



# 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

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Thursday, April 28, 2022

6:30 PM

A. Max Bacon City Hall - HR Training Room /  
Virtual Option: <https://meet.goto.com/261846285>

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### Roll Call

**Present** 6 - Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Travis Lindley, Councilmember Charles Welch, Councilmember Susan Wilkinson, and Councilmember Lewis Wheaton

**Absent** 1 - Mayor pro tem / Councilmember Tim Gould

**Also Present** 1 - Scott Cochran

**Staff** 9 - Joe Bennett, Dan Campbell, Russell Martin, Penny Mocerri, Heather Peacon-Corn, Patrick Quigley, Eric Randall, Joey Staubes, and Andrea Worthy

### 1. Call to Order

Mayor Derek Norton called the April 28, 2022 Committee of the Whole Meeting to order at 6:30PM in the HR Training Room at A. Max Bacon City Hall.

### 2. New Business

A. [COW22-44](#) Presentation of the Proclamation in recognition of "Month of the Military Child".

***Ward 3 / Councilmember Lindley***

Councilmember Travis Lindley presented the Proclamation and recognized the requestor Tracy Clark.

B. [COW22-45](#) Presentation by Trust for Public Land / Riverlands Trail - Mr. Walt Ray / Ms. Andrea Worthy

***Ward 7 / Councilmember Wheaton***

Mr. Walt Ray, Chattahoochee Program Director, presented information about the Chattahoochee Riverlands:

The RiverLands Showcase, Cobb County and City of Smyrna, Ga.

To date over 5,000 parks, trails schoolyards and protected lands have been created and generated over \$80 billion in public funding for parks and access to lands and waters. They have also created access to over 3 million acres of land for people.

The Chattahoochee River Greenway discusses the river as a shared historic, economic, cultural, and ecological resource of extraordinary value for Metro Atlanta

Region and the State of Georgia. The river traverses the region, forms the boundary of many counties and cities, and provides recreation and ecological services for communities along its course.

The Chattahoochee Riverlands consists of a hundred mile section of the river. It is a combination of:

- The Greenway and River Destinations - Trails for hiking, walking, etc.
- The Blueway and River Ecosystems - The river for kayaking, canoeing, etc.
- Tributary Trails and Wider Communities - Trails like Silver Comet Trail that connect to the river

Goals:

- A Safe, Connective Corridor

Connected trails, new parks, and an active public realm will provide opportunities for better health, physical activity, transportation, private reflection, and community cohesion.

- A Common Ground for All

The Chattahoochee Riverlands will be accessible to people of all backgrounds, abilities, and ages.

- An Ecological Refuge for the Region

The Chattahoochee Riverlands will improve the ecological health of the river basin.

- A Living Legacy for Future Generations

The Chattahoochee Riverlands is a new generational project that establishes a new, positive identity for the Chattahoochee River.

TPL's Role - Implementing the Riverlands:

- Champion Region-Wide Implementation – Attempt to ensure that all projects completed, singular experience that reflects RiverLands Goals and Vision
- Lead Projects – Great need, but low jurisdictional capacity
- Fiscal Partner – Support RiverLands goals & guidelines on projects by others
- Advocate – Support community
- Shepherd – Steer the project from a distance
- Advise – Consult with jurisdictions to ensure consistent experience
- Observe – Record and amplify accomplishments by others
- Administer – Maintain online platforms & Track investments

Mr. Ray stated that this is a presentation to inform them and that nothing will be asked of the Council at this point, but they will be coming back to ask for approval for the City of Smyrna to accept land and develop it for this project, or accept land and have them develop it for this project. If approved, Smyrna would be the model for all other projects to springboard from because it will be the first of its kind.

C. [COW22-48](#)

Discussion regarding Traffic Calming - City Engineer / Interim Public Works Director Eric Randall

**Ward / Citywide**

Eric Randall, City Engineer/Interim Public Work Director, presented the following updates:

Stop Sign Requests

1. Hawthorne Ave & Reed St -Installation Complete
2. Spring St & Walker Ct - Installation Complete
3. King Springs Rd & Kingsview Dr - Installation Complete
4. McCauley Rd & Pinedale Dr - Installation Complete
5. Mathews St & Walker St - Installation Complete
6. Medlin St & Clifton Rd - Installation Complete
7. Powder Springs St at Guthrie St - Installation Complete
8. Bank St at Fraser St - Installation Complete
9. Lake Dr at Magnolia Dr - Installation Complete
10. Riverview Rd at Nichols St - Installation Complete
11. Brentwood Dr & Gann Rd - Installation underway
12. Lee St at Spruce Dr - Installation underway
13. Ashwood Dr at Twin Oaks Dr - Installation underway
14. Gilbert St at Rileys Walk - Not Warranted (Sight distance requirement met)
15. Powder Springs St at Wayland Court - Not Warranted (Sight distance requirement met)
16. Powder Springs St at Stonecreek Rd - Not Warranted (Sight distance requirement met)
17. N. Cooper Lake Rd at Concord Ln - Not recommended. VAWF device already installed for sight distance issue.
18. Ridge Rd at Cedar Cliff Rd - Not recommended (Sight distance requirement met if a vehicle rolls beyond the stop bar).
19. Dixie Ave at Pierce Ave - Not Warranted (Sight distance requirement met).
20. Bank St at Eastfield Rd - Warranted based on limited sight distance looking right.

D. [COW22-40](#)

Review and discussion regarding the FY2023 budget - Ms. Kristin Robinson and Mr. Landon O'Neal

***Ward / Citywide***

Landon O'Neal, Budget Officer, presented the following information:

Total Proposed Budget:

- Internal Service Fund: \$1,134,000
- Special Revenue Funds: \$8,805,355
- Capital Project Funds: \$11,257,797
- Enterprise Funds: \$23,833,745
- General Fund: \$58,232,596

General Fund Overview

- Total: \$58,232,596
- Increase of 3.2% over FY22 revised budget (\$1.8M)
- Increases to General Fund:
  - \$2.9M in property tax revenue - \$28,360,000 in FY23
  - Cobb County said there was a 10.5% overall increase
  - Smyrna calculated 10.5% just like Cobb County
  - \$1.3M increase for implementation of class and compensation study
  - \$467K for merit raises (11% increase over FY22)
  - \$208K for unallocated contingency
  - \$1.65M total to vehicle replacement fund
  - \$1.8M for 2021 Series Bonds payments

Hotel/Motel Fund

- Expenditures: \$2,008,801
- Revenues: \$2,008,801
- \$600K increase in budget due to rebounding collections and increased payments to Cobb Galleria and GF Transfer
- \$1.36M budgeted for Hotel/Motel Tax (significant increase from FY22)
- Budgeted use of reserves, amount depends on collections
- Use of reserves for upcoming events in the City (ex. Smyrna Birthday Celebration)

Proposed Fee Changes

- Changes to fee schedule
- City Arborist - \$50 tree assessment fee
- Alcohol Ordinance – Wholesale fees for beer, wine, & liquor
- Table rental fees for Birthday Celebration, etc.
- Sanitation fees – want to match neighboring areas – increase \$1.00 for roll out cans and increase recycling fees
- Sewer increases are more unpredictable
- Normal water service – 2% increase yearly

Water/Sewer Fund

- Expenditures: \$19,006,745
- \$1.8M transfer out to GF
- \$3.3M for W/S CIP projects
- \$10.75M wholesale water purchase – Cobb/Marietta Authority
- 0.4% increase from FY22 revised budget
  
- Revenues: \$20,775,850
- 0.6% increase from FY22
- \$4 million came from the state because the Water/Sewer is in great shape
- Only two metro areas received funds from the state - Smyrna and Gwinnett County
- \$1.7M to cash reserves

Noteworthy

- 567K General Fund contingency
- 80K decrease(1.2%) to health insurance
  - o Budgeted \$6.28M - 1.2% increase over FY22
- 200K for city branding update
- 75K for ARTery
- 40K for South Cobb Drive corridor study
- 45K for traffic signal study and analysis
- Birthday celebration budgeting
- 30K for heritage celebrations
- 30K for multi-factor authentication
- 10K for Library landscaping

Debt Obligations

- \$68,665,475 total outstanding bond debt
  
- \$8,374,643 scheduled for FY23
  - 449,305 from TAD Fund
  - 5,734,211 from the General Fund
  - 100,000 from previously committed funds
  - 2,091,128 from SPLOST

General Fund CIP

- \$2,618,700 total expenditures (20 projects)

IT:

- Phone System Upgrade - 96,000
- Desktop Computer Upgrades - 46,000

Parks & Recreation:

- Community Center Painting - 90,000
- Sports field fencing, netting, etc. - 20,000
- Parking Resurfacing/paving - 20,000
- Tolleson Park Trail Bridges - 250,000
- Library Playground Design - 20,000
- Whitfield Park Designs - 25,000
- Chuck Camp Storage Building - 100,000
- LED Screens - 300,000
- Lattanzi Field Improvements - 200,000
- Brinkley Park Improvements - 100,000
- Wolfe Center Renovations - 100,000

Public Safety:

- Police Locker Room Update - 171,200
- Police Laptop Computer Refresh - 42,500

Public Works:

- Green Energy Projects - 800,000
- Miscellaneous Carpet Replacement - 30,000
- Detention Pond Maintenance - 100,000
- Replace Underground Sanitation Can - 48,000
- Sanitation Carts - 60,000

Vehicle Replacement

- Expenditures: \$1,032,000
- 24 vehicles
- Police: a little over \$500K
- Fire: a little under \$300K
- On average, 6-7 vehicles are scheduled to be replaced yearly
- More are being replaced this year, but the anticipated amount spent is lower because the large expense vehicles are not being purchased (for example, Fire Trucks, Sanitation Trucks, etc)
- Extra \$150K to emergency replacement fund and increase to average contribution
- Putting money in fund balance for FY24-26 with more expensive vehicles on schedule

New Personnel

- 7 new positions (6 full-time & 1 part-time)
- City Arborist – 86,651
- Firefighters (3) – Six positions were asked for, three are being recommended - 212,939
- Network and Server Engineer - 61,408 at 50% for half the year
- E-911 Manager – Requesting to not fill two of their vacant positions in order to have a manager position - 96,171

- Admin Services Coordinator (PT) - 33,587  
TOTAL: 490,756

- 12 new FT & 7 PT positions NOT recommended

Reclassifications

- 1 reclassification recommended
- Fire Lieutenant to Fire Captain (3 employees) - 21,384 per employee

Schedule

- April 28 First presentation at COW Meeting
- May 12 Discuss any changes at COW
- May 16 Formal budget presentation and public hearing at Council meeting
- June 2 Discuss any changes at COW
- June 6 Formal budget adoption at Council meeting

E. [COW22-43](#)

SPLOST list discussion - Mr. Joseph Bennett / Ms. Kristin Robinson  
**Ward / Citywide**

Kristin Robinson, Finance Director/Assistant City Administrator, presented the SPLOST priorities list and schedule:

Citywide Projects:

Program Management  
Program Administration  
Downtown and South Cobb Dr Improvements  
Facility Improvements  
Environmental Improvements  
Aquatics, Gymnastics, and Family Learning Library

Park Projects:

Restrooms at North Cooper Lake Park  
Park Land acquisition  
Splashpad / Sprayground

Transportation & Infrastructure Projects:

Downtown Parking Deck  
Cobb Parkway Pedestrian Bridge to The Battery  
Resurfacing  
Curb and Gutter  
Camp Highland Bridge Replacement  
Sidewalks / Trails/ Greenways / Beautification  
Traffic Calming

Public Safety Projects:

800Mhz Radio Replacement  
Small Equipment (Fire Department)

Joint with Cobb County Projects:

East-West Connector Roadway Safety Improvements  
Windy Hill Parkway Improvements  
Conversion of Sports Lighting to LED

Discussion took place concerning resurfacing and maintaining a longview at those

types of projects so future administrations are not burdened with continued road issues. Joe Bennett, City Administrator, stated he would get that information for the Council.

Discussion took place regarding bond repayment. Ms. Robinson explained that the state determines how the monies are paid over the life of the bond, and from which funds the amounts are to come from. She will get a copy of the allocations to the Council.

Mr. Bennett asked that the Council review the priorities list and let them know if there are any changes that need to be made.

### 3. Review of the May 2, 2022 Mayor and Council Agenda

#### A. [COW22-49](#) Review of the May 2, 2022 Mayor and Council Meeting Agenda

##### 3. Mayoral Report:

A. 2022-217 Presentation of the Georgia Law Enforcement Certification Program (GLECP) Award for Re-Certification from State Certification Coordinator Mr. Chuck Groover of the Georgia Association of Chiefs of Police (GACP) to Mr. Keith Zgonc, Smyrna Police Department Chief of Police. - No Discussion

B. PRC2022-09 Proclamation in Recognition of Campbell High School Student and Soccer Player, Emma "Joey" Martin

Ms. Martin is on the US Paralympic Team and plays soccer at Campbell High School.

C. PRC2022-05 Proclamation in Recognition of Memorial Day Poppy Distribution, May 14th, 21st, 27th, and 30th, 2022 - No discussion

D. PRC2022-08 Proclamation in Recognition of Professional Municipal Clerks Week, May 1-7, 2022 - No discussion

Another item will be added to honor Ken's Corner Grill which will be closing its doors after 49 years. Councilmember Welch will announce that at the meeting.

##### 4. Land Issues/Zonings/Annexations:

A. 2022-149 Public Hearing - Zoning Request - Z22-004 - Allow rezoning from R-15 to RDA-Conditional for the development of two-single family homes - 0.35 acres - Land Lot 632 - 2761 Mathews St - McBev One LLC  
Ward 3 / Councilmember Lindley

Russell Martin, Community Development Director, stated that a meeting took place between homeowners and the developer when approximately 75% of the issues were resolved. Mr. Martin explained that they will propose that a required five-foot no-access easement along the northern property line be added to stop the development from expanding north. It does not mean that the other lots cannot be annexed into the HOA or be part of it, but it means that the shared driveway will not be extended. Mr. Martin discussed a large tree along Mathews Street, and explained that the tree's root system will not handle the pruning or the development, so saving the tree is not an option.

5. Privilege Licenses: There are no privilege licenses.

6. Formal Business:

A. 2022-230 Approval of an amendment to the adopted FY 2022 department level budgets to use General Fund reserves to fund the FY 2022 impact of the previously adopted new pay grade bands and pay adjustments in the amount of \$317,258.  
Ward / Citywide

B. 2022-235 Action on change order request from Baldwin Paving regarding the Windy Hill Road Project.  
Ward 3 / Councilmember Travis Lindley  
Ward 5 / Councilmember Susan Wilkinson

This will be the subject of an executive session to take place after the meeting.

7. Commercial Building Permits:

8. Consent Agenda: No discussion

A. MIN2022-27 Approval of the April 14, 2022 Committee of the Whole Meeting Minutes.  
Ward / Citywide

B. MIN2022-28 Approval of the April 18, 2022 Pre-Council Meeting Minutes.  
Ward / Citywide

C. MIN2022-29 Approval of the April 18, 2022 Mayor and Council Meeting Minutes.  
Ward / Citywide

D. 2022-234

Award RFP 22-029 for Fireworks Display to Atlanta Pyrotechnics (PO Box 4443, Marietta, GA 30061) in the amount of \$20,000 for the Fireworks

Display at the annual City of Smyrna Birthday Celebration with renewal option as specified by bid request and authorize the Mayor to sign and execute all related documents.  
Ward 3 / Councilmember Lindley

E. AGR2022-11 Approval of Agreement AGR2022-11 (Contract ID# 2504637) with AT&T Corp. (One AT&T Way, Bedminster, NJ 07921-0752) for the Dedicated Internet Service Agreement and Authorize the Mayor to sign and execute all related documents.  
Ward 3/ Councilmember Lindley

F. AGR2022-12 Approval of the proposal for Professional Survey Services with Croy Engineering (200 Cobb Parkway North, Building 400, Suite 413, Marietta, Ga 30062.) for Pat Mell Sidewalk Improvements for the area between Atlanta Road and Gober Avenue in the amount of \$13, 650.00 and authorize the Mayor to sign and execute all related documents.  
Ward 3 / Councilmember Wilkinson

G. AGR2022-13 Approval of the proposal for Traffic Engineering Services for a Signal Warrant Analysis for Atlanta Road at Millford Trail - Vinings Forest Circle with Croy Engineering (200 Cobb Parkway North, Building 400, Suite 413, Marietta, Ga 30062.) for the intersection to be analyzed for a traffic signal in the amount of \$3,160.00 and authorize the Mayor to sign and execute all related documents.

Ward 6 / Mayor Pro Tem - Councilmember Gould

H. AGR2022-14 Approval of the proposal for Traffic Engineering Services for Left Turn Phasing Warrant Analysis for Spring Road at Jonquil Drive with Croy Engineering (200 Cobb Parkway North, Building 400, Suite 413, Marietta, Ga 30062.) for the intersection to be analyzed for left turn phasing to the current traffic signal in the amount of \$3,160.00 and authorize the Mayor to sign and execute all related documents.

Ward 2 / Vacant Seat

#### 4. Other Business (as needed)

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

City Attorney Scott Cochran explained that the building that Ken's Corner Grill is in was built by Mr. Cochran's father. It operated as a Huddle House first, then Ken purchased it, and it became Ken's Corner Grill. Mr. Cochran's father sold the building to Ken Johnston. Mr. Cochran approached Mr. Johnston and stated that if he ever retired or wanted to do something with the property, to talk to him first. Mr. Cochran and a partner have that building under contract. If it goes through, it will be coming before the Council. In order to avoid conflict, Mr. Cochran wants to have an outside attorney be present for anything that comes forward concerning that building.

#### 5. Executive Session (as needed)

A. [COW22-47](#) Executive Session to discuss Legal items.

Councilmember Travis Lindley made a motion to enter into executive session to discuss legal items; seconded by Councilmember Glenn Pickens.

The motion to enter into executive session carried 5 - 0 with Mayor Pro Tem/Councilmember Gould absent.

Councilmember Glenn Pickens made a motion to enter into regular session; seconded by Councilmember Travis Lindley.

The motion to enter into executive session carried 5 - 0 with Mayor Pro Tem/Councilmember Gould absent.

#### 6. Adjournment

Mayor Derek Norton adjourned the April 28, 2022 Committee of the Whole meeting at 9:20 PM.