



Meeting Minutes - Final Committee of the Whole

Thursday, May 16, 2019

6:00 PM

City Hall

1. Roll Call

Roll Call: Mayor Max Bacon, Andrea Blustein, Tim Gould, Derek Norton (6:05 pm), Charles Corkey Welch, Ron Fennell, Maryline Blackburn (6:10 pm), Susan Wilkinson

Also Present: Tammi Saddler Jones, Scott Cochran, Scott Andrews, Janet Liberman, Ashley Youmans, Roy Acree, Kirstin Robinson, Frank Martin, Kevin Moore, Ken Suddreth, Russell Martin, Deputy Chief Joe Bennett, Jered Sigmon, Maxwell Rupperburg, Jennifer Bennett, Tina Monaghan, Mary Arvin, Christy Ullman

Guest: Michael Migliaccio (Johnson Controls), Gordon Mortin & Tom Owens (Belmont)

Excused: Richard Garland

7:33pm Susan left the meeting due to a family emergency.

2. Call to Order

The Committee of the Whole meeting was called to order by Mayor Max Bacon at 6:00pm on Thursday, May 16, 2019.

4. Presentation on Belmont TAD (Gordon Mortin & Tom Owens)

Mr. Michael Migliaccio was late to the meeting, so the meeting went on as scheduled.

A presentation was given by Mr. Gordon Mortin & Tom Owens on the Belmont TAD section of Smyrna, GA. Belmont runs from Spring Road to Windy Hill down to Atlanta Road. 2003 the city created a tax allocation district where the assessments were frozen on those properties and the tax dollars were swept into a special fund that can be used for special types of developments within that district. In 2008 an agreement was entered and amended 2013 with Jack HALPERN to redevelop the Belmont area into a shopping center. Due to the recession banks weren't in favor of lending money to redevelop this area, so Halpern put in the infrastructure and received a note for 12.8 million which carried an interest rate of 7% interest, and still does. Local banks will be solicited in hopes to refinance the high 7% interest rate. Mr. Mortin and Mr. Owens are working for the City of Smyrna with the objective to lower the borrower rate down from 7% to a range of 4%. The retirement date of this debt is scheduled for the year 2039. An interest reduction will cut the loan term 7 years sooner. The property was frozen at \$23,000,000.00 and is now worth \$96,000,000.00. The information presented is not an Action Item, Mr. Mortin and Mr. Owens wanted to update the Council and make them aware of what they're working on.

3. Presentation by Mr. Michael Migliaccio of Johnson Controls

Mr. Michael Migliaccio Senior Account Executive with Johnson Controls presented on the Georgia legislation referred to as energy performance. In 2004 a project was put in place where the City of Smyrna invested 4.3 million dollars for various improvements with a guaranteed of getting 8.2 million in savings; the project generated 11.6 million dollars over a 13-year period. Johnson Controls looked at the City's buildings and assets and identified some Improvements needed in energy efficiencies associated with lighting fixtures. They also noticed some water conservation issues associated with local fixtures in some of the resident homes. The real impact to the City was in the water heater replacement. Over time the meters were rotary meters, a mechanical device based on consumption and water quality, but they lose their efficiency and do not properly count all the water that's being produced. Johnson Controls informed the City that they could increase their energy efficiency by going with automatic meter reading, this would also reduce the number of personnel having to go out and read meters; this savings will increase revenue for the city.

5. Proposed Fiscal Year 2020 Budget (Kristin Robinson & Jered Sigmon)

Director of Finance Kristin Robinson and Budget Officer Jered Sigmon offered a budget review and answered questions the Council members had from the May 8, 2019 Pre-Council meeting. FY20 Proposed budget amendments were made and Council members will receive new pages along with a new budget binder on Monday, May 20, 2019. The FY20 proposed budget will remain \$92,421,338.00.

Majority of the Council agreed to pass credit card processing company fees for water base rate bill payments to the customers; fees are accessed to customers making payments using credit or debit cards. If payments are made in cash or check, fees will not be accessed. There will be no fee charge if bill is paid by cash or check. Further discussions surrounded adjustments and allocations to the General Fund, sewage and water charges and reclassifications for employee department shifts, additions, and increase of title schedule conversions; part-time to full time and overtime pay. The police chief and Judge Collins recommended the probation department be moved under the court department, and they'll remain seeing probationers at the police department. There was a small revision made to the FY19 revised budget amendment that was already approved. Discussions also covered fees charged for resident and non-resident facility rentals; question was should we adjust the percentage for non-residents. Water sewage will have a 1.8 million-dollar FY20 cash reserve based on revenue over expenses. Mayor Bacon requested the exact number currently in water sewage reserves, Ms. Robinson said she will get back to Council with the exact number. Approved court bond fees will change to become more aligned with Marietta and Cobb County in the future.

6. Review of the May 20, 2019 Mayor and Council Meeting Agenda

Ashley Youmans reported on the Smyrna Citizens academy certification to be held on Monday night, May 20, 2019 at 5:30 pm. The 21 graduates are citizens who completed an eight-week course to learn about the operations of the city.

Councilmember Tim Gould said the Campbell High girls track team won the first state championship since Mayor Bacon attended Campbell High.

Ken Suddreth (Community Development Director) met with the Williams Park neighborhood over the retention of an historic wall. The neighbors are wanting the city to accept their proposal to retain the wall, even though the property has been purchased by developer Matt Junger who plans to build four new homes, and one of

the driveways will run in conjunction with the wall. Mr. Junger is trying to work with the neighbors to arrive at an agreeable decision. The Council stated they cannot make the decision for the Williams Park neighbors or Mr. Matt Junger, they can only approve the work being done.

Finance Director Kristin Robinson spoke of a FY19 budget amendment from the Librarian Mary Moore. Mary received \$40,000.00 for books and returned unused money to the city of \$23,000.00. These dollars will be allocated into various other budgets per need.

Councilmember Ron Fennell spoke on the building of a new 75-unit Senior Housing to be built near Camp Highlands in Smyrna near the corner of E/W Connector. Rusty Martin (Senior Community Development) said, the unit will have little in and out traffic and it will be 3 to 4 stories high with 100 parking spaces; it will also tie into the Silver Comet trail. Mayor Bacon ask what the living restrictions were, Rusty said 62 or older. Some units will be subsidized through investors. The developers are seeking a letter of endorsement from Mayor Max Bacon.

Councilmember Charles "Corkey Welch" excused himself from this Action item at 8:04pm: Corkey owns 3813 N. Cooper Lake Rd., and Austin Dr. Councilmember Welch proposes to separate this property into (5) lots measuring 15,000 square feet, and the property will fall under the R15 Zoning District. Councilmember Welch request to maintain an existing accessory building on the property. Councilmember Ron Fennell said he would sponsor Councilmember Welch on this project.

Councilmember Susan Wilkinson returned to the meeting at 8:05pm.

Beer Pouring: Tabled after announcement.

Deputy Chief Joe Bennett spoke on Shareable Mobility Devices: Spoke on officer's brother striking a tree and being killed. Devices are deployed in a city and individuals are paid to pick the devices at the end of the night and put back on streets. The devices are paid for from a smart phone and drive time is 20-30 minutes. No helmets are provided; the user is responsible for their own safety. Studies estimated there have been 80-100 Atlanta scooter related incidents. Companies can come into a city and drop off these scooters and the Council discussed if a permit can be put in place to prevent these services. Community Relations Director Jennifer Bennett said we can repeal, but we currently do not have this structure in place to regulate control of drop offs. Ms. Bennett said the devices are dangerous, and there are no safety issues in place. We want to prevent companies from dropping these devices off in our city and having them left all over the streets.

Discussion was whether to allow customers to carry open containers of alcohol from the Smyrna Village Market restaurants to include the Gazebo, Belmont, and Taylor-Brawner Park & Concord Linear Park as restaurant district borders expand. Currently customers can bring their own alcohol at Food Truck Tuesday's and walk around with open containers; this also applies to weddings held at the Taylor-Brawner Park. There is not a restaurant near Taylor-Brawner Park, so further discussion needs to take place to determine to include or not include Taylor-Brawner Park in the open containers permit.

Councilmember Charles "Corkey" Welch spoke about having a petition in his possession signed by most residents of the North Cooper Lake subdivision who are requesting painting curbs to read "no parking" verses having no parking signs erected

on the property. Councilmember Welch said the HOA wants to have a meeting to discuss further.

Councilmember Susan Wilkinson introduced resident and business owner Ryan Campbell who wants to be appointed on the Smyrna Housing Authority for Ward 5. Councilmember Wilkinson also spoke about the noise level coming from Tio's restaurant on North Cobb drive, and that there's several complaints. Deputy Chief Joe Bennett said there's an officer who works on duty at Tio's and they haven't witnessed any violations. Deputy Chief Joe Bennett said we changed the noise ordinance over the last number of years, and to prosecute a case the noise must meet a certain decimal level. The purchase cost for decimal devices is \$10,000.00. Complaints must be justified before the city spends tax payer's dollars purchasing decimal devices. Deputy Chief Joe Bennett plans to meet with the owner to come up with a resolution that suits everyone's needs.

Councilmember Ron Fennel reported that Whitefield Academy was playing at Mceachern High school on the evening of May 16, 2019 for the boys' soccer championship.

Councilmember Andrea Blustein spoke briefly about outlawing the Scooter companies.

Councilmember Maryline Blackburn spoke about new residents moving to Smyrna concerned and asking when the EV charging stations are coming to replace their electric bills. Ms. Blackburn thanked Ryan Campbell for volunteering his services to work on the Smyrna Housing Authority; Ms. Blackburn asked Mayor Bacon to review and sign a letter of formal support for the one-street development senior housing. Councilmember Blackburn invited the Council to Chris's Caribbean restaurant to hear a sustainable presentation given by Jamie Rosenthal.

City Engineer Kevin Moore has hired Ashley White as the new Assistant City Engineer. Ashley currently works for Cobb Department of Transportation and is a graduate of Georgia Tech University.

7. City Administrator Report

City Administrator Tammi Saddler Jones spoke on the upcoming Citizens Academy graduate's ceremony to be held on Monday, May 20th. Landon O'Neal was introduced by City Administrator Saddler Jones as the new ICMA Management fellow replacing Ashley Youmans. City Administrator Saddler Jones spoke about Ken Suddreth's retirement party planned for Wednesday, May 29, 2019. Russell Martin will be the interim City Development Director replacing Ken Suddreth.

8. Adjournment

Mayor Max Bacon adjourned the Thursday, May 20th Committee of the Whole meeting at 8:43pm.