



Meeting Minutes - Final
City Council

Monday, May 2, 2016

7:00 PM

Council Chambers

Rollcall

Present: 8 - Mayor Max Bacon, Councilmember Derek Norton, Councilmember Andrea Blustein, Councilmember Teri Anulewicz, Councilmember Charles Welch, Councilmember Susan Wilkinson, Councilmember Doug Stoner and Councilmember Ron Fennel

Also Present: 14 - Scott Cochran, Mike L Jones, Terri Graham, Ann Kirk, Robert Harvey, Ron Waddell, Mary Moore, Scott Stokes, Jennifer Bennett, Travis Landrum, Amy Snider, Dan Campbell, Tammi Saddler Jones and Ken Suddreth

Call to Order

Mayor Max Bacon called the meeting of the Mayor and Council to order at 7:00PM

1. Invocation and Pledge:

Detective Ron Waddell gave the invocation and led all in the Pledge of Alligence.

2. Agenda Changes:

There were no agenda changes.

3. Mayoral Report:

Aaron Strimban is running for Cobb County State Court Judge. He gave both professional and personal background.

Lea Zammit is running for Cobb County State Court Judge and gave her professional and personal background.

A. Proclamation in Recognition of Respect for Law Day (May 6, 2016)

Sponsors: Norton

Attachments: [Respect for Law Day May 2016_final](#)

Councilmember Derek Norton read aloud the Proclamation in Recognition of Respect for Law Day which is May 6, 2016 and presented the proclamation to Ms. Betty Turley.

B. Proclamation in Recognition of The American Lung Association - Women's Lung Health Week

Sponsors: Norton

Attachments: [Amer Lung Assn Final May 2016](#)

Councilmember Derek Norton read aloud the Proclamation in recognition of The American Lung Association for Women's Lung Health Week. Melissa Bauer accepted the proclamation for the American Lung Association.

C. Proclamation recognizing Smyrna City Clerk Terri Graham and Municipal Clerks Week, May 1 - May 7, 2016

Sponsors: Blustein

Attachments: [Municipal Clerks Week May 2016 final](#)

Councilmember Andrea Blustein read aloud a Proclamation recognizing Municipal Clerk's Week. City Clerk Terri Graham accepted the proclamation on behalf of all municipal clerks.

4. Department Head Reports:

City Administrator Mike Jones called on Ms. Ann Kirk with Keep Smyrna Beautiful and spoke about the following:

She spoke about the busy quarter and mentioned the Keep Smyrna Awards Banquet and the awards that were presented.

The Great American Cleanup was held on April 16th and 214 volunteers were in attendance collecting 149 bags of litter over 46 total miles.

The recent shredding event served 427 patrons and collected 18,000 lbs of paper to be recycled.

KSB Garden Tour will be held on Saturday, May 14th with 5 showcased homes and gardens, local artists at various homes and live music.

The Smyrna Fresh Market will start on Saturday, May 7th, with many of the regular vendors participating. May 7 - September from 8:00am - 12:00pm.

The kidney fund truck is present at the Recycling Center and she listed the hours the recycling center was open.

She thanked several volunteers and organizations that have donated time, money and resources as well as participated in events. She also spoke about a stream that was cleaned near Old South BBQ.

Community Development Director Ken Suddreth gave the following Department report:

Staff has just received the market impact study proposal and student project proposal from GA Tech. Funds are proposed in the FY'17 budget. Staff has a meeting this month with Fuqua Dev. (Braves retail developer) to have a round table discussion about their views of the area regarding retail. Staff has met with the following firms:

Cushman & Wakefield (general market conditions)

Wood Partners (apartment market)

Colliers International (office market)

CBRE (hospitality market)

AECOM (proposed bridge fly-overs)

Other meetings have also been scheduled.

The following businesses have obtained tenant finish permits and/or business licenses:

Creatwood Tavern

Cielo Blue

Luxury Nail Spa

N'Style Barber

Hearing Solutions

Greek Village Tavern

Ms Heel Boutique

Jonquil:

Grading permit issued.

Building permit for Public Grocery Store is on tonight's agenda.

Building permit for the two corner retail buildings is ready to issue.

Apartment plans are under review. No permit has been issued.

No plans have been submitted for the free standing retail bldg.

Smyrna Grove:

10 Homeowners and 24 Homes are under contract

7 Spec homes being built and the average sales price is over \$400,000

Business License:

Total Businesses (Jan-April, 2016):

Retail: 1332 (Bold > 2015)

Services: 655

Professional: 153

Insurance: 596

Regulatory: 32

Non-Profit: 51

TOTAL: 2819

Alcohol Locations: 115

New Businesses: 158 (to date)

Code Compliance:

2016 total violations (Jan-April): 445

6 court sessions;

29 properties;

46 violations (10% of total);

\$10,300 total fines & penalties.

Library Director Mary Moore spoke about the Summer Reading Program and its importance.

During the summer months, disadvantaged children tread water best or even fall behind. It is what we call the summer slide while better off children build their skills steadily over the summer months.

LIBRARY OLYMPICS will be held Friday, May 27 from 10:30am–12noon outside the Library.

Visit all 9 "Olympic Event" stations and win your medal! Free ice cream and bottled water will be offered and the event is sponsored by Friends of Smyrna Library and Smyrna Library

Children's Classes, Events & Reading Incentives:

Story Times for PreK

Ready Readers for Early Elementary

Tween Time

LEGO Club

Special Events: puppet show, vintage games, yoga, self-defense, and a Derby Day

Reading Challenge:

Read 8 hours and get a free book!

Teen Events & Reading Incentives:

Weekly Teen Time: vintage games, MMA workshop, chocolate games, yoga, video games

Reading Challenge:

Complete the activities on their punch card and they can win books, gift cards, or the grand prize, a Creative Muvo Mini Speaker.

Adult Events & Reading Incentives:

Adult Events: lectures, book discussions, Maker Mondays, Laughter Yoga

Reading Challenge:

Weekly drawings of gift cards to local businesses and gift bags. All weekly entries are entered to win one of two Fitbits.

Vinyl and Vino will be held Saturday, May 14 from 6:00pm - 8:00pm

Curiosity Creates will be held Tuesday, May 3 from 6:00pm - 7:00pm. This will be a Gallery Opening and Artist reception. Please join us in congratulating our young participants on their artistic creativity at our gallery opening. Art will be on display through Wednesday, May 25th.

Keep in Touch:

NextReads Newsletters

Library Newsletter

goo.gl/7jbvTK

Facebook

[facebook.com/FriendsOfSmyrnaLibrary](https://www.facebook.com/FriendsOfSmyrnaLibrary)

[facebook.com/SmyrnaLibraryKids](https://www.facebook.com/SmyrnaLibraryKids)

[facebook.com/SmyrnaLibraryTeens](https://www.facebook.com/SmyrnaLibraryTeens)

Twitter

[@foslvolunteers](https://twitter.com/foslvolunteers)

Pinterest

pinterest.com/smyrnalib

5. Land Issues/Zonings/Annexations:

There were no Land Issues, Zonings, or Annexations.

6. Privilege Licenses:

There were no Privilege Licenses.

7. Formal Business:

- A.** Approval of extended work hours for J&A Construction & Home Builders for the completion of land disturbance and grading activities - 17.77 Acres - Land Lot 178 - Veterans Memorial Highway - J&A Construction & Home Builders

Sponsors: Fennel

Attachments: [Staff Memo_Work Hours_Brookside Lake Manor](#)

[BROOKSIDE WORK HOURS REQUEST](#)

[Zoning Map Brookside Lake Manor](#)

City Administrator Mike L Jones read the following background for this item: J & A Construction & Homebuilders was requesting an extension of normal work hours during the land disturbance and grading phase of the new Brookside Lake Manor subdivision off Veterans Memorial Highway. The land disturbance permit for this project was issued on April 7, 2016 with a total estimated cost of construction of

\$1,128,432.00. J & A Construction has run into permitting delays due to the State's variance process for wetland encroachment and is requesting an with no work on Sundays for the duration of the project. The completion date for the project is set for January 2017.

Community Development recommends approval of the extended work hours with the following conditions:

1. Extension of work hours from 7 a.m. to 8 p.m. Monday through Friday.
2. Extension of work hours from 9 a.m. to 7 p.m. on Saturdays.
3. J & A Construction shall mitigate noise disturbance between the hours of 6 p.m. and 8 p.m. on weekdays, and on Saturdays from 6 p.m. to 7 p.m.

A motion was made by Councilmember Ron Fennel to approve 2016-186 an extension of normal work hours from 7 a.m. to 8 p.m., Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturdays for J&A Construction & Home Builders for the completion of land disturbance and grading activities - 17.77 Acres - Land Lot 178 - Veterans Memorial Highway - J&A Construction & Home Builders, seconded by Councilmember Doug Stoner. The motion carried by the following vote:

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

B.

Award of RFP 16-037 Historic Reed House Event Center Construction Manager At Risk Services and Pre-Construction fee to Peachtree Construction Services, Inc. in the amount of \$12,500.

Sponsors: Welch

Attachments: [RFP 16-037 Reed House Renovations CMAR Bid Recommendation](#)
[Historic Reed House Event Center CMAR RFP](#)

The City Administrator, Mike L. Jones read the background regarding the Reed House item and stated the following:

The City of Smyrna solicited proposals from qualified firm(s) interested in providing construction management at risk (CMAR) services for the renovation of the Historic Reed House into a public facility and event center. In the bid documents it was explained that the selection would be made through a qualifications and fee based selection process consisting of a statement of qualifications and fee proposal. Two bids were received. One supplier was deemed unresponsive because the bid submission did not include the required listing of Relevant Project Experience, which carried a heavy weight in the Evaluation Criteria. The lowest and most responsive bidder was Peachtree Construction Services, Inc.

The Historic Reed House Renovation project consists of the design and renovation work to update and stabilize the 1910 house of 4,900 square feet on 3.55 acres at 3080 Atlanta Road, Smyrna, Georgia. The project will include the installation of additional driveway and parking areas, as well other site improvements making the facility ADA compliant. The construction delivery method for this project will be CMAR. The CMAR will provide preconstruction services which may include, without limitation, technical review, cost verification, cost evaluation, value engineering, schedule development, and schedule evaluation. The CMAR will be expected to work collaboratively with the project manager and A&E to develop detailed construction cost estimates at the Schematic Design and Design Development milestones, and then provide Guaranteed Maximum Price (GMP) upon completion of Construction Documents. The CMAR will be responsible for managing all facets of construction (methods of construction, safety, and coordination of all contracts required to complete the project within budget and schedule). The City has contracted with Croy Engineering, LLC of Marietta, Georgia as the Project Manager. Lyman Davidson Dooley, Inc. will function as the Architectural designer. The fees for

the CMAR services provided by Peachtree Construction, Inc. will consist of a \$12,500 Pre-Construction Fee (which this award is authorizing). Following that, GMP will be determined, with 12.5% of construction costs and a \$12,660 monthly fee for General Conditions.

It is the recommendation of the Purchasing Department that this bid be awarded to the lowest and most responsive bidder, Peachtree Construction Services, Inc. for CMAR Services and Pre-Construction fee of \$12,500.

A motion was made by Councilmember Charles "Corkey" Welch to approve 2016-148 to award RFP 16-037 for the Historic Reed House Event Center Construction Manager At Risk Services and Pre-Construction fee to Peachtree Construction Services, Inc. in the amount of \$12,500.00, seconded by Councilmember Teri Anulewicz. The motion carried by the following vote:

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

8. Commercial Building Permits:

- A.** Issuance of a commercial building permit for a new Publix at 2955 Atlanta Road - 3.37 Acres - Land Lot 559 - 2955 Atlanta Road - Benning Construction Company

Sponsors: Anulewicz

Attachments: [Publix Building Permit Application](#)

This item is for the Publix at Jonquil as stated by Mike L. Jones, City Administrator. Benning Construction Company has been issued a commercial building permit for a new 45,600 sq. ft. Publix store at 2955 Atlanta Road. Benning Construction Company will serve as the general contractor for the project and the estimated cost of construction for the building is \$4,197,523.00. The estimated completion date is late December of 2016.

A motion was made by Mayor Pro Tem/Councilmember Teri Anulewicz to approve 2016-185 for the Issuance of a commercial building permit for a new Publix at 2955 Atlanta Road - 3.37 Acres - Land Lot 559 - 2955 Atlanta Road - Benning Construction Company, seconded by Charles "Corkey" Welch. The motion carried by the following vote:

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

- B.** Issuance of a commercial building permit for a new Waffle House restaurant at 2316 South Cobb Drive - 1.7 Acres - Land Lot 347 - 2316 South Cobb Drive - Waffle House, Inc.

Sponsors: Wilkinson

Attachments: [WAFFLE HOUSE](#)

City Administrator Mike L. Jones remarked that Waffle House, Inc. has been issued a commercial building permit for a new 1,875 sq. ft. restaurant at 2316 South Cobb Drive. Waffle House, Inc. will serve as the general contractor for this project and the estimated cost of construction for the project is \$261,153.00.

A motion was made by Councilmember Susan Wilkinson to approve 2016-184 for the Issuance of a commercial building permit for a new Waffle House restaurant at 2316 South Cobb Drive - 1.7 Acres - Land Lot 347 - 2316 South Cobb Drive - Waffle House, Inc., seconded by Councilmember Doug Stoner. The motion carried by the following vote:

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

9. Consent Agenda:

The consent agenda was read aloud by Mike L. Jones, City Administrator for Council approval.

A motion was made by Councilmember Ron Fennel to approve the Consent agenda as read aloud, seconded by Mayor Pro Tem/Councilmember Teri Anulewicz. The motion carried by the following vote:

Aye: 7 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

A. Approval of the Mayor and Council Meeting Minutes for April 18, 2016

Sponsors: City Council

Attachments: [04-18-2016 April 18, 2016 M&C Meeting Minutes FINAL](#)

B. Approval to use Council Chambers for Vinings Forest Condos HOA Special Called Meeting, Thursday, May 19, 2016 from 6:00pm - 9:00pm

Sponsors: Stoner

C. Award of RFP 16-040 for the Community Center Flooring Replacement to Southeastern Commercial Flooring, Inc. in the amount of \$23,264.

Sponsors: Wilkinson

Attachments: [RFP 16-040 Community Center Floor Replacement Bid Recommendation](#)
[RFP 16-040 Community Center Flooring Bid Tab](#)

10. Committee Reports:

Ward 7 - Councilmember Ron Fennel: The budget review was underway and the Public Hearings had been announced. The draft was available online and available for review and comment by the public. Final approval would be before Council next month. He also noted the recognitions of students in his ward at the Mayor's Education Awards. The SBA luncheon would be held on Thursday, May 5, 2016 at the Smyrna Community Center. The Cobb prayer breakfast would also be held that same morning at the Cobb Galleria. The SBA would also hold a meet and Greet at the Crafty Hog on Thursday May 19, 2016 from 6:00pm - 8:00pm.

Ward 6 - Council member Doug Stoner had no report.

Ward 5 - Councilmember Susan Wilkinson remarked about the public information meeting regarding the Windy Hill Corridor project and thanked City Engineer Eric Randall and Croy Engineering who attended to answer questions. There were 147 people who signed in on the attendance sheet. There would be questions received regarding the project and citizens could get in touch with her to submit those question or recommendations.

Ward 4 - Councilmember Corkey Welch had no report

Ward 3 - Mayor Pro Tem/Councilmember Teri Anulewicz mentioned the Vision process and stated it was moving forward. The Image and Identity group came up with a hashtag for residents to use when posting pics at events or at local businesses, etc. The hashtag is #LoveMySmyrna. Food Truck Tuesdays was starting on Tuesday, May 3, at Taylor Brawner Park and would run through September.

Ward 2 - Councilmember Andrea Blustein talked about the successful Jonquil Festival and she noted her upcoming Ward 2 meeting at the Library on Saturday, May 7th from 10am - 12pm.

Ward 1 - Councilmember Derek Norton had no report

City Administrator Mike Jones reiterated the details of Food Truck Tuesdays that would begin on Tuesday.

City Clerk Terri Graham gave the information regarding the May 24, 2016 election and noted the early voting dates as well as the website location for information.

City Attorney Scott Cochran had no report.

11. Show Cause Hearings:

There were no Show Case Hearings.

12. Citizen Input:

Shawanna Mayo of 3529 South Sherwood asked to speak about a stop sign in the Sherwood Subdivision. She spoke about Eric Randall coming out to look at the area and declined a stop sign and crosswalk. She noted the incoming braves stadium and GPS travel sending drivers through there subdivision as a cut through. There are 35 homes with children under the age of 6 in the subdivision.

Mike of 5036 Laurel Springs Way read aloud a letter written by a neighbor regarding the noise nuisance and the Air B&B that is located next door to him.

13. Adjournment:

Mayor Max Bacon adjourned the meeting of the Mayor and Council at 7:59PM.