



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

Issue Sheet

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In Control: City Council

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WARD: Citywide

COMMITTEE: Community Development

\$ IMPACT: \$45,000

Agenda Title:

Approval of a consulting contract with The Center for State and Local Finance at Georgia State University (14 Marietta Street NW, 4th Floor, Atlanta, GA 30303) for an Annexation Feasibility Study in the amount of \$45,000.

ISSUE: Approval of a consulting contract with The Center for State and Local Finance at Georgia State University for an Annexation Feasibility Study.

BACKGROUND: The 2040 Comprehensive Plan was adopted in October of 2017. Within the Comprehensive Plan the City laid out goals and policies for land use and quality of life related issues. These goals and policies called for the development of a strategic approach to annexation. The strategic approach called for the following actions:

1. Promote the annexation of unincorporated islands within the City in order to streamline and simplify the provision of public services;
2. Ensure that land use plans are consistent with surrounding jurisdictions and regional goals; and
3. Conduct an Annexation Study in order to establish future city expansion areas based on fiscal impacts and community facilities.

The Annexation Study was list as an action item on the 100 Day Action for the 2040 Comprehensive Plan. The City Council allocated \$25,000 for the study in the adopted FY19 budget.

A detailed Scope of Services and a proposed Study Area were formulated and submitted to the City Administrator's office for review, comment and approval. In mid July of 2019, the City of Smyrna solicited proposals from a list of qualified consultants with expertise in the areas of planning and fiscal impact analysis.

The Request for Qualifications and a supplementary request for a price proposal was forwarded to three (3) qualified consulting firms: The Center for State and Local Finance at Georgia State University, Strategic Planning Initiatives, LLC, and The Carl Vinson Institute of Government.

Two (2) proposals were received: The Center for State and Local Finance at Georgia State University and Strategic Planning Initiatives, LLC.

The submitted proposals were reviewed and ranked by city staff members from the Planning Division and Economic Development Division. The staff review was based on a combination of the qualifications and experience of the consultants and the responsiveness of the proposal they submitted. The Review Committee was unanimous in their choice of The Center of State and Local Finance as having submitted the most responsive proposal. That proposal is attached.

The end product will be an Annexation Feasibility Study. It will be presented to and reviewed by the Planning and Zoning Commission and, if appropriate, adopted by the Mayor and City Council.

The Annexation Feasibility Study will address the following elements:

1. Background and demographic profile information on Smyrna and the Targeted Study Areas;
2. Study Area Revenues;
3. Study Area Expenditures; and
4. Net Fiscal Impact of the Study Area.

A overview of the Scope of Services is attached. It provides the boundary of the Study Area and a more detailed description of the aforementioned study elements.

The study is projected to begin in August of 2019 and be completed by December 20, 2019.

A Technical Advisory Committee comprised of City staff will be established to oversee the study process. The Community Development Director will act as the City's Project Manager.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends the Mayor and City Council award the contract for the Annexation Feasibility Study in the amount of \$45,000 to The Center of State and Local Finance and authorize the Mayor to execute the appropriate agreements.