

CITY OF HOSCHTON
CITY COUNCIL AGENDA
MONDAY, APRIL 17, 2023
CITY HALL COUNCIL ROOM AT 6:00PM
79 CITY SQUARE, HOSCHTON



REGULAR

AGENDA

WELCOME AND CALL TO ORDER

PLEDGE

PRAYER

AGENDA APPROVAL

MINUTE APPROVAL:

MARCH 20, 2023: Regular Session Minutes

MARCH 28-30, 2023: Retreat Minutes

OLD BUSINESS

1. Change Order: New City Hall from Garland & Associates Contractors, Inc.
To install cabinets for mailroom and breakroom and resistant window for front customer service – Change Order \$18,878.00. *Motion to table this until April Council Meeting*
2. 29 West Broad Street Property – Electrical Quote
Motion to table this until April Council Meeting

NEW BUSINESS

1. Resolution No. 2003-008: V-23-02 Variance: WJMP, LLC, applicant and property owner, by Travis Pruitt & Associates, Inc., seeks a variance to the Hoschton subdivision and land development regulations, Article VI, "Access and Design Requirements," Section 617, "Curb and Gutter," to allow rolled (mountable) curbs instead of vertical (L-back) curbs for 27.0 acres fronting on the north side of West Jefferson Street (Map/Parcels 119 004S1, 120 004A, and 120 005A) (484 West Jefferson Street). MFR (Multiple Family Residential) conditional zoning (Z-21-07 and Z-22-01). Proposed use: Subdivision of 191 Fee-simple townhouse lots/units. *(planning staff recommendation: approval)*

2. **Ordinance TA 23-01** An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, as Amended, to Amend Article VIII, "Zoning Amendments and Applications," To Amend Section 8.05, "Variances," To Delete Paragraph 13, "Judicial Review;" To Add a New Section 8.08, "Special Notice and Procedural Requirements for Certain Residential Zoning Decisions," To Add a New Section 8.09, "Appeals;" To Establish an Effective Date; To Repeal Conflicting Ordinances; To Provide for Severability; and For Other Purposes.

3. **Ordinance O-020-06 Amendment (Impact Fees)** An Ordinance to Amend the Code of Ordinances of the City of Hoschton, Georgia, to amend Ordinance O-20-06, known by short title as the Development Impact Fee Ordinance, fully titled as follows: An Ordinance Relating to the Regulation of the Use and Development of Land in the City of Hoschton, Georgia; Imposing a Development Impact Fee on Land Development in the City of Hoschton for Providing Public Safety, Park and Recreation and Related Facilities Necessitated by Such New Development; Stating the Authority for Adoption of the Ordinance; Making Legislative Findings; Providing Definitions; Providing a Short Title and Applicability; Providing Intents and Purposes; Providing Rules of Construction; Providing Definitions; Providing for the Computation of the Amount of the Development Impact Fee; Providing for the Payment of a Development Impact Fee; Providing for a Development Impact Fee Service Area; Providing for the Establishment of a Development Impact Fee Trust Fund; Providing for the Use of Funds; Providing for the Refund of Fees Paid; Providing for Exemptions and Credits; Providing for Review of the Fee Schedule; Providing for Appeals; Providing a Penalty Provision; Providing for Severability; Providing a Repealer; Providing for Codification; Providing an Effective Date; and For Other Purposes. *(public hearing #1 of 2)*

4. Presentation - 153 Mulberry Lane Park Consulting Proposal

5. Resolution 2023-006: Georgia Cities Week

6. Resolution 2023:007: LMIG Paving Project

7. DDA Recommendations for two open seats

ADJOURN

CITY OF HOSCHTON
CITY COUNCIL AGENDA
MONDAY, MARCH 20, 2023
CITY HALL COUNCIL ROOM AT 6:00PM
79 CITY SQUARE, HOSCHTON



REGULAR MEETING

MINUTES

WELCOME AND CALL TO ORDER *Motion to open meeting by O’Leary, seconded by Martin and all in favor at 6:00pm.*

AGENDA APPROVAL *As is by O’Leary, Seconded by Martin and all in favor.*

MINUTE APPROVAL:

FEBURARY 16, 2023: Work Session Minutes

FEBURARY 20, 2023: Regular Session Minutes

Motion to approve minutes as is by O’Leary, Seconded by Lawson and all in favor.

CITIZEN INPUT

Mr. Ross Billington of Cresswind stated that he has concerns of protecting the stream from the Publix Development and the second concern is speed limit on 53.

OLD BUSINESS

1. **Ordinance O-23-01.** An Ordinance to Amend the Code of Ordinances of the City of Hoschton, Georgia, As Amended, To Repeal Chapter 40, “Alcoholic Beverages” And Adopt a New Chapter 40, “Alcoholic Beverages”; To Repeal Conflicting Ordinances; To Provide For Severability; To Establish An Effective Date, To Provide For Codification, And For Other Purposes. *(Continued from February 20, 2023, City Council Meeting, First Reading Held)*

Motion to approve as is by O’Leary, Seconded by Lawson and all in favor

NEW BUSINESS

1. Panther Court Sanitary Sewer System Expansion Program Bid – Presented by Jerry Hood, City Engineer
Motion to deny awarding bid to F.S. Scarbrough, LLC of Peachtree City, Georgia in the amount of \$3,067,633.58, but instead Mayor O’Leary suggested that we explore opportunities along side our City Manager and City Engineer to work with the best

solution for this project and report back to Mayor and Council. Seconded by Martin and all in favor.

2. Final Plat for Cambridge at Towne Center, Unit 2: Rockhaven Homes, 184 fee-simple townhouse lots on 24.2 acres of property (Map/Parcels 120/013L and 120/017D) fronting on the south side of Towne Center Parkway (MFR, Multi-Family Residential, conditional zoning)
Councilmember Martin motioned that we would approve the Final Plat in contingent with smoothing out the repair that was completed for sewer tie in located at the entrance of Cambridge Farms Subdivision. A representative from the development was present and acknowledged the repair.
3. Proposed Cable Television Franchise Agreement Between Hoschton and Comcast
Motion to approve O'Leary, seconded by Sterling and all in favor
4. Resolution 2023-04: Road Closure for April 8, 2023 – closure from 12pm-6pm for Easter Egg Hunt, hosted by Hoschton DDA
Motion to approve by Lawson, seconded by Martin and all favor
5. Resolution 2023-05: Road Closure for May 20, 2023 – closure from 7am-6pm for Hoschton Spring Festival, hosted by City of Hoschton
Motion to approve Lawson, seconded by Martin and all in favor
Remove 2 windows, build new frames, reinstall existing glass and metal bars, into new frames and paint. Install new assembly and trim.
6. Hoschton Coffee Shop Window Repairs. Install electric door openers on front doors.
Motion to approve Hoschton Coffee Shop O'Leary, seconded by Sterling and all in
7. Change Order: New City Hall from Garland & Associates Contractors, Inc.
To install cabinets for mailroom and breakroom and resistant window for front customer service – Change Order \$18,878.00. Motion to table this until April Council Meeting by Carswell, seconded by O'Leary and all in favor.
8. Memorandum of Understanding (MOU) between City of Hoschton on behalf of the Hoschton Police Department and the Jackson County's Sheriff's Office.
Motion to approve agreement with no changes by O'Leary, seconded by Martin and all in favor
9. 29 West Broad Street Property – Electrical Quote
Motion to table this until April Council Meeting by O'Leary, seconded by Martin and all in favor.
10. 153 Mulberry Lane Park Consulting Proposal
Motion to table this until April Council Meeting by O'Leary, seconded by Martin and all in favor.
11. CivicPlus – Recodification – Adding Subdivision, Zoning & LDC
Motion to approve adding \$6710.00 to add Subdivision, Zoning & LDC by O'Leary, seconded by Lawson and all in favor.

EXECUTIVE SESSION (IF NEEDED)

ADJOURN

Motion to adjourn by O'Leary, seconded by Lawson and all in favor at 6:36pm

Roll Call:

Mayor Lauren O'Leary

Mayor Pro-tem, Tracy Carswell

Councilmember James Lawson

Councilmember Debbie Martin

Councilmember Fredria Sterling

Also Present:

Jennifer Harrison, City Manager/Clerk

Abbott Hayes, Jr. , City Attorney

City Planner, Dr. Jerry Weitz

CITY OF HOSCHTON
CITY COUNCIL RETREAT AGENDA
MARCH 28-30, 2023
LAKE LANIER RESORT
7000 LANIER ISLANDS PARKWAY
BUFORD, GEORGIA 30518



MINUTES

TUESDAY, MARCH 28, 2023

8AM-9AM	BREAKFAST / NETWORKING
9AM-12PM	CITY MANAGER, JENNIFER HARRISON & MAYOR O'LEARY, COUNCIL RELATION & FUTURE CITY VISION/PROJECTS – PART 1
12PM-1PM	LUNCH IN CONFERENCE ROOM
1PM-4PM	CITY MANAGER, JENNIFER HARRISON & MAYOR O'LEARY, COUNCIL RELATION & FUTURE CITY VISION/PROJECTS – PART 2
4PM	DISMISSAL

Executive Session (If needed)

9:00am - Abb Hayes, City Attorney and Jennifer Harrison, City Manager discussed redistricting of city map with Mayor and Council. Both Abb and Jennifer explained that Senator Ginn suggested that we wait until the city had a full council and re-discuss next year.

Motion to go into executive session to discuss litigation, real estate and personnel at 9:04am by O'Leary, seconded by Martin and all in favor.

Motion to come out of executive session to discuss litigation, real estate and personnel at 11:29am by O'Leary, seconded by Martin and all in favor. No actions were taken.

Motion to adjourn for lunch at 11:29am by O'Leary, seconded by Martin and all in favor.

Motion to go into the afternoon session of the retreat at 1:02pm by O'Leary, seconded by Martin and all in favor.

Mr. Joe Hayes, Public Works Director/Building official gave a presentation on the Public works, Roads, and Stormwater Department. He discussed in detail what the roles were for these departments and also the plans for the new public works building that will be located behind the tennis courts on Cabin Drive.

Mayor O'Leary reminded everyone on the upcoming election terms, the appointed committees for elective officials and their responsibilities. Mayor O'Leary also explained the organizational chart for the city.

City Manager, Jennifer Harrison stated in her presentation that there were many unfinished projects around town that needed attention. Explained each project thoroughly and was able to discuss thoughts from each councilmember, so we could move forward.

Roll Call:

*Mayor Lauren O’Leary
Councilmember James Lawson
Councilmember Fredria Sterling
Councilmember Debbie Martin*

Also Present:

*City Manager/Clerk, Jennifer Harrison
City Attorney, Abbott Hayes, Jr.
Mr. Joe Hayes, Public Works Director/Building official
Mr. Ben Munro, Media*

Mr. Scott Butler, Citizen

Absent: Councilmember Tracy Carswell

Motion to adjourn the meeting at 3:52pm by O’Leary, seconded by Lawson and all in favor.

WEDNESDAY, MARCH 29, 2023

8AM-9AM	BREAKFAST/NETWORKING
9AM-12PM	DR. JERRY WEITZ, CITY PLANNER PRESENTATION
12PM-1PM	LUNCH IN CONFERENCE ROOM
1PM-3PM	DOWNTOWN DEVELOPMENT AUTHORITY PRESENTATION ON PREVIOUS AND FUTURE PROJECTS
3PM	WRAP UP DISCUSSION
4PM	DISMISSAL

Executive Session (If needed)

Mayor O’Leary made a motion to go into our second day of the retreat at 9:00am, seconded by Lawson and all in favor.

The retreat started by City Planner, Dr. Jerry Weitz presenting. The topics spoken on were Comprehensive plan, and Dr. Weitz reminded us that the annual update is due October 2023. He also discussed with Mayor and Council Impact fees, the history behind why we started them and what we can use the funds for. He also discussed the plat process, future planning for operating budget projection and our codes relating to parking on city streets within a neighborhood.

Motion to adjourn for lunch at 12pm by O’Leary, seconded by Lawson and all in favor

Motion to go into the afternoon session of the retreat at 1:01pm by O’Leary, seconded Lawson and all in favor.

Hoschton Downtown Development Authority presented this afternoon. Chair, Dr. Sri Kumar started off by giving a breakdown of the progress and goals.

Ms. Jessica Greene, Executive director gave a presentation of the focal points for year 2023 that Mayor and Council requested.

- 1. Oak Street Project – Vision for this area is to have a place for families to come relax, read a book and let children play. The idea would be wrought iron fencing, picnic pavilions, natural playscapes, legacy brick pathway and wildflower gardens.*
- 2. Murals – Bell Avenue (Side of Existing City Hall Building) & Broad Street (Side Sliced Pizza Building). The DDA has worked with the Georgia’s program Color the world bright. Students would paint these murals and the cost for each mural would be \$5,000.00 each. Mayor and Council were presented the two murals. One being the “Old Nurses quarter” that was recently torn down off of Peachtree Road and a Historic Postcard taken from an envelope that is currently in City Hall. This was suggest by the DDA to go on the side of the building that Sliced resides in. Jessica also presented a “Happening in Hoschton” mural that they have asked to be painted on the fencing at the depot. This one is called “Train” that would also include a train, rail car and lights.*

Mayor and Council would like to see further art options and to also check with our local arts council to get their partnership with this project. Jessica will move forward with furthering more information for this project and will report back.

- 3. Downtown Beautification – Jessica stated that the City Square is the focal point of the downtown area. The vision is to have shops, restaurants and to socialize with family and friends. The DDA is partnering with the City to make this area an inviting location for citizens, visitors and local business owners.*

Motion to adjourn the meeting at 2:47pm by O’Leary, seconded by Lawson and all in favor.

Roll Call:

*Mayor Lauren O’Leary
Councilmember James Lawson
Councilmember Fredria Sterling
Councilmember Debbie Martin*

Also Present:

*City Manager/Clerk, Jennifer Harrison
City Planner, Dr. Jerry Weitz
DDA Chair, Dr. Sri Kumar
DDA Co-Chair, Tracy Jordan
DDA Executive Director, Jessica Greene*

Mr. Scott Butler, Citizen

Absent: Councilmember Tracy Carswell

THURSDAY, MARCH 30, 2023

8AM-9AM	BREAKFAST BUFFET/NETWORKING
9AM-12PM	ENGINEERING MANAGEMENT INC. PRESENTATION ON PREVIOUS AND FUTURE PROJECTS
12PM-1PM	LUNCH IN CONFERENCE ROOM
1PM-3PM	ENGINEERING MANAGEMENT INC. PRESENTATION ON PREVIOUS AND FUTURE PROJECTS
3PM	WRAP UP DISCUSSION
4PM	DISMISSAL

Executive Session (If needed)

Mayor O'Leary made a motion to go into our third day of the retreat at 9:00am, seconded by Martin and all in favor.

The retreat was presented by City Engineer, Mr. Jerry Hood.

Water and Waste Water:

- 1. What are the future Water and Wastewater Capacity Demands? We discussed present and future projects*
- 2. North and South Water Storage Tank –*
 - North Tank:*
 - a. 500,000 Gallon Tank*
 - b. Complete and will be fully operational end of summer*
 - South Tank:*
 - c. 1 million gallon*
 - d. Design in 2023 and construction in 2023-2025*
- 3. Stormwater Utility & MS4 Requirements – Discussing fees – On-going discussion*
- 4. Sewer Rates and Connection Fees Based on Residential users at 4,500 gallons/month*
- 5. Financing water and wastewater projects and options for grants*
- 6. EPA's New Lead and Copper Rule*

Other Projects:

- 1. New Parking Deck – West Broad Street, 260-280 Parking Space. Potential Retail on Ground Floor. 3-5 years out. Mayor stated that she would like to see how we would cover this financially since this is a 10-million-dollar project. City Staff would work on documentation for Mayor to present to Council.*
- 2. 2023 Paving Roads Projects: Hall Street, Mulberry Street, Walnut Street and Bell Avenue and resurfacing cemetery roads*

Mayor and Council agreed that they would like to see all three park consultants at the April council work session and present for the Mulberry Park Project. Jennifer will contact each of them.

Motion to adjourn for lunch at 11:52am by O'Leary, seconded by Sterling and all in favor.

Motion to go into the afternoon session of the retreat at 1:01pm by O'Leary, seconded by Lawson and all in favor.

Motion to adjourn the meeting at 4:15pm by O'Leary, seconded by Martin and all in favor.

Roll Call:

Mayor Lauren O'Leary

Councilmember James Lawson

Councilmember Fredria Sterling

Councilmember Debbie Martin

Also Present:

City Manager/Clerk, Jennifer Harrison

Public Utilities Director, Brett Day

City Engineer, Mr. Jerry Hood, EMI

City Engineer, Mr. Fletcher Holiday, EMI

EMI Assistant, Ms. Kim Kyst, EMI

Mr. Scott Butler, Citizen

Absent: Councilmember Tracy Carswell