

CITY OF HOSCHTON
CITY COUNCIL
TUESDAY, NOVEMBER 19, 2024 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



REGULAR SESSION
AGENDA

WELCOME AND CALL TO ORDER

INVOCATION/MOMENT OF SILENT

AGENDA APPROVAL

MINUTES FOR APPROVAL:

September 12, 2024 – Public Hearing Minutes

September 12, 2024 – Work Session Minutes

September 17, 2024 – Regular Meeting Minutes

October 10, 2024 – Public Hearing Minutes

October 10, 2024 – Work Session Minutes

October 15, 2024- Regular Meeting Minutes

October 23, 2024 – Special Called Meeting Minutes

October 23, 2024- Fall Planning Retreat Minutes

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
*[Planning Commission recommended approval of original ordinance 5/22/24]
[Remanded 8/20/24 by City Council to Planning Commission] [City Council postponed September 25, 2024]*
2. **Ordinance O-2024-05:** An Ordinance Amending the Subdivision and Land Development Ordinance of the City of Hoschton, Georgia, Article VII, “Storm Drainage and Utilities,” to add a new Section 707, “Oversizing of Utilities and Development Agreements.” *[Planning and Zoning Commission recommendation: Approval (5-2)] [City Council postponed October 15, 2024]*

NEW BUSINESS

1. **Final Plat, Twin Lakes Phase 11B:** KLP Twin Lakes, LLC, applicant and property owner, for 155 lots on 110.826 acres fronting on the south side of Great Salt Lane and including the dedication of 4,932 linear feet (6.360 acres) of public streets including a portion of Crystal Lake Parkway, Coffee Lane, Loon Lake Way, Warrior Court, and Platte Drive (Planned Unit Development Conditional zoning).
2. **Resolution 2024-54:** A Resolution Accepting From KH Twin Lakes, LLC. The Dedication of 0.235 Acre South of Great Salt Lane, Developed As a Sewage Lift Station in Twin Lakes Planned Unit Development (PUD) And Authorizing the Recording of a Warranty Deed
3. Phase Two Water Distribution System Upgrades—Addendum #5
4. Water Purchase Agreement with Barrow County
5. **Resolution 2024-53:** Mulberry Park Project Grant Acceptance
6. South Water Tank Logo
7. **Resolution 2024-52:** Update to Trash/Recycling Rates
8. Special Event Alcohol Permit- WB Slush
9. Special Event Alcohol Permit-The Depot by Four Brothers
10. FY 2025 Budget

ADJOURN

Announcements:

November 20 th @ 6:00pm	Planning & Zoning Commission Meeting
November 28 th -29 th	City Hall is closed for Thanksgiving
December 6 th @ 4:00pm	Jingle Mingle / Holiday Market in Downtown Hoschton
December 7 th @ 9am @10am	Santa at the Square, Hosted by Hoschton Women's Civic Club
December 9 th @ 6:00pm	Downtown Development Authority Meeting

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.



PUBLIC HEARING
MINUTES

WELCOME AND CALL TO ORDER at 6:03pm by Mayor Martin

INVOCATION/ MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL A motion was made by D. Brown to approve, seconded by Courter, and all voted in favor.

NEW BUSINESS

1. **Ordinance TA-2024-05:** Zoning Ordinance Text Amendment: SEK Hoschton, LLC, by Tommy Saul, applicant, has filed an application to amend the text of the Hoschton, Georgia, zoning ordinance, Article IV, "Zoning Districts," Section 4.11, "C-2, General Commercial Highway Oriented District," Table 4.3, "Permitted and Conditional Uses for Non-Residential Zoning Districts," to change "auto parts and tire store" from a prohibited use ("X") to a permitted use ("P") in the C-2 zoning district. [*Planning commission recommendation: approval as revised*]

Dr. Jerry Weitz explained that the modified recommendation from planning staff and the Planning & Zoning Commission is to change the ordinance to allow auto parts stores with no associated automobile services, and not to allow tire stores. Tire stores would remain a prohibited use in the C-2 zoning district.

No public comments were made.

ADJOURN

ROLL CALL

Present:

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

Also Present:

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

Absent:

Jonathan Jackson, Councilmember
James Lawson, Councilmember

Approved:

Debbie Martin, Mayor

Date

Jennifer Williams, Assistant City Clerk

Date



WORK SESSION
MINUTES

CALL TO ORDER at 6:10pm by Mayor Martin

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

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*]

Dr. Weitz explained that the proposed changes would allow the Council to ask an applicant for a project schedule and the progress would be monitored by the zoning administrator to ensure commencement and substantial progress were made in a timely manner. In the event of a lapse in progress, the Council could choose to extend the schedule or to initiate a rezoning process to return the property back to its original zoning. This would only apply to new applicants and would not affect previous approvals retroactively.

Attorney Abb Hayes added that this ordinance would not apply to every rezoning application but gives the council to authority to assign a schedule. He suggests adding into the ordinance the objective criteria that would be used to decide when a schedule would be imposed. He also asked that if a request was received from a developer to alter a schedule, should that matter be heard in a public hearing?

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)

Dr. Weitz explained that the applicant will be required to complete any outstanding issues before the City Engineer or City Planner will sign the final plat.

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

Dr. Weitz explained that the Northeast Georgia Regional Commission completed its review, so the annual update is ready to be adopted. This update to the comprehensive plan includes a reduction in level of service standard for law enforcement space from 0.95 square feet per functional population to 0.60 square feet. It also includes a reduction in the level of service standard for parks and open space from 5.33 acres per 1,000 residents to 4.00 acres.

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

Dr. Weitz explained that the Future Land Use Plan was previously updated in February 2021. The GIS map has now been updated and reflects all the growth and changes to date. This action would authorize transmitting the plan to the region and state for review. Upon approval, the matter will come back before the Council for adoption.

4. **EMI Proposal**-Groundwater and Wastewater Treatment System Management Services

Jerry Hood of EMI explained that EMI would become the "Operator of Record" for the City's water and wastewater systems. This would be the third time EMI has performed the role for the City. EMI has 16 certified operators on staff and its own lab in Jefferson for testing. EMI is willing to assume this role for as long as the City needs.

5. **Millage Rate Rollback:** Recommendation to rollback from 2.954 to 2.714

Finance Director Tiffany Wheeler explained her recommendation to take the millage rate rollback to 2.714 mills from the current rate of 2.954 mills. At the new rate, she projects the City would bring in \$1.3 million in property tax revenue which should cover expected budget needs for 2025.

6. **Resolution 2024-41:** Use of Public Roads During the Downtown Trunk-or-Treat Event

Ms. Wheeler explained that City Square will be closed for the event on October 25th.

7. **Resolution 2024-42:** Use of Public Roads During the Hoschton Holiday Market

Ms. Wheeler explained that City Square will be closed on November 22nd for the event.

8. **Resolution 2024-43:** Use of Public Roads During the Hoschton Fall Festival

Ms. Wheeler explained that City Square, Bell Avenue, Railroad Avenue, a portion of White Street, and a portion of West Broad Street will be closed October 4th, 5th, and 6th for the festival.

9. **Resolution 2024-44:** Certified City of Ethics Renewal

Jen Williams explained that the City Council may renew the City's status as a Certified City of Ethics by voting to adopt and abide by a set of ethics principles.

10. **Resolution 2024-45:** Amendment to Personnel Policy Regarding On-Call Procedures

Ms. Williams explained that due to staffing changes, the City needs to extend the allowed distance for an on-call staff member to be permitted to drive a City-owned vehicle home from 30 miles to 50 miles.

11. **Special Event Alcohol Permits for Fall Festival:** Casa Rica, Sliced, and The Depot by Four Brothers

The City requires a special permit to serve alcohol outdoors during the festival. Each of the applicants is already licensed to serve alcohol with the city and state.

12. **Proclamation** Hoschton Reads Day –September 30th

Mayor Martin encourages all members of the community to go to schools to volunteer to read to the children. She will be participating in the statewide Mayors Reading Club. Dr. Sterling has been in contact with local schools to organize meeting with fifth grade students to talk about how the local government works, possibly including a field trip to City Hall.

13. **Memo Summarizing the Georgia Department of Transportation Braselton-Hoschton Area Mobility Study Final Report, May 31, 2024 [for potential discussion, no action required]**

Dr. Weitz explained that the study findings will inform MOP efforts and state budgets. The report answers how the region is going to deal with traffic issues, especially SR 53. He also shared that the county is working on a 5-year update to its transportation plan which will

consider the study results. The City has obtained funds for its own transportation planning, as well.

14. Mulberry House Discussion

Councilmember Christina Brown explained that the Mulberry house is in poor condition and would require a tremendous amount of work to resolve all the issues and to make it ADA compliant. The City does not have enough money in the budget to do all that would be required, so it is investigating the cost of demolition.

15. Parking Deck Discussion

Mayor Martin explained that she had a fantastic meeting with architects and engineers about a potential parking deck. The next step will be generating a concept plan based off ideas of underground parking, street-level retail/commercial space, and high-end apartments at the top overlooking Mulberry Park.

CITIZEN INPUT

Scott Butler, 448 Deer Creek Trail, pointed out errors in the Braselton-Hoschton Area Mobility Study which listed Twin Lakes/Cresswind developments as having 60 lots total. It is his belief that all graded intersections along SR 53 should be graded "poor". He recommended that the Council visit Blue Ridge to view their parking deck which was built by private developers and includes retail, restaurants, and parking.

Ace Acevedo, 100 Powell Court, asked that the Council fully fund the police department in the upcoming budget. He raised concerns about the golf cart/multi-use path and access to Publix and across Peachtree Rd from Cresswind.

Mayor Martin shared that she is meeting with Kolter and Public on September 18th to discuss the path on the East side of Peachtree Rd.

EXECUTIVE SESSION (IF NEEDED) none needed

ADJOURN A motion was made at 7:19pm by Sterling to adjourn, seconded by D. Brown, and all voted in favor.

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 with Special Guest Judge Ben Green

ROLL CALL

Present:

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

Also Present:

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

Absent:

Jonathan Jackson, Councilmember
James Lawson, Councilmember

Approved:

Debbie Martin, Mayor

Date

Jennifer Williams, Assistant City Clerk

Date



REGULAR MEETING
MINUTES

CALL TO ORDER at 6:02pm by Mayor Martin

INVOCATION/ MOMENT OF SILENCE by Jennifer Harrison

PLEDGE OF ALLEGIANCE

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

MINUTES APPROVAL

1. July 3, 2024 Special Called Meeting Minutes
2. July 11, 2024 Work Session Minutes
3. July 16, 2024 Regular Meeting Minutes
4. August 8, 2024 Public Hearing Minutes
5. August 8, 2024 Work Session Minutes
6. August 16, 2024 Retreat Minutes
7. August 20, 2024 Regular Meeting Minutes

A motion was made by Martin to approve minutes from all seven meetings with no changes, seconded by Lawson, and all voted in favor.

Dr. Sterling joined the meeting at 6:05pm.

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]

A motion was made by Martin to table this item until Dr. Weitz and the City Attorney can finish fine-tuning the language, seconded by Lawson, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

NEW BUSINESS

1. **Ordinance TA-2024-05:** Zoning Ordinance Text Amendment: SEK Hoschton, LLC, by Tommy Saul, applicant, has filed an application to amend the text of the Hoschton, Georgia, zoning ordinance, Article IV, "Zoning Districts," Section 4.11, "C-2, General Commercial Highway Oriented District," Table 4.3, "Permitted and Conditional Uses for Non-Residential Zoning Districts," to change "auto parts and tire store" from a prohibited use ("X") to a permitted use ("P") in the C-2 zoning district. [Planning commission recommendation: approval as revised]

A motion was made by Sterling to deny the application, seconded by Martin, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

2. **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)

A motion was made by Martin to approve with the understanding that she will not sign the final plat until all outstanding items are complete, seconded by Courter, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

3. **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

A motion was made by D. Brown to approve, seconded by Lawson, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

4. **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

A motion was made by Martin to approve, seconded by Courter, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

5. **EMI Proposal**-Groundwater and Wastewater Treatment System Management Services

A motion was made by Courter to approve, seconded by Jackson, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

6. **Millage Rate Rollback:** Recommendation to rollback from 2.954 to 2.714

A motion was made by Lawson to approve, seconded by Courter, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

7. **Resolution 2024-41:** Use of Public Roads During the Downtown Trunk-or-Treat Event

A motion was made by Jackson to approve, seconded by Lawson, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

8. **Resolution 2024-42:** Use of Public Roads During the Hoschton Holiday Market

A motion was made by Sterling to approve, seconded by Jackson, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

9. **Resolution 2024-43:** Use of Public Roads During the Hoschton Fall Festival

A motion was made by Sterling to approve, seconded by Lawson, and all voted in favor.
[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

10. **Resolution 2024-44:** Certified City of Ethics Renewal

A motion was made by D. Brown to approve, seconded by Lawson, and all voted in favor.
[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

11. **Resolution 2024-45:** Amendment to Personnel Policy Regarding On-Call Procedures

(The change to on-call pay will be worked on further and may be adopted at a later meeting.)
A motion was made to approve only the change in the distance allowed to drive a vehicle home while on-call from 30 miles to 55 miles by Courter, seconded by Jackson, and all voted in favor.
[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

12. **Special Event Alcohol Permits for Fall Festival:** *Casa Rica, Sliced, and The Depot by Four Brothers*

A motion was made by Jackson to approve, seconded by Lawson, and all voted in favor.
[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

13. **Proclamation** Hoschton Reads Day –September 30th

A motion was made by Martin to approve, seconded by Courter, and all voted in favor.
[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

14. **RFP 2024-03: Residential Solid Waste and Recycling Collection Services**

A motion was made by Martin to table this item until the October meeting, seconded by Lawson, and all voted in favor.
[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

ADJOURN *A motion was made at 6:42pm by Martin to adjourn, seconded by Sterling, and all voted in favor.*

Announcements:

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>

October 4th- 6th FALL FESTIVAL in Downtown Hoschton

ROLL CALL:

Present

Debbie Martin, Mayor

Christina Brown, Councilmember

David Brown, Councilmember

Scott Courter, Councilmember

Jonathan Jackson, Councilmember

James Lawson, Councilmember

Fredria Sterling, Councilmember (joined the meeting at 6:05pm)

Also Present

Jennifer Harrison, City Manager

Jen Williams, Assistant City Clerk

Media

Approved:

Debbie Martin, Mayor

Date

Jennifer Williams, Assistant City Clerk

Date



PUBLIC HEARING
MINUTES

WELCOME AND CALL TO ORDER by *Mayor Martin at 6pm*

INVOCATION/ MOMENT OF SILENCE by *Councilmember James Lawson*

PLEDGE OF ALLEGIANCE by *Mayor Martin*

AGENDA APPROVAL *No Changes*

NEW BUSINESS

1. **Ordinance TA-2024-06:** An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, Article IV, "Zoning Districts and Official Zoning Map," Section 4.14, "Mixed-Use District," Table 4.3, "Permitted and Conditional Uses in Non-Residential Zoning Districts," To Amend Day Care Center Permissions in the MU, Mixed-Use District Zoning District and for Other Purposes [*Consulting planner's recommendation: approval*][*Planning and Zoning Commission recommendation: Approval as conditional use*]

Mr. Kenny Whitworth in favor of this project, stated that ask council to consider permitting without any kind of conditional use. He also stated that Creekside approves of this project and has a letter of support from the HOA President. Mr. Whitworth also stated that this would be a private drive, not a city street.

Mr. Edwin Acevedo stated that he wasn't against having a day care center at that location, but did worry about additional traffic.

Councilmember D. Brown also asked for clarity between daycare location and townhomes.

City Attorney, Abb Hayes wanted to ensure that the council knew that this ordinance was for all future developments, not for the future of the daycare in discussion.

Councilmember T. Brown stated that she was thankful to the Planning and Zoning for their feedback and encouraged council to vote conditional.

2. **Ordinance O-2024-05:** An Ordinance Amending the Subdivision and Land Development Ordinance of the City of Hoschton, Georgia, Article VII, "Storm

Drainage and Utilities,” to add a new Section 707, “Oversizing of Utilities and Development Agreements.” *[Planning and Zoning Commission recommendation: Approval (5-2)]*

Council T. Brown asked who determines size for each development?

No Other questions were stated

ROLL CALL:

Mayor Debbie Martin
Councilmember Dave Brown
Councilmember Tina Brown
Councilmember JJ Jackson
Councilmember Fredria Sterling
Councilmember James Lawson
Councilmember Scott Courter
Ms. Jennifer Harrison, City Manager
Ms. Tiffany Wheeler, Finance Director
Mr. Abb Hayes, City Attorney
Dr. Jerry Weitz, City Planner
Ben Munro, Legal Organ
Absent:
Jen Williams, Assistant City Clerk

ADJOURN

Approved:

Debbie Martin, Mayor

Date

Jennifer Kidd-Harrison, City Manager/Clerk

Date

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, OCTOBER 10, 2024 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



WORK SESSION
MINUTES

CALL TO ORDER by *Mayor Martin at 6pm*

AGENDA APPROVAL *Mayor Martin added that she would like to add Barrow Water Agreement to the agenda as Line Item #11. Motion made by Martin, seconded by Jackson and all in favor.*

REPORTS BY MAYOR, COUNCIL, AND STAFF *See full packet for reports*

OLD BUSINESS

1. RFP 2024-03: Residential Solid Waste and Recycling Collection Services *City Manager stated that there were three qualified companies that submitted their services. Staff recommendation: White Oak Sanitation*

NEW BUSINESS

1. Resolution 2024-49: Amendment to the Comprehensive Plan Regarding the Future Land Use Plan. *The city desires to update and amend the future land use plan map that will include revisions that will reflect in the comprehensive plan. The City conducted a public hearing on May 22, 2024 that proposed the revision and has met the requirements for amending.*
2. Comprehensive Plan Steering Committee Appointments
After getting better clarity from city planner, Mayor Martin would like to update the committee list and present at the regular council meeting for the council's consideration.
3. Resolution 2024-47: Accepting the Dedication of a Sewage Lift Station within Phase 1 of Twin Lakes; *Kolter development (Cresswind) is authorizing the warranty deed over to the City of Hoschton as part of the final plat approval.*
4. Resolution 2024-48: Accepting the Dedication of a Sewage Lift Station within Phase 5 of Twin Lakes; *Kolter development (Cresswind) is authorizing the warranty deed over to the City of Hoschton as part of the final plat approval.*
5. DDA Board Member Recommendation: Caleb Musser
Mayor Martin stated that this is a recommendation from DDA. Council had the opportunity to meet with Mr. Musser prior.

6. Management of Hoschton Rental Properties, *City Manager stated that at the request of the council, staff recommending Resource Property Group.*
7. Resolution 2024-46: Hog Mountain Property Purchase; *Recommendation is to purchase this property to serve as our next City Hall and Police Complex as well as additional park space*
8. Presentation of FY2025 Budget; *Finance Director publicly made a draft available for the Y2025 Budget. A public hearing to discuss will be set for November 2024.*
9. Purchase and Outfitting of Police Vehicle; *A replacement for a 2017 Ford Tarus is recommended from Chief Hill. This will take the place of what was requested in the Y2025 budget.*
10. Garland Contract Addendum-Public Works Building; *Staff recommendation is to approve the wiring of an industrial fan that will be in Y2025 budget.*
11. Water Agreement between City of Hoschton and Barrow County; *Mayor Martin added this line item, for the Council to agree to the terms of this agreement for future water purposes.*

ROLL CALL:

Mayor Debbie Martin
Councilmember Dave Brown
Councilmember Tina Brown
Councilmember JJ Jackson
Councilmember Fredria Sterling
Councilmember James Lawson
Councilmember Scott Courter
Ms. Jennifer Harrison, City Manager
Ms. Tiffany Wheeler, Finance Director
Mr. Abb Hayes, City Attorney
Dr. Jerry Weitz, City Planner
Ben Munro, Legal Organ
Absent:
Jen Williams, Assistant City Clerk

CITIZEN INPUT

Mr. Edwin Acevedo of Cresswind stated that he hopes that council will consider Chief Hill's recommendation for a new vehicle for one of his officers. He also stated concerns for traffic.

EXECUTIVE SESSION (IF NEEDED) *None was needed*

ADJOURN *at 7:40pm by Martin, seconded by Jackson and all in favor*

Announcements:

October 15th @ 6:00pm

City Council Regular Meeting

October 23rd @ 6:00pm

Planning & Zoning Commission Meeting

October 24th @ 6:30pm

Community Conversations: Ask the City! *See what Hoschton has been up to this year and ask questions of the Building, Finance, Police, Public Works, and Administration departments.*

October 25th @ 6:00pm

Trunk or Treat on City Square



Approved:

Debbie Martin, Mayor

Date

Jennifer Kidd-Harrison, City Manager/Clerk

Date

CITY OF HOSCHTON
CITY COUNCIL
TUESDAY, OCTOBER 15, 2024 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



REGULAR SESSION
MINUTES

WELCOME AND CALL TO ORDER at 6:00pm by *Mayor Martin*

INVOCATION/ MOMENT OF SILENCE led by *Jennifer Harrison*

PLEDGE OF ALLEGIANCE led by *Mayor Martin*

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

OLD BUSINESS

1. RFP 2024-03: Residential Solid Waste and Recycling Collection Services

A motion was made by C. Brown to approve the contract with White Oak Sanitation, seconded by Courter, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

NEW BUSINESS

1. **Ordinance TA-2024-06:** An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, Article IV, "Zoning Districts and Official Zoning Map," Section 4.14, "Mixed-Use District," Table 4.3, "Permitted and Conditional Uses in Non-Residential Zoning Districts," To Amend Day Care Center Permissions in the MU, Mixed-Use District Zoning District and for Other Purposes [*Consulting planner's recommendation: approval*][*Planning and Zoning Commission recommendation: Approval as conditional use*]

A motion was made by D. Brown to approve the amendment to the Mixed-Use Zoning District permissions to allow Day Care as a Conditional Use, seconded by Jackson, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

2. **Ordinance O-2024-05:** An Ordinance Amending the Subdivision and Land Development Ordinance of the City of Hoschton, Georgia, Article VII, "Storm Drainage and Utilities," to add a new Section 707, "Oversizing of Utilities and

Development Agreements.” *[Planning and Zoning Commission recommendation: Approval (5-2)]*

A motion was made by Martin to table this item, seconded by Courter, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

3. Resolution 2024-49: Amendment to the Comprehensive Plan Regarding the Future Land Use Plan

A motion was made by Jackson to approve the resolution, seconded by Sterling, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

4. Comprehensive Plan Steering Committee Appointments

Committee Members:

Christina Brown-Councilmember

David Brown-Councilmember

Scott Courter-Councilmember

Chuck Jonaitis-Planning & Zoning Commission Member

Christine Moody-Planning & Zoning Commission Chairperson

Chris Hardin-Resident

Matt Ruppel-Business Owner

Debbie Martin-Mayor

Dr. Jerry Weitz-Lead

A motion was made by Courter to approve the named members, seconded by Martin, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

5. Resolution 2024-47: Accepting the Dedication of a Sewage Lift Station within Phase 1 of Twin Lakes

A motion was made by Martin to approve the resolution, seconded by C. Brown, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

6. Resolution 2024-48: Accepting the Dedication of a Sewage Lift Station within Phase 5 of Twin Lakes

A motion was made by D. Brown to approve the resolution, seconded by Courter, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

7. DDA Board Member Recommendation: Caleb Musser

Mayor Martin withdrew this item.

8. Management of Hoschton Rental Properties

A motion was made by Courter to table this item, seconded by Jackson, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

9. Resolution 2024-46: Hog Mountain Property Purchase

A motion was made by Courter to approve the resolution, seconded by Jackson, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

10. Purchase and Outfitting of Police Vehicle

A motion was made by Jackson to approve this item, seconded by Sterling, and the motion carried with a 5-1 vote.

[DM-YES; CB-YES; DB-NO; SC-YES; JJ-YES; FS-YES]

11. Garland Contract Addendum-Public Works Building

A motion was made by Sterling to approve the addendum, seconded by Jackson, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

12. Water Purchase Contract between City of Hoschton and Barrow County

A motion was made by Martin to approve this item, seconded by Courter, and all voted in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; FS-YES]

ADJOURN *A motion was made at 6:18pm by Martin to adjourn, seconded by Jackson, and all voted in favor.*

Announcements:

October 23rd @ 6:00pm Planning & Zoning Commission Meeting

October 24th @ 6:30pm Community Conversations: Ask the City! *See what Hoschton has been up to this year and ask questions of the Building, Finance, Police, Public Works, and Administration departments.*

October 25th @ 6:00pm Trunk or Treat on City Square 

ROLL CALL:

Present

Debbie Martin, Mayor
Christina Brown, Councilmember
David Brown, Councilmember
Scott Courter, Councilmember
Jonathan Jackson, Councilmember (joined at 6:01pm)
Fredria Sterling, Councilmember (joined at 6:01pm)

Absent

James Lawson, Councilmember

Also Present

Jennifer Harrison, City Manager
Jen Williams, Assistant City Clerk
Media

Approved:

Debbie Martin, Mayor

Date

Jennifer Williams, Assistant City Clerk

Date

CITY OF HOSCHTON
CITY COUNCIL AGENDA
WEDNESDAY, OCTOBER 23, 2024 AT 9:00AM
HOSCHTON COMMUNITY ROOM
65 CITY SQUARE, HOSCHTON



SPECIAL CALLED MEETING
MINUTES

WELCOME AND CALL TO ORDER *at 9:03am by Mayor Martin*

INVOCATION/MOMENT OF SILENCE *by Jennifer Harrison*

PLEDGE OF ALLEGIANCE *led by Mayor Martin*

OLD BUSINESS

1. **Ordinance TA-2024-06:** An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, Article IV, "Zoning Districts and Official Zoning Map," Section 4.14, "Mixed-Use District," Table 4.3, "Permitted and Conditional Uses in Non-Residential Zoning Districts," To Amend Day Care Center Permissions in the MU, Mixed-Use District Zoning District and for Other *Purposes [Consulting planner's recommendation: approval][Planning and Zoning Commission recommendation: Approval as conditional use][First Read: October 15, 2024]*

A motion was made by C. Brown to approve the amendment allowing Day Care as a Conditional Use within the Mixed-Use Zoning District, seconded by D. Brown, and the motion carried with a 4-1 vote.

[DM-YES; CB-YES; DB-YES; SC-YES; JL-NO]

ADJOURN *A motion was made at 9:15am by Martin to adjourn, seconded by Lawson, and all voted in favor.*

ROLL CALL:

Present

Mayor Debbie Martin

Councilmember Christina Brown

Councilmember David Brown

Councilmember Scott Courter

Councilmember James Lawson (arrived at 9:05am)

Absent

Councilmember Jonathan Jackson
Councilmember Fredria Sterling

Also Present

Jennifer Harrison, City Manager
Abbott S. Hayes, Jr., City Attorney
Dr. Jerry Weitz, Consulting City Planner
Jerry Hood, EMI, City Engineer
Fletcher Holliday, EMI, City Engineer
Jen Williams, Assistant City Clerk
Tiffany Wheeler, Finance Director
Ben Munro, Media

Approved:

Debbie Martin, Mayor

Date

Jennifer Williams, Assistant City Clerk

Date

CITY OF HOSCHTON
CITY COUNCIL
WEDNESDAY, OCTOBER 23, 2024 AT 9:00AM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



FALL PLANNING RETREAT
MINUTES

CALL TO ORDER at 9:15am by Mayor Martin

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

EXECUTIVE SESSION A motion was made at 9:16am by Martin to enter executive session for real estate, seconded by D. Brown, and all voted in favor.

Councilmember Jackson joined the meeting at 9:30am.

Councilmember Lawson left the meeting at 10:00am.

Councilmember Jackson left the meeting at 10:25am and returned at 11:00am.

A motion was made at 11:22am by Martin to exit executive session, seconded by Jackson, and all voted in favor.

No action was taken.

DISCUSSION: FUTURE PLANNING

Mayor and Council discussed the proposed FY 2025 Budget, including funds requested by the DDA for planned projects like Christmas lights in the downtown area, a mural depicting Hoschton scenes painted on the fence behind the Depot, and continued landscape beautification along City Square.

There was discussion about developing an all-encompassing administrative log for developments that would track progressive steps, status of reviews, fees paid, etc. This checklist would follow the project and be available to city staff and council before any approvals are issued or voted upon.

Much discussion was had regarding future planning with respect to infrastructure and projected development in the city. Jerry Hood of EMI stated that water/sewer infrastructure is on track with the planned wastewater treatment plant expansion to .95 million gallon capacity per day, and then a further planned expansion to 2.0 million gallon capacity per day. A proposed system development fee was discussed to place the burden of the

expansion costs upon the developments necessitating the expansion. EMI will prepare a recommendation on tap fees and a potential system development fee based on projected costs and planned growth. EMI further discussed the status of water and sewer in the city. A recommendation was made to perform smoke testing and other evaluations to identify areas to recover WWTP capacity from I&I (inflow and infiltration). The city is in the process of evaluating the yield of existing wells as well as identifying potential future well sites.

Councilmember Lawson joined the meeting at 12:10pm.

Councilmember Sterling joined the meeting at 12:34pm.

Councilmember Jackson left the meeting at 12:56pm.

ADJOURN A motion was made at 2:53pm by Sterling to adjourn the meeting, seconded by C. Brown, and all voted in favor.

ROLL CALL:

Present

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

Also Present

Jennifer Harrison, City Manager
Abbott S. Hayes, Jr., City Attorney
Dr. Jerry Weitz, Consulting City Planner
Jerry Hood, EMI, City Engineer
Fletcher Holliday, EMI, City Engineer
Jen Williams, Assistant City Clerk
Tiffany Wheeler, Finance Director
Ben Munro, Media

Approved:

Debbie Martin, Mayor

Date

Jennifer Williams, Assistant City Clerk

Date