



Meeting Minutes - Final Committee of the Whole

Thursday, March 30, 2017

6:00 PM

City Hall

Roll Call

Council: Mayor Pro Tem Teri Anulewicz, Andrea Blustein, Susan Wilkinson, Ron Fennel, Corkey Welch, Doug Stoner

Staff: Mike Jones (City Administrator), 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), Joey Staubes (City Planner), Kristin Robinson (Finance Director), Roy Acree (Fire Chief), Scott Stokes (Public Works Director), Rachelle Ballard (HR Manager), Megan Smith (Benefits Coordinator), Jered Sigmon (Budget Officer), Richard Garland (Parks & Rec Director), and Maxwell Ruppensburg (Government Management Fellow).

Guests: Larry Terry and Chad Kastner (Croy Engineering), Rocky Joyner, Randy Logan

Absent: Councilman Derek Norton, Mayor A. Max Bacon

Call to Order

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

City Administrator Report - Mike Jones

City Administrator Mike Jones informed Council that there were two empty appointments on the Parks Commission (Mayor Bacon's and Councilmember Ron Fennel's).

City Administrator Mike Jones said the Smyrna Museum transition needed to be addressed and the MOU signed. He said for three years the City has budgeted to hire a curator (possibly) to come in and oversee the museum once Harold retires. Councilman Corkey Welch said the City needed to find someone who could work with him and understand his method of filing, and also who can organize and tidy the place up. Mr. Mike Jones said that Kelsey Scott and Mary Moore were interested in helping with the hiring process. There was discussion on the qualifications and attributes preferred for the person in this position, and that the position would be full-time. Councilmember Andrea Blustein said she had someone to recommend. Ms. Kristin Robinson mentioned this person was not necessarily an employee, and the position budgeted was actually a consulting/contractor position.

Mr. Mike Jones informed Council he was taking leave the following Wednesday and going on a vacation, and would return Monday, April 17th.

GA Tech Market Study Presentation - Ken Suddreth & GA Tech

Mr. Ken Suddreth introduced Mr. Mike Dobbins, lead professor on the GA Tech Market Study Presentation. He said they would present their findings and he was looking for Council to accept the study so the City can use it however they need to. He said the study did what he hoped it would do and encompassed a market analysis with a land use study.

Mr. Mike Dobbins introduced two of the students involved in the study, Matt Bedsol and Anna Nord. He began by saying that Smyrna is in a position where it can be a pioneer in attracting new multi-use live/work/play developments. In their beginning citizen input meetings, it was clear that citizens wanted connectivity, and that character, identity, and quality of life (restaurants, grocery, shopping) were some of the top wants/concerns. Mr. Dobbins touched on the connectivity/transportation issue and said the reality was that Smyrna was going to need more diverse ranges and modes of travel. He said an interesting fact is that 20K Smyrna residents work outside the city, and 20K of employees in Smyrna do not live in Smyrna. He raised the question: How would traffic improve if these 20K people lived AND worked in Smyrna?

He showed a rendering of a "link up" with a bike share station, Uber station, and circulator stop. He discussed four possible BRT systems, all shown on a map, which were detailed further in the main report. This study was conducted by GA Tech student Elliot Sperling.

He showed Council the four main areas of the Spring Road corridor that the group focused on – the Bridge District, Gateway, East Spring Neighborhood, and Jonquil Park. He shared various ideas that they had for each area, the most transformative being the creation of Jonquil Street through what is currently the Nalley Lexus lot, and a bridge built from the Battery across Cobb Parkway. Mr. Ken Suddreth told Council that he asked the students to be bold in their study and suggestions, and they did just that and he was very pleased with what they came up with.

Mr. Dobbins emphasized the important of incorporating this study into the Comp Plan and using incentives for public purposes like streetscapes, plazas, and mixed income housing. He also spoke to the variety of financing mechanisms and tools available to the City, through the DDA, Capital funds, TADs, and public/private partnerships.

Mr. Ken Suddreth thanked Council for allowing the study – he said it was enjoyable and a positive experience for his staff and would prove to be useful. He said it would be on the agenda on Monday to be formally accepted. He said he sincerely appreciated the Council's confidence and trust in he and his staff on this study.

The presentation for this study is attached.

GA Tech - Smyrna Gateway Studio Report Presentation

Defined Benefit Plan - Rocky Joyner (Segal) & Randy Logan (GMA)

Human Resources Director Kay Bolick said the presentation was on the valuation of the DBP to show the health of the plan, how the City stands with funding, and the new required contributions for the next fiscal year. She introduced Randy Logan (GMA) and Rocky Joyner and Malachi Waterman (Segal Group).

Mr. Malachi Waterman began the report for FY18 by comparing the results from 2016 to 2017. The main highlight was the recommended contribution went from \$1.8M to \$2.0M, 11.42% of pay compared to 10.4% of pay in FY17. Mr. Rocky Joyner said through Smyrna's history, they have been solid contributors to the plan and there has not been a year that the City did not pay the full recommended amount of contribution. He said the plan was very well-funded at 83%. Mr. Waterman explained the three different retirement plans the City currently has, the two main ones being the pre-April 2010 (Legacy Plan) and post-April 2010 (Hybrid). They reviewed the chart that showed the valuation history and projections for the next 30 years, which show Smyrna being 100% funded around the year 2045. He said the increase in the recommended contribution for FY18 is due to there being more retirements than they anticipated in FY17.

The full presentation is attached.

Defined Benefit Plan Valuation for FY18

Review of April 3, 2017 Mayor and Council Agenda

City Administrator Mike Jones began discussion on the Fire Station #2 bid and said it had been tabled to this April 3, 2017 Council meeting. He asked Chief Acree and Croy to be at the COW in case there were questions. He mentioned that a memo was sent out with more information about the bid, design, and funding, and that an additional memo would be sent out that tells about the total costs (including demo, appliances, Croy's fees, etc.). Councilmember Ron Fennel said he wanted to make sure the narrative was adequate to justify the expenditure for the voters who approved a \$2M budget and now we have a substantially higher number. He said the narrative needs to be properly detailed and justifiable without getting convoluted. There was discussion about why the FS2 is different from FS5: the budget for FS2 was based on FS5 that had just been completed in 2013; FS5 was bid in 2011 (depths of recession, but not built until 2013); it was a single story building; and it did not have the topographical challenges that FS2 has. Councilmember Susan Wilkinson said there were also some cost savings in architectural fees with FS5 because it was basically the same design as FS3.

Councilmember Corkey Welch said that despite the fact that the bid is \$700K over what was anticipated, he thinks it's all about the market right now. He wants to build the fire station – it's in the right location and he wants to do it and will continue to support it. He said if there is anything that can be done to save money, he is supportive of it, but right now the market and prices are high and the City is just going to have to deal with that and hopefully recoup the monies on the other side with property tax digest increases. City Administrator Mike Jones mentioned that FS2 is unmanned right now and there is no equipment located there. In anticipation of FS2 being approved on March 20th, they moved FS2 into FS4 – there are two firehouses being crammed into one facility right now. He said if the intention is to delay the project another month, he needs to move them back to FS2, but if Council wants to move forward, then they will leave them where they are. Councilmember Corkey Welch said to delay it one month is okay, but six months is a different issue. He is concerned citizens will start coming forward with complaints/concerns/questions. Councilmember Doug Stoner said if the City waits longer, the price would most likely go up. Mayor Pro Tem Teri Anulewicz concurred. Finance Director Kristin Robinson said the bid price was good for 60 days. Councilmember Stoner said he was fine with it, prepared to move on it, and also wanted a narrative that made the higher cost easy to understand and explain to residents.

Under the Consent Agenda, City Administrator Mike Jones addressed the access

control bid. He said this was the last phase of an ongoing project to increase the security and accessibility of the City's buildings. Mr. Chad Kastner from Croy Engineering showed a depiction of the network and said the new system would work on gates and doors and would integrate with the camera system. He said there were currently 44 door readers, and this last phase would add 44 more access points. He said some of the doors will also be outfitted with intercoms, like the loading backdoor at the Community Center.

Councilmember Doug Stoner said he had an item to add to the agenda, another neighborhood meeting for Forrest Hills on April 26th in Council Chambers from 6:00pm – 9:00pm.

City Attorney Scott Cochran said he had 7 more Windy Hill properties for Council to authorize condemnation on. He said he guessed that a few of the properties would settle. He asked that Councilmembers not speak with the owners about negotiations and the condemnations.

Fire Chief Acree announced that Smyrna had been requested to provide mutual aid for the City of Atlanta regarding the bridge at Piedmont Road that had collapsed on I-85.

There was discussion between Councilmember Susan Wilkinson and City Attorney Scott Cochran about the Windy Hill Acquisitions.

Other Business

Councilmember Andrea Blustein inquired about the Spring Road completion.

Councilmember Corkey Welch said he would not be at the Council meeting on Monday night. He asked where the City was in regards to the No Parking Signs policy. Mr. Mike Jones said it was still being studied, but there was nothing definitive right now. He also said the SPLOST spreadsheet Councilmember Welch requested was going to be done in a few days. The spreadsheet would show where all the SPLOST projects are – original budget, revised budget, engineering fees, expended amount, etc. This will be updated on a monthly basis for Council. Councilmember Welch added that he did not think Council had been doing their duty by keeping up with the SPLOST budgets and projects status, so this summary would help give a picture of where everything is and be a great tool.

Councilmember Andrea Blustein asked if work had stopped on the Reed House, and City Administrator Mike Jones said work was ongoing, but they were on hold on the exterior work because they were awaiting direction on the roofing material.

Councilmember Doug Stoner said he was getting a lot of requests for no parking signs and he asked that staff get a move on that policy review so the City can decide what they can and cannot do under state law. He also said he was getting multiple requests for trails and he was doing his best to manage those expectations in his ward.

Councilmember Ron Fennel reminded Council of the next CMA meeting in Kennesaw on April 11th. He also said he wanted to revisit the annexation discussion. He said there were several communities, pods, and developers interested in annexing, and one in particular off South Cobb Drive has the votes to annex in soon.

City Clerk Terri Graham said traffic school would be implemented in the next budget year, and it has the support of the PD, Judge Collins, and Solicitor Williams. She

said the classes would be \$75 and be held once a month, and would be seen as an alternative or provide for a lesser fine for certain qualified people.

City Attorney Scott Cochran said the City had been sued in the wrongful death case for Nic Thomas, and it had received a little media attention. He said the case was brought on behalf of the minor child of Nic Thomas by the child's mother. He said it was filed against Smyrna, Lieutenant Owens, and DA Vic Reynolds, and it was filed Pro Se (without a lawyer). He said there could be debate on whether that would hold up.

Councilmember Ron Fennel announced that long time Forrest Hills and Smyrna resident Dave Brown had passed away recently, and he acknowledged Mr. Brown's dedication to and involvement with the City.

Adjournment

Mayor Pro Tem Teri Anulewicz declared the meeting adjourned at 7:54pm.