

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, MAY 10, 2021, 7:30 P.M.**

CALL TO ORDER – The meeting was called to order by Mayor Pro Tem Taylor Anderson. Present were Mayor Pro Tem Anderson, Council Members Marc Cohen, Brandon Hembree, Nic Greene and Susie Walker, City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorney Frank Hartley. Mayor Edwards was not present.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – given by Mayor Pro Tem Anderson.

APPROVAL OF AGENDA – Mayor Pro Tem Anderson explained that there needed to be an additional agenda item as number 10, Highway 20 Pedestrian Bridge, Funding Commitment. Council Member Cohen motioned to approve the agenda with the amendment of adding a number 10, Highway 20 Pedestrian Bridge, Funding Commitment. Council Member Hembree seconded the motion. Approved 4-0.

APPROVAL OF MINUTES – Council Meeting & Executive Session April 12, 2021; Work Session & Executive Session April 5, 2021 – Council Member Cohen motioned to approve the minutes as written. Council Member Greene seconded the motion. Approved 4-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Presentation of Graduation Chords for Youth Council and Youth Ambassador Members

– Council Member Hembree and all of the Mayor and Council presented the chords to the graduating Youth Council Members.

Recognition of Scholarship Awardee for the Sugar Hill Historic Preservation Society Essay Contest

– Council Member Hembree presented the scholarship to Reese Robertson who read her essay that won the scholarship.

Proclamation Mental Health Awareness Month – Council Member Cohen read the proclamation making people aware of the issue of mental health.

Proclamation City Clerk Appreciation Week – Council Member Cohen read the proclamation congratulating the City Clerk and all Clerks throughout the state for their hard work.

2020 & First Quarter 2021 Municipal Court Review – Judge Margaret Washburn was unable to attend the meeting.

Proclamation Building Safety Month – Mayor Pro Tem Anderson read the proclamation promoting building safety officials and the efforts to make that the construction is safe and up to the International Codes. The Mayor and Council congratulating Mauricio Torres, Building Inspector, Donna McDaniel Code Enforcement Officer and Caleb Harris, Code Enforcement Officer.

REPORTS

CITY ATTORNEY

COUNCIL

MAYOR

CITY CLERK

CITY MANAGER

YOUTH COUNCIL

CITIZENS AND GUESTS COMMENTS – There were no comments from citizens and guests.
CONSENT AGENDA
OLD BUSINESS

NEW BUSINESS

2021 Budget Amendment, Sugar Hill Players Guild – The City Manager explained that a request was made to increase the 2021 Players Guild budget for the purposes of set design and build out, marketing and hiring of professional actors as needed. The budget amendment will increase the Cultural Resource Department budget by \$5,000 and take the funds out of Franchise fee line item. The \$5,000 will be applied to the Players Guild. Council Member Cohen motioned to approve the proposed budget amendment to the Cultural Resource Department for the Players Guild @ Sugar Hill. Council Member Greene seconded the motion. Approved 4-0.

Appointment to the Players Guild Board of Directors – the City Manager explained that the Players Guild by-laws identifies a seat on the Board to be held by a city representative. Megan Carnell has been instrumental in working with the Players Guild since they moved into the Eagle Theatre. She will continue to work with Board Chair Ane Mulligan and the other members of the board regarding annual programming, scheduling, marketing, facility operations and maintenance, volunteer coordination and budgeting. Council Member Hembree motioned to approve the appointment of Megan Carnell, City of Sugar Hill Director of Community and Economic Development to the Players Guild @ Sugar Hill Board of Directors. Council Member Walker seconded the motion. Approved 4-0.

Downtown Development Authority Appointment – Council Member Hembree nominated Jonathan Chang to fill the vacant seat on the Downtown Development Authority. Mr. Chang is part owner of Sweet City Smiles Dentistry located at the E Center. He is also a Sugar Hill resident. There were no other nominations, and it was approved 4-0. Mayor Pro Tem Anderson administered the Oath of Office to Mr. Chang.

ZOA 21-001, Zoning Ordinance Amendment, Retired Zoning Districts – Planning Director Awana explained that the RM zoning was retired in 2020. No new zoning application will be accepted for a retired zoning district but there are currently a number of parcels in the city with RM zoning classification. These amendments provide a framework to regulate properties that were zoned RM prior to the ordinance change and cleans up sections to reflect the change. The public hearing was opened and there were no comments, so the hearing was closed. Council Member Cohen motioned to approve the amendment to the Zoning Ordinance, Retired Zoning Districts as presented by the Planning Director. Council Member Hembree seconded the motion. Approved 4-0.

RZ 21-002, Archon Homes, LLC, 4868 First Avenue, Rezone from RM to R36 – Planning Director Awana explained that the city received an application from John Slappey with Archon homes, LLC requesting to change the zoning from existing Residential Multi-Family District (RM) to Medium Density Mixed Residential District (R-36) for five townhomes. The proposed development is within the Town Center Overlay district in a neighborhood that needs revitalization. There is an easement on the property. The Planning Commission recommended approval of rezoning the property to R36 with the condition to limit the number of units to four. The public hearing was opened combining RZ-21-002 and TCO Design Review 21-001. John Slappey spoke regarding the project and his attempt to provide affordable housing in the city and improve this area. There were no other comments, so the hearing was closed. Council Member Hembree motioned to approve RZ-21-002, request to rezone the property from existing RM to R36 with the following condition: The developer may use the entire land area of the parcel and

utility easements in calculating the maximum density of eight units per acre. Council Member Greene seconded the motion. Approved 4-0.

Design Review Board -Town Center Overlay 21-001, Archon Homes, LLC, 4868 First Avenue – Planning Director Awana explained that this property is located in the Town Center Overlay and is currently vacant. The current structures will be removed. The application adequately addresses the overlay design standards. The public hearing was combined with RZ-21-002. Council Member Cohen motioned to approve the site plan and elevations in material and architectural detail with the three conditions as presented by staff. Council Member Walker seconded the motion. Approved 4-0.

Contract Award 21-005, Goldmine Park Construction – Assistant City Manager Besseche stated that the city owns a 9-plus acre tract at 440 Level Creek Rd. and plans to build a new passive park there commemorating the gold mining history in Sugar Hill. The property has an access tunnel to the old Simmons Gold Mine located on it. The greenway trail will run through the park and will include a trailhead with parking, restrooms, bicycle racks and overlook to the mine entrance. The 2021 Capital Improvement budget includes \$1,075,000 for completion of this project. The project was advertised for bid in March and two bids were received on April 28th. Triscapes, Inc. was the lowest bid at \$928,877.64 and Reeves Young was 996,999.00. Triscapes is currently the contractor on the greenway project. Staff recommendation is to award the contract to Triscapes, Inc. of Alpharetta. Mayor Pro Tem Anderson suggested that the city install a sign where Level Creek runs through the property. Council Member Greene motioned to award the construction contract for project 21-005 Goldmine Park Construction to Triscapes, Inc. of Alpharetta in the amount of \$928,877.64 and authorize the Mayor to sign it. Council Member Hembree seconded the motion with the addition of adding a sign where Level Creek runs through the property. Approved 4-0.

Change Order Request, Project 21-003, Roadway Improvements LMIG - Assistant City Manager Besseche explained that Allied Paving provided a very competitive bid amount of \$765,597.30 and staff has identified a number of additional locations in need of repair for consideration. The locations include Laurel Green Lane, Sagamore Cove, Canyon Dr., Deer Crossing Dr., ½ of the Gary Pirkle Park Suwanee Dam Rd. parking lot, the golf course driveway and the cell tower American Legion driveway. The Gary Pirkle Park field improvements budget will be amended to include a \$50,000 charge for the parking lot repairs and the golf budget will be amended \$40,000 for driveway repairs. Funds for the park will come from SPLOST and funds for the golf driveway will be sourced from increasing revenues at the gold course. Remaining additional funds will come from the original budget of \$900,000 for road work. Council Member Cohen motioned to approve the addition of four streets, two access drives, and a parking lot to the contract with Allied Paving increasing the total of all unit prices from \$765,597.30 to \$895,000 for the completion of the amended 2020-2021 roadway improvement project and approve and authorize the corresponding budget amendment to the golf fund and approve and authorize the corresponding budget amendment to the field improvement project budget at Gary Pirkle Park. Council Member Greene seconded the motion. Approved 4-0.

GMA District 3 Officers Ballot for 2020-2023 – Mayor Pro Tem Anderson requested that the City Manager explain this agenda item. Paul Radford explained that this ballot is for the election of the President and Vice President of District 3 for GMA. The President will serve on the board for GMA where Mayor Edwards currently serves. Council Member Marc Cohen is the nominee for President and Victoria Jones, Council Member at Lawrenceville, is the nominee for Vice President. The City must select if they are in favor of the proposed slate of officers. Council Member Hembree motioned to approve the proposed slate of officer for GMA's District 3. Council Member Walker seconded the motion. Approved 4-0.

Highway 20 Pedestrian Bridge, Funding Commitment – The City Manager explained that Staff has been pursuing grant funding through the BUILD grant program for the past several years. Discussions with recently elected US House of Representative Carolyn Bourdeaux and her staff has led to interest in other types of federal funding. The Capital Improvement Budget has funding for this project to cover the local match. The pedestrian bridge is part of the greenway trail system. Council Member Hembree motioned to approve and endorse a letter of support to Congresswoman Carolyn Bourdeaux recognizing the Member Designated Project process for funding assistance; and authorize the use of undesignated 2017 SPLOST proceeds in the amount of \$1,250,000 for the SPLOST eligible Highway 20 greenway pedestrian bridge; and amend the 2021 Capital Improvement Budget to reflect that the \$1,250,000 for the local match will come from 2017 SPLOST revenues, not the General Fund. Council Member Cohen seconded the motion. Approved 4-0.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL – Council Member Greene motioned to enter Executive Session. Council Member Walker seconded the motion. Approved 4-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION the City Attorney Frank Hartley explained that the city has received a contract from Kittle Homes LLC for the purchase of the land on Hillcrest Dr. parcels numbers R7291073, R7291074, R7291075, R7291076, R7291076A and R7291269 for \$1,015,000 to close by October 31, 2021. This went out to public bid in November 2020. Parcel number R7305003 is under separate contract for \$500,000. If the buyer wishes to close on this parcel at the same time by October 31, 2021, then the purchase price for both would be \$1,500,000. Parcel R7305003 shall be developed as a commercial building with a minimum of 2,000 square feet. Council Member Cohen motioned to approve the purchase and sale as outlined by the City Attorney. Council Member Hembree seconded the motion. Approved 4-0.

ADJOURNMENT – Council Member Walker motioned to adjourn. Council Member Greene seconded the motion. Approved 4-0.

Steve Edwards, Mayor

Jane Whittington, City Clerk