



## City Council Meeting - Final

March 25, 2024

7:00 PM

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A. MIN2024-034 Approval of the March 7, 2024 Committee of the Whole Meeting Minutes  
*Citywide*

# 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

**March 07, 2024  
6:30 PM**

## 1. Roll Call

**Present:** 7 – Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Latonia P. Hines, Councilmember Travis Lindley, Councilmember Charles Welch, Mayor Pro Tem / Councilmember Tim Gould, and Councilmember Rickey N. Oglesby, Jr.

**Also Present:** 1 – Scott Cochran

**Absent:** 1 – Councilmember Susan Wilkinson

**Staff:** 9 – Jennifer Bennett, Joe Bennett, Richard Garland, Dat Luu, Eddie Matano, Paul Osburn, Heather Peacon-Corn, Eric Randall, and Joey Staubes

## Call to Order

Mayor Derek Norton called to order the March 7, 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

Steven Watts, Assistant Utility Services Director, spoke briefly about item ATH2024-042 and the road closure involved at King Springs and S. Cobb Dr. during Cobb County School District's spring break. Mayor and Council asked that signage be very clear for rerouting purposes. Most traffic will be sent down Concord.

## 3. Formal Business and Presentations

### A. COW2024-009 Croy quarterly report – Update on all projects

Greg Teague, Croy Engineering, provided the following updates to Mayor and Council:

#### **Project Highlights – Windy Hill Road Improvements**

- Traffic was moved onto the bridges in August
- Upon completion of express lanes, traffic will be moved from local lanes to allow for the construction of the trails, bike lanes, and completion of the walls

- Balwin indicates that they will be substantially complete in 2024

#### **Project Highlights – Windy Hill Multi-Use Trail**

- Preliminary concept efforts are underway
- Anticipated study completion date: Summer 2024

#### **Project Highlights – Downtown Improvements**

- The project is substantially complete and has won two awards:
  1. MARS – Medium Redevelopment Project of the year
  2. ACEC – Engineering Excellence State Award (Special Projects)

#### **Project Highlights – South Cobb Drive Improvements**

- Funding in TIP, survey design database ins complete
- Concept Development and Environmental Assessments have begun with Cobb DOT
- Traffic counts have been completed in support of the traffic analysis
- Traffic Data Report has been completed and the Forecasting Report is underway
- Environmental Screening Process has begun, and Property owner notification letters have gone out to inform residents of coming activities

#### **Project Highlights – Downtown Parking Deck**

- Council has voted to retract approved concept, layout and location, CMAR Award and Amend Projects Budgets after evaluating Best use of funds
- Pre-proposal meeting held on 02/06/24 with staff to discuss new location, design direction, and needs for the proposed Parking Lot
- Design us underway

#### **Project Highlight – Restrooms at North Cooper Lake Park**

- The restroom facility has been set and energized
- ADA accessible route exhibit from parking lot to the new restroom facility has been approved by Community Development
- Pavilion construction began in late 2023 and is to be completed by early 2024

#### **Project Highlights – Resurfacing**

- Current FY2024 Resurfacing Budget: Approx. \$2,700,000.00
- Exploration of additional funding sources to increase the resurfacing efforts
- Combine anticipated SPLOST Budget as well as LMIG Funds for two years
- FY 2024 Supplemental LMIG Funds approved

Priority Road in FY 2024 Include:

- Bourne Drive
- Pasadena Place
- Ask Kay Drive
- Berkley Drive
- Fleming Street
- Dogwood Circle
- Oakley Trace
- Highview Drive
- Spring Leaf Circle
- Evergreen Trail
- Carolyn Drive
- Spring Drive
- Barbara Lane
- Brenda Drive
- Rolling View Drive

#### **Project Highlights – Aquatics Center**

- Conceptual site layout, water feature amenities, aquatics programming, and facility master planning are underway
- Three public meeting, assisting in evaluation of potential alternate locations

### **Project Highlights – Splashpad/Sprayground**

- Award of the Splashpad at River Line Park CMAR was made to Winter Construction on 09/18/2023
- Winter and the design team are currently refining design elements

### **Upcoming Projects**

#### **Cobb Parkway Pedestrian Bridge to the Battery**

- Status: Projects 2026 – County has begun concept development
- Received Community Project Funding of \$1,000,000.00 from Congressman Scott
- Cobb DOT has issued an RFP for scoping and design
- Current budget: \$280,000.00

#### **Camp Highland – Complete Bridge Replacement**

- Status: City is currently discussing the project scope with Cobb DOT
- Current Budget: \$1,500,000.00

### **Additional Projects**

#### **Facility Improvement**

- Status: 55% of budget obligated

#### **Environmental Improvements**

- Status: 100% of budget obligated for GA Power Contract

#### **Curb and Gutter**

- Status: 4% of budget obligated

#### **Sidewalks/Trails/Greenways/Beautification**

- Status: 13% of budget obligated

#### **Traffic calming**

- Status: 22% of budget obligated

#### **Public Safety – 800 MHz Radio Replacement**

- Status: 89% of budget obligated

#### **Fire Department – Small Equipment**

- Status: 89% of budget obligated

### **Project Highlights – Sidewalks/Trails/Greenways/Beautification**

- 6.5% spent to date
- 6.5% estimated to be spent on:
  1. Replacement of tree fencing in Market Village
  2. Phase 2 Landscaping – around Fire Station 1-5, Police Station and Back Side of Library/City Hall, Park Area at West Springs Street Intersection across from Moe's near the railroad tracks
  3. Up lighting around trees – Market Village and City Hall

### **Joint Projects with County \*Awaiting CFA with Cobb County\***

#### **East West Connector Roadway Safety Improvements**

Status: Projects 2025

#### **Windy Hill Parkway Improvements**

Status: Projects 2024

#### **Conversion of Sports Lighting to LED on all sports fields/courts**

- Status: Projected: 2024
- Partially obligated for the conversion of LED lighting component on River Line & Jonquil Parks turf field contract
- Remaining Budget is obligated for GA Power Agreement that was previously approved

#### 4. Review of Current M&C Agenda

##### A. COW2024-012 Review of the March 11, 2024 Mayor and Council Meeting Notice and Agenda

– Joey Staubes, Planner II, provided the following background for item Z24-002, 2200 Lake Park Drive / Amana Academy Inc.:

Amana Academy Inc. is requesting a rezoning from GC (General Commercial) to OI (Office-Institutional) for the ability to utilize the existing 35,460 sq. ft. office building as a charter school. The subject property is zoned GC and has been used as a professional office. The GC zoning contains all the uses allowed in the OI zoning; however, the GC zoning does not permit the use for a school. Therefore, a rezoning to OI is required for the applicant's needs. The existing building will be remodeled by the applicant to accommodate the school facility. Three 63 sq. ft by 63 sq. ft. modular classrooms are proposed while the building is being renovated and are expected to be used for up to two years. After the modular classrooms are not required the applicant will store the building at an off-site facility. The applicant proposes to use property along the creek as recreational area and no sports fields are proposed.

The school currently has approximately 200 students enrolled with grades K-4. The school hopes to add one additional grade per year, up to K-8, with a maximum enrollment of approximately 600 students. The applicant is providing 179 parking spaces which meets the minimum parking requirement.

The City Engineer has reviewed the proposed rezoning with respect to transportation, stormwater management and stream buffer issues. The subject property will utilize a full access drive on Lake Park Drive. The applicant will make improvements for internal circulation for AM drop-off and PM pick up by adding an extension in the parking lot that the applicant has demonstrated is feasible. Also, the traffic study provided by the applicant indicates that improvements for the access drive at Lake Park Drive are recommended by the time of full enrollment. The improvements include a second entrance lane, and the ability to turn right or left in the exit lane at the full access driveway on Lake Park Drive. The study also recommends traffic control by a police officer during the peak AM and PM hours. The applicant has demonstrated the improvements are feasible. However, the city may require a deceleration lane at the entrance at the time of land disturbance plan review. The signalized intersections studied in the report will continue to operate at satisfactory level of service at the school AM and PM peak hours at the proposed full enrollment year of 2031.

Discussion took place regarding the option for a potential bus. That has not been finalized or approved, but it is something that has been discussed. Further discussion took place about right-of-way and a deceleration lane which council believes is necessary for better traffic flow. There will be no sports fields. They prefer the wooded area for potential trails and nature walks.

– Joey Staubes, Planner II, discussed item CON2024-001, the contract renewal for OpenGov. Community Development has been utilizing OpenGov for permitting and licensing since 2022. Renewal of the contract is requested for an additional three years in the following amounts, \$123,567.15 for 2024, \$129,745.51 for 2025, and \$136,232.78 for 2026.

– Eric Randall, Public Works Director, discussed item ATH2024-044. During regular inspection and testing prior to paving, the proof roll for the area under the easterly bridge was found to have inadequate bearing capacity, apparently due to a high water table. The geotechnical engineer hired to monitor and test for the project recommended several options for remediation – undercut and backfill with gravel/Geotech fabric, lime stabilization, and cement stabilization.

The PM and inspection team prefers to install cement stabilized subgrade because this would preclude time intensive undercut and replacement of unsuitable materials, and cement is a better stabilizing material than lime.

– Paul Osburn, Asst. Public Works Director, provided background for item CNV2024-001:

This temporary construction easement would allow Foundry Watkins Property, LLC to install a sanitary sewer line across property owned by the city. Upon completion, the sewer line within the city limits would be dedicated to the city. Foundry Watkins Property, LLC would also install a lateral sanitary sewer line from the proposed main sanitary sewer line to a clean out located approximately 10 feet from said main sewer line, such location to be approved and coordinated by designated city staff. Upon completion and dedication of such lateral sewer line, sewer would be available for future development of Grantor's Property for recreational use, at the option of Grantor. The sewer line would be parallel to an existing water line. Scott Cochran, City Attorney, discussed some of the legal issues with this property.

## 5. Other Business / Staff Comment

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

- Ward Park Batting cages are complete.
- Downtown streets have been repaved and restriped. Parallel parking spaces are marked. Pedestrian posts on the paved areas will be coming. Speed limit signs are 15 MPH.
- First Baptist Church – met with them concerning traffic signal. They brought a concept forward combining their entrance with the entrance to the Reed House and placing a traffic signal at that location which is almost halfway between the intersection of Concord and Collier. This is supported by Eric Randall, Public Works Director.
- River Line Park turf fields are near completion.
- The slabs are in for the batting cages at Chuck Camp Park.
- Grading and tree removal has been underway at Brinkley Park.
- Downtown playground – received quotes that range between \$50K-70K which are still too high. Will come back to that later.

Councilmember Pickens – received a request for a left turn light onto Atlanta Rd. at Church St.

Councilmember Oglesby – thanked whoever dealt with the turned over trashcans at the back of his neighborhood. He also asked about the craters (large potholes) at Wendy's and Arby's.

Councilmember Lindley – asked about Cobb Transit wanting to take over Carrabba's and the hotel for themselves.

Councilmember Hines – talked about Women's History Month and the work the library is doing to celebrate and honor women. She also announced a tea that she and others are going to be hosting at Taylor-Brawner.

Mayor Pro Tem Gould – updated Mayor and Council on the Fanny Williams Legacy project. The Education Foundation just held their successful roundtable discussion.

Scott Cochran, City Attorney – Discussed the cases that are moving forward in the next few weeks and few months.

**6. Executive Session (As Needed)**

**7. Adjournment**

Mayor Derek Norton adjourned the March 7, 2024 Committee of the Whole meeting at 7:44 PM.

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

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**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**