

**CITY OF SUWANEE, GEORGIA
CITY COUNCIL MEETING
JUNE 21, 2005**

Meeting Location: Suwanee City Hall

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

Absent: Alan Landers, Councilmember

**5:30 P.M.
DINNER SESSION**

City Council Informal Session

Informal discussion among City Councilmembers and staff. Food provided for Elected Officials and staff. No action to be taken during session.

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

The Public Hearing was opened by Mayor Masino at 6:33 P.M. Harding Watkins, City Manager, read the procedures for public meetings for the record.

1. Proposed FY 2005-2006 Budget and FY 2007-2011 Capital Improvement Program

This is the second of two public hearings for the proposed FY 2005-2006 Budget and FY 2007-2011 CIP. Hardin Watkins made a 10-minute powerpoint presentation to cover the highlights of the budget and CIP.

There was no audience participation.

2. Public Hearing on the Occupational Tax for FY 2004-2005 in Accordance with Georgia Law 48-13-28

Georgia Law states that any year that revenue generated from occupational taxes is greater than the revenue generated from the preceding year, a public hearing must be held. This hearing is to satisfy that requirement.

There was no audience participation.

3. **RZ-2001-009 (Remanded) – Applicant: Hathaway Development Co. Owner: Carriage Hill Associates, Inc. Requests rezoning from M-1 to RM-8 for an apartment community. Site is located in Land Lots 170 and 171 of the 7th District along Old Peachtree Road and contains approximately 37.26 acres.**

Marty Allen stated that the Planning Commission postponed this case last month at the request of the applicant. This case will be presented to the Planning Commission and City Council in July with an additional four acres that are attached as a result of an amendment to the application.

Gerald Davidson, 6340 Sugarloaf Parkway, Duluth, GA 30007, represented the applicant. Mr. Davidson requested postponement of the case.

There was no audience participation.

4. **RZ-2005-003 – Applicant: Alpharetta Capital Partners, LLC. Owner: Broward Real Estate Investments – Suwanee, LP. Requests rezoning from C-2 to M-1 to allow for a self-storage facility. Site is located in Land Lot 251 of the 7th District along Peachtree Industrial Boulevard south of the Suwanee Dam Road intersection and contains approximately 3.00 acres.**
5. **SUP-2005-001 – Applicant: Alpharetta Capital Partners, LLC. Owner: Broward Real Estate Investments – Suwanee, LP. Requests a special use permit to allow for a self-storage facility in the M-1 zoning district. Site is located in Land Lot 251 of the 7th District along Peachtree Industrial Boulevard south of the Suwanee Dam Road intersection and contains approximately 3.00 acres.**

Marty Allen presented the staff analysis as follows: The applicant requests rezoning of a 3.0 acre tract from a C-2 zoning district (General Business District) to M-1 zoning (Light Industry District) with a Special Use Permit for a single 3-story self-storage building totaling 97,500 square feet. The subject property is located on the east side of Peachtree Industrial Boulevard south of Suwanee Dam Road.

The applicant proposes a 3-story climate controlled self-storage facility. Each floor would have approximately 32,500 square feet. Self-storage facilities require M-1 zoning with Special Use Permits.

The applicant proposes access from Peachtree Industrial Boulevard. The driveway would be shared with an existing automotive repair facility.

A mixture of commercial, industrial and light industrial uses and zoning districts surround the subject parcel. North of the subject property, along Peachtree Industrial Boulevard, is a large undeveloped light industry tract (M-1). To the east of the subject property is a residentially zoned tract developed with a church. To the south of the subject property is a parcel containing an existing automotive repair facility (C-2). To the west of the subject property, across Peachtree Industrial Boulevard, is a large undeveloped commercial tract (C-2).

While the area directly adjacent to the subject property is largely undeveloped, Peachtree Industrial Boulevard has rapidly emerged as a successful commercial corridor. Suwanee Jubilee (shopping center), Homestead Bank, Bank of America, QuikTrip, Burger King, CVS Pharmacy, Suwanee Plaza (Shopping Center), and Three Bridges (retail with office above) are all recently constructed commercial uses (uses found in C-2, C-2A, and C-3) that have developed or are under development on Peachtree Industrial Boulevard since 2000. No non-commercial uses have developed along this corridor during this same time period.

The City's Future Land Use Plan recommends commercial use for the site. The requested M-1 designation is inconsistent with this recommendation.

Self-storage facilities are uses that have commercial and industrial facets. However, they are primarily passive, warehousing, facilities. They generally have few employees or strong retail elements. As such, they generally do not have commercial components that positively add to the overall commercial character of an area.

In conclusion, the proposed use is not consistent with the emerging commercial corridor along Peachtree Industrial Boulevard. Additionally, the proposal is inconsistent with the commercial designation on the city's Future Land Use Plan. Therefore, the Planning Department recommends denial of the RZ-2005-003 and SUP-2005-001. The Planning Commission reviews this case at the regular meeting and recommended denial of the request.

Support: Gerald Davidson, 6340 Sugarloaf Parkway, Duluth, GA 30097, represented the applicant. Mr. Davidson stated the applicant seeks to rezone three acres from C-2 to M-1 with a special use permit for a climate control self-storage warehouse. The property to the south is developed with an auto repair facility. The plan is to share a driveway with this facility. Significant grading would be necessary to develop the property for commercial use. This would cause a problem for use of the driveway for the existing repair facility and may be detrimental to the present occupant of the property next door.

To the north is a large undeveloped tract of M-1, so asking for M-1 adjacent to M-1 is not bringing something totally new and different into the area. The rear of the property has a power line that runs across it and is very heavily wooded. The property line comes up to woods. The church in the area is a good distance from this property. The proposed development will not be visible from the church.

The applicant has put together a landscape plan that provides lush landscaping for the property and will make for a very attractive setting for this facility. They have designated the types of trees that will be there (willow oaks, junipers, red maples, southern sugar maples). Should Council approve this request, the applicant is agreeable that Council condition that the existing landscape plan be incorporated as part of the project.

The building is very attractive. The building is a three-story structure. The south elevation would face Peachtree Industrial Boulevard. Due to the grade of Peachtree Industrial Boulevard, the building would only be 17 feet higher than Peachtree Industrial Boulevard. The front of the building would look like a story and a half. All doors in the back of the building would not be visible from Peachtree Industrial Boulevard. There would be no loading docks. It would all be parking lot level access.

The Code requires 51 spaces. The applicant will request 14 spaces. If the application is approved, the applicant will come back with a variance request to reduce the required parking from 51 to 14. This will result in less use of impervious surface. This will generate less traffic than a commercial use.

It is noted that City staff's objection is that Peachtree Industrial Boulevard is a commercial corridor. Even though this is not technically commercial, you look at the building and it has a cross between a commercial retail look and an office look. It does not look like a warehouse. It certainly is not a metal, normal mini storage type facility. The use fits in the policy and intent of the City's land use plan of a commercial corridor. Placing this development next to M-1 would not do anything to harm the commercial aspect of the corridor at that location.

Mr. Davidson stated that another facility similar to this is being addressed on the agenda tonight. There are points in that analysis that apply to this case: "The proposed three story building partially below grade makes effective use of the topographically challenged tract." Mr. Davidson states that he suggests this statement is applicable to this case. Another point "The interior of the site is significantly lower than the surrounding streets limiting the feasible uses of the site." Mr. Davidson stated this is applicable to this case.

Councilmember Hassell asked Mr. Davidson if he reviewed the City's Future Land Use Plan in relation to this application. Mr. Davidson stated he has reviewed the Plan in the past. He stated that he is aware the character area changes in the vicinity of this site. He stated with the M-1 tract adjacent and the power lines in back and the facility next to the property, he does not feel this impairs the integrity of the land use plan.

Opposition: Dave Williams, 4379 Yosemite Court, Suwanee, GA 30024. Mr. Williams stated he was excited when he heard that a three-story building had been proposed for the subject property. This would be a chance for Peachtree Industrial Boulevard to be shaped into a vibrant, active commercial corridor. Also, a chance for a shot in the arm for the City's employment base that would allow more Suwanee residents to possibly walk to work, shorten their commutes and depending of the uses put in the building shorten trips for other purposes in the community. He stated he later learned this would not be a commercial building but a three-story self-storage building.

Not too many years ago, the residents and businesses of this town spent a lot of time and undertook a huge assessment of where we were headed and made a lot of decisions about where we wanted to be in the future. One of the key aspirations from this process was for a sense of balance. We did not want to become a bedroom community exclusively, which is where we were headed. We also did not want to become a huge distribution center. We did not want to become a super intensive employment center.

Our referendum in 2001 was a validation of the sense of balance for greenspace and open space in our community. Today we are seeing the validation of that process where we are seeing projects and infrastructure which validate that sense of balance.

We looked at a lot of different types of balance between residential components, density and types of housing. On the commercial side the group looked at the types of density we should have, types of buildings structures, architectural issues. Several millions of square feet of storage is available in this community already.

Mr. Williams states he does not doubt that the applicant has studies that indicate a need for more self-storage. He stated it would be an error to take existing C-2 that was deliberately accounted for in the City's Land Use Plan and convert it in that corridor to M-1. If we need more self-storage, it should go in existing M-1. To sacrifice that commercially zoned land on a major state highway in our City would upset the sense of balance that we're seeking to try to have.

I respectfully request that the Council deny the zoning from C-2, protect the C-2 in this corridor.

Mr. Davidson states the tract is three acres. There are not a lot of uses. There are developmental challenges to this tract. He stated the property will probably sit there if left retail. People have looked at the property and walked away from it. If worried about the tax base, this will be a nice facility. It will be a 97,000 sq. ft. building with a tax base. The benefit is to allow the site to be developed with a project such as this that does not look out of character. It will blend in and will not impair the goals and objectives of the land use plan.

6. RZ-2005-004 – Applicant/Owner: McGinnis Ferry Rd. Self Storage, LLC. Requests rezoning from M-1 to PMUD to allow for office, retail and self-storage uses. Site is located in Land Lot 209 of the 7th District along McGinnis Ferry Road east of Scales Road intersection and contains approximately 3.95 acres.

Marty Allen presented the staff analysis as follows: The applicant requests rezoning of an approximately 3.95 acre tract from M-1 (Light Industry District) to PMUD (Planned Mixed Used District) to allow for development of an approximately 94,000 square foot multi-story mixed-use office/retail/self storage project. The subject property is located on McGinnis Ferry Road south of Scales Road adjacent to the Norfolk-Southern railroad.

The proposed project is an additional phase to a previously approved mixed-use project (RZ-2002-009 and RZ-2002-010). That project, known as Old Suwanee Village, covers approximately 6.5 acres. To date, a small retail center with an outparcel for an approximately 5,000 restaurant site, grading for a half-acre office site, 6 live-work units, and 11 townhouses have been completed.

The applicant proposes to construct 4 buildings with a mixture of non-residential uses. Building "A" is a 3-story, approximately 42,000 square foot building. The top floor will be on grade with McGinnis Ferry and contain retail and office uses totaling 16,000 square feet. The lower two stories are below grade and proposed for 26,000 square feet of self-storage accessed from the rear of the building. Building "B", proposed adjacent to the existing shopping center on Scales Road, is a two-story building totaling approximately 37,000 square feet of self-storage/warehouse space. Buildings "C" and "D" are both one-story self-storage/warehouse buildings totaling almost 15,000 square feet between them. Access to the self-storage portion of the project is controlled by gates and fencing.

The subject parcels total 3.95 acres. The site is located on McGinnis Ferry Road south of Scales Road. The majority of the property sits down in a hole significantly below grade. The proposed three-story buildings, partially below grade, make effective use of a topographically challenged tract.

The subject property is surrounded by a mixture of residential, commercial and pending office uses. To the north of the subject property is the Old Suwanee neighborhood that includes single family attached and detached units (zoned a mixture of PMUD, TRD, and RM-6). To the east of the subject property is Norfolk-Southern railroad right-of-way. On the other side of the right-of-way is undeveloped industrial and residentially zoned property. To the west of the subject property is the previously discussed mixed-use project. Further west, along McGinnis Ferry Road (both sides), are numerous multi-family apartment units.

The City of Suwanee 2020 Future Land Use Map indicates the subject property is most suitable for use as a mixed-use village. Although the proposed development is not entirely consistent with the all of the Plan's mixed-use village design standards, it does bring the City a significant step closer to the future land use plan than the current M-1 designation. Additionally, the property has always been shown as being incorporated into the adjoining mixed-use development.

The applicant has attempted to keep the self-storage use to the interior of the site as much as possible. Additionally, the interior of the site is also significantly lower than the surrounding McGinnis Ferry Road and Scales Road, limiting the number of feasible uses for the site.

Approval of the previously approved mixed-use project (RZ-2002-009 and RZ-2002-010) for a mixed-use building that contains retail, office and self-storage uses would be appropriate at this location. Given the proximity to abundant multi-family housing, the poor visibility of the interior of the site, and the high visibility of the exterior of the site, the proposed mix of uses is appropriate for the site. However, because of the proximity of single-family residential housing, the applicant should be prepared to minimize the visual impact of the self-storage component of the project as much as practical. Therefore, staff recommends **APPROVAL WITH CONDITIONS** of RZ-2005-004. The Planning Commission reviewed the request at their regular meeting and recommended approval with changes to the recommended conditions.

Applicant: Bill Cornell, 400 Pike Boulevard, Lawrenceville, GA 30046. Mr. Cornell stated in 2000 the entire tract was zoned M-1. The intent at that time was to develop the entire tract as mini storage. After discussions with the City, the applicant has tried in good faith to buy in to the mixed use, retail, and residential feel. The remaining tract is currently zoned M-1. There was a request in late 2004 to start the development process on the tract. The applicant learned there that a Special Use Permit (SUP) is required for mini storage.

There are two basic differences in this zoning and the previous zoning: 1) The site could have been developed in early 2000 as all mini storage. 2) The site is currently M-1. The development with office, retail and mini storage is a significant step to improve this area versus all M-1 on the property.

The site is 3.95 acres (95,000 sq. ft.). 16,000 sq. ft. will be retail office. This will be the only story visible from McGinnis Ferry. Approximately 24,000 sq. ft. will be dedicated to climate controlled storage and almost 52,000 sq. ft. will be mini warehouse storage.

The site is very topographically challenged. There is probably a 25-foot drop off McGinnis Ferry. There are letters of support from the surround property owners. The proposed development is more desirable than the current zoning. The architecture will remain very similar to blend in with the retail in the office component next door. Heavy landscaping will be in the back of the property.

The applicant is in agreement with the conditions except for one item. When the property was originally developed, a water line and storm drainage is running just outside the 25-foot buffer. The site now requires a 50-foot buffer. The applicant is asking that the buffer remain a 25-foot buffer. The condition requires adding a 30-foot buffer. This will require getting into the utilities.

There have been discussions with Richport Properties to obtain a 5-foot landscape easement on this side of the property. This request must be discussed with the homeowners.

Councilmember Hassell asked if there is any reason why the 30-foot buffer cannot be maintained by making small adjustments to the site plan. Mr. Cornell stated the utilities are right inside the tree line of the 25-foot buffer.

There was no opposition to this request.

7. Application for License to Sell Beer, Wine, and Distilled Spirits to be Consumed on Premises: Lupitas Mexican Restaurant, 960 Scales Road, Suite 100. Applicant: Maria G. Macias.

Hardin Watkins stated Lupitas Mexican Restaurant is replacing a former Mexican Restaurant in the shopping center at Scales Road and McGinnis Ferry Road. They have requested a license to serve beer, wine, and distilled spirits on the premises. Maria Macias is the licensee. Both GBI and FBI prints have been returned, showing no record. The Finance Department is recommending approval.

Opposition: Mickey Williamson, 852 Cambron Commons Trace, Suwanee, GA 30024. Mr. Williamson stated he is concerned for the applicant's ability to follow the rules of the City of Suwanee. There have been a number of cases where they have not done so. He is stated he is concerned related to the sale of alcoholic beverages, particularly to the potential sale to minors and the problems this would create in the community. Very specifically, the concern is demonstrated by their lack of ability to follow such a simple ordinance as a sign ordinance. On a number of occasions, their signs have been on Scales Road and McGinnis Ferry Road and have been there repeatedly. At this time there is no demonstrated history that they intend to follow those rules much less the rules that would be placed upon them if approved for alcoholic sales.

Support: Maria Macias, 960 Scales Road, Suwanee, GA 30024. Ms. Macias stated she has another location in Norcross, which has been in operation for 14 years, and there has never been a problem. The majority of the sales are margaritas. She stated they do not sell to minors.

Mayor Masino stated that the area of concern is misuse of signs along roadways against the Ordinance.

Public Hearing closed – Time: 7:28 P.M.

7:00 P.M.
CITY COUNCIL MEETING

1. Call To Order

The meeting was called to order by Mayor Masino at 7:40 P.M.

2. Announcements

- The Suwanee/Duluth Farmer's Market is back in full swing every Saturday from 8am to 12:00noon. The market is in Suwanee at Town Center Park the second and fourth Saturdays of the month and in Duluth the first and third Saturdays.
- The 2005-2006 Bellsouth Real Yellow Pages will feature Town Center Park on it's cover for the Gwinnett edition. The cover was unveiled on June 4 at the Arts in the Park event. Bellsouth will begin distributing more than 670,000 copies to Gwinnett residents and businesses on June 30th.
- Star 94's Movie Under the Stars will be at Town Center Park on Saturday, July 16. The festivities begin at dusk and the movie will be Napoleon Dynamite.

3. Pledge of Allegiance

4. Approval of Minutes

A. 5/5/05 Called Meeting

Motion by Councilmember Hassell to approve the 5/5/05 Called Council Meeting Minutes, second by Councilmember Rispin and so carried 5-0.

B. 5/17/05 Council Meeting

Motion by Councilmember Hassell to approve the 5/17/05 Council Meeting Minutes, second by Councilmember Burnette and so carried 4-0-1 (Nick Masino).

5. Adoption of Agenda as Presented

Motion by Councilmember Burnette to adopt the Agenda as presented, second by Mayor Pro Tem Brooks and so carried 5-0.

6. Special Recognition

A. Fert Richardson Day

Mayor Masino presented a Proclamation to Rev. Fert Richardson for his community effort with the City of Suwanee and declared Wednesday, June 22, 2005 as Fert Richardson Day.

Councilmember Burnette shared affirmations of Rev. Richardson's work with the Jackson Street Cemetery Committee.

Rev. Richardson thanked the City for allowing him to be a part of the community.

B. Statement of Support for the Guard and Reserve

Mayor Masino read and signed a Statement of Support for the Guard and Reserve as essential to the strength of our nation and the well-being of our communities.

7. **Audience Participation** – None.

8. **OLD BUSINESS** – None.

9. **NEW BUSINESS**

- A. **RZ-2001-009 (Remanded) – Applicant: Hathaway Development Co. Owner: Carriage Hill Associates, Inc. Requests rezoning from M-1 to RM-8 for an apartment community. Site is located in Land Lots 170 and 171 of the 7th District along Old Peachtree Road and contains approximately 37.26 acres.**

Staff Recommendation: Approval as RM-6 with conditions. Planning Commission Recommendation: Table to the July 5 meeting. ACTION: Consider postponing the rezoning to the July 25 meeting.

Motion by Councilmember Hassell to postpone RZ-2001-009 (Remanded) to the July Council Meeting, second by Councilmember Burnette and so carried 5-0.

- B. **RZ-2005-003 – Applicant: Alpharetta Capital Partners, LLC. Owner: Broward Real Estate Investments – Suwanee, LP. Requests rezoning from C-2 to M-1 to allow for a self-storage facility. Site is located in Land Lot 251 of the 7th District along Peachtree Industrial Boulevard south of the Suwanee Dam Road intersection and contains approximately 3.00 acres.**

Staff Recommendation: Denial. Planning Commission Recommendation: Denial. ACTION: Consider the rezoning.

Motion by Councilmember Rispin to deny RZ-2005-003, second by Mayor Pro Tem Brooks and so carried 5-0.

- C. **SUP-2005-001 – Applicant: Alpharetta Capital Partners, LLC. Owner: Broward Real Estate Investments – Suwanee, LP. Requests a special use permit to allow for a self-storage facility in the M-1 zoning district. Site is located in Land Lot 251 of the 7th District along Peachtree Industrial Boulevard south of the Suwanee Dam Road intersection and contains approximately 3.00 acres.**

City Attorney, Gregory Jay, stated it is not appropriate to vote on the Special Use Permit, since the Rezoning Case was denied.

- D. **RZ-2005-004 – Applicant/Owner: McGinnis Ferry Rd. Self Storage, LLC. Requests rezoning from M-1 to PMUD to allow for office, retail and self-storage uses. Site is located in Land Lot 209 of the 7th District along McGinnis Ferry Road east of Scales Road intersection and contains approximately 3.95 acres.**

Staff Recommendation: Approval with conditions. Planning Commission Recommendation: Approval with modified conditions. ACTION: Consider the rezoning.

Motion by Councilmember Hassell to approve RZ-2005-004 with modified conditions and to include condition #6 related to the 30-foot buffer based on two contingencies: 1) the applicant contact the homeowners association on the adjacent property to determine whether the 5-foot easement could be obtained; or, 2) because the utilities are not shown on the concept plan, the applicant prove to planning staff that those utilities would in fact obstruct any potential for a 30-foot buffer, if either one could not be fulfilled, the 25-foot buffer would be applied, second by Councilmember Rispin and so carried 5-0.

E. Consideration of Resolution to Adopt the Budget for the City of Suwanee for Fiscal Year 2005-2006

Council has received a copy of the budget for FY 05-06. The required two public hearings have been held (with the scheduled Public Hearing for June 21st). Staff is seeking approval. ACTION: Consider the resolution.

Motion by Councilmember Burnette to approve a Resolution to Adopt the Budget for the City of Suwanee For Fiscal Year 2005-2006, second by Mayor Pro Tem Brooks and so carried 5-0.

F. Consideration of Resolution to Authorize Staff Positions and Pay & Classification System Assignments for FY 2005-2006 as Outlined in the FY 2005-2006 Budget Document

These positions have been discussed in budget workshops and are outlined in the budget document. The list includes the addition of an environmental planner, a part-time accounting analyst, and a part-time downtown development authority manager. ACTION: Consider the resolution.

Motion by Councilmember Rispin to approve a Resolution to Authorize Staff Positions and Pay & Classification System Assignments for FY 2005-2006 a Outlined in the FY 2005-2006 Budget Document, second by Councilmember Burnette and so carried 5-0.

G. Consideration of Adoption of Capital Improvement Plan for Fiscal Years 2007-2011

Council has received a copy of the CIP for FY 07-11. Staff is seeking approval. ACTION: Consider adoption of the CIP.

Motion by Mayor Pro Tem Brooks to approve Adoption of the Capital Improvement Plan for Fiscal Years 2007-2011, second by Councilmember Hassell and so carried 5-0.

H. Consideration of the Issuance of an Alcohol License: Lupitas Mexican Restaurant. Applicant: Maria G. Macias.

Lupitas Mexican Restaurant is replacing a former Mexican Restaurant in the shopping center at Scales Road and McGinnis Ferry Road. They have requested a license to serve beer, wine, and distilled spirits on the premises. Maria Macias is the licensee. Both GBI and FBI prints have been returned, showing no record. The Finance Department is recommending approval. ACTION: Consider issuing the alcohol license.

Motion by Councilmember Hassell to approve issuance of an Alcohol License: Lupitas Mexican Restaurant, Applicant: Maria G. Macias, second by Councilmember Burnette and so carried 5-0.

I. Consideration of Issuance of a Temporary Alcohol Permit to the Suwanee Business Alliance for August 6th Concert Event [P97]

The Suwanee Business Alliance is proposing a concert event at the Burnette-Rogers Pavilion on August 6. They are proposing to have an alcohol vendor at this event, which needs Council approval. ACTION: Consider issuing the temporary alcohol permit.

Motion by Mayor Pro Tem Brooks to approve issuance of a Temporary Alcohol Permit to the Suwanee Business Alliance for August 6th Concert Event, second by Councilmember Burnette and so carried 5-0.

J. Consideration of Rescheduling the July 19th City Council Meeting to Monday, July 25th

Due to scheduling conflicts, the July 19th Council Meeting needs to be rescheduled. The proposed alternative date is Monday, July 25th. ACTION: Consider rescheduling the meeting date.

Motion by Councilmember Hassell to reschedule the July 19th City Council Meeting to Monday, July 25th, second by Councilmember Burnette and so carried 5-0.

10. CONSENT AGENDA

Motion by Mayor Pro Tem Brooks to approve the Consent Agenda, second by Councilmember Rispin and so carried 5-0.

A. Consideration of Approval of an Amendment to the Hotel/Motel Tax Ordinance

This amendment does not change the substance of our current ordinance but adds a phrase that identifies the applicable codes section pursuant to which the City is levying hotel/motel tax at the rate of 5%. This is a new requirement from DCA. Local governments are permitted to levy different amounts depending on various factors and venues. Like most cities, Suwanee levies the maximum amount as allowed by law. A copy of the ordinance is included in your packet. ACTION: Consider the amendment.

B. Consideration of Approval of a Personal Financial Planners List to Provide Assistance to Employees in Reviewing Their Defined Benefit Retirement Program Options [P114]

Councilmember Jace Brooks has worked with Aimee Nobs, Human Resource Analyst, to create a list of personal financial planners for employees to use to review their defined benefit retirement program options. A memo from Aimee and Jace is included in your packet. ACTION: Consider approval of the personal financial planners list.

C. Authorization for the Mayor to Renew the Agreement with American Integrated Services, Inc. for IT Services [P119]

The annual contract with American Integrated Services, Inc. is under consideration for renewal. The contract would begin July 1 and run concurrent with the fiscal year. There are no major changes to the contract and the price has stayed the same. Staff recommends renewal. A copy of the agreement is included in your packet. ACTION: Consider authorizing the Mayor to enter into agreement with American Integrated Services, Inc. for IT Services.

D. Consideration of Approval of 4th Quarter Budget Adjustments [P128]

The 4th Quarter Budget Adjustments are to clean up the line items for year-end. The General Fund budget adjustments reclassify line items but do not increase or decrease total expenditures. Budget adjustments have also been made to the Suwanee Day Fund, the Water Fund, and the Municipal Court fund for an overall increase to account for additional revenues that were generated. Adjustments have been made to the Hotel/Motel Tax Fund to reclassify line items, not to increase or decrease total expenditures. The details for each of these funds are included in your packet.

Two new capital project funds are being created for paving and storm drainage projects that will not be complete by June 30th. The Storm Drainage Fund will hold the balance of funds needed to complete the Smithtown Lane Project. The Paved Streets Fund will hold the balance of funds needed for remaining projects and the LARP funding that was approved by the State. The details are included in your packet. ACTION: Consider approval of the 4th quarter budget adjustments.

11. City Manager's Report – None.

12. Adjournment – Time: 8:05 P.M.

Motion by Councilmember Rispin to Adjourn, second by Councilmember Burnette and so carried 5-0.

Approved July 25, 2005