

**CITY OF SUWANEE, GEORGIA
CITY COUNCIL MEETING
APRIL 19, 2005**

Meeting Location: Suwanee City Hall

Present: Nick Masino, Mayor
Jace Brooks, Mayor Pro Tem
Jimmy Burnette, Councilmember
Carol Hassell, Councilmember
Alan Landers, Councilmember
Jeannine Rispin, Councilmember
Hardin Watkins, City Manager
Elvira Rogers, City Clerk
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 called the meeting to order at 6:30 P.M. City Manager, Hardin Watkins, read for the record the procedures for Public Hearings.

- 1. RZ-2005-002 – Applicant/Owner: Suwanee Junction, LLC. Requests a change of conditions to allow for a modification to an approved PMUD (Planned Mixed Use Development) concept plan. The site is located in Land Lots 251 and 252 of the 7th District near the southeastern corner of the intersection of Suwanee Dam Road and Peachtree Industrial Boulevard and contains approximately 112.32 acres.**

Marty Allen presented the staff analysis as follows: The applicant seeks a change of zoning conditions for a Planned Mixed Use Development (Village Grove, f.k.a Rockwell and/or Suwanee Junction) approved in January of 2003 (RZ-2002-021), to allow for a redistribution of residential units. The project was approved to allow for a total of 517 residential units with the 258 single family detached units, 199 single family attached units, and 60 condominium units. The applicant seeks to keep the overall number of units at 517, but redistribute the residential units as follows: 267 single family detached units, 188 single family attached units, and 62 condominium units. This amounts to a decrease in the number of townhomes by 11 units, an increase in the number of single family residences by 9 units, and an increase in the number of condominiums by 2 units.

The subject property is located on the west side of Suwanee Dam Road and Settles Bridge Road to the north of Peachtree Industrial Boulevard. No changes to access or the road network is proposed.

The units that are being redistributed are located in the portion of the project that is closest to the commercial projects along Peachtree Industrial Boulevard and Suwanee Dam Road. The proposal does not alter the overall density of the project.

The proposal does eliminate a small park along the entrance off Peachtree Industrial Boulevard. However, it should be noted that there are still a number of parks and natural areas throughout the project and a couple that are in close proximity to the eliminated corner park.

In conclusion, with the proposed changes, the project is still consistent with the spirit and intent of the Comprehensive Plan. The design of the project incorporates large areas of open space, includes various housing types, provides good access, and incorporates several traditional neighborhood design principles. The proposal maintains the same density and overall number of units. Therefore, the Planning Department recommends approval with conditions of the request. The Planning Commission heard the case at the April Meeting and also recommend approval of the request.

Applicant: Bryan Cohen, Touchstone Homes, 3355 Annandale Lane, Suite, 4, Suwanee, Georgia.

Mr. Cohen stated the modifications are very minor and are a function of changes to the preliminary engineering that was approved. The request is to increase the loft building area from 60 to 62. For topographic reasons the 45-foot lots were changed to 65-foot lots. The entrance off Peachtree Industrial Boulevard was designated as a combination of a small park and townhomes. The request is to modify this area to reduced park size and 45-foot lots instead of townhomes. The fundamental impact is that the request is for increase in lofts from 60 to 62; from 199 townhomes to 188; on the 45-foot lots with rear alley access from 115 to 119; on the 55-foot lots from 143 to 149. None of the perimeter of the property is impacted. The fundamental layout is kept completely in tact.

There was no audience participation.

2. Application for License to Sell Beer, Wine, and Distilled Spirits to be Consumed on Premises: Crossroads Bar and Grille, 360 Peachtree Industrial Boulevard, Suite 101-B. Applicant: Jesse Michael Harris.

Hardin Watkins stated that Crossroads Bar and Grille has applied for a license for beer, wine, and distilled spirits to be consumed on the premises. The GBI and FBI prints for the licensee have been returned.

Applicant: Mike Harris, 4265 Grand Teton Parkway, Suwanee, Georgia.

Mr. Harris stated he is requesting a license to sell beer, wine and distilled spirits at the former site of Isabella's. The new name will be Crossroads Grill. This is a steak & seafood restaurant. There is another location in Flowery Branch.

There was no audience participation.

There being no further discussion, the Pubic Hearing closed at 6:40 P.M.

7:00 P.M.
CITY COUNCIL MEETING

1. Call To Order

The meeting was called to order by Mayor Masino at 7:05 P.M.

2. Announcements

- Suwanee Parish United Methodist Church and the City of Suwanee are hosting an April 23 Caribbean Festival at Town Center Park to raise funds to support both the Jackson Street Cemetery and the Haitian Flood Relief effort. The main highlight of the festival will be Caribbean-flavored music, but food and art vendors also will be on hand.
- The 2005 COOL 105.7 Legends Concert Series stops in Suwanee on May 21 when America performs at the Town Center Park amphitheater. Legends Concert festivities will begin at 4 p.m., with an opening act performing at 6:30 p.m. and America taking the stage around 7:30 p.m. Feel free to bring lawn chairs, blankets, and picnic dinners, but no alcohol please. Food also will be available for purchase.
- The 2005 Suwanee Day planning committee is seeking submissions of original artwork or graphic design for use on its festival t-shirts and posters. The artist/designer of the selected work will receive a \$500 cash prize. The submission deadline is June 1; the annual Suwanee Day “Celebration of Community” will be held Saturday, September 17, at Town Center Park. For more information go to www.suwanee.com
- The City received an AA- rating from Standard & Poors.
- George Watson, URA Board Member, passed away.

3. Pledge of Allegiance

4. Approval of Minutes

A. 3/2/05 Called Council Meeting

Motion by Councilmember Hassell to approve the 3/2/05 Called Council Meeting Minutes, second by Councilmember Burnette and so carried 5-0-1 (Jace Brooks abstained).

B. 3/15/05 Council Meeting

Motion by Councilmember Rispin to approve the 3/15/05 Council Meeting Minutes, second by Mayor Pro Tem Brooks and so carried 5-0-1 (Carol Hassell abstained).

5. Adoption of Agenda as Presented

Motion by Councilmember Hassell to adopt the Agenda with the following amendment: Remove 11.B. from the Consent Agenda and add this item as New Business Item 10.C., second by Councilmember Rispin so carried 6-0.

6. Special Recognition

A. Hardy DeLay

Mr. DeLay stepped down from the Planning Commission in December 2004. He has served on the Suwanee Planning Commission for 21 years. Councilmembers and other Board members shared memories of serving with Mr. Delay.

Mayor Masino presented Mr. DeLay the Suwanee Star Award. A quote from past Planning Commission Member Scott Slade was scripted on the Award: “Hardy DeLay always impressed me as having the best interest of the town at heart. He was a witness to all this change and he helped shape Suwanee for the good.” Mr. DeLay is the second appointed official to receive this award. Scott Slade was the first.

Mr. DeLay stated he is proud to be a resident of Suwanee. He has seen good growth and bad growth. He stated he wanted to leave his place to Greenspace, because his sons were raised there and they loved it.

7. Presentation by Urban Collage: Final Report on the Office Space Programming Analysis

Eric Bosman from Urban Collage presented an overview of the space allotments. Each department was afforded the opportunity for input in this analysis. The proposed City Hall facility is recommended to be at least 20,000 square feet to accommodate the 5-7 year need. This projection is based on utilizing current facilities (City Hall, Crossroads Center, Public Works) and the following information:

Current space	Current Need	5-7 year projection	10-12 year projection
15,000 sq. ft.	25,000 sq. ft.	36,000 sq. ft.	50,000 sq. ft.

Administrative offices would be located in the proposed City Hall building, the Police Department would occupy the current City Hall building, administrative offices would be moved from Crossroads Center leaving only the Municipal Court function. The back of the existing fire station would be used for a combination of storage needs and fleet maintenance needs that are exhibited by the Police Department. In addition to the proposed City Hall facility, there is programmed an off-site Public Works maintenance facility for equipment, materials, and other pieces that are not appropriate to be housed on a visual site that has the impact of Town Center Park. Mr. Bosman stated that the plan also includes some blocking plans that could be utilized for Phase 2 of the project.

After an overview of the proposed space allotments, City Manager Hardin Watkins asked Mr. Bosman to provide a proposed next step in the process. Mr. Bosman stated a preliminary schedule and a preliminary budget has been included in the report. A building such as this could be in place within a 3-4 year period, but only if a tight timeframe is followed. That includes finalizing the budget, finalizing the exact size of the facility (depending on how far out in the future we’re planning and the capital funds that are available) and then putting out a RFP to bring an architecture and design team on board, which then would take the programming document and begin to design the facility and hone the schedule and the budget to proceed forward.

8. Audience Participation

Hardy DeLay – For the safety of the children, signage is needed to prohibit motorized scooters and motorcycles from PlayTown Suwanee.

9. OLD BUSINESS – None.

10. NEW BUSINESS

A. RZ-2005-002 – Applicant/Owner: Suwanee Junction, LLC. Requests a change of conditions to allow for a modification to an approved PMUD (Planned Mixed Use Development) concept plan. The site is located in Land Lots 251 and 252 of the 7th District near the southeastern corner of the intersection of Suwanee Dam Road and Peachtree Industrial Boulevard and contains approximately 112.32 acres.

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

Motion by Councilmember Hassell to approve RZ-2005-002 with conditions, second by Mayor Pro Tem Brooks and so carried 6-0.

B. Consideration of the Issuance of an Alcohol License: Crossroads Bar and Grille. Applicant: Jesse Michael Harris.

Crossroads Bar and Grille has applied for a license for beer, wine, and distilled spirits to be consumed on the premises. The GBI and FBI prints for the licensee have been returned. Finance staff is recommending approval of the alcohol license. ACTION: Consider issuing the alcohol license.

Motion by Councilmember Rispin to approve Issuance of an Alcohol License to Applicant: Jesse Michael Harris, Crossroads Bar and Grille, second by Councilmember Landers and so carried 6-0.

C. Consideration of Approval of Pre-Qualified Contractors for the Interactive Fountain Project

Pre-qualification packages were due on April 14. Staff will review the proposals and provide a recommended list of pre-qualified contractors before the Council Meeting. ACTION: Consider approval of the pre-qualified contractors.

Motion by Councilmember Hassell to postpone Consideration of Approval of Pre-Qualified Contractors for the Interactive Fountain to the May Workshop, second by Councilmember Burnette and so carried 6-0.

11. CONSENT AGENDA

A. Consideration of Issuance of a Temporary Alcohol Permit to Wild Wing Café for June 18th Concert Event

Wild Wing Café has applied for a concert event on June 18th at Town Center Park and is requesting the sale of beer and wine. The event will include multiple bands. An area will be fenced off for the sale and consumption of alcohol, with ID and a wristband required. The application is included in your packet. ACTION: Consider the issuance of the temporary alcohol permit.

C. Consideration of Amendments to the Citywide Sign Map to Add No Commercial Truck Signs on Smithtown Road

At the Workshop, Council discussed the problem of 18-wheelers cutting through Smithtown Road to get to Satellite Boulevard. This is a residential and school zone area. The appropriate signage has been identified by staff and if approved by Council, the Citywide Sign Map will be updated and signs installed to prohibit commercial truck traffic on Smithtown Road. ACTION: Consider the amendments to the Citywide Sign Map.

D. Authorization for the Mayor to Enter into Agreement with Maximus, Inc. for Municipal Court Probation Services

Staff met with Chief Judge Mark Lewis and Chief Solicitor Luther Beck to discuss Court issues, probation being one of the topics. Per that conversation, several revisions were made to the scope of services and these changes are outlined in a memo from Elvira Rogers, included in your packet. Per the discussion at the Workshop, two additional changes have been made to the contract. The sections dealing with disputes and governing law, specifying the use of Virginia law, have both been deleted. A copy of the final agreement is included in your packet. ACTION: Consider authorizing the Mayor to enter into agreement with Maximus, Inc. for municipal court probation services.

E. Consideration of Approval of 3rd Quarter Budget Adjustments

The details of the adjustments are included in your packet. The following is a brief overview:

- Suwanee Day Fund: an overall line item review and reclassification and a \$2,000 transfer for a Jackson Street Cemetery project. The Suwanee Day Committee approved this request of funds from the DDA for survey work to be done at the cemetery.
- Better Parks Campaign Fund: transfer of \$145,000 out of the fund into a newly created Town Center Fountain Fund to pay for the interactive fountain project.
- Police Confiscated Asset Fund: recording the receipt of cash confiscations and proceeds from the annual surplus sale.
- Suwanee Greenway Fund: closing out this fund and transferring the balance of \$49,798 to the General Fund.
- URA Town Center Fund: recording the proceeds from the Madison Retail closing and transferring funds to the Town Center Facility Improvements Fund.
- Open/Green Space Fund: adjustments were made based on the Council Retreat discussion – increase the Hewell property function to \$1 million, create a new function for the Chattawah Land Trust property, and create a new function for the purchase of property in the Smithtown Road area.
- Debt Service Fund: adjustments were made to pay off the URA bond and to account for increasing revenue receipts for millage collections related to the bond portion of the millage.
- Water Fund: adjustments for increasing revenues by \$8,000 and balancing expenditures.
- Municipal Court Fund: adjustments for increasing fine revenues by \$200,000 and balancing expenditures.
- General Fund: reclassification of line items across departmental functions with no change to total expenditures, an increase of \$275,293 in revenues and expenditures related to additional millage collected and transfer of funds to the debt service fund, and an increase of \$20,000 in revenues and expenditures for I-85 rest stop services provided by the Police Department and reimbursed by GA-DOT.

F. Consideration of the Right-of-Way Maintenance Plan

A Maintenance Plan was discussed at the City Council Retreat in February. Council discussed taking the right-of-way maintenance plan and taking it a step further to broaden the scope and include equipment, people, etc. There was a question if the right-of-way maintenance plan had ever been adopted by City Council and if not, to put it on the March agenda. The plan was last reviewed at the August Workshop and the Public Works staff has been operating under the plan, however, it was not officially adopted by Council. Other questions were raised during the retreat discussion regarding the cost to maintain certain roads and what options the City has to improve the aesthetics of non-City maintained roads. Staff is currently obtaining cost information from the County on mowing along McGinnis Ferry Road and will pass that information along to

Council once it is received. An overall plan, as discussed at the retreat, will be undertaken by the new Public Works and Inspections Director. At this time, staff is recommending formal approval of the right-of-way maintenance plan. ACTION: Consider the plan.

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

12. City Manager's Report

A. Update on the FY 05-06 Budget Preparation Process

Hardin Watkins stated he has copies of the first draft of the FY 05-06 Budget for distribution. A Special Budget Workshop will be held Thursday, April 21 at 5:30pm.

13. Executive Session (Personnel Issues)

Motion by Councilmember Rispin to ENTER Executive Session, second by Councilmember Burnette and so carried 6-0. Time: 7:30 P.M

Motion by Councilmember Burnette to EXIT Executive Session, second by Mayor Pro Tem Brooks and so carried 6-0. Time: 9:05 P.M

Motion by Councilmember Rispin to terminate appointment of Clark Patterson Associates as City Engineer and to authorize staff to commence an RFP process for the role of City Engineer, second by Councilmember Hassell and so carried 6-0.

14. Adjournment – Time: 9:07 P.M.

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

Approved 05/17/2005