



City of Smyrna

2800 King Street
Smyrna, Georgia 30080

Meeting Minutes - Final City Council

Monday, April 3, 2017

7:00 PM

Council Chambers

Rollcall

Present: 7 - Councilmember Derek Norton, Mayor Max Bacon, Councilmember Andrea Blustein, Councilmember Teri Anulewicz, Councilmember Susan Wilkinson, Councilmember Doug Stoner and Councilmember Ron Fennel

Absent: 1 - Councilmember Charles Welch

Also Present: 13 - Scott Cochran, Mike L Jones, Terri Graham, Scott Stokes, Ken Suddreth, Ann Kirk, Russell Martin, Joey Staubes, Heather Corn, Dat Luu, Roy Acree, Tammi Saddler Jones and Maxwell Ruppensburg

Call to Order

Mayor Max Bacon called the meeting of the Mayor and Council to order at 7:00 PM on April 3, 2017.

1. Invocation and Pledge:

Pastor Shell Osbon of Life Church Smyrna Assembly of God located at 4100 King Springs Rd, Smyrna GA led all in the Invocation and the Pledge of Allegiance.

2. Agenda Changes:

There were no agenda changes

3. Mayoral Report:

There was no Mayoral Report.

4. Department Head Reports:

Community Development Director Ken Suddreth gave the following report:

Status of Existing Studies: April 2017

Georgia Tech Study:

- *Proposed Acceptance - M&C - April 3, 2017*

Spring Road LCI Study:

- *PC – April 10*

- *M&C – April 17*

South Cobb Pkwy STP Study:

- *PC – May 8*

- *M&C – May 15*

Comprehensive Plan:

- *Citizen Input sessions:*

- *Jonquil Festival – April 29-30*

- *Open House – June 8 (Brawner Hall)*

Belmont & Jonquil

Belmont Physicians Center:

- *Building shell should be completed in August.*
- *Tenants will begin interior work in July.*
- *First occupants in October.*
- *The building is approximately 67% leased.*

Jonquil:

- *Pacific Dental and Willy's are now open.*
- *Newk's should begin working in July and open in September/October.*

Jonquil outparcel

- *The building shell will be complete in May.*
- *First tenants should open in July.*
- *The building is completely leased with a credit union on the north end and a nail spa in the center.*

Smyrna Grove

<i>Under Contract:</i>	<i>24</i>
<i>Units Closed:</i>	<i>63</i>
<i>Models:</i>	<i>3</i>
<i>Total:</i>	<i>90</i>
<i>Possible Lots:</i>	<i>194</i>

Wade's (Concord Road)

- *Construction is on schedule*
- *Open mid-summer 2017*

Smyrna Heights Pavilion

- *In negotiation with tenants but no leases have been finalized.*
- *Exterior walls are up and bricking of façade will begin shortly as materials are on site.*

Building Permits FY'16 & '17

FY 2016 Building Permits - Total 242 since July 2016

FY 2017 Building Permits - Total 142 since July 2017

Two year total: 384

Sun Trust Park Information: Frequently Asked Questions about the Ballpark Experience

(cobbcounty.org , directory, Sun Trust Park)

How do I get to SunTrust Park?

Where should I park?

Where can I find a parking map?

Should I pre-pay for parking?

How much is parking?

Are the Braves parking lots monitored by security during the game?

When do parking lots open?

Where can I find ADA parking?

Do I have to pay for parking at The Battery Atlanta on non-game days?

Can I UBER to and from the game?

Can I tailgate?

Can I get to the park on public transportation?

Where can I park and ride the Cobb Circulator?

Can I ride my bike to SunTrust Park?

*How do I buy single game tickets?
What does the Brave App do?
What's open when the Braves aren't in town?
Are there fun kid's activities inside SunTrust Park?
What's in The Battery Atlanta?
When will the restaurants in The Battery Atlanta open?
How do I purchase group tickets?
Do small children need a ticket?
Are there any special events I should know about?*

Ann Kirk - Keep Smyrna Beautiful Director, gave the following report:

- 1. The Bring One for the Chipper event was canceled due to weather.*
- 2. Martin Luther King Day of Service had 60 volunteers at Smyrna Elementary School and they mulched the entire school. There were eight truckloads of mulch spread that day. 424 bags = 8.5 tons of wood mulch*
- 3. KSB staff went to Washington DC on January 24, 2017 to receive a Sustained Excellence Award. Smyrna was one of only three given out in the nation.*
- 4. The winter Adopt a Mile on January 28 had 92 volunteers, 16 groups, 67 bags and 235 hours of service. 20 miles were cleaned in the City.*
- 5. An Arbor Day Event and Tree Planting was held at Brawner Hall / Taylor Brawner Park on February 18.*
- 6. There are two Community Garden workdays and Smyrna First Methodist spread 46 tons of slate mix.*
- 7. KSB will hold their annual awards dinner this month.*
- 8. The shredding event had 21 volunteers, 76 hours, 617 cars, 25,000 lbs. of paper and 4 yds. cardboard.*
- 9. The next shred event is at Jim Miller Park on April 29 from 9:00am - 1:00pm. There will be a limit of 10 boxes and 100 lbs.*
- 10. The Great American Cleanup will be held on April 22 at 8:00am until 12:00pm at Tolleson Park.*
- 11. Annual Volunteer Picnic*
- 12. Upcoming 9th Annual Garden Tour on May 20. There will be five private gardens participating and a reception at the Brawner Hall Tea Room.*
- 13. The Smyrna Fresh Market opens May 6, at 8:00am until 12:00pm and runs every Saturday through September.*

Ken Suddreth the Director of Community Development gave his departments report and Ann Kirk the Director of Keep Smyrna Beautiful gave the report for her department.

5. Land Issues/Zonings/Annexations:

There were no Land Issues, Zonings or Annexations.

6. Privilege Licenses:

There were no Privilege Licenses

7. Formal Business:

- A.** [2017-118](#) Acceptance of Smyrna Gateway Studio report - a land use, market and fiscal analysis of potential impact from the Braves' Sun Trust Park and The Battery development.

City Administrator Mike Jones read aloud the following background:

This item is for the acceptance of Smyrna Gateway Studio report, a land use, market and fiscal analysis of potential impact from the Braves' Sun Trust Park and The Battery development.

In 2016 Mayor and Council approved a contract with Georgia Tech to undertake a land use, market, and fiscal analysis for the area in Smyrna immediately adjacent to The Battery and Sun Trust Park. The report was completed by a graduate student studio at Georgia Tech's School of City and Regional Planning, Noell Consulting, and Enterprise Innovation Institute. The report explored development impacts and opportunities along the east portions of the Spring Road corridor and its intersection with Cobb Parkway. The driving purpose was to explore and assess the implications for Smyrna of the one billion dollar investment in the new SunTrust Stadium and associated The Battery development across the street. The goal became to suggest measures that could maximize opportunities for transforming low density, strip style development over time into the emergence of a major new urban center. Community Development recommends Mayor and Council accept the plan as presented.

To review this report please go to

<http://www.smyrnacity.com/your-government/departments/community-development> and click on the Georgia Tech Smyrna Gateway Study link.

Mayor Bacon thanked them for their work on the plan as did Councilmember Doug Stoner.

B. [CON2017-01](#)

Approval for the City of Smyrna to continue as a Subrecipient of the Cobb County Community Development Block Grant (CDBG) Program and authorize the Mayor to sign the 2017 Subrecipient Agreement documents.

Sponsors: Fennel

City Administrator Mike Jones read aloud the following background for this item:

This is for the approval for the City of Smyrna to continue as a Subrecipient of the Cobb County Community Development Block Grant (CDBG) Program and authorize the Mayor to sign the 2017 Subrecipient Agreement documents.

Every year the City of Smyrna signs a Subrecipient Agreement with Cobb County 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 amount for 2017 is \$194,401.40. This amount is subject to change/increase should HUD release more funds to Cobb County.

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Staff recommends approval for the City to continue as a Subrecipient of the Cobb County CDBG Program.

A motion was made by Councilmember Ron Fennel to approve CON2017-01 the City of Smyrna to continue as a Sub-recipient of the Cobb County Community Development Block Grant (CDBG) Program and authorize the Mayor to sign the 2017 Subrecipient Agreement documents, there was a second from Mayor pro tem/Councilmember Teri Anulewicz. The motion carried by the following vote:

Aye: 6 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

Absent: 1 - Councilmember Welch

C. [2017-116](#)

Approval of the re-appointment of the Downtown Development Authority (DDA) members for the 2017-2018 term to begin April 2017 for the following members: Kevin Drawe, Jim Duelder, Larry Freeman, Kimberly Gangemi, Travis Lindley, Dianne Rasin and Jason Saliba, with Mayor Max Bacon serving as Chairman. The term will expire April 2018.

Sponsors: Stoner

Mayor Bacon read aloud this item and the following background:

This item is for the approval of the re-appointment of the Downtown Development Authority (DDA) members for the 2017-2018 term to begin April 2017 for the following members: Kevin Drawe, Jim Duelder, Larry Freeman, Kimberly Gangemi, Travis Lindley, Dianne Rasin and Jason Saliba, with Mayor Max Bacon serving as Chairman. The term will expire April 2018.

The Downtown Development Authority is registered with the Department of Community Affairs and is a reported authority for the City of Smyrna. The authority serves a one year term and is appointed by the Mayor and Council in April of every year.

A motion was made by Councilmember Doug Stoner to approve item 2017-116 the re-appointment of the Downtown Development Authority (DDA) members for the 2017-2018 term to begin April 2017 for the following members: Kevin Drawe, Jim Duelder, Larry Freeman, Kimberly Gangemi, Travis Lindley, Dianne Rasin and Jason Saliba, with Mayor Max Bacon serving as Chairman. The term will expire April 2018, there was a second by Councilmember Ron Fennel. The motion carried by the following vote:

Aye: 6 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

Absent: 1 - Councilmember Welch

D. [2017-108](#)

Request for approval to award RFP 17-021 to the lowest bidder, BM&K Construction, Inc., in the amount of \$2,720,871.73 for the construction of Fire Station 2, located at 642 Concord Rd, and authorize the Mayor to sign any related documents.

Sponsors: Norton

City Administrator Mike Jones read aloud the following background for this item:

This item is a request for approval to award RFP 17-021 to the lowest bidder, BM&K Construction, Inc., in the amount of \$2,720,871.73 for the construction of Fire Station 2, located at 642 Concord Rd, and authorize the Mayor to sign any related documents. This item, if approved, will allow the replacement of Smyrna Fire Station 2.

As part of the 2016 Smyrna SPLOST Project List, funds were requested to replace Smyrna Fire Department's oldest station, located at 642 Concord Rd. The building was built in the 1970's and the current apparatus bay will not accommodate the trucks in service. The building will have a full size pull through with a driveway to the right for the equipment. Upgrades will include both male and female restrooms as well as a day room.

Bids were requested for the construction of the new Fire Station and six bids were submitted for the project. The lowest bid came in at \$2,720,871.73 by BM&K Construction Inc. and the highest bid was submitted at \$3,195,905.00. The bid includes site work and relevant and necessary construction and will be managed by Croy Engineering.

Purchasing, Croy Engineering and the Fire Department have reviewed the bid submittals and recommend Mayor and Council award RFP 17-021 to the lowest bidder BM&K Construction Inc. in the amount of \$2,720,871.73 for the construction of Fire Station #2 and authorize the Mayor to execute any associated documents. Councilmember Derek Norton explained why the item was tabled from the previous meeting.

A motion was made by Councilmember Derek Norton to approve item 2017-108 to award RFP 17-021 to the lowest bidder, BM&K Construction, Inc., in the amount of \$2,720,871.73 for the construction of Fire Station 2, located at 642 Concord Rd, and authorize the Mayor to sign any related documents, there was a second made by Mayor pro tem/Councilmember Teri Anulewicz. The motion carried by the following vote:

Aye: 5 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Stoner and Councilmember Fennel

Nay: 1 - Councilmember Wilkinson

Absent: 1 - Councilmember Welch

E. [2017-126](#)

Authorize the acquisition of real property, by all lawful means, for improvements to Windy Hill road. This authorization includes adopting a Resolution and Declaration of Taking for each parcel.

Sponsors: Wilkinson

City Administrator Mike Jones read aloud the following background for this item: This is for authorization for the acquisition of real property, by all lawful means, for improvements to Windy Hill road. This authorization includes adopting a Resolution and Declaration of Taking for each parcel.

Authorize the acquisition of real property, by all lawful means, for improvements to Windy Hill Road. This authorization includes adopting a Resolution and Declaration of Taking for each parcel. The following parcels are authorized to be acquired through such declaration of taking and either the mayor or mayor pro tem are authorized to execute such documents and all other documents incident to these acquisitions. The property is situated adjacent to the existing right of way and within an area stretching from its intersection with Atlanta Road to its intersection with South Cobb Drive.

615 Windy Hill (Parcel No. 40)

901 Windy Hill (Parcel No. 15)

907 Windy Hill (Parcel No. 14)

925 Windy Hill (Parcel No. 13)

825 Windy Hill (Parcel No. 20)

815 Windy Hill (Parcel No. 21)

675 Windy Hill Rd (Parcel No. 33)

Mayor Pro Tem Anulewicz spoke about this ongoing project and then made a motion for approval.

A motion was made by Mayor pro tem Teri Anulewicz to approve item 2017-126 and authorize the acquisition of real property, by all lawful means, for improvements to Windy Hill road. This authorization includes adopting a Resolution and Declaration of Taking for each parcel. The following parcels are authorized to be acquired through such declaration of taking and either the mayor or mayor pro tem are authorized to execute such documents and all other documents incident to these acquisitions. The property is situated adjacent to the existing right of way and within an area stretching from its intersection with Atlanta Road to its intersection with South Cobb Drive.

615 Windy Hill (Parcel No. 40)

901 Windy Hill (Parcel No. 15)

907 Windy Hill (Parcel No. 14)
925 Windy Hill (Parcel No. 13)
825 Windy Hill (Parcel No. 20)
815 Windy Hill (Parcel No. 21)
675 Windy Hill Rd (Parcel No. 33),
there was a second by Councilmember Doug Stoner. The motion carried by the following vote:

Aye: 5 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Stoner and Councilmember Fennel

Nay: 1 - Councilmember Wilkinson

Absent: 1 - Councilmember Welch

8. Commercial Building Permits:

There were no Commercial Building Permits

9. Consent Agenda:

City Administrator Mike Jones read aloud the consent agenda and each item for Council approval.

A motion was made by Councilmember Ron Fennel to approve the Consent agenda as read aloud, there was a second by Councilmember Derek Norton. The motion carried by the following vote:

Aye: 6 - Councilmember Norton, Councilmember Blustein, Councilmember Anulewicz, Councilmember Wilkinson, Councilmember Stoner and Councilmember Fennel

Absent: 1 - Councilmember Welch

- A. [2017-93](#) Approval of the March 6, 2017 Mayor and Council Meeting Minutes
- B. [2017-121](#) Approval of the Mayor and Council Meeting Minutes for March 20, 2017
Sponsors: City Council
- C. [2017-122](#) Approval of the Mayor and Council Pre-Council Meeting Minutes for March 20, 2017
Sponsors: City Council
- D. [2017-123](#) Approval of the Committee of the Whole Meeting Minutes for March 16, 2017
Sponsors: City Council
- E. [2017-120](#) Award RFP 17-022 Access Control Project to the lowest bidder LMI Systems Inc. for \$137,318.00 and authorize the Mayor to execute any related documents.
Sponsors: Welch

- F. [2017-115](#) Approval to use Council Chambers for Forest Hills Neighborhood Association Meetings, Wednesday, April 12, 2017, and Wednesday, April 26, 2017 from 6:00pm - 9:00pm
Sponsors: Stoner

10. Committee Reports:

The following committee reports were given by Council:

Ward 1 - Derek Norton remarked about the details of the upcoming Afton Downs meeting as well as the Farmstead HOA meeting.

Ward 2 - Andrea Blustein had no report and remarked that Friday night's baseball game at the new stadium was not that bad traffic wise.

Ward 3 - Teri Anulewicz stated that Smyrna residents are fortunate to live along the 1-75 corridor and with lots of commuters there are alternate means of transportation and many MARTA stations that take commuters into the City following the I-85 Bridge collapse.

Ward 4 - Corkey Welch was absent

Ward 5 - Councilmember Susan Wilkinson stated that she was at Costco Friday night during the game and traffic was not bad in the area.

Ward 6 - Doug Stoner had no committee reports but mentioned the April 12th meeting at City Hall for a Zoning 101 workshop led by Smyrna Community Development.

Ward 7 - Ron Fennel comments on the budget process with the Finance Department. He gave the information for the upcoming CMA meeting in Kennesaw. And spoke about some recent losses in the community with the death of Rhubarb Jones and Mr. Dave Brown.

There were no further reports from staff.

11. Show Cause Hearings:

There were no Show Cause Hearings

12. Citizen Input:

There was no Citizens input

13. Adjournment:

Mayor Max Bacon adjourned the meeting of the Mayor and Council at 7:48 PM