

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, MARCH 13, 2023, 7:30 P.M.**

CALL TO ORDER – by Mayor Hembree. Present were Mayor Brandon Hembree, Mayor Pro Tem Marc Cohen, Alvin Hicks Mason Roszel, Jenn Thatcher and Taylor Anderson. Also present were 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** – led by Boy Scout Troop

APPROVAL OF AGENDA – Council Member Anderson motioned to approve the agenda with tabling item #4RZ-22-007 until the April Council Meeting to allow for an updated site plan. Council Member Cohen seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Regular Meeting & Executive Session February 13, 2023; Work Session & Executive Session February 6, 2023. Council Member Thatcher motioned to approve the minutes as written. Council Member Roszel seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

REPORTS

CITY ATTORNEY

COUNCIL

MAYOR

CITY CLERK

CITY MANAGER – the City Manager approves and accepts the application for annexation **AX-23-001**. This will come to the City Council in a future meeting.

YOUTH COUNCIL

CITIZENS AND GUESTS COMMENTS

Ax Master Throwing requested that the city change their alcohol license to allow them to serve alcohol to their customers during their ax throwing session.

James “Rick” January requested that the city put some devices or methods to slow speeding on his street Frontier Drive.

Andrew Schultz, Windswept Trace requested that the city assist with the excess speeding of motorcycles on Highway 20.

Nancy Wren, 4969 West Broad Street stated that she had received three Notice of Non-compliance from the city for her property. She presented a packet of materials regarding trespassing on 4969 West Broad Street.

Meg Avery, Forest Glenn Drive, asked how the city arrived at hiring another Marshal. What criteria was used to make this decision? She also questioned the hiring of a Marketing Coordinator. She complained of loud music coming from Creek Bluff Drive and hoped that the city would continue to look into the Waste Management’s poor service.

CONSENT AGENDA

Nuisance Ordinance Amendment -

GDOT Widening Project #0015439, GDOT Utility Agreement, Natural Gas Main Relocation

The City Manager requested Planning Director Awan and Assistant City Manager Besseche explained the items on the Consent Agenda as discussed at the March 6th Work Session. Mayor Pro Tem Cohen motioned to approve the Consent Agenda. Council Member Hicks seconded the motion. Approved 5-0.

OLD BUSINESS

NEW BUSINESS

Public Hearing, RZ-22-006, Rezoning RS-100 Medium Density Single-family Residential to R36 Medium Density Mixed Residential, 5383, 5585, 5597, 5605 & 5613 Henry Bailey Rd. –Mayor Hembree reminded the audience that the public hearing would consist of ten minutes for opposition and ten minutes for support of the project. Planning Director Awana explained the city received an application dated August 25, 2022, from Virtue Investments, LLC to change the zoning from RS-100 to R36 for a proposed residential subdivision with 12 detached single-family homes and 66 attached single-family homes (townhomes). The Planning Commission voted to deny the rezoning. Mayor Hembree asked the Council Members if they had any questions before the public hearing was opened. Council Member Cohen asked Director Awana under the properties current zoning how many houses could be built? He stated that 38 houses could be built under the current zoning of RS-100. Council Member Roszel asked Director Awana to identify the county approved projects under construction that are located in our city. Director Awana stated the projects on Buford Highway, Woodward Crossing and Whitehead Rd. are the counties. There are several projects in the city with denser zoning that are under construction as well.

The public hearing was opened and Patrick Bell represented the applicant and spoke in favor of the project. He stated that the project was in the best interest of the community and would replace a blighted area. He stated he had worked with the adjacent neighborhood to make sure that their requests were answered.

Several citizens spoke in opposition to the project, Gary Pirkle, Mike Sullivan, Rick January, Allison Olson, Joshua Page and Meg Avery.

Patrick Bell spoke again that only 25 homes could be built on this site under the current zoning because of the topography. He stated that he seeked input from everyone and thought that the project was a good one. June Bailey Forrester, Buford Dam Rd., spoke in favor of the project.

The public hearing was closed. There were no other questions from the Council. Council Member Thatcher motioned to deny RZ-22-006. Council Member Roszel seconded. The motion to deny was approved 5-0.

TABLED - Public Hearing, RZ-22-007, Rezoning RS-100 Medium Density Single-family Residential to BG General Business, 5422 Sugar Ridge Drive – Planning Director

MGAG Supplemental Contract – Natural Gas Connections – Assistant City Manager Besseche explained the contract terms. The city is interested in partnering with the Municipal Gas Authority (MGAG) to help the residents that are a part of our gas system replace aging gas appliances. It is an industry trend for some to replace the appliances with electric ones to avoid the more costly connection price. Mike McHowell of MGAG spoke regarding the contract. The Council had numerous questions so the Mayor recommended that the item be tabled until April's Work Session to allow more discussion. Mayor Pro Tem Cohen motioned to table this item until the April Work Session and Council Meeting. Council Member Thatcher seconded the motion. Approved 5-0.

Project # 23-004 Park Restroom Building - Bid Results – Assistant City Manager Besseche explained that the project management team has been working to respond to the requests to build a restroom at Gary Pirkle Park closer to the new fields. At the end of 2021 the estimated cost was \$389,000 but this year the staff budgeted \$750,000 due to today’s market costs. The bids came in from \$822,409 to \$1,666,720 exceeding the budgeted cost. The staff is recommending rejecting all bids and start over to seek a more cost-effective solution. Council Member Anderson motioned to reject all bids and consider a new scope of work consistent with fiscally responsible budget estimate along with interim solutions. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

Ridge Lake Park Easement – Sawnee EMC – Assistant City Manager explained that the new Ridge Lake Park is currently under construction and will need permanent electrical service provided. Sawnee EMC is the provider for the site and they have surveyed the location and performed a site inspection. They drafted an easement to allow them to install a new transformer and provide maintenance to the property. Staff is recommending approval of the Right of Way Easement. Council Member Cohen motioned to approve and allow the Mayor to sign the Sawnee EMC Right of Way Easement for placement and maintenance of an electrical transformer within the boundaries of the new park. Council Member Thatcher 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 for legal, real estate and/or personnel. Council Member Hicks seconded the motion. Approved 5-0.

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

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk