



City of Smyrna

A. Max Bacon City Hall
2800 King Street
Smyrna, Georgia 30080

Action Summary - Final Committee of the Whole Work Session

Thursday, October 14, 2021

6:00 PM

City Hall

Committee of the Whole Virtual Option
Thu, Oct 14, 2021 6:00 PM - 8:00 PM (EDT)
<https://global.gotomeeting.com/join/184188429>
You can also dial in using your phone.
United States: +1 (571) 317-3122
Access Code: 184-188-429

Roll Call

Present 7 - Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Travis Lindley, Councilmember Austin Wagner, Councilmember Charles Welch, Councilmember Susan Wilkinson, and Mayor pro tem / Councilmember Tim Gould

Absent 1 - Councilmember Lewis Wheaton

Also Present 1 - Scott Cochran

Staff 12 - Chris Addicks, Jennifer Bennett, Joe Bennett, Richard Garland, Dat Luu, Andrea Worthy, Kristin Robinson, Penny Mocer, Russell Martin, Frank Martin, Heather Peacon-Corn, and Rick James

1. Call to Order

Mayor Derek Norton called to order the Committee of the Whole meeting on October 14, 2021 at 6:00 PM.

2. New Business

A. [COW21-67](#) Georgia Power Presentation

Mayor Norton introduced Ms. Harrington from Georgia Power to discuss energy efficiency. Al Martin and Ken Mitchell from Georgia Power are also present.

Ms. Harrington presented the powerpoint presentation for the Georgia Power Energy Advisory Services as attached to the agenda packet for permanent record.

Section 1: What We Heard

- Bundle Solutions
- Rate Consolidation
- Defray Cost Using Energy Efficiency Rebates
- 6 Focused Energy Conservation Measures
 - * Interior and Exterior Lighting Upgrades for 18 Facility Assets
 - * Athletic Fields Sports Lighting Upgrades for 7 Park Facilities

- * Building Automation System (BAS) Upgrades
- * Mechanical System Upgrades
- * Building Envelope Improvements
- * Domestic Water Improvements/Upgrades (Touchless Technology)
- Energy Advisory & Investment Grade Audit Process
- Energy Service & Advisory Pricing Model

Section 2: How We Can Help

- State of Georgia Qualified (Georgia Environmental & Financing Authority) and Nationally Accredited (National Association of Energy Service Companies)
- Work in Phases - Move at the Pace for City of Smyrna
- Georgia Power Will Engineer, Design, and Bid Energy Conservation Measures to Qualified Subcontractors
- Open Book Pricing Strategy with Complete Transparency
- Georgia Power Stands Behind Our Work with Guaranteed Savings

Section 3: Roadmap

- Leverage Digital Analytics to Understand Energy Performance Across All Buildings and Assets
 - * Benchmark To Compare City's Energy Usage
 - * Identify Energy Efficiency Solutions
 - * Optimize Performance Within Building Envelope
- Estimate the Energy and Cost Savings to Meet Target Use Energy Intensity Goals
- Identify Energy Conservation Measures (ECMs) and Create Investment Grade Audit Priority Strategy
 - * Collaborate with the City of Smyrna on ECMs (Lighting controls, BAS, HVAC Improvements, Water Conservation)
 - * Establish Which International Performance Measurement Verification Protocol (IPMVP) Will Guide the Investment Grade Audit Process
 - * ASHRAE Level 3 (Investment Grade Audit)
 - * Install Pre-measurement and Verification (M&V) Monitors (Temperature & Humidity Data Loggers, Voltage Reading and Flow Meters)
 - * Analyze Changing the Utility Rates and/or Meter Consolidation Opportunities
 - * Determine All Savings, Rebates, and Opportunities to Increase ROI, Buy Down the Project Cost and Evaluate Project Economics
- Phased Approach to Implementation
 - * Establish Energy Baseline Via Data Acquisition
 - * Identify ECMs that Yield Positive Cash Flow
 - * Validate Guaranteed Savings Against Energy Baseline
 - * Identify Project Funding Sources
 - * Contract Negotiations / Master Service Agreement
 - * Project Implementation and Execution
 - * Review & Finalize Design Submittals for ECMs
- Energy Services & Advisory Pricing Model
 - * Labor Cost
 - * Subcontractor Cost
 - * Cost of Materials and Equipments: Temporary Facilities and Associated Items
 - * Reductions: Operational Savings, Rates, Rebates, and Other Buy-Downs
- Post Validation & Reporting
 - * Pre and Post Measurement and Verification of Guarantee
 - * Review and Permit Design Submittals
 - * Continuous Digital Asset Inventory and Building Automation Monitoring & Control
 - * Ongoing Training, Measurements & Verification, and Maintenance

Section 4: Our Experience

Examples were presented from the following entities:

- Floyd County Government
- City of Rome
- Cobb County School District
- Barrow County Government
- Dekalb County Government
- Grady Hospital
- Columbia County
- Thomas Regional Medical Center
- Morgan School District

Section 5: Next Steps

- Call to Action
 - * Customer Confirmation - Alignment on Proposed ECMs
 - * Constructability Review - Site Visit(s) to Access Building and Energy Consuming Equipment
 - * Prioritization - Select ECMs, Bundled Solutions and Financing Options
 - * Confirm Measurement and Verification Method
 - * Proposal from Georgia Power to Perform Energy Advisory Services

Discussion took place regarding contractors and subcontractors and how the funds are split. Georgia Power is responsible for the entire project as the general contractor with a built in 25% fee.

Councilmember Welch asked what they feel is the most important factor when working with other cities or counties. Ms. Harrington stated it tends to be lighting. Mr. Mitchell explained that those priorities will be determined in conjunction with the City of Smyrna. Mayor Norton asked the Council if they were comfortable moving ahead and allowing Georgia Power to perform some initial analysis. The Council agreed.

B. [COW21-77](#)

P.O.N.D. Presentation.

Andrew Kohr, Director of Landscape Architecture with Pond, presented the preferred concept plan.

Highlights:

- Pedestrian plaza at arboretum;
- Linear Plaza with shade structures opposite the library;
- Reflecting pool with bubbler and more shade structures;
- Small parklet area with benches, bicycle parking, small greenspace;
- Stage/platform area at 4 feet tall with mural;
- Public art which will be refined in conjunction with the Smyrna Art Council;
- Shared street is a curbless street that sits at the same height as the sidewalk designed in such a way as to slow traffic.

Greg Teague with Croy Engineering presented the traffic study.

Highlights when roundabout is removed:

- Western intersections had no noticeable changes;
- Atlanta Rd @ Powder Springs St from 7:30a - 8:30a and 4:30p - 5:30p with the addition of a traffic signal, there is significant improvement;
- Atlanta Rd @ Powder Springs St currently and with no further growth, industry standard states that traffic increases are expected to rise about 2% per year, and therefore, this intersection will likely get worse over time even when nothing is done;
- For event purposes, there will be removable bollards on Village Green Circle.

Mr. Teague presented budget information. They have taken the latest rendition from Pond and updated the costs and integrated Georgia Power costs for lighting. The budget is broken out into two major groupings: Site and Roadway Improvements and Greenspace/Park Improvements.

Site & Roadway Improvements:
Grading and drainage: \$794,000.00
Roadway: \$783,000.00
Utilities: \$115,000.00
Traffic: \$294,000.00
TOTAL: \$1,986,000.00

Greenspace Improvements:
Hardscape and Furnishings: \$1,558,000.00
Structures, Art, & Wayfinding: \$560,000.00
Water Features: \$250,000.00
Landscape: \$440,000.00
Electrical: \$153,000.00
TOTAL: \$2,961,000.00

TOTAL ESTIMATED CONSTRUCTION COST: \$2,961,000.00
10% Contingency: \$494,700.00
Georgia Power Street and Pedestrian Lighting: \$256,617.00
GRAND TOTAL PROJECT COST: \$5,698,217.00

Councilmember Welch asked what is included in the budget. Mr. Teague answered that it includes the traffic signal at Powder Springs St and Atlanta Rd, the widening of Powder Springs St to accommodate right and left turn lanes, the reconstruction of King Street on the eastern side of the Community Center, the extension of left turn storage of Atlanta Rd, the conversion of Village Green Cir into a right out only, the conversion of the intersection of Bank St and King St to an all-way stop, plus the designs that Mr. Kohr covered previously. Councilmember Welch asked Mr. Teague to discuss what is included for the Community Center. Mr. Teague stated that the budget does not include any renovations to the Community Center itself, but it does include ADA compliance improvements: on the east side of the Community Center along King Street there will be a drop off area and/or handicap parking with a sidewalk that has a 2% grade which meets ADA compliance all the way to the front of the Community Center; the current steps that are there will be eliminated; additionally, there will be continued elevation of the roadway so there is ADA access to the four doors that are on the side of the Community Center.

Councilmember Welch stated that he really likes this plan, but it does not mean he supports it. He believes based on his own calculations that this is a \$12.7 million project. The plan that they were originally presented with had a budget of \$6.5 million and included everything seen tonight plus a 250 space parking deck, destruction of the existing records building, restrooms, and the traffic circle park. He stated that the task force's current plans added \$3 million to the overall budget, but that is not what is being reported.

Mayor Norton explained that the project will be a total of \$9.7 million. \$5.7 million being for phase 1 and \$4 million being for the parking deck. Councilmember Welch stated that this plan does not include restrooms, and those were supposed to be part of this

project. Councilmember Lindley reminded him that there was also supposed to be a splash pad, but the public said they did not want the splash pad just as the residents near the park said they did not want the restrooms. The proposed plan is based on public input. The bathrooms will be in another phase of the project.

Councilmember Welch discussed potential shortfalls predicted for the 2016 SPLOST and knows that the City is in the process of increasing salaries. The City cannot afford this project. Mayor Norton stated that there are plenty of funds available in the bank, funds coming from the Federal government for CIP projects, and a surplus of funds from last year - the project will be primarily funded from SPLOST funds.

Councilmember Wilkinson wondered how the City went from being an award-winning City to needing to drastically update the downtown area. She stated she really likes the design, but she does not feel it is necessary. Mayor Norton stated that what this plan does is bring people to the downtown area and gets rid of a disjointed area with one area being a traffic circle that has a broken fountain.

Councilmember/Mayor Pro Tem Gould stated that people want more activity downtown. What the City will do is improve on the award-winning city. This space will be well-used. The parking deck and records center are not decisions that need to be made right now.

Councilmember Pickens stated that public comment has been very supportive. The City is getting rid of space that is not useable. This project helps tie this whole area together.

Councilmember Wagner stated that he thinks this is a good design, he wants to do it, and he wants to do it right. There is a lot of potential. This will be a net gain from a usability standpoint and what the Council is trying to achieve. The land next to the Community Center and the parking deck have not been part of the conversation. He is concerned about the S. Cobb Drive project. He stated that when the SPLOST line item for the S. Cobb project was presented, it was presented as a S. Cobb project with downtown as a backup project. He is hesitant about the cost for these projects. He asked what will happen if Federal and State funding does not come through. He sees it as a worthy investment and a net gain for the City, but he is hesitant.

Councilmember Lindley expressed that the prior administration started this process and went through it with robust public opinion. The budget is of concern, but one of the recommendations of the Task Force is that they will continue to work with Pond & Co. and Croy Engineering. The Task Force recommends moving forward with this project.

Mr. Teague and Mr. Kohr stated that Croy Engineering would do the civil plans. Pond would do the Construction Management at Risk process (CMAR). The contractor will be found through the CMAR process through a request for qualifications process, when they would pick the best qualified contractor. That contractor would guarantee a maximum price and the City gets what the City wants for this project – i.e. specific benches, shade sails, shade structures, water features, etc. That will be happening simultaneously while the road projects are moving forward.

Mayor Norton asked if an environmental study needed to be performed. Mr. Teague answered that an environmental study does not need to be performed in this case.

C. [COW21-79](#)

Discussion regarding Christmas Concert at Brawner Hall, December 11, 2021. <https://www.youtube.com/watch?v=4gS6miy0ofU>

Richard Garland presented song examples and detailed the set up of a December 11, 2021 Christmas Concert to be held at Brawner Hall. Tables can be purchased or people can set up on the lawn.

D. [COW21-80](#)

Technology Update

Chris Addicks discussed the launching of Text My Gov. There were a few "growing pains" related issues that they are working through. Councilmember/Mayor Pro Tem Gould stated that he uses Text My Gov through the County and has had trouble with how it communicates and tracks an issue: he would submit a problem, and a day or two later he would receive a response that the issue is closed with no indication that the issue has been resolved or not. Mr. Addicks said they hope to be able to address responses appropriately through the City.

Mr. Addicks also discussed SeeClickFix by CivicPlus. They have offered to give the City the first year free. They will provide a customized app where people can post pictures of problem areas and send it to the City to begin a workflow process. It informs the person who posted of the progress of those specific projects. Mr. Addicks stated that Heather currently has the agreement. It will not cost anything right now, but after the first year it will cost approximately \$20,000.00. SeeClickFix would replace eGov as well.

Mr. Addicks provided a quick overview of the City website refresher. The survey has been done. They will have their first graphic design meeting the first week of November. The first step will be to get a framework in place, and the they can expect to have it ready by next spring at the earliest.

3. Review of the October 18, 2021 Mayor and Council Agenda

A. [COW21-78](#)

Review of the October 18, 2021 Mayor and Council Meeting Agenda.

Mayor Norton reviewed the October 18, 2021 Mayor and Council meeting agenda.

Mayoral Report:

Proclamation in Recognition of the 10th Anniversary Celebration of Foundation Chapter No. 587, Order of the Eastern Star, Prince Hall.

Formal Business:

6A - Approval of the agreement with Croy Engineering for survey database services and transportation improvement program application for the South Cobb Drive Improvement Project in the amount of \$516,350.00 to be funded out of 2022 SPLOST.

Kristin Robinson, Finance Director, explained that this required Council approval because it was over the City Administrator's threshold. In order for the City to be able to receive State funding for projects, Mr. Teague explained that having this contract in place will allow Smyrna to be more shovel ready which is looked upon favorably.

6B - Approval of ORD2021-20 to amend the Pawn Shop Ordinance requiring holds for buy transactions (strictly purchases and not pawns other than precious metals, vehicles, titles, and vehicle components) be lifted and authorize the Mayor to sign and execute all related documents.

Joe Bennett, City Administrator, gave the background that with the advent of Facebook

and other online tools for buying and selling items, pawn shops are at a disadvantage to those buyers and sellers. Mr. James explained that pawn shops are having to process through their pawn regulations which makes them hold product for a period of time before selling, and that can result in a loss of value while other avenues of selling are just able to sell with no waiting period. This will level the playing field.

6C - Approve the implementation of the downtown improvements for the village green area and surrounding streets as shown on the preferred concept plan developed by Pond & Company and upgraded through citizen input as shown on the recommended concept plan dated October 15, 2021.

Consent Agenda:

Approval of minutes;

Approval of Jeff Carter to the Smyrna Tree Board;

Approval to allow Belmont Hill Elementary host a character parade;

The next two items were already discussed;

Approval of "No Parking" signs along Woodland Terrace beginning at Spring Road and ending at Galleria Manor complex.

4. Other Business (as needed)

Mayor Norton asked that Councilmember Lewis Wheaton be kept in everyone's prayers because his father unexpectedly passed away. College Football Saturday is coming up. He expressed that the birthday celebration was a wonderful success.

Joe Bennett congratulated Heather Peacon-Corn for her 5-years of employment with the City. The City has placed new art in City Hall which are all by Hispanic and Latino artists. The art will be in City Hall until the end of the year. On October 25, 2021, they will begin installation of the chillers in the library and community center. The speedhumps as recommended by the traffic calming committee for Glendale Circle, Glendale Place, and Caroline Drive have been installed.

Kristin Robinson discussed the Covid-19 leave policy. Because the Federal leave guidance has ended, she, Carol Sicard, and Penny Mocerri recommend that as of October 1 through the end of the calendar year, full-time employees continue to receive the 80 hours of leave and part-time employees receive 40 hours of leave for Covid-related days missed. A form will have to be filled out and submitted for documentation purposes and to make sure this is not being abused.

Councilmember Welch expressed that Santa Claus is not happy with the facilities that were proposed for Christmas. Mayor Norton stated they would figure something out to make sure they have a good space.

Councilmember Pickens discussed the Tree Board. He suggested that they take a look at the current tree ordinance and potentially make revisions based on conversations.

Councilmember Lindley discussed HOAs and \$42.36 bills. Several HOAs have paid the street light bills when they should not have.

Councilmember Wilkinson stated she has been continuing to get phone calls about the \$42.00 street light bill. She stated that they are getting lots of emails that people are not happy with what is happening with downtown.

5. Executive Session (as needed)

6. Adjournment

Mayor Derek Norton adjourned the Committee of the Whole meeting at 9:05 PM.