

**MINUTES**  
**CITY COUNCIL MEETING**  
**TUESDAY, MARCH 25, 2014**  
**5:30 P.M.**

*Meeting Location: City Hall, 330 Town Center Avenue*

Attendees: Jimmy Burnette, Mayor  
Beth S. Hilscher, Mayor Pro Tempore  
Daniel F. Foster, Councilmember  
Richard I. Goodman, Councilmember  
Doug Ireland, Councilmember  
Linnea Miller, Councilmember  
Marty Allen, City Manager  
Elvira Rogers, City Clerk  
Gregory Jay, City Attorney

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**5:30 P.M.**  
**DINNER SESSION**  
**BIG SPLASH ROOM, #2302**

**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.**  
**COUNCIL MEETING**  
**COUNCIL CHAMBERS**

**1. Call to Order**

Mayor Burnette called the meeting to order at 6:30 PM and read the procedures for Public Meetings for the record.

**2. Public Hearing**

- a. SUP-2014-001 - Owner: Madison Retail – Suwanee II, LLC. Applicant: MaLisa and Kevin McOmer. The applicant requests a special use permit in the Planned Mixed-Use Development District to allow for a residence with a bed and breakfast. The site is located in Land Lot 236 of the 7th District at 320 Town Center Avenue and contains approximately 1.81 acres. Staff recommends approval with conditions.**

Josh Campbell, Planning Director provided the staff analysis as follows: This project will be a bed and breakfast in Town Center Park. It is proposed for 4 bedrooms with private baths with a potential build out of 10 bedrooms with

private baths. Staff recommended approval with conditions. The Planning Commission reviewed and approved the special use permit with conditions.

**Support:**

Kevin and MaLisa McOmber, 220 Roberts Road. Mrs. McOmber stated this is an elite, unique accommodation for business travelers and leisure. The space would also be useful for bridal parties and or private dinners. This space will cater to the small intimated event. This would be overnight accommodations with an executive chef prepared breakfast.

There was no opposition to the case and no additional audience comment.

- b. AMD-2014-001 – A proposed amendment to the City of Suwanee Zoning Ordinance including Article III Definitions, Article V Zoning District Development and Use Regulations, and Article XXI Amendments in order to create a new zoning district for governmental uses and definitions as well as amending the procedures for city initiated rezonings**

Josh Campbell, Planning Director, stated that the Planning Commission decided to defer action on this item to the April meeting. He requested to postpone this case to the April 22 Council Meeting. There was no audience comment.

There being no additional business, the Public Hearing closed.

**3. Announcements**

- a. *We're excited to announce that Standard & Poor's (S&P), one of the big three among financial rating agencies, has upgraded the City of Suwanee's rating for its general obligation bond debt to AAA, the highest rating available.***

*After completing a review of the City's rating, which had been AA, S&P upgraded the City to AAA with a stable outlook based on the City's continued economic expansion. "We consider the City's economy to be very strong," S&P says in its report. "The stable outlook reflects our anticipation that the City will maintain its very strong liquidity and budgetary flexibility."*

*Suwanee is one of only four Georgia cities to have earned a AAA rating from S&P. The others are Roswell, Peachtree City, and Smyrna, which also was just upgraded. Alpharetta has a AAA rating from Moody's.*

*The City of Suwanee initially obtained a general obligation rating in 2002 when it issued bonds to fund its award-winning open space initiative, which resulted in the acquisition of more than 300 acres of greenspace and the creation of six parks. The City's initial rating was a AA- from both S&P and Fitch Ratings. Since then, the ratings from each agency have been periodically recalibrated and upgraded. The City currently has a AA+ rating from Fitch.*

- b. *We're also pleased to announce that our public arts initiative has won a second award, after being recognized last month by ArtWorks! Gwinnett. The most recent acknowledgment comes from the Atlanta Regional Commission, who awarded Suwanee a **CREATE Community Award** in the arts and culture category. This award recognizes Suwanee's success for its public arts initiative, particularly in acquiring permanent pieces.*
- c. *The City of Suwanee will rev up the event season on Saturday, April 19, with our **Super Incredible Day**. The day will begin at 3 p.m. with Suwanee's Super Incredible Race, a high-energy, clue-sleuthing team race featuring mental and physical challenges. Following the race, the City will host a concert at 7 p.m. with Eagles tribute band On the Border headlining. The concert is free and open to the public. Pre-registration for the race is required. The deadline to apply is April 4 and more details can be found at suwanee.com.*
- d. ***Food Truck Fridays** will return to Suwanee the first Friday in April. This event will occur every first Friday through October, except July.*
- e. *Citizens are encourage to observe **Earth Hour** on Saturday, March 29<sup>th</sup> at 8:30 pm, turning off all electrical appliances for an hour.*

#### 4. Pledge of Allegiance

The Pledge was led by John Brannon from Troop # 1830.

#### 5. Approval of the Agenda

*Motion to approve the Agenda by Councilmember Foster, second by Councilmember Ireland and so carried 6-0.*

#### 6. Approval of Minutes

- a. February 13, 2014 Council Workshop
- b. February 24, 2014 Council Meeting

*Motion by Councilmember Goodman to approve the Minutes, second by Mayor Pro Tempore Hilscher and so carried 6-0.*

#### 7. Special Recognition

##### a. Snap Suwanee Winners

Mayor Burnette and Lynne DeWilde, Public Information Officer, recognized the 2014 Snap Suwanee winners.

##### b. Suwanee Music Barn

Mayor Burnette presented a Proclamation to the Everett family recognizing the 50<sup>th</sup> Anniversary of the Music Barn. Marty Allen, City Manager, encouraged everyone to visit the Music Barn at least once for the experience. "It's a real

jewel.”

**8. Consider Appointment to Downtown Development Authority**

*Becky Vickery recently resigned from her term on the DDA. The DDA recommends appointing Randy Winfield to fulfill the remainder of this term. This appointment will expire January 31, 2016.*

*Motion by Councilmember Miller to appoint Randy Winfield to fill the unexpired term of Becky Vickery, second by Councilmember Goodman and so carried 6-0.*

**9. Arbor Day Proclamation**

*The City will celebrate Arbor Day on April 12<sup>th</sup> with some plantings at PlayTown Suwanee.*

*Motion to adopt the Proclamation by Councilmember Foster, second by Councilmember Goodman and so carried 6-0.*

**10. Gwinnett Clean & Beautiful Proclamation**

*Motion to adopt the Proclamation by Councilmember Ireland, second by Mayor Pro Tempore Hilscher and so carried 6-0.*

Connie Wiggins, Gwinnett Clean and Beautiful Director, was present for the Proclamation. She stated their goal is to get 35,000 pledges this year.

**11. Audience Participation – None.**

**NEW BUSINESS**

- 12. Consider SUP-2014-001 - Owner: Madison Retail – Suwanee II, LLC. Applicant: MaLisa and Kevin McOmber. The applicant requests a special use permit in the Planned Mixed-Use Development District to allow for a residence with a bed and breakfast. The site is located in Land Lot 236 of the 7th District at 320 Town Center Avenue and contains approximately 1.81 acres. Staff recommends approval with conditions**

*Motion to approve SUP-2014-001 w/Planning Commission conditions by Councilmember Ireland, second by Councilmember Miller and so carried 6-0.*

- 13. Consider AMD-2014-001 – A proposed amendment to the City of Suwanee Zoning Ordinance including Article III Definitions, Article V Zoning District Development and Use Regulations, and Article XXI Amendments in order to create a new zoning district for governmental uses and definitions as well as amending the procedures for city initiated rezonings**

*Motion to postpone AMD-2014-001 to the April 22, 2014 Council Meeting by Councilmember Foster, second by Councilmember Goodman and so carried 6-0.*

**14. Consider Revised Fee Schedule for City Water System Rates**

*Based on the 2009 Water System Study, staff recommends adopting a revised fee schedule for the system, to become effective July 2014.*

*Motion to adopt the Revised Fee Schedule for City Water System Rates by Councilmember Goodman, second by Mayor Pro Tempore Hilscher and so carried 6-0.*

**15. Consider Adoption of 2014-2018 STWP**

*Motion to adopt the 2014-2018 Short Term Work Program by Councilmember Foster, second by Councilmember Goodman, and so carried 6-0.*

**16. Consider Approval of 2014 Surplus Sale**

*Staff has identified items to include in an upcoming surplus sale.*

*Motion to approve the 2014 Surplus Sale list by Councilmember Goodman, second by Mayor Pro Tempore Hilscher and so carried 6-0.*

**17. Executive Session: Real Estate Items**

*Motion to Enter Executive Session for Real Estate Matters by Councilmember Goodman, second by Councilmember Ireland and so carried 6-0.*

*Motion to Exit Executive Session by Councilmember Foster, second by Councilmember Ireland and so carried 6-0.*

**18. Adjournment**

*Motion to adjourn by Councilmember Foster, second by Mayor Pro Tempore Hilscher and so carried 6-0.*

**Approved April 22, 2014**