

**MINUTES OF SUGAR HILL COUNCIL MEETING
MONDAY, SEPTEMBER 8, 2003
COMMUNITY CENTER, 7:30 P.M.
4988 WEST BROAD STREET, SUGAR HILL, GA 30518**

The City of Sugar Hill City Council held its regular meeting on Monday, September 8, 2003, 7:30 p.m. at the Community Center.

Notice of the meeting was placed on the board outside City Hall and on the door of the Community Center and on the board at Alton Tucker Blvd and Peachtree Industrial Blvd. Notice was also sent to the newspaper.

Present were Mayor Pirkle, Mayor Pro Tem Avery, Council Members Edwards, Hall, Johnson, and Rhodes, City Manager Bob Hail, City Attorney Lee Thompson, and City Clerk Jane Whittington.

Call to Order, Pledge of Allegiance to the Flag and Invocation - Mayor Pirkle called the meeting to order at 7:30 p.m., led the pledge of allegiance and gave the invocation.

Approval of Agenda – Council Member Hall motioned to approve the agenda as submitted. Council Member Rhodes seconded the motion. Approved 5-0.

Approval of Minutes – Council Member Avery motioned to approve the Minutes of the August 11, 2003, Council Meeting as submitted. Council Member Rhodes seconded the motion. Approved 5-0.

Council Reports:

Council Member Steve Edwards will have report in the future. Thanked everyone for their support and will have reports in the future meetings since this is his second meeting.

Council Member Tom Rhodes welcomed Edwards to the City Council since he was not present at the last meeting when Edwards was sworn in. He thanked Council Member Avery, the recreation department, the City Manager and staff for the movie series. He asked that everyone to keep the families of the September 11 tragedy in your thoughts and prayers this week.

Council Member Kim Hall reported that Planning & Zoning is now settled in City Hall. The ADA requirements have been met and we have an elevator in City Hall. Will be realigning the new recreation building and taking bids on it soon.

Mayor Pro Tem Meg Avery stated that along with Council Member Rhodes she is happy to report that the first two movies of the movie series were very successful. There was a great crowd. She is glad that the City is in a position to offer a free entertainment of this caliber to the residents. It was an enjoyable evening for all ages. The next movie will be Field of Dreams and then Shrek. She gave a special thank you to Hope Curtis

who volunteered her own time to stay with the Recreation Director from the beginning to the very last person was gone. She was a great help. The next Fall Festival planning meeting will be Thursday, September 25th at 7:00 p.m. at the Community Center. The Fall Festival will be October 25th with many exciting events this year. There will be arts and crafts vendors, food vendors (including The Varsity and Chic Fil A) as well as games for all age groups. The Boy Scouts and Girl Scouts will volunteer to help out that day. Former Harlem Globe Trotter Michael Douglas will be on the basketball court providing an interactive event called the Globe Shotters. They get two free throw shots for \$2 and if they make both shots they get a choice of prize. Shuttle service will be provided from Sugar Hill Elementary by the Clydesdale horses pulling a large wagon. Volunteers are still needed. The festival finale will be a concert by the Swinging Medallions in the amphitheater. There will also be 5 different bands playing throughout the festival. Robinson Park looks great and is being used more and more. The tennis courts have been resurfaced and the volleyball court will soon have new nets. The fencing of field two is complete and soccer is underway. Bricks are still being sold for the Town Green. For further information check the city's web site at www.cityofsugarhill.com.

Council Member Ron Johnson reported that the RFP went out for the architects for the improvement of the golf greens. This should begin early 2004 and nine greens at a time will be done with the other nine being completed in 2005. Since reopening the golf course has done about 2,000 rounds per month and we would like to get it up to more. Aerification of the greens for the fall has begun. The Men's Association Golf Championship will be played September 27th and 28th. Regarding recreation he went to the movie and it was great but the word needs to get out more. The amount of people (170) was a good crowd and everyone enjoyed the movie, but that is 1% of the people in the city. He would like to see 400 to 500 people and the public and neighborhood leaders can help spread the word. For the Fall Festival Suwannee Police will be doing fingerprinting for kids for us and the Sheriff's Department will take pictures of the kids. He is working on getting a couple of Falcons players to come to the festival since they have a bye week. The handicapped playground and track at the elementary school is moving along well. The members of the Housing Authority agreed to fund \$23,000 for it. The Principal, Sandra Levent sent out a letter to the parents, which raised \$1,745. Steve Hill of RSE Grading has agreed to do the grading for the track and the playground. He gave a special thanks to Council Member Steve Edwards, Marc Cohen, Clint Thompson, Dr. Joe of Sugar Hill Chiropractic, and Gwinnett County Grounds personnel for their donations. This playground and track will be a great addition to our community and open to all that need it. They started out needing \$49,000 in the beginning and now need \$14,000. He would like to see the council work more on public safety. When a house burns down it will be a little late to get the county to put a fire station here. We need to step up as leaders of the community and get a firehouse here.

Mayor's Report – Mayor Pirkle reported that there have been sound problems on the television broadcast of our Council meetings. Our sound and video technician has checked on it and it was a problem with Charter and has been corrected. The Mayor also thanked Hope Curtis for her volunteer efforts. She helped not only with the movies but she is our volunteer coordinator for the Fall Festival. She is always here for the meetings.

City Attorney's Report – No report at this time.

City Clerk's Report – Jane Whittington City Clerk reported that the Election Superintendent Jeanne Ferguson has handled everything for the upcoming election. She has inventoried the materials and supplies needed and handled all the correspondence to Gwinnett County Elections. She will order any supplies necessary for the November 4th Election where there are three Council seats up for vote. Qualifying began today with one person qualifying. All Candidates need to remember that the first Campaign Disclosure statement is due September 30th. The majority of the new occupation taxes have been home businesses. She is working on the reporting process to get the outstanding amounts. The new program will be going live before the end of the year, where the reporting abilities will be much improved.

City Manager's Report – Last month he declared Springhill Drive a success with the curb and gutter complete. The 2003 road program is complete. The culvert drainage pipe on Sunset Drive is complete. We are addressing drainage issues throughout the city. With five or six years drought, we got all the rain this year and the drainage issues are now big drainage issues. The installation of drainage pipes and sidewalks on Frontier Drive should be underway within the next few weeks. He has talked to residents along that road about their concrete monuments and moving them. City Hall is complete and as Council Member Hall said the Planning & Zoning is upstairs along with the IT person. It makes it much easier than being in different locations. He introduced Mr. Harmit Bedi as the new Director of Planning & Development for the city. Today was his first day, so it was a long day for him. He is very qualified and a great addition of the staff. The city had over 400 customers sign up for the budget billing for gas service. The window of opportunity is now closed and will reopen in spring. He got a call from the Municipal Gas Authority today and they are writing an article about our budget billing. We are one of the first municipalities in the state to offer this service. He has completed the hedging for October and November and continues to look at the rest of the months by continuing to look at the market. In August we had over 3500 feet of new 2" and 4" pipe laid and over 6,500' of new service lines put in. We are growing. The August/September price is 76 cents a therm. We keep the price as low and competitive as possible.

Citizen Comments:

Tommy Lee Brightwell, 4635 Allison Drive, stated first that the Council is doing a great job. Concerned about article in the Gwinnett Post regarding prostitution in Buford. The city needs a precinct for the police department for right now and then maybe someday we could get a police department. If we could get our own zip code that would be helpful and avoid confusion. Encouraged the city to get prices together for the emergency sirens.

Planning & Zoning Member Appointment – Council to consider replacement for Steve Edwards who was appointed to fill the unexpired term of Chris Abbey. The Mayor opened the floor for nominations. Council Member Avery nominated **Renya Eurek**. Nomination was approved 5-0. The Mayor encouraged anyone interested in serving on the Appeals Board to let them know.

Oath of Office Election Superintendent – Mayor Pirkle administered the oath to **Jeanne Ferguson**, Election Superintendent.

Membership to Gwinnett Clean & Beautiful – This is a corporate membership with a \$100 fee. Council Member Edwards motioned to approve the membership. Council Member Avery seconded the motion. Approved 5-0.

Public Hearing: RZ-03-007, T & B LLC

Map Reference# 7-292-139, PIB & Pinecrest Drive, Acreage: 4.50

Current Zoning: LM, Requested Zoning: BG

Purpose: Convenience Store with Retail

T&B, LLC requested that this be tabled so it could be heard with their other agenda item RZ-03-008 that was tabled by the Planning Commission for further review.

The City Manager recommended that we honor their request to table this to be heard with their other zoning matter. Council Member Avery motioned to table RZ-03-007.

Council Member Rhodes seconded the motion. Approved 5-0.

Downtown Development Authority (DDA) issues – Council Member Rhodes stated that the Downtown Development Authority has been discussing a lot of exciting ideas and he asked Nick Thompson, Chairman to present to the Council some of the issues they have been working on.

Mr. Thompson read the definitions of an Overlay District and a Mixed Use Development. He displayed on the overhead Suwanee's development of a district overlay mixed-use master plan. He also showed the City of Duluth's demonstration of this plan. He requested that the Council enable the City Manager and staff to write mixed use into the zoning ordinance. Within this type of development people can live, walk and play within the district. The downtown district is defined in the DDA bylaws. This is a desirable area and development is coming. He also displayed Conyers mixed-use development, which are older buildings but still a mixed use. Mr. Brightwell asked if this type of zoning is approved could someone live in the back of their commercial shop. Mr. Thompson explained that it would be up the staff to write the correct covenants and restrictions in the ordinance for the Council's approval.

Council Member Johnson stated that he went to check the minutes for DDA at the City Clerk's office and there were not any. Under the Georgia Sunshine laws the minutes should be on file. Nick Thompson responded that the minutes were emailed to the network staff, Tracy Gilmore. Council Member Johnson wants to be more informed. He reviewed Duluth's ordinance, which specifically states that it must be retail on the bottom floor and living spaces upstairs. Their buildings are 1890 to 1930 looking buildings. He would like the DDA to start pursuing purchasing property on West Broad Street before it gets too expensive.

Mayor Pirkle thanked Nick for his hard work and for everyone present in the Development Authority. He has been skeptical of mixed use in the past that sometimes they are used as an excuse to try and squeeze everything out of a property and sometimes

they are put in areas where they don't fit. However the DDA is working hard and he thinks that we can come up with something that will be restrictive enough to allow these type zonings to occur. We can start with the model ordinance from ARC and use it as a foundation and tailor it so it meets our needs. Gwinnett County approved theirs within the past year and had their first rezoning that allows it a few months ago. He likes that it is for redevelopment not for empty property. He is looking forward to seeing what we can do and he knows the DDA is working hard on this.

Council Member Rhodes stated that there are 3 issues to be brought up under this proposal. The third thing will be the Livable Initiative Grant from ARC in which our new planning director has experience with. First he motioned to direct the City Manager and Planning Director to work with the DDA to propose a mixed-use ordinance for this downtown district area. This is for the area designated as the downtown area. Mayor Pirkle stated this would allow them to draft an ordinance and then it would have to go through the planning commission, public hearing process and to council where it would be voted on. Council Member Rhodes stated that this would get the language out there for Council's review. Council Member Johnson asked if this is talking about West Broad Street? Not the whole city? Council Member Rhodes said the area is defined under DDA. Secondly he motioned to direct the City Manager to, he was stopped at this time because a motion is currently on the floor. Council Member Johnson seconded the motion. Council Member Hall asked if there is a certain timetable? Do we have to have an ordinance before we apply for the LCI grant? There are time restraints because the LCI is an annual process and it ends this year. It is most likely the program will be reinstated but the funding and money will be gone after the end of this year. Council Member Johnson wants them to look at Duluth's ordinance because it is well written. The Mayor stated that in order to receive LCI funding you have to start with their model ordinance. The City Manager stated that the LCI grant application is due late October or early November and we can do it without having the ordinance in place. The motion was approved 5-0.

Council Member Rhodes motioned to direct the City Manager and Planning Director to work with the DDA on the LCI grant application to produce funding from the Atlanta Regional Commission. Council Member Johnson seconded the motion. No vote is needed for this matter.

Council Member Rhodes motioned to direct the City Manager to send out an RFP for a downtown district overlay plan. Just to see what type of bids we get and have them come to the DDA meetings. Mayor when the proposals come back we can identify the parameters and look at the costs and determine if we want to go forward with them. Council Member Johnson seconded the motion. Approved 5-0.

Executive Session – Council Member Rhodes motioned to go into Executive Session. Council Member Avery seconded the motion. Approved 5-0.

Mayor Pirkle called the meeting back to order. No business was brought forward from Executive Session.

Council Member Rhodes motioned to adjourn. Council Member Hall seconded the motion. Approved 5-0.

Gary Pirkle, Mayor

ATTEST:

Jane Whittington, City Clerk

Date submitted to Mayor for Signature: _____