

Committee of the Whole Minutes - Final MAYOR AND COUNCIL



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)

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

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

**February 27, 2025
6:00 PM**

1. Roll Call

Present: 8 – Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Latonia P. Hines (arrived at 6:20 PM), Councilmember Travis Lindley, Councilmember Charles Welch, Councilmember Susan Wilkinson, Mayor Pro Tem / Councilmember Tim Gould, Councilmember Rickey N. Oglesby, Jr.

Also Present: 1 – Scott Cochran

Staff: 9 – Tyler Addison, Joe Bennett, Richard Garland, Dat Luu, Paul Osburn, Heather Peacon-Corn, Kristin Robinson, Enoch Serna, Andrea Worthy

Call to Order

Mayor Derek Norton called to order the February 27, 2025 Committee of the Whole meeting held at A. Max Bacon City Hall in the HR Training Room at 6:03 PM.

2. Staff M&C Agenda Items to Review

3. Formal Business and Presentations

A. COW2025-030 Cybersecurity Penetration Testing - Executive Summary – Dat Luu *Citywide*

Dat Luu, IT Director, introduced Gates Marshall, Founder / Chief Breach Officer for Before The Breach, who presented the following:

Areas of Risk

Everyone has risks that must accept or take steps to mitigate. City of Smyrna has 4 key areas of risk that should be managed to an acceptable level.

- **Life & Safety:** Personnel life and safety, Impact to Operational Technology (OT), Industrial Control Systems (ICS), Equipment Safety, Computer Aided Dispatch (CAD)

- **Operational Disruption:** Ransomware, loss of data integrity or availability, or other threats that stop service delivery or back office functionality
- **Regulatory and Compliance:** Impact to compliance status, Service Level Agreements (SLA), interconnection agreements, regulatory fines, litigation, or law enforcement matters
- **Information Disclosure:** Loss of Intellectual Property (IP), City of Smyrna operational information, personnel, customer, financial, or other sensitive information

Penetration Testing Process

What is penetration testing?

- Enumeration and Vulnerability Scanning of Internet-facing and internal networks
- Network attacks to capture credentials, data, or configurations as they cross the network
- Targeted hacking attempts against applications and services
- Post-compromise credential harvesting, privilege elevation to Domain Admin
- Documentation of findings into Penetration Test Report

Penetration Test Results

- **Library Software Programmatic Flaws** – The Library Corporation (TLC) software noted to expose API and user credentials to internet due to lack of security in programming
- **Overall Strong Encryption in Use** – Other internet exposed services for administration and monitoring are noted to have strong SSL/TLS configurations and be free of exploitable flaws
- **Security Defaults Compromise Devices** – Weak or default passwords, SNMP configurations, telnet, FTP, or other insecure services present resulted in compromise of non-PC devices like printers, UPS devices, HVAC controller
- **Insecure Configurations Compromise Active Directory** – Credential theft from unsigned SMB traffic, extraction from a printer, improper certificate issuance result in 3 administrative compromises of the Smyrna local domain

Notable Exploitation

- **HELO Plus AJA Video System** – An audio-video conferencing system compromised, allowing an attacker to monitor or change video content displayed by the system
- **Data Center Uninterruptible Power Supply** – A battery backup system used to maintain power in the City Data Center was compromised, allowing an attacker to shutdown power or change configurations
- **TLC Library Database** – The TLC data was compromised, allowing an attacker the ability to login as any user, update PIN values, and extract PII from the application
- **Police Station Uninterruptible Power Supply** – A battery backup system used to maintain power in the City Police Department was compromised, allowing an attacker to shutdown power or change configurations
- **Weak User Passwords** – 103 unique user accounts were observed to have weak passwords decrypted through brute force password attacks
- **Usage of Netwrix Account to Compromise Active Directory** – A harvested Credential for a network software tool is used to compromise Active Directory for the Smyrna.local domain

Improvement Recommendations

- **Security Hardening** – Configuration of security controls pre-production

- **Security Framework** – Align configurations / operations with CIS controls
- **Network Update** – Add segments to locational topology for sensitive devices
- **Dedicated Security Staff** – Resources to perform security activities

Journey to Cyber Security Maturity

- **Zero Trust Architecture, Cyber Resiliency:** Diversity in data flows with strong resistance capabilities and authentication enforced per session
- **Advanced Attack Prevention and Mitigation:** MITRE ATT&CK mapping of controls in context to threat actor tactics
- **Information Security Framework:** Holistic set of controls aligned with known standards (ISO, NIST, CIS, HITRUST)
- **Regulatory Compliance:** Meet internal, legal, or industry obligations (PCI, HIPAA, GDPR, etc..)

CIS Controls v8

- Inventory and Control of Enterprise Assets
- Inventory and Control of Software Assets
- Data Protection
- Secure Configuration of Enterprise Assets and Software
- Account Management
- Access Control Management
- Continuous Vulnerability Management
- Audit Log Management
- Email and Web Browser Protections
- Malware Defenses
- Data Recovery
- Network Infrastructure Management
- Network Monitoring and Defense
- Security Awareness and Skills Training
- Service Provider Management
- Application Software Security
- Incident Response Management
- Penetration Testing

B. COW2025-031 Shop Smyrna Gift Card Program – Update on Small Business Initiatives – Andrea Worthy *Citywide*

Andrea Worthy, Economic Development Director, presented the following:

2025 Small Business Initiatives – Economic Development

Welcome New Businesses

- Launched monthly newsletter to out new businesses
- 80%+ open rate; we often receive calls or emails inquiring for more information
- Establishes a connection on the from end of their journey, giving actionable items to engage our support and build a sense of trust that will lead to stronger relationships with the City

Partnership with Smyrna Business Association

- SBA provides free one-year membership to any new Smyrna business

- Ribbon cuttings provide community awareness

Shop Smyrna Gift Card

- Digital gift card that works at participating Smyrna businesses
- Free to participating businesses; the card purchased pays a fee to cover processing costs (\$1.00 per card and 5% of the total value of the gift amount)
- Benefits:
 - Promotes our locally-owned Smyrna businesses
 - Opportunity for community to support local
- Program statistics:
 - 51% of cardholders shop at a business they've never been to before
 - Cardholders spend 30% more than their card balance

Next Steps

- Once initial merchants register, they will be listed on website as a participating business
- Launch awareness campaign to the public (March)
- Seeking possible sponsorship for a BOGO event
- Businesses can apply to be part of our local network that accepts the Shop Smyrna card
- Ongoing marketing of the program

Engaging Existing Businesses

1911 Biscuits & Burgers
Amana Academy
Ascend Behavior ATL
Bike Shed
Bad Daddy's Burger Bar
Bolivar Coffee Burger Crush
Cafe Lucia
Cayce Foods Inc.
Cenveo Cornerstone Kitchen and Bath
Crown Bakeries
DPR Construction
Econis Labs LLC
FullScope Sports
Gameday Mens Health
Good Dog Veterinary
Grateful Bread Company
Heely Brown Survey Associates LLC
Kenny's Pies
Lasership Lavender & Cotton
Los Bravos
McEntyre's Bakery
Minnie Lee Studios
Newk's Eatery
Old South Bar-B-Q
Powerful Pepper Company
Reformation Brewing
Roots Therapy Ruby's
Sourdough Pizza
Smyrna Coffee
Smyrna Dentist Office

Spectrum
Tacos La Villa
Tortillas Y Mas Tacos
The Bunny Hive
The Little Cottage
The Little Gym of Smyrna
Thrive Ortho and Spine
Tokyo Sushi & Steakhouse
United Distributors
Vickery Hardware
Viking Alchemist Village Bourbon & Cigar Bar

Site Selection

- Online site selection tool available for current Smyrna businesses and to any potential business owners wanting to locate in Smyrna that are looking for small-to-mid-size properties
- Staff can also assist in personalized searches

Placer.ai

- Leverages mobile location data to provide market intelligence on any physical place in the U.S.
- Used by 4000+ global companies; recently added a product for civic users
- Economic Development uses:
 - Event attendance and economic impact
 - Maximize Marketing ROI: Use True Trade Area and Visitors By Origin to better understand audiences. Personalize your messaging and use data to strategically target zip codes, drive attendance, and boost marketing ROI.
 - Operational Insight: Examine demographics, psychographics, and visitor journeys to determine key customer profiles, preferences, and where else your customer shop.
 - Lease Negotiations: Compare visitation data for store to a property and its tenants.

Other Resources

Small Business Development Center at Kennesaw State University / University of Georgia

- No-cost, confidential business consulting services paired with classes and training programs for established business owners and those starting a business.
- Continuing education in a variety of subjects, including:
 - Loan preparation
 - Pricing strategies
 - Financial score-carding
 - Digital marketing strategy and SEO
 - Website audit
 - HR audit
 - Business plan development
 - Product development

C. COW2025-015 Croy Quarterly Update – Greg Teague / Zach Strickland

Zach Strickland, Croy Engineering, provided the following information:

Project Highlights

Windy Hill Road Improvements

- Barrier walls and ornamental fence are complete along the local access lanes
- The various walls are being painted with the anti-graffiti coating
- Local access traffic has been shifted to the permanent lanes to allow for the construction of the driveways, multi-use trails, and shoulders.
- Baldwin is installing the stamped concrete median west of South Cobb Drive
- Baldwin's latest schedule shows they will be substantially complete in July 2025

Downtown Improvements

The Restroom and Playground Project:

- Scope includes construction of restroom facilities, playground installation, and water feature upgrades.
- Anticipated Completion Early Summer 2025
- Existing facility removal has begun; Site Improvements to begin in the coming weeks

Contractor: Couch Group; Designer: Forestie Group

Project Budget: Approx. \$1.4 Million

Construction Began: February 2025

South Cobb Drive Improvements

- Funding in TIP, Survey design database is complete.
- Concept Development and Environmental Assessments & Screening will be completed in 2025.
- Traffic Engineering Report and updated concept have been submitted to GDOT and Cobb DOT for review.
- Preliminary Engineering has begun and will continue through the GDOT process.
- The City has secured \$16,876,279 in Federal funding for the project through ARC and Community Project Funding and continues to explore additional sources to meet the project's anticipated budget.
- Croy is currently working with Staff on submitting funding applications to the offices of Ossoff, Warnock, and McBath for the FY 26 CDS/CPF funding cycles.

Downtown Parking Deck (Atlanta Road Surface Lot)

- The Construction Documents have been revised to reflect current conditions and Geotechnical Engineer's recommendations
- Project has been put back out for bid; Bid Opening scheduled for March 21, 2025

Resurfacing

- Current Anticipated Resurfacing Budget: Approx. \$3,660,367*
*Budget to be comprised of FY 2024 SPLOST, FY 2024 LMIG, FY 2024 Supplemental LMIG, FY 2025 SPLOST, and FY 2025 LMIG
- FY25 Resurfacing is out for bid; Bid Opening scheduled for March 14, 2025

Priority Roads in FY 2025 Include:

• Bourne Drive • Pasadena Place • Ask Kay Drive • Berkley Drive • Fleming Street • Dogwood Circle • Oakley Trace • Highview Drive • Spring Leaf Circle • Evergreen trail • Carolyn Drive • Spring Drive • Barbara Lane • Brenda Drive • Rolling View Drive

Aquatics Center

- Conceptual site layout, water feature amenities, and Aquatics programming are underway.
- Design team working closely with staff on reconstruction of the Tolleson Park facility.

Splashpad / Sprayground

- Scope: Construction of a Splashpad at River Line Park to expand the offerings of the park.
- Status: Council approved the award of the project to Integrated Construction & Nobility (ICAN) on February 3rd, 2025; Staff has held a project kick-off meeting with ICAN

Sidewalks/Trails/Greenways/Beautification

- 30% Of proposed budget spent to Date
- Additional 5% Estimated to be spent on:
 - Decorative Tree Fencing in Market Village – 100% Complete
 - Phase 2 Landscaping – Fire Station 1-5, Police Station and Back Side of Library/City Hall, Park Area at West Spring Street Intersection across from Moe's near the Railroad Tracks – 90% Complete
 - Up lighting around Trees – Market Village and City Hall - Complete

Upcoming Projects

Cobb Parkway Pedestrian Bridge to the Battery

- Status: Projected 2026 – County has begun concept development.
- Project has received Community Project Funding of \$1,000,000; ARC TIP Project No. CO-496

Camp Highland – Complete Bridge Replacement

- Status: Staff has worked with Cobb DOT to nail down the restorative scope following initial bid.
- Council voted to increase the project budget by \$94,200.00 on February 17, 2025 to meet the cost share agreement with the County.
- Current Budget: \$1,594,200

Additional Projects

- Facility Improvements
 - Status: 72% of Budget Obligated
- Environmental Improvements
 - Status: 100% of Budget Obligated for GA Power Contract
- Curb and Gutter
 - Status: 4% of Budget Obligated
- Sidewalks/Trails/Greenways /Beautification
 - Status: 29% of Budget Obligated
- Traffic Calming
 - Status: 36% of Budget Obligated
- Public Safety – 800 MHz Radio Replacement
 - Status: 82% of Budget Obligated
- Fire Department – Small Equipment
 - Status: 100% of Budget Obligated

Joint Projects with County

East West Connector Roadway Safety Improvements

- Status: The County's design is continuing into the next stages.
- Based on the EW Connector Needs Assessment that was completed by Cobb DOT in 2024, improvements to the intersections at Fontaine Road and at Cooper Lake Road have been identified.

- Presentation to Smyrna City Council was December 5, 2024. A Framework Agreement has already been approved and executed by both the City and County to facilitate execution of the construction contract.

Windy Hill Parkway Improvements

- Status: Projected 2025

Conversion of Sports Lighting to LED on sports fields / courts

- Partially obligated for the Conversion of LED Lighting component on River Line & Jonquil Parks turf field Contract (FY 2024)
- Project awarded to Musco Sports Lighting (\$1,285,986.00); Installation to begin early 2025; to include Ward, Brinkley, River Line, Jonquil, and Cobb Parks; Ward Park has been completed; Brinkley to begin March 3, 2025

Councilmember Oglesby noted some concerns about the outdoor pool vs an indoor pool. Because the pool will not be completed for another two years, it was decided to postpone this discussion to a later date closer to that time.

4. Review of Current M&C Agenda

A. COW2025-032 Review of the March 3, 2025 Mayor and Council Meeting Notice and Agenda

Councilmember Lindley spoke about his meeting with Pastor Pennington of Smyrna First Baptist Church. He indicated they would be breaking ground in the fall and in their new building around New Year's, 2027. He explained that they asked about expanded water retention opportunities.

Mayor Norton suggested that, because there are around 240 people who RSVP'd for the Smyrna Arts Council Artist Recognition, they come to City Hall at 6:30 PM after their reception and forego the Pre-Council meeting to recognize the artists. All were in agreement.

ATH2025-034: Kristin Robinson, Deputy City Administrator/CFO, explained that Windows 10 is end of life effective October 2025. The City has 83 laptops, 36 desktops, 76 PD Toughbook/Rugged Laptops, 7 other specialty computers that are due for replacement due to the Windows 10 EOL that must be upgraded before the October deadline. IT requested funding for these replacements during the CIP process for the FY 2026 budget. Administration and Finance recommended committing funding the the FY 2025 budget to have adequate time to get the computers ordered and replaced ahead of the deadline. In a previous budget amendment, we amended and increased the FY 2025 revenue budget for unbudgeted HB 489 revenue that will offset this expenditure increase.

POL2025-001: There will be a discussion about fees and cost recovery during the budget process.

ATH2025-035: Paul Osburn, Deputy Public Works Dir., explained this request is based on the Public Works restructuring of the Warehouse Division to reclass current positions to allow for future progression as well as removing the supervisory position that was deemed unnecessary for the efficient and effective operations of the warehouse division. There will be an increase in salaries of \$5,424.00 in total; however, there will be no budget impact due to the removal of the supervisory position that was previously over warehouse staff. This request is based on the recommendation of Public Works and Human Resources.

ATH2025-040: Paul Osburn, Deputy Public Works Dir., explained that this request is based off the findings that the city's 60-inch corrugated metal storm drainpipe has failed and is causing the roadway to fail. The city is replacing the existing corrugated metal pipe with a new concrete box culvert. The anticipated length of construction is approximately 35 days. This occurred due to utility conflicts as well as minor unforeseen scope changes due to additional failed storm drainpipe that was determined unsafe and needed replacement.

5. Other Business / Staff Comment

Joe Bennett, City Administrator, provided the following updates:

- Met in Acworth to meet with other Cobb cities and PD chiefs to discuss a new training facility. Will quickly be running out of space for all of the new requirements. Cobb will not allow any other jurisdiction to use their facility. Glock will not allow use of their range.
- Carol Sicard, HR Director, celebrated her 20th anniversary with the City.
- Met with the owners of the property off of Hawthorne. All issues are financial.
- Staff met with the owners of a property on Dixie Ave. They are having issues with their project manager.
- Had initial SPLOST meeting with Administration. Wish lists have been submitted.
- Received GA Power franchise check at an increase of 15% over last year.
- Two downtown swings are broken – likely broken by kids who come to the downtown area after school releases.
- Richard Garland, Community Services Administrator, is working on communication to neighbors around Tolleson - door hangers, etc.
- Downtown Train Park demo has been completed. The train will be moved to a TBD location.
- Creatwood Park renovations are underway. One of the neighbors has fenced off a large portion of the park.

Kristin Robinson and Paul Osburn updated the following:

- Bryant Clark who started in Public Works and moved to Fire Department had his 35 years with Smyrna earlier this week.
- Paul Osburn – GA Power project is about 70% complete – lighting, generators, HVAC.
- Waste Management's contract formally ends tomorrow. Will renew for one more year. Will put an RFP out for the following year with "more teeth."
- Yard waste collection – residents are not using the correct receptacles for yard waste. They use those receptacles at their own risk despite them complaining that we should reimburse them for damage to their cans. There is a policy and ordinance that governs this.

Mayor Norton had an update from Stillfire. The hill is almost gone, progress should be quick.

Councilmember Oglesby stated he received a call from Phil from Howard's Wrecker Service expressing concern about pedestrian traffic. Chicago Pizza is packed from open to close and have been robbed twice in the past two months. Wondered if there is anything Smyrna can do. Nickajack Elementary has finished the new wing of their school. Their ribbon-cutting is going to be delayed because Cobb County wants the school to continue to host voting. He wanted everyone to know that Major Defense's mother passed away and to keep him their thoughts.

Councilmember Hines stated that tomorrow is the Black History Month event. She thanked all of the staff involved. 5:00-5:30 is the VIP reception. The Rose Garden appreciated the city and the city's support. Women's History Month will be celebrated on March 23 at the Reed House.

Councilmember Wilkinson visited two new businesses in Ward 5 - Smyrna Coffee and a furniture business.

Councilmember Welch asked about the repair of the streetlights and hazardous duty pay for trash collection. Lights are being repaired, and hazardous duty pay is still being implemented at an extra \$2.00/hour worked.

Mayor Pro Tem / Councilmember Gould mentioned that Scott and Rusty are working on a vape shop moratorium to see if they can be limited.

6. Executive Session (As Needed)

7. Adjournment

Mayor Derek Norton adjourned the February 27, 2025 Committee of the Whole Meeting at 7:44 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**