

City of Sugar Hill Council Meeting

Monday August 12, 2002

7:30 PM Community Center

The City of Sugar Hill held its regular Council Meeting on Monday August 12, 2002 at 7:30 PM in the Community Center.

Notice of the meeting was placed on the doors of city hall and the community center.

Notice was placed on the board at Alton Tucker Blvd and Peachtree Industrial Blvd.

Notice was sent to the local news media.

Those present at the meeting included Mayor Gary Pirkle, Mayor Pro-Tem Kim Hall, Council Members Meg Avery, Ron Johnson, and Thomas Rhodes. Also present were City Attorney Lee Thompson, Assistant City Manager for Development Jim Osborn, City Manager Bob Hail, and City Clerk Shirley Gibbs. Absent was Council Member Chris Abbey.

**CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION:**

Mayor Pirkle called the meeting to order at 7:30 PM, led the Pledge of Allegiance to the Flag and gave the Invocation.

**APPROVAL OF AGENDA:**

Mayor Pro-Tem Hall made a motion to amend the Agenda to include Item H, Marketing and Imaging Plan that was discussed at the work session. Council Member Avery made the second. Motion passed unanimously by those present to vote 4-0.

**APPROVAL OF 7-1-02 & 7-8-02 MINUTES:**

Council Member Rhodes made the motion to approve the July 1, 2002 and July 8, 2002 minutes as printed. Mayor Pro-Tem Hall made the second. Motion passed unanimously by those present to vote 4-0.

**CITY ATTORNEY'S REPORT:**

City Attorney Thompson had no Public Report.

**COUNCIL REPORTS:**

**Council Member Avery** gave a report on Recreation. The West Gwinnett Soccer Club had put up a fence around the soccer field at EE Robinson Park. Maintenance was being done on the field to bring it up to better standards for the upcoming recreation season, which begins in September. The field has been sprigged and landscaped by West Gwinnett Soccer Club and is being watered by the city. This is a team effort between the city and West Gwinnett Soccer Club to have a better soccer field. The Town Green work was progressing and they hoped to have an official grand opening to coincide with the fall festival on Saturday October 26<sup>th</sup>. Orders were being taken for the memorial bricks to be placed on the town green, order forms are available at city hall and on the web site. The town clock should be delivered within 35 to 45 days. Bids for the Amphitheater would be discussed tonight and it was hoped it would be ready for the Fall Festival on Saturday October 26<sup>th</sup>. Sign up for the fall softball league would be held on Wednesday September 4<sup>th</sup> at 7:00 PM in the Community Center. Rusty Carter was the contact person for the softball league. Each team pays a fee of \$450 to play in the five to six week softball season. The Boy Scouts had used the park in June for their twilight camp and

City of Sugar Hill Council Meeting

Monday August 12, 2002

7:30 PM Community Center

they had made a plaque, which is hanging in city hall. She read a letter from R. J. Ludlow, director of the Boy Scouts, expressing their thanks for the use of the park and all the improvements that had been done in the last year. The Boy Scouts have used the park for the last three years for their twilight camp. Any one interested in signing up for the Fall Festival either as a craft or food vendor or as a volunteer should call Dr. Deb at 678-482-4400.

**Council Member Rhodes** gave a report on Golf by reading a report sent to him by David Bowman, Director of Golf. July had started with a bang, and then came the heat wave. There had been 2,828 rounds of play with revenues of \$130,498. This averaged out to be about \$46.14 per player. With all considered and based on recent informal survey of golf courses in our same category, the numbers stand up pretty well. August had started off good thanks to a drop in the heat and humidity. He would like to commend Jeff Hefner and Tommy Everett and their small but dedicated staff for keeping the golf course in great shape. He also wanted to thank the Mayor and Council for their support. The ten-year anniversary video was available for sale at the Pro-Shop at the golf course.

**Mayor Pro-Tem Hall** gave a report on Planning and Zoning. The Development Regulations were going to be amended to extend the maintenance bonds on streets and ponds from 18 months to 30 months; eliminate soil cement as a base for roads; require six percent of a development, consisting of 10 acres or more, be set aside for green space; require a minimum size on swimming pool in a development. She showed the new signs that would be used to notify for changes in zonings or annexations. The city had received the financial statement from the auditor showing that by paying off bonds and long term debt the city had saved over \$352,978 in interest over the next ten years.

**Council Member Johnson** gave a report on roads. Before giving his report, Council Member Johnson wanted to express his appreciation to Gwinnett County Police Officers McGrath and Depoli. Aamco Paving had been selected to complete the 2002 city road improvements. The patching of road had begun and the contractor was required to rework some of their work and clean up residual asphalt before any payment are made and resurfacing begins. This resurfacing should begin later in August. A summary of the proposed 2002 road improvements is posted on the city's web site. Gwinnett County water improvements on Spring Hill Drive have gone out for bid and construction to replace water lines in the Level Creek Road area should begin in September. Drainage improvements are complete. Resurfacing of the road and construction of sidewalks will hopefully begin in September-October after the water pipe replacement project and resolution with homeowners for right of way are complete. Council Member Johnson had a letter written by Mr. Allgood, who was in the audience, to Senator Zell Miller requesting help in getting a Post Office for Sugar Hill.

#### **MAYOR'S REPORT:**

Mayor Pirkle reminded everyone that the primary was on Tuesday August 20<sup>th</sup>. The Town Green was coming along nicely; the sidewalks were in, the gazebo looking great. The clock and monument would be installed before long.

City of Sugar Hill Council Meeting

Monday August 12, 2002

7:30 PM Community Center

**CITY CLERK'S REPORT:**

No Report.

**CITY MANAGER'S REPORT:**

City Manager Hail gave the following report: The engineering firm of Precision Planning was selected to design the City Hall renovations and installation of an ADA elevator.

The Planning and Zoning Department will move to the second floor when this is complete. Charter Cable will show the council meetings on the 3<sup>rd</sup>, 4<sup>th</sup> and 1<sup>st</sup> Mondays

on channel 19 at 8:00 PM following the regular meeting on the 2<sup>nd</sup> Monday of each month. Mulch for the playground at EE Robinson Park has been delivered and

improvements to the restrooms at the park are complete. This year the city has replaced and/or expanded our main gas lines by over 12,000 feet or 2 miles of improvements.

This pipe improves service and allows for growth. The gas price per therm for June-July was \$.59. Our total cost continues to be below Georgia Marketers.

**UNFINISHED BUSINESS:**

No Unfinished Business.

**CITIZENS AND GUESTS COMMENTS:**

**Mr. H. E. Allgood** stated he was there not to criticize the Mayor and Council but to say that he thought the city was doing a good job. He liked the Town Green and glad to see all the improvements that were taking place making the city a nicer looking place.

**Mr. Phil Byers** was there to speak on behalf of **Mrs. Roberts** of Pine Thickett. Mrs. Roberts had been given a citation for having too many rabbits. In his opinion, the city should change the ordinance that referred to rabbits as livestock. None of the surrounding cities considered rabbits as livestock they were considered pets.

**NEW BUSINESS:**

**A: PUBLIC HEARING: ADOPT 2002 FLOODPLAIN MANAGEMENT ORDINANCE:**

Mayor Pro-Tem Hall made the motion to enter into Public Hearing for the Floodplain Management. Council Member Rhodes made the second. Motion passed unanimously by those present to vote 4-0. Assistant City Manager for Development Jim Osborn gave an overview of the changes that would be made to the current ordinance that was adopted in May of 1998. The proposed changes are consistent with those changes made by Gwinnett County and recommended by the Georgia Environmental Protection Division. These changes will protect structures from flood hazards. It will also protect floodplain areas from development and preserve large storm water volume storage and treatment of storm water runoff. Chuck Warbington, of Pond and Company, gave highlights of the proposed changes to the new ordinance. (See attachment for changes) Public comments came from Dennis Robinson. The council asked questions regarding the proposed changes. Mayor Pro-Tem Hall made the motion to exit Public Hearing. Council Member Johnson made the second. Motion passed unanimously by those present to vote 4-0.

City of Sugar Hill Council Meeting

Monday August 12, 2002

7:30 PM Community Center

Mayor Pro-Tem Hall made the motion to delete the 1998 Floodplain Ordinance and adopt the 2002 Floodplain Ordinance with all the changes indicated by Mr. Osborn and Mr. Warbington. Council Member Avery made the second. Motion passed unanimously by those present to vote 4-0.

**B: PUBLIC HEARING: AMEND 1997 DEVELOPMENT REGULATIONS & INCORPORATE THE 2002 CHANGES:**

Mayor Pro-Tem Hall made the motion to enter into Public Hearing to amend the 1997 Development Regulations. Council Member Johnson made the second. Motion passed unanimously by those present to vote 4-0. Assistant City Manager for Development Jim Osborn gave an overview of the changes being made to the Development Regulations. One of the big changes would be regarding the detention ponds. Developers would be required to put detention ponds on a separate lot and not on a lot that a home was built on. The pond would become the responsibility of the Homeowners Association. Gwinnett County and other municipalities in the area have incorporated these changes within the last 18 months. Staff recommendation is to amend the 1997 Development Regulations to incorporate the 2002 Storm water Regulation revisions. Chuck Warbington of Pond & Company went over some of the suggested changes to the Development Regulations. (See attachment for proposed changes) Some questions from the council and the public included what if there was no Homeowners Association, what if the Homeowners Association had no officers, who would maintain the detention pond if the Homeowners Association did not do it and the fact that it would place a financial burden on the Homeowners Association. Mayor Pro-Tem Hall made the motion to exit Public Hearing. Council Member Rhodes made the second. Council Member Rhodes made the motion to amend the 1997 Development Regulations and incorporate the 2002 changes. Mayor Pro-Tem Hall made the second. Motion passed with a vote of 3-1. Council Member Johnson was opposed.

**C: AMPHITHEATER CONSTRUCTION BIDS:**

City Manager Hail stated that three bids had been received on the construction of the Amphitheater; this was a total cost bid. **American Construction** had bid \$216,842; **GRN Design** had bid \$191,344; and **WSB Custom Construction** had bid \$166,193 plus lighting. City Manager Hail recommended that **WSB Custom Construction** be chosen as the contractor with a not to exceed cost of \$170,000. Mr. Hail would work with the vendor to adjust the conceptual design if needed. Mayor Pro-Tem Hall made the motion to award the construction of the amphitheater to **WSB Custom Construction** with a not to exceed cost of \$170,000. Council Member Johnson made the second. Motion passed unanimously by those present to vote 4-0.

**D: TOWN GREEN VA MONUMENT BIDS:**

City Manager Bob Hail stated that the city had received two bids on the VA Monument for the Town Green. C&H Memorials had sent two options for the monument; bid on Option 1 was \$5,800 and the bid on Option 1B was \$8,000. Roberts-Shields Memorial Company sent three options for the monument; bid on Option 1 was \$5,970, bid on Option 2 was \$8,000 and bid on Option 3 was \$8,830. Option 3 is an obelisk with the six branches of the military service. He felt it only fair to offer C&H Memorials a chance to

City of Sugar Hill Council Meeting

Monday August 12, 2002

7:30 PM Community Center

bid on Option 3. They had returned a bid of \$8,200 delivered and installed. It was the recommendation of City Manager Hail to go with C&H Memorial and Option 3. Council Member Johnson made the motion to select Roberts-Shields Memorial Company and Option 3 at a cost of \$8,830. Council Member Rhodes made the second. Motion passed unanimously by those present to vote 4-0.

**E: COMMUNITY CENTER BAY RENOVATIONS BIDS:**

City Manager Hail stated the city was going to renovate an old auto bay into an office area. Bids had been received from three companies on this project. Appling Construction had bid \$12,500, B. H. Humphrey had bid \$9,265 and WSB Construction had bid \$9,400. Mr. Hail recommended that the job be offered to WSB Construction for a cost of \$9,200. WSB Construction had done previous work for the city as had Humphrey and Appling but Mr. Hail felt that WSB Construction did quality work and finished on time. Mayor Pro-Tem Hall made the motion to award the Community Center Bay Renovation bid to WSB Construction. Council Member Avery made the second. Motion passed unanimously by those present to vote 4-0.

**F: CITY SANITATION CONTRACT APPROVAL:**

City Manager Hail stated this was a revised contract from the sanitation company. Several of the items that the council had concerns about had not been changed. Council Member Johnson made a motion to table this item. Mayor Pro-Tem Hall made the second. Motion passed unanimously by those present to vote 4-0. Because there are dates involved with the beginning of the contract, there will be a called meeting on Thursday September 5, 2002 before the work session.

**G: TOWN GREEN SOD CONTINGENCY:**

City Manager Hail explained that the Town Green was planned for hydro seeding in its original concept. Due to weather and the inconsistency of the seeding process, there are many bare spots. Bids were requested to see what it would cost if the council decided to sod the area. Bids ranged in cost from \$.298 per square foot to \$.35 per square foot. Discussion was held. It was decided to see if the hydro seeding would work before going with the sod. No action was taken.

**H: MARKETING PLAN: (AGENDA AMENDED TO ADD THIS ITEM)**

Mayor Pro-Tem Hall stated three companies had made presentations at the last work session. The chosen company would work to improve the city's image and update the logo among other things. Mayor Pro-Tem Hall made the motion to approve funds not to exceed \$10,000 to hire the marketing company to help improve the city's image. Council Member Rhodes made the second. Motion passed unanimously by those present to vote 4-0.

**EXECUTIVE SESSION: DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL:**

Council Member Avery made the motion to enter into Executive Session to discuss legal, real estate and/or personnel. Council Member Rhodes made the second. Motion passed unanimously by those present to vote 4-0.

City of Sugar Hill Council Meeting  
Monday August 12, 2002  
7:30 PM Community Center

Mayor Pro-Tem Hall made the motion to return to regular session. Council Member Johnson made the second. Motion passed unanimously by those present to vote 4-0.

**ACTION TAKEN OUT OF EXECUTIVE SESSION:**

Council Member Avery made a motion to authorize the Mayor to sign the easement agreement with the Town Homes of Hillcrest located on Hillcrest Drive across from the city maintenance facility. Council Member Johnson made the second. Motion passed unanimously by those present to vote 4-0.

**ADJOURNMENT:**

Mayor Pro-Tem Hall made the motion to adjourn the meeting. Council Member Rhodes made the second. Motion passed unanimously by those present to vote 4-0.

**Meeting adjourned at 9:40 PM.**

**Date Approved:** \_\_\_\_\_

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk