

**BOARD OF MAYOR AND COMMISSIONERS  
WORK SESSION  
JANUARY 26<sup>TH</sup>, 2021  
IMMEDIATELY FOLLOWING REGULAR MEETING**

**MINUTES**

Members Present: Jonathan Elmore, Mayor  
Brian Fisher, Mayor Pro Tem  
Lisa Shortell, Commissioner  
Lionel Laratte, Commissioner  
Dee Merriam, Commissioner

Staff Present: Patrick Bryant, City Manager  
Paul Hanebuth, Asst. City Manager  
Shannon Powell, Asst. City Manager  
Ellen Powell, Communications Manager  
Gina Hill, City Clerk

Item #1 Meeting Called to Order

Item #2 Adoption of Agenda  
Mayor Pro Tem Fisher moved to adopt. Commissioner Laratte seconded. All ayes.

Item #3 **Town Green Pavilion Construction Drawings**

City Manager Bryant gave some background on this project. He said there had been some updates to the design and the final cost has not been determined but it's thought to be within budget. Designer and resident Sheri Locke gave a presentation that included drawings of the proposed pavilion. She pointed out various features, including landscaping, lighting, landscaping, etc. Bill Clark, a resident who also works on the project, also spoke. Mr. Bryant outlined the next steps in the process. Members of the BOMC had questions and comments. Mr. Bryant said cost estimates will come in soon. If it's within budget, then no action needs to be taken by the BOMC.

Item #4 **Police Update**

City Manager Bryant expected to get the eight finalists for the police chief job from the Georgia Association of Chiefs of Police either later that week or the next. Those candidates will then go through an assessment before being interviewed by city staff. Mr. Bryant predicted the request for proposals (RFP) for an outside police consultant would be discussed at the next work session. He will seek direction from the BOMC on what to include in the RFP before it's

made public. Commissioner Merriam wanted to ensure the candidates for consultant would be open to interviews.

Item #5 **Discussion About Gas Leaf Blowers**

City Manager Bryant said the BOMC had received requests to add this topic to a work session agenda for discussion. He added that the BOMC needs to decide if they want to restrict the use of gas leaf blowers. Mayor Elmore said while gas blowers are loud, he's more concerned about leaves being blown into the streets. Commissioner Shortell has done research on the matter and said many cities are considering ways to regulate gas leaf blowers. She gave more information about the emissions from the tools. Overall, she felt they had a negative impact on quality of life and the environment. Commissioner Laratte felt that residents should be considered differently than commercial landscapers. Mayor Pro Tem Fisher supports the use of gas blowers. He would be open to alternatives, however. He was not in favor of limiting a resident's ability to maintain their property. Commissioner Merriam was concerned about the environmental impact of battery-powered blowers. Ms. Shortell read the current noise ordinance, which she felt was not objective when applied to this issue. City Attorney Quinn pointed out another section of the ordinance that called for these types of engines to be muffled. Mr. Bryant advised that discussion should continue and if the BOMC reaches a consensus, then language for any official action can start to be considered. Mr. Laratte pointed out that they should decide if the goal is to reduce noise or pollution. Mr. Quinn remarked that the noise ordinance can be subjective so they should be addressed with their own provision. Mr. Fisher felt this issue is a slippery slope where property rights are concerned. There were different ways to look at these rights, said Ms. Shortell, but she did wish to find a way to move forward fairly and gradually. Mr. Elmore wanted to revisit this topic in a month. He asked residents to let the BOMC know where they stand on the issue.

Item #6 **Sanitation Fees**

This is an annual process. Fees for 2022 must be set for residential and commercial locations. Staff recommends a fee level commiserate with balancing the sanitation fund budget.

City Manager Bryant explained that the commercial fee amount needs to be set right away. He discussed some of the options for fee structure. He touched on keeping the sanitation fund balanced and the factors that go into that. Assistant City Manager Hanebuth fielded questions and comments from the BOMC about his memorandum. There was a discussion about how to charge for sanitation when a home has an accessory dwelling unit. Mr. Bryant said a resolution for the commercial fees would be voted on at the next regular meeting. Mayor Pro Tem Fisher wanted to assure residents could get full services (which had been scaled back because of covid) before setting that fee.

Item #7 **Discussion of Ordinance to Require Sewage Service for New Construction**

An ordinance would be needed to put the city in compliance with the Metro North Georgia Water Planning District Water Resource Management plan.

Assistant City Manager Hanebuth talked about some of the state requirements for the city. He said this ordinance would ban septic systems for residential properties. They must tie into a larger service. City Manager Bryant pointed out that there is currently only one home in the city that still has a septic tank. Commissioner Shortell had a question about how the water waste policy (mentioned below) impacted homes with wells. In response to a question from Commissioner Merriam, Mr. Hanebuth said the water waste policy would apply to water coming through the water system, like irrigation. Commissioner Laratte had a question about people who washed cars for money. Mr. Hanebuth said such a person would need an exemption permit. City Attorney Quinn provided more detail. Bryant clarified that item #7 must be done through an ordinance and item #8 can be a policy adopted through resolution.

Item #8 **Water Waste Policy**

This item is also a requirement of the plan mentioned above. The goal is to discourage or prohibit water waste.

Item #9 **Stormwater Extent of Service Proposals**

Staff seeks direction from the BOMC regarding the level of extent of service policy the city should put in place. These policies concern stormwater infrastructure maintenance and repair on public versus private property. City staff gave a presentation to the BOMC on this topic at the previous work session.

City Manager Bryant recapped the presentation given at the last work session outlining two approaches on this matter (called EOS1 and EOS2). Mayor Pro Tem Fisher said he leans more towards choosing EOS1 since it's similar to what Decatur and Dekalb County are doing. He also weighed in on stormwater fees. There was a discussion about having easements with homeowners for stormwater maintenance. Commissioner Shortell also favored EOS1. Commissioner Merriam was in agreement. Commissioner Laratte said EOS1 made sense as well. Mayor Elmore also liked EOS1. There was discussion about the culvert along Hess Drive and what those homeowners should be responsible for where stormwater costs are concerned. Mr. Bryant suggested moving forward with developing the EOS1 policy and discussion could continue to gauge interest in an easement agreement with homeowners along Hess Drive. There was agreement. City Attorney Quinn remarked that EOS1 will have to be an ordinance. Mr. Bryant couldn't confirm whether it would be ready for the next regular meeting.

Item #10 **Public Comment**

Paul Dorroh felt that the time table for construction of the pavilion would weaken the city's negotiating position with Fabric for their portion of the development. City Manager Bryant said the two items are being approached as separate items. Elizabeth Goodstein asked the BOMC to consider what Mr. Dorroh had to say. She also asked the BOMC to allow public comment after each agenda item. Mr. Goodstein didn't feel the pavilion was a good use of money and that property is very valuable. Bob Wess thought Mr. Dorroh and Ms. Goodstein made good points. He commended Klaus van Den Berg for his

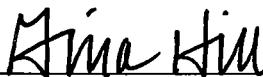
letter about the North Woods project. He was pleased the project was going to move forward.

Item #11

Adjournment

Mayor Pro Tem Fisher moved to adjourn. Commissioner Merriam seconded. All ayes.

APPROVED FEBRUARY 9<sup>TH</sup>, 2022

A handwritten signature in black ink that reads "Gina Hill". The signature is written in a cursive style and is positioned above a horizontal line.

Gina Hill, City Clerk