

Pre-Council Committee of the Whole  
April 3, 2017  
6:00PM  
FINAL

*Present: Mayor Max Bacon                      Derek Norton                      Andrea Blustein  
Teri Anulewicz                      Susan Wilkinson                      Doug Stoner  
Ron Fennel*

*Absent: Charles (Corkey) Welch*

*Also Present: Scott Cochran (City Attorney), Mike Jones (City Administrator) Tammi Saddler-Jones (Asst. City Administrator), Terri Graham (City Clerk), Christy Ullman (Executive Assistant to the Mayor and Council), Ken Suddreth (Community Development Director), Kristin Robinson (Finance Director), Scott Stokes (Public Works Director), Roy Acree (Fire Chief) Kay Bolick (Human Resources Director) and Maxwell Ruppensburg (Management Fellow).*

**City Administrator's Report**

Mr. Mike Jones provided his administrators report and provided an update on the City's Liability Insurance and the reasons that it will increase much higher than in the past. The liability insurance with GIRMA will increase \$68,000.00 this year. The reason for the increase is due to accidents in Public Works and the Police Department. There have been many police accidents due to carelessness. There will be more training for police to bring the accident rate down as well as additional training for Public Works.

Mr. Jones requested that Kristin Robinson (Finance Director) provide a report on how the budget process was going. They met with departments last week and made some cuts and worked through some budget items. The good news was the General Fund is almost balanced. There will be a surplus in the hotel/motel fund and there will need to be decisions on how that will be budgeted. Ms. Robinson let the Council know that for the first time, the 911 Center would support itself and if things continued in a positive way, they would not have to transfer money from the General Fund to balance.

Water and Sewer would still need a transfer from the General Fund to balance. Budget Officer Jered Sigmon and Finance Director Kristin Robinson will be meeting with the Finance Committee April 20, 2017 and will present the budget to the Mayor and Council at the April 27, 2017 Committee of the Whole meeting. Mayor Bacon inquired as to the water/sewer budget and asked if there would be an increase to the water rates.

Ms. Robinson stated that once all the numbers were in they would bring recommendations to Council to get their feedback regarding any rate increase.

Mr. Jones interjected that he, Kristin and Scott Stokes would be meeting with Raftelis on April 18, 2017 to receive their final report. They were scheduled to present their findings to Council at the Committee of the Whole meeting on May 11, 2017. The Mayor asked how the City would fair in total revenues versus expenditures. Ms. Robinson did not have specific numbers to report, but Mr. Jones replied that it was safe to say that revenue would be 25% over expenditures.

Mayor Bacon suggested that we needed to do recognize Public Safety employees pay rates and stay competitive to retain good employees. He also commented that all employees are important but it has been difficult to hire and retain public safety employees in particular. He wants to stay ahead of other jurisdictions.

Mr. Jones remarked that there was no significant damage from the storms in the area. He also commented on the lack of traffic for the first game at the Braves stadium; this game was only for season ticket holders so only half of the capacity of the stadium was filled. It was also mentioned that the previous night the I-85 collapse occurred which may have affected attendance. The collapse was going to cause traffic issues for a long time.

There was discussion about traffic around the Braves stadium that needed addressing and a continuing conversation.

**Agenda Review:**

The Mayor directed the Council to the agenda:

Formal Business:

7A. The students from Georgia Tech would be in attendance to show a brief presentation on the Gateway Studio Report they had been working on with Community Development. Community Development Director Ken Suddreth interjected that the students did a great job with this study by brainstorming and thinking outside of the box. He also explained that he was looking to the Council for approval of the document presented. Acceptance would not obligate the City into any kind of contract.

City Attorney Scott Cochran opined that they did not need to vote on this. Council only needed to voice their acceptance. Mayor Bacon confirmed with Mr. Cochran that they would not take a vote.

7B. Every year the city signs a sub-recipient agreement with Cobb County for CDBG. This agreement authorizes Cobb County to continue the administration of funds and reporting to HUD on behalf of the City. The city's preliminary funding for 2017 is \$194,401.40 but this amount is subject to change.

7C. This item is for the re-appointment of the Downtown Development Authority. The same members from the year before would be re-appointed.

7D. The re-construction of Fire Station #2 contract with BM&K Construction. Mr. Jones stated that this item was tabled from the last meeting for Council to be have time to review additional information. Mr. Jones sent out an email the prior week with information that compared the differences between Fire Station #5 and the re-build of Fire Station #2. He provided the all-in-cost which included the asbestos removal, fiber connection, the demolition and more. Mayor Bacon questioned the \$20,000 for fiber. Croy representative, Mr. Larry Terry explained that the fiber had to be run across Concord Road. Fire Station #2 did not currently have fiber.

Mayor Bacon stated that it was his understanding that Fire Station #2 was currently closed and he did not believe a fire station could be closed without full Mayor and Council approval. Mr. Jones apologized to the Council for moving the equipment and the personnel out of the station and relocated them to Fire Station #4. He stated that the public was never in any kind of danger. The move took place on March 17 and the demolition was scheduled for March 20.

Mr. Jones stated that he did not let the Mayor or Council know that this was occurring until March 30 at the Committee of the Whole meeting. Councilmember Derek Norton asked Mr. Jones to explain how service was not curtailed. Mr. Jones responded that they had monitored the radio call dispatch and calls were dispatched from Fire Station #5. Chief Acree explained that they reallocated the response zone through Station #5 and other stations had picked up other areas of Station #2. The response times were less than one minute to Station #2 areas for fire and emergency protection.

Mayor Bacon questioned the one minute response time to some of the subdivisions. Chief Acree rebutted that it was dependent on the type of call. This was only concerning a hand-full of calls and since Station #2 was not going to be in service during construction, the only solution was to split the calls up between the other stations.

Mayor Bacon contended that by closing the station when they did, they added four to six weeks of additional time. Even if approved it always takes at least four to six weeks to get a contract back to the Mayor for his final signature. Mr. Jones stated that the difference between building a station and prepping the site for the new station was the City would still have to do the abatement and the staff and fire personnel would have to be removed.

The old station would still have to be torn down and the site cleared so from the time you vote to approve it, it would take four to six weeks to get the site ready to start the build. The city was managing the tear down of the station and the asbestos. Mr. Jones asked Mr. Stokes, Public Works Director, when the asbestos would be removed. He responded that they had already put in their letter to the state. Mayor Bacon stated that the site could sit cleared for five weeks before the contract was signed. Once the notice to proceed was issued the contractor had ten days. Mayor Bacon said No, not until he signed the contract.

Mayor Bacon clarified that he would not have abandoned that station after the COW Agenda meeting. Councilmember Derek Norton stated that all of his questions regarding the costs for two stories and other expenditures had been answered and he was satisfied. He does agree that it was done a little backwards by going ahead and scheduling the demo before the item was approved. Mr. Jones replied that in retrospect that was very clear now.

Councilmember Wilkinson questioned the professional services line item as it was listed all lumped together. She remarked that it was unclear who was being paid what. Mr. Jones replied those charges were for professional services to Lyman Davis and Croy.

7E. This item is for the authorization for the acquisition of real property by all lawful means. This was regarding condemnations on Windy Hill and there are seven listed with two combined. Mr. Cochran asked Councilmember Wilkinson if these were in her Ward. Her reply was that she was not comfortable with these. Her understanding is that the City has a concept for a plan. She went on to say that we had approved the framework but not the plan.

Councilmember Teri Anulewicz explained that we had approved everything that goes along with this plan through SPLOST. It was voted on through referendum. The city was carrying out what the voters wanted done on Windy Hill. Mayor Bacon said the issue here was condemning these properties and he said he would rather do anything other than condemn someone's property. Mr. Cochran asked Councilmember Wilkinson if she was not going to make the motion and if there is someone else that would make the motion. Councilmember Anulewicz responded she did not have a problem making the motion.

Councilmember Wilkinson interjected that there were 43 properties all together that were involved. Several of the properties had already been closed on.

#### Consent Agenda:

The Consent Agenda was reviewed; there are four sets of minutes to approve. The March 6 minutes were not attached correctly to the agenda for the March 17 Mayor and Council Meeting so the Mayor and Council did not have a chance to review these minutes. The other minutes are the current minutes for March 20 Mayor and Council, the Pre-Council for March 20 and the Committee of the Whole for March 16.

Mayor Bacon asked about the access control project with LMI. Mr. Stokes said it was to complete our security access project.

Mayor Bacon wanted to know when the access crossing Atlanta Road where the lady was hit by a car would be installed. Mayor Bacon said it had been over six months since he asked for that equipment be installed. He knows the equipment is here and has not been installed. He would like it to be installed before he gets out of office. He wants a straight answer out of someone about when this crossing equipment will be put in.

The Mayor feels we need to pull the City Engineer out from under Public Works and make that position a department head position and get him some additional personnel. He said it was a shame that a City of our size has only one Engineer. Councilmember Anulewicz added that Eric Randall was so responsive and worked very hard with the citizens to help them.

Mayor Bacon again inquired as to an installation date. Mr. Stokes said he would get him an answer the next day as to when they can get it installed.

Page 5

Pre-Council Meeting Minutes

April 3, 2017

The meeting for the study about North Cooper Lake Park was going to be rescheduled.

The events in Market Village were discussed and the cleanup for such events needed to be added in writing to the letter provided. It looked very bad on Sunday morning in the Village after the event and it should have been cleaned up correctly. Mr. Jones stated that the City could tie them to a bond or a deposit.

The meeting was adjourned by Mayor Bacon at 6:55 PM