

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

**August 08, 2024
6:30 PM**

1. Roll Call

Present: 7 – Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Travis Lindley, Councilmember Charles Welch, Councilmember Susan Wilkinson, Mayor Pro Tem / Councilmember Tim Gould (virtual), and Councilmember Rickey N. Oglesby, Jr.

Absent: 1 – Councilmember Latonia P. Hines

Also Present: 1 – Scott Cochran

Staff: 9 – Olivia Anderson, Joe Bennett, Richard Garland, Russell Martin, Jodi Mills, Heather Peacon-Corn, Eric Randall, Kristin Robinson, Ashley Youmans

Call to Order

Mayor Derek Norton called to order the August 8, 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

ATH2024-109: Jodi Mills, Recreation Services Manager, discussed the road closure for Hispanic Heritage event on September 21, 2024. The closure will be on King Street from Bank Street to Powder Springs Street. It will be from 10:00 AM – 10:00 PM. Item **ATH2024-111** will be removed because the Spooky Fest will need to be moved to a new location TBD so as not to conflict with advanced voting being held at the Community Center.

ATH2024-113 Ashley Youmans, Special Projects Manager, discussed the revisions to the City of Smyrna Public Art Policy. Updates including best practices were recommended after several meetings with pertinent staff and members of the Arts Council.

CHOR2024-010: Eric Randall, Public Works Director, discussed a change order request from Baldwin Paving for tinted concrete. He explained that the issue is that over the years brick textured colored pavement fades within five years. This was not specified in the contract options, but it needs to be done properly. Public Works recommends approval.

ATH2024-099: Mr. Randall also discussed the Cobb Framework Agreement (CFA) between Cobb County and Smyrna. At the May 20, 2024 regular meeting of the Mayor and Council, this body approved the Cobb Framework Agreement to jointly complete three identified projects. In implementing this agreement, the Cobb DOT Director and the Smyrna Public Works Director identified difference in the allocated budgets. The Windy Hill project costs remain at \$1,000,000, but the Sports Field Lighting is reduced to \$750,000. Regarding the EW Connector projects, as Cobb DOT would perform the work, it will simplify the tracking and accounting if the City does not receive the funds, but they are allocated on the City's behalf. Additionally, the terms of the disbursement of the balance of funds is the letting of bid documents for construction, which does not apply to either the EW Connector projects or to the Windy Hill Road project. The new schedule will disburse the entire \$1,750,000 in a single payment, and there would be no monthly disbursements. This amended CFA corrects the budget amounts and disbursement schedule while leaving all other terms unchanged.

RES2024-010: Tom Owens of Raymond James discussed the approval of Resolution RES2024-10 authorizing the city to enter into an Intergovernmental Economic Development Agreement and other documents incident to the Downtown Smyrna Development Authority's issuance of bonds in an amount not to exceed \$16,700,000, with the proceeds to be used to finance the costs of acquiring and renovating economic development projects and authorize the Mayor or Mayor Pro Tem to sign and execute all related documents. The DDA is being asked to issue bonds for the purchase and improvement of the First Baptist Church property as part of an expansion of the downtown district. The Bonds will be issued in accordance with the provisions of the Master Bond Resolution. The Intergovernmental Economic Development Agreement requires intergovernmental contract payments from the City to the Authority in amounts sufficient to cover all debt service on the bonds. The City Council has formed a study committee to coordinate public input and, alongside the City's community development and economic development staff, to advise on next steps for the long-term use and development of the property being purchased. Councilmember Welch asked if other projects would be included in this. Joe Bennett, City Administrator, explained that part of the 2020 bond was the purchase of the Atlanta Rd. property. When the church takes over the Atlanta Rd. property, the \$3.3M must go back to the tax-free bond. Further discussion took place on the underwriter, brokerage, and payment schedule.

3. Formal Business and Presentations

A. COW2024-045 Village Green Restroom and Playground Concept Plan – Richard Garland

Richard Garland, Parks & Recreation Director/Interim Asst. City Administrator, provided renderings of the proposed Village Green Restroom and Playground Plan to Mayor and Council. After brief discussion concerning HVAC unit placement, how much shade the sails will provide, the ten feet into the hillside that will be necessary, and that this will require a budget amendment, council recommended moving forward with the project. Mr. Garland stated that they are hoping to start by late 2024, November/December after permitting, etc. This will be a design-build project that will include a project manager and will be bid out.

B. COW2024-049 Updated building for the River Line Splash Pad – Richard Garland

Richard Garland, Parks & Recreation Director/Interim Asst. City Administrator, stated they have a meeting with Pond on Friday at 1:30. They should be able to provide a timeline at Pre-Council Monday evening. Mr. Garland explained the restroom floor plan, elevations, and materials. Kristin Robinson, Finance Director/Deputy City Administrator, explained

that the available budget was just over \$2M for this project, but this concept will come in at well over \$3.5M. Funds will need to be moved from parking deck money left over, sidewalks/trails/greenway SPLOST line item to fund it.

4. Review of Current M&C Agenda

A. COW2024-047 Review of the August 12, 2024 Mayor and Council Meeting Notice and Agenda

RFQ25-001: Russell Martin, Community Development Director, stated that the City of Smyrna requested bids to construct a 44-space surface parking lot at 2688 Atlanta Road. The scope of work includes the demolition of the existing parking area and building foundation, grading, sanitary sewer, potable water, curb and gutter, asphalt paving, parking lot lighting, storm sewer piping, and detention. Three (3) bids were received on July 12, 2024, and the lowest responsive and responsible bidder is CSTE Inc. in the amount of \$321,000.00. Bid results are shown below:

- CSTE Inc. (Marietta, GA) – \$321,000.00
- Summit Construction and Development LLC (Stone Mountain, GA) – \$434,136.97
- Internation Waste Service (Atlanta, GA) – \$471,927.64

He said they hope to get them mobilized by Labor Day and have this project done by Early/Advanced Voting. If everyone agrees, crews will begin removing usable systems tomorrow.

2024-215: Richard Garland, Parks & Recreation Director/Interim Asst. City Administrator, stated Parks & Recreation Parks Maintenance division has been under a lease contract for Toro mowers previously. After the lease ended on this mower, the city has paid month to month; however, this is no longer an option and the owner of the mower (Jerry Pate Turf & Irrigation) is requesting the mower be returned or purchased. This equipment is crucial to proper maintenance of fields and parks areas, as it is one of only three mowers in the system. In the event one mower is out of commission for repairs, with the purchase of this mower, there would still be two in use for field/park maintenance which is imperative to maintain standards. The amount of purchase to own the mower is \$19,500.00. The cost of a brand new unit, that would take approximately one year to receive due to production issues, is approximately \$55,000.00 to \$62,000.00.

5. Other Business / Staff Comment

Joe Bennett, City Administrator updated the Mayor and Council on the following:

- Shared street downtown has a failure after work completed by Ohmshiv. Public Works are investigating what the failure is.
- Special Called Meeting next Wednesday – Cobb County is supposed to approve the Service Delivery Strategy agreement Tuesday.

Russell Martin, Community Development Director updated the Mayor and Council on the following:

- Emerson Center has come back to the City
- The project is a much bigger project than originally submitted
- 14-story residential plan
- 2- story retail
- Estimated cost of construction is \$490M, more than double the original project
- Same ownership, but used market studies to determine it is a feasible project
- This will go to ARC and GRTA, receive comments on this project

6. Executive Session (As Needed)

Councilmember Travis Lindley made a motion Enter into Executive Session to discuss LEGAL at 7:16 PM; seconded by Councilmember Charles Welch.

The motion Enter into Executive Session to discuss LEGAL carried with the following vote:

Aye: 6 – Councilmember Pickens, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson, Councilmember / Mayor Pro Tem Gould, Councilmember Oglesby

Nay: 0 – None

Absent: 1 – Councilmember Hines

Councilmember Rickey N. Oglesby, Jr. made a motion Return to Regular Session at 7:40 PM; seconded by Councilmember Charles Welch.

The motion Return to Regular Session carried with the following vote:

Aye: 6 – Councilmember Pickens, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson, Councilmember / Mayor Pro Tem Gould, Councilmember Oglesby

Nay: 0 – None

Absent: 1 – Councilmember Hines

7. Adjournment

Mayor Derek Norton adjourned the August 8, 2024 Committee of the Whole meeting at 7:44 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