

**CITY OF SUGAR HILL  
MAYOR & COUNCIL WORK SESSION MINUTES  
MONDAY, AUGUST 3, 2015  
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 Brandon Hembree, Council Members Marc Cohen, Susie Gajewski, 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**

**NEW BUSINESS**

**Intergovernmental Agreement for Heather Pines/Bailey Property** – the City Manager explained that the city purchased the trailer park off of Bailey Road and Highway 20. Asbestos abatement is now being performed and once clear the trailers will be demolished. This includes the trailer park and two other parcels for a total of 8.2 acres. The Intergovernmental Agreement with the Downtown Development Authority will transfer the property to the DDA to work with a private developer. This is a quality company that wants to develop a senior living facility. They may want to also obtain another city property that accesses onto West Broad St. The DDA will hold a Special Called Meeting on August 12, 2015 to consider the IGA.

**Adoption of Reimbursement Resolution EpiCenter Financing** – the City Manager explained that this Resolution is not needed at this time.

**Call for 2015 Municipal General Election, Set Qualifying Dates** – the City Clerk explained that as the Election Superintendent, she will be requesting that the Mayor and Council vote at the August 10<sup>th</sup> Council Meeting to set the qualifying dates and call for the November 3, 2015 General Election. This election is to fill Post #1 currently held by Brandon Hembree, Post # 2 currently held by Marc Cohen and Post #3 currently held by Susie Gajewski.

**CITY MANAGER DISCUSSIONS/UPDATES**

**Accept Annexations**

**AX-15-005**, 5608 Suwanee Dam Rd., Holt Persinger with Ridgeline Land Planning, Annex 5.019 Acres, OI

**AX-15-004, 5608**, 5722 & 5872 Suwanee Dam Rd., Holt Persinger with Ridgeline Planning, Annex 25.971 Acres, RS-100/CSD

**Seven Project (Temple) Update** – the City Manager updated the Council on the Seven project. There is currently one parcel that has not been put under contract yet. There will be an

Intergovernmental Agreement with the DDA to manage this development once the development plan has been submitted by the Community Development Partners.

**Buice Property Update** – the third tenant is negotiating a lease. The certificate of occupancy has been issued for the two tenants that are currently leased to go in there.

**EpiCenter Update** – the City Manager explained that currently the focus is on how to pay for the EpiCenter. It has been in the downtown master plan for ten years. The financing will not result in a tax increase. A financial advisor has been engaged and they will work with an underwriter to get the best possible rate. The bonds will be a 20 year issue with the potential to pay off early.

**City Hall Annex Update** – the Assistant City Manager explained that two proposals were received last month. They were over the budget so some of the work will be done in-house.

## **WORK SESSION DISCUSSION ITEMS**

**Construction Work Hour Limitations** – Council Member Cohen stated that the current ordinance allows the construction work hours to be from 7:00 a.m. until 9:00 p.m. With the Zaxby's under construction on Highway 20, some of the neighbors were concerned about construction hours. The Council suggested that the staff review the current regulations and be aware of when construction is around residential areas.

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

## **PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION**

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

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Steve Edwards, Mayor

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Jane Whittington, City Clerk