



**MAYOR & CITY COUNCIL  
REGULAR MEETING MINUTES**

**Monday, April 14, 2025, 7:00 PM  
Tucker City Hall  
1975 Lakeside Pkwy, Ste 350B, Tucker, GA 30084**

Council Members Present: Frank Auman, Mayor  
Roger W. Orlando, Council Member District 1, Post 1  
Cara Schroeder, Council Member District 2, Post 1  
Alexis Weaver, Council Member District 3, Post 1  
Virginia Rece, Council Member District 1, Post 2  
Amy Trocchi, Council Member District 3, Post 2  
Vinh Nguyen, Council Member District 2, Post 2

VIDEO LINK: [www.tuckerga.gov/agendas/](http://www.tuckerga.gov/agendas/)

---

**A. CALL TO ORDER**

Mayor Auman called the meeting to order at 7:00 PM.

**B. ROLL CALL**

The above were in attendance for a quorum.

**C. PLEDGE OF ALLEGIANCE**

The pledge was led by Scouts of America Troop 129.

**D. PUBLIC COMMENTS**

Public comments were heard from 6 citizens regarding procedures, pickleball, upcoming arts classes offered in Tucker, and a lack of arts/theater spaces in Tucker.

**E. MAYOR'S OPENING REMARKS**

Mayor Auman mentioned the fundraiser for Wellroot that he attended last weekend and spoke about the Foster Child Tax Credit. He also mentioned several upcoming events including ArtTucker (4/19), Main Street Theater's production of Oliver (starting 4/18), and electronics recycling day (4/26). Finally, he communicated that 19 new Occupational Tax Certificates had been issued in the last month.

**F. APPROVAL OF THE AGENDA**

**MOVER:** C. Schroeder

**SECONDER:** V. Rece

Motion to approve the agenda passed unanimously.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

**G. CONSENT AGENDA**

**MOVER:** C. Schroeder

**SECONDER:** V. Rece

Motion to approve the Consent Agenda Items G.1 and G.2 as presented passed unanimously.

**APPROVED**

G.1 Regular Meeting Minutes - March 10, 2025

G.2 Regular Meeting Minutes - March 24, 2025

**H. STAFF REPORTS**

H.1 City Manager - Distribution of the Draft FY26 Operating and Capital Budgets

John McHenry, City Manager, spoke on the draft FY26 operating and capital budgets. Council budget packets were made available at the Regular Meeting. The draft budget was available on our website for public inspection 4/14/2025. A printed copy was available for public inspection in the City Clerk's Office during normal business hours on Tuesday morning 4/14/2025. The tentative schedule for budget workshops, hearings and adoption has been advertised as required.

**I. OLD BUSINESS**

I.1 Ordinance O2025-03-04

Courtney Smith, Community Development Director, spoke on the application to rezone 4166 and 4168 Chamblee Tucker Road and the rear portion of 3152 Westwood Drive from R-100 (Residential Medium Lot – 100) to R-75 (Residential Medium Lot - 75) in order to develop four single-family detached lots, which will yield a density of 2.48 units per acre. The existing parcel at 4166 Chamblee Tucker Road is 0.81 acres and the existing parcel at 4168 Chamblee Tucker Road is 0.70 acres. Combined, the two properties have a total of 199.79' of lot frontage. The parcel at 3152 Westwood Drive is 0.48 acres and has 128.22' of lot frontage. The applicants propose rezoning the two Chamblee Tucker Road parcels, as well as 5,183 square feet (0.12 acres) of the Westwood Drive parcel in order to have additional acreage to develop four residential lots and the fifth lot needed for the detention facility and mail kiosk. The Westwood Drive parcel would remain compliant with R-100 dimensional requirements after the rear portion is rezoned and subdivided for this project. The incorporation of the Westwood Drive parcel will also provide access to the sewer line that runs along Westwood Drive as sewer is not available along this portion of Chamblee Tucker Road. Access to the proposed development would only be available from Chamblee Tucker Road. No connection is provided through the Westwood subdivision.

Mayor Auman opened the public hearing, which the applicant spoke in favor, and one person spoke in opposition. Public hearing closed.

**MOVER:** A. Weaver

**SECONDER:** V. Rece

Motion to approve Ordinance O2025-03-04 with conditions passed unanimously.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

I.1.1 Amended Ordinance O2025-03-04

**MOVER:** A. Weaver

**SECONDER:** C. Schroeder

Motion to amend the previously approved ordinance O2025-03-04 including language as follows: NOW THEREFORE, the Mayor and City Council of the City of Tucker while in Regular Session on April 14, 2025, hereby ordains and approves rezoning the subject properties to R-75 (RZ-24-0006) with the following conditions.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

I.2 Ordinance O2025-03-05

Courtney Smith, Community Development Director, spoke on the application requesting to rezone 2053 Mountain Industrial Boulevard from M-2 (Heavy Industrial) to M (Light Industrial) to align with the zoning of surrounding parcels. The applicant is not proposing any physical changes or redevelopment of the site as part of this application. Staff recommends approval with conditions. Planning Commission recommends approval with staff conditions.

Mayor Auman opened the public hearing, which the applicant spoke in favor and nobody spoke in opposition. Public Hearing closed.

**MOVER:** R. Orlando

**SECONDER:** V. Rece

Motion to approve Ordinance O2025-03-05 o align with zoning of adjacent parcels for 2053 Mountain Industrial Blvd. with 4 stated conditions passed unanimously.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

**J. NEW BUSINESS**

J.1 Contract C2025-002-PO25-1001 approved by Resolution R2025-04-12

Ken Hildebrandt spoke on a contract C2025-002-PO25-1001 to be approved by Resolution R2025-04-12. Staff recommends that the contract be awarded to ER Snell Contracting in the amount of \$2,859,726.75, plus a 5 percent contingency of \$142,986.00. This project scope is to resurface 27 streets within the city. These streets were prioritized from the latest Pavement Management Study based on the Pavement Condition Index scores. Additionally, Henderson Road was approved by GDOT for the FY 2025 state LMIG funding.

**MOVER:** C. Schroeder

**SECONDER:** V. Nguyen

Motion to approve the contract C2025-002-PO25-1001 by Resolution R2025-04-12 to ER Snell Contracting including a contingency passed unanimously.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

J.2 Contract C2024-020-TO3-PO25-1007

Ken Hildebrandt, City Engineer, spoke on a contract for Right of Way Acquisition for the S. Fork Peachtree Greenway including 28 parcels, mostly easements. Staff recommends that the contract be awarded to Holt Consulting Company in the amount of \$53,200.00.

**MOVER:** V. Rece

**SECONDER:** A. Weaver

Motion to approve the contract C2024-020-TO3-PO25-1007 for Right of Way Acquisitions for the S. Fork Peachtree Greenway with Holt Consulting Company passed unanimously.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

J.3 Contract Amendment C2024-010-PO25-801-AMD-002

Ishri Sankar, Public Works Director, spoke on a contract amendment C2025-010-PO25-807-AMD-001 for Stormwater Modifications at Tucker Town Green Site. Due to errors identified in the original survey of the property and unidentified/unknown located in the field, multiple changes to the original stormwater layout will need to be made in order to allow the site to properly drain and pass through the stormwater runoff from up-stream properties. Staff recommends approval of an additional \$83,286.61 toward the referenced contract with Hasbun Construction.

**MOVER:** A. Trocchi

**SECONDER:** A. Weaver

Motion to approve the Contract Amendment C2024-010-PO25-801-AMD-002 for Stormwater Modifications at Tucker Town Green with Hasbun Construction passed unanimously.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

J.4 Contract C2025-003-PO25-1011

Courtney Smith, Community Development Director, spoke on a contract or multilingual translation services for a community outreach program. Staff recommends awarding contract C2025-003-PO25-1011 to Powerling for an amount not to exceed \$50,000.00.

**MOVER:** C. Schroeder

**SECONDER:** V. Nguyen

Motion to approve the contract C2025-03-PO25-1011 for multi-lingual translation services for community outreach program to Powerling for an amount not to exceed \$50,000.00.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

J.5 Ordinance O2025-04-07

Courtney Smith, Community Development Director, spoke on a special land use permit (SLUP-25-0001) to allow a special event facility at 2101 Northlake Parkway for applicant Joseph G. Wilburn/Reginald A Hudspeth, LLC, as well as concurrent variances to distance separation requirements, accessory structure materials, and accessory structure location. Luxe Events is requesting a Special Land Use Permit (SLUP) with three concurrent variances for the property located at 2101 Northlake Parkway to allow for a special event facility in the NL-1 (Northlake High-Intensity Commercial) zoning district. The subject parcel is approximately 2.768 acres and has frontage on both Northlake Parkway and East Exchange Place. The 11,000 square foot special event facility has a maximum of 300 seats. The concurrent variances include the following: CV-25-0001 (distance separation requirements); CV-25-0002 (accessory structure materials); CV-25-0003 (accessory structure location).

Staff recommends approval of SLUP-25-001 and CV-25-0001. Staff recommends denial of CV-25-0002 and CV-25-0003. Planning Commission recommends approval of SLUP-25-001 and CV-25-0001. Planning Commission recommends denial of CV-25-0002 and CV-25-0003.

Mayor Auman opened the public hearing, in which the applicant spoke in favor and nobody spoke in opposition. Public Hearing closed.

**FIRST READ**

J.6 GIRMA Renewal Term May 2025-2026

Beverly Hilton, Finance Director, indicated that she is re-negotiating the GIRMA policy and requested that this agenda item be tabled to a future meeting.

**MOVER:** F. Auman

Agenda item tabled to April 28, 2025.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

J.7 Ordinance O2025-04-08

Ted Baggett, City Attorney, spoke on an ordinance to amend CH 26 Municipal Court to authorize bail bond agents to provide bonds for persons appearing in Municipal Court. This will facilitate the appearance of accused persons before the municipal court and will hopefully encourage bail bond agents to post bonds for those arrested on charges pending in the City’s municipal court.

**FIRST READ**

**K. MAYOR AND COUNCIL COMMENTS**

**L. EXECUTIVE SESSION**

**MOVER:** C. Schroeder

**SECONDER:** V. Rece

Motion to enter into Executive Session for the purpose of personnel, real estate and litigation at 10:20 PM passed unanimously.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

**MOVER:** V. Rece

**SECONDER:** C. Schroeder

Motion to exit Executive Session and return to the regular meeting at 10:51 PM.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

**M. ACTION AFTER EXECUTIVE SESSION**

M.1 Contract C2025-04-TRI

**MOVER:** C. Schroeder

**SECONDER:** A. Trocchi

Motion to approve contract C2025-04-TRI to for the purchase and sale of 3447 and 3445 Montreal Way approved unanimously.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

**N. ADJOURNMENT**

**MOVER:** C. Schroeder

**SECONDER:** V. Nguyen

Motion to adjourn meeting at 10:52PM passed unanimously.

AYES: (7): F. Auman, R. Orlando, C. Schroeder, A. Weaver, V. Rece, A. Trocchi, and V. Nguyen

**APPROVED (7 to 0)**

\_\_\_\_\_  
APPROVED: Frank Auman, Mayor

\_\_\_\_\_  
ATTEST: Bonnie Warne, City Clerk

\_\_\_\_\_  
Date Approved

SEAL