

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, SEPTEMBER 12, 2022, 7:30 P.M.**

CALL TO ORDER - by Mayor Hembree. Present were Mayor Brandon Hembree, Mayor Pro Tem Taylor Anderson, Council Members Marc Cohen, Alvin Hicks, Mason Roszel and Jenn Thatcher, City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorney Lee Thompson.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – given by Council Member Cohen.

APPROVAL OF AGENDA – Council Member Thatcher motioned to approve the agenda as submitted. Council Member Cohen seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Regular Meeting August 8, 2022; Work Session & Executive Session August 1, 2022 – Council Member Hicks motioned to approve the minutes as written. Council Member Roszel seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Oath of Office - Youth Council Members – Mayor Hembree introduced the members of the 2022-2023 Youth Council. He administered the oath to all members.

Proclamation Paint Gwinnett Pink – Council Member Cohen read the proclamation and presented it to Cheryl McMillan, Director of Nursing Northside Hospital Duluth. Northside Hospital system sponsors Paint Gwinnett Pink 5K run/walk and they will soon have a facility here in Sugar Hill.

Proclamation Constitution Week/Day – Council Member Thatcher read the proclamation for Constitution week/day and introduced Rachael Smaltz of the Suwanee Chapter DAR.

Proclamation Mayor's Reading Club – Mayor Hembree read the proclamation and recommended that others read to children in the schools. The Georgia Cities sponsor this program that includes the book Georgia Caroline goes to City Hall. It introduces young children to government.

REPORTS

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

CITIZENS AND GUESTS COMMENTS – Cynthia Stovall, former State Representative, spoke regarding programs within Clayton County.

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

2021 Audit Presentation Wayne Tuck, Walker, Pierce & Tuck– the City Manager Paul Radford explained that the city received an extension through the end of the year to turn in the audit for 2021. The audit is ready so the city will be submitting it to the Department of Audits and Carl Vinson Institute of Local Government. Wayne Tuck of Walker Pierce and Tuck presented an unqualified opinion of the audit. Mayor Pro Tem Anderson motioned to accept the 2021 audit as presented by Mr. Tuck and to submit it to the State Department of Audits and other agencies as required by law. Council Member Thatcher seconded the motion. Approved 5-0

Public Hearing, AX-22-001, Annexation 16.5 acres, 5768, 5778, 5788 Suwanee Dam Rd., ONRB, LLC, single-family residential RS-100/PRD, 41 single-family detached homes – Planning Director Awana explained that this project is 41 single-family residential detached homes requesting annexation with a RS-100/PRD zoning. After the Work Session staff added another condition as suggested by Council Member Thatcher that limits the leased units to 10% at any one time. Council Member Cohen asked how many homes could be built if it went through Gwinnett County without annexing into the city? Director Awana stated around 31 homes could be built under the current zoning. The City Manager stated that there is new state law that allows the county to dispute the annexation if they want and Gwinnett County has not disputed this annexation. The public hearing was opened and Andy Harry spoke for the applicant.

Gary Pirkle, 5440 Silk Oak Way, stated that the greenspace provided in this project does not have a benefit to the city or the homeowners because of the contour of the space and the stream buffers.

Andy Harry explained that the zoning density is a trade-off as they put more expense in the elevations. The roadway should be protected by the capital reserve that the developer will fund. The project will not have a gate but the roads will be private. The homes should be in the 600,000's.

There were no other comments so the hearing was closed. Mayor Pro Tem Anderson would like to add a condition to make the minimum distance of 25' from garage to sidewalk. The road width could be amended to accommodate this. Council Member Roszel wanted to make sure that the elevations of the houses are different not just different materials. Mayor Pro Tem Anderson motioned to approve AX-22-001 annexation with RS-100/PRD zoning with the seven conditions revising condition #3 to say exhibits 1 -7 and adding an eighth condition that the developer shall provide 25' from base of garage to back of sidewalk and may reduce the width of the private street from 27' back of curb down to 24' back of curb. Council Member Roszel seconded the motion. Approved 5-0.

Ridge Lake Park. Project 22-005, Contract Guaranteed Maximum Price (GMP) – Assistant City Manager Besseche explained that Reeves Young was awarded the Construction Manager at Risk (CMAR) contract in May of this year. The total price for the construction portion of the project has been agreed to at \$3,130,718. The funds for the project were budgeted from SPLOST17 in the amount of \$1,200,000 in the original budget and \$1,180,718 in additional receipts also from SPLOST, \$750,000 from ARPA funds for stormwater and \$150,000 from SPLOST Cultural Facilities for a project total of \$3,280,718. Council Member Thatcher asked if the landscaping was being done in the first phase and Assistant City Manager responded yes. Council Member Roszel asked how many phases this project would entail, and he responded two. Council Member Cohen motioned to approve the Guaranteed Maximum price of \$3,130,718 for the construction contract with Reeves Young for the first phase of the Ridge Lake Park project. Council Member Thatcher seconded the motion. Approved 5-0.

Alcohol Ordinance Amendment, Wine Tasting – the City Clerk explained that this ordinance amendment would make the current ordinance for wine tastings comply with state law. There is more research needed to review the retail side of wine sales to accommodate wine shops that have retail sales and tastings. The City Clerk requested that the Council table this until next month. Council Member Cohen motioned to table the Alcohol Ordinance amendment. Council Member Hicks seconded the motion. Approved 5-0.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL – Council Member Roszel motioned to adjourn into Executive session. Council Member Cohen seconded the motion. Approved 5-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – The meeting was reconvened and Mayor Pro Tem Anderson motioned to approve the purchase of real property approximately 0.55 acres. The property of 4959 West Broad Street also known as parcel 7292 069B in the amount of \$697,000 for a closing of not later than September 30, 2022. Council Member Hicks seconded the motion. Approved 5-0.

ADJOURNMENT – Council Member Cohen motioned to adjourn. Council Member Roszel seconded the motion.
Approved 5-0.

Brandon Hembree

Jane Whittington