

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
TUESDAY, JULY 6, 2021
CITY HALL COUNCIL CHAMBERS, 7:00 P.M.
5039 WEST BROAD STREET
SUGAR HILL, GA 30518**

AGENDA ITEMS FOR THE COUNCIL MEETING – Present were Mayor Pro Tem Taylor Anderson, Council Members Marc Cohen, Brandon Hembree, Nic Greene, City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington, and City Attorney Frank Hartley. Mayor Steve Edwards and Council Member Susie Walker were not present.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

OLD BUSINESS

NEW BUSINESS

Public Hearing #2, 2021 Millage Rate – the City Manager explained that the city would be collecting their own property taxes this year. Property owner will not have to pay the taxes in two places, Gwinnett County and at the city. He explained that the city is the fastest growing in the state. He reviewed highlights of 2020 and 2021. Staff recommends setting the millage rate at 3.8 mills for 2021.

The public hearing was opened, and Barbara Sheppard asked if the new subdivisions were driving up rates. She asked how many subdivisions were planned for Level Creek Rd.

Mike Sullivan, 5401 Sweetgale Ct. stated that he has watched the city set the millage rate for years. He appreciates the Council keeping their eye on the ball for future growth and thanked them for keeping the millage rate the same.

There were no other comments, so the hearing was closed. The next public hearing will be held at the Council Meeting on July 12th.

AX 21-002, 5290 Arbor View Way & 5418 Cumming Highway (Public Hearing 7-12) – Planning Director Awana explained the application was for 28 townhomes. The property is owned by Kim Landers and is an heirloom property that has been in her family for many years. The comp plan shows a commercial node around Sugar Ridge. There would not be a buffer on the side of the property that borders the Bailey property because it is zoned commercial. Council Member Cohen wants the applicant to make sure that they shield the Williams property as much as possible. A 35’ buffer may not be enough, he asked if there are any other options. Planning Director Awana stated that 6’ privacy fence could help. He will take that back to the applicant. He is to also clarify with the applicant whether the streets are public or private.

TCO Design Review 21-003, 4852 Lanier Avenue (Public Hearing 7-12) – Planning Director Awana explained that this design review is for a residential structure. The owner did some updates to the front porch without realizing that it was in the Town Center Overlay.

RZ-21-001, Peachtree Industrial Blvd. at Price Rd (Public Hearing 7-12) – Planning Director Awana explained that this is for apartments. The staff recommends approval with conditions. Council expressed concerns regarding that intersection. The traffic at that intersection can be dangerous.

Resolution Landfill Expense Reimbursement – Assistant City Manager Besseche explained that this reimbursement is for monitoring of the Appling Rd. closed landfill. The reimbursement required that the city adopt a resolution approving the agreement. Staff recommends approval of the resolution and execution of the agreement. To meet the deadlines of the agreement, staff is requesting that the Council approve both the resolution and the agreement and ratify that vote at the City Council Meeting. Council Member Cohen motioned to approve the reimbursement resolution and agreement to request reimbursement of \$7,572.95. Council Member Hembree seconded the motion.

Natural Gas Utility Commercial Customer Service Fee – Assistant City Manager Besseche explained that commercial and residential customers are charged the same customer service fee of \$17 per account. The commercial accounts require more support, including compliance efforts. The city has approximately 11,500 billed accounts and a small percentage are commercial. Staff is recommending changing the ordinance regulating this cost to make the customer service fee for commercial accounts \$35 per month.

CITY MANAGER DISCUSSIONS/UPDATES

Operations Update

Construction Update

Events

Development Update

EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL – Council Member Cohen motioned to enter Executive Session. Council Member Hembree seconded the motion. Approved 3-0.

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

ADJOURNMENT – Council Member Greene motioned to adjourn. Council Member Cohen seconded the motion. Approved 3-0.

Steve Edwards, Mayor

Jane Whittington, City Clerk