</u>	21.00 <u>22.00</u>	
			+101.77	+ 1.32	- 38.64	+ 1.00	+ 65.45
Example #4	11,600	Co. 2,900 City 4,050	63.36 <u>135.51</u>	21.73 <u>22.35</u>	53.74 <u>26.98</u>	21.00 <u>18.00</u>	
			+ 72.15	+ .62	- 26.76	- 3.00	+ 43.01
Example #5	17,200	Co. 4,300 City 6,020	137.56 <u>230.05</u>	57.77 <u>59.41</u>	50.82 <u>25.50</u>	21.00 <u>18.00</u>	
			+ 92.49	+ 1.64	- 25.32	- 3.00	+ 65.81

	<u>Value of Home</u>	<u>Assessment</u>	<u>Real Estate Tax</u>	<u>Personal Property Tax</u>	<u>Water Bill</u>	<u>Sanitation</u>	<u>Net Change</u>
Example #6	18,280	Co. 4,570	151.87	29.15	69.80	21.00	
		City 6,400	248.29	29.98	35.12	22.00	
			+ 96.42	+ .83	- 34.68	+ 1.00	+ 63.57
Example #7	14,920	Co. 3,730	107.35	32.33	80.02	21.00	
		City 5,220	191.63	33.25	40.30	22.00	
			+ 84.28	+ .92	- 39.72	+ 1.00	+ 46.48
Example #8	7,800	Co. 1,950	15.27	4.24	95.35	21.00	
		City 2,720	72.58	4.36	48.07	14.00	
			+ 57.31	+ .12	- 47.28	- 7.00	+ 3.15
Example #9	20,040	Co. 5,010	175.19	63.07	160.32	21.00	
		City 7,010	277.70	64.86	81.00	22.00	
			+102.51	+ 1.79	- 79.32	+ 1.00	+ 25.98
Example #10	19,400	Co. 4,850	166.71	23.32	38.41	21.00	
		City 6,780	266.75	23.98	19.21	22.00	
			+100.04	+ .66	- 19.20	+ 1.00	+ 82.50

REPRESENTATION IN LOCAL GOVERNMENT

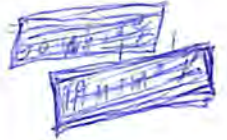
- Q. - What representation would I have in local government? Other than being able to vote in elections involving city offices and city issues, how would my voice in local matters be increased?
- A. - You would have more representation in local government, and you would have a greater voice in matters affecting your community because you would be closer to your representatives.

The legislative act which provides for the referendum in Boulder Park spells out that the area would join the city as part of the present Seventh Ward. The ward is represented by two members of the Board of Aldermen and one member of the Board of Education, plus two members of the City Executive Committee. All of these are elected. Residents of Boulder Park could vote in the next city election in 1969 for these and other offices.

The Boulder Park area presently is governed by, and participates in the election of, a three-man county commission. County commissioners must be responsive to the citizens of all areas of the county, and rightly so, since they represent all the county. The five members of the Fulton County Board of Education, each representing a school district, are appointed by the Grand Jury for five-year terms. The county school superintendent is elected by county-wide vote.

By having two aldermen, both residing in their ward, Boulder Park citizens would have a stronger voice in matters of local government and, in effect, would be closer to their elected representatives. In future elections they would vote in the election of Atlanta's mayor, the president of the Board of Aldermen, all members of the Board of Aldermen and Board of Education, and two members of the City Executive Committee from their own ward. Their ward also would be represented on other boards, such as the Atlanta Public Library Board of Trustees. Additionally, the area's representation would be enhanced by the appointment of its aldermen to various aldermanic committees which would deal with matters pertaining specifically to the Boulder Park area, as well as those affecting the city as a whole.

GROWTH AND ZONING



- Q. - What would happen in the field of zoning and future development of the Boulder Park area?
- A. - You could expect the Boulder Park area to continue to develop as primarily a low density single-family community. Future apartment and commercial development could be expected to take place along portions of the major thoroughfares with emphasis on strong neighborhood commercial centers at appropriate intervals as opposed to continuous strip commercial development.

Property would be reclassified into the City of Atlanta zoning district which most closely resembles the classification under which it is presently zoned in the Fulton County Zoning Ordinance.

Zoning designations as established and use permits as approved by Fulton County prior to January 1, 1967 will be honored by the City of Atlanta, and will remain in effect.

Public hearings for consideration of proposed zoning changes in the area would be held only four times a year, following the area system as is presently being used in Atlanta. These hearings are held only by the Zoning Committee after receiving recommendations by the staff of the Planning Department and the Atlanta-Fulton County Joint Planning Board. The decision of the Zoning Committee receives final action by the full Board of Aldermen and Mayor.

The Atlanta Zoning Ordinance contains district classifications which closely relate to those in the Fulton County Ordinance, although similar classifications in Atlanta generally contain more restrictive requirements. In addition to these similar districts the Atlanta Ordinance contains several new classifications which permit only a highly selective number of uses with regulations which permit and encourage high development standards. These classifications provide for a reasonable use of certain properties while permitting only the best development for the community.

A brief description of these new districts follows:

1. The "R-9 Single-Family Dwelling Group District" provides for the construction of townhouse units for individual unit sale under condominium ownership. Units may not be rented under this district. The district provides for a maximum of twelve dwelling units per acre and a maximum ground coverage of thirty-five percent including buildings, parking and drives. Several fine townhouse developments are presently under construction in Atlanta under the provisions of this district.

2. The "A-L Apartment-Limited Dwelling District" provides for low-density, high-standard apartment developments generally compatible with substantial single-family residential areas. The district permits garden apartments (two story units) at a maximum of twelve dwelling units per acre and permits only thirty-five percent ground coverage including buildings, parking and drives.
3. The "C-L Commercial Limited District" permits primarily office and institutional uses and a few selected retail studios and shops. Signs must be attached to the wall of the building and be only twenty square feet in size. This district provides often for a reasonable use of portions of the major thoroughfare while discouraging all the inherent ill effects of continuous strip commercial retail zoning. It has been found to be generally compatible with certain residential uses as well.

Work would begin immediately to include the Boulder Park area in the comprehensive planning process now underway in the City of Atlanta. This comprehensive planning process is made up of four elements as follows:

1. Projected future land use needs and their location as a guide to future rezoning evaluations.
2. Designation of Major Thoroughfares and their future effect on the adjacent use of land.
3. Plans for needed community facilities such as parks, schools and libraries along with general locations.
4. The programming of improvements and source of funds necessary to implement these future plans.

FIRE PROTECTION AND FIRE INSURANCE

Q. - How would my fire protection be affected? What would this mean in regard to what I pay for my fire insurance?

A. - Your fire insurance rates would be reduced substantially, but, even more important, better fire protection would be afforded to your home or business.

Fire protection and fire insurance rates go hand in hand. The better the protection available to you, the less you must pay for fire insurance. Ratings are assigned to particular areas on the basis of fire protection facilities and other factors. Fire insurance rates, in turn, are determined by a formula based on the rating.

The City of Atlanta has a Class 3 rating, which compares very favorably with other cities of similar size across the nation. Atlanta has kept well within the requirements of its Class 3 rating by building, equipping and maintaining fire stations at key points throughout the city, and by assuring an ample water supply in every area. Fire protection, in short, is excellent and fire insurance rates are as low as the rates in all but a few major cities.

The Boulder Park area, on the other hand, has no fire protection available at the present time. As a result, the area has a Class 10 rating. Rates for straight fire insurance under the Class 10 rating are enormously higher than the rates under Class 3 -- as much as five and a half times greater in the case of a frame dwelling.

The Fulton County Commission has passed a resolution declaring a new fire district, known as the Fulton Industrial Fire District, which encompasses the Boulder Park area. The county has petitioned the City of Atlanta to contract the justified fire protection services for the new district to earn a Class 6 rating. Those in the Fulton Industrial Fire District would pay a special fire tax levy of seven mills to satisfy this contract. It is expected that the contract will be realized during 1966.

Should the citizens of the Boulder Park area voice their desire in the May 11 referendum to become part of Atlanta, thus separating themselves from the Industrial Fire District, they would become part of Atlanta's Class 3 rating and would realize the same fire protection as similar portions of the city.

The City of Atlanta already has plans to construct a new fire station in the Adamsville area during 1966. This station, as well as other city fire units in the surrounding area, would respond to fire calls in the Boulder Park area, thus meeting the requirements of the Southeastern Underwriters.

Thus, by voting to become part of Atlanta, Boulder Park residents could expect their fire insurance rates to be reduced at the time they joined the city (January 1, 1967) and they would not pay the proposed seven-mill fire tax for the additional protection.

POLICE PROTECTION

- Q. - What changes would occur in police protection? Would the city build a new precinct station in Boulder Park?
- A. - Police protection would be expanded and improved -- and the basic concept would change from the type of service provided in rural areas to the "full-service" protection afforded in a heavily populated urban area. No additional stations are contemplated in any area of the city, at present.

Boulder Park presently receives its police service from the City of Atlanta under a contract arrangement with Fulton County. The only laws enforceable are state laws, which are designed, for the most part, for rural areas. Anyone arrested as a violator of a state law must be turned over to the Fulton County sheriff for trial in a state court.

If the area chooses to join the city, it would be necessary to increase immediately the radio patrol service now provided, add foot patrolmen for duty in business districts, and add motorcycle patrolmen for traffic and patrol duty. In addition, the citizens of the Boulder Park area would receive the benefit of all the services and facilities of the Juvenile Crime Prevention Squad and the special squads in the Detective Department, which are not now available to the area. Policemen would enforce city ordinances, as well as state laws, the same as they are enforced in the rest of Atlanta at present.

The City of Atlanta presently has approximately 1.5 policemen for every 1,000 population. The city is striving not only to maintain that ratio but to improve it for the increased protection of all its citizens.

As for adding precinct stations, the trend is away from the precinct concept in these days of two-way radio communications and other modern facilities. A radio patrol car, manned by two officers or even just one, is literally a "traveling precinct station." With radio communications, the patrolman can call for assistance and have other officers at his side within moments. The city has no plans for adding precinct stations, and the emphasis will continue to be on mobility and close communications by radio.

SANITATION SERVICE

- Q. - How would my garbage pickup and other sanitation services be affected if Boulder Park joins the city? Would I have to pay more?
- A. - Your sanitation service would be expanded and improved, and many residents actually would pay less than they pay now. The maximum increase would be a dollar a year, or just two cents a week more.

As a resident of Atlanta, you would begin receiving several services which are not now available to you -- rubbish pickup, street cleaning, dead animal removal, sanitary inspection, and "guttering," which means periodic removal of grass and other obstructions from street gutters. It is the city's responsibility to bring all these services to its citizens, as well as providing two garbage collections each week. You are presently receiving only one garbage pickup each week.

For these additional services, your sanitation charge would be a maximum of \$22.00 a year, as compared to the \$21.00 a year you are now paying for far less service. The \$22.00 charge is figured on a base charge of \$6.00, plus \$4.00 for each 25 feet of lot frontage or fraction thereof, but not to exceed the \$22.00 a year maximum for residences. Some residents would pay as little as \$14.00 a year.

Business establishments throughout the area now pay for garbage collection on the basis of the actual cost of rendering the service. Most businesses would realize a substantial saving by being a part of the city -- and would receive improved service as well.

An estimated 800 homes in Boulder Park are getting garbage collection service (one pickup each week) at this time, according to the City of Atlanta Department of Sanitary Engineering. Full service would be extended to these residents immediately after their area became part of the city. The maximum charge for even the most remote residence would be only \$22.00 per year.

A survey of city sanitary services is being conducted at this time by the Public Administration Service. The findings of the survey, which will be available soon, will result in improved services. Any change in rate schedules will apply to both city residents and county residents receiving city services under contract with the county government.

WATER SERVICE

- Q. - What difference, if any, would there be in the way water is supplied to my home or business? Would my water bill be affected?
- A. - The only difference would be on your water bill, which would be cut in half.

Virtually all the existing homes and businesses in the Boulder Park area already receive their water from the City of Atlanta Water Department under an arrangement between the city and Fulton County. Users outside the city, however, are billed for water at a double rate. The minimum monthly water bill for the City of Atlanta users is \$1.57; for those outside the city, the minimum is \$3.14 per month. Thus, the annual savings for water users inside the city is at least \$18.14.

In reality, savings run much higher than the minimum, however. Atlanta people are accustomed to having a plentiful supply of good water at low rates, and they use it in quantity. Experience has shown that very few homes, inside or outside the city, use little enough water to be billed for the minimum.

An actual survey of some 25 homes in the Boulder Park area, chosen at random, showed that the average water charge paid during 1965 was \$78.32. Only one of these homes was within a dollar of the minimum bill, and three of the larger users paid bills of \$131.12, \$160.32 and \$248.17.

If these same homes had been inside the city, their water bills for 1965 would have averaged \$39.78. The average savings would have been \$38.53 per home.

SCHOOLS

- Q. - What changes would occur in the schools my children attend? What would be done about school bus transportation, since the Atlanta system does not have free transportation?
- A. - Several major differences would occur in the way of advantages: Kindergartens in the Atlanta system schools; a greater emphasis at the high school level on vocational programs, in addition to the college preparatory and general programs; and the benefit of more specialized programs and more technical specialists.

In general, the curricula of the Atlanta system and the Fulton County system are similar, as are the personnel policies, overall operational procedures and financial structures.

However, the salary schedules for teachers are somewhat higher in the Atlanta system. In general, Atlanta teachers are paid 8.9 per cent more than Fulton County teachers. Any teachers who become a part of the Atlanta School System would transfer directly to the city's pension plan without loss of any money or benefits. Atlanta and Fulton school officials agree that pension benefits of both systems are practically the same.

A survey by the Atlanta School System showed that there are 380 pupils in the area included in the May 11 referendum -- 270 elementary school children and 110 in high school. Of these, 69 already are attending Atlanta schools: 54 elementary pupils in Fain, Oglethorpe, Stanton, Towns and West Haven schools, and 15 high school students in Harper, Turner and West Fulton schools. The remaining 216 elementary pupils attend East Point Elementary School, and the other 95 high school students attend South Fulton (in East Point), Thomas (in College Park) and Lakeshore (in College Park).

A 14-room elementary school is under construction in the Boulder Park area and will be available for occupancy in September, 1966. School officials say it is possible this school could help relieve some of the overcrowding in adjacent schools, such as Fain and Towns. Additionally, two other sites in the area have been secured for future construction of an elementary school and a high school.

As for the loss of bus transportation, officials say this problem would be dealt with right away. The Fulton County system provides free bus transportation for pupils who live further than 1-1/2 miles from school, and this expense is covered by local and state funds. On the other hand, the Atlanta Transit System provides bus transportation for Atlanta system pupils on routes determined by pupil need and with pupils paying as they ride. Robert Sommerville, president of Atlanta Transit System, has given assurance that school bus routes would be provided for pupils in areas joining the city.

SEWERS

- Q. - Would there be any major changes in the system of sewer service? Would I be assessed any sewer charges before sewer service is extended to my home?
- A. - If your home is already on a sewer line, or if you have a working septic tank, you probably would see no immediate changes that would affect you. Certainly, there would be no sewer assessment charged until sewer service is provided.

The city already has made a preliminary study of the probable needs of the area, and it would undertake to make the necessary improvements and additions as soon as possible. However, your present situation would largely govern the effect on you and your home.

For example, if your home already is served by a sewer line, you would see nothing different. You would continue receiving the service with no special charges or other changes, except where such might be applied city-wide. If your home is served by a working septic tank in good condition, then you would not be affected until a sewer line is extended to your street. Even when this occurred, you could be granted as long as six years to pay the assessment which is always made for this service.

If sewer service were brought to your neighborhood for the first time -- this is always by petition of the residents -- then your property would be assessed on a front-footage basis for the sewer line in front of your property. This assessment is set by law at \$3.50 per front foot. The connection to your home from the sewer line, if the line were laid on a street that is already paved, would be between \$80 and \$120. And again, if you already have a satisfactory septic tank, you could be allowed up to six years to pay the assessment.

This policy exists in the case of already existing residences and does not apply to vacant property, however.

STREET LIGHTS AND TRAFFIC SIGNALS

- Q. - Would the city provide street lights in my neighborhood right away? What would be done about traffic signals?
- A. - As a general policy, the City of Atlanta provides street lights in areas as requested by the residents, and it has kept up with demands since the 1952 Plan of Improvement.

No wholesale program of street light installation is anticipated in any part of the city, because of budget limitations. In other words, a neighborhood that has not expressed a positive desire for this service need not fear that street lights would be forced on them. However, the city, through its Traffic Engineering Department, has been attentive to the requests of those who do want lights and is currently right on schedule in meeting these demands. Additionally, a program of upgrading street lights on major thoroughfares is in progress to bring these facilities up to the latest recommended standards.



A preliminary survey in the Boulder Park area has shown that some 18 street lights are currently in use, all on local streets. The estimated needs for arterial streets include 80 lights, which, obviously, could not be installed all at once. The estimated needs for local streets are for some 221 additional lights, which would be undertaken by the city on the basis of requests by the residents.

In general, the city installs traffic signals at intersections where traffic conditions satisfy the "warrants" set out by uniform national standards, as adopted and prescribed by the Georgia Highway Department. However, Atlanta citizens on occasion have shown a desire for and have provided the necessary funds to have signals installed at some intersections where the "warrants" are not fully met. This can be accomplished at intersections where signals are a help to traffic movement and a convenience to the citizens.

No traffic signals are now in service in the Boulder Park area, but one new signal may be needed in the next two to three years, according to the city survey.

STREETS AND SIDEWALKS

- Q. - What could Boulder Park expect in the way of street and sidewalk improvements, now and in the future? How can we get sidewalks or streets paved, and how much would it cost?
- A. - A survey by the City of Atlanta Department of Construction found two streets in the Boulder Park area in "below average" condition -- Fairburn Road and part of Boulder Park Drive. Both of these will require resurfacing in the very near future, the Construction Department said. The city has pledged to assign a high priority to these projects. The other streets in the area are in "good" or "average" condition and will not require immediate work.

Paving of streets and sidewalks in the City of Atlanta, with two exceptions, requires a petition signed by more than 50 per cent of the property owners involved. Property owners are assessed for the cost of the paving on a front-footage basis. The average assessment for sidewalks in residential areas (six-foot sidewalks) is about \$2.60 per front foot, and property owners are allowed up to four years to pay. Charges for street paving vary with the size of the project, but the assessment generally is between \$6.50 and \$7.50 per front foot for paving and curbing. Property owners are allowed up to 10 years to pay the assessments for street paving and up to four years to pay for curbing.

The two exceptions to the petition method are for sidewalks which are deemed necessary for reasons of safety, and for sidewalks in front of schools. If a sidewalk is required for public safety, the city may put one in without being petitioned and then assess property owners on a front-footage basis. Sidewalks in front of schools are built at city expense, with no petition required.

In line with its policy on school sidewalks, the City of Atlanta would move as quickly as possible to install sidewalks in front of the new elementary school now under construction in the Boulder Park area.

Mr. Hollis
Sen. Johnson
Miss Perkins
Alexander



File

The Citizens and Southern National Bank

Atlanta, Georgia 30302

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HOWARD S. STARKS
EXECUTIVE VICE PRESIDENT

May 18, 1966

Dear Earl:

A million thanks for your help in our efforts to make Sandy Springs a part of the City. We certainly feel that a lot of progress was made, just not enough.

Let's hope that one day these people become aware of the vast opportunities Atlanta affords, and will share our feelings.

Sincerely,



Mr. Earl Landers
Administrative Assistant
to the Mayor
68 Mitchell Street, S.W.
Atlanta, Georgia

ANNEXATION #1

FACTS, PLEASE

Much complaint is emanating from the Atlanta City Government over the fact that some members of the Save Sandy Springs Group objected to the presence of Atlanta City Officials, attorneys, and school superintendant as back-up men for pro-annexationist debaters.

THE FACT OF THE MATTER IS that Fulton County Officials, although quite courteous and helpful, because of the nature of their jobs, serving ALL FULTON COUNTY, are not able to take the same partisan stand City of Atlanta employees have adopted.

Fulton County Officials have been present at the debate, to give facts, but have not taken a stand either for or against annexation. This is as it should be.

If speakers for Atlanta are so ill prepared that they have no facts at hand, then we'd suggest they just substitute the City Officials concerned and let them be the debaters. Certainly they will look after Atlanta's interests.

Fulton County Officials CANNOT assume the same responsibility for the Save Sandy Springs Committee or other citizens of the unincorporated area, because they represent, and are elected by, City of Atlanta residents as well as county residents outside the city limits.

LET'S HAVE THE FACTS!

ANNEXATION . . .

IMPROVED SANITATION

Senate Bill 107, 1951, is an act to establish a method for providing garbage disposal systems in the unincorporated portion of Fulton County; to authorize the Commissioners of Fulton County to call on the City of Atlanta to furnish facilities for the collection and disposal of garbage and refuse, the cleaning of streets and roads and related services in unincorporated areas of said county; to require said city to furnish said county with an estimate of the cost thereof and provide such services at cost; to prohibit Fulton County from providing such services except through the City; . . .to provide for defraying the cost of such services by a tax or assessment on property or property owners in garbage disposal districts. . ."

The City of Atlanta is required by law to furnish garbage collection, street cleaning services, and related services, AT COST. The capital letters are ours. The statement, though, is the law.

Sanitation costs would not be reduced by annexation enough to make it worth sharpening a pencil to figure. Not only do Sandy Springs residents get two garbage collections a week, but Fulton County has now installed a service whereby eight collection stations have been located near concentrations of homes in the area. This is an even better service than the City

provides, because area residents do not have to drive around piles of leaves and trash such as litter the city streets until sanitation trucks finally make their rounds. Just a few blocks in any direction will find the eight cubic yard containers, which will hold everything from raw garbage to cardboard boxes.

They are located as follows:

Mt. Vernon Highway at Dupree Drive

Hammond Drive at Glenridge Drive

Spalding Drive at Roberts Drive

Northside Drive at West Garmon Road

Powers Ferry Road at Mt. Paran Road

Sandy Springs Circle at Johnson Ferry Road

Roswell Road at Dalrymple Road

Roswell Road at Hightower Trail

These refuse containers have been installed out of necessity in spite of the 1952 Plan of Improvement prohibition on Fulton County's engaging in the collection and disposal of garbage and refuse.

Section 11, Senate Bill 105, Georgia laws 1951, states that the authority of Fulton County to establish and maintain water, sewer and fire prevention systems is "hereby repealed,"

The Public Administration Service report states on page 37, "Most of Atlanta's treatment plants, which, as noted earlier, serve a much larger area than just the City, provide only primary treatment-- which removes only 30-35 percent of the pollutant material before the sewage is discharged back into streams."

The "PETITION AND PAY" plan is the only way Sandy Springs would ever get sewer service.

City sewer service would not automatically be extended to all homes as a result of annexation. There are many areas within the city limits of Atlanta which do not have sewer service.

New sewer service would cost, as set by law, \$3.50 per front foot. There would be a connection fee of \$80 to \$120. This means it would cost approximately \$420 to install sewer lines down the average R-2A 120 foot lot.

Fulton county has plans to improve the sewer grid, as well as does the City of Atlanta -- witness those homes in Sandy Springs already on sewers. This was obtained under Fulton County Government, WITHOUT "PETITION AND PAY".

ANNEXATION #4

INCREASED REPRESENTATION

City of Atlanta officials have made much of the fact that Sandy Springs area residents could expect to be a new ninth ward, and have two Aldermen elected to represent them. The subject that no one within the City of Atlanta has brought up is contained on page 3114, Georgia Laws 1951, in the so-called Plan of Improvement. It reads as follows:

"The mayor and general council shall have power to make changes in ward lines whenever it is deemed advisable to contract or extend them for the benefit of the citizens thereof, provided that the ward lines, when rearranged, shall not be more than nine wards."

The day after election of Aldermen from the new ninth ward, the City of Atlanta's mayor and general council could, BY LAW, do away with exclusive representation from the Sandy Springs area.

ANNEXATION #5

PROPERTY TAX

The latest mailing from the Atlanta Team for Tomorrow repeats the old statement "taxes would be higher, but the increase would be largely offset...." and gives an example of a tax increase of \$100.12 on an existing \$43,000 home in the area. Now,

what this latest bit of figuring DOESN'T DO is to repeat the statement made in their March 14th release, and we quote, "Furthermore, Buckhead residents found that property values within the city went up automatically" (after annexation). We say this statement probably is true, because only by re-valuing (or re-assessing, if you will!) a house can taxes be drastically increased. We are sure that such increase will be just as AUTOMATIC for residents of Sandy Springs, should the area be annexed, as it was for Buckhead.

In addition, every set of figures we've seen keeps DEDUCTING for fire taxes, garbage services, etc. Well, you can believe it or not, but that same amount of money is still going out PLUS that little increase they just happen to mention.

Property taxes are assessed, by the way, pursuant to the 1952 Plan of Improvement, by a joint City-Fulton County board. "Operations are conducted at and from the Fulton County Administration Building. The Tax Assessment Department is headed by a three-member Atlanta-Fulton County Joint Board of Assessors....Except for its appointment, the Joint Board has little responsibility to either the City or County Government"*
*From the Public Administration Service Report.

AND DID YOU KNOW FULTON COUNTY COLLECTS ATLANTA'S CITY TAXES FOR THEM? Check the Plan of Improvement. The law.

requires Fulton County not only to collect Atlanta's taxes, but to prepare tax bills and provide office space, as well.

ANNEXATION #6

FIRE PROTECTION

Much has been made of the fact that the City of Atlanta furnishes fire protection to Fulton County residents of the unincorporated area. Under the 1952 Plan of Improvement the Fulton County Commissioners were forbidden BY LAW to maintain either a fire department or furnish fire prevention facilities except UNDER CONTRACT WITH THE CITY OF ATLANTA, or another municipality.

Senate Bill No. 105 of the plan of Improvement was written "to authorize the commissioners of said county to enter into contracts with one or more municipalities therein for a fire prevention system in any unincorporated area of said county or to call on the City of Atlanta to furnish the same at ACTUAL COST as long as payment is made therefor; to prohibit Fulton County from maintaining fire prevention systems...."

So you see, the City only can charge Fulton County residents of the Unincorporated area for the ACTUAL COST of fire protection, and the County CANNOT have a fire department. Since Sandy Springs is developing a business area of its own, these businesses should be able to contribute to lowering the cost of

fire protection to area residents. Atlanta maintains that its downtown businesses help defray the cost of fire insurance for homeowners. We maintain this would be true in the Sandy Springs area, without incurring an indebtedness of an operation which is inefficient and poorly organized, and has little attraction for qualified personnel.

The Survey Report of the Public Administration Service says about Atlanta's fire protection, "Manning of the department is short of American Insurance Association standards... Qualified recruits are increasingly hard to attract and resignations are increasing at an alarming rate".

In addition, the comment was made in this report, "Its lowest rating (Atlanta's) in the most recent review by the Board (in October, 1964) was in fire prevention."

To get down to the hard facts of fire protection -- Sandy Springs will never get any more fire protection than Sandy Springs can pay for. Atlanta reportedly cannot keep enough men on the job now to function efficiently.

Buildings over two stories in height were built without conforming to zoning in existence when the Sandy Springs fire classification was obtained. Inadequate fire protection is the fault of the joint city-county zoning board, which allowed structures not provided for in the fire prevention program. We

maintain these buildings should pay an increased fire tax to provide for special protection NEEDED BY THEM because they were built in apparent violation of existing specifications.

ANNEXATION #7

POLICING

Under the 1952 Plan of Improvement, the unincorporated sections of Fulton County MUST receive police protection from the City of Atlanta.

In Sandy Springs, because of the limited population, the police have been doing a more than adequate job. Women have been safe going to shopping centers. The incidence of rape alone within the City of Atlanta is so high that it appears their 1.5 men per thousand population needs to be 2.5 men per thousand, while the 1 per thousand in the Sandy Springs area seems to be establishing a fine record for prevention of crime of this type.

Theft and housebreaking, and the more serious crimes of violence and murder, have almost seemed to confine themselves to the City limits.

If handling offenses in the unincorporated area through the Fulton County Criminal Court continues to hold crime at the petty low level now maintained in Sandy Springs, we do not feel it would be wise to swap for City justices, city ordinances of Atlanta, and city crime.

ANNEXATION #8

PAVING AND LIGHTS

Streets, sidewalks, street lights and traffic lights almost all come under the "PETITION AND PAY" plan. Exception probably is in the traffic light area, and of the eight lights recommended as being needed, Fulton County already has taken note. Plans already are under way for installation of some of these lights.

The recommended street lights definitely will be on a petition basis.

Atlanta could find only THREE MAJOR STREETS IN SANDY SPRINGS BELOW STANDARD. We say this is remarkable in an area roughly one-third the size of the City of Atlanta. Extension of these figures SHOULD MEAN that Atlanta only has nine sub-standard major streets. Is that so? By the way--paving comes under the "PETITION AND PAY" plan in the City of Atlanta.

To get a street paved in front of the average R-2A lot would cost THE HOMEOWNER between \$726 and \$900, should he live in Atlanta. If he wants a sidewalk, it will cost about \$192 more. "PETITION AND PAY" again, except where increases in public safety needs allow the city to lay a sidewalk without petition and charge owners on a front-foot basis.

ANNEXATION #9

INCOME TAXES

City taxes are deductible items on income taxes.

Anyone who has ever figured an income tax knows just how much credit you will get on "Income Taxes" for the amount of city taxes paid. And you still have to pay the city taxes!

Will the deduction you get balance the tax you will have to pay? Never has yet! Also, we point out deduction does not apply if short form return is used; only when long form 1040 is used, listing all deductions, would these taxes be deductible.

ANNEXATION #10

SCHOOLS

Atlanta schools have nothing to offer children attending Fulton County schools.

Although Atlanta schools allegedly have received preferential treatment from the joint Fulton County-City of Atlanta tax assessment board, the Fulton County schools have more than measured up. In fact, Dr. John Letson admitted that there was substantially no difference in the two systems. Dr. Paul West of Fulton County added that for years the two systems had been operating under a coordinating board.

The city schools offer free kindergartens. It is interesting to note that the State of Georgia is now considering a plan to add free kindergartens to all state schools.

Fulton County and Atlanta both have a program for mentally and physically handicapped children. The tuition is FREE

for both.ever, in the case of Fulton County, if the children live too far from the school, they are TRANSPORTED. Needless to say, this is a real help to a family which already has the extra burden of a handicapped child.

Fulton County has school psychologists and psychometrists. It pioneered specialists in such areas as curriculum development and reading.

Fulton County operates a joint vocational training program with the City of Atlanta.

If bus service is lost, Atlanta Transit Company HAS NOT agreed to furnish transportation at ten cents a ride. And if it did, it would only take some \$57,000 a year to transport those children now being transported free. Try dividing this among the families of Sandy Springs, and see how much this NEW, NON-DEDUCTIBLE (on your income tax) "TRANSPORTATION TAX" would add to the cost of going into the City of Atlanta.

Since Judge Wood's decision that city schools and county schools must have their tax structure equalized, for the first time in 1967 Fulton County Schools will have adequate funds.

Atlanta schools will not. Dr. John Letson says he needs 64 MILLION DOLLARS to have adequate funds. He can borrow only 21.5 million, because, to put it quite simply, the property he has just won't take any bigger first mortgage (school tax

assessment., The amount of money. that can be borrowed is limited by the tax base (amount of property) by the State Legislature.

SO, INSTEAD OF FULTON COUNTY SCHOOLS BEING IN DIRE NEED, IT IS IN REALITY THE CITY OF ATLANTA SCHOOLS, in spite of larger tax assessments, and no homestead exemption deductions, that are IN DIRE NEED OF FUNDS.

Fulton County schools have NO CHILDREN ON DOUBLE SESSION -- Atlanta has more than THREE THOUSAND.

Just in passing, City and County officials alike are NOT agreed that the eventual merger of the two systems will take place.

TUCKER WAYNE & COMPANY

Advertising and Marketing / Atlanta, Jacksonville, Durham / 2700 Peachtree Center Building / Atlanta, Georgia 30303 / Phone: (404) 522-2383

CLIENT: Tucker Wayne & Company
PRODUCT: Sandy Springs Annexation
CAMPAIGN: Mailing Piece on Zoning

Job #966
4/25/66 SM/Y

(cover)

GET THE FACTS ON
GROWTH AND ZONING

(inside)

FACT:

The results of poor zoning in Sandy Springs are already obvious on Roswell Road. ~~This kind of deterioration could be controlled under the city's~~ Stricter zoning laws and classifications. These classifications would provide for control of development of apartments and commercial centers along major thoroughfares at appropriate intervals instead of the present continuous strip commercial development.

FACT:

If Sandy Springs joins Atlanta it will become part of the plan for growth now under way in the city, a plan which takes the following into consideration:

- . future land needs and their location;
- . designation of major thoroughfares;
- . need for community facilities such as parks, schools, libraries;
- . programming of these improvements and their sources of funds.

FACT:

Sandy Springs is now a "low-density, single-family" community and this kind of development would continue if it became part of the city. Zoning designations and business licenses approved by the County before January 1, 1967 would be honored by the city. Business licenses now in effect would come up for renewal in the usual way, at the usual time.

FACT:

In general, Atlanta zoning closely resembles county zoning. However, city zoning is more restrictive, and also includes provision for the following new classifications:

in the city are tools to help control this kind of development.

- . townhouse units for individual unit sale;
- . low-density, high-standard apartment developments;
- . office and institutional development with selected retail studios and shops.

These restricted classifications encourage high development standards, provide for reasonable use of certain property, and at the same time allow only the best community development.

* * *

DO YOU HAVE AN INVESTMENT IN HOME OR
BUSINESS PROPERTY IN SANDY SPRINGS?
IF SO, PROTECT YOUR INVESTMENT AGAINST
LAX OR UNWISE ZONING LAWS.

VOTE YES MAY 11