

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
MONDAY, NOVEMBER 1, 2021
CITY HALL HISTORY ROOM, 7:00 P.M.
5039 WEST BROAD STREET
SUGAR HILL, GA 30518**

AGENDA ITEMS FOR THE COUNCIL MEETING – Present were Mayor Steve Edwards, Mayor Pro Tem Taylor Anderson, Council Members Marc Cohen, Nic Greene, City Manager Paul Radford, Assistant City Manager Troy Besseche, City Attorney Frank Hartley and City Clerk Jane Whittington

AWARDS AND PRESENTATIONS/PROCLAMATIONS

Proclamation North Gwinnett Cluster Teachers of the Year 2021-2022 – Council Member Cohen will read and present the proclamations at the Council Meeting. The teachers will be there along with their principals.

Proclamation, Andrew Jason Thiel – Mayor Edwards met Andy and his family at a Sugar Hill concert and will present Andy along with friends and family with a proclamation at the Council Meeting.

OLD BUSINESS

VAR-21-001, Sign location, The Sign Brothers, 5135 West Broad Street, Sign Setback 3' instead of 5' (Public Hearing 11-8) – Planning Director Awana explained that the application was to allow this sign for the Holbrook to be placed closer to the street than the ordinance allows. Mayor Pro Tem Anderson voiced concerns regarding site distance. Director Awana explained that condition #2 deals with site distance and safety.

NEW BUSINESS

SUP-21-003, Special Use Permit Massage establishment, 5885 Cumming Highway, Suite 405 & 406 (Public Hearing 11-8) – Planning Director explained that the city received an application from Umang Dave for a special use permit to operate a massage establishment under the franchise LaVida Massage. They will be located where the former Massage Envy was.

Right of Way Acceptance Deed, Westoak Subdivision – Planning Director explained that Lennar Georgia, Inc. requested that the city accept the streets in Westoak subdivision. All roads have been constructed to city standards and all performance and maintenance agreements have been closed out.

APPLICANT REQUEST TO TABLE, VAR-21-002, Rangewater Real Estate, 5000, 5252 Nelson Brogdon Blvd., 10 + acres stream buffer variance – Planning Director Awana explained that Rangewater Real Estate has requested to table this variance and the design review to allow for some modifications. The city will re-advertise when they are ready to come back before the Council.

APPLICANT REQUEST TO TABLE, DRB-CBD 21-003, Rangewater Real Estate, 5000, 5252 Nelson Brogdon Blvd., 10+ acres Design Review

Contract Award Project 21-016R, Greenway Signage Program – Assistant City Manager Besseche explained that during the design phase part of the scope of the greenway trail was broken out to become a separate contract. The wayfinding sign component was advertised as a request for proposal to include designing, fabrication and installation of the signs and associated lighting. Staff recommends awarding the project to IMG of Norcross in the amount of \$137,533.00. SPLOST is the source of funding.

LMIG Roadway Resurfacing list for GDOT submittal – Assistant City Manager Besseche explained that the city would repair and resurface the roads identified in the 2022 street list. The project is funded by SPLOST proceeds, LMIG state funding and local funds. Staff is requesting that the Council authorize the Mayor to sign and submit the Georgia Department of Transportation (GDOT) Local Maintenance and Improvement Grant (LMIG) requesting funding for the 2022 roadway improvements.

Solis Sugar Hill, Addendum to Memorandum of Understanding with DDA – Assistant City Manager Besseche explained that the Memorandum of Understanding (MOU) between Solis and the Downtown Development Authority (DDA) needed to be modified to align with the closing documents for the city property. This addendum to the MOU is being proposed to indicate that the value of the sales price would be returned to the city from the DDA assets after the initial transaction was closed and the projects public assets bonded (parking and retail components). Also, the southeast corner of the tract needed to encroach on the old right-of-way for Temple at West Broad Street to make room for the “jewel box” stand alone retail building. The MOU needed to be modified to reflect this small change to the boundary of the project. The DDA has approved the proposed changes through an addendum to the MOU.

Temporary Parking Lot Lease New South Construction – Assistant City Manager Besseche explained that the contractor for the Solis project, New South Construction, reached out to the city to setup project management operations at the old Atlas property during the construction of the project. Staff recommends approval of a two-year contract with New South Construction in the amount of \$1,800 per year for the use a portion of the Atlas property.

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 Greene seconded the motion. Approved 3-0.

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

ADJOURNMENT

Steve Edwards, Mayor

Jane Whittington, City Clerk