

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, NOVEMBER 14, 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, City Attorney Lee Thompson.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – given by Mayor Pro Tem Anderson.

APPROVAL OF AGENDA The Sugar Rush presentation was tabled until December because Ms. Vo could not attend tonight’s meeting. Council Member Cohen motioned to approve the agenda as amended. Council Member Thatcher seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Regular Meeting & Executive Session October 10, 2022; Work Session & Executive Session October 3, 2022

AWARDS/PRESENTATIONS/PROCLAMATIONS

Presentation Sugar Rush Poster Winner Shayla Vo – Tabled until the December Agenda.

Proclamation North Gwinnett Cluster Teachers of the Year – Council Member Cohen read the proclamations and they were presented to the teachers.

REPORTS

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

CITIZENS AND GUESTS COMMENTS – Meg Avery, 4575 Forest Green Drive, spoke regarding the garbage service and the use of the bag service.

Tracy Hawkins, 5595 Sugar Crossing Drive, spoke regarding the problem of parking on the sidewalks of her community. They have problems getting out of their driveway.

CONSENT AGENDA

OLD BUSINESS

Resolution Development Authority Appointments – Mayor Pro Tem Anderson read the resolution. The appointees were sworn in by Mayor Hembree.

Public Hearing, RZ-22-001, Peachstate Family Homes, East Broad St., 3.5 acres in the Town Center Overlay District, Rezone from BG to R36 – Planning Director Awana explained that the public hearing for RZ-22-001 and DRB-TCO-22-005 will be combined but the Council will need to vote separately on the cases. The applications are for 31 townhomes on 4789, 4799, 4808 and 4829 East Broad Street. The proposal is in line with the future land use plan. The Planning Commission and the Planning staff recommended approval with one condition for each case. The condition for RZ-22-001 was that the developer shall provide a maximum of three gas appliances in each unit. Council Member Roszel questioned whether the pedestrian access had been resolved because of the widening of Highway 20. Director Awana stated that the outer edges of Highway 20 had already been designed by the GDOT. Council Member Thatcher stated that she went out to the property and there was a substantial slope to Highway 20 so no buffer would be needed there which was a previous concern of hers. She would request a contingency on the number of units leased at one time and on a

reserve fund for the HOA. Council Member Cohen previously mentioned a single dumpster point instead of multiple carts for garbage pick-up. Director Awana can coordinate with the developer.

The public hearing was opened, and Bret Muetzelfeld of Peach State Family Homes spoke in support of the development. This is a blighted area, and he is glad to redevelop it with these townhomes. There were no other comments, so the hearing was closed.

Mayor Pro Tem Anderson motioned to approve RZ-22-001 with the one condition presented by staff and adding 3 other conditions. Condition 2 the covenants would state that a maximum of 10% of the units can be leased at any one time. Condition 3 would require a mandatory Homeowners association that the developer would be required to deposit at 49% certificate of occupancy \$25,000 into a capital reserve account. Condition 4 would require that the garbage service shall be coordinated and approved by the City Manager or his designee. Council Member Cohen seconded the motion. Approved 5-0.

NEW BUSINESS

Public Hearing combined with RZ-22-001, DRB-TCO-22-005, Peachstate Family Homes, East Broad St., 3.5 acres in the Town Center Overlay District, Design Review approval for single-family attached townhouses – Council Member Roszel motioned to approve DRB-TCO-22-005 with approval of the site plan and building elevations in material and architectural detail with the following conditions, the final elevations shall substantially resemble the attached exhibits labeled Exhibit 1 through 4. Council Member Thatcher seconded the motion. Approved 5-0.

Sugar Hill Cemetery Lot Prices – Assistant City Manager Besseche turned the presentation over to Tim Schick, Facilities Director. Mr. Schick explained that they had surveyed the local cemeteries to see if they had increased their fees per lot. The city increased the price in March 2021 to \$1,000 per lot. Since then, the cost of materials and labor have increased necessitating the need to increase the lot prices again. As part of the Cemetery Master Plan the city is increasing the lot count by adding another section in the rear of the cemetery. The next phase will be to improve the Church Street main entrance and install a decorative metal fence to encompass the whole cemetery. The future phases include a columbarium, signage at the Whitehead Road round-about and landscaping. Staff is recommending increasing the individual lot fee to \$1250 and the buyer to continue to assume any associated recording fees at the time of purchase. Council Member Thatcher motioned to approve a rate increase for individual cemetery burial spaces from \$1000 to \$1250 with the buyer to assume any deed recording fees effective December 1, 2022. Council Member Roszel seconded the motion. Approved 5-0.

Ordinance Amendment, Insurance Business License – the City Clerk explained that this ordinance amendment was a result of the population increase of the city. The state regulates the collection of the tax on gross sales of life accident and sickness policies sold within the city. The city currently collects \$75.00 per insurance company that sells a policy within the city during a calendar year. The tax is due by January 31st of each year. The increase would be to \$100.00 per year effective January 1, 2023, and each subsequent year. Council Member Cohen asked if the increase in this ordinance is as a result of the city or is it regulated by the state. The City Clerk explained that the state regulates it by population and the Georgia Municipal Code helps the cities make sure that the companies are paying the fee. Council Member Cohen motioned to approve the ordinance amendment for insurance business license to increase the fee to \$100 per year effective January 1, 2023. Council Member Hicks seconded the motion. The City Attorney requested that the motion be amended to allow the City Attorney to work with the City Clerk to change the section numbers on the ordinance to reflect the numbers currently in the city municipal code. Council Member Cohen amended the motion and Council Member Hicks seconded. Approved 5-0.

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

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – the meeting was reconvened and Council Member Cohen motioned to approve the acquisition of 4949 West Broad Street parcel 7292-188 owned by Michael and Dana Evans, for the purchase price of \$600,000. This motion also includes a budget amendment to increase the budget for land acquisition by \$600,000 and transfer in \$600,000 from unrestricted reserves. Council Member Roszel seconded the motion. Approved 5-0.

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk