

**City of Sugar Hill Council Meeting
Minutes, February 9, 1998
7:30 p.m. - Community Center**

The regular Council Meeting of the City of Sugar Hill was held on Monday, February 9, 1998 at 7:30 p.m. in the Community Center. Those present were Mayor Roberta Crabb, Mayor Pro-Tem Steve Bailey, Council Members Gary Pirkle, Michael Mosley, Reuben Davis, and Tim Pugh, City Manager Warren Nevad, Assistant City Manager Scott Payne, City Attorney Lee Thompson, Acting Planner Don McFarland, Administrative Assistant Kimberly B. Landers, employees, registered guests, and members of the media.

The meeting was advertised in the local papers, notices were posted on the doors of City Hall and the Community Center, on the signs at Alton Tucker Boulevard and Peachtree Industrial Boulevard, and Highway 20 and Peachtree Industrial Boulevard.

Mayor Roberta Crabb called the meeting to order at 7:30 p.m. Council Member Mayor Pro-Tem Steve Bailey led in the pledge to the flag and gave the Invocation.

APPROVAL OF AGENDA

Council Member Tim Pugh made a motion to approve, seconded by Mayor Pro-Tem Steve Bailey. Motion passed 5-0.

APPROVAL OF JANUARY 12, 1998 MINUTES

Mayor Pro-Tem Steve Bailey made a motion to approve, seconded by Council Member Tim Pugh. Motion passed 5-0.

DEPARTMENT REPORTS

City Manager Warren Nevad gave the following reports:

PLANNING AND ZONING:

In addition to the wet weather, there were 14 single family permits, and 171 inspections conducted in January. A drainage meeting was held on January 27th, as a result there are several policies on the agenda tonight for Council consideration. The Annexation Study will be discussed later on in the meeting.

FINANCE:

The ending balance in the General Fund checking account as of February 1st was \$40,000. The balance in the LGIP Fund was \$429,000. The Insurance program for employees changed in January, which saved the city \$50,000 in premiums while remaining over \$20,000 under budget. This is an excellent package both for the city and employees. City Manager Warren Nevad thanked Kelley Canady and Ruth Switzer for their hard work. Tonight Sara Whidby will be recognized for 5 years service to the city.

Assistant City Manager Scott Payne gave the following reports for golf and gas.

GOLF COURSE:

Generated over \$51,000 in revenue for the month of January. With all the wet weather this is above what was taken in January a year ago. Working on preparing the course for play in the spring.

GAS:

Utility crews installed 27 new services for the month of January which is slightly down from January a year ago. Completed 40 inserts which consist of inserting 5/8 gas tubing to an existing 3/4 steel service line, eliminating the

need to cathodically protect the service. This is being done primarily to the bare services in the system since they are harder to protect than the steel services, and because this is a requirement to comply with the Public Service Commission PSC. There were 2 cut line penalties totaling approximately \$350.00 which was billed out. The high

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pressure project looping on Highway 20 and Whitehead Road has maintained high pressure (300 lb.) during high demand periods, and this is being monitored very closely.

OLD BUSINESS

A. UPDATE ON ANNEXATION STUDY

Acting Planning Director Don McFarland explained the Planning Commission held a meeting this past month about the Annexation Study. The Planning Commission has decided to divide the city up into 4 quadrants and look at each quadrant individually. A proposal has been submitted to the City Manager Warren Nevad for the engineers assistance in this study. Mayor Roberta Crabb asked if a motion was needed to approve any funds to continue this study. Council Member Tim Pugh stated this would not be necessary.

B. UPDATE ON GAS MORITORIUM

City Manager Warren Nevad explained that in January of 1997 the City Council ordered a gas moratorium on new or pending projects that didn't have a development permit. Since this time the city has implemented nearly ¾ million dollars worth of improvements to the gas system. City Manager Warren Nevad read a letter dated February 3rd from the City's Gas Consultant Bobby Ellis, Vice President of Welker & Associates for the record. The recommendation from the gas consultant was for the Mayor and Council to rescind the moratorium on adding new customers to the system. City Manager Warren Nevad stated that it was staff's recommendation that the Mayor and Council approve a motion to rescind the gas moratorium that was issued in January 1997. Council Member Tim Pugh made a motion to approve, seconded by Mayor Pro-Tem Steve Bailey. Discussion held about the future improvements to the system and if appropriations have been made for this. Council Member Tim Pugh amended his motion to include in addition to rescinding the gas moratorium the city go ahead as soon as possible with the 4" line up Highway 20 to Whitehead Road, Mayor Pro-Tem Steve Bailey recognized the amendment to the motion, seconded by Council Member Gary Pirkle. Motion passed 5-0.

CITIZENS AND GUESTS COMMENTS

Mayor Roberta Crabb stated that each person would be given 3 minutes to speak, discussion should be for the business at hand, and that no personal attacks would be allowed.

Dave Frances of 5140 Hillcrest Glenn Drive asked if the gravel and pot hole at Highway 20 and Hillcrest Drive could be looked at. It is already very dangerous at that intersection trying to turn in without being rear ended, but the gravel and pot hole make it an even more dangerous situation especially if you drive a motorcycle like him.

Sherri Vallee of Owen Circle stated that she would like to thank Mayor Roberta Crabb and Superintendent Wayne Clements for coming out this past Wednesday in the rain to look at the drainage problem. Mayor Crabb came out and waded in her boots, in the rain to look at the problems they were having on Owen Circle. She also thanked the city for having the special drainage meeting that was held and hopes that they will share the information with

the members of the Board of Appeals because this supports the appeal they have in process. She also thanked the Appeals Board members that have come out to take a look at the problems. She's put together a photo documentary and she would like for Sugar Hill to forward this to the Appeals Board Members to be taken into consideration for the upcoming meeting. These photo's were taken when the Mayor was out there last week and some of them are from early January. She would also like for it to be shown to the Appeals Board Members the Hydro Study completed by an independent engineer if approved by the Council tonight. She would also appreciate if Mayor Roberta Crabb and Superintendent Wayne Clements would share what they saw on the day they came out with the Appeals Board Members. Mayor Roberta Crabb stated that she and Superintendent Wayne Clement did go out to

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the lots in question when raining and there was a considerable amount of water running through those lots and she feels like this is something that the city should look at in the future.

Suzie Gayewski of Owen Circle ask that the Council approve the independent Hydrology Study done by an unbiased engineer so that another look could be taken at this land and she'd really appreciate it if this could be approved.

NEW BUSINESS

A. APPROPRIATION FOR HYDROLOGY STUDY - OWEN CIRCLE

Discussion held on this matter. Mayor Pro-Tem Steve Bailey asked about the original hydro study conducted on these two lots in question, and the reason for this request. Acting Planner Don McFarland explained this request and recommended from a staff's stand point for denial. If you approve this, then you will be setting precedent and anytime anyone in the future has a drainage dispute they will request that a study be done. If the City Council is going to allow for these types of studies to be done then they need to plan and budget for them. This would be completely different from what was discussed at the drainage meeting where you hire someone to come in and do a study of the whole city or specified projects in advance that might not be considered to be things under appeal. Council Member Tim Pugh stated that his concern was with the fact that this is already under appeal process to be addressed, and if this study is done prior to the appeal decision it could deter the problem being solved, so he would like to see what the outcome of the Appeals Board is before making any decision, then make a decision for the city as a whole not just for these couple lots. Acting Planner Don McFarland stated that he would have a report ready for the next Appeals Board Meeting which addresses concerns for the potential residents on these two lots. Based on the outcome of the Appeals Board he will recommend that the board require that any potential homeowner be made aware of this situation. Mayor Pro Tem Steve Bailey made a motion to table this until the next meeting, seconded by Council Member Michael Mosley. Motion passed 5-0.

B. HYDROLOGY POLICY

Council Member Reuben Davis addresses this issue. Discussion held on drainage and erosion problems. City Manager Warren Nevad stated that staff's recommendation is for a motion to approve this ordinance. Council Member Reuben Davis made a motion to approve this policy amendment to the Development Regulations, seconded by Council Member Tim Pugh. Motion passed 5-0.

C. SOIL EROSION ENFORCEMENT AMENDMENT

Council Member Tim Pugh asked that City Attorney Lee Thompson address this request. City Attorney Lee Thompson stated that based upon request of the Council and with Council Member Tim Pugh working with the members of the Planning Staff, there are a couple of methods to handle this in a expedient manner rather than waiting for the quarterly Court Dates. You can charge a re-inspection fee and a RED FLAG will be placed on projects until complied with, or you can issue citations on the spot and have the Judge set a Bond Schedule so that violators can plead guilty and pay their fine off before said Court date, or you can do both. City Attorney Lee Thompson stated that with recommendation from the City Engineer and Planning Staff a Bond Schedule could be set and forwarded to the City Judge for approval. Council Member Gary Pirkle stated that one thing in addition to this, he would like to see the city purchase some digital camera's to be used by the Inspectors and Code Enforcers for purposes of actual inspections and follow-up's of citations that may be issued and this would give the city evidence for court. Council Member Tim Pugh made a motion to approve the RED TAG administrative fees, the purchase of

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two digital camera's, and to have legal, engineering, and planning staff come up with a Bond Schedule to be approved by the City Judge, seconded by Mayor Pro-Tem Steve Bailey. Motion passed 5-0.

D. EMPLOYEE SERVICE AWARD - SARA WHIDBY.

City Manager Warren Nevad stated that Sara Whidby has worked in the post office for the past 5 years. Ms. Whidby also is responsible for keeping up with the scrapbook of articles during the past five years. City Manager Warren Nevad stated that he appreciated her friendly service to everyone and she's been a fine employee.

E. GMA 1990 SERIES RENEWAL LEASE POOL:

City Manager Warren Nevad stated this is a routine renewal of the city's participation in the GMA lease pool. The lease originally began in 1990 and a recommendation was made to approve this resolution for participation in 1998. Mayor Pro-Tem Steve Bailey made a motion to approve, seconded by Council Member Tim Pugh. Motion passed 5-0.

F. GOLF COURSE MOWER LEASE

Assistant City Manger Scott Payne stated that this is a budgeted item under renewal and replacement. Staff request a motion for the Council to ratify this lease issue. Council Member Michael Mosley made a motion to approve, seconded by Mayor Pro-Tem Steve Bailey. Motion passed 4-1. Council Member Gary Pirkle not in favor.

G. GEREN CARNIVAL RIDES PERMISSION

Pat Marcus was present to represent Geren Rides. This is a Georgia Corporation and has been in business since 1964. Geren Rides are asking permission to operate in the Big Lot's Parking lot at Sugar Hill Station which is owned by Halpern Enterprises and has permitted them to operate at this location in June 1-14, and in mid August of 1998, provided they receive approval from the City to do so. Council Member Gary Pirkle asked if they had contacted any of the other tenants in the shopping center to see if they had any problems of what kind of impact it would be on them. Mr. Marcus stated that at this point they had only talked with the owners. Mayor Pro-Tem Steve Bailey stated that they just needed to follow the Special Use Permit process which involves filling out the Application which can be picked up at the Planning & Development Department. The application would then go before the Planning Commission for a Public Hearing and recommendation which would be forwarded on to the Mayor and Council for Public Hearing and consideration. This process normally takes 60 days and based upon the times they wish to have the carnival, they have plenty to time to follow the proper process.

H. APPROPRIATION: CITY TOP 25 BUSINESS BANQUET.

Council Member Tim Pugh stated that last year in August, the top 25 Gross Businesses of Sugar Hill held a diner to share information on different avenues of help they can get from different entities of the Government and it turned out to be a great success. Council Member Tim Pugh stated that he would like to ask the Members of the Council to approve the \$2,500 appropriation for this banquet to be held on April 4th, seconded by Council Member Gary Pirkle. Motion passed 5-0.

I. APPROPRIATION: CITY PROPERTY SURVEY:

Council Member Tim Pugh stated that he would like to remove this item from the agenda. This survey will be taken care of through other appropriations that have already been dealt with.

J. PUBLIC HEARING ISSUE CERTIFICATE OF DEVELOPMENT - CHATTAHOOCHEE RIVER CORRIDOR WILD TIMBERS PROPOSED SUBDIVISION

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Mayor Pro-Tem Steve Bailey made a motion to enter into public hearing, seconded by Council Member Mike Mosley. Motion passed 5-0. Acting Planner Don McFarland stated that he would give a brief description. This project under the Chattahoochee River Corridor Act municipalities along the Chattahoochee River are required within the 2,000' Corridor to hold a Public Hearing before the land disturbance permit can be issued. The property in question is Wild Timbers, a Subdivision which has been reviewed by the City Engineer and is located adjoining the Chattahoochee River. The predominant area of the Subdivision is between Ramey Road and the intersection of the proposed outer perimeter. In the process of the review, Engineers and Planners are required to take vulnerability categories in which ARC has worked up, and based upon these land vulnerability categories you have to do an in-depth study on determining how much impervious surface is going to be generated from this development, including how much run off, whether the run off goes directly into the stream, how it's done, and the density of the development. This process has been reviewed by ARC and we're at the point to issue the permit, but the law requires that we hold this public hearing. The price range of the homes will be \$200,000+ with the full amenities package and house sizes between 2,500 - 3,200 square feet on average. This property was previously the Rankin Smith Hunting Lodge and is a very beautiful piece of property. Mayor Pro-Tem Steve Bailey stated that it would be nice if they could preserve the lodge. ARC has concurred with the project and has found it to meet all requirements that they establish for this. A question was brought up about the Tree Save Program and Acting Planner Don McFarland stated that this project was not going to be a mass grading project, they want to keep the trees in place that is out there. This project would only allow the clearing as according to plan which is predominately the right-of-ways and the utility easements and very minor areas for the grading of the streets. Dave Bechtold resident of The Oaks at Lanier Subdivision addressed his concerns with the gas supply to this project for 450+ homes and will be larger than most homes already in Sugar Hill and wondered if this would cause additional gas outages and pressure problems on down the road, and if staff planned for this large project. City Manager Warren Nevad stated that the Gas Consultant has stated that with the improvements made this year it would address future growth and take them well into the 21st Century. Additionally the city will be putting in another 4" line and regulator station at the corner of Suwanee Dam and Highway 20 out to that subdivision. Assistant City Manager Scott Payne stated that this would come off the high pressure line. There is also a possibility the city can get another tap in the area where the pipe line already exists, there is a major 16" line there. Council Member Gary Pirkle stated that the infrastructure there is more than adequate and any problems that may occur would come from low pressure at the take point because we are behind Atlanta Gas Light, he asked why Buford doesn't have the kind of problems that Sugar Hill is having and it's because they have two take points. This would be the major improvement that we would want to make in the future, adding another take point but we've been told by the engineer that the structure that is there, as long as we have adequate gas pressure the take point will handle

whatever we need. Council Member Gary Pirkle stated that staff's plan is to see another take point added within the next three years. Assistant City Manager Scott Payne stated that there is a 16" transmission line that crosses Suwanee Dam Road near the property and somewhere it crosses the property. The city's objective is to acquire a tap on this line to feed this side of town which would make equal pressure throughout the system. Acting Planner Don McFarland stated that the time frame for completing this development would be somewhere between 5 and 10 years depending on the economy, estimating at a rate of developing at approximately 50+ lots per year. The sewer line was brought up the Chattahoochee River by Gwinnett County and this will not go into the treatment plant at Sugar Hill. Sherri Valley stated that this would be a good time to join in a participate in the FIRM panel. Acting Planner Don McFarland stated that he has checked into FEMA, the city is getting applications together and looking at the possibilities of getting into this. He has some maps and after the meeting he would be glad to go over them and show what they look like and explain some of the information provided and how it may not always show all of the information needed. The city does has soil maps which does show flood plains on them and he has them as well to go over. This project will still have to meet all the Development Regulation Requirements which include tree save, soil & erosion, buffer requirements and etc., it has also been reviewed by the State Soil & Water Conservation Commission which is a requirement and the city doesn't do this. Because it's gone through this review process part

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of the venerability categories are, the steepness of slopes, what will happen on the slopes as well as the pervious surface. The part outside the corridor has already been permitted because it didn't have to have this hearing process. This project is being watched very closely because of where it is. The key to this hearing is to make sure that ARC is doing what they said and bring up any points like the above so that people know we are concerned about the Chattahoochee River. Mayor Pro-Tem Steve Bailey made a motion to go back into regular session, seconded by Council Member Tim Pugh. Motion passed 5-0. City Manager Warren Nevad stated that the staff's recommendation is for the Council to approve a motion that the city's concurs with ARC's findings to issue a Certificate of Development for the Wild Timbers Subdivision. Council Member Tim Pugh made a motion to approve, seconded by Mayor Pro-Tem Steve Bailey. Motion passed 5-0.

K. CONSIDERATION OF BEER AND WINE LICENSE: SAM'S INC. (CHEVRON):

Council Member Tim Pugh made a motion to table this until the March meeting, seconded by Mayor Pro-Tem Steve Bailey. Motion passed 5-0.

CITY CLERK'S & CITY MANAGER REPORTS

City Manager Warren Nevad extended his appreciation to Kim Landers for filling in for City Clerk Shirley Gibbs. City Clerk Shirley Gibbs and Deputy Clerk Ruth Switzer are attending a clerks conference in Athens this week. Mr. Nevad stated that he would also like to extend his appreciation to the Gas Department, they completed a lot of work in 1997 as a result we have a brand new system and will continue improvements.

Mr. Nevad stated that he would also like for everyone to remember Tony Bauman's wife Betty, and Billy Hutchin's wife Sara who have been in the hospital.

COUNCIL REPORTS

Council Member Gary Pirkle stated that as required by State Law all the new members of the Council will be attending a training session at the University of Georgia at the end of this month, this is for all new public officials. Council Member Michael Mosley thanked Mr. Nevad's staff and the people associated within the community who helped in making the Community Center look much better, and would like to make sure that when used the enforcers strictly follow the policies on things being hung from the ceiling and tape being stuck everywhere so that we can keep it looking as nice as it looks now. Council Member Reuben Davis stated that since the last council

meeting they have lost one of the past Council Members and former County Commissioner W.J. Dodd and would like for his family to be remembered in their prayers. Mayor Pro-Tem Steve Bailey echoed Council Member Michael Mosley's comments about the Community Center and recommend installing hooks for people or enforce the policy relative to attachments to the building. He would also like for Mr. Nevad to appoint a custodian to be responsible for looking at all the city buildings and make sure that they are all well maintained and toilet paper is on the rolls, heated, lit and cooled which are all needed assets to the Public as well as the City Council. Council Member Tim Pugh thanked Mayor Roberta Crabb for going out to Owen Circle and walking around in the mud and would also like to thank staff for looking into the Insurance and saving the city approximately \$50,000.

Mayor Roberta Crabb's stated that in January she had the opportunity to participate in the following activities;

- Drainage Workshop January 22nd sponsored by the State on Soil Erosion measures and new technologies
- Drainage Workshop January 27th by the City of Sugar Hill, discussed development bonds and 100% detention ponds, potential Storm Water Management Study and new Drainage Policy.
- Chamber of Commerce Annual Banquet attended on January 30th. Several recent developments and rewards were given.

At the Council Meeting tonight the Council has addressed the city's drainage needs with the adoption of new policies brought before you by the Council. Appreciation given to the Council and Staff working together to address this

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situation. A banquet was approved for the top 25 businesses to demonstrate to everyone that we are serious about improving our image and bringing sound and quality businesses to our Community. In summary Mayor Roberta Crabb is very pleased to witness how well the Council is working together for the betterment of Sugar Hill.

ADJOURNMENT

Mayor Roberta Crabb calls for a motion to adjourn, Mayor Pro-Tem Steve Bailey so moved, seconded by Council Member Reuben Davis. Motion Passed 5-0.

Meeting adjourned 8:45 p.m.

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