

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, JUNE 14, 2021, 7:30 P.M.**

CALL TO ORDER – by Mayor Edwards. Attendees included Mayor Steve Edwards, Mayor Pro Tem Taylor 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.

**PLEDGE OF ALLEGIANCE TO THE FLAG
INVOCATION** – given by Mayor Edwards

APPROVAL OF AGENDA – Mayor Edwards stated that the agenda will need to be amended to include an agenda item #8 change meeting dates of the July Work Session and the August Council Meeting. Council Member Cohen motioned to approve the agenda with the amendment of adding #8 change meeting dates. Council Member Hembree seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Council Meeting & Executive Session May 10, 2021; Work Session & Executive Session May 3, 2021, Council Member Walker motioned to approve the minutes as written. Council Member Greene seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

2020 & First Quarter 2021 Municipal Court Review – Judge Margaret Washburn presented her report for 2020 and first quarter 2021.

Proclamation American Legion Post 127 – Council Member Hembree read the proclamation. It will be presented at the American Legion Post on July 7th.

Proclamation Pride Month – Council Member Cohen read the proclamation.

REPORTS

**CITY ATTORNEY
COUNCIL
MAYOR
CITY CLERK
CITY MANAGER
YOUTH COUNCIL**

CITIZENS AND GUESTS COMMENTS – there were no comments from citizens or guests.

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

Budget Amendment 2020 Reconciliation – the City Manager explained that this budget amendment is to amend the General Fund Administration Department Budget to reduce it by \$3,138,000 and increase the Economic Development Department Budget by \$3,130,000 and the Municipal Court Budget by \$8,000. Staff recommends approval. Council Member Hembree motioned to approve the 2020 Budget Amendment. Mayor Pro Tem Anderson seconded the motion. Approved 5-0.

2020 Audit Approval – the City Manager explained that Wayne Tuck of Walker Pierce & Tuck CPA firm, presented the 2020 audit at the June 7th Work Session. The city received an unqualified opinion for the ninth consecutive year. Golf finished the year with a profit and the city is in a good financial position. Council Member Cohen motioned to approve the 2020 Audit. Council Member Greene seconded the motion. Approved 5-0.

Gwinnett Urban County CDBG Renewal FY 2022-2024 – the City Clerk explained that the Gwinnett County Board of Commissioners are required to requalify every three years as an Urban County for the CDBG program. All the participating cities are required to approve the cooperation agreement and authorize the chief elected official to execute the cooperation agreement that allows for continued participation in Gwinnett’s program. Mayor Pro Tem Anderson motioned to approve the Cooperation Agreement for the CDBG program with Gwinnett County for the years 2022 – 2024 and authorize the Mayor to execute and the City Clerk to certify the agreements. Council Member Walker seconded the motion. Approved 5-0.

Ground Lease Sugar Hill Golf Club Cell Tower – Assistant City Manager Besseche explained that the current cell tower lease for the Golf Course location will expire in 2022. The lease is currently managed by American Tower. Staff put the lease out for bid with two responses, American Tower and Vertex Development, LLC. Vertex Development had a better and higher bid for the 20-year term value at \$874,705 versus \$806,111 for American Tower. Council Member Walker motioned to accept the high bid from Vertex Development, LLC for the tower lease. Council Member Greene seconded the motion. Approved 5-0.

Mid-Year Capital Improvement Budget Amendment – Assistant City Manager Besseche explained that SPLOST has been successful allowing an increase in the Capital Improvement Program (CIP) budget. The two-million-dollar increase will be used in the following projects: Highway 20 Pedestrian Bridge, Bowl Pond Storm & Flood Improvements, Bowl Improvements Phase 4, E Center 2 – Recreation Event & Conference Room Space. Council Member Greene motioned to approve the amended CIP as presented with the changes as noted in the staff memo and presentation. Council Member Hembree seconded the motion. Approved 5-0.

Public Hearing, RZ-21-003, BCC Investment Group, 42.46 Acres at Peachtree Industrial Blvd, rezone from BG & LM to R36 for townhomes and stacked flats – Planning Director Awana stated that the city received an application from BCC Investment Group, LLC requesting to change the zoning from existing General Business District (BG) and Light Manufacturing District (LM) to Medium Density Mixed Residential District (R36) for a residential development with 305 homes. The proposed development is a mix of single-family townhomes and stacked flats. Staff is recommending approval of this missing middle housing element with thirteen conditions. The Planning Commission recommended approval with the thirteen conditions. Council Member Cohen requested to add a #14 condition to make the minimum square footage of the townhomes 1600 square feet. The applicant was fine with that change. The public hearing was opened and Shane Lanham with Mahaffey, Pickens, Tucker, LLP spoke for the applicant. They propose to build 140 stacked flats which are rental units and 165 townhomes for a total of 305 homes on 42.46 acres. The homes will be affordable for the missing middle component. There were no other comments, so the hearing was closed. Mayor Pro Tem Anderson thanked Director Awana for his work on potential options to get these homeowners across Peachtree Industrial Blvd. to the greenway. Council Member Cohen motioned to approve RZ-21-003 rezoning the property from BG and LM to R36 with the thirteen conditions presented by staff and adding a 14th condition that the minimum square footage of the townhomes be 1,600 square feet. Mayor Pro Tem Anderson seconded the motion. Approved 5-0.

Ratify approval to Authorize the City Manager to sign documents regarding the American Rescue Plan Act Grant funds – the City Manager explained that the city anticipates receiving \$9,192,882 through the American Rescue Plan Act and the US Department of Treasury recommends that the city assign an authorized signer to allow for expedited processing of the grant. Staff recommends that the authorized signer be the City Manager. This was voted on at the Work Session on June 7, 2021, and the Council will ratify that vote tonight. Council Member Hembree motioned to approve the City Manager to sign all documents required for funding and administration of the American Rescue Plan Act. Council Member Cohen seconded the motion. Approved 5-0.

Change meeting dates for the City Council Work Session July 5, 2021 and the Council Meeting August 9, 2021 – Council Member Cohen motioned to change the July 5th Work Session to July 6th and the August 9th Council Meeting to August 10th. Council Member Greene seconded the motion. Approved 5-0.

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

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – the meeting was reconvened and there was no public action taken out of Executive Session.

ADJOURNMENT – Council Member Cohen motioned to adjourn. Mayor Pro Tem Anderson seconded the motion. Approved 5-0.

Steve Edwards, Mayor

Jane Whittington, City Clerk