

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, SEPTEMBER 12, 2024 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



WORK SESSION
AGENDA

CALL TO ORDER

AGENDA APPROVAL

REPORTS BY MAYOR, COUNCIL, AND STAFF

OLD BUSINESS

1. **Ordinance TA-2024-04:** An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, Article VIII, "Zoning Amendments and Applications," To Add a New Section 8.08, "Duration of Approval" and for Other Purposes [*Remanded 8/20/24 by City Council to Planning Commission*] [*Planning Commission recommended approval of original ordinance 5/22/24*]

NEW BUSINESS

1. **Final Plat, Twin Lakes Phase 11A:** KLP Twin Lakes, LLC, 94 lots on 33.33 acres (including public street dedication of 4.24 acres and 3,733 linear feet of public streets and 3,658 linear feet of water line and 2,688 linear feet of sanitary sewer line) (Twin Lakes Planned Unit Development, PUD Zoning, Ordinance Z-18-05)
2. **Resolution 2024-39:** A Resolution Adopting a 2024 Annual Update of the City of Hoschton Comprehensive Plan Including Community Work Program and Amendment/Update of the Capital Improvements Element (CIE) and for Other Purposes
3. **Resolution 2024-40:** A Resolution Authorizing the Submission to the Northeast Georgia Regional Commission for Regional and State Review of a Draft Amendment to the City Of Hoschton Comprehensive Plan to Update the Future Land Use Plan Map and Revise the Land Use Element Narrative
4. **EMI Proposal-Groundwater and Wastewater Treatment System Management Services**
5. **Millage Rate Rollback:** Recommendation to rollback from 2.954 to 2.714
6. **Resolution 2024-41:** Use of Public Roads During the Downtown Trunk-or-Treat Event

7. **Resolution 2024-42:** Use of Public Roads During the Hoschton Holiday Market
8. **Resolution 2024-43:** Use of Public Roads During the Hoschton Fall Festival
9. **Resolution 2024-44:** Certified City of Ethics Renewal
10. **Resolution 2024-45:** Amendment to Personnel Policy Regarding On-Call Procedures
11. **Special Event Alcohol Permits for Fall Festival:** *Casa Rica, Sliced, and The Depot by Four Brothers*
12. **Proclamation** Hoschton Reads Day –September 30th
13. **Memo Summarizing the Georgia Department of Transportation Braselton-Hoschton Area Mobility Study Final Report, May 31, 2024** *[for potential discussion, no action required]*
14. **Mulberry House Discussion**
15. **Parking Deck Discussion**

CITIZEN INPUT

EXECUTIVE SESSION (IF NEEDED)

ADJOURN

Announcements:

September 17 th @ 6:00pm	City Council Regular Meeting
September 25 th @ 6:00pm	Planning & Zoning Commission Meeting
September 26 th @ 3:00pm	Historic Preservation Committee Meeting
September 26 th @6:30pm	Community Conversations: Mental Health Awareness <i>with Special Guest Judge Ben Green</i>

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy, and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

CITY OF HOSCHTON RULES OF DECORUM

The purpose of the Rules of Decorum is to foster an atmosphere of civil and courteous discourse, even and especially when discussing contentious topics, at all meetings held by the City of Hoschton.

a. Rules applicable to the public

1. Each speaker will be given 5 minutes during public comment.
2. Each speaker will direct his or her comments to the Mayor or presiding officers and not to any other individual present.
3. Each speaker will refrain from personal attacks, foul or abusive language, and will maintain a civil and courteous manner and tone.
4. Each speaker will speak only to the agenda item under consideration. This does not apply during the Public Comment agenda item.
5. Members of the audience will respect the rights of others and will not create noise or other disturbances that will disrupt the meeting.

b. Rules for Mayor and Members of Council, Committees, Boards, or Commissions

1. Members will conduct themselves in a professional and respectful manner at all meetings.

August 2024 City Manager Report

- Per council wishes, City Manager met with our new management company that will handle all upcoming leases for all city properties going forward. The Management company will discover what our vision is and add their expertise to managing our properties.
- Ground breaking for Kroger took place and will open Winter 2025.
- Ribbon Cutting and Grand Opening for Publix will take place October 9th at 7am and will immediately open after ceremony to the public.
- Pre-Construction Meeting took place for paving of West Broad Road. Construction will be completed by October 1st.
- Department heads met with new acquisition manager for Twin Lakes / Kolter, Mr. Ben Johnson, that has taken Mr. Sean Stefan's position.
- Met with department heads to review budget items for the Y2025.
- Attended a meeting in Gainesville with GHMPO (Gainesville-Hall Metropolitan Planning Organization). GHMPO is helping us with our master traffic plan.
- Met with Tax Commissioner, Ms. Heaton to discuss future growth within the city. The City will take the roll back for the second year in a row.
- Met with health insurance company for renewal.
- Attended Hometown Hero Luncheon to honor all of our public safety personnel in Jackson County.

Respectfully Submitted,

Jennifer Harrison
City Manager

2024 Projects

City Project	Est. Cost	Grant	Est. Completion	Project Fund
Mulberry Park (153 Mulberry)	\$1.5 Mil	\$500,000 LWCF	Winter 2026	General
WWTP Phase 2 .5 to .95 MGD	\$25 Mil	\$2.2 Million SLFRF Grant	Fall 2025	Sewer
Water Booster Pump	\$720,000	\$440,000 SLFRF Grant	Winter 2024	Water
WWTP Phase 3 .95 to 2.0 MDG	\$8 Mil	No	Winter 2028	Sewer
Main Water Line Upgrade Phase 1B	\$948,431.00 (Under Budget)	No	Summer 2024	Water
South Water Tank	3,015,906.00 (Under Budget)	\$1 Million ARC	Winter 2025	Water
Broad Street Paving	\$314,845.00	\$45,312.19 LMIG	Summer 2024	General
Public Works Building	\$812,784.50	No	Winter 2024	General
Panther Court	\$1.2 Mil	\$600,000 CDBG	Winter 2024	Sewer
Parking Deck	TBD	TBD	TBD	General



PUBLIC WORKS DEPARTMENT

MONTHLY REPORT AUGUST 2024

The Public Works Department completed the following in addition to normal day-to-day duties.

- **Had repair made to catch basin on E. Jefferson St (near Lawson Funeral Home)**
- **Hired 2 new employees**
- **Bought a new Mule for easier access maintain downtown areas and facilities. Will also be a huge help for future multi use paths to help maintain them.**
- **Working on restructuring day to day operations for Water/Sewer and Public Works**
- **Worked with the Building Department to implement an additional sign off for all building C.O. requests to include Water and Sewer.**
- **Cleaned up the multi-use path Alma Farms of all hanging limbs and debris**
- **Went around town and made a list of where limbs are near power lines to send to Georgia Power.**
- **Attended pre-con meeting with Sunbelt Paving and EMI for the road improvement project on West Broad Street. Estimated completion October 1, 2024.**
- **Met with Ryan (EMI) and Joel (Jackson Co.) to get everything started for the GIS Mapping of Water/Sewer and Stormwater system.**

- **Got Environmental Health approval on Septic tank for new Public Works Building. Should start seeing framing in the next few weeks.**

- **Met with several HOA's to discuss Stormwater cleanup needed.**

- **Working with the West Jackson Fire Department to get any Hydrants in town that are out of service back in service.**
 - **14 total out of service**
 - **6 repaired in August – 1 on Towne Center Pkwy, 5 in Bright Park Subdivision**
(Fire Department will go out to recheck)

Building Department Activity Report for August 2024

❖ Permit activity

- 42 Total permits issued
 - 31 were for new single-family residences

❖ Inspection Activity

- 690 inspections were completed
 - Approximately 83% passed

❖ Later this month the Certificate of Occupancy will *likely* be issued for Publix

❖ Code Enforcement Activity

- The dumping on Joshua Way mentioned last month has been cleaned up.
- The runoff at Alma Farm should be remediated by grass and straw on the lots in question
- A citizen inquired about asking the Alma Farms developers (Paran Homes) to cut trees in the buffer.

**CITY OF HOSCHTON, GA
CONSULTING CITY PLANNER'S REPORT
ACTIVE, ONGOING AND FUTURE TASKS
August 21, 2024**

Category	Description of Task	Status	Notes
Zoning Text Amendment	Ordinance TA 24-06 MU text amendment for day care center	9/25 planning commission	
Annexation/zoning	Z-24-02 Sell and Swafford Tracts (Providence Group – Addition to Aberdeen)	Annexation notice sent 6/13/24; received no objection on 6/26/24 Report issued 7/10/24	July 24 PC August 8, 2024 CC, August 20, 2024
Development Permit App.	Convenience Store and Retail (Twin Lakes Crossings, LLC)	SWCC denied 7/23/24	planning 1 st review completed 6/30/2024
Development Permit App.	City of Hoschton Wastewater Treatment Facility Phase 1 Expansion	Routed to GSWCC (6-26-24)	GSWCC denied first review
Development Permit App.	Tribute (Hoschton Farms) sewage lift station	Routed to EMI 8/14/24	
Development Permit App.	Tribute Planned Unit Development	GASWCC denied 8-14-24	1 st review completed 8/21/24
Development Permit App.	Aylo Health	Received and routed 8/14/24	
Development Permit App.	Aberdeen POD A land disturbance and development permit and POD B land disturbance permit	Received and routed	Planning 1 st review completed 07/03/24
Development Permit App.	Aberdeen POD C land disturbance and development permit	GASWCC Denied 07/09/24	Planning 1 st review completed 8/13/24
Development Permit App.	Aberdeen sewer pump station	Received 7/30/24	Routed for review
Development Permit App.	Heartland Dental	Planning 2 nd review 6-18-24; EMI 2nd	GASWCC denied 07/01/24
Development Permit App.	Hoschton Animal Hospital (Land disturbance permit not required)	Planning 2 nd review 6-18-24 EMI first review July 2024	Resubmission 8/9/24
Development Permit App.	Henry Street Townhomes (24 fee simple townhouses)	2 nd Submission 3-6-24	Hold per City engineer 5/14/24
Development Permit App.	Kroger (Towne Center Marketplace) development plans	LDP provisionally conditionally issued	Resubmitted 8/2/24; interim dev. Permit issued 8/12/24
Architectural Review	Kroger	Revise to have stone veneer water table and parapet wall	Discussed in zoom meeting 8/16/24
Final Plat	Twin Lakes Phase 11A	Commented 8/16/24 Sept. City Council	
Ordinances	Ordinance O-2024-04 subdivision and land development ordinance – preliminary plat consideration period	PC recommended approval; Council hearing 8/8/24	Adoption schedule 8/20/24
Ordinances	Recodify zoning and subdivision ordinance to include adopted amendment (TA 2024-01 + subdivision ordinance amendment	Adopted	Pending

Consulting City Planner's Report, 08/28/24

Category	Description of Task	Status	Notes
Ordinances	TA 2024-04 Zoning Ordinance amendment (reversion of approval)	Planning Commission 8/28/24 (Council remand)	9/12/24 City Council Agenda
Ordinances	TA 24-05 (Auto parts and tire store in C-2)	Planning Commission 8/28/24	9/12/24 City Council Agenda
Ordinances	TA 24-06 (Day care in MU)	Planning Commission 9/25/24	10/10/24 City Council Agenda
Ordinances	Ordinance O-24-__ Amend Subdivision and Land Development Ordinance regarding oversizing of utilities and development agreements	Planning Commission 9/25/24	10/10/24 City Council Agenda
Administration	Intergovernmental agreement with Jackson County for collection of county development impact fees (Z-23-03)	Met 8/14/24 – county to counter-propose projects	Generally there is lack of agreement
Special Projects	10-year Study (Budget Projection based on Development Buildout)	Underway; behind schedule	Revised land use change commercial building data 8/16/24
Special Projects	Annual update of Capital Improvements Element and Community Work Program of Comprehensive Plan	Regional and state review complete; adoption scheduled for 10/10 work session and 10/15/ regular council mtg.	Transmitted 7/26/24; Due 10/31/24
Special Projects	Amendment to comprehensive plan to update February 2021 future land use plan	Re-consent by council requested 9/12/24	
Special Projects	5-Year update of comprehensive plan (requires steering committee)	Begin Nov. or Dec. 2024	October 2025 deadline

August 28, 2024

OLD BUSINESS

ITEM #1

Ordinance TA-2024-04
(Duration of Approval)

CITY OF HOSCHTON
STATE OF GEORGIA

ORDINANCE TA-2024-04

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF HOSCHTON, GEORGIA, ARTICLE VIII, "ZONING AMENDMENTS AND APPLICATIONS," TO ADD A NEW SECTION 8.08, "DURATION OF APPROVAL." AND FOR OTHER PURPOSES

WHEREAS, The City of Hoschton desires to amend the Hoschton zoning ordinance pertaining to the duration of rezoning, conditional use, and variance approvals; and

WHEREAS, A notice of public hearings before the Hoschton Planning and Zoning Commission and the Hoschton City Council on this matter was published in a newspaper of general circulation within the City of Hoschton as required by the zoning procedures law and the Hoschton zoning ordinance for text amendments; and

WHEREAS, The Planning and Zoning Commission and the City Council each conducted a public hearing on this matter; and

WHEREAS, The Hoschton City Council finds that it is necessary, desirable and in the public interest to amend the Hoschton Zoning Ordinance;

Now therefore, the Hoschton City Council ORDAINS as follows:

Section 1.

The Hoschton Zoning Ordinance, Article VIII, "Zoning Amendments and Applications," is amended to add a new Section 8.08, "Duration of Approval" as follows:

"Section 8.08. Duration of Approval.

(a) Findings, purposes and intentions.

1. **It is in the public interest to ensure that development projects receiving variance, conditional use, and/or rezoning approvals through public hearing processes are completed as represented and approved. Inaction or the lack of progress over time with respect to a given land development that has gone through a public hearing process can cast doubt on the integrity of the public hearing process and the development project proposed and approved. It is also in the public interest to mitigate land speculation at the expense of the general public.**
2. **A project that does not commence, or for which substantial progress has not been accomplished according to a schedule proposed by the applicant and approved by the City Council, can have adverse impacts on the city and county**

providing services, since local governments are required to plan for, finance, and construct public improvements in support of developments as represented and approved. The expenditure of funds for capital improvements supporting development projects are still required to be made by local governments, whether or not said projects have commenced or made substantial progress toward completion. For instance, any loans secured by a local government for capital improvements supporting the development must be paid, whether or not a given development project has paid development, utility connection, building, and development impact fees.

3. It is recognized that developers need flexibility to meet consumer demand and adjust to market forces, because they face a host of challenges to commence and make substantial progress toward completion of development projects including a variety of extenuating circumstances. Owners should be afforded the opportunity to request and receive adjustments to approved project schedules and to request additional time to commence or make substantial progress toward completion of projects, as conditions warrant.

(b) Definitions.

Commencement: Commencement shall include but shall not necessarily be limited to the following: Submission to the city of a complete application for land disturbance permit, development permit, or building permit; submission of completed application for an encroachment permit to the Georgia Department of Transportation; and/or submission of any other complete application for regulatory approval by a state or federal agency.

Substantial progress: Substantial progress shall include but shall not necessarily be limited to the following: acquisition of off-site easements required for the project; installation in whole or in part of utilities or improvements on the site; payment in whole or in part of required water and sewer connection fees, and dedication of right of way required as a condition of approval or as may be required by the Georgia Department of Transportation for access to a state route.

- (c) Applicability. This section shall apply to applications for official zoning map amendment (rezoning), conditional use permits, and variances.

- (d) Project schedule. On or after September 17, 2024, the City Council may grant a variance, approve a conditional use permit, or rezone property conditioned upon the completion of a project schedule by the applicant. A project schedule may include a commencement date, a substantial progress date, and/or an anticipated completion date. If a project schedule containing commencement, substantial progress, or anticipated completion dates is made a part of the condition of approval of a variance, conditional use permit, or rezoning, the project proposed in the application shall:

1. Commence or receive a certificate of occupancy or certificate of completion within eighteen months from the date of approval of City Council; otherwise the approval shall be subject to the procedure for lapse of an approved project schedule established in this section; provided, however, an owner may request and the City Council may grant an extension of time, in accordance with this section.
 2. Following commencement, achieve substantial progress within thirty months from the date of approval of city council; otherwise the approval shall be subject to the procedure for laps of an approved project schedule established in this section; provided, however, an owner may request and the City Council may grant an extension of time in accordance with this procedures in this section.
- (e) Process for extensions. An owner may request an extension to an approved project schedule to commence or make substantial progress toward a development project, in accordance with this subsection.
1. Applications for an extension to a project schedule shall be made in writing to the zoning administrator; a fee may be charged if a fee for a project schedule extension is included in a fee schedule adopted by resolution of the City Council.
 2. The application shall include the reasons for the extension request, the amount of time requested for the extension, and a proposed (revised) project completion schedule.
 3. An extension of a project schedule shall not be deemed to require a formal amendment to the conditions of approval and the grant of a project schedule extension by City Council shall not be required to adhere to zoning procedures for public hearings.
- (f) Standards for extensions. One or more of the following standards may be cause for applying for and granting an extension to a project schedule. The applicant may request, the zoning administrator may recommend, and the City Council may approve. an extension to a project schedule if the applicant can demonstrate that one or more of the following standards exist:
1. The owner has a significant monetary investment in the project to date, extending beyond the preparation of civil engineering plans and purchase of the real estate; and/or
 2. The owner has demonstrated he or she has proceeded with due diligence and in good faith to complete the project and has made reasonable if not substantial progress to date on the development and completion of the project; and/or
 3. One or more extenuating circumstances exist, including but not limited to documented delays beyond the control of the owner, caused by: delay in

approval from a regulating agency, complications in real estate transactions, unforeseen physical property conditions, adverse health of a responsible individual, adverse weather conditions, delays in the scheduling of utility relocations, challenges in securing project financing, severe macro- or micro-economic conditions, and local, state or national emergencies.

- (g) Effect of extension. City Council approval of an application for project schedule extension shall supersede the previously approved project schedule without the need to amend conditions of approval imposed on the project approved.
- (h) Lapse of project schedule. If a project schedule, made a condition of approval by the City Council (on or after September 17, 2024) as a part of its approval of a rezoning, conditional use permit, and/or variance has not been met, and if a complete application for extension of the approved project schedule has not been made, the following procedures shall be required:
1. The zoning administrator shall send a written notice by Certified United States Mail, Return Receipt Requested, to the owner as stated in the original application for variance, conditional use or rezoning, as well as to the current owner of record according to the tax records of the Jackson County Tax Assessor associated with development project, if different, that the project schedule has lapsed.
 2. The zoning administrator shall schedule the matter of a lapsed project schedule for consideration by the City Council. The zoning administrator shall provide written notice to the applicant of the date, time and place of the City Council meeting(s) during which the lapse of project schedule will be scheduled for consideration. The owner or any other person with interest in the project may appear and shall be afforded an opportunity to speak to City Council concerning the matter.
 3. At a scheduled voting session, the City Council may, but is not necessarily required to, initiate a process consistent with zoning procedures law and procedures of this zoning ordinance to revoke a variance or conditional use permit previously approved on or after September 17, 2024, but for which a project schedule has lapsed, or to modify the zoning classification granted or revert the zoning classification granted to the zoning district that existed prior to September 17, 2024. Any such action shall be consistent with procedures of this zoning ordinance for notice and public hearings for the type of application with a project schedule that has lapsed. Alternatively, the City Council may elect to take no action to initiate a reversion or revocation process.
 4. The City Council may, after following applicable required procedures, in regular session approve an ordinance or resolution, as the case may be, to reverse or revoke a previously approved conditional use permit or variance or revert the zoning district for the project to the zoning category that existed for the subject

property prior to approval for the project with a lapsed project schedule. Alternatively, the City Council may elect to take no action, or it may grant an extension to the approved project schedule based on information provided by the owner, the zoning administrator, or on its own initiative that such an extension is appropriate.

- (i) Monitoring. It shall be the responsibility of the zoning administrator to monitor all approvals of variance, conditional use permit and rezonings on or after September 17, 2024, for which a project schedule has been imposed by City Council, and to initiate actions specified in this section in cases where a required project schedule has lapsed.

Section 2.

All ordinances, or parts of ordinances in conflict herewith are hereby repealed.

Section 3.

If any portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

Section 4.

The effective date of this ordinance shall be the date of adoption.

Adopted this 17th day of September, 2024.

Debbie Martin, Mayor

This is to certify that I am City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Jennifer Harrison, City Clerk

Ordinance TA-2024-04

APPROVED AS TO FORM

Abbott S. Hayes, Jr., City Attorney

F:\Planning & Zoning\Jerry Weitz 2020\Zoning Ordinance Amendments\TA 24-04 Rezoning Time Limit\Ordinance TA-2024-04 Reversion 9-3-24.docx

NEW BUSINESS

ITEM #1

Final Plat- Twin Lakes Phase 11A



**Jerry Weitz & Associates, Inc.
Planning & Development Consultants**

1225 Rucker Road, Alpharetta, Georgia 30004
Phone: (404) 502-7228 E-Mail: jweitz@bellsouth.net

Growth Management
Comprehensive Planning
Zoning & Land Use Regulations
Land Development Applications
Expert Testimony
Zoning Administration

MEMORANDUM

TO: Honorable Mayor and City Council, City of Hoschton

FROM: Jerry Weitz, Consulting Planner

DATE: September 3, 2024

RE: City Council September 12th Work Session Agenda Item: **Final Plat for Twin Lakes, Phase 11A**: KLP Twin Lakes, LLC, 94 lots on 33.33 acres (including public street dedication of 4.24 acres and 3.733 linear feet of public streets and 3,658 linear feet of water line and 2,688 linear feet of sanitary sewer line). (Final Plat received 8/5/24) (Twin Lakes Planned Unit Development, PUD Zoning, Ordinance Z-18-05)

The above-referenced item has been approved for the above-referenced work session agenda, even though the applicant may still be in the process of satisfying all comments from the city engineer with regard to the final plat and as built drawings.

PROCESS OVERVIEW

A final plat for a major subdivision is required to be approved by City Council (Reference: Sec. 303 subdivision and land development ordinance).

Requested/ recommended action: Approval of final plat.

A vote of approval authorizes the mayor to sign the plat and formally accepts the water lines, sewer lines, and public streets. A preliminary plat was previously approved by the City Council. Land disturbance and development plans were previously approved by the planning and zoning department.

CRITERIA AND FINDINGS FOR FINAL PLAT APPROVAL

Final plat approval shall be granted if the following criteria are met (Reference: Sec. 1004 Subdivision and Land Development Ordinance). Staff findings relative to these criteria follow.

Criterion: A preliminary plat of the proposed subdivision, if required, has been previously approved by the Hoschton City Council.

Finding: A preliminary plat was submitted and approved. The application meets this criterion.

Criteria: Where new improvements are involved in the subdivision, development plans have been approved by the Zoning Administrator, all improvements have been installed,

improvements have been inspected by the Zoning Administrator and/or City Engineer, and subdivision improvement guarantees as required by this Ordinance have been submitted. A complete final plat application has been submitted, including all supporting materials required by this Ordinance for final plats.

Finding: Development plans were previously reviewed and approved. These requirements have been met. See the table below for specific status and notes.

Status/ disposition	Submission Required	Notes
Complete	Application fee (plat + as built)	\$4,806.55 paid 7/26/2024
Pending	Copies of final plat; pdf copy	Full size to be distributed under separate cover; excerpt attached
Pending	City Engineer Review and approval including as-built drawings	Pending; approval is a condition of city engineer's signature
Confirm	Field inspection by Public Works Director	Subject to verbal okay from public works director
n/a	External agency review obtained if required	Not applicable
In process	Submission to City Engineer of electronic files for as-builts	Subject to confirmation prior to release for recording
Confirm	Street signs, traffic signs, and pavement markings installed/completed	Subject to confirmation
Complete	Receipt for payment of street lights	Prepayment Georgia Power Company: receipt for payment of \$208,000
Complete	Homeowner's association created; documents reviewed	Previously completed for Twin Lakes as a whole
Received	Subdivision improvement guarantee: Maintenance bond for public improvements	Maintenance bond received (Bond No. 800180757) (\$761,538.84)
Received	Confirmation 3 rd party inspection of streets for asphalt thickness, density, compaction	Roadway subbase compaction evaluation Higgenbotham Design and Engineering Inc. dated July 24, 2024 received

Criterion: The final plat meets all applicable requirements of this Ordinance.

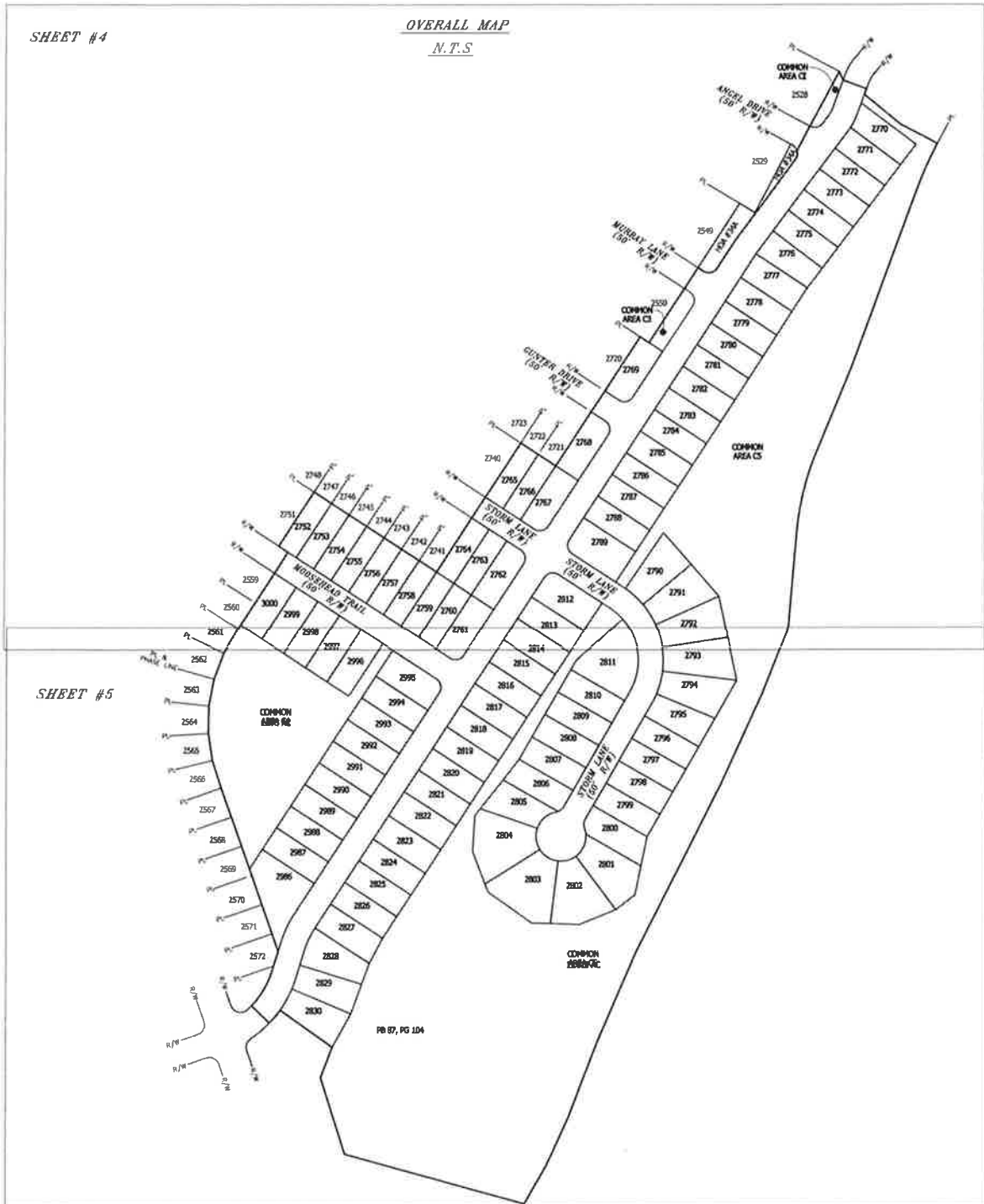
Finding: Review by planning is complete; review by city engineer may still be pending; compliance is anticipated.

CONCLUSION

Having satisfied (or in the process of satisfying) applicable requirements and being consistent with criteria for the granting of final plats for major subdivisions, consulting city planner recommends approval of the final plat.

SUGGESTED MOTION BY COUNCIL:

I move to approve the final plat for Twin Lakes, Phase 11A.



Final Plat Overview/Excerpt

Note: Full copies of final plat to be submitted to Council under separate cover

FINAL SUBDIVISION PLAT FOR TWIN LAKES PHASE 11A LOCATED IN G.M.D. 1407

CITY OF HOSCHTON JACKSON COUNTY, GEORGIA PROPOSED DEVELOPMENT BY: KLP TWIN LAKES LLC



425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | 770.718.9090 f
rochester-assoc.com

DEEM
THE CIVIL ENGINEER RESPONSIBLE FOR THE DESIGN AND OVERSIGHT OF THE PROJECT SHALL BE THE REGISTERED PROFESSIONAL ENGINEER AS SHOWN ON THE PLAT. ALL ENGINEERING WORK SHALL BE DONE IN ACCORDANCE WITH THE GEORGIA ENGINEERING BOARD'S RULES AND REGULATIONS.

TAX PARCEL #121 007

ZONING: PUD
G217044.PR.11
6/12/24

JOB NO. G217044.PR11.FNL P01

ROAD TABLE

GREAT SALT LAKE	2,248 LF	1,554 ACRES
WAGEL DRIVE	28 LF	0.019 ACRES
STORM COURT	717 LF	0.596 ACRES
MOSSEY DRIVE	171 LF	0.141 ACRES
STORM LANE	162 LF	0.162 ACRES
QUINTER DRIVE	79 LF	0.066 ACRES
WATSON LAKE	120 LF	0.100 ACRES
TOTAL	3,733 LF	4,243 ACRES

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 GEORGIA CONSTRUCTION CODE AND THE 2015 GEORGIA ELECTRICAL CODE AS ADOPTED BY THE CITY OF HOSCHTON.

2. A LAND DISTURBANCE PERMIT AND A DEVELOPMENT PERMIT AS REQUIRED BY CITY REGULATIONS WAS APPROVED ON AUGUST 11, 2021.

3. CONSTRUCTION ACTIVITY SHALL BE LIMITED AS FOLLOWS: (A) MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM; (B) SATURDAY, 7:00 AM TO 12:00 PM; (C) SUNDAY, 12:00 NOON UNTIL 5:00 PM. ALL OTHER TIMES SHALL BE PROHIBITED.

4. THE FRONT OF AT LEAST 10% OF ALL HOME STRUCTURES MUST CONSIST OF CONCRETE OR MASONRY. ALL OTHER STRUCTURES SHALL BE CONSTRUCTED OF BRICK OR STONE. ALL STRUCTURES SHALL BE CONSTRUCTED OF BRICK OR STONE. ALL ACCESSORY STRUCTURES LOCATED IN THE REAR YARD OF INDIVIDUAL LOTS SHALL BE APPROVED BY THE CITY.



VICINITY MAP
SCALE: NTS

NO PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD ZONE MAP OF JACKSON COUNTY, GEORGIA, DECEMBER 1, 2010. FIRM NO. 1305501E, 09/17/10, 010.

OWNER'S CERTIFICATION

I, THE OWNER, HEREBY CERTIFY THAT THIS PLAT AND THE INFORMATION CONTAINED THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE READ AND UNDERSTAND THE CITY OF HOSCHTON ORDINANCES AND REGULATIONS THAT APPLY TO THIS PLAT AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING TO THE CITY OF HOSCHTON.

OWNER: _____ DATE: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

CITY ENGINEER'S CERTIFICATION

I, THE CITY ENGINEER, HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT AND THE INFORMATION CONTAINED THEREON AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING TO THE CITY OF HOSCHTON.

CITY ENGINEER: _____ DATE: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____



VICINITY MAP
SCALE: NTS

CERTIFICATE OF APPROVAL

I, THE CITY ENGINEER, HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT AND THE INFORMATION CONTAINED THEREON AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING TO THE CITY OF HOSCHTON.

CITY ENGINEER: _____ DATE: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

OWNER'S CERTIFICATE

I, THE OWNER, HEREBY CERTIFY THAT THIS PLAT AND THE INFORMATION CONTAINED THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE READ AND UNDERSTAND THE CITY OF HOSCHTON ORDINANCES AND REGULATIONS THAT APPLY TO THIS PLAT AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING TO THE CITY OF HOSCHTON.

OWNER: _____ DATE: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____



NO.	DATE	DESCRIPTIONS	REVISIONS

PROFESSIONAL ENGINEER _____ DATE _____

Rochester DCCM
 Rochester & Associates, LLC
 425 Oak St NW, Chamblee, GA 30501
 770.778.0500 | www.rochester-dccm.com

DEVELOPER'S PLAN
 FOR
TWIN LAKES
 PHASE 1A
 LOCATED IN
 C.D. 1407
 CITY OF ROOSTON
 JACKSON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

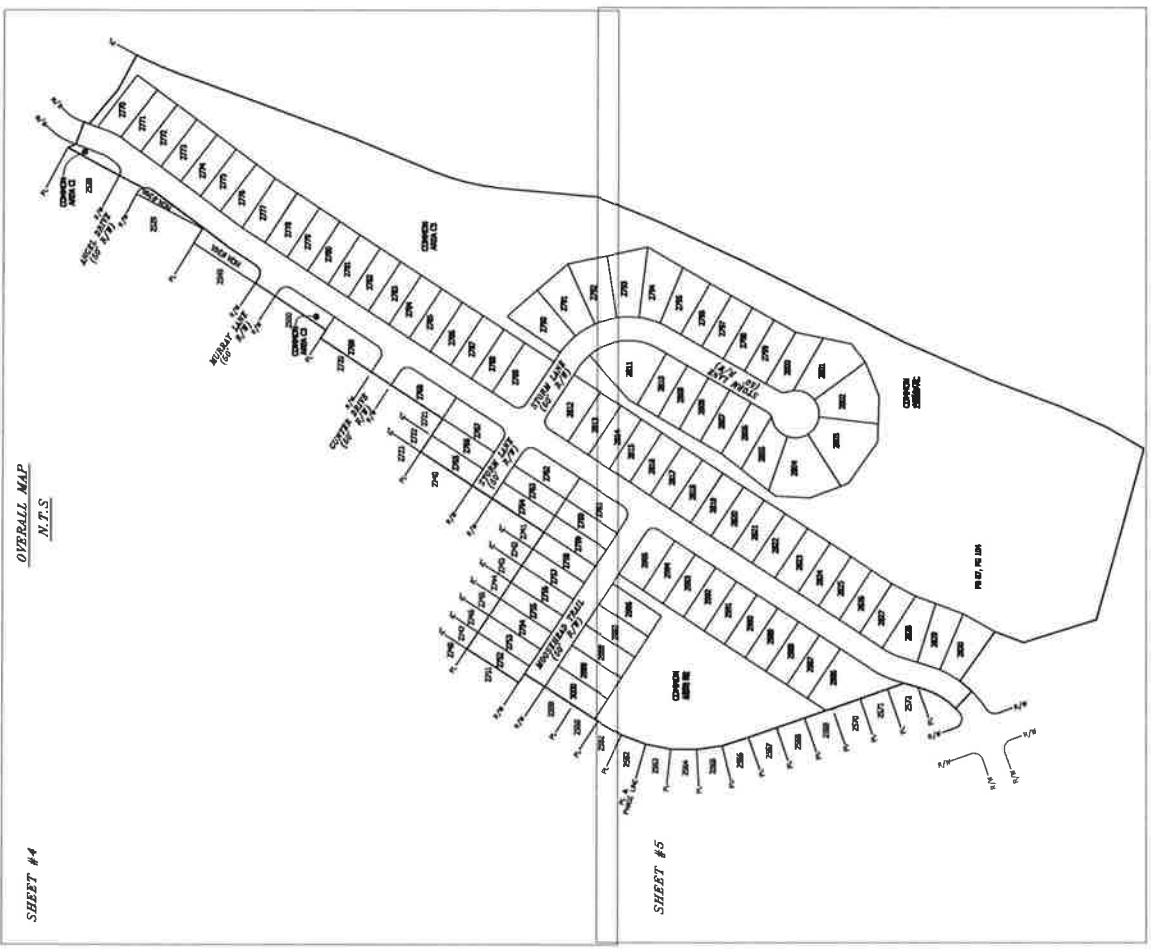


DATE: 8/12/24
 SHEET NO.: 3 OF 5
 SHEET: 3 OF 5

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT
1	10,000	111.11	0.11
2	10,000	111.11	0.11
3	10,000	111.11	0.11
4	10,000	111.11	0.11
5	10,000	111.11	0.11
6	10,000	111.11	0.11
7	10,000	111.11	0.11
8	10,000	111.11	0.11
9	10,000	111.11	0.11
10	10,000	111.11	0.11
11	10,000	111.11	0.11
12	10,000	111.11	0.11
13	10,000	111.11	0.11
14	10,000	111.11	0.11
15	10,000	111.11	0.11
16	10,000	111.11	0.11
17	10,000	111.11	0.11
18	10,000	111.11	0.11
19	10,000	111.11	0.11
20	10,000	111.11	0.11
21	10,000	111.11	0.11
22	10,000	111.11	0.11
23	10,000	111.11	0.11
24	10,000	111.11	0.11
25	10,000	111.11	0.11
26	10,000	111.11	0.11
27	10,000	111.11	0.11
28	10,000	111.11	0.11
29	10,000	111.11	0.11
30	10,000	111.11	0.11
31	10,000	111.11	0.11
32	10,000	111.11	0.11
33	10,000	111.11	0.11
34	10,000	111.11	0.11
35	10,000	111.11	0.11
36	10,000	111.11	0.11
37	10,000	111.11	0.11
38	10,000	111.11	0.11
39	10,000	111.11	0.11
40	10,000	111.11	0.11
41	10,000	111.11	0.11
42	10,000	111.11	0.11
43	10,000	111.11	0.11
44	10,000	111.11	0.11
45	10,000	111.11	0.11
46	10,000	111.11	0.11
47	10,000	111.11	0.11
48	10,000	111.11	0.11
49	10,000	111.11	0.11
50	10,000	111.11	0.11
51	10,000	111.11	0.11
52	10,000	111.11	0.11
53	10,000	111.11	0.11
54	10,000	111.11	0.11
55	10,000	111.11	0.11
56	10,000	111.11	0.11
57	10,000	111.11	0.11
58	10,000	111.11	0.11
59	10,000	111.11	0.11
60	10,000	111.11	0.11
61	10,000	111.11	0.11
62	10,000	111.11	0.11
63	10,000	111.11	0.11
64	10,000	111.11	0.11
65	10,000	111.11	0.11
66	10,000	111.11	0.11
67	10,000	111.11	0.11
68	10,000	111.11	0.11
69	10,000	111.11	0.11
70	10,000	111.11	0.11
71	10,000	111.11	0.11
72	10,000	111.11	0.11
73	10,000	111.11	0.11
74	10,000	111.11	0.11
75	10,000	111.11	0.11
76	10,000	111.11	0.11
77	10,000	111.11	0.11
78	10,000	111.11	0.11
79	10,000	111.11	0.11
80	10,000	111.11	0.11
81	10,000	111.11	0.11
82	10,000	111.11	0.11
83	10,000	111.11	0.11
84	10,000	111.11	0.11
85	10,000	111.11	0.11
86	10,000	111.11	0.11
87	10,000	111.11	0.11
88	10,000	111.11	0.11
89	10,000	111.11	0.11
90	10,000	111.11	0.11
91	10,000	111.11	0.11
92	10,000	111.11	0.11
93	10,000	111.11	0.11
94	10,000	111.11	0.11
95	10,000	111.11	0.11
96	10,000	111.11	0.11
97	10,000	111.11	0.11
98	10,000	111.11	0.11
99	10,000	111.11	0.11
100	10,000	111.11	0.11

CALL TABLE

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT
1	10,000	111.11	0.11
2	10,000	111.11	0.11
3	10,000	111.11	0.11
4	10,000	111.11	0.11
5	10,000	111.11	0.11
6	10,000	111.11	0.11
7	10,000	111.11	0.11
8	10,000	111.11	0.11
9	10,000	111.11	0.11
10	10,000	111.11	0.11
11	10,000	111.11	0.11
12	10,000	111.11	0.11
13	10,000	111.11	0.11
14	10,000	111.11	0.11
15	10,000	111.11	0.11
16	10,000	111.11	0.11
17	10,000	111.11	0.11
18	10,000	111.11	0.11
19	10,000	111.11	0.11
20	10,000	111.11	0.11
21	10,000	111.11	0.11
22	10,000	111.11	0.11
23	10,000	111.11	0.11
24	10,000	111.11	0.11
25	10,000	111.11	0.11
26	10,000	111.11	0.11
27	10,000	111.11	0.11
28	10,000	111.11	0.11
29	10,000	111.11	0.11
30	10,000	111.11	0.11
31	10,000	111.11	0.11
32	10,000	111.11	0.11
33	10,000	111.11	0.11
34	10,000	111.11	0.11
35	10,000	111.11	0.11
36	10,000	111.11	0.11
37	10,000	111.11	0.11
38	10,000	111.11	0.11
39	10,000	111.11	0.11
40	10,000	111.11	0.11
41	10,000	111.11	0.11
42	10,000	111.11	0.11
43	10,000	111.11	0.11
44	10,000	111.11	0.11
45	10,000	111.11	0.11
46	10,000	111.11	0.11
47	10,000	111.11	0.11
48	10,000	111.11	0.11
49	10,000	111.11	0.11
50	10,000	111.11	0.11
51	10,000	111.11	0.11
52	10,000	111.11	0.11
53	10,000	111.11	0.11
54	10,000	111.11	0.11
55	10,000	111.11	0.11
56	10,000	111.11	0.11
57	10,000	111.11	0.11
58	10,000	111.11	0.11
59	10,000	111.11	0.11
60	10,000	111.11	0.11
61	10,000	111.11	0.11
62	10,000	111.11	0.11
63	10,000	111.11	0.11
64	10,000	111.11	0.11
65	10,000	111.11	0.11
66	10,000	111.11	0.11
67	10,000	111.11	0.11
68	10,000	111.11	0.11
69	10,000	111.11	0.11
70	10,000	111.11	0.11
71	10,000	111.11	0.11
72	10,000	111.11	0.11
73	10,000	111.11	0.11
74	10,000	111.11	0.11
75	10,000	111.11	0.11
76	10,000	111.11	0.11
77	10,000	111.11	0.11
78	10,000	111.11	0.11
79	10,000	111.11	0.11
80	10,000	111.11	0.11
81	10,000	111.11	0.11
82	10,000	111.11	0.11
83	10,000	111.11	0.11
84	10,000	111.11	0.11
85	10,000	111.11	0.11
86	10,000	111.11	0.11
87	10,000	111.11	0.11
88	10,000	111.11	0.11
89	10,000	111.11	0.11
90	10,000	111.11	0.11
91	10,000	111.11	0.11
92	10,000	111.11	0.11
93	10,000	111.11	0.11
94	10,000	111.11	0.11
95	10,000	111.11	0.11
96	10,000	111.11	0.11
97	10,000	111.11	0.11
98	10,000	111.11	0.11
99	10,000	111.11	0.11
100	10,000	111.11	0.11



THE CLERK OF SUPERIOR COURT

NEW BUSINESS

ITEM #2

Resolution 2024-39
(2024 Annual Update of Comprehensive Plan)

The Northeast Georgia Regional Commission (NEGRC) has completed its review of the following local plan document. Interested parties were asked to submit their comments about the document during a 15-day period, beginning on 8/6/24 and ending on 8/21/24. This report contains the NEGRC's review and findings and a list of comments received from interested parties.

Name of Document: Capital Improvements Element (CIE)

Review Type: Capital Improvements Element (Amended)

Submitting Local Government(s): City of Hoschton

Plan Preparer (if not local government): Jerry Weitz

Department of Community Affairs Review & Findings

Per DCA's Rules regarding Development Impact Fee Compliance Requirements, NEGRC has determined that the proposed amendment does not affect the CIE's compliance with requirements, so the amendment was not submitted to DCA for review.

Summary of Hearing

A hearing was held on 8/14/24 at the Northeast Georgia Regional Commission. The hearing was advertised via a notice emailed to contiguous and potentially affected local governments, regional commissions, and state agencies on 8/6/24. No comments were received at the hearing.

Summary of Amendment

The revised CIE was submitted for review as part of the City of Hoschton's 2024 Annual CIE Update. The submitted CIE update includes changes to the level of service standards for "parks and open space" and "law enforcement," so qualifies as a CIE Amendment under the Development Impact Fee Compliance Requirements. NEGRC's review of the CIE Amendment, below, only evaluates the sections of the CIE update that pertain to the revised level of service standards.

NEGRC Review

The submitted plan amendment is generally consistent with the Regional Plan & Regional Resource Plan.

Yes No

Findings & Recommendations:

By providing a mechanism for new development to pay a proportionate share of the cost of new public facilities, the proposed CIE is consistent with the following Regional Plan policies:

- Pricing in the cost of potential impacts of development on public infrastructure (under Goal 1, "enhance economic mobility and competitiveness"),
- Ensuring that all residents have reasonable access to essential goods and services (under Goal 2, "elevate public health and equity for all residents and visitors"), and
- Ensuring that growth and new development do not burden existing levels of service (under Goal 3, "support and add value to existing communities").

There are potential conflicts with neighboring jurisdictions' comprehensive plans.

Yes No

Findings & Recommendations:

No potential conflicts were identified.

Opportunities for inter-jurisdictional/regional solutions to common issues *[findings & recommendations]:*

One of the reasons given for reducing the level of service standard for parks and open space is that the amount of undeveloped land remaining within city limits is limited. To provide additional parks and open space amenities for residents, the City could partner with Jackson County to add parks and open space near Hoschton.

Review of internal consistency *[findings & recommendations]:*

There were no internal inconsistencies found during the review of Hoschton's CIE update.

The City is proposing to reduce the level of service standard for parks and open space from 5.33 acres per 1,000 residents to 4.00 acres per 1,000 residents. The explanation given for this proposed reduction reflects severally carefully considered factors, including that Hoschton's population is projected to grow very rapidly for at least the next five years, that the amount of undeveloped land remaining within city limits is limited, and that some of the anticipated open-space demand will be met through open space requirements for new planned unit developments.

The City is proposing to reduce the level of service standard for law enforcement space from 0.95 square feet per functional population to 0.60 square feet per functional population. Functional population includes both residents of Hoschton and people who work there. After the current standard of 0.95 square feet per functional population was established, the City began a study that has helped better determine how many police officers and thus building space will be needed in the future. The proposed new level of service standard of 0.60 square feet per functional population reflects the updated estimates of future policing needs.

For both categories, the City appears to have made an informed decision about the changing needs of the community, based on factors such as projected growth rates and new data about how much space is needed. The population is growing rapidly, so for both parks and open space and law enforcement, additional facilities will still be needed to meet the updated level of service standards. The Schedule of Improvements includes projects in both categories that will help the City work towards meeting the updated standards.

Carol Flaute

Senior Community Planner

Comments from Interested Parties

No comments received

STATE OF GEORGIA
CITY OF HOSCHTON

RESOLUTION 2024-39

A RESOLUTION OF THE GOVERNING AUTHORITY OF THE CITY OF HOSCHTON
ADOPTING THE ANNUAL UPDATE OF THE CITY OF HOSCHTON COMPREHENSIVE
PLAN INCLUDING CAPITAL IMPROVEMENTS ELEMENT (CIE) AND COMMUNITY
WORK PROGRAM AND FOR OTHER PURPOSES

WHEREAS; The city prepared and adopted a capital improvements element (CIE) of its comprehensive plan per Resolution 20-10 on August 31, 2020; and

WHEREAS; The City of Hoschton completed a five-year update of its comprehensive plan and adopted it via Resolution on February 15, 2021 ; and

WHEREAS; Rules of the Georgia Department of Community Affairs, Chapter 1 10-12-2, Development Impact Fee Compliance Requirements require that the city annually update the capital improvements element; and

WHEREAS; The city is also required by state rules to annually update its community work program component of the comprehensive plan; and

WHEREAS; The city's planning consultant has prepared the required annual updates; and

WHEREAS, After public notice, the city's planning and zoning commission conducted a public hearing on the annual update of the capital improvements element and the community work program; and

WHEREAS; After public notice, the Hoschton City Council conducted a public hearing on the annual update of the capital improvements element and the community work program and authorized via Resolution 24-36, adopted on July 16, 2024, to submit the draft annual update for required regional and state review; and

WHEREAS; The City of Hoschton has followed procedures required by the states including review by the Northeast Georgia Regional Commission and Georgia Department of Community Affairs, in preparing and adopting an annual update of the city's capital improvements element (CIE) and community work program; and

WHEREAS; The City of Hoschton has been notified by the Northeast Georgia Regional Commission that the annual update of the comprehensive plan including CIE and community work program has been found by the Georgia Department of Community Affairs to be in compliance with the minimum standards and procedures;

Now, Therefore, IT IS HEREBY RESOLVED AS FOLLOWS:

Resolution 24-39

1.

The City of Hoschton 2024 annual update of the comprehensive plan, including an updated capital improvements element (attached as Exhibit A) which provides for a reduction in the level of service standard for law enforcement (police and courts) and park and open space land, and an updated community work program (attached as Exhibit B), which are hereby made a part of this resolution, are hereby adopted.

2.

The financial report of impact fees for the year 2023 is adopted and is made a part of this resolution as Exhibit C.

3.

City staff is hereby directed to provide a copy of this adoption resolution and the annual update of the comprehensive plan and adopted financial report within seven days of local adoption to the Northeast Georgia Regional Commission.

4.

City staff is hereby directed to publicize the availability of the annually updated comprehensive plan as public information, by posting the adopted comprehensive plan on the city's website.

So RESOLVED, this the 17th day of September, 2024.

Debbie Martin, Mayor

This is to certify that I am Assistant City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

Attest: Jen Williams, Assistant City Clerk

Approved as to Form:

Abbott S. Hayes, Jr., City Attorney

**EXHIBIT A
ANNUAL UPDATE (2024) OF CAPITAL IMPROVEMENTS ELEMENT (CIE)**

**CHAPTER 8
CAPITAL IMPROVEMENTS ELEMENT (CIE)
(2024 Annual Update)**

SUMMARY

This document is an element of the City of Hoschton’s comprehensive plan. It specifies capital improvements for which development impact fees are charged in Hoschton. This capital improvements element (CIE) includes information for parks and open space and public safety (police). This annual update has extensive changes due to the city’s annexation of additional land and because of major rezoning actions that change the land use assumptions and the projections for facility needs. In addition, changes to the level of service standards are proposed.

REQUIREMENTS

To support a development impact fee program, the city’s comprehensive plan must meet state administrative rules for Capital Improvements Elements (CIEs).¹ The rules, among other things, require that, for each facility included in the development impact fee program, the following must be included: a service area must be established; a quantifiable level of service (LOS) standard must be specified; long-term needs (demands) shall be assessed; and a schedule of improvements identifying projects to be funded with impact fees during the next five years must be submitted and then annually updated after its adoption.

PROJECTIONS, FORECASTS, AND LAND USE ASSUMPTIONS

Total population is the sum of household population (i.e., persons living in households) and group quarters population (i.e., persons residing in nursing homes, jails, dormitories, etc.). Hoschton does not currently have any group quarters population. Occupied housing units are the same thing as households.

The city’s estimated population (100% decennial census population count) as of April 2020 was 2,666 persons living in 1,038 housing units (977 occupied), for an average household size of 2.73 persons per occupied dwelling unit (Source: U.S. Census Bureau, PL 94-171 data accessible at www.data.census.gov). All but about 40 of the 1,038 housing units were detached, single-family dwelling units. As of the decennial census, Hoschton did not have any fee simple townhouses or senior apartments. As of April 2020, only an estimated 31 dwelling units had been constructed within the Twin Lakes Planned Unit Development (PUD), which was annexed and zoned in 2018.

Based on review of building permit activity reports, the housing stock in Hoschton has more than doubled since 2020 to an estimated 2,472 units as of April 1, 2024. The increase in housing units has included detached, single-family dwelling units, fee-simple townhouses and age-restricted (senior) attached and non-attached units. Because of the diversification of types of units in Hoschton, the average household size of 2.73 persons per household in 2020 has been reduced slightly to an estimated 2.68 persons per unit as of April 1, 2024. Table 1 provides projections and forecasts for the city, which were updated in May 2024. Table 2 shows increases for the next five years and twenty years.

¹ Rules of Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee Compliance Requirements

**Table 1
Projections and Forecasts, 2020-2044
City of Hoschton**

PROJECTION/FORECAST	2020	2024	2029	2044
Total Housing Units	1,123	2,472	5,794	7,284
Households	1,066	2,472	5,794	7,284
Persons Per Unit	2.70	2.68	2.51	2.54
Household Population	2,878	6,645	14,573	18,543
Group Quarters Population	0	0	0	280
Total Population	2,878	6,645	14,573	18,823
Employment	532	1,000	3,555	4,366
Functional Population (Total Population + Employment)	3,410	7,645	18,128	23,189

Source: Jerry Weitz & Associates, Inc. May 2024.

**Table 2
5-year and 20-year Increases in Population and Functional Population
2024-2029 and 2024-2044
City of Hoschton**

PROJECTION/FORECAST	2024 Existing	Net Increase 2024-2029	Net Increase 2024-2044
Housing Units	2,472	3,322	4,812
Population	6,645	7,928	12,178
Employment	1,000	2,555	3,366
Functional Population	7,645	10,483	15,544

Source: Jerry Weitz & Associates, Inc. May 2024.

Hoschton’s functional population in 2044 is projected to be 23,189 persons, and the residential population in 2044 is projected to be 18,823 persons. Population growth in Hoschton is definitely not expected to be spread uniformly across the 20-year planning period (horizon). Rather, the vast majority of the new housing units in Hoschton will be constructed by 2029, with housing starts weighted proportionally much heavier in the next five years. The projections of housing units and population in Table 1 are based on the assumption that the city will buildout (almost entirely, if not entirely) its residential lands within the city limits during the twenty-year planning horizon (2044). As noted above, the city does not have any nursing homes or other “group quarters” population. The projections of population include the forecast that, later in the planning horizon, Hoschton will become home to one or more institutionalized residential living arrangements such as nursing or congregate care homes, adding 280 persons in group quarters.

Hoschton has a relatively modest economic base, consisting of restaurants, retail trade establishments, services, and institutions and industries. Employment data for transportation analysis zones (TAZs), prepared as a part of the Jackson County Transportation Plan in 2019, were used to prepare initial employment estimates for this CIE. For the 2024 update, the city’s consulting planner utilized a buildout analysis of nonresidential lands and estimated employment on the basis of 1 employee per 1,000 square feet of nonresidential space of new nonresidential development. Employment increases are forecasted to also be more heavily weighted during the next five years, rather than being spread evenly over the 20-year planning horizon.

Resolution 24-39

Hoschton’s impact fee program includes public safety facilities and services (police). The service population for police is the population plus employment, or in other words, the “functional” population. As indicated in Table 1, the population is added together with employment to determine the functional population.

PARK AND OPEN SPACE LAND

Service Area

The service area for park and open space land is the city limits.

Inventory

Table 3 shows the inventory of park and open space lands within the City of Hoschton as of May 2024. The inventory does not include part of a ballfield that is owned by the Jackson County Board of Education, since the city does not own that portion of the ballfield.

**Table 3
Park and Open Space Land Inventory, May 2024
City of Hoschton**

Parcel No.	Address	Acres	Description
120 003R	374 Cabin Drive	8.73	4 ball fields, 2 tennis courts
119 0022	4727 Hwy 53	4.20	Ball field (part)
H02 056	E. Broad St	0.23	Building and open space
H02 082 (pt.)	79 City Square	0.25	Pavilion and open space
H02 058 (pt.)	Highway 53	0.15	Playground beside Depot
H01 003A	New Street	0.32	Undeveloped/open space
H01 003B	Pendergrass Rd	0.18	Undeveloped/open space
H01 004	Pendergrass Rd	0.22	Undeveloped/open space
H01 005	Oak Street	0.22	Undeveloped/open space
H01 006	67 Oak Street	0.20	Undeveloped/open space
H01 007	Oak Street	0.17	Undeveloped/open space
H01 008	Oak Street	0.09	Undeveloped/open space
H01 009	29 Oak Street	0.22	Undeveloped/open space
H01 00	15 Oak Street	0.16	Undeveloped/open space
H01 048	153 Mulberry Street	4.78*	Undeveloped/open space
H01 050A	Hall Street	1.65	Undeveloped/open space
H01 049	140 Mulberry Street	7.17	Home and lot
120 009A	Mulberry Street	8.16	Undeveloped/open space
		37.10	TOTAL

* total tract is 6.78 acres but 2 acres are subtracted for other uses.

Source: Jerry Weitz & Associates, Inc., July 2023, updated May 2024.

Resolution 24-39

Existing Level of Service (LOS) and Level of Service Standard

Since residents are the users of park and open space lands, the level of service measure and standard for park and open space land is based on the residential population. The city established the following level of service measure in the first CIE in 2020: acres of park and open space land per 1,000 residents.

In the initial CIE, adopted in September 2020, the city adopted a level of service standard for park and open space land of 5.33 acres per 1,000 residents, the same as the existing level of service in 2020.

Since 2020 and the adoption of park and open space impact fees, the city has added significantly to its park land but has also added thousands of new residents. The existing level of service for park and open space land in Hoschton as of May 2024 is 37.10 acres of park and open space land for 6,645 residents, or 5.58 acres per 1,000 resident population. With the city’s purchase of additional park and open space land via from the Blankenship family, the city has kept up with rapidly increasing demands attributed to the increased population. As a result, the city has a slight surplus of land as of May 2024, because the existing level of service of 5.58 acre per 1,000 exceeds the adopted level of service standard of 5.33 acres per 1,000. However, the current surplus will be short lived, because of even more intensive population growth projected during the next five years as described further in the next section.

Assessment and Projection of Demands

Table 4 provides a projection of park and open space land demands based on the projected residential population. The city has a current park and open space land inventory of 37.10 acres as of 2024 (see Table 4 above).

Table 4
Projection of Park and Open Space Land Demands, 2024-2044
(@ Current Level of Service Standard of 5.33 acres per 1,000 Residents)
City of Hoschton

Type of Land	2024	2029	2044
Total Population	6,645	14,573	18,823
Cumulative demand for new park and open space acres (@ LOS standard of 5.33 acres per 1,000 residents)	35.10	77.67	100.32

Source: Jerry Weitz & Associates, May 2024.

Looking at the population growth projected during the upcoming five years, at the adopted level of service standard of 5.33 acres of park and open space land per 1,000 residents, the city would have to add another 42.57 acres of park and open space land in just five years, meaning the current inventory would have to more than double in size. That substantial additional demand is based on expected residential development of the “Tribute” planned unit development (annexed and zoned in 2023) and anticipated development of other PUD rezonings for additional dwelling units in 2023. Looking at the entire 20-year planning horizon, Hoschton’s park/open space land inventory would have to increase to more than 100 acres (a 200% increase) to meet the currently adopted level of service standard (see Table 3).

There are several reasons why maintaining the adopted level of service standard of 5.33 acres per 1,000 residents is problematic in the future. First, the accelerated pace of development in Hoschton means that the supply of tracts of land inside the city limits that are vacant and available for purchase by the city for park and open space land is dwindling substantially. It appears increasingly unrealistic that the city will be

Resolution 24-39

able to purchase land within the city limits to meet the adopted park and open space land standard of 5.33 acres per 1,000 population.² The city must spend its park and open space impact fees within the service area which is the city limits, so purchasing land outside the city with impact fees is not an option.

Secondly, the vast majority of the population growth that is anticipated in Hoschton will occur within planned unit developments, which by definition provide 20 percent or more of the land area as open space. This means that some of the demands for park and open space land are anticipated to be met with open spaces and parks within these new planned unit developments. This is another reason to consider and adopt a reduced level of service standard for park and open space land.

Another factor that positively supports a reduction of level of service standard is that the city currently meets and exceeds the adopted level of service standard for park and open space land. This means it is a most opportune time to change the level of service standard, if necessary, because there is no current “deficiency” of park and open space land that would have to be funded with monies other than impact fees.

Revised Level of Service Standard

For the reasons provided in the foregoing paragraphs, this Capital Improvements Element includes a formal change in the level of service standard from 5.33 acres per 1,000 population to a lower standard of 4.00 acres per 1,000 population. The city hereby adopts the level of service standard of 4.00 acres per 1,000 for the city’s impact fee program. Even at this newly adopted level of service standard, the city will still have its work cut out for itself, because it is still an extensive amount of land to acquire.

Table 5 shows the demands for park and recreation land and the revised level of service standard of 4.00 acres per 1,000 residential population. Even at this proposed (lower) standard, the city will still have to acquire extensive park and open space lands to maintain the newly adopted standard of 4.00 acres of park and open space land per 1,000 residents. During the next five years, the city will need to add 21.19 additional acres to its current (2024) supply of park and open space land. And during the 20-year planning period (2044), the city will need to add 38.19 acres to its park and open space inventory. See Table 5.

Table 5
Projection of Park and Open Space Land Demands, 2024-2044
(@ Newly Adopted Level of Service Standard of 4.00 acres per 1,000 Residents)
City of Hoschton

Type of Land	2024	2029	2044
Total Population (persons)	6,645	14,573	18,823
Existing park and open space land (see inventory, Table 3) (acres)	37.10	--	--
Total park and open space acres (@ LOS standard of 4.00 acres per 1,000 residents) (acres)	26.58	58.29	75.29
Additional park and open space required (@ LOS standard of 4.00 acres per 1,000 residents) (acres)	--	21.19	38.19

Source: Jerry Weitz & Associates, May 2024, Revised July 16, 2024.

² The city’s rezoning of the Pirkle tract included conditions of approval that require the extensive dedication of open space land at or about the time that property develops. However, due to the change in ownership of the Pirkle tract, future development is expected to change, and development of that tract is not imminent. Because it may be years before that tract develops, the city is unable to count on the dedication of additional open space land from the Pirkle tract that would count toward meeting the currently adopted level of service standard for park and open space land.

Resolution 24-39

Schedule of Improvements

The schedule of improvements for park and open space land is shown in Table 6. It provides for the purchase of 21.19 acres of park and open space land during the next five years to meet the level of service standard of 4.00 acres per 1,000 residents.

**Table 6
Schedule of Improvements, 2024-2029
Park and Open Space Land Impact Fee Program (Dollars)
City of Hoschton**

Capital Improvement/ Authorized expenditure	2024	2025	2026	2027	2028	2029	Total 2024-2029	Source of Funds	% Eligible for Funding with Impact Fees
Blankenship property acquisition (payments of impact fee funds committed) ³	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Impact Fees	100%
Acquire 21.19 acres of park and open space land (@ \$75,000 per acre)					794,625	794,625	1,589,250	Impact Fees	100%
Total	TBD	TBD	TBD	TBD	TBD		TBD	Impact Fees	100%

Source: Jerry Weitz & Associates, May 2024.

³ The city has a “life estate” arrangement to pay the Blankenship family over time for park and recreation land purchased.

Resolution 24-39

LAW ENFORCEMENT (POLICE AND MUNICIPAL COURT)

Hoschton was served exclusively by the Jackson County Sheriff for sworn officer law enforcement functions, but as of August 2021 the city hired a police chief and established its own police force. Jackson County Sheriff's Department still serves backup functions and covers time periods when city police are not working. Since establishment of the police department, the city has added additional personnel.

Service Area

The service area for law enforcement (police and municipal court) is the city limits of Hoschton.

Inventory

In 2023, Hoschton opened its new city hall and community center at City Square. The building that used to be city hall (3,188 square feet at 79 City Square) was then devoted exclusively to police and municipal court space. The inventory is shown in Table 7.

**Table 7
Inventory of Law Enforcement Building Space, City of Hoschton, 2024**

Location of Building Space	Total Building Space (Square Feet)
79 City Square (old city hall)	3,188

Source: City of Hoschton, July 2023.

Level of Service (LOS) Measures and Standards

Since both residential and nonresidential development are served by law enforcement facilities and services, the level of service measure and standard for police facilities are based on the functional population.

In September 2020, the city adopted a level of service measure for law enforcement (police and courts) of square feet of police building space per functional population. Police vehicles are not included in the impact fee program, because they do not qualify as "capital improvements" (i.e., they do not have a useful life of 10 years or more). In September 2020, the city adopted a level of service standard for law enforcement (police and court) facilities of 0.95 square feet of public safety (police and court) building space per functional population. A change is proposed to the adopted level of service standard, as described later in this plan element. The city hereby adopts a level of service standard of 0.60 square feet of public safety (police and court) building space per functional population.

Assessment and Projection of Demands

Table 8 provides a projection of police and court (law enforcement) space needed at the currently adopted level of service standard of 0.95 square feet of police and court space per 1,000 functional population.

Table 8
Projection of Police and Court Building Space Demands, 2024-2044
(@ Current Level of Service Standard of 0.95 square foot per functional population)
City of Hoschton

	2024	2029	2044
Functional population of Hoschton	7,645	18,128	23,189
Total police and court building space (square feet) needed (@ LOS standard of 0.95 square feet per functional population)	7,262	17,221	22,029

Source: Jerry Weitz & Associates, May 2024.

With a current inventory of 3,188 square feet, the city is currently far short of meeting the current demand for police facility space. There is a current deficiency of 4,074 square feet of law enforcement space that must be reconciled (paid for and provided) by the city within a reasonable period of time without using impact fees (except for those fees that have already been collected and have not been expended). In other words, except for current police facility impact fee balance of funds, the 4,074 square feet of additional space needed is attributed to the existing functional population and cannot be funded with impact fees from new development. That point is factored into the schedule of improvements below.

By 2029, at the adopted level of service standard, the city would need 17,221 square feet of police and court space to serve the projected functional population, plus it would ultimately want to plan for the replacement of existing space (3,188 square feet) as a result of relocation of police facilities to a new building. That would mean the city would need to plan for 20,409 square feet of facility space by 2029 25,217 square feet of police/court space by the year 2044.

As of July 2024, the city is engaged in a 10-year study projecting various city government needs. As a part of that effort, additional information has been acquired and reviewed by city administration and the police chief. As a result of discussions, it was recommended to City Council that the level of service standard for police (law enforcement, including court space) be reduced from 0.95 square feet per functional population to 0.60 square feet. That change is recommended based on the following rationale.

When the level of service standard of 0.95 per functional population was established, the city did not have an operational police force. The standard adopted was significantly higher than a standard of 0.60 that was initially recommended by the consulting planner (impact fee consultant). With establishment of a police force and the hiring of a police chief, better information is available on the necessary scope of the city's police department. Further, the 10-year study (in progress) has helped administration determine the number of future police officers needed and, hence, a better estimate of building space needs. The city does not need as much space as called for in the level of service standard based on this new information.

Table 9 provides a projection of police and court (law enforcement) space needed at the revised level of service standard of 0.60 square feet of police and court space per 1,000 functional population.

Table 9
Projection of Police and Court Building Space Demands, 2024-2044
(@Level of Service Standard of 0.60 square foot per functional population)
City of Hoschton

	2024	2029	2044
Functional population of Hoschton	7,645	18,128	23,189
Total police and court building space (square feet) needed (@ LOS standard of 0.60 square feet per functional population)	4,587	10,877	13,913

Source: Jerry Weitz & Associates, July 16, 2024.

Schedule of Improvements

The schedule of improvements for police and court facility space is provided in Table 10. Increases in residential population and employment (i.e., the “functional” population) will create the need for a substantial capital improvement (building space) for police and municipal court. The city wants to move all of its current police facility space and municipal court (3,188 square feet) into a new facility and free up the current space at 79 City Square for commercial uses, the city must factor in the replacement of the 3,188 square feet of space now used for police and court but which will no longer be utilized. Hence, the future building improvement must take into account the current deficiency of 1,399 square feet, plus the total existing inventory that will be discontinued (3,188 square feet), for a total of 4,587 square feet. The city is able to utilize all law enforcement impact fees currently held, for the purpose of building new facilities.

Table 10
Schedule of Improvements, 2024-2029
Police and Municipal Court (Dollars)
City of Hoschton

Capital Improvement/ Authorized expenditure	2024	2025	2026	2027	2028	2029	Total 2024- 2029	Source of Funds	% Eligible for Funding with Impact Fees
Acquire and prepare site for new police and court space (3 acres @ \$150,000 per acre (may be share of larger land assemblage to include city hall))	450,000						450,000	IF; capital funds, SPLOST	Current impact fees held (100%); plus future impact fees (67.03%)
Architecture and engineering @ 15% of cost of building space for 13,913 square feet			626,085				626,085	IF; capital funds, SPLOST	Current impact fees held (100%); plus future impact fees (67.03%)
Construct 13,913 square feet of police and court space (@ \$300 per square feet)						4,173,900	4,173,900	IF; capital budget; SPLOST	Current impact fees held (100%); plus future impact fees (67.03%)
TOTAL SHOWN	450,000		626,085			4,173,900	5,249,985		

Source: Jerry Weitz & Associates, Revised July 10, 2024.

IF = Impact fees; SPLOST = special local option sales tax

More than two-thirds of the total cost of the police facility space can be paid for with impact fees, including current impact fee fund balance and future impact fee collections.

**APPENDIX A
SERVICE AREA MAP (CITY LIMITS)**



City Limits of Hoschton (Service Area)
Source: Jackson County Q Public

**EXHIBIT B
ANNUAL UPDATE (2024) OF COMMUNITY WORK PROGRAM**

**CHAPTER 7
COMMUNITY WORK PROGRAM (2024 ANNUAL UPDATE)**

The community work program is amended to add a new year (2024), to drop year 2023, to remove projects that have been completed, and to add additional projects proposed by the city. The Community Work Program (2024-2028) provides a list of specific activities that the community plans to address as immediate priorities. This work program is updated annually because the city has adopted a capital improvements element (CIE) for development impact fees.

Dept.	Description	Year to be Implemented					Estimated Cost (\$)	Funding Source
		2024	2025	2026	2027	2028		
Water/Sewer	Complete Panther Creek sewer project	X					\$2,000,000	Grant and General Fund
Administration	Complete recodification project and update of city code of ordinances	X					\$22,000 or as budgeted	General Fund
Planning	Prepare a multi-modal plan for city streets and off-site trail networks (including golf cart paths) in consultation with homeowner's associations			X			\$20,000	General Fund
Roads/Grounds	Expand parking lot, correct drainage, repave at Depot			X			\$60,000	General Fund
Recreation	Construct kid's park at ballfields	X					\$125,000	Jackson County
Inspections	Update city codes to adopt standard state codes when revised and adopted by state		X		X		Staff function	General Fund
Planning	Update future land use plan map to incorporate annexations and changes in zoning	X				X	Staff function or Consultant	General Fund
Econ. Dev.	Renovate Larry's Garage building and property for business leases		X				TBD	General Fund
Recreation	Oak Street pavilion and community garden		X				TBD	General Fund
Water/Sewer	Phase 1 water main upgrade	X					\$2,900,000	Water/sewer fund
Planning	Place additional administrative forms and procedures on website; develop procedures guidance documents	X	X				\$3,500	General Fund
Econ., Dev.	Construct building addition on Depot property		X				\$800,000	General Fund
Administration	Prepare and implement community signage/wayfinding program for downtown and surrounding neighborhoods		X				\$10,000	General Fund
Administration	Update city safety plan and procedures at regular intervals or as mandated		X		X		Staff function	General Fund
Water/Sewer	Groundwater well study (complete) and develop multiple wells	X \$75,000	X	X		X	\$2,000,000	Water/sewer fund
Water/Sewer	Sewage treatment plant upgrade Phase 1	X	X				\$14,000,000	Water/sewer fund
Water/Sewer	Sewage treatment plant upgrade Phase 2		X	X			\$15,000,000	Water/sewer fund
Planning	Update capital improvements element and this community work program annually	X	X	X	X	X	\$1,000	General Fund
Planning	Implement schedule of improvements of capital improvements element as appropriate	X	X	X	X	X	See CIE	Impact fees; other

Resolution 24-39

Dept.	Description	Year to be Implemented					Estimated Cost (\$)	Funding Source
		2024	2025	2026	2027	2028		
Code Enforcement	Continue to pursue teardowns of substandard housing units through code enforcement	X	X	X	X	X	Included in General Fund	General Fund
Planning	Re-evaluate and amend land use regulations as needed	X	X	X	X	X	Staff function	General Fund
Administration	Actively participate in meetings of the Gainesville-Hall Metropolitan Planning Organization to monitor transportation planning proposals	X	X	X	X	X	Staff function	General Fund
Administration/Engineering	Complete water/sewer projects programmed in 10-year capital improvement plan (2 new water tanks, sewer plant upgrade, additional water supplies, etc.)	X	X	X	X	X	Sec water/sewer capital program for estimates	Water/Sewer Fund
Engineering/Building	Continue to implement Municipal Stormwater Program (MS4) federal mandates	X	X	X	X	X	Consultant (\$25,000 annually)	General Fund
Administration	Re-evaluate personnel needs and propose and budget for new positions as appropriate	X	X	X	X	X	City Manager (cost TBD)	General Fund
Econ. Dev.	Design and construct parking deck downtown			X	X		\$10,000,000	Grant; SPLOST, General Fund
Engineering	Periodically update 10-year capital improvement program for water and sewer		X		X		\$10,000	Water and Sewer Fund
Administration	Participate in five-year update of disaster preparedness/mitigation plan with county				X		Staff function	General Fund
Administration	Interview senior stakeholders and develop a senior service delivery plan, including focus on housing, recreation, and transportation				X		\$10,000 or staff function	General Fund
Administration	Develop benchmarking study to evaluate how Hoschton compares to peer/aspirational communities					X	\$6,000 (consultant)	General Fund
Engineering	Revise standard drawings for water and sewer					X	\$15,000	General Fund

SPLOST = Special Local Option Sales Tax.

**EXHIBIT C
DEVELOPMENT IMPACT FEE FINANCIAL REPORT FOR FY 2023**

ANNUAL FINANCIAL REPORT FOR (2023)

(1) Public Facility Type	Parks & Recreation	Police	Fire	Administrative Fees	TOTAL
(2) Service Area	CITYWIDE	CITYWIDE	CITYWIDE	CITYWIDE	-----
(3) Beginning Impact Fee Fund Balance	\$363,735.80	\$361,508.61	\$608,227.72	\$58,634.82	\$1,392,106.95
(4) Impact Fees Collected	\$427,458.46	\$591,767.22	\$1,438.76	\$24,103.12	\$1,044,767.56
(5) Accrued Interest	\$20,084.31	\$20,913.40	\$9,591.18	\$2,356.45	\$52,945.34
(6) Project Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(7) Administrative Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(8) Impact Fee Refunds	-\$7,853.36	-\$2,288.71	-\$322,984.96	-\$1,066.06	-\$334,193.09
(9) Ending Impact Fee Fund Balance	\$803,425.21	\$971,900.52	\$296,272.70	\$84,028.33	\$2,155,626.76
(10) Impact Fees Encumbered	0	0	0	0	0

F:\Planning & Zoning\Jerry Weitz 2020\Comprehensive Plan\2024 Annual Update\Adoption Resolution\Resolution 24-39 Comp Plan Annual Update Adoption.docx

NEW BUSINESS

ITEM #3

Resolution 2024-40
(Comprehensive Plan Future Land Use Plan)

CITY OF HOSCHTON
STATE OF GEORGIA

RESOLUTION 24-40

**A RESOLUTION AUTHORIZING THE SUBMISSION TO THE NORTHEAST GEORGIA
REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW OF A DRAFT
AMENDMENT TO THE CITY OF HOSCHTON COMPREHENSIVE PLAN TO UPDATE THE
FUTURE LAND USE PLAN MAP AND REVISE THE LAND USE ELEMENT NARRATIVE**

WHEREAS; The City of Hoschton has adopted a comprehensive plan including a land use element; and

WHEREAS; The city desires to update and amend the future land use plan map contained within the land use element of the adopted comprehensive plan; and

WHEREAS; Proposed changes to the future land use plan map also necessitate certain changes to the text of the land use element (future land use plan narrative) to be consistent with the updated and amended future land use plan map; and

WHEREAS; After public notice, the Hoschton Planning and Zoning Commission conducted a public hearing on May 22, 2024, on the proposed revisions to the future land use plan map; and

WHEREAS; After public notice, the Hoschton City Council conducted a public hearing on July 11, 2024, on the proposed revisions to the future land use plan map; and

WHEREAS; The Hoschton City Council hereby certifies that it has met the minimum procedural requirements for amending the comprehensive plan;

Now, therefore, IT IS RESOLVED as follows:

1.

The City Council hereby authorizes the city clerk to transmit a signed copy of this resolution and a draft copy of the future land use plan map and accompanying changes to the land use element text (future land use narrative), attached hereto as Exhibit A, to the Northeast Georgia Regional Commission for required regional and state review. The city council hereby requests favorable consideration of the same.

So RESOLVED, this the 17th day of September, 2024.

Debbie Martin, Mayor

Resolution 24-40

This is to certify that I am Assistant City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

Attest: Jen Williams, Assistant City Clerk

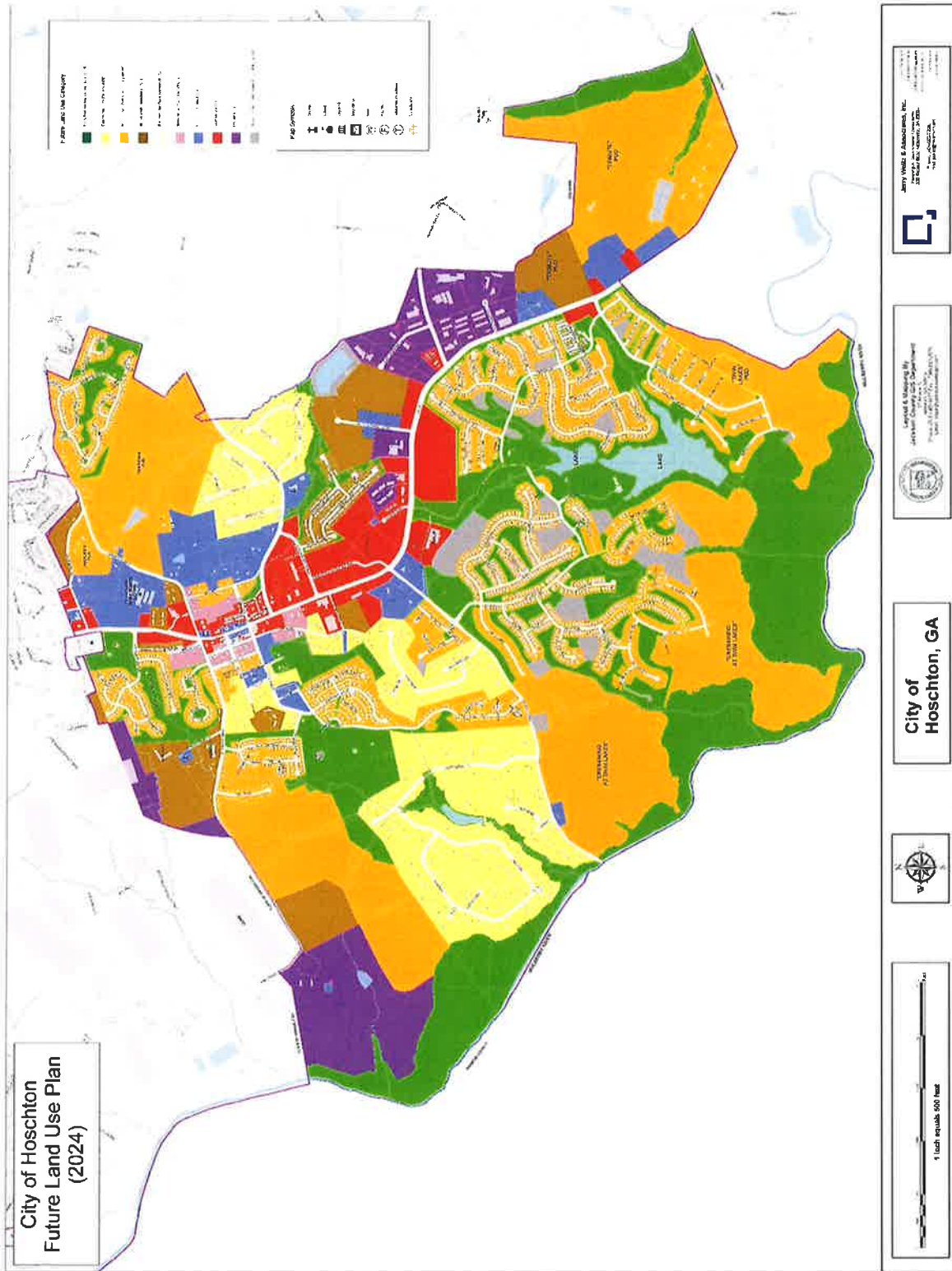
Approved as to Form:

Abbott S. Hayes, Jr., City Attorney

**EXHIBIT A
PROPOSED AMENDMENTS TO THE FUTURE LAND USE PLAN MAP
AND LAND USE ELEMENT TEXT**

1. The future land use plan map dated February 2021 is repealed and replaced with a new future land use plan map dated 2024 (attached).
2. The note following the future land use plan map which reads as follows is repealed:
~~“Note: For detail of the PUD category, see the adopted master plan for Twin Lakes PUD, next page.”~~
3. The master plan graphic for Cresswind/Twin Lakes is repealed.
4. The Planned Unit Development future land use plan category (classification description) which reads as follows is removed from the text.

Category	Description
Planned Unit Development (PUD)	This future land use category applies to the Twin Lakes planned unit development. Land uses are as shown on the approved master plan for the PUD and include extensive open space, detached single-family residential, commercial, recreational, and townhouses.



NEW BUSINESS

ITEM #4

EMI Proposal-Groundwater and Wastewater
Management Services

August 20, 2024

Mrs. Jennifer Kidd-Harrison, City Manager
City of Hoschton
City Hall, 79 City Square
Hoschton, Georgia 30548

Re: City of Hoschton-Groundwater and Wastewater Treatment Management/Operations

Dear Jennifer:

Engineering Management, Inc. (EMI) is pleased to offer this proposal to the City of Hoschton for Groundwater and Wastewater Treatment System Management Services.

Established in 1996, EMI is a general civil and environmental engineering firm specializing in full services to Local, Federal, State Governments and private entities with emphasis on water resources. EMI's professional staff includes civil engineers, water resource engineers, hydrologists, biologists, chemists, certified operators, construction inspectors, and surveyors. The firm maintains ongoing contracts with 40 local governments as well as the State of Georgia, and several private entities. EMI and its dedicated professionals have a combined experience of over 150 years in the field of general civil, environmental engineering and water and wastewater treatment facility operations and maintenance, to include total system management, operations and maintenance, including treatment, collection, distribution, meter reading, laboratory services and customer service.

We have successfully managed and operated water and wastewater treatment systems throughout the State of Georgia. EMI has designed and started up new facilities, brought troubled facilities into compliance, and developed new water and wastewater infrastructure. EMI is a stable, technically sound, low risk answer to the City of Hoschton's groundwater and wastewater treatment management needs. EMI is committed to efficient, cost effective and an environmentally safe operation of the City of Hoschton's treatment facilities.

If you have any questions about our proposal or need additional information, please do not hesitate to call.

Sincerely,

ENGINEERING MANAGEMENT, INC.



Fletcher Holliday
President

Water and Wastewater Management Services Proposal City of Hoshton

August 20, 2024

1. Company Information

Company:

Engineering Management, Inc. (EMI)
303 Swanson Drive
Lawrenceville, Georgia 30043
Office: (770) 962-1387
Fax: (770) 962-8010
www.eminc.biz

Primary Contact:

Mr. Fletcher Holliday- President
303 Swanson Drive
Lawrenceville, Georgia 30043
Office: 770-962-1387
Cell: 770-401-0308
fholliday@eminc.biz

Principal Officers:

Jerry Hood, CEO (Principal)
Office: 770-962-1387
Cell: 404-245-0500
jhood@eminc.biz

Fletcher Holliday, President (Principal)
Office: 770-962-1387
Cell: 770-401-0308
fholliday@eminc.biz

Key People:

Fletcher Holliday- President

Fletcher will be the primary contact between EMI and the City of Hoschton. Fletcher holds a Biological Wastewater Treatment System Operator Class I (WW1-014120), Public Water Supply System Operator Class I (W1-013916), State of Georgia Certified Distribution System Operator (WD014225), State of Georgia Certified Wastewater Collection System Operator (WWC0311587) and is a NESHTA Certified Environmental Trainer (CET 2002).

Matthew Speed-Operation Facility Manager

Matthew will manage the project and employees on a daily, weekly, and monthly basis. Matthew holds a Biological Wastewater Treatment System Operator Class I (WW1-014870) and Public Water Supply System Operator Class I (W1-014791).

EMI staff operators will be utilized for daily, weekly and monthly operational tasks.

Summary of qualifications and similar properties:

EMI and its dedicated professional operators have a combined experience of over 150 years in the field of water and wastewater treatment facility operations and maintenance, to include total system management, operations and maintenance, including treatment, collection, distribution, meter reading, laboratory services and customer service.

EMI is currently providing ongoing water and wastewater treatment management, operations, laboratory and operational consulting services to over 40 water and wastewater treatment systems throughout the State of Georgia. Currently, EMI is providing ongoing operational, laboratory, management and consulting services to similar systems of the City of Hoschton's groundwater and wastewater treatment system's which include, City of Demorest, City of Baldwin, City of Jefferson, Town of Braselton, City of Hiawassee, and the City of Dillard. EMI has also designed and started up new facilities, brought troubled facilities into compliance, and developed new water and wastewater infrastructure.

EMI's professional qualifications include:

- Knowledge of materials, equipment, methods, processes and techniques in the management, operation, maintenance and construction of modern water and wastewater treatment facilities.
- Licensed State of Georgia Class I certification in water and wastewater treatment operators on staff.
- Thorough knowledge of chemical and physical processes involved in water and wastewater treatment. Ability to organize, manage, direct and coordinate a staff in the operation and maintenance of water and wastewater treatment facilities while implementing industry standard safety procedures.

- Licensed State of Georgia Laboratory Analyst in Water and Wastewater Laboratory Analysis. A thorough knowledge of chemical and analytical procedures used in performing water and wastewater laboratory analysis.
- ISO/IEC 17025 Accredited Laboratory.
- Licensed State of Georgia Professional Engineers on staff.
- Certified Electricians and Master Plumbers on staff.
- Fully insured company including worker's compensation, automotive, general and professional liability.

Current and prior experience with public-sector entities:

EMI maintains ongoing contracts with over 40 local governments as well as the State of Georgia, and several private entities providing design engineering services, consulting, water and wastewater operation management and laboratory services. Operational and management services of treatment systems include: surface water systems to include conventional and packaged treatment systems; ground water systems to include iron and manganese removal systems, green sand filtration, ion-exchange and radium removal. NPDES permitted wastewater treatment systems to include conventional and packaged treatment systems, trickling filters, activated sludge, SBR's, oxidation ditch, Orbal treatment system, biological and chemical phosphorus reduction. LAS permitted system to include stabilization ponds, facultative ponds, partial mix aerated ponds and complete mix aerated ponds. These facilities are owned and permitted by many public and private sector entities throughout the State of Georgia, some of them include: Georgia DNR, Barrow County, City of Jefferson, City of Hiawassee, City of Demorest, City of Baldwin, City of Union Point, City of Helen, Rabun County, City of Statham, City of Dillard, Town of Braselton and the City of Blairsville.

2. Management Approach, Action Plan and Expectations

- a. **Management Approach** EMI's Principal management team is based out of our office located in Lawrenceville, GA. However, our operations management team also provides management services from our Habersham office as well as each home office which is located in Habersham County, and Banks County. Our operators each work out of their home offices located in Habersham, White, Banks, Jackson, Rabun, Dawson, Towns and Union County. By allowing our operations management team and key operators the ability to operate from our Habersham office as well as their home office location, we are able to provide a centralized operational base which enables the operators to be on call at all times and to respond more quickly in emergency situations.

EMI will exercise independent judgment in managing the daily operations of the groundwater wells and wastewater treatment system while achieving planned objectives. EMI will work closely with local, state and federal environmental officials and assist the City of Hoschton in maintaining compliance with required rules and regulations. EMI will keep the City Manager briefed on the groundwater and wastewater treatment system operational status and aid in preparing the annual budget and needed improvements for operations of the treatment systems.

b. Action Plan Our general scope of services includes providing administrative, technical and supervisory services in managing the operations of the City of Hoschton groundwater wells and wastewater treatment facility.

Illustrative Tasks of EMI's Management and Action Plan

- Provide such qualified personnel as is necessary to manage the groundwater wells and wastewater treatment facility in compliance with all rules and regulations of the Georgia Department of Natural Resources and other state and federal agencies having jurisdiction over the groundwater and wastewater treatment facilities.
- Develop schedules, procedures and methods for the operation and maintenance of the City of Hoschton groundwater and wastewater treatment facilities. Manage and assist in training City of Hoschton staff on the operation and maintenance of the treatment facilities.
- Plant evaluation and inspection will be conducted three times per work week by EMI operators, (work week is defined as Monday thru Friday, not including holidays). On site process control sampling and analysis will be conducted weekly in order to enhance treatment system optimization. It is understood that the City of Hoschton will provide staff at the groundwater wells and wastewater treatment facility able to carry out operational duties as assigned by EMI during the week and weekends.
- EMI will ensure the collection and analysis of the permit required samples for the groundwater and wastewater treatment facilities.
- Prepare and submit the required monthly operating reports for the groundwater and wastewater treatment facilities to the State of Georgia Environmental Protection Division. EMI has a close working relationship with the State of Georgia EPD and will act as the City of Hoschton's agent in dealing with EPD for inspections and compliance issues.
- Provide monthly reports digitally to the City of Hoschton, these reports will include all monthly reporting documents submitted to EPD to include laboratory analysis as well as process control data sheets and monthly summary report utilized by EMI.

c. Expectations EMI is confident that we can provide operational and management services for the City of Hoschton Groundwater and Wastewater Treatment Facilities in a well-planned and cost-effective manner through efficiency, value, flexibility and innovation.

3. Proposed Fees

EMI is a stable, technically sound, low risk answer to the City of Hoschton groundwater and wastewater management/operational needs. EMI is committed to efficient, cost effective and an environmentally safe management of the groundwater and wastewater treatment facilities. **EMI proposes to provide groundwater and wastewater management/operational services to the City of Hoschton for a lump sum fee of \$6,750 per month.**

These fees are for routine management and operational services of the treatment system as outlined above. EMI's operational staff is also available for additional work as needed (or during emergency situations) at our customary hourly rate.

Additionally, if needed the laboratory fees for the wastewater treatment facility permit analysis will be invoiced as follows.

- Biochemical Oxygen Demand - \$40 each
- Total Suspended Solids - \$25 each
- Total Phosphorus - \$35 each
- Ammonia Nitrogen - \$35 each
- Ortho Phosphate - \$25 each
- Organic Nitrogen - \$35 each
- Nitrate-Nitrite - \$35 each
- TKN - \$35 each
- Nitrate Nitrogen - \$35 each
- Total Nitrogen - \$35 each
- Fecal Coliform - \$40 each
- FOG - \$45 each
- Temp - \$5 each
- pH - \$5 each

Additionally, this proposal does not contain routine operating or major expenses, maintenance of the grounds, distribution or collection system to include: pump/mechanical repair, grass cutting, debris/tree removal, lift-station pump repair, utilities, chemical purchases, upkeep of buildings or any other aesthetic related items, nor does this proposal include expenses related to the GA EPD Drinking Water Laboratory Fees. If required, EMI can assist with these items at an additional rate and will submit written monthly recommendations on resolving these issues if needed.

Accepted by the City of Hoschton:

By: _____

Title: _____

Date: _____

NEW BUSINESS

ITEM #5

Millage Rate Rollback
(recommendation to rollback from 2.954 to 2.714)



Candace Taylor-Heaton

Jackson County Tax Commissioner

ctaylor@jacksoncountygov.com

67 Athens Street
PO Box 247
Jefferson, Georgia 30549

Phone: 706-367-6325
Fax: 706-708-2502
www.jacksoncountygatax.com

July 17, 2024

City of Hoschton

RE: 2024 Consolidation Sheets/Rollback

Dear Jackson County Taxing Authorities:

Enclosed you will find a copy of your 2023 & 2024 Consolidation Sheets for your district. As you know, in 2024 Jackson County faced a countywide revaluation of property values due to a recent compliance audit conducted by the Department of Revenue. With the 2024 values I have completed a PT32.1 that will compute your rollback millage rate if you choose to go rollback your millage. This form takes into account your last years values, inflationary growth (value increase/decrease on existing property), new growth, new values and last years millage rate. This millage rollback is merely a recommendation and not mandatory to use if it does not cover your 2025 budget costs.

Below I have computed the amount of tax dollars you will receive for both the rollback millage and the previous years millage rate. If you decide to use another millage rate other than the ones listed below I will be more than happy to compute the amount of taxes you will bring in based on that number.

Please keep in mind that the dollar amount shown does not include the 2% commissions that go to the Jackson County Board of Commissioners on collected taxes:

Previous Years Millage Rate: 2.954

2023 Consolidation Sheet Value: 339,420,815

Amount Due to Taxing Authority: 1,002,649

Rollback Millage Rate: 2.714

2024 Consolidation Sheet Value: 482,357,163

Amount Due to Taxing Authority: 1,309,117

NEW BUSINESS

ITEM #6

Resolution 2024-41
Trunk-or-Treat Road Closure

CITY OF HOSCHTON
STATE OF GEORGIA

**RESOLUTION 2024-41
REGARDING USE OF PUBLIC ROADS DURING THE
DOWNTOWN TRUNK-OR-TREAT EVENT**

WHEREAS, the City of Hoschton is sponsoring the Downtown Trunk-or-Treat event; and

WHEREAS, the activities for the Downtown Trunk-or-Treat event are conducted on City Square.

NOW, THEREFORE, BE IT RESOLVED that City Square will be closed from 3:00pm to 9:00pm on October 25, 2024.

SO RESOLVED this 17th day of September, 2024.

Debbie Martin, Mayor

ATTEST:

Jennifer Williams, Assistant City Clerk

NEW BUSINESS

ITEM #7

Resolution 2024-42
Hoschton Holiday Market Road Closure

CITY OF HOSCHTON
STATE OF GEORGIA

**RESOLUTION 2024-42
REGARDING USE OF PUBLIC ROADS DURING THE
HOSCHTON HOLIDAY MARKET**

WHEREAS, the City of Hoschton is sponsoring the Hoschton Holiday Market event; and

WHEREAS, the activities for the Hoschton Holiday Market are conducted on City Square.

NOW, THEREFORE, BE IT RESOLVED that City Square will be closed from 12:00pm to 10:00pm on November 25, 2024.

SO RESOLVED this 17th day of September, 2024.

Debbie Martin, Mayor

ATTEST:

Jennifer Williams, Assistant City Clerk

NEW BUSINESS

ITEM #8

Resolution 2024-43
Hoschton Fall Festival Road Closures

CITY OF HOSCHTON
STATE OF GEORGIA

**RESOLUTION 2024-43
REGARDING USE OF PUBLIC ROADS DURING THE
HOSCHTON FALL FESTIVAL**

WHEREAS, the City of Hoschton is sponsoring the Hoschton Fall Festival event October 4th through October 6th, 2024; and

WHEREAS, the activities for the Hoschton Fall Festival are conducted on City Square, Bell Avenue, Railroad Avenue, West Broad Street, and the portion of White Street between W. Broad Street and Bell Avenue.

NOW, THEREFORE, BE IT RESOLVED that City Square, Bell Avenue, Railroad Avenue, West Broad Street, and the portion of White Street between W. Broad Street and Bell Avenue will be closed from 8:00pm on October 3, 2024 until 7:00pm on October 6, 2024.

SO RESOLVED this 17th day of September, 2024.

Debbie Martin, Mayor

ATTEST:

Jennifer Williams, Assistant City Clerk

NEW BUSINESS

ITEM #9

Resolution 2024-44
Certified City of Ethics Renewal

**CITY OF HOSCHTON
STATE OF GEORGIA**

**RESOLUTION 2024-44
CERTIFIED CITY OF ETHICS**

WHEREAS the Board of Directors of the Georgia Municipal Association has established a Certified City of Ethics program; and,

WHEREAS the City of Hoschton, wishes to be certified as a Certified City of Ethics under the GMA Program; and,

WHEREAS part of the certification process requires the Mayor and Council to subscribe to the ethics principles approved by the GMA Board;

NOW THEREFORE BE IT RESOLVED by the governing authority of the City of Hoschton, Georgia, that as a group and as individuals, the governing authority subscribes to the following ethics principles and pledges to conduct its affairs accordingly:

- * Serve Others, Not Ourselves
- * Use Resources With Efficiency and Economy
- * Treat All People Fairly
- * Use The Power of Our Position For The Well Being Of Our Constituents
- * Create An Environment Of Honesty, Openness And Integrity

RESOLVED this 17th day of September, 2024.

Mayor Debbie Martin

Councilmember Christina Brown

Councilmember David Brown

Councilmember Scott Courter

Councilmember Jonathan Jackson

Councilmember James Lawson

Councilmember Fredria Sterling

ATTEST: Jennifer Williams, Asst. City Clerk

NEW BUSINESS

ITEM #10

Resolution 2024-45
Amendment to Personnel Policy
Re: On-Call Procedures

CITY OF HOSCHTON
STATE OF GEORGIA

RESOLUTION 2024-45

**A RESOLUTION ADOPTING AN AMENDMENT TO THE PERSONNEL POLICY
REGARDING OVERTIME PAY FOR NON-EXEMPT EMPLOYEES**

WHEREAS, the governing body of the City of Hoschton (“City”) desires to amend the personnel policy, such that employees of the City are aware of their rights and obligations relating to employment by the City and to ensure that the citizens of the City continue to receive excellent service from the persons who work for the City; and

WHEREAS, the City has reviewed the personnel policy and wished to amend Section 7.5.1, On Call Policy, as attached hereto in “Exhibit A”.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the City of Hoschton does hereby adopt the amended personnel policy and directs the Mayor and City Manager to sign such documents and take such action as are necessary to ensure that the personnel policy is made available to City staff.

Adopted this 17th day of September, 2024.

Debbie Martin, Mayor

ATTEST:

Jennifer Williams, Assistant City Clerk

Proposed - Exhibit A

Employees called back to duty will be paid their appropriate rate of pay for hours worked or at the overtime rate for hours worked over the applicable overtime threshold. Employee must inform their Department Head and get approval from City Manager.

7.5.1 ON CALL POLICY

All employees who are scheduled to be on call should be available from 8:00 a.m. Monday to 8:00 a.m. the following Monday.

Pay for on call is a weekly flat rate of \$100.00 plus hours worked at a rate of time and a half for all hours over 40 hours worked during the pay period. (Worked hours do NOT include Holidays and/or PTO)

If an employee on call has been called in for an emergency (outside of regular business hours), employee must inform their Department Head and get approval from City Manager.

When on call, the employee may take home a City vehicle for the week as long as it stays within a 50 mile radius of the City limits.

SECTION 8- WAGE AND SALARY ADMINISTRATION

8.1 PAYROLL RECORDS

The official payroll records are kept by the Human Resource Department. Each Department Head shall turn in on a weekly basis a signed work record for each employee within their department, noting hours worked, leave taken, and overtime worked.

8.2 TRAVEL EXPENSE REIMBURSEMENT

City employees will be reimbursed for reasonable and customary expenses actually incurred while performing official City business. The City will not reimburse for expenses that have already been paid by another program or organization, or if reimbursement is available through another program or organization.

8.2.1 REIMBURSABLE EXPENSES

Expenses such as meals for Hoschton employees traveling on business is based on the GSA standard per diem rates and employee will be given a check prior to departure. If meals are included in your training session no per diem will be given. Lodging, mileage, and parking may be reimbursed with proper approval and/or receipts. Employees and elected officials are responsible for the submittal of their own reimbursement requests. Requests which are

Current Policy

Employees called back to duty will be paid their appropriate rate of pay for hours worked or at the overtime rate for hours worked over the applicable overtime threshold. Employee must inform their Department Head and get approval from City Manager.

7.5.1 ON CALL POLICY

All employees which are scheduled to be on call should be available from 8:00 a.m. Monday to 8:00 a.m. the following Monday.

Pay for on call is a weekly flat rate of \$100.00 plus hours worked at a rate of time and a half for all hours over 40 hours worked. (Worked hours do NOT include Holidays and/or PTO)

If an employee on call has been called in for an emergency (outside of regular business hours) employee must inform their Department Head and get approval from City Manager.

When on call, the employee may take home a City vehicle for the week as long as it stays within a 30 mile radius of the City limits.

SECTION 8- WAGE AND SALARY ADMINISTRATION

8.1 PAYROLL RECORDS

The official payroll records are kept by the Human Resource Department. Each Department Head shall turn in on a weekly basis a signed work record for each employee within their department, noting hours worked, leave taken, and overtime worked.

8.2 TRAVEL EXPENSE REIMBURSEMENT

City employees will be reimbursed for reasonable and customary expenses actually incurred while performing official City business. The City will not reimburse for expenses that have already been paid by another program or organization, or if reimbursement is available through another program or organization.

8.2.1 REIMBURSABLE EXPENSES

Expenses such as meals for Hoschton employees traveling on business is based on the GSA standard per diem rates and employee will be given a check prior to departure. If meals are included in your training session no per diem will be given. Lodging, mileage, and parking may be reimbursed with proper approval and/or receipts. Employees and elected officials are responsible for the submittal of their own reimbursement requests. Requests which are

NEW BUSINESS

ITEM #11

Special Events Alcohol Permits for Fall Festival

- Casa Rica
- Sliced
- The Depot by Four Brothers

*documentation to come prior
to meeting*

NEW BUSINESS

ITEM #12

Proclamation: Hoshton Reads Day

PROCLAMATION
HOSCHTON READS DAY

WHEREAS: Literacy is not just an education issue but an economic, workforce, and quality of life issue. It is also a predictor of future educational achievement, economic status, and lifelong health and well-being.

WHEREAS: In 2023, 61% of Georgia rising fourth graders did not read proficiently, and research shows that children who are proficient readers by the end of third grade are four times more likely to graduate from high school than their peers who are not reading on grade level.

WHEREAS: The General Assembly recognized the importance of literacy skills with the passage of two bills in 2023: SB 211, that created the Georgia Council on Literacy, and HB 538, that requires comprehensive education reforms for reading instruction in the science of reading.

WHEREAS: Understanding that collaborative efforts and strategic partnerships must be undertaken to effectively address literacy issues, the Georgia Municipal Association (GMA) and its nonprofit organization, Georgia City Solutions, members of the Georgia General Assembly, and football champion now turned children's author, Malcolm Mitchell, partnered with the Georgia Council on Literacy to launch "Georgia Reads" at the 2024 GMA Annual Convention.

WHEREAS: Community involvement is essential to literacy improvements and "Georgia Reads" will include recognizing 10 community partnerships that have increased literacy in the past three to five years as Georgia Reads Communities.

WHEREAS: September 30, 2024, marks a date when all Georgians are encouraged to create awareness about the importance of reading and encourage community partnerships to promote future literacy improvements.

WHEREAS: Together we can improve Georgia's economic vitality one book at a time.

THEREFORE: I, Mayor Debbie Martin, do hereby proclaim September 30, 2024 as *HOSCHTON READS DAY* and encourage all residents, businesses, and community partners to help promote and elevate literacy as a community priority.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of September, 2024.

Debbie Martin, Mayor

NEW BUSINESS

ITEM #13

GDOT Braselton-Hoschton Area Mobility Study
Summary Memo from Dr. Jerry Weitz



Jerry Weitz & Associates, Inc.
Planning & Development Consultants

1225 Rucker Road, Alpharetta, Georgia 30004
Phone: (404) 502-7228 E-Mail: jweitz@bellsouth.net

Growth Management
Comprehensive Planning
Zoning & Land Use Regulations
Land Development Applications
Expert Testimony
Zoning Administration

MEMORANDUM

TO: City of Hoschton Planning and Zoning Commission

FROM: Jerry Weitz, Consulting City Planner

DATE: August 21, 2024

RE: Summary of Braselton-Hoschton Mobility Study Final Report, Georgia Department of Transportation (May 31, 2024)

This memo constitutes a summary of major features of the above-referenced study. This study is important in a number of respects, including future transportation planning and the five-year update of the city's comprehensive plan which is expected to be initiated by the end of this calendar year. The purpose of the study is to analyze existing conditions and to develop recommendations for improving future travel conditions in the study area.

Recommendations include regional and local. Regional recommendations include two major projects (see graphic excerpted below). The first one would involve widening SR 124 from SR 211 to SR 332 through Braselton and unincorporated Jackson County; this improvement would be entirely outside Hoschton. The second would involve a two-lane extension of SR 60 from SR 124 to SR 53. The general map for this project shows it would utilize the existing intersection of Jackson Trail Road with SR 53 as the southern terminus. This project would utilize the existing Jackson Trail Road in Hoschton and then cut north through unincorporated land, apparently using the existing right of way of Indian Creek Road, to connect to SR 332 (then to SR 60 utilizing the existing Sam Freeman Road). The extension of SR 60 to SR 53 has a projected cost of \$36 million and would be constructed at the time of the SR 60 interchange with Interstate 85 is constructed.



Local operational improvement recommendations (proposed in the study) within Hoschton include (see also graphic below):

- Traffic signal at Jefferson Street and SR 53 (\$361,000)
- Traffic signal at Broad Street and SR 53 (\$705,000)
- Realignment of Towne Center Parkway with Industrial Drive at SR 53 and install signal; Reroute SR 332 traffic to Towne Center Parkway, close SR 53 at existing Pendergrass Road (\$10,825,000)
- Traffic signal at Peachtree Road and SR 53 (\$361,000)
- Traffic signal at Twin Lake Boulevard/Jopena Boulevard and SR 53 (\$361,000)
- Add a dedicated right-turn lane at Jackson Trail Road onto SR 53 (\$546,000)



NEW BUSINESS

ITEM #14

Mulberry House Discussion

NEW BUSINESS

ITEM #15

Parking Deck Discussion