

**CITY OF SUWANEE, GEORGIA
CITY COUNCIL MEETING
NOVEMBER 27, 2007**

Meeting Location:

Dinner Session – City Hall Conference Room (373 Highway 23)

Public Hearing and City Council Meeting - Crossroads Center (323 Highway 23)

Attendees: Nick Masino, Mayor
Jimmy Burnette, Mayor Pro Tem
Jace Brooks, Councilmember
Dan Foster, Councilmember
Kevin McOmber, Councilmember
Jeannine Rispin, Councilmember
Marty Allen, City Manager
Elvira Rogers, Administrative Services Director
Gregory Jay, City Attorney

**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**

Mayor Masino opened the Public Hearing at 6:30 P.M. City Manager, Marty Allen read the procedures for Public Hearings for the record.

- 1. RZ-2007-008 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: S & P Castellum Group, Inc. Requests a rezoning from C-2 (General Commercial District) to C-2A (Special Commercial District) to allow for a restaurant with alcohol sales. Site is located in Land Lot 152 of the 7th District on Gwinco Boulevard near the intersection with Lawrenceville-Suwanee Road and contains approximately 3.88 acres.**

Planning Division Director, Josh Campbell, reported the applicant has requested postponement of this case for another month. Mr. Jason Mirabella, 1550 N. Brown Road, Lawrenceville, GA 30043, represented the applicant and stated the applicant should be prepared to proceed with this case by the December 2007 meeting.

There was no opposition and no additional audience participation for this case.

- 2. SUP-2007-004 - Applicant: Nimish Patel. Owner: Yon J. Lee. Requests a special use permit to allow a building height increase for a hotel in the C-2A zoning district. The site is located in Land Lot 152 of the 7th District along Gwinco Boulevard and contains approximately 2.00 acres.**

Planning Division Director, Josh Campbell, reported the applicant has requested postponement of this case. The Planning Commission postponed the case to the January 2008 meeting.

There was no audience participation for this case.

3. Public Hearing Regarding the Proposed Adoption of the Suwanee Gateway Development Plan and Creation of the City of Suwanee's Tax Allocation District Number One—Suwanee Gateway

The Redevelopment Powers referendum that allows the City to create Tax Allocation Districts was approved during the November 6th Election. The purpose of this public hearing is to seek public comment regarding the Suwanee Gateway Redevelopment Plan and the Resolution, which proposes adoption of the Suwanee Gateway Redevelopment Plan and creation of Tax Allocation District Number One –Suwanee Gateway.

Ken Bleakly of Bleakly Advisory Group presented the plan. Mr. Bleakly stated Tax Allocations Districts (Tax Increment Financing as known in other states) is a technique used in 48 states. Taxes being collected in the designated area that go to the City, County and School District continue to go to those areas. As a result of redevelopment, any new and additional taxes collected goes into a special fund that can be used for public improvement or bonds towards public improvement in the designated district. Funds generated in the TAD district must be expended in the TAD district.

Mayor Masino asked the following questions:

- How many TADs have been approved in Georgia to date? Mr. Bleakly responded 31.
- How many TADs has Bleakly Associates been involved in? Mr. Bleakly responded 14-17.
- Do TADs increase taxes? Mr. Bleakly responded No.
- Do TADs lead to eminent domain? Mr. Bleakly responded No.
- Does a TAD put a city into debt? Mr. Bleakly responded this is not a general obligation of the City. The bonds issued are called revenue bonds. The only re-payment of the bonds are through committed property taxes in the district. If the taxes do not appear, the City has other moral obligation to repay the bonds. The millage rate would not need to be raised.
- Has a TAD failed to work in the State of Georgia? Mr. Bleakly responded the original bonds were issued in 1999 for Atlantic Station. There are now 9 major bond issues for over a half million dollars. There has been no default on TAD bonds in the State of Georgia.

There was no audience participation. The Public Hearing closed at 6:45 P.M.

7:00 P.M.

CITY COUNCIL MEETING

1. Call To Order

Mayor Masino called the meeting to order at 7:05 P.M.

2. Announcements

- This Saturday, December 1st please join us for the annual Old Town Holiday Festival and Caboose Lighting. Festivities begin at 5 P.M. in the historic Old Town commercial district on Main Street. In addition to Santa's magical lighting of the caboose, activities will include performances by Level Creek, Riverside, and Suwanee Elementary choruses; carriage rides; free hot chocolate, s'mores, and cookies; fun holiday crafts; and don't forget your cameras for photos

with Santa. The Downtown Development Authority will also have hot dogs and sodas available for purchase.

- Suwanee Academy of the Arts is sponsoring a “Gingerbread House Contest” on December 1, 3 PM – 5 PM. Mayor Masino and Councilmember Rispin will be judging.
- The Suwanee system of trails has expanded with the addition of the Suwanee Creek Park Soft Surface Trail. The soft surface trail is approximately two-thirds of a mile and winds through a previously inaccessible part of Suwanee Creek Park. The trail includes a bridge over the creek that runs parallel to the vehicular bridge, connects up to the restroom facilities, and is accessible from the Suwanee Creek Greenway at either end.
- Construction of the pedestrian bridge connecting the Town Center area to the Suwanee Creek Greenway has been completed.

For information on all upcoming events, please visit www.suwanee.com

3. Pledge of Allegiance

Representatives of Troop 827 from St. Monica Catholic Church and Troop 608 from Epiphany Lutheran Church assisted Mayor Masino.

4. Approval of Minutes

A. October 11, 2007 Called Meeting

Motion by Mayor Pro Tem Burnette to approve the October 11, 2007 Called Meeting Minutes, second by Councilmember Brooks and so carried 6-0.

B. October 23, 2007 Council Meeting

Motion by Councilmember Foster to approve the October 23, 2007 Council Meeting Minutes, second by Councilmember McOmber and so carried 6-0.

5. Adoption of Agenda as Presented

Motion by Councilmember Foster to Adopt the Agenda with the following amendment: Add Executive Session as item 13 to discuss legal matters and move Adjournment to item 14, second by Councilmember Brooks and so carried 6-0.

6. Special Recognition

A. New PACT Neighborhood – Park Pointe Subdivision

Park Pointe Subdivision has completed the initial three meetings to become part of the PACT recognized neighborhoods. Sgt. Elias Casanas and PACT Officer Richard Pope presented the award to residents: Colin Waters and Wynn Morgan.

B. New PACT Neighborhood – Baxley Point

Baxley Point has also completed the initial three meetings to become part of the PACT recognized neighborhoods. Sgt. Elias Casanas and PACT Officer Corporal Alan Dye presented the award to residents: Debbie Varsel and Stephen Gordan.

C. Eagle Scout – Will Lippman

As part of the requirements to earn the rank of Eagle Scout, the highest in Boy Scouting, Will Lippman planned, organized and executed a service project of benefit to the community by building the outdoor classroom at Suwanee Creek Park. Mayor Masino recognized Will by reading an excerpt from the Crossroads Newsletter. Mayor Masino also proclaimed that Monday,

December 3, 2007 would be recognized as Will Lippman Day. Will's parents and younger sister were in attendance.

7. Special Presentation: Report from the City Auditors, Mauldin and Jenkins

Joel Black of Mauldin & Jenkins presented the 2007 Audit Report. Mr. Black stated all City staff was very responsive to the auditor's requests. The Audit Report suggested a need for separation of duties in Municipal Court. Councilmember Foster asked if additional staff is needed. Mr. Black responded he had not studied the details of the recommendation to speak to additional staff. The separation of duties could possibly be remedied by reassignment of duties. All in all the Audit Report reflects the City is financially stable.

8. Audience Participation – None.

9. OLD BUSINESS

A. RZ-2007-008 - Applicant: Mahaffey Pickens Tucker, LLP. Owner: S & P Castellum Group, Inc. Requests a rezoning from C-2 (General Commercial District) to C-2A (Special Commercial District) to allow for a restaurant with alcohol sales. Site is located in Land Lot 152 of the 7th District on Gwinco Boulevard near the intersection with Lawrenceville-Suwanee Road and contains approximately 3.88 acres

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

Motion by Councilmember McOmber to Postpone RZ-2007-008 to the December 2007 Council meeting, second by Councilmember Foster and so carried 6-0.

10. NEW BUSINESS

A. SUP-2007-004 - Applicant: Nimish Patel. Owner: Yon J. Lee. Requests a special use permit to allow a building height increase for a hotel in the C-2A zoning district. The site is located in Land Lot 152 of the 7th District along Gwinco Boulevard and contains approximately 2.00 acres.

Staff Recommendation: Approval with conditions. Planning Commission Recommendation: Tabled to January. ACTION: Consider the special use permit.

Motion by Councilmember Brooks to Postpone SUP-2007-004 to the January 2008 Council Meeting, second by Mayor Pro Tem Burnette and so carried 6-0.

B. Consideration of Adoption of Suwanee Gateway Branding Campaign

Redpepper has completed their branding campaign for the Suwanee Gateway area. At the November Workshop Meeting, representatives from Redpepper presented the brand platform and strategic plan for marketing and advertising in the Suwanee Gateway area. A brand platform will help create an identity for the Suwanee Gateway and unify the area. Denise Brinson, Economic Development Division Director, presented an update for those in attendance. Mayor Masino thanked the committee (Mike Eddy (Suwanee Sports Academy), Marty McFarland (OPUS), Bill Rau (Mitsubishi), Dan Foster, Denise Brinson, and Lynne DeWilde), for their participation. ACTION: Consider adoption of the Suwanee Gateway branding campaign.

Motion by Councilmember Foster to adopt the Suwanee Gateway Branding Campaign, second by Councilmember Brooks and so carried 6-0.

C. Certification of Election Results from the November 6, 2007 General Municipal Election and Special Election

The General Municipal Election to fill the expired terms of the Mayor and Councilmember Posts 1 & 2 and a Special Municipal Election to consider Tax Allocation Districts was held on November 6th. Dave Williams was elected Suwanee's new mayor. Incumbent Jimmy Burnette was re-elected to City Council Post 1. Incumbent Jeannine Rispin was re-elected in her uncontested bid for the City Council Post 2. In addition, a Redevelopment Powers referendum that will allow the City to create Tax Allocation Districts was approved.

Motion by Councilmember Brooks to approve the Resolution Certifying the Election Results from the November 6, 2007 General Municipal Election and Special Election, second by Councilmember McOmber and so carried 6-0.

11. CONSENT AGENDA

A. Authorize the Mayor to Grant a Water Line Easement and a Water Meter Easement to Gwinnett County for New City Hall

In order to allow for construction of New City Hall, a water line easement and a water meter easement need to be granted to Gwinnett County. ACTION: Authorize the Mayor to grant a water line easement and a water meter easement to Gwinnett County.

B. Authorize the Police Department to Proceed with the Purchase of Police Communication Equipment in the Amount of \$168,939.13. This phase of the Police Department's communications system upgrade includes the purchase of radio equipment including dispatch consoles and GenWatch 3 FEU software from Motorola as well as the purchase and installation of the antenna network from Mobile Communications. ACTION: Authorize the Police Department to proceed with the purchase of Police Communication Equipment in the amount of \$168,939.13.

C. Approve the Declaration of Surplus Items

Four wooden office desks have recently been displaced by the installation of cubicles in the City Hall front office area. As these items are no longer serviceable to the City and we are faced with limited storage space, staff requests declaration of these items as surplus. ACTION: Approve the declaration of four wooden desks as surplus items.

D. Authorize the Mayor to Enter into Agreement with Allied Paving Contractors, Inc. for Patching and Resurfacing

Proposals for the patching and resurfacing of approximately 1.98 miles on White Street & Cherry Ridge Walk and sections of Scales Road, Jackson Street and Ruby Forest Parkway were due November 1st. After reviewing the bids, staff is proposing to use Allied Paving Contractors, Inc. Allied Paving Contractors, Inc. provided the lowest responsible bid. ACTION: Authorize the Mayor to enter into agreement with Allied Paving Contractors, Inc. for patching and resurfacing.

Motion by Mayor Pro Tem Burnette to approve the Consent Agenda, second by Councilmember Foster and so carried 6-0.

12. City Manager's Report

Marty Allen, City Manager provided the following:

- Groundbreaking for New City Hall to begin any day. The Notice to Proceed has been issued.
- Sims Lake park construction underway.
- Comp Plan Meeting scheduled for Thursday, November 29, 2007 at 6 PM.

13. Executive Session

Motion by Councilmember Brooks to ENTER Executive Session, second by Mayor Pro Tem Burnette and so carried 6-0.

Motion by Councilmember McOmber to EXIT Executive Session, second by Councilmember Brooks and so carried 6-0. No Action Taken.

14. Adjournment – Time: 7:46 P.M.

Motion by Mayor Pro Tem Burnette, second by Councilmember McOmber and so carried 6-0.

Approved 12/20/2007