

**MINUTES
CITY OF SUWANEE, GEORGIA
PUBLIC HEARING & CITY COUNCIL MEETING
MAY 25, 2010**

Meeting Location: City Hall, 330 Town Center Avenue

Attendees: Dave Williams, Mayor
Jace Brooks, Mayor Pro Tem
Jimmy Burnette, Councilmember
Daniel F. Foster, Councilmember
Richard I. Goodman, Councilmember
Kevin McOmber, Councilmember
Marty Allen, City Manager
Elvira Rogers, City Clerk
Gregory Jay, City Attorney

**5:30 P.M.
DINNER SESSION
Big Splash Room - Room 2302**

1) 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. The City's recently appointed solicitors have been invited to attend the end of this session to meet Council and staff.

**6:30 P.M.
PUBLIC HEARING
Council Chambers – Room 2101**

Mayor Williams opened the Public Hearing at 6:40 P.M. and read the procedures for Public Meetings for the record.

2) RZ-2010-001, Applicant: John Thomas Partners, LLC; Owner: First Covenant Bank

The applicant requests a rezoning from PMUD (Planned Mixed Use District) to PMUD with a change of conditions (to allow for construction of 43 townhomes). The site is located in Land Lot 208 of the 7th District along Park Pass Way and contains approximately 4.49 acres. Staff recommends denial of this application. The Planning Commission voted 5-0 to approve it with amended conditions, at their January 5 meeting. At the April 27 meeting, Council postponed this item to the May 25 meeting.

Josh Campbell, Planning Director, stated the request is to rezone property in Suwanee Station. The applicant seeks to build 43 townhomes. The property is currently zoned to

require construction of a municipal shell building and 25,000 square of office/commercial space before additional townhome development can occur on this property. The applicant is seeking to remove this prerequisites. These conditions were put in place in order to give the City some control over the project having a mixture of uses. The applicant has subsequently proposed giving the City control over the development of the rail station that will anchor the project and the area around it by donating the land to City. Staff has prepared conditions of zoning that would make this transition possible. P&Z recommends approval 5-0. Mr. Campbell stated, if Council approves the request with conditions, the conditions dated 5/25/2010 should be approved.

Support:

- Mitch Peevy, 4480 Commerce Drive, Buford GA. Mr. Peevy extended thanks to City Council, the neighbors and the Planning staff for their interest in this matter. Everyone has worked together. He stated that the City has an interest in keeping the transit station, because it is the key to the O-I parcel. He stated this project team has convinced the bank to move forward with the townhomes.
- Barbara Allen, Chair of HOA, 3981 Lake Pass Lane, Suwane, GA Ms. Allen states the neighborhood supports the project. This will allow for completion of 43 townhomes and there will be recreation areas. Information has been communicated to community.

There being no opposition and no further comment, the case was closed.

3) Rate Revisions, City of Suwanee Water System

As discussed at the April and May workshops, staff has prepared a fee schedule to increase the water rates and administrative fees for the City water system. A revised schedule has been prepared, based on discussion at the May workshop. If approved as proposed, the rates would become effective with August 2010 billing, along with proposed incremental rate increases for July 2011, July 2012, and July 2013.

James Miller, Public Works Director, stated this item is to address water system rate administrative fees effective July 1, 2010, if adopted. This fee will be due the August billing. The proposed rate is less than Gwinnett County rates. This is a result of water system discussions. The City secured a GEFA loan with 40% forgiveness. Letters have been sent to property owners and water customers. Two public meetings have been held. There was no audience comment.

7:00 P.M.
CITY COUNCIL MEETING
Council Chambers – Room 2101

4) Call to Order

Mayor Williams called the meeting to order at 7:12 P.M.

5) Announcements

- *This Thursday's Toast @ Town Center is an event you'll want to make sure is on your calendar, as Suwanee welcomes legendary University of Georgia coach and athletic director Vince Dooley as a special guest. Dooley will be on hand at the May 27 event to promote and sign his newest book Vince Dooley's Garden – The Horticultural Journey of a Football Coach. Coach Dooley will be available from 5-7:30 p.m. in front of City Hall to sign his books and other Bulldog memorabilia; photos are welcomed. Toast @ Town Center is a regular monthly event through which merchants offer special deals, entertainment, and in-store events in a street-festival atmosphere.*
- *The U.S. Army Ground Forces Band will perform at Suwanee's Town Center Park Friday, May 28, as a kickoff to Memorial Day weekend. The concert begins at 7:30 p.m. and features the Fort McPherson-based band as well as a sky-jumping demonstration by the Silver Wings and display of an Army Black Hawk aircraft. Concert-attendees are asked to bring canned goods to be donated to the North Gwinnett Food Co-op. This event is free and open to the public.*
- *We're proud to introduce Suwanee's newest park, White Street Park, at our community-wide grand opening celebration on Saturday, June 19. Held from 1-4 pm, the event will include a ribbon cutting and demonstrations on cooking with local ingredients, native and organic gardening, urban chickens, backyard bird habitats, other areas of interest. Children's activities will include make-and-take crafts, making healthy snacks, a scavenger hunt, and crazy hair. As White Street Park is still under construction, check www.suwanee.com for further details on the grand opening.*

6) Pledge of Allegiance

Mayor Williams recognized Gary Pirkle, Mayor of City of Sugar Hill and Steve Edwards, City of Sugar Hill Councilmember, and invited them to lead the Pledge of Allegiance.

7) Approval of Minutes

a. April 27, 2010 Council Meeting

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

8) Special Recognition

a. North Gwinnett Ladies Soccer Team

Mayor Williams was joined by Mayor Pirkle and Councilmember Edwards from Sugar Hill to collaboratively recognize the North Gwinnett ladies soccer team for their State Championship. This is the first ever dual City recognition for the City of Suwanee. The Mayors presented the Proclamation and declared Wednesday, May 26, 2010 as North Gwinnett High School Girl's Soccer Day.

9) Adoption of Agenda as Presented

Motion to adopt by Mayor Pro Tem Brooks, second by Councilmember Goodman and so carried 6-0.

10) Audience Participation – None.

OLD BUSINESS

- 11) Consider RZ-2010-001 – Applicant: John Thomas Partners, LLC. Owner: First Covenant Bank. Requests a rezoning from PMUD (Planned Mixed Use District) to PMUD with a change of conditions (to allow for construction of 43 townhomes). The site is located in Land Lot 208 of the 7th District along Park Pass Way and contains approximately 4.49 acres.**

Motion by Councilmember Foster to approve with staff recommended conditions dated May 25, 2010, second by Councilmember Goodman and so carried vote 6-0.

NEW BUSINESS

- 12) Consider Authorizing the Mayor to Execute a Contract with Total Technology Group, LLC of Flowery Branch, GA for Information Technology Services for FY 2011**

The City issued a Request for Proposals (RFP) for IT services and received six responses. After evaluating the responses and interviewing the highest-ranked firms, staff recommends awarding this contract to Total Technology Group, LLC, based in Flowery Branch. The contract will begin July 1, 2010 and will be for a one-year period, with an option to renew for two additional one-year periods.

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

- 13) Consider Adopting an Ordinance/Resolution to Amend the Fee and Rate Schedule for the City of Suwanee Water System**

Motion to adopt by Councilmember Burnette, second by Councilmember Goodman and so carried 6-0.

- 14) Consider Amending the Capital Budget for White Street Park to Increase the Budget to \$520,000**

This proposed budget adjustment is to accommodate the proposed change order for installation of hard surface trails.

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

15) Consider Authorizing the Mayor to Execute a Change Order with FOSCO, Inc. in the Amount of \$50,048.00 for the Installation of Hard Surface Trails at White Street Park

After a recent rain event damaged the soft surface trails at White Street Park, staff recommends reconstructing the trails in a hard surface material, such as asphalt, concrete, and/or boardwalk; the actual material will vary depending on soils and drainage.

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

16) Consent Agenda

a. Approval of Adjustment to FY 10 Budget Adjustment for Capital Expenditures

As discussed at the May 3 budget workshop, staff proposed funding three police vehicles, two public works trucks, and capital transfers for paved streets and storm drainage. A budget adjustment has been prepared for Council to consider.

b. Authorize Mayor to Renew the Service Agreement with Motorola in the Amount of \$22,259.28 for Police Radios and Equipment

The City has a service agreement with Motorola that covers various Police radios and other equipment. The service agreement guarantees a response by Motorola in less than 2 hours should we have radio failure.

c. Adoption of an Ordinance/Resolution to Install an All Way Stop Condition at Davis Street and White Street

The Public Works department will install stop signs at the intersection of Davis Street and White Street to create a three-way-stop. This installation requires formal Council approval and amendment of the City's Traffic Control Map.

d. Approval of Amendment to the Public Safety Assessment and Need Section of the 2030 Comprehensive Plan

The Police Department is currently preparing for their CALEA (Commission on Accreditation for Law Enforcement Agencies) review. In their preparation they noted that a portion of the 2020 Comprehensive Plan that addresses certain CALEA checklist items was inadvertently omitted from the 2030 Comprehensive Plan. As such, the Planning Department has prepared an amendment to satisfy the CALEA requirements. The minor revision does not require review by the ARC or DCA.

e. Authorize Mayor to Execute Construction Documents with Georgia Power for Martin Farm Park and PlayTown Suwanee

Construction is currently underway for the restroom facility at Martin Farm Park and pavilion at PlayTown Suwanee. In order to provide power, Georgia Power needs the City to execute various construction documents/agreements.

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

17) City Manager's Report - None

18) Executive Session: Legal, Personnel, and/or Real Estate Issues (if necessary)

Motion to Enter Executive Session for Legal, Personnel & Real Estate Issues by Mayor Pro Tem Brooks, second by Councilmember Goodman and so carried 6-0 .

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

No Action Taken.

19) Adjournment

Motion to Adjourn by Councilmember McOmber, second by Councilmember Burnette and so carried 6-0.

Approved 06/22/2010