



WORK SESSION
DRAFT MINUTES

CALL TO ORDER at 6:13pm by Mayor Martin

AGENDA APPROVAL A motion was made to approve the agenda with no changes by Sterling, seconded by C. Brown, and all voted in favor.

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

Mayor Martin explained that she formally requested that GDOT consider reducing the speed on Hwy 53 between downtown and Twin Lakes. She also shared that she and the City Manager met with executives from Georgia Power to discuss the frequent power outages affecting city residents. Martin has put out a survey to measure residents' satisfaction with elected officials compared to results gathered last year.

Councilmember Courter shared that the Jingle Mingle brought in around 300 participants, with 23 businesses participating in the events. Donations filled seven trucks which were driven to an area in North Carolina hard hit by the recent hurricane. Courter is organizing a business networking group which will hold its first meeting on January 15th at 7:30am.

Councilmember Sterling shared that she has visited West Jackson Elementary School several times as part of the Mayor's Reading Program where she gave little lessons about local government. Students constructed little puppets which are on display in the Community Center.

Councilmember C. Brown explained that Oak Street Park is in the budget for 2025. The next step will be to issue a Request for Proposals (RFP) to get things started. The old house on the property at Mulberry Park is in poor condition and needs to be demolished; the city will issue an RFP for this job, as well.

Councilmember D. Brown shared that he and the Public Works department have been working on grading city roads so that decisions can be made about how to spend LMIG funds. He has also been working with EMI on well exploration planning.

OLD BUSINESS

1. Resolution 2024-54: A Resolution Accepting From KH Twin Lakes, LLC. The Dedication of 0.235 Acre South of Great Salt Lane, Developed As a Sewage Lift Station in Twin Lakes Planned Unit Development (PUD) And Authorizing the Recording of a Warranty Deed

Dr. Jerry Weitz explained that upon acceptance of this dedication, this property and lift station will be owned and maintained by the city.

NEW BUSINESS

1. Authorize the city to initiate a rezoning request (Z-24-04) for its 11.25 acres of property on the north side of Peachtree Road (Map/Parcels 120/010B, 120/010E, 120/010I, and 120/010C) from R-1 (Single Family Low Density Residential District) to INST (Institutional) District

Dr. Weitz explained that this action would only initiate the rezoning; the application would still need to go through the entire public hearing process. The property is owned by the city and would be the location of a new municipal complex.

2. Authorize the city to initiate a rezoning request (Z-24-05) for 11.5 acres (Kumar's "Enclave" project) from PUD (Planned Unit Development) District, Conditional per Ordinance Z-21-11 as modified by Ordinance Z-22-09, to PUD (Planned Unit Development) District Conditional, to modify certain zoning conditions

Dr. Weitz explained that this action would initiate the rezoning process to modify certain conditions of zoning from when the project was approved in 2021. The goal would be to coordinate the development of the Enclave project on this property with the development of the municipal complex project in the previous item. Part of the modification would "flip" the layout of the Enclave project to place the apartments closer to Industrial Avenue and move the commercial buildings closer to the planned municipal complex on the adjacent property. This action would let the public know that the city is cooperating with the neighboring developer to move faster and save money by using the same engineering and development teams (chosen through a competitive bidding process.) Dr. Weitz made a point to state that this application does not seek to change the density of the project; it will still contain 225 Class A apartment units.

3. DDA Board Member Recommendations

Mayor Martin introduced Hoschton business owner Mitchell Clark, who was present in the audience, as one of the recommended board members. Dr. Sri Kumar, DDA Co-Chair, spoke on behalf of the other recommended board member, Lendgrin Maddox, who is a lifelong resident and Hoschton business owner.

4. Personnel Policy Update: Paid Time Off

Asst. Clerk Jen Williams explained administrative staff's desire to change the PTO cash out policy to allow employees to cash out 20-40 hours of PTO twice per year, once during the period January-June, and once during the period July-December.

5. Water and Sewer Connection/ System Development Fees

Mayor Martin introduced the proposed updated fee schedule, explaining that developers should bear the costs of infrastructure upgrades through the increased fees.

CITIZEN INPUT *There were no comments from the public.*

EXECUTIVE SESSION (IF NEEDED) *A motion was made to enter executive session for real estate and litigation at 7:11pm by Martin, seconded by Sterling, and all voted in favor.*

A motion was made to exit executive session at 7:46pm by C. Brown, seconded by Lawson, and all voted in favor.

ADJOURN A motion was made to adjourn the meeting at 7:46pm by Martin, seconded by C. Brown, and all voted in favor.

Members Present:

Debbie Martin, Mayor
David Brown, Mayor Pro-Tem
Christina Brown, Councilmember
Scott Courter, Councilmember
James Lawson, Councilmember
Fredria Sterling, Councilmember

Also Present:

Jennifer Harrison, City Manager
Dr. Jerry Weitz, Consulting City Planner
Hu Blackstock, Planning
Abbott S. Hayes, Jr., City Attorney
Jen Williams, Asst. City Clerk
Media

Members Absent:

Jonathan Jackson, Councilmember

Upcoming Events:

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| December 17 th @ 6:00pm | City Council Regular Meeting |
| December 18 th @ 6:00pm | Planning & Zoning Commission Meeting |
| December 19 th @ 6:30pm | Community Conversations: Mental Health Awareness |

Special Guests: Judge Ben Green, Jessica Greene, & Takari Tatum