

Committee of the Whole Minutes - Final MAYOR AND COUNCIL



A. Max Bacon City Hall
Human Resources Training Room
2800 King Street SE
Smyrna, GA 30080

Derek Norton, Mayor
Tim Gould, Mayor Pro Tem (Ward 6)
Glenn Pickens (Ward 1)
Latonia P. Hines (Ward 2)
Travis Lindley (Ward 3)
Charles "Corkey" Welch (Ward 4)
Susan Wilkinson (Ward 5)
Rickey N. Oglesby, Jr. (Ward 7)

City Attorney Scott Cochran
City Administrator Joseph Bennett
City Clerk Heather K. Peacon-Corn

**April 03, 2025
6:00 PM**

1. Roll Call

Present: 7 – Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Latonia P. Hines, Councilmember Travis Lindley, Mayor Pro Tem / Councilmember Tim Gould (virtual), Councilmember Rickey N. Oglesby, Jr.

Absent: 1 – Councilmember Charles Welch

Also Present: 1 – Scott Cochran

Staff: 9 – Tyler Addison, Joe Bennett, Richard Garland, Russell Martin, Paul Osburn, Heather Peacon-Corn, Kristin Robinson, Joey Staubes, Keith Zgonc

Call to Order

Mayor Derek Norton called to order the April 3, 2025 Committee of the Whole meeting held at A. Max Bacon City Hall in the HR Training Room at 6:00 PM.

2. Staff M&C Agenda Items to Review

3. Formal Business and Presentations

4. Review of Current M&C Agenda

A. COW2025-049 Review of the April 7, 2025 Mayor and Council Meeting Notice and Agenda

V25-017: Joey Staubes, Planner II, provided the following background:

The subject property is currently occupied by Hibachi Express, a 4,170 square foot drive-thru restaurant. The applicant is proposing a free-standing 154 square foot ice vending machine on the southern property line for customers of the restaurant and the general public alike.

A similar variance was approved for an automatic teller machine (ATM) next door at 2552 South Cobb Drive in 2017 by Mayor and Council (Variance Case V17-054) so there is a

precedence for this type of variance in the area. Community Development believes the variance requested is the minimum variance needed to construct an ice vending machine on the subject property. Community Development does not foresee any negative impacts to adjacent properties should the variance be approved. At the time of this report, Community Development has not received any calls in opposition to the request.

Councilmember Wilkinson expressed some concern about placing this machine there.

ATH2025-058: Paul Osburn, Assistant Public Works Director, provided the following background:

This project is to construct a 44-space surface parking lot at 2688 Atlanta Road. The scope of work includes the demolition of the existing parking area and building foundation, grading, sanitary sewer, potable water, curb and gutter, asphalt paving, parking lot lighting, storm sewer piping, and detention. Nine responsive bidders were narrowed down by looking at skills, abilities, qualifications, and references. They chose SCA Construction, the third in line, as the preferred contractor based off of their evaluation. It will be a 70-day project once construction begins. CSTE was the first responsive low bid who was the contractor who previously bid and let go on the project. The other was a contractor that had substantial liquidated damages in a different jurisdiction and were twelve months behind on another project.

ATH2025-060: Mayor Derek Norton stated that the City desires to establish a banking relationship with a bank it does not currently do business with. The bank requested a resolution of other official document from the governing body authorizing the City's financial officer and the Mayor to establish bank accounts and be authorized signatories.

ATH2025-062: Scott Cochran, City Attorney, stated the City of Smyrna proposes exchanging whatever interest, if any, it has in approximately 7,347.53 square feet of property situated in land lot 684 of the 17th District (.1687 acres, more or less) for approximately 9969.84 Square feet of property (.2289 acres, more or less) now or formerly owned by Foundry Watkins Property, LLC situated in land lot 684 of the 17th district. The parcels proposed to be exchanged are shown on the Reconfiguration Plat for Foundry Watkins property, LLC attached hereto. The value of both parcels has been established by appraisals. The property to be conveyed to the city is of greater value than the property that it proposes to convey. The appropriate legal notices for the exchange has been published.

5. Other Business / Staff Comment

Chief Keith Zgonc updated the Mayor and Council on the police department's initiatives to have a presence in the downtown greenspace area and the Community Center on Fridays because of the influx of kids after school frequenting the area. The past four weeks there are anywhere from 75-100 kids. There were no real incidents to speak of, and generally by 7:00 PM, most kids are gone. They have had to patrol Atlanta Road between Great Clips and LGE because some of the middle school kids are disturbing the businesses. Discussion took place about adding part-time employees to patrol the Community Center, bathrooms, and the general area surrounding the Community Center.

Joe Bennett, City Administrator, provided the following updates:

- HB 513 – Kash Patel was successful at adding language to the legislation so the current agreement with the county is protected against passed legislation.
- Mableton could cause a renegotiation according to Andy Welch, attorney.

- Grading is underway for the downtown restrooms – many of the city’s utility lines service many different items in the greenspace.
- Budget meetings were wrapped up today.
- Downtown bollards – hydraulic bollards are cost prohibitive at \$750K each. A manual solution would be K12 crash engineered bollards that staff can operate at 800 pounds a piece. The price for ten 50-mph crash engineered bollards is \$214,284.00.
- The Covenant Christian School by Brawner Hall is closing, and they are doing an expansion of the church.
- Food Truck Tuesday will be moved to downtown beginning in June because parking will be lost due to the church expansion.

Mayor Norton stated that Aaron Bisges of Stillfire has found more construction materials. They will begin grading soon. Mayor Norton said there is a lot of conversations about closing West Spring Street because the foot traffic is so abundant. He is in favor of closing it for the same times as the greenspace after reaching out to businesses and residents. Councilmember Lindley stated that he would like to make sure there are good detours for vehicle traffic and that it be communicated well. City Attorney Scott Cochran mentioned that this may need to be reconsidered because of covenants, etc. This will be researched and discussed.

Councilmember Wilkinson asked about the temporary building behind the church next to Brawner Hall. Russell Martin, Community Development Director, explained that if it does not come down soon, they will need to get approval because their special land use has expired or remove it. They are converting a courtyard into an indoor space as their main entrance.

Richard Garland, Community Services Administrator, stated that Creatwood Park playground, curbing, and pad will be poured. Playground equipment should be installed next week. Sports lighting at Brinkley Park will be done this week. From there they will move to Cobb Park.

Councilmember Hines stated that Woman of the Year Judy Fitzgerald recognized by Live Safe Resources. On Monday, Irene Barton will be at the Mayor and Council meeting with a proclamation about child abuse prevention.

Councilmember Oglesby stated that May 10, the ARTery will be official. Some of the best artists from the Atlanta metro area will be painting the 14 fire hydrants throughout the city. The crosswalk will be done right and sealed this time. Juneteenth meetings are taking place, and people are excited about it.

6. Executive Session (As Needed)

Councilmember Travis Lindley made a motion to Enter into Executive Session at 7:00 PM to discuss Legal and Land Acquisition; seconded by Councilmember Latonia P. Hines.

The motion Enter into Executive Session carried with the following vote:

Aye:	6 – Councilmember Pickens, Councilmember Hines, Councilmember Lindley, Councilmember Wilkinson, Councilmember / Mayor Pro Tem Gould (virtual), Councilmember Oglesby
Nay:	0 – None
Absent:	1 – Councilmember Welch

Councilmember Travis Lindley made a motion Return to Regular Session at 7:13 PM; seconded by Councilmember Latonia P. Hines.

The motion Return to Regular Session carried with the following vote:

Aye: 6 – Councilmember Pickens, Councilmember Hines, Councilmember Lindley, Councilmember Wilkinson, Councilmember / Mayor Pro Tem Gould (virtual), Councilmember Oglesby

Nay: 0 – None

Absent: 1 – Councilmember Welch

7. Adjournment

Mayor Derek Norton adjourned the April 3, 2025 Committee of the Whole meeting at 7:14 PM.

Facilities are provided throughout City Hall for the convenience of persons with disabilities.

**THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN O.C.G.A. 50-14-3:
The City of Smyrna website – www.smyrnaga.gov
City Hall, 2800 King Street SE, Notice Boards**