



City of Smyrna

A. Max Bacon City Hall
HR Conference Room /
First Floor
2800 King Street
Smyrna, Georgia 30080

Meeting Minutes - Final Committee of the Whole Work Session

Thursday, October 13, 2022

6:30 PM

A. Max Bacon City Hall - HR Training Room

Roll Call

Present 6 - Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Travis Lindley, Councilmember Susan Wilkinson, Mayor Pro Tem / Councilmember Tim Gould, and Councilmember Lewis Wheaton

Absent 2 - Councilmember Latonia P. Hines, and Councilmember Charles Welch

Also Present 1 - Scott Cochran

Staff 13 - Joe Bennett, Dan Campbell, Robert Early, Jennie Eldredge, Jill Head, Russell Martin, Penny Mocer, Mary Moore, Paul Osburn, Kristin Robinson, Carol Sicard, Joey Staubes, and Keith Zgonc

1. Call to Order

Mayor Derek Norton called to order the October 13, 2022 Committee of the Whole meeting held at A. Mac Bacon City Hall in the HR Training Room at 6:31 PM.

2. New Business

Mary Moore, Smyrna Library Director, and Jennie Eldredge, Smyrna Museum Manager, passed out Smyrna books. They began working on this book about three years ago at the direction of former City Administrator Tammie Saddler-Jones. It is not a history book, it is more of a scrapbook celebrating Smyrna as it is today.

A. [COW22-75](#)

Parking Deck Concepts review and discussion

Ward 3 / Councilmember Lindley

Greg Teague, Croy Engineering, presented two different concepts for the parking deck options to be placed between Powder Springs St. and the Police Department:

Concept 1: Runs parallel to Powder Springs St. and yields 198 total parking spaces with 88 spaces per level.

- There are roughly 20 feet of landscaping/green space with this concept.

Concept 2: Runs parallel to existing PD parking lot and yields 176 total parking spaces with added green space along Powder Springs St.

The physical footprint of the deck is identical on both concepts, and the cost differential is negligible between the two concepts. The differences are whether it aligns with Powder Springs St. or with the PD parking lot, and a loss of 22 spaces between concept 1 and concept 2. The deck will be built so that future decks can be added to the existing deck.

Joe Bennett, City Administrator, did mention that the area where the deck is being proposed is also the fallout area for City fireworks, so they will have to find another

place to launch fireworks in the future.

Councilmember Wilkinson stated she prefers Concept 2 with the added green space. Councilmember Wheaton stated he prefers Concept 1 explaining that he has seen similar decks at Georgia Tech with the added green space, and it has not proven to be very functional or aesthetically pleasing.

Councilmember Lindley stated he prefers Concept 1.

Councilmember Pickens stated he prefers Concept 1.

Mayor Pro Tem/Councilmember Gould stated he prefers Concept 1 because it yields more spaces.

Mr. Teague said he will begin the process of sending out an RFP for design-build. This will be added to the Mayor and Council agenda for Monday, October 17, 2022.

Mr. Teague also announced that Zach Strickland sat for the Principles and Practice of Engineering (PE) exam and passed. All congratulated Mr. Strickland for his success.

B. [COW22-76](#)

Riverline Splashpad Discussion

Ward 7 / Councilmember Wheaton

Joe Bennett, City Administrator, explained that Integrated Construction and Nobility, Inc. (ICON) who submitted a design-build fee schedule for the Ward 7 Riverline splashpad project proposed consulting charges that were significantly higher than was expected at more than 34% of the total budget. A few meetings have been held with ICON and were not productive. Because of the higher than expected consulting fees, the project would only be able to include two features in the 5,000 sq. ft. splashpad to fall within budget.

Richard Garland, Parks and Recreation Director, reached out to Vortex who supplies the infrastructure for the splashpad. Mr. Garland was able to turn around a plan from Vortex that included seven features, and they produced the plans at no cost. Pond & Co. was contacted, and they submitted landscape and engineering plans for \$34,900.00 for the full set of plans for the splashpad. It is staff's recommendation to terminate the contract with ICON and move forward with in-house project management.

Councilmember Wheaton stated if project management can occur in-house, that would be his preference. City Attorney Scott Cochran explained that the contract with ICON states that the City can terminate for convenience, but it will need to be placed on the agenda. Under the contract, the City still needs to pay what is owed as of today. Greg Teague of Croy Engineering stated ICON has completed a land survey for \$17,000.00 and that should be the only amount due to them.

C. [COW22-77](#)

Retirement Plan Discussion

Ward / Citywide

Carol Sicard, Human Resources Director, stated that through a collaborative effort among Administration staff, Kristin Robinson as Finance Director, Human Resources, and Georgia Municipal Association (GMA), they have established that in order to retain employees and remedy some decisions made in the past, they would like to offer employees a better option for their retirement benefit. There are currently three active retirement plans:

1. The Pre-July 1, 1999 plan
2. The 1999 plan - the more robust of the three plans
3. The April 1, 2010 & Later plan

- This allows employees to make a 5% contribution, but based on the retirement formula, the retiree would only receive 25% of their retirement income.
- This plan runs in conjunction with the 457(b) plan as well, but there is very low participation in the 457(b) plan because there is no extra disposable income to contribute. (Employee contributions go to the 457(b); City contributions go to the 401(a).)

They would like to bring the 2010 employees more in line with the 1999 plan. The new plan they are proposing would allow for an up to 50% match from the City if the employee contributes up to 4%. Joe Bennett, City Administrator, stated that exiting police officers have stated that one of the contributing factors for leaving is because of the poor retirement plan. He also discussed issues surrounding the minimum age requirement and removing that clause as Department Heads have expressed concerns about it.

Malachi Waterman, Vice President and Consulting Actuary at Segal, and Michelle Warner, Director of Retirement Field Services and Defined Contribution Program at GMA, presented more detailed information about the proposed plan and the minimal cost to the City. GMA would need about six weeks to work on the plan if the City were to move forward with the proposed plan.

3. Review of the October 17, 2022 Mayor and Council Agenda

A. [COW22-71](#) Review of the October 17, 2022 Mayor and Council Meeting Agenda.

Russell Martin, Community Development Director, provided the following background on item Z22-009:

Kyle Vincent is requesting a rezoning of a 1,984 sq. ft. (0.05 acres) segment of 1487 Spring Wood Drive from RD (Residential Duplex) to assemble with 3710 Ashwood Drive zoned R-15 (Residential). The subject property is an undisturbed area along the side of the Spring Wood Drive property. The applicant plans to acquire the 0.05 acre area from the adjacent property to assemble in the rear yard of the Ashwood Drive property. The applicant plans to landscape the area which is currently overgrown. A rezoning from RD to R-15 is required for the assemblage to be consistent with the existing zoning of the Ashwood Drive property. Additionally, a variance is required for the Spring Wood Drive property to allow a lot size reduction from 12,500 sq. ft. to 11,336 sq. ft. in the RD zoning district.

Russell Martin, Community Development Director, provided the following background on item Z22-010:

Brad Thompson is requesting a rezoning from FC (Future Commercial) to R-10 (Residential) for a two-lot single-family detached subdivision. The subject property is zoned FC and is occupied with a single-family home. The applicant plans to demolish the existing home and build two new single-family detached homes on two lots. Stormwater management for the homes will be provided by an infiltration facility on each lot. The minimum lot size will be 10,000 sq. ft. The proposed setbacks for the homes meet most of the requirements in the R-10 zoning district, however a variance is required for interior side setback reductions to accommodate the rear entry driveways. The proposed new homes will face Roswell Street with rear-entry garages on each house. The driveway for Lot 2 will share a driveway with the adjacent property to the east. Mr. Martin suggested that the developer may want to change the stipulation

concerning the shared driveway because homeowners typically do not like shared driveways.

Russell Martin, Community Development Director, provided the following background on item 2022-452:

The applicant is requesting approval to subdivide property at 912 Daniell Drive into two commercial lots. The subject property is 3.3 acres with one commercial structure. Previously three additional residential structures were located on the lot but they were recently demolished. The applicant plans to subdivide the property within the requirements of the GC zoning district, so no rezoning is required. The proposed subdivision will result in two lots with each being 1.66 acres and 1.63 acres in size.

Councilmember Wilkinson asked some questions of Mr. Martin and expressed concerns about access and stormwater management. City Attorney Scott Cochran explained that because the applicant has met all of the legal requirements, the Council cannot vote against it; there is no variance request, and they are within their rights to do this. Other jurisdictions do not bring these forward for a vote. Mayor Derek Norton asked Mr. Martin to make a change to the ordinance so these issues do not come before Council again.

The contractor for Pond & Co. briefly presented the colors, materials, and furnishings that were decided on and brought forward by the Downtown Redesign Details Task Force for item 2022-504.

Kristin Robinson, Assistant City Administrator/Finance Director, briefly presented information for finalizing the budget for the audit for item 2022-494.

Police Chief Keith Zgonc spoke to Mayor and Council about item 2022-505, the character parade held by Belmont Hills Elementary School. They are requesting a temporary road closure for approximately 15 minutes.

Paul Osburn, Assistant Public Works Director, spoke about item 2022-507 to authorize temporary closure of Oak Drive at S. Cobb Drive on October 24 and 25 for construction of a median island as part of the Oakdale Road traffic calming SPLOST project. Mr. Osburn and Robert Early, Building and Grounds Supervisor, also discussed the removal and replacement of the Energy Recovery Unit (ERU) at City Hall by MaxAir Mechanical with the Fresh Air system. MaxAir is proposing approximately \$36,000.00 under the state contract to complete this project which is part of the Green Energy Fund and Green Energy program implemented by the City.

4. Other Business (as needed)

A. [COW22-12](#) City Administrator project updates and review of City business

Joe Bennett, City Administrator, provided the following updates:

- Would like to take a top-down approach with all of the City buildings and start inspecting and replacing roofs, then move onto stucco, etc.
- Quotes have come in for revarnishing the wood in City Hall for \$13,165.00. It will take 7-10 days to complete. It will take place the last week of the calendar year.
- Buildings and Grounds is getting quotes to replace all of the fabric in City Hall. He will bring those numbers forward when he gets them.

- Ongoing discussions are taking place concerning the brewery and the park so as to marry the two areas so they are more seamless.
- The exterior refinishing on the Presbyterian Church has been completed, and the ADA ramps have been repaired. The Baptist Church still needs to be cleaned out.
- Working on the final grading on King Street. Should be done by mid-November.
- The theatrical light upgrade in Council Chambers is being adjusted in order to forgo the need for a lift and enable staff to control the lights by remote control.
- Frank Carruba, Assistant City Engineer, has requested a job change to Environmental Inspector. This would result in a demotion and pay decrease. He does a very good job at the job he wants to perform, and Mr. Bennett does not want to lose his expertise. He is retired from the EPD, so environmental inspections are his field of expertise. They will post the City Engineer job soon.

Mayor Derek Norton expressed how proud he is of staff for the 150th Birthday Celebration. He stated there were between 30K - 40K people in attendance.

Penny Mocer, Deputy City Administrator, presented the following updates:

- The Hispanic Heritage Celebration is taking place on Saturday, and she has t-shirts for the Mayor and Council.
- The pool at the Wolfe Center is having problems with the heating element. The part has been ordered, but it will take three weeks to arrive and make the necessary repairs.
- The Community Center chair lift will be removed. The chair lift did not pass inspection and has not been operating properly since its installation. If it is not removed, then all elevators will not be able to be used.

5. Executive Session (as needed)

6. Adjournment

Mayor Derek Norton adjourned the October 13, 2022 Committee of the Whole meeting at 8:05 PM.