

**MINUTES
CITY OF SUWANEE, GEORGIA
CITY COUNCIL MEETING
JUNE 17, 2003**

Attendees: Nick Masino, Mayor
Jace Brooks, Councilmember
Carol Hassell, Councilmember
Alan Landers, Mayor Pro-Tem
Jeannine Rispin, Councilmember
Hardin Watkins, City Manager
Elvira Rogers, City Clerk
Gregory Jay, City Attorney

Absent: Jimmy Burnette, Councilmember

**6:30 P.M.
PUBLIC HEARING**

Mayor Masino called the meeting to order at 6:32 P.M. City Manager, Hardin Watkins read the procedures for Public Meetings.

1. Proposed FY 2003-2004 Budget and FY 2005-2009 Capital Improvement Plan

This is the second of two public hearings for the Proposed FY 2003-2004 Budget and FY 2005-2009 Capital Improvement Plan. Mr. Watkins delivered a 15 minute PowerPoint presentation to cover the highlights of the budget and CIP. (Copy attached) There was no audience participation.

2. Public Hearing of the Occupational Tax for FY 2002-2003 in Accordance with Georgia Law 48-13-28

Georgia Law states that any year revenue generated from occupational taxes is greater than the revenue generated from the preceding year, a public hearing must be held. This hearing is to satisfy that requirement (document attached). There was no audience participation.

3. RZ-2003-010 – Applicant: Suwanee Creek Station, LLC. Owner: Sidel, Inc. Requests rezoning from M-1 (Light Industrial District) to C-2A (Special Commercial District) to allow for a shopping center. Site is located in Land Lots 193 and 194 of the 7th District on the northeast side of Lawrenceville-Suwanee Road near the intersection with Satellite Boulevard and contains approximately 3.89 acres.

4. RZ-2003-011 – Applicant: Suwanee Creek Station, LLC. Owner: Sidel, Inc. Requests rezoning from M-1 (Light Industrial District) to RM-8 (Residential Multi-Family District) to allow for single family attached development. Site is located in Land Lot 193 of the 7th District on the northeast side of Lawrenceville-Suwanee Road near the intersection with Satellite Boulevard and contains approximately 20.57 acres.

Marty Allen presented the zoning analysis as follows: The applicant requests two rezonings on an approximately 24.4 acre tract. The applicant seeks to rezone the 3.9 acres fronting on Lawrenceville-Suwanee Road from M-1 (Light Industry District) to C-2A (Special Commercial District) to develop approximately 30,600 square feet of commercial retail uses (RZ-2003-010). On the rear 20.5 acres,

the applicant seeks to rezone the property from M-1 to RM-8 (Residential Multi-Family District) for a 164-unit townhouse project.

The subject property is located north of Satellite Boulevard on the east side of Lawrenceville-Suwanee Road.

The proposed commercial component of the development (RZ-2003-010) is a conventional shopping center with general neighborhood-type retail and restaurant uses. The applicant proposes two separate buildings totaling 30,600 square feet.

The proposed townhouse development (RZ-2003-011) is a conventional townhouse project with rear loaded units. As shown, the project would include at least three conservation areas and a couple of passive parks totaling roughly 4.9 acres of the site. A minimum unit size of 1,800 square feet has been proposed.

The project is proposed to access Lawrenceville-Suwanee Road in a number of separate locations. The site contains a private road known as Sidel Court. The applicant proposes to modify this roadway to serve as the primary access into the townhouse project and secondary access to the commercial development.

The surrounding area consists of a mixture of existing and developing industrial, commercial and single-family residential uses. To the north, east and south of the proposed townhouse component are sites zoned M-1 containing existing industrial uses. These sites include a Georgia power substation to the north with power lines running along the northern and eastern side of the subject property. Beyond the power line easements are single-family residential subdivisions in both Suwanee and an unincorporated Gwinnett County (Pierce Pointe and Avonlea Crossing). To the south of the proposed townhouse tract, fronting Satellite Boulevard, is a large M-1 zoned office-warehouse development. Approval of the proposed RM-8 rezoning request (RZ-2003-010) would introduce residential uses that would be largely surrounded by light industrial uses (office-warehouses, power substations and power lines). This would create negative land use conflicts for the future residents of the townhomes and potentially negatively impact the abutting businesses due to an introduction of new residents to a developed area. However, it should also be noted that the townhome project could serve as a transitional use from the existing industrial uses along Satellite Boulevard and Lawrenceville-Suwanee Road to the adjoining single-family homes within Pierce Pointe and Avonlea Crossing.

With the exception of the single abutting single-family home to the south, the area along Lawrenceville-Suwanee Road primarily contains a mixture of commercial and industrial uses. Both the existing M-1 classification and proposed C-2A classification (RZ-2003-010) could be considered compatible with the surrounding area.

The City of Suwanee 2020 Future Land Use Plan recommends light industrial uses for the subject property. The Plan recognizes the subject property as an extension of the successful light industrial corridor along Satellite Boulevard. The Comprehensive Plan strongly supports protecting the integrity of this corridor to insure adequate provision of land for jobs and other economic development benefits.

In conclusion, approval of the requested RM-8 and C-2A zoning districts for a townhouse and a commercial project would not be suitable at this location. Although the uses could offer transitions to nearby properties, the project would be inconsistent with the primarily light industrial uses in the surrounding area. Further, both proposed uses are inconsistent with the City of Suwanee Comprehensive Plan. Therefore, the Planning Department recommends denial of the request. The

Planning Commission reviewed the request at the regular meeting this month and recommended approval with modified conditions.

Mayor Masino stated that since the two rezonings are being heard at the same time, those in support and opposition would have 20 minutes each.

SUPPORT

- Brian Sullivan, Suwanee Creek Station, LLC, 2300 Peachford Road, Dunwoody, GA 30338. Mr. Sullivan stated he is requesting approval for retail and for sale townhome projects on Lawrenceville Suwanee Road. He stated he has strong neighborhood support including the adjacent Pierce Point neighborhood. Mr. Sullivan stated he has the support of the following: Mr. Walls, the adjoining single-family residence owner states he is not in opposition as long as a 50 foot buffer is provided; Trammel Crowe (affidavit included in packet distributed to Council) and Racetrac. He stated this is a good example of transitional or step-down zoning from the retail and warehouse uses on Satellite Boulevard and Lawrenceville Suwanee Road back to single family. This project will position townhouses not warehouses against Pierce Point subdivision. Mr. Sullivan stated that Georgia Power owns the land between this property and the subdivisions and has wiped out the buffer which exists between M-1 and Single-family zoned properties.
- Ron Sprinkle, Sprinkle Design, 3720 Chamblee Dunwoody Road, Atlanta, GA. Mr. Sprinkle stated the proposal includes commercial on the front of the property at Lawrenceville Suwanee Road. Adjoining the property is more commercial uses. Georgia Power sub-station is located at the rear of the property. The owner proposes an additional landscape strip around the property to provide a substantial separation. There is a creek on the property, which will be cased within a large conservation area. There will be one vehicular access from the main road and one pedestrian access is proposed. Proposed rear entry product.
- Carol Curry, 3705 John Herndon Court, Suwanee, GA, current Vice-President for the Pierce Point Homeowners Association. Mr. Curry stated that Mr. Sullivan met with the Associations and residents and explained that the proposed rezoning would protect their subdivision. After several meetings, the residents of the subdivision came to a concensus that they would prefer townhomes over any light industrial uses. There were discussions regarding fences, buffers and drainage issues. Overall the residents are in agreement with the project.

Mr. Sullivan stated there will be fencing around the site. The site is also proposed to have a 30-foot landscape strip with a minimum 6-foot tall evergreens, hemlock and magnolias. The pond has been moved to handle any drainage concerns.

OPPOSITION

- Don McFarland, 3450 Maple Terrace Drive, Suwanee, GA. Mr. McFarland, owner of McFarland Dyer, stated he is coming to this meeting in a different manner than before, because this development is in his backyard. He stated he has been an advocate for developers. Mr. McFarland outlined six standards from the Zoning Ordinance as follows:
 - 1) Suitable use of property – It is possible an office could be suitable for this site. The property was zoned commercial around mid-1980 before annexed by the City of Suwanee. If it had remained C-2 and not been rezoned M-1 in 2001, it is possible the residents would not be looking at warehouses behind their homes. If Sidel had built according to their plan, warehouses would not be at this location. As proposed, this is a quality development. Mr. McFarland stated he had a buffer along his property until Georgia Power decided to place a substation on this tract and a power line easement.

- 2) Affect of Uses of Nearby Properties – Transportation aspect will be affected. There is probably be increased traffic at night and on the weekends in the area.
- 3) Economic Uses as Currently Zoned – The property could be developed as an office park under the current M-1 classification. It could be developed as a warehouse in the current classification. It does not have to be developed as a commercial area on the front, although Mr. McFarland states he has no objection to the commercial area on front.
- 4) Burden on Infrastructure – If one child is generated from this project, it would be more than would be generated under the commercial or industrial use.
- 5) Land Use Plan – The Land Use Plan reflects this area should be industrial. It could have easily reflected commercial. At the time the Land Use Plan was updated, the request was for industrial. So, the zoning was for that, you have recently annexed, you updated your plan so the plan shows industrial. Mr. McFarland stated he made the statement to the Planning Commission that this seemed like the “zoning of the week club”.
- 6) Changing Conditions in area that would warrant this type zoning – Mr. McFarland stated he would say there are none other than the conditions which warrant this type of zoning.

Mr. McFarland stated he is a believer in land planning. He believes Mr. Sullivan will provide a quality product, but he is opposed to these rezonings.

- Howard Grossman, 4389 Silver Peak Parkway, Suwanee, GA. Mr. Grossman stated he is representing Forest Plantation and Stoneridge subdivisions, 250 homes. He stated their opposition is more of principal. The Plan already has too much in the form of townhouses. Townhouses are planned along Peachtree Industrial Boulevard. Office would be a better use in their opinion.
- Alex DeFranzia, 3550 Ansley Park Drive, Suwanee, GA. Mr. DeFranzia (a member of Scout Troop #1830) stated the development “better be quiet and clean”. He stated that removal of trees would cause erosion problems.

Mr. Sullivan stated he has spoken with Mr. McFarland on different occasions regarding the development and basically will agree to disagree. Mr. McFarland touched on schools. Suwanee Elementary is over capacity. There are two new schools under construction. Parsons will open in 2003 and Level Creek will open in August 2004. If this project is approved, the first unit would not open until first quarter 2005. At that time there would not be a school capacity issue.

Mr. Sullivan continued, regardless of what is built, there will be additional traffic in the area. Under the current zoning, 50-60% of traffic could potentially be heavy trucks in the area. Heavy trucks making left turn movement on Lawrenceville Suwanee Road.

In response to Mr. DeFranzia, Mr. Sullivan stated there will be noise in the area due to construction. He also stated that townhouses against single-family is much better than warehouses against single-family.

Regarding the Land Use Plan, Mr. Sullivan stated that this site was contemplated to be built out as part of a much larger project with Trammel Crowe site and the Georgia Power site. Both sites are built out and this tract is currently landlocked. This is an opportunity to modify the Land Use Plan to help the Pierce Pointe subdivision and those in Avonlea Crossing. This is a transitional use.

5. **RZ-2003-012 - Applicant/Owner: River Partners One, Ltd. Requests rezoning from C-2 (General Commercial District) to R-100 (Residential Single Family District) to allow for one**

residential lot. Site is located in Land Lot 237 of the 7th District at 711 Eva Kennedy Road and contains approximately 0.52 acres.

Marty Allen presented the zoning analysis as follows: The applicant requests rezoning of approximately 0.52 acres from C-2 (General Business District) to R-100 (Single-Family Residence District) to construct a single-family detached house. The subject property is located on the northwest side of Eva Kennedy Road east of Peachtree Industrial Boulevard.

The applicant's letter of intent indicates that they wish to rezone a portion of a larger C-2 zoned tract. The applicant would like to subdivide a piece of the property, rezone it to R-100, and construct an approximately 1,400 square foot single-family residence on a 22,500 square foot lot.

The subject property is an approximately 0.52 acre portion of a mostly undeveloped tract. The site contains a large powerline easement and at least one stream. The subject property could support a single-family house.

The surrounding area consists of a mixture of nonresidential uses primarily along Peachtree Industrial Boulevard and both office and residential uses along Eva Kennedy Road. The subject site is located in an area where non-residential zoning converges with existing single-family uses along Eva Kennedy Road. Adjoining the property to the east are several single-family homes fronting Eva Kennedy Road zoned R-100. To the north and west, the area consists of a mixture of commercial, industrial and office uses and zoning districts. Approval of the rezoning request would permit a residential use that would be consistent with and compatible with the surrounding area.

The City's 2020 Future Land Use Plan recommends single-family residential uses for the subject property. As such, the request is consistent with city policies for the area.

In conclusion, approval of the requested R-100 zoning district for a single-family lot would be suitable at this location. The proposed use is compatible with existing uses and consistent with the Future Land Use Plan. Therefore, the Planning Department recommends approval of the request. The Planning Commission recommended approval at the regular meeting.

SUPPORT

- Dennis Billew, 3305 Breckinridge Boulevard, Duluth, GA. Mr. Billew represented the owner, McGowan Properties. He stated this tract is left over from an extension of Silver Peak from McGowan offices. It ends at the cul-de-sac at the power lines and this seems to be an appropriate use of the property.

OPPOSITON – None.

- 6. RZ-2003-013 - Applicant/Owner: Carriage Hills Associates, Inc. Requests rezoning from M-1 (Light Industrial District) to C-2 (General Commercial District) to allow for neighborhood commercial. Site is located in Land Lot 150 of the 7th District on the northwest side of Old Peachtree Road at the intersection with Horizon Drive and contains approximately 8.03 acres.**

Marty Allen stated the applicant contacted him earlier this date and will be requesting one month postponement.

SUPPORT

- Gerald Davidson, 6340 Sugarloaf Parkway, Suite 200, Duluth, GA. Mr. Davidson stated the applicant does request that the item be tabled. There was opposition at the Planning Commission

meeting and the applicant would like time to deal with Council questions and to be able to contact residents who have concerns.

OPPOSITION

- Greg McLearn, 2950 Ridge Oak Drive. Mr. McLearn expressed concern with commercial piece of the project, traffic, hours and noise. Offices would be better at this location. There is currently traffic noise in the area on Old Peachtree Road when foliage is off the trees.

7. **SUP-2003-004 - Applicant: Bruce Arnett Jr/ACES. Owner: Allen and Bridgett Jorgenen. Requests a special use permit to allow for a carwash in a C-2 (General Commercial District) zoning district. Site is located in Land Lot 251 of the 7th District on the southeast side of Peachtree Industrial Boulevard near the intersection with Silver Peak Parkway and contains approximately 1.0 acre.**

Marty Allen announced that the applicant has requested postponement. Planning and Zoning Commission recommended postponement.

SUPPORT

- Mr. John Groh, 6500 Gaines Ferry Road, Flowery Branch, GA 30542, represented the applicant and requested deferral of the request to provide additional time to address any city-wide issues.

OPPOSITION – None.

8. **Application for License to Sell Beer, Wine, and Distilled Spirits to be Consumed on Premises: Monterrey Mexican Restaurant, 1000 Peachtree Industrial Boulevard. Applicant: Jose G. Mata.**

Hardin Watkins, City Manager stated Mr. Jose Mata has requested a license for beer, wine, and distilled spirits to be consumed on the premises at Monterrey Mexican Restaurant. GBI and FBI fingerprints have not been received. The public hearing will be held due to advertising.

Mayor Masino stated since the fingerprint results were not available, the Public Hearing would be rescheduled upon receipt of the results.

SUPPORT

- Glenda Garcia Mata, 1000 Peachtree Industrial Boulevard was present on behalf of Mr. Mata. Ms. Mata stated she would hold her comments until the next Public Hearing.

OPPOSITION – None.

Public Hearing closed at 7:30 P.M.

**MINUTES
CITY OF SUWANEE, GEORGIA
CITY COUNCIL MEETING
JUNE 17, 2003
7:00 P.M.**

Attendees: Nick Masino, Mayor
Jace Brooks, Councilmember
Carol Hassell, Councilmember
Alan Landers, Mayor Pro-Tem
Jeannine Rispin, Councilmember
Hardin Watkins, City Manager
Elvira Rogers, City Clerk
Gregory Jay, City Attorney

Absent: Jimmy Burnette, Councilmember

1. Call To Order

Meeting called to order by Mayor Masino at 7:45 P.M.

2. Announcements

Upcoming Events:

- **The next *Big Movie Under the Stars* will be held June 28 featuring Big Fat Liar. The movie begins around 8:45pm at the Burnette-Rogers Pavilion on Main Street. Pre-movie activities begin around 7:30pm. Bring chairs, blankets, and snacks, but no alcohol please.**
- **The next *Music Main Street Concert* will be July 12th featuring Quad Latte, a jazz band. The Suwanee SuperStar karaoke competition will begin around 7:00pm with Quad Latte taking the stage at 7:30pm.**
- **The *Farmer's Market* will return to Suwanee on July 5th and 12th. Market begins at 8:00am in the City Hall Parking Lot and lasts until noon.**
- **The *Annual State of the City Address* is scheduled for Wednesday, July 9. It will be held at Amanda's Café at Schwan's Bakery Headquarters (formerly Mrs. Smith's Bakeries) and will begin at 6:00pm.**
- **Grant Award
Suwanee received a grant through the Atlanta Regional Commission's Livable Center's Initiative program for \$904,000. The grant is to be used to construct a pedestrian tunnel underneath the railroad track behind City Hall to connect the future Town Center site with Historic Old Town and the new Gwinnett County Library branch.**

3. Pledge of Allegiance

Scout Master Dave Willie and Troop #1830 assisted the Mayor.

4. Approval of Minutes

A. 5/8/03 Called Council Meeting

Motion to approve 5/8/03 Called Council Meeting Minutes by Councilmember Hassell, second by Mayor Pro Tem Landers and so carried 5-0.

B. 5/20/03 Council Meeting

Motion to approve 5/20/03 Council Meeting Minutes by Councilmember Rispin, second by Councilmember Hassell and so carried 5-0.

5. Adoption of Agenda as Presented

Motion to approve Agenda as presented by Councilmember Brooks, second by Mayor Pro Tem Landers and so carried 5-0.

6. Special Presentations

A. Suwanee Star Awards

Hardin Watkins and Mayor Masino presented the Suwanee Star Award to Lynne DeWilde and Amie Sakmar. This is the second time both recipients have received the Award.

- Lynne DeWilde, Public Information Officer, was presented the award for her efforts in preparing the City of Excellence Application. The City of Suwanee was presented the City of Excellence Award in January 2003. Many of the other cities obtaining this recognition had applied numerous times in the past. The City of Suwanee received the award upon the first application submission.
- Amie Sakmar, Finance Director, was presented the award for her efforts in coordinating and facilitating the Cities first efforts entering the bond market resulting in AA- rating. Mayor Masino stated these employees are representative of the caliber of employee at the City of Suwanee handling the day-to-day operations.

B. Police Fund Raising for the Special Olympics

Hardin Watkins stated the Suwanee Police Department was recognized by the Georgia Special Olympics for their fundraising contributions (\$20,000.00+) which ranked them 3rd Place state-wide for Police agencies. Suwanee out placed larger jurisdictions (i.e., Atlanta, Columbus, Augusta, Georgia State Patrol, etc.). The two agencies who outranked Suwanee was Gwinnett County Police and Gwinnett County Sheriff. Sgt. Chris Robinson and Officer Robert Stewart were instrumental in the campaign and were very visible at local restaurants to encourage community participation. Police Chief, Mike Jones, stated that the community was very supportive in this effort and willing to give. Support also came from Wal-Mart and Outback.

7. Audience Participation – None.

8. OLD BUSINESS

- A. RZ-2003-010 – Applicant: Suwanee Creek Station, LLC. Owner: Sidel, Inc. Requests rezoning from M-1 (Light Industrial District) to C-2A (Special Commercial District) to allow for a shopping center. Site is located in Land Lots 193 and 194 of the 7th District on the northeast side of Lawrenceville-Suwanee Road near the intersection with Satellite Boulevard and contains approximately 3.89 acres.**

Motion to deny RZ-2003-010 by Councilmember Brooks, second by Councilmember Rispin and so carried 3-2 (Councilmember Hassell and Mayor Pro Tem Landers).

- B. RZ-2003-011 - Applicant: Suwanee Creek Station, LLC. Owner: Sidel, Inc. Requests rezoning from M-1 (Light Industrial District) to RM-8 (Residential Multi-Family District) to allow for single family attached development. Site is located in Land Lot 193 of the 7th**

District on the northeast side of Lawrenceville-Suwanee Road near the intersection with Satellite Boulevard and contains approximately 20.57 acres.

Motion to deny RZ-2003-011 by Councilmember Brooks, second by Councilmember Rispin and so carried 3-2 (Councilmember Hassell and Mayor Pro Tem Landers).

9. NEW BUSINESS

- A. RZ-2003-012 - Applicant/Owner: River Partners One, Ltd. Requests rezoning from C-2 (General Commercial District) to R-100 (Residential Single Family District) to allow for one residential lot. Site is located in Land Lot 237 of the 7th District at 711 Eva Kennedy Road and contains approximately 0.52 acres.**

Motion to approve RZ-2003-012 by Councilmember Hassell, second by Councilmember Brooks and so carried 5-0.

- B. RZ-2003-013 - Applicant/Owner: Carriage Hills Associates, Inc. Requests rezoning from M-1 (Light Industrial District) to C-2 (General Commercial District) to allow for neighborhood commercial. Site is located in Land Lot 150 of the 7th District on the northwest side of Old Peachtree Road at the intersection with Horizon Drive and contains approximately 8.03 acres.**

Motion to table RZ-2003-013 to July 15, 2003 Council Meeting by Councilmember Landers, second by Councilmember Hassell, and so carried 5-0.

- C. SUP-2003-004 - Applicant: Bruce Arnett Jr/ACES. Owner: Allen and Bridgett Jorgenen. Requests a special use permit to allow for a carwash in a C-2 (General Commercial District) zoning district. Site is located in Land Lot 251 of the 7th District on the southeast side of Peachtree Industrial Boulevard near the intersection with Silver Peak Parkway and contains approximately 1.0 acre.**

Motion to postpone SUP-2003-004 to July 15, 2003 Council Meeting by Councilmember Brooks, second by Councilmember Rispin and so carried 5-0.

D. Consideration of Approval of the Suwanee Station Concept Plan Amendment

Falling Waters is proposing changes to the Town Commons area to better handle traffic circulation. These changes can only be approved by City Council.

Motion to approve Suwanee Station Concept Plan Amendment subject to review and approval by City Engineer by Councilmember Rispin, second by Councilmember Brooks and so carried 5-0.

E. Authorization for the Mayor to Enter into Agreement with Jordan, Jones and Goulding of Norcross, GA and Leathers and Associates of Ithaca, NY for Design Services for the Super Playground Project

Five bids were received for the Super Playground Master Plan. The Open Space Citizens Advisory Committee reviewed all of the proposals and interviewed the top two consultants. The Committee unanimously recommends using JJ&G in partnership with Leather and Associates to Master Plan the project while utilizing a community-build approach to construct the playground.

Motion to authorize Mayor to enter into agreement with JJ&G and endorse the community-build approach for the playground was made by Councilmember Brooks, second by Mayor Pro Tem Landers and so carried 5-0.

Krisit McCarley, Special Projects Manager, provided an overview of the community-build concept.

F. Authorization for the Mayor to Enter into Agreement with Valley Crest Landscape Development for Construction of Suwanee Creek Greenway and Suwanee Creek Park.

Sealed bids were opened at the June 4th Called Council Meeting for both the Suwanee Creek Greenway Project and the Suwanee Creek Park Project. The lowest responsible and responsive bidder for the Suwanee Creek Greenway Project is Valley Crest Landscape Development at a contract price of \$1,806,000. Staff stated that it was still analyzing bids for the Park Project and anticipated that it would have a recommendation at the upcoming called meeting/workshop.

(1) Motion by Councilmember Hassell to authorize the Mayor to enter Agreement with Valley Crest Landscape Development for Construction of Suwanee Creek Greenway, second by Councilmember Brooks and so carried 5-0.

(2) Motion by Mayor Pro Tem Landers to postpone award Agreement for Construction of Suwanee Creek Park to July 2, 2003 Called Meeting, second by Councilmember Brooks and so carried 5-0.

G. Consideration of Approval of the 4th Quarter Budget Adjustments for FY 02-03

These budget adjustments will be an end-of-the-year clean up of the line items. Council received a draft version of these adjustments at the Workshop.

Motion to approve 4th Quarter Budget Adjustments for FY 02-03 by Councilmember Brooks, second by Councilmember Rispin and so carried 5-0.

H. Consideration of Resolution to Adopt the Budget for the City of Suwanee for Fiscal Year 03-04

Council has received a copy of the budget for FY 03-04. The required two public hearings have been held.

Motion to approve Resolution to Adopt the Budget for the City of Suwanee for Fiscal Year 03-04 by Councilmember Hassell, second by Councilmember Brooks and so carried 5-0.

I. Consideration of Resolution to Authorize Staff Positions and Pay & Classification System Assignments for FY 03-04 as Outlined in FY 03-04 Budget Document

The list includes the addition of two equipment operators in Public Works and one police officer for park patrol.

Motion to approve Resolution to Authorize Staff Positions and Pay & Classification System Assignments for FY 03-04 as Outlined in FY 03-04 Budget Document by Mayor Pro Tem Landers, second by Councilmember Hassell and so carried 5-0.

J. Consideration of Adoption of Capital Improvement Plan for Fiscal Years 2005-2009

Motion by Councilmember Hassell to adopt the Capital Improvement Plan for Fiscal Years 2005-2009, second by Councilmember Rispin and so carried 5-0.

K. Consideration of an Ordinance Regarding Penalties for Avoidance of Intersections and Traffic Control Devices

The City is experiencing a large number of motorists "cutting through or shortcutting" area businesses in order to avoid traffic and intersections. The most prevalent site is the intersection of PIB and McGinnis Ferry Road where motorists cut through the QT parking lot. The City does not currently maintain an ordinance which disallows this conduct, making the Police Department unable to issue citations. The proposed ordinance would render such conduct a violation of City Code and punishable in Municipal Court.

Motion to adopt an Ordinance regarding Penalties for Avoidance of Intersections and Traffic Control Devices by Councilmember Brooks, second by Mayor Pro Tem Landers and so carried 5-0.

L. Consideration of a Resolution to Revise the City Traffic Control Map to Add a No Parking Zone to a Specified Portion of Smithtown Road

Complaints have been received regarding parking along Smithtown Road in front of Suwanee Elementary School. The parking problem has also spilled into the Pierce Point Neighborhood. Staff has spoken with School Officials to make them aware of the problem and the recommendation that both sides of the road become No Parking Zones. The City Council asked that if residents within the affected neighborhood wanted No Parking Signs within the subdivision, that a letter from the Homeowner's Association be obtained with 75% of the associations' signatures and the signatures of all the houses that would be directly affected. The appropriate signatures could not be obtained from Pierce Point so the resolution only includes the section of Smithtown Road between Smithtown Lane and the creek.

Motion to approve a Resolution to Revise the City Traffic Control Map to Add a No Parking Zone to a specified portion of Smithtown Road between Smithtown Lane and the creek by Councilmember Hassell, second by Councilmember Brooks and so carried 5-0.

M. Authorization for Approval of Change Order #1 for the Town Center Park Project

Change Order #1 includes the following items: a change in the pipe material in the right-of-way from metal to reinforced concrete; twelve days of additional time due to weather in April and May; a credit for using tinted concrete instead of regular colored concrete; a credit for reducing the size of some proposed drainage pipes; and payment for remediation work done to date. The total additional cost for these items is \$6,457.09 and a twelve-day extension to the contract.

Motion to approve Change Order #1 for the Town Center Park Project by Councilmember Brooks, second by Mayor Pro Tem Landers and so carried 5-0.

N. Consideration of Approval of the 2003 Comprehensive Plan Update

The Georgia Department of Community Affairs has accepted the Short Term Work Program Update. To maintain the City's Qualified Local Government status, Council needs to adopt this update as an amendment to the Comprehensive Plan.

Motion to approve 2003 Comprehensive Plan Update by Councilmember Hassell, second by Councilmember Rispin and so carried 5-0.

O. Consideration of Ratifying an Agreement with Laborchex, Inc. for Employment Screening Services

On May 13, 2003 the Mayor entered into an agreement with Laborchex, Inc. to provide Employment Screening Services for the City. This agreement is handled through GMA and has to be renewed each year. The signed agreement needs to be ratified by the Council.

Motion to approve Ratification of Agreement with Laborchex, Inc. for Employment Screening Services by Councilmember Brooks, second by Councilmember Hassell and so carried 5-0.

P. Authorization for the Mayor to Enter into Agreement with Slavin Management Consultants to Complete a Comprehensive Salary and Benefit Analysis

Staff is recommending that the City enter into a contractual service agreement with Slavin Management Consultants (Ms. Jill Pylant) for assistance in FY 03-04. Slavin will be asked to undertake a comprehensive pay and benefits analysis looking at all of the City's compensation components, including leave time accrual. This is an outgrowth of some work completed by Slavin in FY 02-03 and recent requests to review our overall compensation program. Our cost estimate for this work is approximately \$12,000.

Motion to approve Mayor to enter Agreement with Slavin Management Consultants to Complete a Comprehensive Salary and Benefit Analysis by Councilmember Rispin, second by Councilmember Brooks and so carried 5-0.

Q. Consideration of the Issuance of an Alcohol License: Monterrey Mexican Restaurant. Applicant: Jose G. Mata.

Mr. Jose Mata has requested a license for beer, wine, and distilled spirits to be consumed on the premises at Monterrey Mexican Restaurant. The GBI and FBI fingerprints have not been returned. If they come back clean prior to the Council meeting, the accounting analyst is recommending approval.

Motion to table Issuance of an Alcohol License: Monterrey Mexican Restaurant – Applicant: Jose G. Mata by Councilmember Hassell, second by Councilmember Rispin and so carried 5-0.

10. City Manager's Report

- A. May Financial Reports
- B. Other Updates

11. Land Acquisition Update (possible Executive Session) – No Items for discussion.
12. Adjournment – Time: 8:30 P.M.
Motion to adjourn by Councilmember Brooks, second by Councilmember Rispin and so carried 5-0.