

**CITY OF SUGAR HILL  
MAYOR & COUNCIL WORK SESSION  
& SPECIAL CALLED MEETING MINUTES  
MONDAY, NOVEMBER 3, 2014  
CITY HALL COMMUNITY ROOM, 7:00 P.M.  
5039 WEST BROAD STREET  
SUGAR HILL, GA 30518**

**AGENDA ITEMS FOR THE COUNCIL MEETING** – 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 Attorney Frank Hartley.

**OLD BUSINESS**

**Arts Commission Oath of Office at 11/10 Council Meeting** – Scott Andrews to contact members so they will be at the Council Meeting.

**NEW BUSINESS**

**Resolution Hazardous Waste Trust Fund** – Asst. City Manager explained that this is a reimbursement for the closed landfill.

**Construction Contract Award, Suwanee Dam Rd. Intersection Project** – Assistant City Manager explained that this project needed to be re-advertised and all of the proposals needed to be rejected. Mayor Pro Tem Cohen motioned to reject all of the proposals for the Suwanee Dam Rd. Intersection project. Council Member Sullivan seconded the motion. Approved 5-0.

**Proclamations, North Gwinnett Teacher of the Year (to be presented at the 11/10 Council Meeting)** – Mayor Pro Tem Cohen stated that the Teachers of the Year for the North Gwinnett cluster will be presented at the Council Meeting. The Lanier Cluster will be presented at the December meeting.

**Chief Municipal Court Judge Margaret Washburn (update on Municipal Court 11/10 Council Meeting)** – The City Manager stated that Judge Washburn will be at the Council Meeting to give an update on the Municipal Court.

**Downtown Master Plan Update** – Planning Director Awana will present the Downtown Master Plan Update at the Council meeting.

**Zoning Ordinance Amendment Article 10. Central Business District Boundary Expansion (public hearing 11/10 Council Meeting)** – Planning Director Awana explained the reasoning for the expansion of the boundaries. The Planning Commission and the staff recommends approval as presented. Council Member Hembree stated that the DDA supports it and it matches the

Master Plan update. Later the boundaries will be expanded further. The City Manager stated that it is intended to provide a wider range of development options. The Town Center Overlay encompasses a larger area including Roosevelt Circle. Wayne Hill spoke regarding his property at the corner of Alton Tucker Blvd and Peachtree Industrial Blvd. He is not in favor of this property being inside the Central Business District. He feels that this action tells property owners what they can do with their property. The City should just buy the property. Chris Knight spoke regarding his property at 4888 Roosevelt Circle. He wants to move his business from Hwy. 20 to this Roosevelt Circle location. The business is auto sales and portable buildings. The City Manager will meet with both Chris Knight and Wayne Hill.

**Zoning Ordinance Amendment Article 4. Zoning District and Use Provision  
Amendment related to Accessory Uses (public hearing 11/10 Council Meeting)**

Planning Director Awana explained the amendment. Auto Sales to be moved to HSB with special use permit.

**RZ-14-008, 1148 Old Atlanta Hwy., Rezone to BG with Special Use Permit to  
allow Auto Repair and Auto Sales as an Accessory Use (public hearing 11/10  
Council Meeting)**

– Planning Director Awana explained that this application is a transitional use. The Planning Commission did not reach an agreement on the rezoning. Staff recommends approval with a special use permit with eleven staff conditions. The code enforcement issue at the property should be handled.

**CITY MANAGER DISCUSSIONS/UPDATES**

**Hwy 20 Construction Project Update** – the lanes will be transferred in the next few months.  
**Status of RFP/RFQ Process for “99 Acre” Tract** – proposals to be reviewed. The purpose is to find the right developer. It could infringe on the golf course as long as it doesn’t dramatically affect it. City to enter into an intergovernmental agreement with the development Authority and transfer this property over to them.

**EpiCenter Update** – Precision Planning is working consultants to help with the parking structure. The whole building will be on top of a parking structure.

**Other Downtown Project(s) Update** - The Temple Rd. project is being designed with mixed use and parking.

**Ice Rink @ Sugar Hill Update** – Scheduled to open November 14<sup>th</sup>.

**2015 Operating/Capital Improvement Budget Update & Schedule  
Year-to-Date Financial Report and Audit Schedule**

**WORK SESSION DISCUSSION ITEMS**

**EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL** – Mayor Pro Tem Cohen motioned to enter Executive Session. Council Member Gajewski seconded the motion. Approved 5-0.

**PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION** - The meeting was reconvened and Mayor Edwards stated that he would entertain a motion for the Mayor to sign a contract and intergovernmental agreement with the Gwinnett County Board of Commissioners for the sale of E.E. Robinson Park for \$10,000,000 with the stipulations as outlined in the contract. Mayor Pro Tem Cohen motioned to approve as just stated by Mayor Edwards. Council Member Hembree seconded the motion. Approved 5-0.

Mayor Pro Tem Cohen motioned to enter into agreement to purchase parcel 7306019 and 7306021 from Twelve Oaks Investment Partners in the amount of \$277,500. The Mayor asked if the City Attorney had the acreage and Frank Hartley stated it is about .85 acres. They will attach the survey to the contract for sale. Mayor Pro Tem Cohen amended his motion that the property is about .85 acres and the survey will be attached to the agreement for sale. Council Member Sullivan seconded the motion. Approved 5-0.

**ADJOURNMENT** – Mayor Pro Tem Cohen motioned to adjourn. Council Member Sullivan seconded the motion. Approved 5-0.

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Steve Edwards, Mayor

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Jane Whittington, City Clerk