



WORK SESSION
DRAFT MINUTES

CALL TO ORDER at 6:20pm by Mayor Martin

AGENDA APPROVAL A motion was made to add an additional Citizen Input after Item #3 by Martin, seconded by D. Brown, and all voted in favor

REPORTS BY MAYOR, COUNCIL, AND STAFF Reports as included in the packet.

Mayor Martin shared that City officials had a productive meeting with Georgia Power regarding recent service disruptions and the new substation on Peachtree. City officials also attended an area transportation planning meeting and a development workshop in Suwanee.

Councilmember Christina Brown shared that she has contacted landscape design companies and UGA community outreach to get costs and timeframes for the Oak Street Park project.

Councilmember David Brown shared that the 5- and 10-year planning is going well. He is currently working on projections for each department through 2035.

NEW BUSINESS

1. FY 2023 Audit Presentation
Rachel Miller of Alexander, Almand & Bangs presented the audit findings. The City received the highest possible opinion. Miller complimented Finance Director Tiffany Wheeler on a job well done.
2. Resolution 2024-28: Amendment of American Rescue Plan Budget FY 2023
This amendment reflects the revenues and expenditures related to ARF.
3. Resolution 2024-29: Amendment of SPLOST Budget FY 2023
This amendment accommodates the additional revenue and expenses from SPLOST. SPLOST 6 has been completed.

Citizen Input:

There were no comments from the public.

4. Amendment to preliminary plat condition #4—WJMP, LLC (West Jefferson townhomes)
Dr. Jerry Weitz explained that the conditions of the preliminary plat approval required amenity plans to be approved by the City Council before a development permit would be issued. The applicant is requesting that these plans not be required until the building permit stage.
5. Resolution 2024-31: Dedication of Streets—Crystal Lake Parkway and Burton Drive
Planner recommendation is to accept these as public streets, thereby approving the release of a maintenance bond.

6. Consideration of preliminary plat process change from 35 days to 60 days
Dr. Weitz explained that Council would like more time to consider the preliminary plat applications than is currently allowed by City code.
7. Preliminary Plat for Towne Center Marketplace (i.e. Kroger Assemblage)
Dr. Weitz stated that the developer has been accommodating to City requests, including building the Peachtree Rd extension at no cost to the City and funding a traffic light at Peachtree Rd. and Hwy 53. Recently, the developer has agreed to construct a pedestrian connection to the adjacent Cambridge at Towne Center subdivision. Planner recommendation is approval.
8. Resolution 2024-24: Intergovernmental Agreement with Jackson County Regarding Special Purpose Local Option Sales Tax (TSPLOST)
Mayor Martin stated that Hoschton is projected to bring in \$4.6 million under this program.
9. Hoschton Exit Sign on I-85
Mayor Martin explained that the sign location would be on I-85 Southbound at Exit 129.
10. Resolution 2024-32: W. Broad St paving
Jerry Hood of EMI explained that EMI recommends awarding the bid to repave West Broad Street (from White Street to Cabin Drive) to Sunbelt Asphalt who had the lowest bid at \$280,829. The work should be completed by the end of the summer.
11. Resolution 2024-25: Water First Rebate Program
Mr. Hood explained that the City is seeking the “Water First” designation which offers benefits when applying for grants and loans. EMI recommends offering a rebate on replacement of older, high-volume toilets with new, low-flow toilets as a step in being named a Water First city. The \$50.00 rebates would be issued in the form of a credit to City residents’ water bills.
12. Resolution 2024-33: Updating and revising the City’s Fire Suppression Connection Fees
Mr. Hood explained that the fire suppression connection fees do not currently include larger sizes. His recommendation is to adopt a new fee schedule that includes 10 inch and 12 inch sizes. The proposed fees are standards recommended by the American Water Association.
13. Resolution 2024-26: GEFA Loan Agreement #CW2022013
14. Resolution 2024-27: GEFA Loan Agreement #CW2024006
Mr. Hood explained that the City applied for these two loans to fund the WWTF upgrade. The federal loan is in the amount of \$12 million and the state loan is in the amount of \$8 million. Construction is to begin in the next few months.
15. Resolution 2024-22: Personnel Policy Amendment—Bereavement Leave
The current policy allows for 3 days bereavement leave per year for the death of an immediate family member. The proposed change would allow for 3 days per death.
16. Resolution 2024-23: Personnel Policy Amendment—Defining “Immediate Family Member”
The proposed change would add grandparent to the list of those considered an immediate family member.

CITIZEN INPUT

Jack Flint, 585 Cumberland Trail, asked if the preliminary plat for the Kroger development could include a road that intersects Hwy 53 at Twin Lakes Blvd. [No, the property directly across from Twin Lakes Blvd. is not part of the development.]

EXECUTIVE SESSION (IF NEEDED) A motion was made to go into executive session for litigation, real estate, and personnel at 7:07pm by Courter, seconded by D. Brown, and all voted in favor.

A motion was made to exit executive session by Martin, seconded by D. Brown, and all voted in favor.

ADJOURN A motion was made to adjourn at 8:30pm by Martin, seconded by D. Brown, and all voted in favor.

Announcements:

June 26th @ 6:00pm: Planning & Zoning Commission Meeting
June 27th @ 6:30pm: Community Conversations: Open Forum Q&A
July 8th @ 6:00pm: Downtown Development Authority Meeting
July 9th @ 9:00am: Downtown Development Authority Retreat

Present:

Debbie Martin, Mayor
Christina Brown, Councilmember
David Brown, Councilmember
Scott Courter, Councilmember
Jonathan Jackson, Councilmember
Fredria Sterling, Councilmember

Absent:

James Lawson, Councilmember

Also Present:

Dr. Jerry Weitz, Consulting City Planner
Jerry Hood, EMI, City Engineer
Abbott S. Hayes, Jr., City Attorney
Jennifer Harrison, City Manager
Jen Williams, Assistant City Clerk
Media