



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, March 3, 2022

6:00 PM

A. Max Bacon City Hall - HR Training Room

Roll Call

Present 7 - Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Travis Lindley, Councilmember Charles Welch, Councilmember Susan Wilkinson, Mayor pro tem / Councilmember Tim Gould, and Councilmember Lewis Wheaton

Also Present 1 - Scott Cochran

Staff 12 - Joe Bennett, Roy Acree, Jill Head, Robert Harvey, Russell Martin, Frank Martin, Bo Jones, Penny Mocer, Kristin Robinson, Heather Peacon-Corn, Eric Randall, and Carol Sicard

1. Call to Order

Mayor Derek Norton called to order the Committee of the Whole meeting held at A. Max Bacon City Hall HR Training Room at 6:00 PM.

2. New Business

A. [COW22-28](#)

Presentation regarding Lead Copper Mandates - Frank Martin / Bo Jones

Frank Martin, Public Works Director presented the following:

Lead and Copper Rule Compliance

Revisions to the EPA Guidelines and Copper Water Service Lines
Enforced as of April 23, 2021

The Lead and Copper Revisions are available on the EPA website (<https://www.epa.gov/dwreginfo/lead-and-copper-rule>). There are some major changes which will affect every water system, so it is important that you begin preparing immediately for the changes. Some items may require having extra funding in the future if they occur.

Revision Highlights:

- Service Line Inventory

1. All water systems will have to complete a lead service line inventory of their whole system including the service lines of their customers to determine if any of that are lead. The Lead Service Line (LSL) inventory must be updated annually or triennially (based on sampling frequency).

2. All water systems with known or possible lead service lines must develop a Lead Service Line Replacement Plan.

3, All Community Water System Surveys (CWSs) are required to include information on how to access the LSL inventory and how to access the results of all tap sampling in the Consumer Confidence Report (CCR).

- Sample Site Selection

1. Site served by LSLs will be prioritized.

2. If sites with copper pipes with lead solder are the highest tiered site available, there is no installation date limitation.

- All Elementary Schools and Day Cares within the water system's service area must be identified. Will require sampling of 20% of each over 5-year period.

Effects on new Home Building Permits:

- All new homes must install a new water service line and ill out old existing service at water main, regardless if a home existed on the lot previously.

- The builder will no longer have to pay water meter upgrade fees to supplement the cost of the water service line replacement (this only affects homes that were demolished and rebuilt, including 50% additions such as turning one story dwelling into two story dwelling).

Service Line Inventory: Public Water Systems must develop a preliminary inventory of both public and private side service lines within 3 years of final rule publication, and use this preliminary inventory to create a replacement plan for known or possible lead service lines.

Develop, Verify, Replace, Communicate

Public Communication:

- City council notified March 3rd
- First letters to citizens mailed out April 4th(Anticipated) explaining up coming test kits.
- First round of Test kits mailed out to Ward 3 & 6 (Anticipated April 19th), (based off subdivision age) (400 kits)
- 1700 Test kits will be sent out per year for next 3 years
- Any home built after 1986 will not require testing

Example letter will be in both English and Spanish:

Dear Valued Customer,

City of Smyrna is preparing to begin the Environmental Protection Agency's (EPA) mandated Lead and Copper Testing Program for 2022. To be as efficient as possible, we will be partnering with 120Water™ to complete this monitoring event. As an ongoing participant in this program, a white and blue 120Water™ sampling kit will be mailed to you in upcoming weeks.

When you receive your testing kit, collect the sample by following the detailed instructions provided within the kit. Once you have collected your sample; fill out the chain of custody, place the bottle back in the white and blue 120Water™ box, adhere the return mailing label to the outside of the box, and place the kit in the mail. Once the sample is delivered to the laboratory and analyzed, a copy of the results will be mailed to you.

Upon verification of test results, a \$25 credit will be applied to your water utility bill as a

thank you for your participation. Please ensure that this sample is collected and mailed back no later than two weeks after date received.

Should you have any additional questions please contact The City of Smyrna @ 770-431-2850

Thank you,
City of Smyrna Public Works

Testing For Elementary Schools and Daycares will be the first step in the kickoff of Smyrna Lead Service line inventory

- Testing of the schools and daycares first part of the EPA requirements.
- 5 test kits will have to be administered to each school, consisting of testing north, south, east, and west wings of school and somewhere toward the center where water supply runs, too.
- Daycares will do 2 one-liter testing.
- 40 private schools and day cares in the city.
- 2 elementary schools in the city.
- Schools remodeled and/or built after 2014 do not require testing.

Testing Unknowns:

Every sample that comes back not to contain lead will be removed from unknown reflecting green status and have reports attached. If the test comes back to contain lead, then the City verifies the City side.

Positive Test Actions:

- 1 Step: If 1-liter test comes back positive.
- 2 Step: A 5-liter test is done from water main if positive.
- 3 Step: Verification of water service on each side of the meter.
- 4 Step: If presents of lead on city side then service line gets replaced.
- 5 Step: Pictures are taking and upload on to data base.

Mr. Martin stated that the recommendation is to send out water test kits to the oldest parts of the City first which would include wards 3 and 6. There may be a point when the City has to address private water lines, but that time is not now.

Joe Bennett asked how the \$4 million grant helped. Mr. Martin stated that it will assist with the replacement of lines that are Asbestos Cement (AC) or galvanized lines.

Bo Jones, Assistant Public Works Director, stated that right now all that is required is the inventory/testing and mapping, but they are trying to go beyond the minimum requirements to be ahead of the game.

B. [COW22-18](#)

Review and discussion regarding the Stormwater Management Ord and the Floodplain Ord - Eric Randall

Eric Randall, City Engineer, explained that in October or November of 2021, Council adopted the Post-Construction Ordinance, but there was a section that was overlooked - a 10% reduction in peak flow rates - which was omitted from the revision and needs to be put back in.

Mr. Randall went on to discuss the Floodplain Ordinance and stated that the Metro North Georgia Water Planning District has a new floodplain model ordinance to bring municipalities up to industry standards. The ordinance that is still being worked on and under review is an entire rewrite replacing a number of conditions. This will reference the future conditions map, and Sec. 5 has added provisions for flood damage reduction.

C. [COW22-07](#)

Discussion regarding Concord Road - Eric Randall

Eric Randall, City Engineer, stated that Croy Engineering has completed the design for Concord Road. There are five islands proposed for Concord Road from Hurt Road to city limits. These changes will provide meaningful traffic calming effects to include medians of two to three feet wide that narrows the lanes with no space for plants to impede sight. The current width of the lanes from curb to curb is 24-26 feet.

Councilmember Welch expressed concern that having each travel lane be reduced to 10 feet wide might be too narrow. He also expressed he wanted to be able to have public meetings regarding this issue. Mr. Randall stated that the 10 feet lanes are to convey to the drivers that these are residential roads. Traffic signs and speed limit signs do not provide that kind of communication the same way narrower lanes can.

Mayor Norton suggested public meetings about Concord Road could be held at the fire station nearby.

D. [COW22-24](#)

Classification & Compensation Study Update - Carol Sicard

Carol Sicard, Human Resources Director, provided a spreadsheet to Mayor and Council comparing salary adjustments made in April versus July. The overall difference is \$176,936.00. If the Council decided to implement the changes beginning in April, then the next meeting in March will include all of the materials and information needed as well as a budget amendment that would be required.

Councilmember Welch stated that he will support this, but he asked because the City will have to go into reserves this year, what will happen next year? Kristin Robinson, Asst. City Administrator/Finance Director, stated that historically the City has run with surpluses for many years, and though there is no guarantee that will happen going forward, the prospects are good and the budget and finance staff are managing the budget well. She further expressed that the focus right now is to take care of the employees who are here now and be mindful of additional staff going forward.

Councilmember Wilkinson asked if there are reserves because of the pandemic, and she asked how many employees short the City is. Ms. Robinson stated that fiscal year 2021 was very healthy because of the CARES funds that were able to offset \$1.9 million in salaries. Ms. Sicard stated that the City is short 65 full-time employees at this time, meaning the City should have roughly 450-470 full-time employees. She also expressed that doing this now is a huge upfront catch up, but going forward it will be small, gradual increases to keep up with trends.

Joe Bennett, City Administrator, reminded Council that the last time a full compression was implemented properly was in 1999.

E. [COW22-25](#)

Discussion regarding Fire Department purchase - Fire Truck - Roy Acree

Roy Acree, Fire Chief, explained that the City was scheduled to replace a fire truck in 2024, but because of the delays in supply due to the pandemic, it is best that they request to order a new truck now, and pay for it with ARPA funds. This will save a significant amount of money, and they would receive the truck around the same time they were scheduled to replace the truck anyway. The current ladder truck being replaced is 14 years old and is one of two ladder trucks the City owns.

- F. [COW22-27](#) Discussion regarding the Townhome Moratorium as discussed by the Townhome Standards Committee - Rusty Martin / Councilmember Travis Lindley

Russell Martin, Community Development Director, explained that the Townhome Standards Committee recently met, and they decided as a group to extend the moratorium another six months ending in September 2022 with the goal of getting the ordinance done by July 2022 which will include standards and zoning categories. They have done a lot of research, but there is no consistent ordinance nationally or locally.

- G. [COW22-17](#) Presentation regarding ARPA from Budget Committee - Kristin Robinson

Kristin Robinson, Asst. City Administrator/Finance Director, presented an overview of ARPA funds:

- First installment received in August 2021 was for \$3.9 million
- 3 projects have been voted on and approved:
 1. Council Chambers upgrade - \$100,000.00
 2. Taylor-Brawner Playground and Durham Park - \$102,000.00
 3. PD training center renovations - \$67,000.00

Recommendations:

- Shore up existing CIP projects that are over budget because of rising costs - \$405,274.00
- Phone upgrade, moved to CIP - \$96,000.00
- FY 2023 CIP list - \$1.9 million
- Fire Truck deposit - \$1.2 million
- Pay for all of 2022 CIP with ARPA funds

Second installment should be received in August 2022 for \$3.9 million.

- Network Router, moved from CIP - \$120,000.00
- Library elevator - \$500,000.00
- Tolleson Pool, repair leak - \$500,000.00
- Library bathrooms, moved from CIP - \$575,000.00
- Other CIP in future years and CIP overages - \$2.4 million

CIP list will be presented to Council with budget in April.

Ms. Robinson said that the hope is that the Tolleson Park pool fix will be less than estimated, but there is no way to know right now. She also stated that the goal is to relieve pressure on the general fund and take care of capital needs.

3. Review of the March 7, 2022 Mayor and Council Agenda

- A. [COW22-26](#) Review of the March 7, 2022 Meeting Agenda for the Mayor and Council meeting

Item 4A
No discussion

Item 4B ORD2022-07 Approval of ordinance ORD2021-07 - Annexation request (100% owners requesting annexation) - all tract or parcel (Parcel #17034001010) of land lying and being in Land Lot 340 of the 17th District, 2nd Section, Cobb County, Georgia; a

total of 0.19 acres, being known as Common Area #3, Smyrna, GA 30080, will be effective April 1, 2022 and part of Ward 3 and authorizes the Mayor to Sign and execute all related documents.

This is no longer an island issue. Councilmember Welch asked if the houses on the corner just down the road from this property has been annexed. Russell Martin stated they have been annexed.

Items 4C
No discussion

Item 4D RES2022-09 Approval of Resolution RES2022-09 in support of the Cumberland CID (CCID) and Cobb County's submission of a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant application to the U.S. Department of Transportation for the construction of the Cumberland Sweep planning project and authorize the Mayor to sign and execute all related documents.

This is in the Battery area/bridge over Cobb Pkwy. This would fund the design of the bridge section along with the trail system.

Item E Approval of the closing of parts of Village Green Circle and part of King Street beginning March 21, 2022 through March 14, 2023 for construction of the downtown redevelopment project and authorize the Mayor to sign and execute all related documents.

Everything is on schedule for this project. Nothing will be move forward until the traffic lights on Atlanta Road are running. This does not serve as the abandonment of Village Green Circle.

Items 6A-D
No discussion

Item 7A
No discussion

Items 8A-F
No discussion

Item 8G 2022-114 Approval to divide polling location Smyrna 4A precinct in order to form Smyrna 4B precinct. The polling location or Smyrna 4B will be located at The Little Cottage, 652 Concord Road SE, Smyrna, GA 30082. The remaining portion of SMYrna 4A will continue to vote at CCSD Brown Professional Learning Center, 3265 Brown Road, Smyrna, GA 30082.

Jill Head, Deputy City Clerk, explained that Janine Eveler from Cobb County Elections informed the Clerk's Office that afternoon that this split was not approved by the Cobb County Board of Elections, so this item will need to be removed from the consent agenda. Heather Corn, City Clerk, stated that it will be voted on again before the November elections.

Item 8H
No discussion

4. Other Business (as needed)

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

Councilmember Wilkinson recommended that a Proclamation be made for Women's History Month. She had already reached out to Christy Ullman and Mary Moore. She hopes it could be added to the March 21, 2022 agenda. Mayor Norton stated that would a great idea and to get the wording together.

5. Executive Session (as needed)

6. Adjournment

Mayor Derek Norton adjourned the Committee of the Whole meeting at 7:01 PM.