



CALL TO ORDER

Mayor Piper called the meeting to order at 6:30 p.m.

Present: Mayor Piper, and Councilmembers Lyle, Venable, Thrasher and McCormic.

Absent: Councilmember Crawley

Also present: Sandra Bennett, City Clerk; Jody Campbell, City Attorney; April Stephens, City Accountant; Jerry Weitz, City Planner.

PLEDGE OF ALLEGIANCE

Mayor Piper led the Pledge of Allegiance and thanked all veterans and their families for their service.

REPORTS – provided to Mayor and City Council

1. Finance Department
2. Public Works Department

Mayor Piper provided an update about the water exploration project and the public works department new hires.

PUBLIC HEARING

1. **Millage Rate for Tax Year 2021:** The City of Statham property tax levied for Barrow County increased for the 2021 tax year by \$40,000. The City of Statham anticipates the property tax levies for Barrow County for the tax year 2021 will be set at 4.345 mills, which is a 16.64% increase from the proposed rollback rate of 3.725. A tax report was provided to the Mayor, Council and Citizens at the September 9, 2021 Work Session and is available on the City’s website and social media page.

Mayor Piper and City Accountant April Stephens provided an overview of the proposed millage rate.

Citizen Cheryl Venable provided her opinion about the proposed millage rate increase and suggested the millage rate remain the same as last year’s millage so it wouldn’t be an increase to citizens.

April Stephens stated that even if Council voted to keep the millage the same as last year, which was 4.003 mills, that it is still considered an increase from the rollback rate, however, Council may vote on any millage rate they feel is appropriate.

Citizen Joan King provided her opinion on the millage rate and how the County assesses property values, and believes if Council is not going to roll back the millage rate, then keeping it the same as last year would be acceptable. Citizen Debi Krause agreed, and also asked for Council to keep the millage rate the same as last year.

Mayor Piper reiterated the cost of the proposed increase, and what dollar amount it would likely increase a citizen's tax bill. Councilman Venable reiterated that he heard the majority of citizens asking to keep the millage rate the same as last year, and stated he did not believe that \$40,000 would make or break a project, but believes once the City gets more self-sufficient on water and able to apply for LMIG, that the City would be in a better position to rollback the millage rate.

2. **R-21-08:** Presidential Oaks Properties, LLC, by Mitchell Tress, applicant, Margaret Ann Hamway, property owner, seek to rezone property (9.0 acres) fronting on the south side of Atlanta Highway, S.E. and the west side of Mulberry Street (part of Map/Parcel ST02/029) from SR-1, Suburban Residential-1 District to MFR, Multiple-Family Residential District. Proposed use: 62 fee simple townhouses.

Jerry Weitz presented the staff report for application R-21-08 and recommended approval with conditions and revising the standards of Mulberry Street. The applicant, Mitchell Tress, answered questions and explained the plan he had in mind for this property.

Many citizens spoke against the approval of this rezone and application. The Citizen Input sign-in sheet is included in these minutes.

3. **R-21-09:** Presidential Oaks Properties, LLC, by Mitchell Tress, applicant, Margaret Ann Hamway, property owner, seek to rezone property (2.6 acres) fronting on the south side of (1811) Atlanta Highway, S.E. (Map/Parcels ST01/024, part of ST02/029, ST01/025A, and ST01/025 from SR-1, Suburban Residential-1 District to HB, Highway Business District. Proposed use: commercial.

Jerry Weitz presented the staff report for R-21-09 and recommended the approval of the rezone request for its proposed commercial use. The applicant, Mitchell Tress, answered questions and explained the commercial plan he had in mind for this property.

At 7:51 p.m., Councilmember Venable made a motion to close the Public Hearing. Councilmember Thrasher seconded the motion, and the motion passed unanimously.

DISCUSSION ITEMS

1. **Impact Fees:** To discuss the City implementing and utilizing impact fees. Impact fees, which are on-time fees charged to land developers to help defray the costs of expanding capital facilities to serve new growth, can be a substantial source of revenue for financing capital improvements. Impact fee funds are utilized for specific improvement categories. Examples of these public improvements include parks and open space; public safety facilities; stormwater facilities; water supply, production, treatment and distribution facilities, and roads, streets and bridges, landscaping and any components of state or federal highways. With proper planning and execution, the City's impact fee schedule of improvements can be established for a five-year plan up to a 20-year plan. The cost to prepare, plan and process impact fees which entail an amendment to the comprehensive plan, an impact fee ordinance, structure of the fee, complying with the planning requirements of

DIFA (Georgia Development Impact Fee Act), and developing a CIE (Capital Improvements Element), is approximately \$10,000 - \$15,000, all of which is a reimbursable expense.

Mayor Piper asked again for the council to consider Impact fees. Planning Consultant, Jerry Weitz, provided an overview of what the impact fees could be used to fund which includes parks, recreation areas, and other items. Councilmember McCormic and Venable stated that they were still opposed to impact fees.

There were a couple citizens who inquired more detail on impact fees, and if the fee would be imposed on an individual wanting to build a new home on their land. The response was yes, an impact fee is paid at the time building permits are taken out for new construction; however, the intention of an impact fee was designed for subdivision or commercial developments, or those projects that place a heavier and immediate impact on the City's infrastructure and facilities, but they are placed on the individual lots of new construction.

2. **Preliminary Plat Statham Place:** Application for Preliminary Plat Approval for "Statham Place," Sullins Engineering, LLC, Applicant, MHC of Georgia, LLC, property owner, 36 lots on 48.10 acres fronting on the southeast side of Dooley Town Road (part of Map/Parcels ST04/095C and ST04/095).

Statham Place Plat was presented and discussed, with no issues being brought up at this time.

MINUTE APPROVAL

1. October 19, 2021 Regular Meeting & Public Hearing Minutes

Councilmember Venable made a motion to approve the October 19, 2021 Regular Council Meeting minutes. Councilmember Lyle seconded the motion, and the motion passed unanimously.

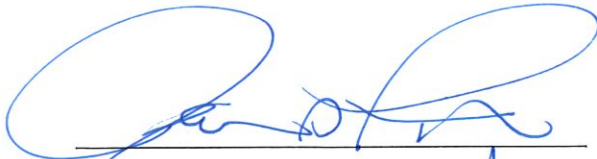
EXECUTIVE SESSION: Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, Administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was **pending or potential litigation**.

At 8:41 p.m., Councilmember Venable made a motion to enter Executive Session. Councilmember Lyle seconded the motion, and the motion passed unanimously.

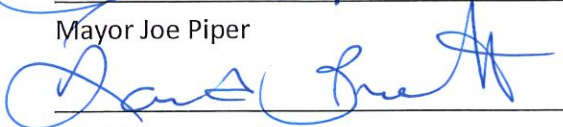
At 8:44 p.m., Councilmember McCormic made a motion to exit Executive Session. Councilmember Thrasher seconded the motion, and the motion passed unanimously.

ADJOURN

At 8:45 p.m., Councilmember McCormic made a motion to adjourn. Councilmember Thrasher seconded the motion, and the motion passed unanimously.



Mayor Joe Piper



City Clerk

Nov. 16, 2021

Date



Public Notices:

Millage Rate for Tax Year 2021: The City of Statham will set the millage rate at the Regular Meeting on Tuesday, November 16th at 7:00 p.m. at Statham City Hall, 327 Jefferson St., Statham, Georgia 30666. The five-year tax and levy history will be published no less than 14 days prior to its adoption.