

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, APRIL 14, 2025, 7:30 P.M.**

CALL TO ORDER by Mayor Hembree. Present were Mayor Brandon Hembree, Mayor Pro Tem Joshua Page, Council Members Taylor Anderson, Meg Avery, Alvin Hicks and Gary Pirkle, 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 – given by Mayor Pirkle.

APPROVAL OF AGENDA – Council Member Hicks motioned to approve the agenda. Council Member Avery seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Council Meeting & Executive Session March 10, 2025; Work Session & Executive Session March 3, 2025. Council Member Anderson motioned to approve the minutes as written. Council Member Hicks seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Proclamation National Public Works Week – Mayor Hembree read the proclamation and presented it to Joe Appling Public Works Director, Alex Philmon Gas Superintendent, Darron Masters Street Supervisor and Kevin Pittman Stormwater Supervisor. The Mayor and Council thanked them for their service and work for the city.

Proclamation Arbor Day – Mayor Hembree read the proclamation and thanked the Planning Department for their involvement in the program.

REPORTS

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

CITIZENS AND GUESTS COMMENTS – Andrew Schultz, 5350 Windswept Trace thanked public works and stormwater for their work on the greenway and within the neighborhoods.

Rick January, 1282 Frontier Dr., thanked public works for the cleaning of his neighborhood Frontier Forest. He questioned the transportation of arrestees' agreement referencing Sugar Hill Police on it instead of Sugar Hill Marshals.

CONSENT AGENDA

OLD BUSINESS

HVAC Equipment Replacement for the E Center – Assistant City Manager Besseche explained that this was tabled from last month to allow time to obtain additional bids. There are six natural gas heat pumps that provide heating and cooling to the E Center. They have exhausted their useful lives and need replacement. The city obtained three bids for their purchase. The lowest bid was from Middle Georgia Mechanical and staff is recommending the purchase of the six units for \$231,421. The city will salvage parts from the old units. Council Member Page motioned to approve the purchase of six replacement HVAC units for the E Center from Middle Georgia Mechanical at a cost of \$231,421.75 and authorize the Mayor to sign the contract for installation. Council Member Hicks seconded the motion. Approved 5-0.

NEW BUSINESS

RZ-25-002, 1463 Railroad Ave., R7 292 035 & 153, Rezone from RS-100 to LM for Offices & Warehousing (Applicant Request to Withdraw) – the Planning Director explained that the applicant requested to withdraw this application without prejudice. Council Member Anderson motioned to allow the applicant to withdraw without prejudice. Council Member Page seconded the motion. Approved 5-0.

Public Hearing, TCO Design Review 25-003, 5290 Sycamore Rd., New Single-family Residence – the Planning Director explained that the city received an application from Ty Rosales requesting a design review for single-family residence construction to replace the current home. The setback of the old home from the right-of-way on Sycamore Rd. is 23'. The code requires a 45' setback on the front. The new home would be 25' from the right-of-way. The public hearing was opened, and Ty Rosales spoke regarding the new home construction. There were no other comments, so the hearing was closed. Council Member Pirkle commented that the homes appear to stick out on the roadway where there is a curve. The Mayor suggested that this be tabled to allow more time to work through concerns. Council Member Pirkle motioned to table TCO Design Review 25-004. Council Member Avery seconded the motion. Approved 5-0.

Public Hearing, TCO Design Review 25-004, 5300 Sycamore Rd. New Single-family Residence – the Planning Director explained that this application is also from Ty Rosales to replace the current home with new construction. The existing home is 23' from the right-of-way on the front. The new home would be 25' with 45' being the requirement. Staff recommended approval with two conditions. Staff received one email regarding concerns over the setbacks. The public hearing was opened and there were no comments, so the hearing was closed. Council Member Pirkle echoed the same concerns over the proximity to the road. Council Member Anderson asked if the current detached garage would remain. The applicant stated that it would not. Council Member Pirkle suggested to redivide these two lots so the homes can be aligned better. That way the homes could be placed further back from the road. Council Member Pirkle motioned to table TCO-25-004. Council Member Page seconded the motion. Approved 5-0.

Award Contract: 25-012 PIB/Spring Hill Sidewalk Construction – the Assistant City Manager explained that the city accepted bids for the construction of sidewalks for connection. This is part of the Peachtree Industrial and Spring Hill Sidewalk Projects. The city received seven responses with the low price being submitted by R&B Developer, Inc. at \$586,659. Staff recommended awarding the contract to R&B Developer. Council Member Hicks motioned to award the construction contract for project 25-012 PIB Sidewalks to R&B Developer, Inc. in the amount of \$586,659 and authorize the Mayor to sign the contract. Council Member Anderson seconded the motion. Approved 5-0.

Contract for the Transportation of Arrestees – the City Manager requested that Chief King address any questions regarding the contract. She explained that the contract will allow Sugar Hill Marshals to transport individuals who have outstanding warrants to the Gwinnett County Jail. This would free up Gwinnett Officers who would have to transport them and also eliminate our Marshals from waiting on a Gwinnett officer to arrive.

Council Member Page stated concerns over duplication of services and property tax. Council Member Page motioned to table this until June to allow time to receive a clear plan and path forward for the Marshal's office. Council Member Avery seconded the motion. The motion carries 3-2 with Council Members Avery, Page and Pirkle voting to approve and Council Members Anderson and Hicks voting against.

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

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – The meeting was reconvened and there was no action taken out of Executive Session. The council discussed 3 legal and 3 real estate matters in Executive Session.

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk