

Committee of the Whole Minutes - Final MAYOR AND COUNCIL



Derek Norton, Mayor
Tim Gould, Mayor Pro Tem (Ward 6)
Glenn Pickens (Ward 1)
Latonia P. Hines (Ward 2)
Travis Lindley (Ward 3)
Charles "Corkey" Welch (Ward 4)
Susan Wilkinson (Ward 5)
Rickey N. Oglesby, Jr. (Ward 7)

A. Max Bacon City Hall
Human Resources Training Room
2800 King Street SE
Smyrna, GA 30080

City Attorney Scott Cochran
City Administrator Joseph Bennett
City Clerk Heather K. Peacon-Corn

**May 16, 2024
6:30 PM**

1. Roll Call

Present: 8 – Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Latonia P. Hines, Councilmember Travis Lindley, Councilmember Charles Welch, Councilmember Susan Wilkinson (virtual), Mayor Pro Tem / Councilmember Tim Gould, and Councilmember Rickey N. Oglesby, Jr.

Also Present: 1 – Scott Cochran

Staff: 11 – Joe Bennett, Richard Garland, Dat Luu, Russell Martin, Landon O'Neal, Paul Osburn, Heather Peacon-Corn, Eric Randall, Kristin Robinson, Joey Staubes, and Andrea Worthy

Call to Order

Mayor Derek Norton called to order the May 16, 2024 Committee of the Whole meeting held at A. Max Bacon City Hall in the HR Training Room at 6:30 PM.

2. Staff M&C Agenda Items to Review

Andrea Worthy, Economic Development Director, briefly discussed item RES2024-009. She stated they did a pre-application last year for Chattahoochee Riverlands Recreational Trail grant. Working with the trust for public land on the application. The City is not committing any funds, it is a reimbursement grant.

3. Formal Business and Presentations

- A. COW2024-021 Update on Windy Hill Boulevard - proposed lane shifts and detour routes scheduled for May 29th
*Ward 5 Councilmember - Susan Wilkinson***

Eric Randall, Public Works Director, explained the new traffic patterns for Windy Hill Boulevard which are scheduled for May 29, 2024. There will be no detours as of today.

For a period of time, the sidewalks will be paved and striped as part of the roadway temporarily. Sidewalks will be restored.

B. COW2024-022 Budget Update – Landon O’Neal / Kristin Robinson

Landon O’Neal, Budget Officer, updated Mayor and Council on the budget:

Changes to Budget

\$1.23M increase shown in multiple places

- Total Budget
- General Fund - \$1M
- Capital Project Funds (CIP) - \$200K
- Special Revenue Funds - \$32K
 - Hotel/Motel - \$5K
 - E-911 – 27K

Overview: Changes to Budget

- Increased street light fee from \$42/year (\$84 commercial) to \$50/year (\$100 commercial)
 - Increased Green Energy CIP projects equal to revenue increase
- Increased Sanitation rates by \$5 and fees for extra carts by \$3
 - Added three recycling positions
- Increased total retirement contribution by \$700K
 - Spread across four funds

General Fund

- Expenditure Increases
 - \$200K TFR out to CIP
 - \$58,655 to Recycling
 - \$84,345 to unallocated contingency
 - \$630K to retirement
 - \$27K TFR out to E-911
- Revenue Increase
 - \$800K to Sanitation charges
 - \$200K to Street Light fee

Other Changes

- CIP
 - Increased Green Energy project by \$200K. Now budgeted at \$1M.
- Hotel/Motel
 - Increased retirement by \$5K
 - Use of reserves increased by \$5K (budgeted at \$494K)
- E-911
 - Increase retirement by \$27K
 - TFR in from GF increased by \$27K (budgeted at \$797K)

New Personnel Requests Recommended

Department	Title	Number	Requested Impact
Fire Response	Firefighter Uncertified	3	111,333
Recycling	Crew Worker	2	53,805
Recycling	Truck Driver	1	30,063
Total		6	195,201

Total Proposed Budget

Internal Service Fund	1,065,000
Special Revenue Funds	9,069,178
Capital Projects Funds	1,000,000
Enterprise Funds	28,727,850
General Fund	65,835,675
Total	105,697,703

Comparison to Prior Year

Fund	FY24 Revised	FY25 Proposed	Increase/ (Decrease)	% Change
General Fund	66,983,300	65,835,675	(1,147,625)	(1.7%)
Special Revenue Funds	10,115,047	9,069,178	(1,045,869)	(10.3%)
Capital Project Funds	23,616,471	1,000,000	(22,616,471)	(95.8%)
Internal Service Funds	1,717,198	1,065,000	(652,198)	(38.0%)
Enterprise Funds	26,469,281	28,727,850	2,258,569	8.5%
Total	128,901,297	105,697,703	(23,203,594)	(18.0%)

Revenues vs. Expenditures

Fund	Revenues	Expenditures	Transfer To/(From) Cash Reserves
General Fund	65,835,675	65,835,675	-
Special Revenue Funds	8,385,178	9,069,178	(684,000)
Capital Project Funds	1,000,000	1,000,000	-
Internal Service Funds	1,710,000	1,065,000	645,000
Enterprise Funds	28,727,850	28,727,850	-
Total Budget	105,658,703	105,697,703	(39,000)

Schedule

- May 16 Discuss any changes at COW
- May 20 Formal budget presentation and public hearing at Council meeting
- May 30 Discuss any changes at COW
- June 3 Formal budget adoption at Council meeting

Councilmember Welch mentioned the shortfalls in the budget for paving streets that the City is responsible for. Mayor Norton reminded all that at the January retreat, they discussed and agreed that \$10M overages of SPLOST will go toward resurfacing.

4. Review of Current M&C Agenda

- A. COW2024-020 Review of the May 20, 2024 Mayor and Council meeting notice and agenda**

Mayor Norton reviewed the May 20, 2024 Mayor and Council Meeting agenda.

Russell Martin, Community Development Director, gave background on item Z24-007:

The applicant is requesting a rezoning from R-15 to TD-Conditional for the development of six (6) single-family attached units at a density of 6.3 units per acre. A land use change from Medium Density Residential to Medium-High Density Residential is required for this rezoning. The proposed townhomes will have rear-entry garages and the townhomes will face Atlanta Road. The proposed units are consistent with the requirements of Sec. 515 Townhome Design Standards, including Sec. 515.3 Minimum Design Standards, and Sec. 515.4 Design Elements Catalogue. The proposed units are 24' x 50'. The development will provide five (5) guest parking spaces and mail kiosk at the rear of the proposed units. The development will include a full access drive from Atlanta Road. The applicant proposes to use elements such as brick, stone for the façade materials for each home. The development will provide a 20' landscape buffer around the access drive and rear guest parking spaces.

Community Development has reviewed the proposed development against the zoning standards of the previous and recent nearby rezonings and found the proposed development to be compatible with the surrounding area. The subdivision and construction of six (6) new single-family attached homes result in a density of 6.3 units per acre on the subject property. The lot width and lot size are compatible with the other in-fill developments in the surrounding area. The applicant is requesting a rezoning from R-15 to TD-Conditional and the proposed zoning will require an amendment of the Future Land Use Plan to Medium-High Density Residential due to the property being deficient in area by 0.05 acres (2,178 sq. ft.).

Additionally, Community Development has reviewed the proposed development against the standards established in Sec. 515 Townhome Standards adopted in 2022. These requirements are intended to regulate the siting and design of townhome projects in pursuit of cohesive design and walkable development patterns. The regulations are intended to define elements of the development that supports both horizontal and vertical articulations and variations among units that provide architectural interest and reinforce high quality design and responsible site development practices to meet the goals and policies of the city's comprehensive plan. Community Development has reviewed the proposal with respect to Sec. 515 and believes it meets the intent of the adopted standards.

Staff Recommendation: Approval of the rezoning from R-15 to TD Conditional for six (6) new single-family attached units.

Planning & Zoning Commission Recommendation: Approve by a vote of 7-0 at the April 15, 2024, meeting.

Discussion took place about the Hospital Authority and appointing members to the board. Scott Cohran, City Attorney, explained that the authority is there just in case the hospital starts expansion.

5. Other Business / Staff Comment

Kristen Robinson, Deputy City Administrator/CFO, discussed the schedule for the adoption of the budget and the deadlines for getting the information to Cobb County. The joint SPLOST agreement needs to be added to the agenda.

Councilmember Lindley stated that the RFP for the Church project went out yesterday.

Councilmember Hines thanked those that attended a fallen officer memorial.

Councilmember Oglesby congratulated Nickajack Elementary 5th graders for their graduation. His son is among those graduates.

Mayor Norton stated Stillfire Brewery announced they are through their biggest hurdles and will be starting construction very soon.

Richard Garland, Parks & Recreation Director, stated that there will be a concert this weekend as long as the weather cooperates. The playground at Chuck Camp is completed. There will be a bike rodeo at the Smyrna Handmade Market. Brinkley batting cages are nearly done.

6. Executive Session (As Needed)

7. Adjournment

Mayor Derek Norton adjourned the May 16, 2024 Committee of the Whole Meeting at 7:21 PM.

Facilities are provided throughout City Hall for the convenience of persons with disabilities.

**THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN O.C.G.A. 50-14-3:
The City of Smyrna website – www.smyrnaga.gov
City Hall, 2800 King Street SE, Notice Boards**