

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, JULY 13, 2020, 7:30 P.M.**

CALL TO ORDER - by Mayor Edwards. Attendees included Mayor Steve Edwards, Mayor Pro Tem Susie Walker, Council Members Taylor Anderson, Marc Cohen, Brandon Hembree, Curtis Northrup, City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington, City Attorney Frank Hartley.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – Given by Mayor Edwards.

APPROVAL OF AGENDA – Council Member Hembree motioned to approve the agenda as submitted. Council Member Cohen seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Council Meeting June 8, 2020; Work Session June 1, 2020 – Council Member Anderson motioned to approve the minutes as written. Council Member Northrup seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Proclamation Chattahoochee RiverLands Greenway Study – Council Member Hembree explained that the Riverlands Greenway group have been meeting over two years to complete a study for a greenway in which Sugar Hill would have a trailhead. Council Member Hembree read the proclamation.

REPORTS

CITY ATTORNEY

COUNCIL

MAYOR

CITY CLERK

CITY MANAGER

YOUTH COUNCIL - Juneteenth City Holiday Resolution – the Youth Council have been working on a resolution supporting Juneteenth and the possibility of making it a city holiday and close all city facilities. This will come back to the Council in August. The Youth Council have also drafted a letter to Governor Kemp in support of vaping legislation.

CITIZENS AND GUESTS COMMENTS

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

REQUEST TO TABLE, Administrative Hearing for Appeal of Condemnation 4839 East Broad St. – the City Clerk reported that the Attorney for DonRob Investments is out of town and has requested that this be tabled until next month. Council Member Cohen motioned to table this

hearing until the August 10th Council Meeting. Council Member Hembree seconded the motion. Approved 5-0.

Construction Contract Award, Gary Pirkle Park Field Improvements – Assistant City Manager Besseche explained that these improvements are for the natural turf side of the park. The design is for three different sizes of synthetic turf fields. IT includes relocating six existing high-mast light poles, reconstructing the walking trails, draining grading, landscaping, and safety netting. Ads were run for the construction bid and 8 bids were received. The low bidder was Advanced Sports Group, LLC. Staff reviewed the documents and verified the qualifications and are recommending awarding the contract to Advanced Sports Group, LLC in the amount of \$1,119,745.10. Council Member Cohen motioned to award the construction contract for project 20-007 field improvements at Gary Pirkle Park to Advanced Sports Group, LLC from Kennesaw in the amount of \$1,119,745.10. Mayor Pro Tem Walker seconded the motion. Approved 5-0.

Construction Contract Award, Sugar Hill Greenway Phase 1 – Assistant City Manager explained that the first phase of the greenway trail was planned over five years ago as connectivity to natural areas and key destinations within the city. This is a multi-use trail system with the first phase connecting the downtown with the two county parks on Level Creek and Peachtree Industrial Blvd. and a new trailhead known as Gold Mine Park. This phase would be about five miles of new trails along roadways and through natural areas. The project was advertised and went out to bid with six bids being received. The low bidder was Tri Scapes, Inc. from Alpharetta. Staff recommends awarding the bid to Tri Scapes, Inc. with a bid amount of \$4,342,854.64 but has concerns about the involvement of GDOT and other agencies and are requesting that a contingency of 25% be added for uncertainties. Part of the funding for this project will come from SPLOST. Council Member Anderson asked if this is within the budgeted amount. Assistant City Manager Besseche stated that it is the budgeted amount was six million. Council Member Northrup asked if the SPLOST funding is doing ok because of the COVID shutdowns. Mr. Besseche stated that is has come back strong now. Council Member Anderson motioned to award the construction contract for project 20-014 Sugar Hill Greenway Phase 1 to Tri Scapes, Inc. of Alpharetta in the amount of \$4,342,854.64 with a 25% contingency for uncertainties that could come up during the project. Mayor Pro Tem Walker seconded the motion. Approved 5-0.

Memorandum of Understanding, Stormwater Monitoring – Assistant City Manager Besseche explained that the Metropolitan North Georgia Water Planning District operates as a planning entity charged with developing comprehensive regional and watershed specific plans to be implemented by local governments in the Atlanta Metropolitan area. They have developed The Water Resource Management Plan with certain action items concerning monitoring the water quality in the streams located within Gwinnett County. These action items require local governments to monitor permanent representative stations for water quality indicators or macroinvertebrate bioassessment indicators. The proposed Memorandum of Agreement provides the cities, county, and the Metro District the assurance that the cooperative agreement continues. The agreement is structured with an annual term with a 30-day notice provision. Eleven cities and the county will share data. Staff recommends approval of the MOU. Mayor Pro Tem Walker motioned to approve the Memorandum of Agreement with Gwinnett County for ambient and macroinvertebrate bioassessment data trend monitoring to complete the city's watershed management requirements and to authorize the Mayor to sign the document.

Deed transfer to DDA, 1166 Church Street – the City Manager explained that there are three actions required with this deed process. The city is to deed the property at 1166 Church Street to the Downtown Development Authority, the City Council is to direct that all lease payments come to the city and the sale proceeds from the property go to the city as well. Council Member Hembree motioned to approve the City Manager's recommendation as listed for the three

actions. Council Member Anderson read the City Manager's recommendation for the record and seconded the motion. Approved 5-0.

Public Hearing, RZ-20-002, Nelson Brogdon Blvd. at Sycamore Rd., 10.79 acres Sinh Bui – Director Awana explained that the city received an application from Sinh Bui to change the existing zoning conditions of the property at Nelson Brogdon Blvd. and Sycamore Road. The property is 10.79 acres and the applicant are requesting to keep the zoning as BG or general business and expand the Central Business District overlay to include this property. The plan includes 120 condominiums aimed at active adults age 55 and older, a 31,000 square feet grocery store and mixed-use commercial with residential above. The parking for the 4-story condominiums will be below making that structure 5 stories. The Planning Commission and Planning staff recommends approval with 9 conditions.

The public hearing was opened and Sinh Bui spoke regarding the project application. They want to attract active adults that are working to enjoy the amenities as they live, work, play and age in place. The grocery store is Lidl which will complement the groups within the project.

Council Member Cohen asked what type of amenities they will have. Mr. Bui explained that they will have close proximity to all city amenities and that residences will be above the commercial buildings.

Council Member Anderson asked if they have had conversations with the Citgo owner. Mr. Bui stated that he had and will continue to try to work with them.

There were no other comments, so the hearing was closed. Council Member Anderson motioned to approve RZ-20-002 with 9 conditions as presented by staff adding a 10th condition to require inter parcel access to the Citgo property. Council Member Hembree seconded the motion. Approved 5-0. The City Clerk reminded Council that they need to include with expansion of the Central Business District overlay to include the subject property. Council Member Anderson amended the motion to include expansion of the Central Business District Overlay to include the property at the northwest corner of Highway 20 and Sycamore Road. Council Member Hembree's second stands. Approved 5-0.

Public Hearing, CBD Design Review 20-00520, 4888 Roosevelt Circle, Uktha Global, LLC – Director Awana explained that the city received an application from Uktha Global, LLC requesting design review approval for additional parking, landscaping, and exterior improvements including painting, for the commercial office project at 4888 Roosevelt Circle, located within the Central Business District Overlay. The applicant requested design review approval to make the following five improvements: 1) cut down four trees on Roosevelt Circle frontage, 2) extend driveway apron and culvert, 3) dig out sediment from ditch, 4) install five new parking spaces and increase driveway width, 5) paint brick structure light gray color with white trim. The public hearing was opened and David Groove the tenant with Century 21 Homes spoke. They are having their sign re-done and are very happy to join the list of downtown businesses in Sugar Hill. There were no other comments, so the hearing was closed. Council Member Hembree motioned to approve the design concept in material and architectural detail as shown on the attached Exhibits 1 and 2 for 4888 Roosevelt Circle. Council Member Cohen seconded the motion. Approved 5-0.

VAR-20-002, Sugar Hill Distribution Center, Peachtree Ind. Blvd., Michael Irby (Public Hearing 7-13-20) – Director Awana explained that the city received a request from Michael Irby to permanently disturb the 25' and the 50' undisturbed stream buffers as well as the 75' impervious setback stream protection area in order to install a French drain system within a portion of the stream to accommodate the construction of a 350,000 square foot warehouse

building. The concept plan includes two proposed site plans with two buildings up to a total of 570,000 square feet behind the power lines running adjacent to Peachtree Industrial Blvd. The planning staff recommends approval. The public hearing was opened, and Mike Irby spoke regarding the application. They are building this as a spec building and do not have a tenant yet. The business will be a distribution, light manufacturing company. There were no other comments, so the hearing was closed. Council Member Hembree motioned to approve VAR-20-002 as requested. Council Member Northrup seconded the motion after a point of order on the variance number. It was restated by Council Member Hembree and the second by Council Member Northrup stands. Approved 5-0.

VAR-20-003, 783 Brogdon Rd., High Street Realty Co., LLC, Pre-cast Walls (Public Hearing 7-13-20) – Director Awana explained that the city received an application from High Street Realty Company, LLC requesting a variance to use pre-cast walls for a proposed 115,200 square foot industrial warehouse office building at 783 Brogdon Road. Pre-cast concrete is an allowed material for buildings over 150,000 square feet. That is a part of the ordinance that was put in when precast buildings were not of the quality that they are today. The public hearing was opened and the applicant from High Street Realty spoke regarding the application. This building is being built as spec as well. They do not have a tenant yet. There were no other comments, so the hearing was closed. Council Member Cohen motioned to approve VAR-20-003 to allow precast walls with the following condition. The final building elevations shall substantially resemble the attached drawings labeled Exhibit 1. Council Member Northrup seconded the motion. Approved 5-0.

Re-naming Community Champion Award to Susan Roebuck Community Champion Award – Mayor Edwards stated that Susan Roebuck passed away recently and was a big advocate of the community. She helped at Sugar Hill Church with all types of projects. Council Member Cohen stated that when his wife was in the hospital for an extended time Susan made sure that everyone from the church checked on him and his family. He motioned to re-name the Community Champion annual award to the Susan Roebuck Community Champion Award. Council Member Hembree seconded the motion. Approved 5-0.

Mayor Edwards left the meeting and Mayor Pro Tem Walker chaired the next agenda item.

Solid Waste Contract Extension & Rate Reduction – Assistant City Manager Besseche explained Solid Waste collection service to the city has been provided by Advanced Disposal for ten years. The contract has seen a few changes in the recycling market and pass-throughs of tipping fee changes by the legislature, but otherwise has been consistent. The current contract term expires in October. To accommodate a very busy latter half of the year, staff reached out to the vendor to discuss the contract and future rates. After several meetings, the city has an offer to extend the current contract with Advanced Disposal for two years to 10/31/2022 with a residential cart rate of \$14.30 per month (a 2.5% reduction) with all rates frozen until 10/31/2021. Council Member Cohen asked how much of an increase could they make at that time. Assistant City Manager Besseche said no more than 3%. Council Member Cohen motioned to approve the two-year extension of the solid waste contract with Advanced Disposal with a 3% cap in the increase available after 10/31/2021.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL – Council Member Hembree motioned to enter Executive Session. Council Member Northrup seconded the motion. Approved 5-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – there was no action taken out of Executive Session.

ADJOURNMENT – Council Member Northrup motioned to adjourn. Council Member Cohen seconded the motion. Approved 5-0.

Steve Edwards, Mayor

Jane Whittington, City Clerk