

**CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GA 30518
MAYOR & COUNCIL WORK SESSION MINUTES
MONDAY, JUNE 1, 2020
Meeting held through WEBEX, 7:00 P.M.**

Mayor Edwards called the meeting to order at 7:00 P.M.

ATTENDEES: 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 Attorney Frank Hartley, Robyn Adams, HR & Executive Services Manager. Planning Director Kaipō Awana. City Clerk Jane Whittington was not present

AGENDA ITEMS FOR THE COUNCIL MEETING

AWARDS AND PRESENTATIONS/PROCLAMATIONS

Proclamation, Maron Buice – Mayor Edwards stated the proclamation was fine as is and requested Council Member Hembree read aloud to the public Monday night at the June 8th Council Meeting.

OLD BUSINESS

NEW BUSINESS

Arts Commission Appointments (2) – Council Member Marc Cohen stated there are currently two openings on the Arts Commission. The Commission recommends adding Barry Palmer and Chandra Brandel as voting members and to fill the two open seats on the Commission. All agree with this recommendation.

GDOT Pedestrian Lighting Agreement – Highway 20 – Assistant City Manager Troy Besseche explained this agreement would allow GDOT to commit to paying for energy and providing for operation, maintenance and any cost associated with decorative pedestrian scale streetlights along Highway 20. This would serve two developments going in on Highway 20 – one at Hillcrest, The Prestwick project known as The Bower and the other being Dogwood Forest which is soon to be called The Holbrook Assisted Living project. This will result in 15 new pedestrian scale streetlight poles and the city would be responsible for paying the operational and maintenance cost of the poles. The actual installation cost will be funded and paid for by the developer on the front end. The energy cost would be around \$165 to \$175 per month for all 15 lights based on two year-old energy cost studies. Staff recommends approval of the agreement.

GDOT ROW Deed – Highway 20 at Alton Tucker (new intersection) – Assistant City Manager Troy Besseche explained this is for a new intersection where JW Trucks facility was previously located. Staff is identifying it as Highway 20 at Alton Tucker. As presented in the past, the city is realigning the downtown road network to connect to Highway 20 on the east side of the E Center

project. At one time staff was identifying this as the Level Creek Extension project but because of the geometry and how we believe it should connect, we are identifying this as the Alton Tucker Extension Road project. This would provide the state room to maintain and operate the highway at the corner of this new intersection. The area recommended for deeding to GDOT is identified in the staff memo. It is an area of about 385 square feet. Staff recommends approval and submittal to GDOT.

MGAG Supplemental Contract for Gas Supply Portfolio V – Assistant City Manager Troy Besseche explained staff is proposing this be placed on the agenda for consideration next Monday during the Council Meeting. It is a supplemental contract we are referring to as Portfolio V. It provides for a reliable and secure source of natural gas for the foreseeable future and also provides a structure whereby the gas authority can enter into debt with a payment horizon that extends for 30 years which would take us into 2060. It would cap at \$1 billion across the entire membership. Sugar Hill's portion of the obligation and indemnity shares would be 1.9287 and 1.7903%. Staff is uncertain if there is anything imminent being considered by the gas authority but will do further research before next Monday night. The documentation is being reviewed by the City Attorney in anticipation of it being ready for approval on June 8th.

Parking Conversion for Outdoor Dining – Council Member Taylor Anderson explained this is part of a strategy coming out of our Economic Recovery Task Force. The intention is to make a policy recommendation to allow the restaurants in our city to convert a portion of their parking areas, if they choose, into outdoor dining since they lost a considerable amount of their interior capacity with the rules that have been placed in the executive orders. This would help expand their capacity and hopefully become more economically viable again. Council Member Anderson suggested changing city policy to convert parking minimum requirements in the city's zoning ordinance to parking maximum requirements or eliminating the city's parking requirements all together allowing individual property owners to make the decision based on the best interest of their business. Planning Director Kaipō Awana explained converting on-street parking in the downtown area could be done through an administrative permit like a temporary use permit. Off-street parking requirements would require conversion of parking lot spaces for a restaurant outside the central business district. The zoning ordinance would have to be updated to accomplish off-street parking requirements. Staff will research and come up with a recommendation for the Council Meeting on June 8th for the on-street conversion; however, the zoning change recommendations will have to be discussed at a meeting in the near future to allow proper time for research and advertising. Mayor Edwards requested that staff move forward on coming up with solutions for both on-street and off-street parking conversion options and policy recommendations. Council Member Anderson stated he is in support of staff recommendation on both the temporary solution and the permanent solution on changes to the zoning ordinance. City Attorney Frank Hartley explained the city must also look at the alcohol ordinance because it usually requires patios to be enclosed so we need to consider any changes that need to be made to the alcohol ordinance as well. Mayor Edwards requested staff research to confirm. Council Member Northrup stated in a downtown overlay, the converted parking options would be fine; however, in a shopping center with limited parking it would not work as it would take away from retail parking.

CITY MANAGER DISCUSSIONS/UPDATES

Operations Update (City Manager Paul Radford)

Operations Update: City Manager Paul Radford explained we continue with the next phase of our re-opening plans and commended customer service for their work and accommodations during the pandemic. Assistant City Manager Troy Besseche commended Recreation Director Andy McQuagge and Golf Manager Scott Murphy for providing a safe environment for golfers during the pandemic. The course exceeded six figures as of last Wednesday and this could possibly be the highest revenue total in a one-month period according to records.

Staff will prepare to adopt the city's next millage rate within the next month. The digest continues to grow, and it appears it will be over a billion dollars.

City Manager Paul Radford was elected to the ATL Board (Atlanta Transit Link Board) and has been appointed to serve as the ATL Board's representative on the ARC Transportation and Air Quality Committee attending virtual meetings.

The bond resolution for the Holbrook Assisted Living and Memory Care facility was approved by the DDA during their May 21st Special Called Meeting. The validation documents were signed by the District Attorney and filed with the courts and a hearing is expected to take place between the 15th and the end of the month. The Solomon group will begin land disturbance and plans to go vertical before the rainy season in January and February.

The Planning Department has a new summer intern and Mayor Edwards asked Planning Director Awana to invite his new intern to the July meeting.

Construction Update (Assistant City Manager Troy Besseche)

Veteran's Memorial: The project is now complete and was unveiled during the Memorial Day ceremony. Improvements such as commemorative pavers will continue, and punch list items are currently being addressed by the contractor.

Peachtree Industrial Boulevard Greenway: A small scope of work is now complete on Whitehead Road. Staff proposes installation of a ten-foot greenway section along Whitehead making the connection to the main point of the greenway in that area. The main portion of the greenway is currently out for bid and a pre-bid meeting is scheduled for June 2nd. Bids are due on June 16th and information will be presented to Council at the July meeting.

Gary Pirkle Park Field Improvements: Installation of new synthetic turf fields are planned. Staff continues research on this project and will provide a recommendation as soon as possible.

Art and History Rooms at Broadstone: Construction documents are being reviewed by staff and the project is expected to go out for bid soon.

Gold Mine Park: Plans on this project are ready for bid.

Alton Tucker Boulevard Extension: The final set of plans on this project are currently being reviewed and staff plans to proceed with ROW acquisition.

Sweet City Park: Staff is working to finalize a concept plan and expects to present in the next few months.

Another park project on the east side of Sugar Hill is in the planning stages and more will be shared as discussions on the acquisition are held during Executive Session.

Development Update

Broadstone: Leasing is expected to begin in late June or early July.

Prestwick: Vertical construction is expected to begin soon on this project.

The Economic Recovery Task Force will have five sub committees focused on immediate and future needs of the community and city businesses.

City Manager Paul Radford explained we had a very peaceful, powerful, and meaningful demonstration this evening in downtown Sugar Hill and he is proud of our staff, community and the leadership of Council Members Hembree, Anderson and Northrup in being a part of this event.

Mayor Edwards explained he was very proud of the community as well and thanked the council members for their leadership.

Council Member Northrup commended Council Member Hembree on his leadership and thanked Pastor Chuck Allen of Sugar Hill Church and community member, Bobby Gueh, on participating and leading this powerful event.

Council Member Anderson explained the demonstration was peaceful and impactful and commended the community, Council Member Hembree and our law enforcement officers. Council Member Hembree explained he appreciated Council Members Northrup and Anderson along with city staff on their hard work.

Mayor Edwards requested to postpone the Executive Session to next Monday. Council agreed with the postponement.

EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION

ADJOURNMENT: 7:58 P.M.

Steve Edwards, Mayor

Jane Whittington, City Clerk