



**Meeting Minutes - Final
Committee of the Whole**

Thursday, April 11, 2019

6:00 PM

City Hall

1. Roll Call

Attendees: Max Bacon, Tim Gould (6:20p), Ron Fennel, Charles "Corkey" Welch, Andrea Blustein, Susan Wilkinson, Derek Norton

Absent: Maryline Blackburn

Also Present: Tammi Saddler Jones (City Administrator), Terri Graham (City Clerk), Christy Ullman (Ex. Asst. to the M&C), Scott Cochran (City Attorney), Elsa Thompson (Admin. Svc. Coord.), Mary K. Arvin (Admin. Svc. Coord.), Chris Flowers (SPD), Richard Garland (Parks & Rec. Director), Kevin S. Moore (City Engineer), Ken Suddreth (Rusty), Rick James (SPD)

Guests: Greg Teague (Croy Engineering)

2. Call to Order

Call to Order at 6pm by Mayor Bacon.

3. Review of the April 15, 2019 Mayor and Council Agenda

Mayoral Report

3A - Campbell High JROTC Color Guard Cadets to come up and present colors.

3B - Recognition was given to the Smyrna basketball association 2019 championship teams. Mayor Max Bacon inquired if they won the championship. Councilmember Susan Wilkinson responded age eight and under won the state championship. As one district, the ten – twelve age group also played in the state championship.

Land/Zoning/Annexations

4A - Discussion on a public hearing request to change the 2040 Future Land Use plan of the Williams Park neighborhood. The Community Development Director Ken Suddreth informed council that last fall the Williams Park neighbors asked to revisit the future land use plan that was adopted in October 2017. The request was to move the mixed used line about a block over and change this portion of the map to moderate density residential. Staff is recommending a change that will go in line with what Williams Park has requested. The right side of Alexander Street would become the boundary point, property on the left side would remain mixed use, everything on the right side of Alexander would be changed to moderate density residential, up to 4.5 units per acre. On the surrounding streets there is light industrial, commercial and mixed-use zoning destinations. Staff and the Planning and Zoning Commission recommended approval.

4B - Community Development Director Ken Suddreth, advised that M. Junger Homes, LLC has requested to rezone two (2) lots with multiple units into two (2) single-family homes on Walker street. Mr. Junger is asking for a rezoning from RM-10 to RDA-Conditional for a density of 5.71 units per acre located at 1601 Walker Street. Planning and Zoning recommended approval.

4C - Rezoning from R-15 to R-10 Conditional for four (4) single family homes of 3.72 units per acre requested by M. Junger Homes, LLC. Located at 1420 and 1430 Roswell Street. Williams Park was supportive of the four (4) homes. There is a stone wall on the property built in the late 1930's by a previous owner and his son. The neighborhood wants to retain the wall because they feel its part of the neighborhood; one, issue is there is a 3 ft sidewalk next to the wall. There have been complaints over the years from people not feeling safe on the sidewalk since it is narrow and close to the road. There are two existing driveways, Mr. Junger wants to take the wall down and rebuild as a feature near the new driveway and leave a visual clearance. The new driveway design will go through the middle of the wall. Williams Park is not in favor of taking the wall down and rebuilding. Staff recommends a dedication with a 5 ft wide sidewalk with a 2 ft buffer strip which is standard. Mr. Junger and Williams Park were asked to come to an agreement about the wall and they have not. Williams Park is fine with the zoning they just want to keep the wall. Mr. Junger says he will do whatever the city wants him to do. He said he would take the wall down and rebuild the wall along that central drive. Councilmember Maryline Blackburn doesn't have an opinion on this topic one way or another.

4D - Emory has requested to add a medical office building and new parking deck for Emory hospital. This is the first phase of the development. The new parking deck will wrap around the existing medical office building on the northern side. Then there will be improvements to the existing service parking as part of this phase. The new Emory hospital medical building addition will be for urgent care. Council asked where they were in CON (Certificate of Need) process. The CON was submitted in March, they have not heard if it will be awarded. There was no indication to close Emory located on Windy Hill.

4E - Senior Planner Rusty Martin informed Council that this was a modification to an approved site plan. This is the current plan for Riverview Landing. Multi-family homes are being built south of the utility easement; should start getting COs (Certificate of Occupancy) mid-summer. Townhomes planned around the retention pond are approximately 99, but they want to eliminate and replace these townhomes with 270 multifamily units. Existing work today is near Riverview Road and Nichols Drive.

They are proposing two buildings along the river those will be four (4) story multi-family buildings with 5000 square feet commercial retail along with 7000 square feet of live-work units and will front on Nichols. Across Riverview road there's another 4-5 story multi-family building with 2500 square feet of commercial retail with an outdoor dock and recreation area right on the pond. Total commercial for this site with live-work and commercial retail is up to 14,500 sq. ft. There will be a four story and a three story multi-family building. There will be a two level parking deck. They are going from 608 total units currently approved up to an additional 208 which brings the total units up to approximately 816. The apartments will be 1 and 2 bedrooms with some 3 bedrooms. The townhome units will be 3 story and 1500-1800 square footage. Number of townhomes with this change will drop from 233 to 188 and single family units will drop from 65 to 48. Mayor Bacon asked who to inquire about the building information for the single family and townhome units; answer was to ask Ardent. There will be a

park dedication to the City of Smyrna which will result in a cost to maintain. Mr. Chuck Young will also provide an update and plan to provide public restrooms and parking at the recreation park, Ardent will advise the Council what the maintenance aspect will involve. Staff recommended approval with the same stipulations carrying over from the previous signed amendment. The zoning will stay the same; this is just a plan modification; therefore, this item was not heard by the Planning and Zoning Commission.

6A - First response 911 software license agreement from ElanTech, Inc. Lt. Chris Flowers with the Smyrna Police Department explained 911 emergency. All EMS calls put the caller on hold longer while they placed a second call to the ambulance directly to give information to contact the fire department. The new software helps eliminate the need for a cold call, it recognizes the code is a medical call and it converts data directly to the ambulance provider; the information goes directly into their computer system; we don't have to call them. This allows operators to stay longer on the phone with the caller and frees them up to do other things. Cobb County has been using this software for about two years. Request is to add the new software at a cost of \$7,500.00.

The radio system that has been used for a period of two years is currently down. The problem is the main radio system connected to Cobb County, the fiber cable went down on Monday morning, April 15 with the main radio system not functioning. Operators had to use backup radio's, desktop radios, and portable radios. It was discovered that squirrels damaged the lines. There was discussion from Council where the funds would come from, Lieutenant Chris Flowers said the funds are in the professional services account for this current budget.

6B - Items 6B and 6C are in tandem, City Clerk, Terri Graham recommended approval of an amendment to the city's code of ordinances to amend the municipal court technology surcharge amount to \$6.50 per paid citation. The current ordinance allows for a surcharge of \$5.00 per offense. The agreement with Courtware for the upgrade for Azure will cost \$5.50 per paid citation. Ms. Graham informed the Council that the City adopted an ordinance for the technology surcharge in 2006; this ordinance enables Courtware to be paid from revenue. The surcharge enables \$1.00 to be held in a technology fund to pay for future technology needs for court, probation and the police department. The current ordinance allowed for a \$5.00 surcharge per paid citation. The Courtware upgrade would relieve our current server and move all court files to a cloud base while managed and maintained by Courtware. This move would also relieve our IT department of the maintenance of the server, upgrades and issues.

6C - The need for the Azure Courtware upgrade is to eliminate lag time and slowness during court and Court Services when accessing court files. The agreement is for \$5.50 per paid citation, this will include court and probation.

6D - Parks and Recreation Director, Richard Garland explained that the grant for the multi-use bike park trails at N. Cooper Lake Park was approved for \$200,000.00. The City will match the grant with approximately \$120,000.00 which will come from SPLOST. This is the next step in the process. There were six or seven contractors at the pre-bid, one contractor submitted a bid on time. There was another contractor that submitted a bid too late, an hour after the deadline. The bike ramps are made of wood, they look like a deck type construction that are bicycle ramps and jumps. There was concern about the noise due to the construction. The neighbors are used to a quiet park, it appears to be about 100 feet from the nearest house; the community garden is between the trails and the houses. Mayor Bacon voiced his concern about

the noise. Mr. Garland said the neighbors attended three (3) public meetings and two of the meetings allowed for public input. They talked about having another meeting after the contractor was approved. They would discuss what was previously talked about and hear any new concerns. Mayor Bacon asked if the \$320,000.00 included construction of the trails back in the woods. Mr. Garland affirmed that the construction of the trails was for the 3 ½ miles of trails in the bike park, the bike playground and the slope side course, all that is included. Mayor Bacon said based on what he can see the construction is about as far as you can get from the houses. Council requested a list of the firms that we're selected. City Administrator Saddler Jones said she could get the list from Purchasing Manager Kelly Brown. This project has cost us \$20,000.00 to take to bids because they are a cooperative group. We missed out on getting the 7 percent discount because we didn't have any competing bids. Contractor's showed up with little or no expertise; there were three contractors who showed up with the bid expertise we needed. Once the bid is approved it will take 120 days to ramp up and 120 days of construction; work completed by first of November 2019.

The grant is through the Department of Natural Resources, and Council discussed who would be involved in overseeing the project. Mr. Garland said, we have to provide quarterly reports to the state on the project through construction and said City Engineer Kevin Moore will be involved. Mayor Bacon said it sounds pretty-nice and the project will get a lot of use.

Councilmember Andrea Blustein left the meeting at 7:13pm.

Mayor Bacon asked Mr. Garland about Tolleson Park's new playground under construction and he responded the construction was done, and that they've had the ribbon cutting ceremony.

Consent Agenda - No discussion

No other items were added to the agenda.

4. City Administrator Report

Major Rick James spoke about SPD (Smyrna Police Department) had conducted a major drug bust; 89 lbs of meth. Street value 3 million dollars, they roughly got 177,000 doses off the street. Major James said they worked with the DA and FBI hide-out task force. Major James spoke about seized assets. City Administrator Tammi Saddler Jones spoke about welcoming Mary Arvin. Mary spoke about herself.

Ms. Saddler Jones will be out of office on Friday, April 12th. Assistant City Administrator Scott Andrews will also be on leave; Community Relations Director Jennifer Bennett volunteered to serve in Ms. Saddler Jones absence.

Fire station number 2 dedication was held on Saturday, April 13 at 10:30 am. Tours and children activities will begin at 2:30 pm.

The Great American cleanup to keep Smyrna beautiful was held at Tolleson Park on Saturday, April 13, volunteers will be working at 8 am – 12 pm.

City offices closed on Good Friday April 19th.

Tolleson Park ribbon cutting event was held on Thursday, April 25th.

Smyrna Library Director, Mary Moore is offering staff development training course on Friday, April 26, library will close at 1:00 pm.

The Jonquil Festival & Jonquil City Jog will be held Saturday and Sunday, April 27 & 28th. Outdoor Market began on Tuesday, May 4th.

Food truck Tuesday begins May 7th.

Staff is holding a Mini retreat to be held on April 24 at the Reed House; to review goals and accomplishments of staff, previous retreats, and future plans for staff. The meeting will be held from 11am – 3pm.

5. New Business

Councilmember Charles “Corkey” Welch said he had a citizen is asking about a zoning amendment that was on the agenda in February regarding zoning for 6ft fence. The ordinance had been tabled for further discussion. He asked for the ordinance to be sure he could complete what he wanted to do. There was a suggestion that he could come in and request a variance; the cost of the variance is \$225.00.

Second issue was with a group at Cooper Lake (subdivision before Cooper lake park), they are requesting no parking signs in their area. They do not want signs, they just want to paint the curbs to read no parking. Mayor Bacon plans to talk to Kevin Moore about this.

Councilmember Derek Norton: Mr. Norton attended a retreat with the owner of the old AT&T building which is located at Cumberland Parkway north of McDonald's. There is a proposal for a several story building; a multi-story project. Owner has received Dobbins and FAA airspace clearance. Mr. Norton will meet with the owner who wants to build a multi-story building sometime next week and will report back to Council any important information.

Councilmember Susan Wilkinson received an email from someone named Ian Robble regarding building a multi-level self-storage building. He would like to meet separately with each councilmember but she would not be able to meet during the requested times.

Councilmember Tim Gould requested a copy of an award Mr. Andrews received for the Council at the business partners meeting on April 15, 2019. Ms. Tammi Saddler Jones said she'd get a copy for Mr. Gould from Mr. Scott Andrews. Mr. Gould inquired about a discussion surrounding economic development, Ms. Saddler Jones said she and the Mayor had talked about it, but no discussion as a group had occurred.

Mayor Bacon said the city annual golf tournament is May 4 and 5th. This event has been going on since the 80's. Ms. Susan Wilkinson says her nephew is a pro-golfer and Mayor Bacon said he is welcome to come and play. Mr. Norton said that his father is coming all the way from Iowa to play in the tournament.

Mayor Bacon said Campbell High Spartans are having an alumni game on Saturday at Lattanzi baseball field and that it is a fund raiser for their basketball team. He also said that he recently attended the girls Lacrosse game, and they beat North Springs and had a great crowd in attendance.

6. Adjournment

Meeting was adjourned by Mayor Bacon at 7:38 PM.