



City of Smyrna

2800 King Street
Smyrna, Georgia 30080

Meeting Minutes - Final Committee of the Whole

Thursday, April 27, 2017

6:00 PM

City Hall

Roll Call

Council: Mayor Pro Tem Teri Anulewicz, Andrea Blustein, Susan Wilkinson, Ron Fennel, Derek Norton

Staff: Tammi Saddler Jones (Assistant City Administrator), Scott Cochran (City Attorney), Christiana Craddock (Executive Assistant to the City Administrator), Christy Ullman (Executive Assistant to Mayor and Council), Terri Graham (City Clerk), Ken Suddreth (Community Development Director), Rusty Martin (City Planner), Tom Boland (Economic Development Manager), Kristin Robinson (Finance Director), Roy Acree (Fire Chief), Brian Marcos (Deputy Fire Chief), Jered Sigmon (Budget Officer), David Lee (Police Chief), Richard Garland (Parks & Rec Director), Kay Bolick (HR Director), Chris Addicks (IS Manager), and Maxwell Ruppensburg (Government Management Fellow).

Guests: Larry Terry and Eve Gray (Croy Engineering), Bill Dee St. Aubin (The Sizemore Group)

Absent: Mayor A. Max Bacon, Councilman Corkey Welch, Councilman Doug Stoner

Call to Order

Mayor Pro Tem Teri Anulewicz called the meeting to order at 6:02pm.

Administration Report - Tammi Saddler Jones

Various Project Updates

Attachments: [Photo Presentation.pdf](#)

[Photo Presentation.pptx](#)

Assistant City Administrator Tammi Saddler Jones gave a presentation that had photo updates on the Spring Road landscaping and improvements, Glendale Place, Reed House, Ward Park, and FS2 temporary housing site. She said that Glendale Place would have additional trees planted, but that is a few months out. It was mentioned that the "City of Smyrna" needed to be added to the Reed House monument sign to make it cohesive with other signs. Larry Terry said the timeframe on completion was May 31st. Richard Garland said the stairs in the interior of the Reed House were not being widened, but the carpet was being taken off and they would be refinished. There was brief discussion on the choice of synthetic slate for the replacement of the roof, at about 1/3 to 1/2 of the cost of real slate. He said the plan was to take the old slate and break it up to be added to the parking lot. Councilmember Ron Fennel said the slate has great value in the market right now, and if it is carefully removed the City could get a lot of return for it rather than

chipping it up and putting it in the parking lot. Richard Garland mentioned the many benefits of synthetic slate, such as its resistance to mold and freezing temperatures, its lifetime warranty, 50 year life expectancy, and it is made of 95% recycled materials. Maxwell Ruppensburg also mentioned that the Cobb Historical Society refurbished their building and used the synthetic slate for the roof.

Assistant City Administrator Tammi Saddler Jones showed the photos of the temporary mobile structure and site to be used by the FS2 crew at North Cooper Lake Road and Concord. She said the property owner has agreed to lease the site to the City for \$1000/mth for 10 months. Chief Roy Acree said Attorney Jeffrey Tucker put together the lease agreement with terms and said it needed to be put on the agenda. He said the mobile building would arrive in two weeks and was \$18K. Councilmember Susan Wilkinson asked where the budget for this was coming from, and she was told that it was not originally budgeted or a part of the bid, but it could be covered by SPLOST.

Councilman Derek Norton asked about a few lights on Spring Road that are still missing, and Larry Terry said Georgia Power was working on it. Councilmember Andrea Blustein inquired about lights further down on Spring Road in Ward 2, and Mr. Larry Terry said he checked on them and they are still working on estimates for that location as well as along Atlanta Road.

LCI Spring Road Study - The Sizemore Group

The Sizemore Group - Spring Road Presentation

Attachments: [Spring Road Presentation - The Sizemore Group.ppt](#)

Mr. Bill Dee St. Aubin from The Sizemore Group began the presentation and said there was much community participation in the process from meetings to stakeholder interviews to the design workshop. He said the themes and goals were developed by taking what the community wants and what the market is dictating, and finding the common ground. The main themes were preserving small local business, alternative transportation, retail and entertainment, street networks, amenities for cyclists and pedestrians, a sense of arrival to Smyrna, and making the area more attractive. He said they identified two main opportunity nodes at Cobb Parkway/Spring/Cumberland and also at Spring/Jonquil Drive/Spring Street.

Mr. St. Aubin began with the area at Cobb/Spring/Cumberland and emphasized the importance of creating a full pedestrian "circle" that was accessible to take someone from The Battery, across Cobb Parkway, across Spring, then back across Cobb Parkway, making a "Base Line" for pedestrians. The study also referenced the need for a bridge to connect the "main street" across Cobb Parkway and to go all the way to Jonquil Park (just as the Ga Tech Market Study referenced). He said the Nalley Lexus property had major opportunities for intense development that will fit the area and provide revenue. Mr. Ken Suddreth said that during the February 2016 retreat, he talked about focusing on this area and doing these studies so that the City has a foundation from which to operate for developments when they come in, and this was an example of exactly that. He also mentioned that the Emerson Center was gaining traction again for further development. He said with Council adopting this study, it will help guide developments that are interested in this area. Mr. St. Aubin also noted on a map two potential locations for transit hubs and a bike circuit that would go through the potential development on the Lexus lot, around the "main street."

For the other opportunity zone at Spring and Jonquil Drive, they recommended a possible park on the triangular shaped unique property and encouraging small

business and retail development in that area, referred to as the Spring Road Arts District. He also reviewed future land use recommendations and some zoning updates for the opportunity areas. Other suggested ideas were public art along crosswalks of these areas.

Mr. St. Aubin spoke about a unique and new transit opportunity concept. He said they were looking at “catching areas” along Spring Road where people could walk to various “nodes”, such as Jonquil Drive, Village Parkway, Campbell Road, and Sports Drive. He proposed a concept that would work along with driver services such as Uber and Lyft where instead of picking people at their homes, people could walk to one of these locations that would have some kind of shelter, possibly with public art. There would be no upkeep or maintenance of a transportation system, and it would be funded privately except for the maintenance on the shelters. He said Smyrna would be a perfect place for a test market, and this would be something on the edge of innovation that the ARC would be interested in helping to fund. There was much interest from Council in this idea and concept.

Mayor Pro Tem Teri Anulewicz asked about the property where Sky King fireworks is and if anyone knew what they were asking for, and Mr. Tom Boland said they were asking \$650K for that triangular piece of property. There was brief discussion on the positive outcomes of the City purchasing that lot.

FY18 Budget Presentation - Kristin Robinson & Jered Sigmon

FY18 Budget Presentation

Attachments: [FY 2018 COW Budget Presentation.pptx](#)

Finance Director Kristin Robinson and Budget Officer Jered Sigmon began the budget presentation. The proposed budget is \$92.6M, with the General Fund making up half that amount, and the other half was SPLOST, Capital, and Enterprise funds. She said that \$4.5M was cut from the initial budget requests in order to get the budget balanced.

They showed a comparison of the FY18 and revised FY17 budgets and reviewed the totals for Revenues vs. Expenditures. One highlight was the E911 fund has a surplus and is working towards becoming a self-sustaining fund. Another was that the City stopped budgeting for depreciation this year, as this is becoming a standard practice, which accounted for \$1.725M in the budget last year as a noncash item.

They went over several budgetary assumptions which consisted of the following: millage rate remains at 8.99 mills and there is a projected property tax increase of 8% based on the Cobb Tax Assessor's prediction of 6% county wide (takes revenues from \$18M to \$20.2M).

Mr. Jered Sigmon noted that for the Vehicle Replacement Fund they have budgeted to use \$250K of previously committed funds for this purpose in this budget year. He said there was \$600K set aside to use in the future for vehicle purchases, and this budget is using \$250K of that. He said as Council reviews the budget, if they want to trim anything he would recommend this being one of the first items to eliminate. He said they were also using \$250K of the committed funds set aside for debt to support the debt obligations for the upcoming year. Additionally there was a new rate structure for water/sewer/stormwater that they will be utilizing, which will be presented at the May 11th COW by Raffetis. He also mentioned that some salary accounts were budgeted at 97-99% to account for vacancies and turnovers.

Mr. Jered Sigmon expanded upon some of the noteworthy expenditures: \$540K in the GF Contingency (half of which is for employee merit raises if Council votes to do so in January); \$472K increase to Group Insurance; \$100K for transit feasibility study with an 80/20 matching grant; and \$15K for a full pay study. There was much discussion about the pay study and Councilman Derek Norton expressed that he wished that this had already been done prior to budget discussions because the information would be valuable in helping to make decisions regarding upgrading positions and adding personnel. Ms. Kay Bolick mentioned the study from Fall 2016 that the Archer Group did for the City, which recommended increasing some pay grades, but she said that Council decided to postpone their recommendations. Councilman Norton stated that he thought the study should go ahead and begin. There were further discussions about open positions (specifically the Assistant City Engineer) and the pay scale study. If Council chose to move forward with the pay grade increases and changes and do a 2% COLA, that would add \$430K to the budget. There was also discussion about the museum transition and the budgeted position being for a contract labor person rather than a staff position, with that "contracted" individual focusing on organizing and putting the museum in order before it transitions to a daily staff position.

Mr. Jered Sigmon began discussion on proposed fee changes (increases) and highlighted some of them, such as the Race/Parade permit fee (which would coincide with the new ordinance in the works), film permit reviews under Community Development, various rental fees in Parks, dashcam and body camera video requests from the PD, and water/sewer/stormwater rates as recommended in the Raffelis Study (being presented to Council on May 11th).

Mr. Jered Sigmon reviewed the Capital Projects schedule for FY18 and the debt obligations. Finance Director Kristin Robinson announced that the City received a Certificate of Excellence in Financial Reporting again for their FY17 CAFR. She reviewed the Personnel Requests and shared that there were initially 28 new positions requested, and 21 were still in the budget for $\frac{3}{4}$ of the fiscal year. She mentioned that some of the requests included capital expenses as well, such as the 6 FF trainees requested by the FD for Station #4, with the corresponding purchase of a \$100K heavy rescue truck, which the two crews will service. This will enable Station 4 to be able to send out the heavy rescue truck and the fire truck at the same time. Ms. Robinson reviewed the personnel requests not recommended to move forward with the budget and also reviewed the personnel reclassification requests, most of which were budget neutral, with the exception of 3. Other personnel requests involved a 2.5% pay raise for paramedic positions to put them more in line with their peers and give new paramedics a 5% pay bonus for their certification (a budget impact of \$89K).

Review of the May 1, 2017 Mayor and Council Agenda

A rendering of the new playground for Chuck Camp Park was brought up to show Council. Ms. Christiana Craddock said this playground was replacing the old playground, which was worn due to age and extreme use by the charter school located next to it. She said CDBG funds were being used to purchase the playground. There was conversation about the new style of playground and that it would be a new and unique piece for the Parks system.

City Attorney Scott Cochran mentioned briefly that he received a call from Mark Johnson, who represented another charter school that had several other successful locations and said he may be bringing that discussion before Council at some point.

Councilmember Wilkinson asked what would happen to the old playground, and it

was stated that it would probably be put on the Govdeals website.

The next item reviewed was for a transit feasibility study and the submission of the application to ARC. Councilmember Wilkinson said she had some concerns with the last several tasks of the plan. Mr. Ken Suddreth said that if the City were to ever ask for implementation monies, then the organizations the City seeks funding from will be asking the City – “What are you implementing?” He said this study will be the base for moving forward with getting grant funds for implementing any recommendations, and if the City wants to move forward, then this is the first step in doing so. Councilmember Wilkinson mentioned that her constituents in Ward 5 have access to bus transit along the South Cobb corridor via Cobb Linc and almost every resident has a bus stop within walking distance, but what they did not have access to was parks. Mr. Ken Suddreth responded that the study was simply a feasibility study and Council should not make the assumption that the study will recommend a BRT system and that it could very well not recommend one. Councilmember Wilkinson expressed the importance of making the South Cobb corridor safer for pedestrians. Mayor Pro Tem Teri Anulewicz stated that concern was valid, but was independent of the feasibility study. There was further discussion about Chuck Camp Park. Mr. Ken Suddreth said that Staff was working with GDOT and GRTA to use the LMIG program to offset some of the cost, about 2/3 of the cost, which means initially the City would front the \$100K for the study, but would get back \$67K.

Mayor Pro Tem Teri Anulewicz mentioned that the conversation was losing sight of the actual agenda item and if someone wanted to vote against it and not support it, then they just needed to vote against it. She also noted that although Ward 5 residents did have access to transit, most of the rest of Smyrna does not. Mr. Ken Suddreth added that the GDOT Commissioner said that he would make sure the LMIG grant reimbursement happens if the City does this study.

City Attorney Scott Cochran said the minutes from the Special Call Meeting needed to be added to the agenda.

City Clerk Terri Graham said she had the slate roof for the Reed House to add, as well as the lease agreement for the Fire Station 2 temporary location. Mr. Scott Cochran added one other item, a nondiscrimination agreement that Georgia Power needs to have on file so the City complies with federal laws.

Executive Session - Legal

A motion was made by Councilmember Ron Fennel to enter into Executive Session for Legal and Personnel Matters; seconded by Councilmember Derek Norton. The vote carried with a unanimous vote by all Councilmembers present.

A motion was made by Councilmember Derek Norton to exit out of Executive Session; seconded by Councilmember Ron Fennel. The vote carried with a unanimous vote by all Councilmembers present.

Other Business

A motion was made by Councilmember Derek Norton to accept the separation agreement as prepared for Mike Jones and have the Mayor Pro Tem Teri Anulewicz sign and execute the agreement; seconded by Councilmember Ron Fennel. The vote carried with a unanimous vote by all Councilmembers present.

Adjournment

Mayor Pro Tem Teri Anulewicz declared the meeting adjourned at 9:15pm.