

**MINUTES
CITY OF SUWANEE, GEORGIA
CITY COUNCIL MEETING
MAY 18, 2004**

Meeting Location: Suwanee City Hall

Present: Nick Masino, Mayor
Carol Hassell, Mayor Pro Tem
Jace Brooks, Councilmember
Jimmy Burnette, Councilmember
Alan Landers, Councilmember
Hardin Watkins, City Manager
Elvira Rogers, City Clerk
Gregory Jay, City Attorney

Absent: Jeannine Rispin, Councilmember

**6:30 P.M.
PUBLIC HEARING**

The Public Hearing was opened by Mayor Masino at 6:35 P.M. City Manager Hardin Watkins read the Procedures for Public Meetings for the record.

- 1. RZ-2003-022 - Applicant: Jolly Development. Owner: Peachtree/Suwanee Properties, Ltd et al. requests rezoning from R-100 (Single Family Residential District), M-1 (Light Industry District), C-2 (General Commercial District), and C-3 (Special Commercial District) to PMUD (Planned Mixed-Use Development District) to allow for a planned mixed-use development including 157 single family residential attached units, 118 single family residential detached units and 145,500 square feet of commercial and office uses. The site is located in Land Lot 252 of the 7th District north and east of the Peachtree Industrial Boulevard/Suwanee Dam Road intersection and contains approximately 61.54 acres.**

Marty Allen, Planning Director, stated the case was postponed by the Planning Commission at the meeting earlier in the month. In accordance with policy, City Council is not required to take action on the case until the Planning Commission has made a recommendation. Mr. Allen requested to defer presentation of the case until the next Council meeting.

Representing the case was Kathy Zickert, Smith, Gambrell and Russell, 1230 Peachtree Street, Atlanta, GA 30309, representing Jolly Development. Ms. Zickert stated she would like to present information to City Council, since in the next month there would be meetings with the community to try and work out any differences. Ms. Zickert stated this information would be helpful to provide Council with a foundation of the case and changes made in the process.

Ms. Zickert stated she was before Council a year ago on a section of this property and the application was withdrawn in an attempt to bring back a plan for the entire quadrant. The project started out as a townhome community. At this point, the project proposed for this quadrant is very diverse in the product. There will be single family homes which are rear entry oriented, single family homes facing the street, townhomes, and an office component. There is a plan to pull existing buildings into the plan for a village feel. One section would be gated in order to protect the integrity of the residential

community. She stated they have done about the best job they can do to in terms of designing the project.

Ms. Zickert stated in response to the City's concern of the project design, the services of Warren Jolly were acquired to develop the project. A meeting is scheduled with the community who seem to be responsive to the residential. There is some work to be done on the commercial.

She stated that the project has been DRI certified and ARC approval has been obtained.

There was no opposition to the case.

There being no additional discussion, the Public Hearing closed at 6:45 PM.

7:00 P.M.
CITY COUNCIL MEETING

1. Call To Order

The meeting was called to order by Mayor Masino at 7:02 P.M.

2. Announcements

a. Jackson Street Cemetery Advisory Committee

Jackson Street Cemetery Advisory Committee was formally appointed by Mayor Masino at the April Council Meeting. At least one additional appointment will be made this month, Catherine Taylor.

Additional appointments to the committee include: Catherine Taylor, David Johnson, Nakita Riley and Donald Daniel.

b. Other

The **Suwanee Creek Greenway** extension is now open! The multipurpose trail system is now 3.2 miles in length. Parking is currently available at Martin Farm Road Park and the Suwanee Sports Academy. The main parking area and trailhead will be located in Suwanee Creek Park once it is finished in July 2004.

22 Days to go!! The **Suwanee Super Playground** will be built June 9 – 13. We still need volunteers so go to the City's website to sign up. 125 volunteers are needed for each shift – there are three shifts each day for 5 days. We also need 10 construction captains to serve as project leaders and be present for the duration of the 5-day build.

The **Suwanee-Duluth Farmers Market** will start in June. The first two will be in Duluth along Main Street on June 5 and 12. The next two will be in Suwanee on June 19 and 26 in the City Hall Parking Lot. If you are interested in selling items at the Farmer's Market go to the City's website or contact Vicki Keyser.

Suwanee Day 2004 is scheduled for September 18 and will be in a new location – Town Center Park. If you are interested in being a vendor at the festival, a sponsor for the festival, or a volunteer to help plan the festivities, please contact Vicki Keyser.

3. Pledge of Allegiance

Mayor Masino was joined by Andrew Vaughn of Troop 827.

4. Approval of Minutes

A. 4/20/04 Council Meeting

Motion to approve 4/20/04 Council Meeting Minutes by Mayor Pro Tem Hassell, second by Councilmember Landers and so carried 5-0.

5. Adoption of Agenda as Presented

Motion to adopt the agenda as presented by Councilmember Brooks, second by Councilmember Burnette and so carried 5-0.

6. Special Presentations

A. Suwanee Star Award

Captain Janet Moon was presented the Suwanee Star Award for her dedication to the City and assisting in reaching the goal of community oriented policing through the following programs: COPS, PACT, PRIDE. In addition, Captain Moon has been instrumental in the Police Department training program and is an exemplary leader.

7. Audience Participation – None.

8. Bid Opening: Park Patrol Utility Vehicle

Bids are due on May 18th to be opened at the Council Meeting. After the bids are opened, they will need to be reviewed and evaluated. Staff would like to proceed with the most responsive and responsible bidder. ACTION: Consider authorizing staff to proceed with the most responsive and responsible bidder.

Vendor	Amount
Gainesville Motor Sports	\$8,327.00
Polaris of Atlanta	\$8,610.00

Motion to authorize staff to proceed with the most responsive responsible bidder by Councilmember Burnette, second by Mayor Pro Tem Hassell and so carried 5-0.

9. OLD BUSINESS – None.

10. NEW BUSINESS

A. RZ-2003-022 - Applicant: Jolly Development. Owner: Peachtree/Suwanee Properties, Ltd et al. requests rezoning from R-100 (Single Family Residential District), M-1 (Light Industry District), C-2 (General Commercial District), and C-3 (Special Commercial District) to PMUD (Planned Mixed-Use Development District) to allow for a planned mixed-use development including 157 single family residential attached units, 118 single family residential detached units and 145,500 square feet of commercial and office uses. The site is located in Land Lot 252 of the 7th District north and east of the Peachtree Industrial Boulevard/Suwanee Dam Road intersection and contains approximately 61.54 acres.

Planning Commission Recommendation: Postponed. Staff Recommendation: Denial as proposed. ACTION: Postpone to the June 15, 2004 Council Meeting.

Motion to postpone RZ-2003-022 to the June 15, 2004 Council Meeting by Mayor Pro Tem Hassell second by Councilmember Landers and so carried 5-0.

B. Consideration of an Amendment to the Approved Concept Plan for Village Grove

Touchstone Homes is requesting a change to their approved concept plan for Village Grove. There is a section of 8 lots that were approved as 45-foot rear entry homes. They would like to relocate these 8 lots to another section of the development and replace that area with 5 lots that are 65 feet wide and front entry. ACTION: Consider the amendment.

Motion to approve the Amendment to the Approved Concept Plan for Village Grove by Mayor Pro Tem Hassell, second by Councilmember Burnette and so carried 5-0.

C. Authorization for the Mayor to Enter into Agreement with Gwinnett County for the Use of County-Wide Communication System

The County maintains an 800 Mhz Public Safety Radio System which municipalities within the county use. Every five years, the County enters into agreement with the municipalities for use of this radio system. It is time for this agreement to be renewed. ACTION: Consider authorizing the Mayor to enter into agreement with Gwinnett County for the use of county-wide communication system.

Motion to Authorize the Mayor to Enter into Agreement with Gwinnett County for the Use of County-Wide Communication System by Councilmember Burnette, second by Councilmember Brooks and so carried 5-0.

D. Authorization for the Mayor to Enter into Agreement with Phillips State Prison for the Use of an Inmate Work Crew

The contract with Phillips State Prison is renewed every year for the use of an inmate work crew. The contract amount this year is \$35,700. Last year the total cost was \$34,617. ACTION: Consider authorizing the Mayor to enter into agreement with Phillips State Prison for the use of an inmate work crew.

Motion to Authorize the Mayor to Enter into Agreement with Phillips State Prison for the Use of an Inmate Work Crew by Mayor Pro Tem Hassell, second by Councilmember Landers and so carried 5-0.

E. Consideration of Budget Adjustments: Capital Projects Completed

The Finance Director would like to close out two capital project funds: the Old City Hall Renovations Fund and the City Sidewalk Fund. The improvements to the Suwanee Crossroads Center are completed, so the fund is no longer needed. The City Sidewalk Fund has seen no activity in the last 2 years. For auditing purposes, this fund needs to be closed out. The monies currently in the Sidewalk Fund will be moved into reserved fund balance for future projects. ACTION: Consider approval of the budget adjustments.

Motion to approve the Capital Projects Budget Adjustments as presented by Councilmember Brooks, second by Councilmember Burnette and so carried 5-0.

F. Authorization for the Mayor to Enter into Agreement with Maximus, Inc. for Municipal Court Probation Services

Each year the City has to renew it's contract with Maximus, Inc. (formerly named B.I., Inc.) for the services they provide to the Municipal Court. Some of these services include probation case management, community service monitoring, and Spanish interpreters. There is no cost increase for providing these services. ACTION: Consider authorizing the Mayor to enter into agreement with Maximus, Inc. for Municipal Court Probation Services.

Motion to Authorize the Mayor to Enter into Agreement with Maximus, Inc. for Municipal Court Probation Services by Mayor Pro Tem Hassell, second by Councilmember Burnette and so carried 5-0.

G. Consideration of Amendments to the Citywide Sign Map to Add No Parking Signs along Annandale Lane

Staff would like to make changes to the City-wide sign map to add No Parking signs along Annandale Lane. This is to prohibit trail users from parking along this road. A map is included in your packet. ACTION: Consider the amendments.

Motion to approve Amendments to the Citywide Sign Map to Add No Parking Signs along Annandale Lane by Mayor Pro Tem Hassell, second by Councilmember Brooks and so carried 5-0.

11. City Manager's Report

A. April Financial Reports

B. Other Updates

i. First Draft of the FY 2004-2005 Budget distributed to Council. Copies available tomorrow morning for the public.

ii. FY 2004-2005 Budget Public Hearings scheduled for June 2 at 5:30 PM; June 15 at 6:30 PM

12. Land Acquisition Update (Possible Executive Session) - None

13. Adjournment – Time: 7:28 P.M.

Motion to adjourn by Councilmember Burnette, second by Councilmember Brooks and so carried 5-0.

Approved 6/15/04