

# 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)  
Lewis Wheaton (Ward 7)

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

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

---

**March 16, 2023  
6:30 PM**

## Roll Call

**Present:** 8 – Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Latonia P. Hines, Councilmember Travis Lindley, Councilmember Charles Welch, Councilmember Susan Wilkinson, Mayor Pro Tem/Councilmember Tim Gould, and Councilmember Lewis Wheaton

**Also Present:** 1 – Jeffrey Tucker

**Staff:** 12 – Joe Bennett, Jennifer Bennett, Robert Early, Jill Head, Dat Luu, Russell Martin, Penny Mocer, Paul Osburn, Heather Peacon-Corn, and Joey Staubes

## Call to Order

Mayor Derek Norton called to order the March 16, 2023 Committee of the Whole meeting held at A. Max Bacon City Hall in the HR Training Room at 6:31 PM.

## Staff M&C Agenda Items to Review

## Formal Business and Presentations

### A. COW2023-013 Update by GDOT - I-285 Express Lanes

Cleo Vicks, State Express Lanes Program Manager for GDOT, presented the following update for the Georgia Express Lanes and I-285 Top End Express Lanes Project:

#### Agenda

- Georgia Express Lanes
- Express Lanes Vision
- Program Overview
- Delivery Approach
- I-285 Top End Express Lanes Project Updates
- Project Overview

- What's Changed/Current Status
- Project Timeline
- Coordination & Next Steps

### **Georgia Express Lanes Timeline**

**2013:** Atlanta Regional Feasibility Study Commission (ARC) and Georgia Department of Transportation (Georgia DOT) adopt express lanes strategy to mitigate congestion for all new build capacity lanes in metro Atlanta moving forward

**2015:** Transportation Funding Act (TFA) of 2015; Managed Lane Implementation Plan (MLIP) finalized

**2016:** Major Mobility Investment Program (MMIP) announced

**2017:** I-75 South Metro Express Lanes open

**2018:** The Atlanta-Region Transit Link (ATL) created to provide regional transit governance; Fulton County Transit Master Plan; Northwest Corridor (NWC) Express Lanes & I-85 Express Lanes Extension open

**2019:** I-285 Mayors' Transit Feasibility Study

**2021:** Pivot to Private Revenue delivery model of I-285 Express Lanes

**2022:** MMIP Industry Event held to announce program updates; Restarted SR 400 Express Lanes procurement as Private Revenue

**2023:** Advance I-285 Express Lanes procurement approach; Award SR 400 Express Lanes

### **MMIP Express Lanes Delivery Approach: Benefits of Private Revenue Model**

- Announced new Private Revenue, Public-Private Partnership (P3) delivery model in 2021 – Reduced need for public funding
- Initial phases for I-285 East and West Express Lanes to be procured separately – Transit operators retain access
- Remainder of I-285 Express Lanes to be delivered as extensions to the initial projects – Increased capacity

### **Express Lanes Transit (ELT)**

- Georgia Express Lanes offer transit options that don't currently exist
- ELT is an extension of existing transit services
- Transit providers and state-registered vanpools can use express lanes free of charge
- Provides reliable and often faster travel times
- Reduces vehicle emissions and improves air quality due to less congestion and improved travel times
- Offers more time and attention for other activities while not driving

### **I-285 Top End Transit Memorandum of Understanding (MOU)**

- Historic collaboration with the ATL, ARC, MARTA, and four metro Atlanta counties (Cobb, Fulton, DeKalb, Gwinnett)
- I-285 Express Lanes creates opportunity for the advancement of Express Lanes Transit (ELT)
- Allows Georgia DOT to keep up with the pace of growth
- Georgia DOT will coordinate with the industry as the project develops

### **I-285 Top End Express Lanes Project**

- Project adds two new, barrier-separated express lanes in both directions of portions of I-285 and SR 400
- Motorists and transit providers will access the express lanes at dedicated Express Lanes Interchanges and/or Express Lanes Merge locations along project limits

### **What's Changed?**

- Revised tie-in at South Atlanta Road and Henderson Road to accommodate the future 2-lane express lanes expansions at East Extensions and West Extension
- Using a phased procurement and construction delivery approach
- The Project's National Environmental Policy Act (NEPA) review process is underway with the Draft Environmental Impact Statement being updated to represent what's changed and completed.

### **Concept Design & Typical Section**

- Based on latest project design, the project will be a mostly elevated express lane system with some at-grade sections
- Project will include dedicated Express Lanes Interchanges and Express Lanes Merge locations to access express lanes
- Replacements and modifications to existing bridges are expected when in direct conflict with the Express Lanes

### **Current Activities**

- Securing Federal Highway Administration (FHWA)/cooperating agency review of the Draft EIS in preparation for public input at the Public Hearing Open House (PHOH)
- Refining procurement approach details, timeline, and documents prior to issuing Notice of Intent to Advertise (NOIA)
- Preparing to host Industry Forum for potential developers and contractors for I-285 Express Lanes East (Phase 1)
- Conducting outreach with project stakeholders and seeking meaningful feedback to inform proposed mitigation efforts
- Coordinating with MARTA in I-285 Transit Study to not preclude new transit developments
- Ongoing engagement with public, stakeholders, elected officials, and industry for input

### **Opportunities for Public Input – Past, Present, and Future: I-285 Top End Express Lanes Project Public Involvement Timeline**

2019 Q4: Notice of Intent

2020 Q1: Public Information Open House

2022 Q2 – 2023 Q3: Community Intercepts

2023 Q4: Draft Environmental Impact Statement

2023 Q4: Public Hearing Open House

2023 Q4 – 2024 Q2: Post-Public Hearing Open House Outreach

2024 Q2/Q3: Final Environmental Impact Statement/Record of Decision

### **Stakeholder Coordination and Considerations**

Engage with local leadership in cities and counties to identify concerns, build awareness of the Draft EIS and upcoming PHOH series, and continue technical coordination with other local projects.

Topics of Interest and Concerns:

- Community impacts
- Identify mitigation measures & treatments
- Local improvements by others
- Identify potential Intergovernmental Agreements (IGAs)
- Discuss input for aesthetic treatments
- Anything else? We want to hear from YOU!

Complete local agency coordination and agreements to inform procurement.

Councilmember Lewis Wheaton asked if they will engage with various constituent groups directly. Xavier James, State Express Lanes Project Manager for GDOT, explained that they can co-locate with events to reach neighborhoods and community groups. They would just need to know which groups and which community leaders need to be contacted. Dr. Wheaton also mentioned that because Smyrna has a Circulator Task Force, it would be beneficial to intersect their agenda with this project.

Mayor Pro Tem Tim Gould provided feedback and expressed that South Cobb Drive is critical when moving forward with this project.

**B. COW2023-015 Update from the Committee to Honor Fanny Williams**

Penny Mocerri, Deputy City Administrator, presented the following update from the Committee to Honor Fanny Williams:

**MISSION STATEMENT**

"We celebrate Fanny Williams as an African American woman, for her legacy of activism, economic sustainability, social justice that gave agency to people who did not have a voice, and her lasting impact on our community."

**FANNY WILLIAMS LEGACY PROJECT: THE WORK SO FAR**

**February 14, 2022:** Mayor Norton appoints the Committee to Honor Fanny Williams.

**February 20, 2022:** First Committee to Honor Fanny Williams meeting.

-Jennie Eldredge from the Smyrna Museum provided the committee with information about Fanny Williams.

-Committee discussed how to proceed.

**March 16, 2022:** Committee to Honor Fanny Williams Meeting at Marietta History Center

-Marietta's staff shared the background information on Elizabeth Porter Park.

**April 20, 2022:** Committee to Honor Fanny Williams

-Guest Speaker, Keith Kaseman, Professor at Georgia Tech School of Architecture and Design spoke about his work on the Pentagon 9/11 Memorial and answered questions from the committee.

-Discussed Mission Statement and created sub-committee to work on a recommendation for the Committee.

-Asked staff and Committee Chair to find panelists to review the project proposals.

**May 19, 2022:** Subcommittee Meeting to Discuss Mission Statement.

**May 2022-July 2022:** Staff worked with the Subcommittee to finalize a Mission Statement and identify potential judges for our RFQ panel.

**August 19, 2022:** Committee to Honor Fanny Williams Meeting

-Agreed to move forward with an RFQ

-Approved the Mission Statement

-Approved the Panel Members to work on the RFQ Process and make recommendations to Committee.

- Keith Kaseman, Assistant Professor, Georgia Institute of Technology School of Design and Architecture
- Nicole A. Moore, Director of Education at the National Center for Civil and Human Rights
- Dr. Karchiek Sims-Alvarado, Assistant Director of Africana Studies at Morehouse College
- Jennifer Grant Warner, President and CEO of Fernbank Museum of Natural History

**August 2022-October 2022:** Staff worked with Committee Chairs and Panel to develop the Request for Qualifications and process for review. Staff developed a process for electronic submissions and non-traditional (to local government) places to post our Call for Artists.

**November 18, 2022:** The City released the RFQ.

**December 21, 2022:** RFQ window closed; we received 36 responses.

**December 29, 2022:** Panel meeting to finalize evaluation worksheets, the review process, and the timeline.

**January 2023-February 2023:** Judges reviewed and scored all responses.

-Each submission was scored on *Skills and Training, Experience with Public Art-Design Vision, Quality of Past Works, Subject and Content of Past Works, Letter of Intent (most available points), and Demonstrated Ability to Execute the Project.*

**February 14, 2023:** Panel meeting to discuss RFQs.

**March 2, 2023:** Committee to Honor Fanny Williams met to discuss RFQs.

### **FANNY WILLIAMS LEGACY PROJECT: NEXT STEPS**

Timeline:

**March 16, 2023:** Committee to provide updates and finalists to Mayor and Council at Committee of the Whole meeting.

**April 26, 2023:** Finalists to present concept proposals to Committee and Panel.

**April 29, 2023-May 5, 2023:** Finalist proposals will be displayed at City Hall, 2800 King St., Smyrna, Georgia 30080, and the Smyrna Public Library, 100 Village Green Circle, Smyrna, Georgia 30080.

**May 9, 2023:** Committee to Honor Fanny Williams to meet and discuss a recommendation to Mayor and Council.

**May 11, 2023:** Committee to present a recommendation to Mayor and Council at Committee of the Whole Meeting.

**May 15, 2023:** Mayor and Council to vote on the recommendation.

The finalists and examples of their work were shown to Mayor and Council. The finalists are in no particular order:

- Wilson, Hayes, Protolab: Durham, NC, and Houston TX
- Martin Dawe, Cherrylion Studios: Atlanta, GA
- Vinnie Bagwell: Yonkers, NY
- Fredrick Hightower: Dunbar, WV

### **C. COW2023-016 GA Power - Green Energy Projects**

Ken Mitchell, Georgia Power, presented the following information:

#### **Agenda**

ECM1 - LED lighting for City Hall complete

ECM3 - HVAC Controls progress update

ECM2 - HVAC Upgrades game plan

City Hall Facility Problems and Solutions

Forensic Testing of Facilities

Call to Action

#### **Benefits of GPC Partnership – Retrospective**

Selected by Smyrna as Solutions Partner because:

- Competitor wanted City to purchase an \$11.6MM project to be financed over a 20-yr. term with annual payments.

- GPC provided superior solutions with a \$5.7MM project investment which was about ½ the cost of competitor
- Meets the City's goal of pay-as-you-go allowing Smyrna to move at its own pace as budgets allow
- Saves the City money with sole source turnkey solutions avoiding architect/design fees & bid process delays
- Known entity with longevity providing utilities, rebates and energy efficiency programs – here to serve

**ECM1 – LED Lighting for City Hall**

Scope of Work Description	Status
<i>City Hall Interior LED Lighting</i>	<i>Completed</i>
<i>Retrofit Cans for Council Chambers</i>	<i>Completed</i>
<i>Retrofit Tubes Court Room</i>	<i>Completed</i>
<i>Replace Dimming &amp; Controls System</i>	<i>Completed</i>
<i>Replace Theatrical Spots with LEDs</i>	<i>Completed</i>
<i>150 Exterior Bollard LED Lamps</i>	<i>Completed</i>
<i>20 Decorative Poles LED Lamps</i>	<i>Completed</i>

**ECM3 – HVAC Controls Update**

Scope of Work Description	Status
<i>HVAC Controls Brawner Hall</i>	<i>Completed</i>
<i>HVAC Controls City Hall</i>	<i>Completed</i>
<i>HVAC Controls Community Center</i>	<i>Completed</i>
<i>HVAC Controls Library</i>	<i>Completed</i>
<i>HVAC Controls Police Department</i>	<i>Completed</i>
<i>HVAC Controls Jail</i>	<i>In Progress</i>
<i>Web Supervisor</i>	<i>In Progress</i>
<i>Web Supervisor Except for Jail</i>	<i>Completed</i>
<i>Fire Station #1 User Profiles</i>	<i>Completed</i>
<i>Wolfe Aquatic Center</i>	<i>March 20th</i>

**Preliminary Results from Forensic Testing**

- HVAC (Heating, Ventilating and Air Conditioning)
- Heating water flow is unbalanced impacting heating
  - Solution: Replace circuit setters & rebalance water flow
  - Facility is highly negative -1,267 CFM = lots of infiltration
  - Solution: Replace/repair exhaust systems rebalance to design
  - Facility has No OA ventilation being supplied to AC systems
  - Solution: Replace LAC with new ERU rebalance to design
  - Building is ~20 tons short on AC based on reduced SA flow
  - Solution: Replace TDs with CDs rebalance to design

**Heating problems & Solutions – Circuit Setters/Pumps**

Problems:

- Circuit setters are damaged and nonfunctional causing flow issues
- Water heating system is unbalanced causing heating issues

Solutions:

- Drain water system and replace circuit setters
- Balance hot water flow at each HW coil to design conditions
- Add test ports for pump P1 for balancing
- Balance water flow at pump P1 and P2 to design conditions

### **Ventilating Problems & Solutions – Exhaust Systems**

Problems:

- Some exhaust fans are nonfunctional and broken
- Exhaust ductwork was not installed as originally designed
- Wall louvers were not installed as originally designed
- Moist air is entering the return air plenum
- Ductwork has holes and is leaking exhaust into the space

Solutions:

- Replace broken exhaust fans
- Seal holes in exhaust ductwork
- Seal around wall openings above the return air plenum
- Test exhaust air flow once repairs are completed

### **Ventilating Problems & Solutions – Outside Air**

Problems:

- LAC (Latent Air Conditioning) unit broken and nonfunctional
- Outside air not being supplied as originally designed – no OA
- AHUs starved for OA potentially causing humidity & odor issues
- Building under high negative pressure needs to be slightly positive

Solutions:

- Replace LAC with new ERU (Energy Recovery Unit)
- Relocate AC5 to make space for new ERU
- Install new controls and rebalance the system

### **Air Conditioning Problems & Solutions – Diffusers**

Problems:

- TDs (Thermal Diffusers) are broken and malfunctioning
- Proper SA (Supply Air) flow is not entering the spaces
- Air flow is not balanced to design conditions causing swings

Solutions:

- Replace TDs with new CD (Ceiling Diffusers) with MBDs
- Rebalance the systems to the design air flow

### **Potential HVAC Problems at Other Facilities**

Potential problems:

- Based on staff comments and field observations issues exist at other facilities
- HVAC components are broken and need to be repaired
- Air flow may not be provided as originally designed
- Humidity issues, hot/cold spots and lack of building ventilation

Solutions:

- Conduct forensic testing at other facilities prior to replacing HVAC equipment
- Community Center, Library, Brawner Hall and Public Safety (Police/Jail)

### **ECM2 HVAC Investment Cost Modifications**

Scope of Work Description (see slides for detail)	Investment Cost
Replace circuit setters, TDs, and replace/repair exhaust system	\$ 49,876.00
Replace LAC with New ERU (Energy Recovery Unit)	\$ 293,172.00
Forensic testing for Comm. Ctr., Library, Brawner, Public Safety	\$ 129,283.00
ECM2-HVAC Total Investment	\$ 472,331.00*

\*Pricing to remain valid through March 30, 2023

\*Develop Invoice to match Revenue Stream

\*Complete Work Order & Exhibits for Signature

\*Leadtime for ERU is approximately 20+ weeks

### Call to Action

- Scope for City Hall Solutions & Facilities Testing
- Mayor Signs Word Order on or before March 30<sup>th</sup>
- Material Released for Production April 15<sup>th</sup>
- Begin Testing Work on or about April 30<sup>th</sup>

### Review of Current M&C Agenda

#### A. COW2023-014 03-20-2023 Mayor and Council Meeting Agenda Review

Mayor Derek Norton reviewed the March 20, 2023 Mayor and Council agenda.

Joey Staubes, Planner II, provided brief background on Community Development item Z23-001, to allow rezoning from GC to RHR-PD for a 60-unit age restricted development located at 790 Smyrna Hill Drive. The Planning & Zoning Commission approved this item with a vote of 7-0. Councilmember Welch stated that at his public input meeting, there was no opposition to this item, but he indicated that this area needs improvements.

Paul Osburn, Assistant Public Works Director, explained for item AGR2023-013, the agreement with KONE, Inc. for elevator door lock monitoring in the amount of \$78,740.00, the state requires this mechanism to be installed on each elevator door for safety reasons. The lead time is long, so it was important to go ahead and get this project moving so they can meet the deadlines and be in compliance.

Brief discussion took place about traffic calming measures and future meetings.

### Other Business / Staff Comment

Paul Osburn, Assistant Public Works Director, and Robert Early, Building and Grounds Supervisor, provided an update for the Council Chambers rehabilitation:

Parker Young Construction quoted \$190K:

- Carpet flooring – \$30K credit
- Redoing laminate – inside and outside Council Chambers
- Refinishing dais – part of a separate PO
- Remove fabric paneling
- Acoustic sheetrock
- Paint
- Remove or move railing

Dat Luu, Assistant IT Director, stated IT is working with a vendor for a moveable podium.

Receptionist's office: will be made into an enclosed room with a panic button – \$25K.

Joe Bennett, City Administrator, provided brief background on the downtown fountain's demise:

1. Back when John Corn was working for Smyrna as the Buildings & Grounds Supervisor, he notified staff that the fountain had a large crack in it, and it needed to be repaired or replaced
2. In December of 2022, a considerable drop in temperatures was predicted.

3. The choices for how to manage the fountain were to either shut it off and empty it knowing that the pumps would freeze, or keep the fountain running in the hopes that the pumps would continue to function.
4. They chose to keep it running as they have historically, but the pumps froze regardless.
5. The fountain was made from fiber-resin material, not concrete.
6. An RFP was put out with specifics that it was to be a cast-concrete fountain with a vault, no submersed pumps.
7. Two bids were received: S.H. Creel Contracting: 190 days, \$209K and Specialty Fountain & Waterscape: 45 days, \$249K.
8. Based on the proposal response and schedule, Public Works recommends award to Specialty Fountain & Waterscape Inc. in the amount of \$249K.

Mr. Bennett also updated Mayor and Council on the following:

- Appropriation request of \$13M for S. Cobb Drive corridor project was submitted
- Paving in downtown began
- ADA ramps have been poured, and handrails will be installed
- Reed House project is around 45% complete
- N. Cooper Lake restrooms are moving forward
- Ward 7 Splashpad virtual meeting will be held to discuss layout and concessions
- \$150K dog park project to move the dog park away from the stream in Lake Court Park – awaiting a master plan

Penny Mocerri, Deputy City Administrator, stated that new bus shelters will be installed soon at six sites.

Councilmember Travis Lindley stated that Russell Martin, Community Development Director, and his team are working on a prohibition on private streets.

Councilmember Charles Welch asked if the City's ordinances are strong enough to deal with trash/items in the front yard. Mr. Bennett stated that the problem is not the ordinances, it is the process the City has to go through to serve violations. Mr. Martin explained that these kinds of violations can be subjective which can lead to further problems.

## Executive Session (AS NEEDED)

## Adjournment

Mayor Derek Norton adjourned the March 16, 2023 Committee of the Whole meeting at 8:32 PM.

Facilities are provided throughout City Hall for 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](http://www.smyrnaga.gov)  
City Hall, 2800 King Street SE, Notice Boards**