



**City of Lilburn
City Council Work Session Minutes**

Draft

Lilburn City Hall, 340 Main St., Lilburn, GA 30047

Council Members:

Johnny Crist, Mayor
Christina van Maanen, Post 1
Scott Batterton, Post 2
Mike Hart, Post 3
Emil Powella, Post 4

I. Executive Session (if necessary)

II. Call to Order

Mayor Crist called the meeting to order at 6:30 PM.

III. Roll Call

Council member Scott Batterton was absent. Council member Christina van Maanen joined at 6:36 PM.

IV. Announcements

V. Introduction of new staff members

Police Chief Dusik introduced Cpt. Garfield Trumble as the new Patrol Captain, noting his prior law enforcement experience in Clarkston. Benjie Fennell was introduced as the new Public Works Director. Mr. Fennell provided a brief overview of his professional background, shared information about his family and noted that updated departmental contact information is available on the city's website for residents needing assistance.

Award Announcement

Communications and Citizen Engagement Director Rebecca Baumann reported that the City of Lilburn received two Bronze Awards from the Southeastern Festivals & Events Association for the Holiday Lights and Flight Fest event. The awards received are for best event under \$ 20,000.00 as well as best Poster. Staff recognized the collaboration among multiple city departments that contributed to the success of these events.

Tax Update and Property Tax Legislation HB 1116

Mayor Crist introduced Therese Brown from the Finance Department to provide a legislative update regarding property taxes. City Manager Jenny Simpkins explained that HB 1116 has passed the House and is now in the Senate. The bill, which passed despite initial opposition, will reduce the City's revenue from property taxes.

State legislation initially aimed at eliminating property taxes over a ten-year period, but the newly passed legislation was revised to a 3% rollback rate cap and a proposed 1% sales tax offset. A 3% rollback rate cap may restrict municipal budget flexibility, and a proposed 1% sales tax offset may not adequately compensate cities such as Lilburn for lost property tax revenue.

City officials discussed the potential impact of the proposed legislation on Lilburn's operating budget, noting the city's limited commercial tax base. Staff will continue to monitor the bill and evaluate its impact on city revenues.

VI. Approval of Minutes

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IX. Agenda

- 1. Agenda Item No. 1 - Amendment to Resolution 2025-07 Amendment No. 1 to add Court Fines, Fees and Bonds to the City's Fee Schedule.**

Assistant City Manager Roy Whitehead explained that an amendment to the resolution would include a detailed fee schedule listing municipal court fines, forfeitures, and bonds.

2. Agenda Item No. 2 - Approval of Resolution No. 2026-02, a Resolution adopting the Master Concept Plan for Old Town

City Manager Jenny Simpkins introduced a discussion regarding the city's downtown concept, emphasizing the distinction between a master concept and a fully developed master plan. A master concept is a flexible, high-level vision used to illustrate "big picture" ideas, while a master plan is a detailed, technical blueprint used to guide specific zoning, infrastructure, and legal implementation. Some aspects of the master concept plan were presented for educational purposes and to introduce preliminary planning concepts.

The presentation focused on educating council members about potential planning concepts, focused on the holistic vision for Old Town's urban planning, emphasizing the importance of streets and parks in creating community relationships. Key points included the need for parks to face important streets for natural surveillance, the concept of "A" and "B" streets, and the benefits of flush streets for accessibility. Additional concepts include the potential creation of additional park space near City Hall. Council was also introduced to a conceptual proposal from a private developer regarding a potential development along Highway 29. The discussion included the location's potential as a gateway into the city with a possible restaurant development. Jenny noted the importance of ensuring that private development aligns with the city's broader planning vision and long-term goals.

Council discussed potential improvements to street design, including reducing physical barriers, expanding sidewalks, incorporating street trees, and allowing for parallel parking.

Jenny noted ongoing discussions with the Georgia Department of Transportation regarding possible design improvements along U.S Highway 29. Emphasis was placed on designing streets that improve pedestrian safety and strengthen connections between public spaces and surrounding development. Jenny stated that the concepts discussed remain preliminary and would require additional study and funding analysis before implementation. Council member van Maanen emphasized the importance of public engagement and feedback as planning discussions continue as well as the need to hold future public meetings to gather community input and ensure that planning concepts align with the priorities of residents and responsible use of taxpayer resources.

The council agreed to table further decisions to ensure Council member Scott Batterton, who was absent, would be a part of the discussion about the alignment with the city's long-term vision.

X. Adjournment

Mayor Crist adjourned the meeting at 7:26 PM.

Approved this __day of ____, 2026.

Johnny Crist, Mayor

Anja Peay, City Clerk