



WORK SESSION
MINUTES

CALL TO ORDER at 6:20pm by Mayor Martin

AGENDA APPROVAL Motion to approve with no changes by D. Brown, seconded by Sterling, and all in favor.

REPORTS BY MAYOR, COUNCIL, AND STAFF Highlight: The City is now water/sewer debt free

OLD BUSINESS

1. Resolution 24-01: Water Purchase Agreement with Barrow County
Jerry Hood, EMI, commented that this is a good agreement for the City; it offers a favorable price to the City and consumers; it secures a water supply for the City.
2. Resolution 24-02: Intergovernmental Agreement for Lease of 69 City Square between the City of Hoschton and the Hoschton Downtown Development Authority

NEW BUSINESS

1. **Final Plat for Creekside Village Towns:** UTR Hoschton, LLC, property owner, Premier Residential Builders Georgia, LLC, by Harold Trip, applicant, seeks final plat approval for 31 fee-simple townhouse lots on 3.03 acres (Map/Parcel 119/004N2) fronting on the south side of Eagles Bluff Way and including the dedication of Creekside Commons Drive (approximately 860 linear feet) Mixed Use (MU) zoning (Z-19-02) (V-23-05 and V-23-06)

Councilmember C. Brown shared her concern that the proposed heated square footage of the 20' lot would be 1540 sqft and that of the 24' lot would be 1760 sqft, which are both below the minimum 1800 heated square feet in the Code. Dr. Weitz explained that the stated minimum heated square footage on the final plat is 1800 sqft. Mr. Tripp stated that he received a variance allowing the lesser square footage in December. Dr. Weitz stated that the public hearing did not include that specific variance request.

Councilmember D. Brown asked if Mr. Trip would be willing to submit elevations for approval to the Council. Mr. Trip responded that he would agree to presenting elevations to Council for approval if the final plat is approved.

2. Authorization to initiate amendments to the zoning ordinance, subdivision and land development ordinance, and the city's code of ordinances as necessary to establish a planning and zoning commission and assign various functions to the commission relative to zoning and subdivision applications.

This authorization would direct Dr. Jerry Weitz to prepare the necessary amendments to City ordinances and codes which would re-establish a Planning & Zoning Commission. These documents would likely be ready for a vote in March and will need to include an effective date that allows training for those selected to serve. The City has received several applications from those interested in serving on the Commission but welcomes any other interested residents to submit applications (available at City Hall and on the City website).

3. Ordinance O-24-01: Narrow Strip Ordinance

This ordinance provides a way for the City to legally dispose of unused small parcels of property that it owns.

4. 2024 Recommendation of Council Meeting Dates and Time

Work Sessions will be held on the 2nd Thursday of each month; Regular Meetings will be held on the 4th Tuesday of each month (with the exception of June and December meetings, as shown on the schedule).

5. 2024 Recommendation of Downtown Development Authority Meeting Dates and Time

Meetings will continue to be held on the 2nd Monday of each month.

6. 2024 Proposed Historic Preservation Committee Meeting Dates and Time

Meetings will continue to be held on the 4th Thursday of each month, except for December, as shown on the schedule.

7. 2024 Municipal Court Dates and Time

Meetings will be held every other month at 3:00pm beginning in February.

8. 2024 Recommendation to appoint new Downtown Development Authority Board Members

Mayor Martin recommends Councilmembers Courter and Jackson.

9. 2024 Recommendation of Council Committees from Mayor Martin

Mayor Martin recommends the following council committees:

Cemetery-Lawson

Parks & Rec-C. Brown

DDA-Courter and Jackson

*Capital Improvements-D. Brown
Marketing & Branding (outside of the City)-Courter and Jackson
Community Outreach-Sterling*

10. 2024 Recommendation of Mayor Pro-Tem

Mayor Martin recommends appointing Councilmember David Brown to this role.

11. 2024 Recommendation of Ethics Board Members

Councilmember D. Brown recommends the following people:

Sue Youngblood, Jack Flint, Mike Bagwell, Rodney Cato, Chris Kubic, and Christine Moody

12. Garland Contractors, Inc. estimate for construction of Public Works building

Jerry Hood explained that Phase 1 of the project authorized Garland to finish the drawings and to develop an estimate of the project cost, which has been presented here. The GMP (Guaranteed Maximum Price) of the project is \$812,784.50, which does include a performance bond.

13. Consideration of Building Inspection Agreement

Jennifer Harrison stated that Bureau Veritas is well known in government. The contract would be for building inspection services and plan reviews while the City continues its search for a full-time employee to serve as the senior inspector/building official.

Councilmember C. Brown expressed her worry that if building really takes off this year, this contract will prove to be a budget-buster.

Harrison replied that the number of billable hours would be capped each week, to remain in compliance with the 2024 budget. In 2025, the number of new units is expected to greatly increase, so the 2025 budget will need to be increased anyway. The plan is to have a full-time employee in that position by then.

CITIZEN INPUT *none*

EXECUTIVE SESSION (IF NEEDED) *Motion to go into executive session at 6:56pm for personnel and real estate by Martin, seconded by D. Brown, and all in favor.*

Motion to come out of executive session at 8:14pm by Martin, seconded by Sterling, and all in favor.

ADJOURN *Motion to adjourn at 8:14pm by D. Brown, seconded by Jackson, and all in favor.*

ROLL CALL:

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

ALSO PRESENT:

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

ABSENT:

James Lawson, Councilmember

APPROVED:



Debbie Martin, Mayor

2/20/24

Date



Jennifer Williams, Assistant City Clerk

