

## Minutes

### **CITY COUNCIL MEETING TUESDAY, JUNE 27, 2023**

Meeting Location: City Hall, 330 Town Center Avenue, Council Chambers

Attendees: Linnea Miller, Mayor Pro Tempore  
Heather Hall, Councilmember  
Beth Hilscher, Councilmember  
Denise Brinson, Assistant City Manager  
Robyn O'Donnell, City Clerk  
Gregory Jay, City Attorney

Absent: Jimmy Burnette, Mayor  
Larry Pettiford, Councilmember  
Peter Charpentier, Councilmember  
Marty Allen, City Manager

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#### **A. Call to Order**

Mayor Pro Tempore Miller called the meeting order at 6:30 p.m.

#### **B. Public Hearing**

##### **1. FY 2024 Budget and 2024-2028 Capital Improvement Program**

This is the second public hearing for the FY 2024 budget and 2024-2028 CIP. The first public hearing was held at a Called Meeting on June 15<sup>th</sup>. Amie Sakmar, Finance Director, presented the proposed FY 2024 budget reviewing anticipated revenues and expenditures, and various other aspects.

##### **2. Alcohol Beverage License Amendment – StillFire Brewing, 343 Buford Highway**

Mr. Aaron Bisges, the current license holder, has applied to amend the license to allow for distilled spirits for the business located at 343 Buford Highway. Mr. Bisges appeared before Council in support of the request. No one spoke in opposition.

##### **3. City-Initiated Zonings**

As part of the recent legislative annexation, the city must zone the properties under our zoning regulations. The following are city-initiated zoning cases to zone the properties in a manner consistent with their zoning in Gwinnett County prior to the annexation.

- A) **RZ-2023-004 – Owners: XIE 168 Investments, Inc.; Dugan Financing, LLC; Prologis – Exchange GA (1), LLC; B9 Horizon Owner, LLC; Wang Globalnet; Walter Alejandro Garcia; Joel Harper; and Carlos E. Meza Toledo.**

The City of Suwanee is initiating a rezoning from M-1 (Light Industry District – Unincorporated Gwinnett County) and R-100 (Single-Family Residence District – Unincorporated Gwinnett County) to GC-A (Gwinnett County Annexed – City of Suwanee). Site contains approximately 62.15 acres.

**B) RZ-2023-005 – Owners: Dugan Financing, LLC and Duplo USA Corporation.**

The City of Suwanee is initiating a rezoning from M-1 (Light Industry District – Unincorporated Gwinnett County) to GC-A (Gwinnett County Annexed – City of Suwanee). The site contains approximately 4.49 acres.

**C) RZ-2023-006 – Owners: Today’s Kids, Inc.; Duncan Commercial Properties V, LLC; and Black Edition Investments, LLC.**

The City of Suwanee is initiating a rezoning from C-2 (General Business District – Unincorporated Gwinnett County) to GC-A (Gwinnett County Annexed – City of Suwanee). The site contains approximately 3.03 acres.

**D) RZ-2023-007 – Owners: Shree Radhe Shyam Hospitality; GGA Investments, LLC; and U-Store-It, LP.**

The City of Suwanee is initiating a rezoning from C-2 (General Business District – Unincorporated Gwinnett County) to GC-A (Gwinnett County Annexed – City of Suwanee). The site contains approximately 7.6 acres.

**E) RZ-2023-008 – Owners: The Cathay Corporation and Jun & Jenny Investments, Inc.**

The City of Suwanee is initiating a rezoning from C-2 (General Business District – Unincorporated Gwinnett County) to GC-A (Gwinnett County Annexed – City of Suwanee). The site contains approximately 1.62 acres.

No one spoke in support or opposition.

**C. Announcements**

1. Suwanee’s Summer Farmers Market is open! Come and check out the season’s best offerings at Town Center Park every Saturday from 8 am-noon.
2. Food Truck Fridays continue on July 7th. Come out and enjoy the season’s best food trucks and music at Town Center Park beginning at 5:30 pm. The next Food Truck Friday is scheduled for August 4<sup>th</sup>.
3. Movies Under the Stars is bringing a wild west double feature to Town Center Park on Saturday, July 15<sup>th</sup>! This signature movie night will feature An American Tail: Fievel Goes West at 7 pm followed by Wild, Wild West beginning around 9:00 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.

4. Join us as musical theatre returns to Town Center Park with Suwanee Performing Arts' Broadway in the Park. The Aristocats KIDS followed by Anastasia: The Musical (Youth Edition) will be performed on both Friday and Saturday evenings at 7 p.m. July 28<sup>th</sup> and 29<sup>th</sup>. Broadway in the Park is the Suwanee Performing Arts' signature summer production performed in the park each July. The Town Center amphitheater is transformed into a Broadway-style stage with professional lighting, sound, costumes, sets, and our community's most talented high school, middle school, and home school children.

**D. Pledge of Allegiance**

**E. Approval of Agenda**

*Councilmember Hall motioned to approve the Agenda, second by Councilmember Hilscher and so carried 3-0.*

**F. Approval of Minutes**

1. **May 11, 2023 Council Called Meeting**
2. **May 11, 2023 Council Workshop**
3. **May 25, 2023 Council Meeting**

*Councilmember Hilscher motioned to approve the Minutes as presented, second by Councilmember Hall and so carried 3-0.*

**G. Special Recognition – Kristen Nielsen, Harvest Farm Managing Board**

**H. Audience Participation**

Mr. Jake Gleghorn, 559 Myrtle Trace – Mr. Gleghorn requested the city repaint the fence, and provide a second picnic table and trashcan at the site of the Caboose on Main Street. Additionally, Mr. Gleghorn expressed concern about ant hills around the Caboose area, trespassers near the train tracks, and cars stopping on the train tracks.

**NEW BUSINESS**

**I. Consider FY2024 Budget and 2024-2028 Capital Improvement Program**

*Motion to approve by Councilmember Hall, second by Councilmember Hilscher and so carried 3-0.*

**J. Consider Alcohol Beverage License Amendment – StillFire Brewing, 343 Buford Highway**

*Motion to approve by Councilmember Hilscher, second by Councilmember Hall and so carried 3-0.*

**K. Consider City-Initiated Zonings**

- A) **RZ-2023-004 – Owners: XIE 168 Investments, Inc.; Dugan Financing, LLC; Prologis – Exchange GA (1), LLC; B9 Horizon Owner, LLC; Wang Globalnet; Walter Alejandro Garcia; Joel Harper; and Carlos E. Meza Toledo.**

*Motion to approve by Councilmember Hilscher, second by Councilmember Hall and so carried 3-0.*

- B) **RZ-2023-005 – Owners: Dugan Financing, LLC and Duplo USA Corporation.**

*Motion to approve by Councilmember Hall, second by Councilmember Hilscher and so carried 3-0.*

- C) **RZ-2023-006 – Owners: Today’s Kids, Inc.; Duncan Commercial Properties V, LLC; and Black Edition Investments, LLC.**

*Motion to approve by Councilmember Hilscher, second by Councilmember Hall and so carried 3-0.*

- D) **RZ-2023-007 – Owners: Shree Radhe Shyam Hospitality; GGA Investments, LLC; and U-Store-It, LP.**

*Motion to approve by Councilmember Hall, second by Councilmember Hilscher and so carried 3-0.*

- E) **RZ-2023-008 – Owners: The Cathay Corporation and Jun & Jenny Investments, Inc.**

*Motion to approve by Councilmember Hilscher, second by Councilmember Hall and so carried 3-0.*

**L. Consider Memorandum of Agreement with Atlanta Regional Commission (ARC) for Roundabout Master Plan**

The ARC granted the city a Community Development Assistance Program award for the design of a master plan for the Buford Highway Roundabout area. The city’s total fee for these services is \$10,000. ARC requires a Memorandum of Agreement between ARC and the city to begin work on the project.

*Motion to approve by Councilmember Hall, second by Councilmember Hilscher and so carried 3-0.*

## **M. Consent Agenda**

### **1. Approve 4<sup>th</sup> Quarter Budget Adjustments for Special Revenue Funds and Debt Service**

As a part of the fourth quarter budget adjustments, staff is recommending increasing the Suwanee Fest budget by \$22,000, Hotel/Motel Tax budget by \$16,000, and Debt Service by \$5,000 for budgetary compliance.

### **2. Approve Additional Funding for Local Maintenance Improvement Grant (LMIG) Street Resurfacing Program**

Due to additional required materials needed for the LMIG street resurfacing project, staff is requesting additional funding in the amount of \$89,990.26 to the original contract with Allied Paving, which was approved at the December 20, 2022 Council meeting.

### **3. Approve Safe Streets and Roads for All (SSRA) Grant Program**

Staff recommends submitting a grant application for the development of an action plan for future grant-funded projects through the US Department of Transportation. This grant will help in identifying opportunities to improve safety on city roads. The cost estimate for the grant is \$150,000 - \$200,000 (with a city match of approximately \$30,000 - \$40,000).

### **4. Approve Contract Extension with IPR for On-Demand Stormwater Repair**

Council approved a contract with IPR for on-demand stormwater repair on August 23, 2022. Staff seeks approval of a contract extension with IPR for continuing on-demand services for the period of July 1, 2023 to December 31, 2023. After that time IPR will be added to the annual renewal listing of vendors.

### **5. Approve Americans with Disabilities Act Transition Plan Annual Update**

On April 24, 2012, the Suwanee City Council adopted the Americans with Disabilities Act Transition Plan to comply with requirements of the Georgia Department of Transportation. This Plan details the city's adherence to Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990. To remain in compliance with GDOT, the city must submit an annual update of the Plan, which includes a review of city facilities and parks.

*Councilmember Hilscher motioned to approve the Consent Agenda presented by staff, second by Councilmember Hall and so carried 3-0.*

**N. Executive Session: None.**

## **O. Adjournment**

*Motion to adjourn at 7:03 p.m. by Councilmember Hall, second by Councilmember Hilscher and so carried 3-0.*

**Approved July 25, 2023**