

Lilburn Town Hall Feb 6, 2017

Present: 28 residents, Johnny Crist

Mayor Crist announced these Town Hall meetings will be held quarterly. He plans to lead with a compelling vision that draws everyone to a common goal. In the 1970s, affordable housing construction was the “wave of the future”. Many of those houses have now become rentals with absentee landlords. The City Council intends to rebuild the city, starting with restoration of downtown.

7.6 Acres in former Main Street area (Main Street to cemetery and First Baptist to Hwy 29): Downtown Development Authority purchased properties around the former Main Street to create a 7.6-acre mixed use development area. A contract just fell through; the city is negotiating with a couple other developers. The desired development will have restaurants and retail fronting Main & 29 with multi-level living facilities (apartments/condos/ townhouses) above and behind the retail.

City Hall area: A new electronic sign will be placed close to the Main Street intersection. Four pocket parks will be on the corners of City Hall/Library building. The roundabout which has low grasses and flower pots will eventually have a 35-foot sculpture.

Senior Living Facility: Property between the two roundabouts near city hall (partially owned by the DDA) is under contract for construction of senior living facilities, including independent living, assisted living, and memory care. Some of the independent living units will be in stand-alone buildings. The buildings will be built close to the street with back-end parking areas.

Sewer on Main Street: When the County paid for installation of sewer on Main Street, cost cutting resulted in no tap-in sites along the street. Two locations have connected to the sewer, resulting in the street being torn up. The County has been asked to complete the repaving of Main Street after connections are made.

Future City Needs: At their recent retreat, the City set the following priorities to be addressed:

- Police equipment / vehicles
- Streets and sidewalks
- Greenway renovation
- Police Station/Courts relocation
- Update to City Park
- Downtown Parking expansion

2017-2026 Special Local Option Sales Tax (**SPLOST**): The one-cent sales tax that was approved in November is projected to result in \$12 million for the City. The distribution for this money is strictly directed by rules of SPLOST:

Public Safety	\$6.6 M
Transportation	\$4.56 M
Parks	\$0.84 M

Income from SPLOST will be based on spending rates so actual income may vary from these numbers.

Greenway Renovation: Work will begin in early fall on the long boardwalk on the Greenway. Construction will use the PermaTrak used for the new bridge close to the “bamboo stand”. A walkway beside the new construction will allow walkers/runners continued use of the trail.

An early proposal was to extend the trail under Killian Hill to Arcado near the Soccer Academy. That construction under the road proved to be too costly.

Sidewalk projects: Construction of ten-foot sidewalk from Boston Market to Postal Way will begin in the near future. The sidewalk from the Greenway Trail Spur to Arcado (on the west side of Killian Hill) is on hold until agreement can be reached with CSX Railroad.

Police Station construction: Construction of the new police/courts complex will begin in 2018 and take two years. It is estimated that the building will cost about \$6 million. The new building will be on Hwy 29 across from Our Lady of the America's Catholic Mission.

Park Renovation: Once the police have moved to the new building, the Calvin Fitchett Administration Building will be demolished to allow views of the park. The Mayor anticipates \$1.5 million in renovation costs, to include new restrooms in the park (\$583,000) and at Velva Court field (\$396,000); renovation of current pavilion (\$118,000) and construction of two small pavilions (\$118,000); and playground with shade (\$360,000). A community building (\$335,000) would house a performing arts venue and community center. The survey completed in Spring 2016 showed desires of residents to be a Splash Pad (cost \$443,000); and dog park, parking lot and restrooms (\$193,000 and \$340,000, respectively).

Lowe's property (on Pleasant Hill near Ronald Reagan Parkway and behind Zaxby's): plans for a multicultural shopping center including restaurants. The package store that was slated to be at the entrance to the center has been put on hold due to construction's being eight feet taller than the covenants for the property.

Town Center developments: First Avenue property (formerly City Planning Annex building) will be developed with several town houses with small front yards, parking in the back. (Construction in Norcross city center has similar projects). The property across from the shops on Main Street is still under ownership of the original Wixelberry owners. They have recently had an offer for purchase. The City has not seen any proposals or drawings.

Sidewalk and other improvements on the east side of Main Street will not be completed until after the new project is completed. The only building slated to remain is the Cofer building (with the mural). All other buildings in that block will be removed.

Killian Hill widening: Gwinnett County is studying plans to widen Killian Hill to five lanes from Poplar Street to Trickum Middle School. This would complete widening from Hwy 29 to Arcado Road.

The Mayor fielded several questions from the floor and ended the meeting at 8:30 pm.