

**CITY OF SUGAR HILL
COUNCIL MEETING MINUTES
MONDAY, DECEMBER 8, 2014, 7:30 P.M.
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA**

CALL TO ORDER at 7:30 p.m. by Mayor Edwards. Present were Mayor Steve Edwards, Mayor Pro Tem Marc Cohen, Council Members Susie Gajewski, Brandon Hembree, Curtis Northrup and Mike Sullivan. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorneys Frank Hartley and Lee Thompson.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – given by Georgia Force Coach Scott Willis.

APPROVAL OF AGENDA – Council Member Northrup motioned approve the agenda with the amendment to add Item #1 under New Business approval of land purchase Trust for Public Land. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Council Meeting November 10, 2014, Work Session November 3, 2014 – Council Member Hembree motioned to approve the minutes as written. Council Member Gajewski seconded the motion. Approved 5-0.

Mayor Edwards stated that there will be a surprise proclamation tonight. The proclamation will be presented to retired City Manager Bob Hail. Mayor Edwards thanked him for his 13 years of service to the City. Mayor Pro Tem Cohen thanked Mr. Hail and read the proclamation. Council Member Northrup presented him with a desk plaque that he made honoring the 75th Anniversary and Mr. Hail's commitment to the City.

PROCLAMATIONS LANIER TEACHERS OF THE YEAR – Mayor Pro Tem Cohen read the list of teachers and their qualifications that represent each school in the Lanier cluster. The proclamations were presented and the teachers were congratulated by the Mayor and Council.

PRESENTATION GEORGIA FORCE FOOTBALL – Mayor Edwards presented them with a signed football and a proclamation.

REPORTS

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

CITIZENS AND GUESTS COMMENTS – Reiner Rietig and Lisa Ramsey spoke regarding the dugout club for Lanier Baseball.

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

Trust for Public Land – The City Manager, Paul Radford, explained that the Trust for Public Land is a non-profit organization that attempts to put land in conservation, particularly up and down the Chattahoochee River. They were able to secure 116 acres off Highway 20 bordering the Chattahoochee River, which 46 of those acres they plan to sell to the Federal Government. They approached the City about being a partner with them and after months of negotiation the contract will be presented today. The City will purchase 71 acres 40+ of which will be put in conservation for bike trail, nature paths and the like. The other 30 acres, including the house that is located on it, will be unrestricted development. The purchase price will be 1.5 million dollars. The Mayor stated that this is a strategic effort for the City to purchase and develop another park system. Council Member Northrup motioned to approve the contract with the Trust for Public Land to purchase the 71 acres for 1.5 million dollars and authorize the execution of the contract. Council Member Gajewski seconded the motion. Approved 5-0.

Local Maintenance & Improvement Grants (LMIG) – Assistant City Manager Troy Besseche explained the grant application. This is for the patching, grinding and resurfacing of a portion of Brogdon Rd. The grant is for \$133,206 and the total contract is \$210,000. There are approximately 65 industrial properties on this road. Mayor Pro Tem Cohen motioned to approve the Local Maintenance and Improvement Grant with the Georgia Department of Transportation and authorize the Mayor to sign the contracts. Council Member Sullivan seconded the motion. Approved 5-0.

PUBLIC HEARING RZ-14-009, 165 Peachtree Industrial Blvd., Allow Display of Heavy Equipment in the Front Yard – Planning Director Awana explained the application. This is for a change in conditions. The Planning Commission recommended approval and the staff recommends denial. The public hearing was opened and Tom Aurther spoke in favor of the application. The property is a former equipment rental location. They are currently located in Buford and feel this is a good location for their company Blanchard Machinery. They are planning to make one half a million dollars in improvements and additions to the facility. There were no other comments for or against the application so the hearing was closed. Mayor Pro Tem Cohen motioned to approve RZ-14-009 with the three conditions as outlined by the Planning Commission with the addition of 1c. as suggested by the Planning staff. Council Member Sullivan seconded the motion. Approved 5-0.

Probation Services, Southeast Corrections, LLC – Planning Director Awana explained Providence Community Corrections sent the City notice that they would no longer provide probation services to the City of Sugar Hill Municipal Court. The staff has communicated with several probation service providers and is recommending Southeast Corrections, LLC. The staff is seeking direction to work with the City Attorney to negotiate a contract with Southeast Corrections. Council Member Sullivan motioned to direct the staff to negotiate an acceptable contract with Southeast Corrections LLC to provide probation services for Sugar Hill Municipal Court. Council Member Hembree seconded the motion. Approved 5-0.

PUBLIC HEARING, 2015 Operating and Capital Improvement Budget – City Manager explained the budget statement and the revenue and expense overview. This is the second and final public hearing for the 2015 Operating and Capital Improvement Budget. The public hearing was opened and no one spoke in favor or against so the hearing was closed. Council Member Northrup motioned to approve the 2015 Operating Budget at the department level as presented by staff including the creation of the department of Economic Development and any staff required by this budget. Council Member Gajewski seconded the motion. Approved 5-0.

Council Member Sullivan motioned to approve the FY2015 Capital Improvement Budget as presented by staff. Council Member Hembree seconded the motion. Approved 5-0.

Mayor Pro Tem Cohen motioned to approve the FY2015 – FY2019 Five Year Capital Improvement Program as presented by staff. Council Member Gajewski seconded the motion. Approved 5-0.

Affirm Appointment of City Attorney – Council Member Sullivan motioned to affirm the re-appointment of the firm Thompson, Sweeny, Kinsinger & Pereira as the City Attorney for the City. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

Affirm Appointment of Municipal Court Judge – Mayor Pro Tem Cohen motioned to affirm the re-appointment of Margaret Washburn as the Chief Municipal Court Judge and Charles Barrett as the Associate Judge for the Sugar Hill Municipal Court. Council Member Sullivan seconded the motion. Approved 5-0.

Mayor Pro Tem Appointment – Mayor Edwards thanked Council Member Cohen for his service during this past year as Mayor Pro Tem and opened the floor for nominations from the Council for the 2015 Mayor Pro Tem. Council Member Gajewski nominated Council Member Brandon Hembree. There were no other nominations so Council Member Hembree will be sworn in at the January 12, 2015 Council Meeting

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

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – The meeting was reconvened and the following public action was taken. The City Attorney explained that there is a proposal on the table for the City to enter into a contract to purchase near the downtown area just outside of the Central Business District that is under contract with Oceana Wallace as the owner with a purchase price of 2.75 million dollars. It has been recommended by your City staff for purchase of this property.

Council Member Sullivan motioned to authorize the Mayor and City Manager to enter into a contract with Prime Interest Development, Inc. for the purchase of the property containing approximately 6.92 acres parcel 7 306 025 for the sum of 2.75 million dollars. The property is currently owned by Ms. Wallace and under contract with Prime Interest Development, Inc. Also authorizing payment of \$80,000 which is part of the 2.75 million as non-refundable interest money as provided to the contractor. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

The City Attorney explained that the second property is on West Broad Street down towards Peachtree Industrial Blvd. currently owned by ITM Holdings approximately ¼ of an acre and the recommendation of City staff is to purchase that property for \$100,000. Council Member Hembree motioned to approve the contract for the purchase of parcel 7 292 072 from ITM Holdings LLC in the amount of \$100,000 to close in 2014. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

City Clerk Annual Review – Council Member Northrup motioned that in appreciation of and in anticipation of future good work to increase the City Clerk Jane Whittington's salary 3.5 %. Council Member Sullivan seconded the motion. Approved 5-0.

City Manager Annual Review – Council Member Northrup motioned to amend the City Manager Paul Radford's contract to reflect a 10% increase in salary and a 5% increase in 401a contribution and change the relocation package to reflect a \$50,000 incentive for the first year, a \$35,000 incentive for the second year and a \$25,000 incentive for the third year and in July 2015 they will revisit the 401a contribution. Point of clarification from Mayor Pro Tem Cohen indicating the years that the incentive may be earned \$50,000 for 2015, \$35,000 for 2016 and \$25,000 for 2017 and only one of these can be earned. Council Member Sullivan seconded the motion. Approved 5-0.

ADJOURNMENT – Mayor Pro Tem Cohen motioned to adjourn at 11:00 p.m. Council Member Sullivan seconded the motion. Approved 5-0.

Steve Edwards, Mayor

Jane Whittington, City Clerk