

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Monday, April 6, 2026

6:30 PM

Council Chambers

Regular Council Meeting

Mayor Craig Newton

Mayor Pro Tem Bruce Gaynor

Councilmember Andrew Hixson

Councilmember Josh Bare

Councilmember Matt Myers

Councilmember Marshall Cheek

Meeting Recording:

<https://norcrossga.portal.civicclerk.com/event/613/files>

<https://youtube.com/live/POP95QuYdyY?feature=share>

A. Call to Order by Mayor Craig Newton

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

The meeting was called to order by Mayor Craig Newton at 6:35 p.m.

B. Invocation – Mayor Pro Tem Gaynor

C. Pledge of Allegiance to the Flag of the United States of America

D. Roll Call (recorded)

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Present	
Marshall Cheek	Councilmember	Present	
Andrew Hixson	Councilmember	Absent	
Josh Bare	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Mayor Pro Tem	Present	

E. Presentation of Previous Meeting Minutes for Acceptance

A motion to approve the minutes of the following meetings: March 3, 2026, Regular Council Meeting and executive session; and March 16, 2026, Policy Work Session and executive session.

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: Marshall Cheek, Councilmember
SECONDER: Matt Myers, Councilmember
AYES: Cheek, Bare, Myers, Gaynor
ABSENT: Andrew Hixson, Councilmember

F. Set Agenda As Presented for Scheduled Meeting

A motion to accept the agenda and approve the Consent Agenda, with the following items being moved to discussion:

- 2026-71: Ethics Ordinance Revision
- 2026-89: Bond Financing for the Public Safety Building
- 2026-107: Direction for Executive Search Services RFP
- 2026-103: Approval of Construction Budget for Expanded Downtown Parking
- 2026-XXX: Approval of Joint Special Response Team (Walk-on Item)

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: Josh Bare, Councilmember
SECONDER: Bruce Gaynor, Mayor Pro Tem
AYES: Cheek, Bare, Myers, Gaynor
ABSENT: Andrew Hixson, Councilmember

G. Ceremonial Presentations, Recognitions, and Swearing in Ceremonies

H. Floor Open to Citizens Desiring to Address the Governing Authority

1. 2025-374: Comments by Citizens

Arlene Beckles — State Representative, thanked the Mayor for working with her on HB 1116 and provided legislative updates related to seniors and healthcare, including SB 444 (AI coverage protections), SB 503 (insurance fraud protections), SB 220 (medical cannabis access), SB 428 (mental health), and HB 1000 (senior benefit and gas price relief). She also discussed homestead exemption protections, estate planning improvements, and suggested providing a paper newsletter for older residents without internet access.

Jyot Singh — Candidate for House District 97 in the Democratic primary, spoke on growth and development, emphasizing strong local government, community engagement, and increased access to healthcare and education for working families.

Barbara Morgan — Spoke in support of the rezoning and development proposed by Robert Furrow, stating the project would positively impact the City and be a good addition to Academy Street. She expressed opposition to prohibiting private alleys and adding on-street public parking, and supported the off-street parking proposed in the plan.

Kay Nation — Spoke regarding the Historic Demolition Project at 146 N Barton St. and stated the project size increased from an initial estimate of 2,600 square feet to approximately 4,900 square feet, including a three-car garage and porches. She expressed concern that the proposal has changed, prefers a Victorian-style design without a three-car garage, and stated the project should have returned to the ARB for review.

Jim Eyre spoke about redeveloping the Peachtree parking lot, noting that several parking studies have been completed and pricing has been obtained for striping and concrete work. He stated the next step is project phasing.

2. 2025-375: Comments by Council

3. 2025-376: Comments by City Manager

I. Public Hearings

1. 2026-82: RZ2025-007 290 and 300 Academy Street

A motion to approve RZ2025-007, 290 and 300 Academy Street to PRD (Planned Residence District), as submitted, subject to the following conditions:

1. The PRD zoning designation shall be restricted to a single-family home development with a maximum of 15 units.
2. The property shall be developed in general conformance with the conceptual site plan depicting all lot sizes and setbacks, dated 11/18/2025, with review and approval by the Community Development and Planning Coordinator.

3. Rebuild plans for Lots 6, 7, and 8 are subject to Mayor and Council consideration through a public hearing, contingent upon the approval of the historic demolition of the existing dwelling at 300 Academy Street.
4. It is acknowledged that the Gwinnett County Fire Marshal or other reviewing agency may require modifications to the site for oversized vehicles (such as fire and garbage trucks) and minor adjustments to the site concept plan; review and approval by the Community Development Director in response to Gwinnett County comments is allowed.
5. All utilities shall be buried.
6. All common areas, including but not limited to the stormwater system, shall be maintained by the HOA.
7. Stormwater management plan, including the detention facility, is subject to the approval of the City Engineer.
8. Final landscape plan is subject to the approval of the Community Development and Planning Department.
9. Alternate Condition if City Council does not approve the private alley proposed in the site plan:
 - a. Alley will be public with a right-of-way extending from proposed back-of-curb to back-of-curb.
 - b. Rear yard setbacks on all lots shall be zero.
 - c. Curbs and gutters shall be sloped ("roll back") concrete, with slope design determined by the owner/developer.
 - d. Alley paving pitch and slope may be inward toward the proposed center storm drain.
 - e. Brick, stone, or concrete pavers on a stone or concrete base may be used in lieu of asphalt for paving material.
10. Front yard fence/wall option:
 - a. A fence/wall is allowed in all front yards on all lots. The design shall incorporate metal, brick, stone, and/or wood with landscaping or hedges or any combination thereof. The design shall be consistent on all lots and not exceed 4' in height.
 - b. Points of entry in front yard fences/walls may have unique designs that vary from lot to lot and shall not exceed 8'.
 - c. Walls on side and rear yards shall be of metal, brick, stone, concrete, or wood and shall not exceed 10'.
 - d. The developer will work with staff to develop a solution for parking.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Bruce Gaynor, Mayor Pro Tem

SECONDER: Matt Myers, Councilmember

AYES: Cheek, Myers, Gaynor, Bare

ABSENT: Andrew Hixson

2. 2025-324: COA2025-027; Consideration of a Historic Demolition and New Home

A motion to approve the demolition of the property located at 146 N. Barton Street, with the provision that the owner reuse appropriate historic elements of the house and leave the determination of what follows to the Architectural Review Board and staff.

RESULT: APPROVED [3-2]

MOVER: Bruce Gaynor, Mayor Pro Tem

SECONDER: Matt Myers, Councilmember

AYES: Bruce Gaynor, Matt Myers

NAYS: Marshall Cheek, Josh Bare

TIE BREAKER: Mayor Craig Newton (in favor)

ABSENT: Andrew Hixson

3. 2026-122: Amendment of Urban Redevelopment Plan

A motion to approve the amendment to the Urban Redevelopment Plan as presented.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Matt Myers, Councilmember

SECONDER: Marshall Cheek, Councilmember

AYES: Cheek, Bare, Myers, Gaynor

ABSENT: Andrew Hixson

J. Reports of the Mayor and Councilmembers**a. General Announcements APRIL CALENDAR OF EVENTS**

First Friday Concert: 80HD

Friday, April 10 | 7:00 - 9:00 p.m., Cultural Arts & Community Center

Neighborhood Cleanup & Recycling Day,

Saturday, April 11 | 8:00 a.m. - 12:00 p.m. | Norcross Public Works

'Norcross Then & Now' Exhibit

Monday, April 13 - April 23 | Welcome Center & History Museum

Movie Monday: F1: The Movie

Monday, April 13 | 1:30 & 6:30 p.m. | Cultural Arts & Community Center

Day Of Play

Friday, April 17 | 5:00 - 6:00 p.m. | Lillian Webb Park

Coffee With Council

Saturday, April 18 | 8:00 a.m. | 45 South Café

Bluesberry Beer & Music Festival

Saturday, April 18 | 3:00 - 10:00 p.m. | Betty Mauldin Park

Policy Work Session

Monday, April 20 | 6:30 p.m. | City Hall, 2nd Floor Conference Room

Hispanic Business Outreach Event

Thursday, April 23 | 10:30 a.m. - 12:30 p.m. | Cultural Arts & Community Center

Sustainability Social Celebration

Thursday, April 23 | 5:00 - 7:00 p.m. | Cultural Arts & Community Center

GA Cities Week: Norcross Innovation Cluster Showcase

Saturday, April 25 | 9:00 a.m. - 1:00 p.m. | Lillian Webb Park

Movie Monday: Steel Magnolias

Monday, April 27 | 1:30 & 6:30 p.m. | Cultural Arts & Community Center

Mother's Day Pop-Up
Saturday, May 9 | 12:00 - 5:00 p.m. | Downtown Norcross

K. Board Appointments

The Mayor and Council will consider an appointment to the following Commission:
One applicant satisfied the requirements to be considered for appointment to the Norcross Public Arts Commission, which has one (1) vacancy.

A motion to Approve the appointment of the following candidate and unexpired term as presented:

Norcross Public Arts Commission
Angela Faustina - December 1, 2027

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: Josh Bare, Councilmember
SECONDER: Matt Myers, Councilmember
AYES: Cheek, Bare, Myers, Gaynor
ABSENT: Andrew Hixson, Councilmember

L. Consent Agenda

A motion to approve the consent agenda.

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: Josh Bare, Councilmember
SECONDER: Bruce Gaynor, Mayor Pro Tem
AYES: Cheek, Bare, Myers, Gaynor
ABSENT: Andrew Hixson, Councilmember

1. **2026-104: Appropriation of 2023 SPLOST Administration and Transportation funds**
A motion to approve appropriation of 2023 SPLOST Administration and Transportation funds for the Public Safety Building & additional paving projects.
2. **2026-99: Resolution to update Authorized users for Georgia Fund 1**
A motion to approve a resolution authorizing the City's Finance Director and Assistant Finance Director to access the Georgia Fund 1 investment account managed by the Georgia Office of the State Treasurer (OST), and to establish a separate Georgia Fund 1 account for the Electric Fund and transfer the appropriate investment balance into the new account.
3. **2026-100: Award of Contract for Safety Action Plan**
A motion to approve the award of the contract for the Safety Action Plan between the City of Norcross and Kimley-Horn.
4. **2026-101: Approval of Contract Award for Thrasher Lightning**
A motion to approve the contract for the Thrasher Park Lighting Project as presented.

5. 2026-125: Approval of Joint Special Response Team Memorandum of Understanding

Motion to approve the Joint Special Response Team Memorandum of Understanding as presented.

Attachments:

- Joint Special Response Team, Memorandum of Understanding

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Matt Myers, Councilmember

SECONDER: Josh Bare, Councilmember

AYES: Cheek, Myers, Gaynor, Josh

ABSENT: Andrew Hixson

M. Items for Discussion**6. 2026-71: Ethics Ordinance Revision**

A motion to approve the adoption of the Ethics Ordinance and resolution to update the existing ordinance to the model ordinance published by the Georgia Municipal Association, including Sec. 2-308, Procedure and Hearings (d)(1)(b); Sec. 2-309, Report to Mayor and Council (a)(3); and modification of Sec. 2-311, Time Limitations, from 90 days to 18 months.

RESULT: APPROVED 3-1

MOVER: Matt Myers, Councilmember

SECONDER: Marshall Cheek, Councilmember

AYES: Cheek, Myers, Gaynor

NAY: Josh Bare

ABSENT: Andrew Hixson

7. 2026-89: Bond Financing for the Public Safety Building

A motion to approve \$6,000,000 for bond financing of the Public Safety Building, authorizing staff to present the amount to the bank to obtain an interest rate, with the item moving to the Special Called Meeting scheduled for April 9, 2026, for further consideration.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Josh Bare, Councilmember

SECONDER: Marshall Cheek, Councilmember

AYES: Cheek, Myers, Gaynor, Josh Bare

ABSENT: Andrew Hixson

8. 2026-107: Direction for Executive Search Services RFP

A motion to move forward with the following companies: Slavin Management Consultants, Arndt Municipal Support, and Colin Baenziger and Associates, to schedule an in-person presentation at the Special Called Meeting on April 20, 2026.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Bruce Gaynor, Mayor Pro Tem

SECONDER: Marshall Cheek, Councilmember

AYES: Cheek, Myers, Gaynor, Josh

ABSENT: Andrew Hixson

9. 2026-103: Approval of Construction Budget for Expanded Downtown Parking

A motion to approve a construction budget amendment for the Expanded Downtown Parking Project.

RESULT: APPROVED [UNANIMOUS] 4-0
MOVER: Josh Bare, Councilmember
SECONDER: Matt Myers, Councilmember
AYES: Cheek, Myers, Gaynor, Josh
ABSENT: Andrew Hixson

N. Adjourn in memory of

O. Adjourn to Executive Session for Legal, Personnel, and Real Estate

Councilmember Myers made a motion to adjourn the meeting at 9:27 pm, seconded by Councilmember Cheek. The vote was unanimously passed, 4-0.

P. Signed by _____ Mayor Craig Newton

Q. Attest _____ Monique Philip, City Clerk