

**CITY OF SUGAR HILL  
MAYOR & COUNCIL WORK SESSION MINUTES  
MONDAY, FEBRUARY 5, 2024  
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 Alvin Hicks, Council Members Meg Avery, Taylor Anderson, Joshua Page, and Gary Pirkle. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Attorney Frank Hartley and City Clerk Jane Whittington. Mayor Brandon Hembree was not present.

**AWARDS AND PRESENTATIONS/PROCLAMATIONS**

**OLD BUSINESS**

**Zoning Ordinance Amendment Building Height & Density Central Business District (CBD)**

– Council Member Pirkle requested that the appropriate language be sent to the Planning Commission. Planning Director Awana stated that it had been advertised for the February Planning Commission meeting. Council Member Pirkle requested that the maximum height in the CBD be four stories. The height of 84’ or 130’ is too high for downtown and does not allow City Hall to be the centerpiece.

Council Member Anderson suggested that if the building is above 3 stories that they have an offset with a different façade and feeling. This would allow taller buildings to have a better look. He is good with 70’ for a maximum height but if buildings are classified by stories, it becomes more confusing as stories are different sizes. The Council will have the ability to approve or deny any buildings in the CBD as the Design Review Board.

**Zoning Ordinance Amendment Building Height & Density R36** – Council Member Pirkle explained that this agenda item is to review density and height of the townhomes and other buildings in R36. There are apartments and townhomes within the county which would allow anyone to live close to the city. There should not be any more built here than what is already approved. Director Awana stated that he is not suggesting that the standards are perfect, but the city needs a whole spectrum of housing that allows households to age in place. Council Member Anderson stated that you do not want to send your family somewhere else other than the city. He named some projects that have density. Council Member Page stated that the market dictates housing and land prices and it affects affordability.

**NEW BUSINESS**

**Envision 100 Comprehensive Plan Public Hearing #3** – Planning Director Awana explained that the Planning Department has been involved in an extensive outreach of this plan. The City Council will need to adopt the plan so it can be forwarded to the Department of Community Affairs and the Atlanta Regional Commission. The public hearing will be held at the February 12th Council Meeting.

**Contract Award, Road Resurfacing & Repairs, Project 24-002** – the Assistant City Manager explained that the lowest bid out of the ten bids received was Garrett Paving at \$541,870.40. The city will recommend awarding the contract to Garrett. He recommended that the city also look at other methods to allow them to repair additional streets.

**Resolution/Contract Landfill Expense Reimbursement**– the Assistant City Manager explained that this contract for reimbursement is for the inactive landfill. The amount reimbursed for the Hazardous Waste Trust Fund would be \$7476.67.

**Stanley Street/Alton Tucker Extension Traffic Signal** – Council Member Pirkle requested that the red-light installation at Alton Tucker and Stanley Street be on the agenda next week for the Council to vote on. The Assistant City Manager explained that this was included in the proposal scope for the road development. The material was ordered and has been delivered. Council Member Pirkle recommended that the median be closed and the entrance be right-in right-out. The traffic signal could be relocated to Peachtree Industrial Blvd. Council Member Anderson explained that the city has a moral obligation to put a traffic signal there. There was a warrant study performed that showed a signal there.

**2022 Audit of Financial Statements** – Council Member Pirkle explained that the bonds were detailed in the 2022 audit that was approved in December. The city has 43 million debt from bond issuance that defers to the taxpayers if they default. The documents state that the taxpayers would experience a 3 mil increase for the debt on the E Center and also separately for the parking garage at Solis. Council Member Anderson stated that it might be helpful for the staff to pull from the state how often this type of default happens where the millage rate is increased. The city could sell the assets first.

**2024 General Operating & Capital Improvement Budget** – Council Member Pirkle went over items of the budget such as concert series, new personnel and capital budget items. Some of the items are losing money or produce a negative budget items. Council can review these type items to help reduce debt load.

**Planning Commission Appointment** – Council Member Pirkle stated that the Planning Commission Chairman resigned at the end of 2023 and there are several other members that have not been re-appointed. The Council should fill the vacancies. Council Member Avery requested that the terms of the Planning Commission be put on the website.

**Sanitation & Recycling Updates** – Council Member Avery reviewed the current Waste Management contract terms in comparison with other local cities. The city eliminated the bag system last year, in comparison Duluth is doing away with bags May 1<sup>st</sup>. She compared Snellville, Peachtree Corners, Norcross and Lilburn rate and frequency of trash pick-up. Most of the cities had once a week recycling pick-up. Some of the cities had senior discounts. She recommended that the city have recycling pick-up once a week.

**Intersection 1- Railroad/Lanier/Chapel First Avenue** – Council Member Page requested that the city review this intersection and do a feasibility study to see if they can improve it. It is difficult to navigate the sharpness of the angles of the intersection.

**Intersection 2 – North Price/Old Atlanta Hwy/Old Suwanee Hwy/Duncan Drive** – Council Member Page requested that they also look at this intersection. A possible solution could be a round-about.

## **CITY MANAGER DISCUSSIONS/UPDATES**

**Public Safety**

**Operations**

**Construction**

**Development/Events**

**EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL** – there was no Executive Session held.

**PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION**

**ADJOURNMENT**

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Alvin Hicks, Mayor Pro Tem

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Jane Whittington, City Clerk