



# City of Smyrna

A. Max Bacon City Hall  
Council Chambers  
2800 King Street SE  
Smyrna, GA. 30080

## Meeting Agenda - Final

### City Council

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Monday, April 18, 2022

7:00 PM

A. Max Bacon City Hall - Council Chambers

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#### Roll Call

#### Call to Order

#### 1. Invocation and Pledge:

*Deacon Justin Kier, International Gospel Outreach Church (1101 Windy Hill Rd.)*

#### 2. Agenda Changes:

- A. [2022-223](#) Request to remove item 4E and 4F from Formal Business.

#### 3. Mayoral Report:

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

*Speaking time for the public hearing related to the following land issues/zonings/annexations will be (5) five minutes.*

- A. [2022-190](#) Apartment Complex Name Change Request 2022-190 - Change from Edison at The Battery, 5000 S. Lincoln Trace Avenue, to The Edison. The applicant is Emma Venegas, Regional Manager with Windy Ridge Multifamily Partners, LLC.

**Ward 1 / Councilmember Pickens**

**Attachments:** [Issue Sheet 2022-190 The Edison at the Battery.pdf](#)  
[The Edison.pdf](#)

- B. [2022-147](#) **Public Hearing** - Zoning Request - Z22-002 - Allow rezoning from GC to R-15 for an addition to a single-family home - 0.38 acres - Land Lot 453 - 3382 Ridgecrest Road - PLR Properties Inc.

**Ward 3 / Councilmember Lindley**

**Attachments:** [Issue Sheet 2022-147 3382 Ridgecrest Road Zoning.pdf](#)  
[Staff Memo Z22-002 M&C.pdf](#)  
[Site Plan Z22-002.pdf](#)  
[Application Z22-002.pdf](#)  
[Land Use Map Z22-002.pdf](#)  
[Zoning Map Z22-002.pdf](#)

- C. [2022-148](#) **Public Hearing** - Zoning Request - Z22-003 - Allow rezoning from LC to

R-15 for the construction of a new single-family home - 0.35 acres - Land Lot 520 - 2635 Hickory Hill Drive - Harold Shoemaker

**Ward 3 / Councilmember Lindley**

**Attachments:** [Issue Sheet 2022-148 2635 Hickory Hill Drive.pdf](#)

[Staff Memo\\_Z22-003\\_M&C.pdf](#)

[Site Plan & Tree Protection\\_Z22-003.pdf](#)

[Application\\_Z22-003.pdf](#)

[Rezoning Analysis.pdf](#)

[Tax Receipts\\_Z22-003.pdf](#)

[Front Elevation\\_Z22-003.pdf](#)

[Left Side Elevation\\_Z22-003.pdf](#)

[Rear Elevation\\_Z22-003.pdf](#)

[Right Side Elevation\\_Z22-003.pdf](#)

[Land Use Map\\_Z22-003.pdf](#)

[Zoning Map\\_Z22-003.pdf](#)

[Legal Ad\\_Z22-003.pdf](#)

- D. [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**

**Attachments:** [Issue Sheet 2022-149 2761 Mathews Street.pdf](#)

[Staff Memo\\_Z22-004\\_M&C.pdf](#)

[Site Plan & Tree Protection\\_Z22-004.pdf](#)

[Elevations\\_Z22-004.pdf](#)

[Zoning Map\\_Z22-004.pdf](#)

[Land Use Map\\_Z22-004.pdf](#)

[Rezoning Application\\_Z22-004.pdf](#)

[Water & Sewer Letter\\_Z22-004.pdf](#)

[Deed\\_Z22-004.pdf](#)

[Tax Receipts\\_Z22-004.pdf](#)

[Legal Ad\\_Z22-004.pdf](#)

- E. [ORD2022-10](#) **Public Hearing** - Approval of a code amendment for Section 712 of the Zoning Ordinance related to the use of temporary screening for drive-in theaters - Community Development Department

**Ward / Citywide**

**Attachments:** [Issue Sheet ORD2020-10 Temporary Screening for Drive In Theaters.pdf](#)

[Ordinance 2022-10\\_Zoning Ordinance\\_Drive-In Theaters.docx](#)

[ORD2022-10 Zoning, Section 712.pdf](#)

- F. [ORD2022-11](#) **Public Hearing** - Approval of a code amendment to Sections 82-15 and

82-16 of the City's Sign Ordinance related electronic wall signs for large scale retail tenants - Community Development Department

**Ward / Citywide**

**Attachments:** [Issue Sheet ORD2022-11 Sign Ordinance - Electronic Signs.pdf](#)  
[Ordinance 2022-11\\_Sign Ordinance\\_Wall Signs.docx](#)  
[ORD2022-11\\_Sign Ordinance - Electronic Wall Signs.pdf](#)

**5. Privilege Licenses:**

*There are no Privilege Licenses*

**6. Formal Business:**

- A. [2022-184](#) Approval to award of RFP 22-027 to Premier Events for an amount not to exceed \$35,000.00 for the production and management of a celebration of the sounds and tastes of Smyrna taking place in conjunction with the City of Smyrna Birthday Celebration in October, 2022.

**Ward 3 / Councilmember Lindley**

**Attachments:** [Issue Sheet 2022-184 Premier Events RFP Award.pdf](#)

- B. [2022-178](#) Approval to award RFQ 22-031 for Dunn Street Drainage Improvements to Ardito Construction Company, 1290 Austell Road, Marietta, Georgia, 30080, in the amount of \$138,000.00 to be paid out of Water CIP Storm fund.

**Ward 6 / Mayor Pro Tem/Councilmember Gould**

**Attachments:** [Issue Sheet 2022-178 Dunn Street Drainage RFQ Award.pdf](#)  
[RFQ 22-031 Letter of Recommendation.pdf](#)  
[RFQ 22-031 Bid Tab.pdf](#)  
[RFP 22-031 Request for Proposal.pdf](#)  
[RFP 22-031 Bid Packet - Ardito Construction.pdf](#)

- C. [2022-191](#) Award RFQ 22-028 Splashpad/Sprayground for Riverline Park to the highest scoring qualified bidder, Integrated Construction and Nobility, Inc., (3335 Carrollton Villa Rica Hwy. Carrollton, GA 30116) in the amount of \$1,200,000.000 to be paid from 2022 SPLOST and authorize the Mayor to execute any related documents.

**Ward 7 / Councilmember Wheaton**

**Attachments:** [Issue Sheet 2022-191 Splashpad - Riverline Park RFQ Award.pdf](#)  
[22-028 Bid Package Smyrna Splashpad.pdf](#)  
[Bid Recommendation 22-028 Splashpad Riverline Park.pdf](#)

- D. [2022-194](#) Approval to upgrade the outdoor warning system (OWS) siren software to Motorola OptiWarn outdoor warning software through Mobile Communications America (MCA), 2241 Tucker Ind. Rd., Tucker, Ga. 30084, utilizing SPLOST 2022 funds in the amount of \$152,747.50.

**Ward / Citywide**

**Attachments:** [Issue Sheet 2022-194 Outdoor Warning System Upgrade.pdf](#)  
[Recommendation Motorola OptiWarn.pdf](#)  
[SMYRNA FIRE DEPT OPTIWARN 3.18.22.pdf](#)  
[Sole Source Siren System Letter 20220323.pdf](#)

- E. [2022-213](#) Approval of new pay grade bands and pay adjustments as recommended in the UGA Classification and Compensation Study effective April 4, 2022 for \$1,316,133 to implement, increasing pay to new minimum pay for current employee and vacant positions and to address pay compression and authorize the Mayor to sign and execute all related documents.

***Ward / Citywide***

**Attachments:** [Issue Sheet 2022-213 Comp and Class Study.pdf](#)

- F. [2022-210](#) Approval of the award of Bid RFP 22-032 Design-Build Village Green Park to the lowest responsible bidder Winter Construction (5616 Peachtree Road, Suite 100, Atlanta, Georgia 30341) for an amount not to exceed \$1,000,000.00 to be paid from the Land Sale agreement with Village Green Realty, LLC in the amount of \$600,000.00 and amend the FY 2022 adopted budget to pay the remainder from ARPA grant funds and authorize the Mayor to execute any related documents.

***Ward 3 / Councilmember Lindley***

**Attachments:** [Issue Sheet 2022-210 Village Green Park RFP award.pdf](#)  
[Bid Recommendation 22-032 Design-Build Village Green Park.pdf](#)  
[Evaluation Matrix\\_RFP 22-032 DB Village Green Park.pdf](#)  
[Fee Proposal Winter Construction 22-032 Village Green Park.pdf](#)  
[Downtown Park OOPC.pdf](#)

- G. [AGR2022-07](#) Approval of the agreement between the City of Smyrna and Winter Construction Company (5616 Peachtree Road, Suite 100, Atlanta, Georgia 30341) for the Downtown Improvements - Green Space located in front of Smyrna Community Center and Smyrna Library in the space previously occupied by the traffic circle and authorize the Mayor to sign and execute all related documents.

***Ward 3 / Councilmember Lindley***

**Attachments:** [Issue Sheet AGR2022-07 Winter Construction Downtown Development Constr](#)  
[Downtown Greenspace Contract - Winter Construction - 04-18-2022 - SAVED.p](#)  
[A133ExhibitB-2019 - Final Final\(1\).pdf](#)  
[A201-2017 - Final Final\(1\).pdf](#)

- H. [AGR2022-08](#) Approval of the Master Agreement for Energy Related Equipment Sale and Installation between Georgia Power Company (241 Ralph McGill Blvd., Atlanta, GA, 30308) and the City of Smyrna for install of certain energy efficient related equipment throughout the City and authorize the Mayor to sign and execute all related documents.

***Ward / Citywide***

**Attachments:** [Issue Sheet AGR2022-08 Ga Power Energy Study Master Agreement.pdf](#)  
[Georgia Power Master Agreement Energy Services - 01.18.2022 - PRINTED.pdf](#)  
[SAMPLE Work Order Scope DeKalb County.pdf](#)  
[Georgia Power Presentation - City of Smyrna Work Session 4-14-22.pptx](#)

## 7. Commercial Building Permits:

- A. [2022-195](#) Approval of the issuance of a commercial building permit for construction of a new McDonald's restaurant - 5150 South Cobb Drive - Hudson Company.

**Ward 7 / Councilmember Wheaton**

**Attachments:** [Issue Sheet 2022-195 McDonald's - 5150 South Cobb Drive Building Permit.pdf](#)  
[McDonald's Building Permit Application.pdf](#)

## 8. Consent Agenda:

- A. [MIN2022-23](#) Approval of the March 17, 2022 Committee of the Whole Meeting Minutes  
**Ward / Citywide**

**Attachments:** [03-17-2022 March 17, 2022 COW Meeting Minutes - FINAL.pdf](#)

- B. [MIN2022-24](#) Approval of the March 21, 2022 Pre-Council Meeting Minutes  
**Ward / Citywide**

**Attachments:** [03-21-2022 March 21, 2022 Pre-Council Meeting Minutes - FINAL.pdf](#)

- C. [MIN2022-25](#) Approval of the March 21, 2022 Mayor and Council Meeting Minutes  
**Ward / Citywide**

**Attachments:** [03-21-2022 March 21, 2022 Mayor and Council Meeting Minutes - FINAL.pdf](#)

- D. [AGR2022-09](#) Approval to upgrade UKG (Ultimate Kronos Group) Workforce Central timekeeping platform to UKG Ready cloud-based platform under the US Communities Contract using FY22 budgeted funds. Impact thereafter is \$4,659 per year.

**Ward / Citywide**

**Attachments:** [Issue Sheet AGR2022-09 KRONOS Upgrade.pdf](#)  
[City of Smyrna Q-100572 Plat Flip 3.23.2022 Packet.pdf](#)  
[UKG-Ready-Time-Product-Profile.pdf](#)  
[UKG Ready Leave Manager.pdf](#)  
[UKG Ready Infrastructure and Security.pdf](#)

- E. [AGR2022-10](#) Approval of Property/Liability Insurance annual renewal with Georgia Local Government Risk Management Agency (GIRMA) for \$675,567 and authorize Mayor to execute related documents

**Ward / Citywide**

**Attachments:** [Issue Sheet AGR2022-10 GIRMA Renewal.pdf](#)  
[GIRMA Memo- Coverage Changes 2.23.22.pdf](#)

[Quote Proposal.pdf](#)

[Proposal Invoice.pdf](#)

- F. [CON2022-02](#) Approval of Signal Retiming for 34 signalized intersections on sole source contract to Kimley Horn (3930 East Jonesboro Road, Suite 350, Peachtree Corners, GA 30092) in the amount of \$182,940.00 to be paid from Professional Services as budgeted in the FY22 approved budget and authorize the Mayor to sign and execute all related documents. Two other companies were non-responsive to this request for quotes.

**Ward / Citywide**

**Attachments:** [Issue Sheet CON2022-02 - Kimley Horn contract for retiming of lights.pdf](#)  
[Kimley Horn - Signal Retiming - Maxtime - No conversion.pdf](#)

- G. [2022-176](#) Approval of the closing of the Market Village upper area around the fountain, including blocking vehicle access from Atlanta Road and portions of the Market Village streets/vehicular access and parking for the purpose of special event series on Saturday, November 5 and Saturday, December 3, 2022 titled "College Football Saturday in Smyrna."

**Ward 3 / Councilmember Lindley**

**Attachments:** [Issue Sheet 2022-176 College Football Saturday Street Closing.pdf](#)  
[Diagram and Run of Show for College Football Saturday Nov 5 2022.pdf](#)

- H. [2022-182](#) Approval for two-day outdoor New Orleans style crawfish and music focused event organized and managed by Atkins Park and Redbird Events. On Saturday, April 23 from 11:00 am until 11:00 pm (outdoor music ending at 10:00 pm) and Sunday, April 24 from 11:00 am until 11:00 pm (outdoor music ending at 10:00 pm) in the upper portion of the Market Village with street closures to vehicular traffic.

**Ward 3 / Councilmember Lindley**

**Attachments:** [Issue Sheet 2022-182 Atkins Park Crawfish Boil Event.pdf](#)  
[Atkins Park Crawfish Boil Fest - City of Smyrna App 2022.pdf](#)

- I. [2022-183](#) Approval of Secrets of Smyrna taking place on Saturday, October 22 and Sunday, October 23, 2022 from 5:00 pm to 9:30 pm with three 45-minute performances per night with street closings to include Memorial Place between Church Street and Atlanta Road with request to utilize the paver/steps area of the front of City Hall for check-in for each tour, making use of the outdoor power outlets at the City Hall location.

**Ward 3 / Councilmember Lindley**

**Attachments:** [Issue Sheet 2022-183 Secrets of Smyrna Event.pdf](#)  
[The Secrets of Smyrna - Event Request October 22-23 2022.pdf](#)

- J. [2022-204](#) Approval of Amendment No. 3 to the Community Development Block Grant (CDBG) Sub Recipient Agreement No: CD21-C21SA-A and CD21-C21SA-F to extend the termination date for the agreement to December 31, 2022 and authorize the Mayor to sign and execute all

related documents.

**Ward / Citywide**

**Attachments:** [Issue Sheet 2022-204 - CDBG Amendment No 3.pdf](#)

[CDBG Amenment No 3.pdf](#)

- K. [2022-205](#) Approval of the Kings Springs Elementary 5th Grade Celebration Parade on Wednesday, May 25, 2022 starting at 2:45 pm with rolling road closures and police presence following the attached route from North Cooper Lake Park to Kings Springs Elementary.

**Ward 4 / Councilmember Welch**

**Attachments:** [Issue Sheet 2022-205 King Springs 5th Grade Ceebration Parade.pdf](#)

[KSParadeRoute.PNG](#)

**9. Ward / Staff Reports:  
Ward / Staff Reports**

*Ward 1 - Councilmember Glenn Pickens  
Ward 2 - Vacant  
Ward 3 - Councilmember Travis Lindley  
Ward 4 - Councilmember Charles Welch  
Ward 5 - Councilmember Susan Wilkinson  
Ward 6 - Councilmember Tim Gould  
Ward 7 - Councilmember Lewis Wheaton  
City Administrator Joe Bennett  
Deputy City Administrator Penny Mocer  
City Attorney Scott Cochran  
City Clerk Heather Peacon-Corn*

**10. Show Cause Hearings:**

*There are no Show Cause Hearings.*

**11. Citizen Input:**

*Speaking time for citizen input will be limited to three minutes.*

**12. Adjournment:**