

Committee of the Whole Meeting Minutes - Final MAYOR AND COUNCIL



A Max Bacon City Hall
Administration Conference Room
2800 King Street SE
Smyrna, GA 30080

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)
Lewis Wheaton (Ward 7)

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

**January 12, 2023
4:00 PM**

**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**

Roll Call

Present: 7 – Mayor Derek Norton, Councilmember Glenn Pickens,
Councilmember Latonia P. Hines (phone), Councilmember Travis Lindley,
Councilmember Charles Welch, Mayor Pro Tem/Councilmember Tim Gould,
Councilmember Lewis Wheaton (phone)

Also Present: 1 – Scott Cochran

Absent: 1 – Councilmember Susan Wilkinson

Staff: 13 – Joe Bennett, Robert Early, Richard Garland, Jill Head, Dat
Luu, Russell Martin, Penny Mocer, Paul Osburn, Heather Peacon-Corn, Eric
Randall, Kristin Robinson, Carol Sicard, and Joey Staubes

Call to Order

Mayor Derek Norton called to order the January 12, 2023 Committee of the
Whole Meeting held at A. Max Bacon City Hall in the Administration Conference
Room at 4:00 PM.

Staff M&C Agenda Items to Review

COW2023-150 Discussion regarding remediation plan for City Hall Council Chambers / Courtroom.

Paul Osburn, Assistant Public Work Director, reviewed the reports and pictures for insurance claims for ten City buildings' damage caused by frozen/burst water pipes that occurred on or around Christmas Day 2022: Smyrna City Hall, Wolfe Center, Brinkley Park, Chuck Camp Park, Smyrna Fire Station 4, Riverview Park, Smyrna Community Center, Smyrna Jail, Tolleson Park, Memorial Church. Serious damage occurred, but mitigation efforts began within 48 hours which prevented very significant damage. Many of the buildings lacked sufficient insulation which led to the burst pipes. This will be corrected as they move forward with repairs, and he recommended spray insulation. Remediation is underway in all buildings, though some will take longer than others.

Penny Mocer, Deputy City Administrator, explained that as the remediation progresses and they take inventory of the damage, replacing certain items with better quality items will be a priority. At City Hall, Court Services sustained the most damage, but Council Chambers sustained significant damage, and the longer it takes to dry out the area, the worse the damage potential. Because repairs will need to be made in Council Chambers anyway, staff felt this may be a good time to move forward with other necessary repairs and replacements, for example, replacing the fabric panels with acoustic/soundproof drywall. Some of the pews in Council Chambers were heavily damaged, others have been restored, but they were custom built for Council Chambers at \$8,000.00 per bench, so replacing them will be difficult. It had been discussed that perhaps there could be a combination of pews and chairs to accommodate more flexibility for other meetings in Council Chambers. It will cost roughly \$7,500.00 to have a designer come in and create a mockup of potential designs.

Robert Early, Building and Grounds Supervisor, stated that the water damage sustained in Council Chambers and elsewhere may not be realized for another six months because so much water was absorbed by the concrete and panels. And though some pews were able to be salvaged, many were completely destroyed and were falling apart when they attempted to restore them.

Mayor Norton and Council thanked all of them for their hard work, especially as they had to do so much of the work on Christmas Day. Councilmember Welch asked when the insurance will start to pay. Mr. Osburn stated that some estimates have started coming in, but with the fans still in City Hall, they have not been able to come in to measure and assess. Mr. Early stated that it might be early February when the Wolfe Center is ready to re-open.

Formal Business and Presentations

Review of Current M&C Agenda

COW2023-151 Review of the January 17, 2023 Mayor and Council Meeting Agenda

Mayor Norton reviewed the January 17, 2023 Mayor and Council agenda.

- Russell Martin, Community Development Director, explained that around 3:00 PM this afternoon, a revised site plan was submitted for item Z22-011 to allow rezoning from R-15 to NS by applicant Grow Smyrna. Because it was submitted so late, there was not adequate time to review the plans. Generally, the revised plan shows they have shrunk the size of the building, added more parking, and added a driveway. Mr. Martin is requesting they table it to the February 6, 2023 Mayor and Council meeting. Mayor Pro Tem Gould asked about tractor trailer deliveries. Mr. Martin explained that the turning models show how those kinds of deliveries would be made. Councilmember Welch asked that the new elevations be sent to Council.

- Carol Sicard, Human Resources Director, spoke about the defined benefits plan for employees. There are currently three separate retirement plans: the pre-99 Plan, the 99 Plan, and the 2010 Plan. The significant change is for the 2010 Plan which will be improved to be more in line with the 99 Plan. It would decrease the employee individual contribution from 5% to 3.25%, decrease vesting from 10 years to 7 years, and increase the employee benefit calculation factor from 1% to 2% essentially doubling the benefit at a lower percentage contribution. The new plan removes the minimum age of 55 from Department Heads. The 457(b) plan which had matching funds had very low participation because it requires employees to not only contribute a mandatory 5% for the 2010 Plan, but then also contribute an additional percentage to the 457(b) plan.

Mayor Pro Tem Gould asked Ms. Sicard how they are getting the information out to employees and potential employees. Ms. Sicard explained that they announced it at the employee luncheon recently which created a lot of positive buzz. And they will hold informational meetings with individuals to explain the changes. They have started using it as a feature when advertising job openings. She indicated that some people do not understand how a pension works, so she and her team are making efforts to explain how a pension works vs a 401k and let people know this does not fluctuate with the market.

Councilmember Welch mentioned that about 10 years ago, they contributed some of the surplus to bring the fund up to 80%. Mr. Welch would like to see that the funding remain at 80% or higher. Ms. Sicard stated that the funding level is very healthy, and the City will be able to maintain its levels.

- Paul Osburn, Assistant Public Works Director, discussed the change order to complete additional paving work. Several projects have needed additional work because previous work was not completed correctly.

- Richard Garland, Parks & Recreation Director, discussed a restroom building at North Cooper Lake Park – Denali Double Flush Building. It is a prefabricated building that will be placed on a prepared, stubbed slab. GA Power has been contacted to run power to the restroom building and add security lighting. From the time of order, there is a 90-120 day lead time.
- Bo Jones, Assistant Public Works Director, discussed the ARPA repairs and maintenance required to remove old lead pipes on Roswell Street and Starline Drive.
- Richard Garland, Parks & Recreation Director, discussed the Reed House Event Lawn. The property serves as a great support facility for outdoor events. Concerns have been raised by adjacent neighbors about noise. By doing this, they would make the whole site more appealing and reduce noise. The gardens, stone features, walkway paths will have color throughout the seasons.
- Bo Jones, Assistant Public Works Director, discussed the EPA required service line inventory and verification. They have approximately four years, and he wants to start moving forward.
- Penny Mocerri, Deputy City Administrator, discussed the Atlanta Track Club Hearts and Soles 10k which will start in downtown. There will be two events on February 4, the race and Oysterfest. The race is run early in the morning and should be done by 9:30. Oysterfest will start at 11:00. This year, there will be Push-Assist teams for those in wheelchairs, and this race is a qualifier for the Peachtree. The additional consent agenda items are for the alcohol sales for the Spring Jonquil Festival, Taste of Smyrna, Crafts & Drafts Festival, and the annual Oysterfest.

Adjournment

Mayor Derek Norton adjourned the January 12, 2023 Committee of the Whole meeting at 4:59 PM.