

**MINUTES**  
**CITY COUNCIL MEETING**  
**TUESDAY, JUNE 21, 2016**

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

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

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

**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 P.M., and read the Procedures for Public Hearings for the record.

**2. Public Hearing**

**a. FY 2017 Budget, 2017-2021 Capital Improvement Program, and FY 17 Occupation Taxes**

This is the second and final public hearing for the FY 17 budget and 2017-2021 CIP. Additionally, Georgia law states that for any year that revenue generated from occupational taxes is proposed to be greater than the preceding year's revenue, a public hearing must be held. We anticipate meeting this threshold for FY 17 revenues.

Marty Allen, City Manager, presented the Budget Presentation PowerPoint. Copies were made available for those in attendance. Copies of the draft Budget have been available at City Hall and the Library since May 25, 2016.

Barbara Allen, 3981 Lake Pass Lane, Suwanee, inquired about insurance premiums noted in the presentation. Amie Sakmar stated this represents insurance premium taxes at the State level. These taxes are collected by the State and allocated to municipalities based on population. Municipalities do not regulate the tax.

- b. RZ-2016-002 – Owner: Gwinnett Prado, LP. Applicant: Lennar Georgia, Inc. The applicant requests a rezoning from C-3 (Special Commercial District) to PMUD (Planned Mixed Use Development) to allow for development of townhomes. The site is located in Land Lot 238 of the 7th District on McGinnis Ferry Road east of the intersection with Peachtree Industrial Boulevard and contains approximately 12.52 acres**

Josh Campbell, Planning Director, stated the rezoning is requested to be postponed to the July 26, 2016 Council Meeting. There was no audience participation.

- c. RZ-2016-003 – Owner: Drivers Insurance Company. Applicant: KM Homes, LLC. The applicant requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD (Change of Conditions) to allow for development of townhomes. The site is located in Land Lot 208 of the 7th District at the intersection of Station Center Boulevard and Station Way at 1375 Station Center Boulevard and contains approximately 3.11 acres**

Josh Campbell, Planning Director, presented the staff analysis. The applicant has been working with the City and the community. The project was originally proposed at 43 townhomes. The applicant has agreed to 38 townhomes. The applicant, staff and P&Z have addressed a number of concerns including access to site and number of units. Staff conducted a height analysis to address height concerns. There are currently 2 story and 3 story units in the development. From an aesthetics perspective, staff prefers 3 story units. Staff and Planning Commission recommended approval with conditions. Should Council desire to approve the rezoning, staff recommends approval with the conditions dated June 21, 2016.

Council asked questions to clarify building heights, topography, number of units, and aesthetics.

Applicant: Ethan Underwood, 202 Triple Gap Road, Cumming, GA. Mr. Underwood stated this is the last piece of the puzzle for Suwanee Station. The site was originally planned for commercial and is now proposed for townhomes – 43 units. The land planner drew the concept with 40 units. After conversations with the residents in the community, it was agreed to construct 38 units. There are two access points proposed with landscaped entries. The applicant requests flexibility on determining reduction of 2 units from the plan.

### **Opposition:**

- Barbara Allen, 3981 Lake Pass Lane, Suwanee, GA. Ms. Allen represented the Homeowner's Association and provided copies of a proposed plan from the community. The HOA concerns included building height and greenspace.
- Brian Robinson, 1177 Station Center Boulevard, Suwanee, GA, expressed concern regarding 3 story units along Station Center Boulevard.
- Mary Silady, 3831 Lak Pass Lane, Suwanee, GA, expressed concern regarding density, greenspace and requested the Council consider the HOA plan and units 24-26 be eliminated and used for greenspace for residents. She also requested unit 10 be eliminated.
- Don Mitchell, 3780 Lake Pass Lane, Suwanee, GA, would like to see additional parking. There has been a growth in school age children in the neighborhood and a sidewalk is needed along the Station Way side of the development. Also, the egress needs to line up with the Providence site.
- Cindy Yulis, 1260 Pass Road, Suwanee, GA. Ms. Yulis expressed concern that she felt the Planning Commission recommendations were being ignored and requested the rezoning be tabled.

Applicant Rebuttal: Mr. Underwood stated he understands the concerns and they are working with staff to provide the best product possible. 3 story units aesthetically fit and parking is being addressed in accordance with City regulations.

Mayor Burnette called for a 5 minute recess. The Council Meeting resumed at 7:25 P.M.

### **3. Announcements**

- a. We are in the early planning stages of a new park, and want to know what citizens would like to see in the new communal space. The approximate 20-acre site (locally known as the **DeLay Property**) located behind the Suwanee library and PlayTown Suwanee on Lawrenceville-Suwanee Road, is set to be the City of Suwanee's next great park. Purchased in 2002 as a future park site, the property was an early acquisition in the Open Space Initiative. Citizens who are interested in voicing their opinions can take the [online survey at suwanee.com](http://www.suwanee.com).
- b. **Movies Under the Stars** is bringing double features to Town Center Park this summer. Upcoming movie nights include:
  - Saturday, July 23: Kung Fu Panda 3 at 7pm, followed by Star Wars: The Force Awakens at 8:45 pm.
  - Saturday, August 6: Zootopia at 7pm, followed by Star Wars: Return of the Jedi at 8:45 pm.

The movies are free and open to the public. Bring chairs, blankets, and snacks. No alcohol may be brought into the park, but food and beverages, including beer and wine, may be purchased from Town Center merchants.

- c. Have you visited Suwanee's new **welcome center** yet? It's a great place to purchase some Suwanee swag!

In a joint venture, the City of Suwanee and North Gwinnett Arts Association (NGAA) have entered into a partnership that allows the NGAA to have much-needed studio and class space in Suwanee Town Center, while also creating and staffing a welcome center for the city.

Located next door at 3930 Charleston Market Street, the center features studio space, art classes and workshops, open studio time, and a gallery. The welcome center is open 9 a.m. – 5 p.m. Monday-Thursday and 9 a.m. – 7 p.m. Friday and Saturday.

- d. We're on the hunt for local super heroes to serve as the **Grand Marshal of this year's Suwanee Fest parade**. Our Suwanee Kids Super Contest is open to all K-12 students in a school that serves the City of Suwanee. In an essay or video entry, students should tell us about the super hero in their life – a teacher, coach, parent or family member, neighbor, classmate, survivor – you get the picture! Up to three winning entries may be selected and the winners will serve as grand marshals of the Suwanee Fest Parade on Saturday, September 17. For more information regarding the contest, please visit [www.SuwaneeFest.com](http://www.SuwaneeFest.com).
- e. The Georgia Chapter of the FBI National Academy at the conference this year named Suwanee Police Department as agency of the year.

#### 4. Pledge of Allegiance

#### 5. Approval of the Agenda

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

#### 6. Approval of Minutes

- a. **May 12, 2016 Council Workshop**
- b. **May 24, 2016 Council Meeting**

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

#### 7. Council Recognition

- a. **Matt Scott – 30 Year Anniversary**
- b. **Dan Clark – 25 Year Anniversary**

**8. Suwanee Youth Leaders Report**

SYL students, Sarah Jeon, Peachtree Ridge High and Sara Hart, Collins Hill High School, presented reports to Council about their experience thus far in the program.

**9. Audience Participation - None**

**NEW BUSINESS**

**10. Consider Adoption of FY 2017 Budget and 2017-2021 Capital Improvement Program**

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

**11. Consider RZ-2016-002 from C-3 to PMUD on McGinnis Ferry Road**

*Motion to postpone RZ-2016-002 to July 26, 2016 Council Meeting by Councilmember Goodman, second by Councilmember Miller and so carried 6-0.*

**12. Consider RZ-2016-003 from PUMD to PMUD (change of conditions) in Suwanee Station**

*Motion by Councilmember Foster to approve RZ-2016-003 with conditions dated June 21, 2016 with a modification to condition #2 to read: "A maximum 38 units shall be allowed, and no commercial ...," second by Councilmember Hilscher and so carried 6-0.*

**13. Consider Authorizing Mayor to Execute an Intergovernmental Agreement with Gwinnett County and to Approve 2017 SPLOST Categories**

The City must identify qualifying project categories for an upcoming referendum to continue SPLOST (Special Purpose Local Option Sales Tax). Additionally, the City must enter into an Intergovernmental Agreement with Gwinnett County regarding the distribution of SPLOST proceeds.

*Motion to approve by Mayor Pro Tem Miller, second by Councilmember Ireland and so carried 6-0.*

**14. Consider Award of Contract for Water System Well Pump Replacement**

The City released bid packages last month to replace a failing well pump along with associated controls for the water system; one bid was received. Staff released a second bid package to obtain additional bids, with a submittal deadline of June 17th.

*Motion by Councilmember Goodman to award contract to Lanier Contracting Company in an amount of \$98,139 for the replacement of Well #1 and controls, second by Mayor Pro Tem Miller and so carried 6-0.*

## 15. Consent Agenda

### a. Approve Semi-Annual Contract Renewals

The following are contracts that expire at the end of the City's fiscal year, on or around June 30. Staff has reviewed each contract and recommends renewing for another year.

- Engineering: Development Planning & Engineering, Inc.; Clark Patterson Lee; Columbia Engineering & Services, Inc.
- Information Technology: Total Technology Group
- Technology Services: Motorola; Information Technologies Inc. (ITI); Syscon; CodeRed; Language Line; Milner Technologies; Shoretel; Cross Match (fingerprinting)
- Landscape Maintenance: BrightView Landscape Maintenance (formerly Valley Crest Landscape Maintenance)
- Property & Liability Insurance: Georgia Interlocal Risk Management Agency (GIRMA)
- Employee Benefits: Cigna; Cameron and Associates; Eagle Recognition; Mutual of Omaha, VSP
- Project Management: Moreland Altobelli Associates (MAAI); TSW
- Partnership Gwinnett

### b. Approve Amendment to and Renewal of PPS Contract

Professional Probation Services has requested an addendum to their contract to be renewed effective July 1 in order to increase probation supervision fees from \$30 to \$40 per month. This change brings the fees in line with the other Georgia courts they serve and is paid by the defendant directly to PPS. Staff and Judge Cuadra have reviewed the request and recommend approval.

### c. Approve 4<sup>th</sup> Quarter FY 2016 Budget Adjustments

Staff has prepared recommended adjustments to the FY 2016 budget for 4<sup>th</sup> quarter.

### d. 4<sup>th</sup> Quarter FY 2016 Capital Transfers

Staff has prepared recommended capital transfers for 4<sup>th</sup> quarter FY 2016.

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

## 16. Executive Session: None

## 17. Adjournment

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

Approved July 26, 2016