



WORK SESSION
DRAFT MINUTES

CALL TO ORDER at 6:13pm by Mayor Martin

AGENDA APPROVAL A motion was made by Lawson to approve with no changes, seconded by Martin, and all voted in favor.

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

Mayor Martin announced that the traffic light at Twin Lakes Blvd & Hwy 53 will be activated next week. The Kroger is expected to be completed in August. The traffic light at Peachtree and Hwy 53 should be in service by July. She presented a slideshow displaying the results from a satisfaction survey conducted in November of 2024.

City Manager Jennifer Harrison highlighted a few points from her report. Construction on the City's third water tank should begin soon and should be completed by July 2025. Land Disturbance Permits have been issued to The Providence Group and Rocklyn, so residents will see land being cleared on the former Sell and Kenerly properties. City staff have met with Barrow County regarding the upcoming water connection, and a timeline should be coming soon.

Councilmember Courter announced that the newly formed business networking group is going well. The group will next meet on March 13th at 7:30am in the Community Center. The date of the second annual gala has been set for September 27th.

Councilmember C. Brown mentioned that RFPs for Oak Street Park and Mulberry Park have been put out. She is eager to get those back, so that work can begin.

OLD BUSINESS

NEW BUSINESS

1. Resolution 2025-04: Variance to Sign Regulations for Kroger Marketplace

Hu Blackstock, Building & Planning Department, introduced the application and explained the requested variances. The first variance would allow increased area of two project signs from 72 square feet to 168 square feet. The second variance would allow four wall signs on the front façade instead of the maximum of two allowed by city code.

Dr. Jerry Weitz, Consulting City Planner, explained that the application includes a reduction in square footage for many of the principal use ground signs in exchange for the requested variances.

Tommy Saul, Southeastern Development, explained the applicant's willingness to work with the city, as they have already agreed to reduce the height of the project signs to 20 feet, when the code allows a height of 24 feet. They will also not be maxing out the number and height of ground signs throughout the outparcels in the development.

David Reyes, Kroger representative, explained that the larger sign is needed so that the tenants can be displayed.

Alison Vaughan, Civil Engineer for Kroger (Robertson Loia Roof), explained that some of the shops will only have tenant panel signs which are included on the larger project signs, and will not have individual ground signs to advertise their businesses. There will also be two interior tenants within the Kroger building: The Little Clinic and Starbucks which would be represented by two of the exterior front building signs requested as part of the variance.

Councilmember David Brown mentioned that the existing sign ordinance needs some updating and that staff/council should begin working on that project as soon as possible.

2. Resolution 2025-05: Accepting the Dedication of Streets and Rights-of-Way within Twin Lakes Phases 6A, 6B, and 7

Dr. Weitz introduced this item and explained that the Public Works Director is still inspecting some of the infrastructure in these phases. He asked that Council proceed to accept the dedication of these roads, knowing that City staff will not release the subdivision maintenance bonds until the final checks are completed and staff members are satisfied with the condition of roads, sewer, curbs, etc.

3. Adoption of Employee Defined Benefit Retirement Plan (Pension)

Finance Director Tiffany Wheeler explained that the pension was introduced to take the place of the 401-retirement plan previously in place. The pension will make employment with the City more attractive. The pension is funded completely by the City, at no cost to employees. The effective date would be March 1, 2025.

4. Resolution 2025-06: Line of Credit Renewal at Peach State Bank

Wheeler explained that this is a routine renewal of the line of credit which is secured by a \$1,000,000 CD at Peach State Bank.

5. Resolution 2025-07: Update to Personnel Policy regarding inclement weather

City Manager Jennifer Harrison explained that this change to the policy would allow the City Manager discretion to pay employees holiday pay in the event of inclement weather.

6. Sewer Capacity Certification Program

Harrison explained that this program framework was borrowed from a neighboring city and the \$500.00 fee would cover the costs of evaluating sewer capacity for any interested parties. It would not promise or reserve capacity; capacity would not be reserved until tap fees are paid.

CITIZEN INPUT no comments from the public

EXECUTIVE SESSION (If needed)

A motion was made at 7:03pm by Martin to enter executive session to discuss real estate, seconded by Lawson, and all voted in favor. A motion was made at 7:23pm to exit executive session by Courter, seconded by Lawson, and all voted in favor.

ADJOURN A motion was made at 7:24pm by Courter to adjourn, seconded by Lawson, and all voted in favor.

Members Present:

Debbie Martin, Mayor

David Brown, Mayor Pro-Tempore

Christina Brown, Councilmember

Scott Courter, Councilmember

James Lawson, Councilmember

Fredria Sterling, Councilmember (*Councilmember Sterling was out of the city limits during the meeting and participated by phone.*)

Members Absent:

Jonathan Jackson, Councilmember

Also Present:

Jennifer Harrison, City Manager

Abbott S. Hayes, Jr., City Attorney

Dr. Jerry Weitz, Consulting City Planner

Hu Blackstock, Planning & Building

Tiffany Wheeler, Finance Director

Jen Williams, Deputy City Clerk

Ben Munro, Media