

**City of Cumming
Work Session Agenda
February 4, 2020**

- I. Meeting Called to Order-Troy Brumbalow, Mayor.
- II. Invocation
- III. Pledge to Flag
- IV. Consider Agenda for Adoption
- V. Consider for adoption the following meeting minutes:
 - A. Regular Council Meeting of January 21, 2020
 - B. Executive Session Meeting of January 21, 2020
- VI. Acknowledgements, Proclamations, Resolutions, etc.
 - A. Denmark High School- FBLA “Act Against Alzheimer’s” Proclamation
 - B. South Forsyth High School- FBLA Week Proclamation
- VII. Old Business
 - A. Utilities
 - 1. Request to Award Bid- Hwy 369 Water and Sewer Project
- VIII. New Business
 - A. Administration
 - 1. Webb Street Impact Fees
 - 2. The Connection Forsyth- Bill Whitney-**Removed from agenda**
 - B. Fairgrounds
 - 1. Cumming Country Fair & Festival- Pre-Sale Ticket Prices
 - C. Utilities
 - 1. Report of Bids- Valve Vacuum Trailer
 - 2. Report of Bids- New Vehicle for Valve Crew
 - D. Police
 - 1. Report of Bids- (2) Patrol Vehicles
 - E. Planning and Zoning
 - 1. Conditional Use Permit #2019470- Clutch Automotive, 328 Dahlonga Highway (Information only)
 - 2. Rezoning #2029468- Kendra and Elliott Rubin, 529 Kelly Mill Road (Information only)
- IX. Announcements
 - A. Community Arbor Day Celebration- Feb. 21, 5:30-7:30 p.m. at the “mini park” Next to Aquatic Center
- X. Executive Session (If needed)
- XI. Adjourn.

**CITY OF CUMMING
COUNCIL MINUTES
WORK SESSION
February 4, 2020**

I. There was a Work Session meeting of the Mayor and Council of the City of Cumming on Tuesday, February 4, 2020, at 6:00 P.M., at City Hall in Cumming, Georgia. The Mayor and all Council Members were properly notified as required by law and all were present. Mayor Troy Brumbalow presided over the meeting and called the meeting to order.

II. Invocation: Mayor Brumbalow asked Mr. Shad Faulkner to deliver the invocation.

III. Pledge to the Flag. Mayor Brumbalow led everyone in the Pledge to the American Flag.

IV. Consider Agenda for Adoption- Mayor Brumbalow requested to remove under: **New Business, A. Administration, 2. The Connection Forsyth- Bill Whitney** from the agenda. A motion was made by Chad Crane, seconded by Joey Cochran, and unanimously passed to amend the agenda as requested by Mayor Brumbalow and adopt the remainder of the agenda as presented.

V. Consider for adoption the following meeting minutes: A. Regular Council Meeting of January 21, 2020: A motion was made by Christopher Light, seconded by Chad Crane, and unanimously passed to approve the minutes of the Regular Council Meeting of January 21, 2020 as presented.

B. Executive Session Meeting of January 21, 2020: A motion was made by Christopher Light, seconded by Chad Crane, and unanimously passed to approve the minutes of the Executive Session Meeting of January 21, 2020.

VII. Acknowledgements, Proclamations, Resolutions, etc.- A. Denmark High School- FBLA “Act Against Alzheimer’s” Proclamation. Mayor Brumbalow read aloud and presented members of Denmark High School a proclamation proclaiming that the **Act Against Alzheimer’s Walk** had a beneficial community-wide impact, and encourage residents to continue to support Alzheimer’s research.

B. South Forsyth High School- FBLA Week Proclamation Mayor Brumbalow read aloud and presented members of South Forsyth High School a proclamation proclaiming the second week in February, 2020 as **National FBLA-PBL Week** in the City of Cumming, Georgia.

VII. Old Business A. Utilities: 1. Request to Award Bid- Hwy 369 Water and Sewer

Project: At the January 21, 2020 Council Meeting, the Council asked the Department of Utilities to negotiate with the John Plott Company, Inc. because the City Engineer's estimated overall project cost and budgeted amount was less than what was proposed by Plott in the lowest responsive bid. During the negotiation with Plott, the City Engineer determined that the water line portion of the bid was below his estimated project cost of \$1,500,000.00 and that the sewer portion was above his estimated cost. In addition, it was determined that the sewer line could not be made more-shallow to reduce costs and that there was no other way to reduce costs associated with the project other than to remove the sewer line from the project altogether. The Department of Utilities recommends removing the sewer portion of the project and accepting the bid from John Plott Company, Inc. in the amount of \$1,330,477.92 for the water portion. A motion was made by Christopher Light, seconded by Linda Ledbetter, and unanimously passed to award the bid for the Hwy. 369 Water Project to John Plott Company, Inc.

VIII. New Business A. Administration 1. Webb Street Impact Fees: Mr. Joel Webb of

J W Property Group LLLP requested to apply their construction cost of \$584,176.00 toward the Road Impact Fees for a new development at 212 Webb Street. While portions of this project were started before the City enacted the impact fee ordinance, others were not. J W Property Group LLLP constructed Webb Street, connecting Highway 20 West (Canton Highway) to Tribble Gap Road, and that portion of the project, being an improvement for which credit may be obtained for impact fees, is not yet complete. After further discussion, action on this item was postponed until the City's engineers verified the contractor's numbers.

2. The Connection Forsyth- Bill Whitney: (Removed from agenda)

B. Fairgrounds 1. Cumming Country Fair and Festival- Pre-Sale Tickets Prices

Mayor Brumbalow presented the Advanced Ticket Price Proposal for 2020 at \$7.00 for Adults (11 & Up), an increase of \$2 from 2019. Advanced tickets would be available from August 3, 2020 through October 7, 2020. A motion was made by Jason Evans, seconded by Chad Crane, and unanimously passed to approve the Advanced Ticket Price Proposal.

C. Utilities – 1. Report of Bids-Valve Vacuum Trailer for Valve Crew: The

Department of Utilities advertised for bids a Vacuum Trailer to clean and exercise water and sewer valves. Jon Heard explained that the Valve Maintenance Crew has successfully exercised hundreds of water valves in our system. Many of these valves are full of mud and silt and need to be cleaned out so that the valve can be operated. This is a 2020 budgeted item. The Department of Utilities recommends accepting the low bid from Vermeer Vactron for \$71,033.00. A motion was made by Christopher Light, seconded by Joey Cochran, and unanimously passed to authorize the Department of Utilities to purchase the Valve Vacuum Trailer for the Valve Crew from Vermeer Vactron for the low bid of \$71,033.00.

2. Report of Bids- New Vehicle for Valve Crew: The Department of Utilities had requested bids on a 250 or 2500 4 x 4 pickup truck to pull the vacuum trailer. The bids ranged from \$44,483.00 to \$47,317.00. The department of Utilities recommends accepting the low bid from John Megel Chevrolet in Dawsonville, GA. A motion was made by Joey Cochran, seconded by Linda Ledbetter, and unanimously passed to authorize the Department of Utilities to purchase the Chevrolet 2500 4 x 4 Pickup truck from John Megel Chevrolet for the low bid of \$44,483.00.

D. Police 1. Report of Bids- (2) Patrol Vehicles: Cumming Chief of Police Marsh requested to order five (5) Police Cruisers. These were budgeted for in 2019 but could not take delivery before the end of 2019. Chief Marsh's request was to purchase the 2020 Dodge Durango. The three (3) quotes he received ranged from \$31,110.00 to \$31,818.00. His recommendation was to purchase the five (5) vehicles from Don Jackson CDJR for the low bid of \$155,550.00 or \$31,110.00 per vehicle. A motion was made by Joey Cochran, seconded by Christopher Light, and unanimously passed to authorize the purchase of five (5) Police Cruisers from Don Jackson CDJR for \$155,550.00.

E. Planning and Zoning 1. Conditional Use Permit #2019470- Clutch Automotive, 328 Dahlonega Highway (Information Only) Planning Director Scott Morgan stated that the Planning Commission held a public hearing on January 21, 2020 and were presented the following staff report: *The applicant has made application, to the proper authorities, for Conditional Use Permit (CUP) to allow a used automobile sales establishment at 328 Dahlonega Street. The property is zoned Highway Business (HB),*

is currently vacant, and has previously been granted a CUP for an automobile sales business. Automobile sales are permitted by right in the HB zoning district.

Staff recommends approval of the CUP request with the following conditions:

- 1. No more than twenty-eight (28) vehicles for sale will be allowed to be parked on the subject property at one time.*
- 2. A loading/unloading zone, a minimum of fourteen feet (14') wide and forty feet (40') long, must be located on the subject property, it must remain continuously free of vehicles and be directly accessible from the street.*
- 3. There must be a minimum of four (4) parking spaces, including one (1) handicapped space, available for business customers, and directly accessible from the street.*
- 4. This CUP is approved solely for this applicant, at this property, and is not transferable.*

The City Council will hold a public hearing for Conditional Use Permit #2019470 Clutch Automotive, LLC on February 18, 2020.

2. Rezoning #2019468- Kendra and Elliott Rubin, 529 Kelly Mill Road (Information only) Planning Director Scott Morgan stated that the Planning Commission held a public hearing on January 21, 2020 and were presented the following staff report: *The applicant has made application, on behalf of the property owner, to rezone .156 acres, more or less, from Single-Family Residential (R-1) to Neighborhood Shopping (NS), for the purpose of establishing a hair salon in the existing structure at 529 Kelly Mill Road. This building was the previous location of a hair salon, existing as a legal non-conforming use, and was subsequently vacated, which is why the property must now be rezoned in order to establish another hair salon. The NS zoning district is a satisfactory transition district between residential and other more intensive land use. Future Land Use shows residential, public-institutional and parks/recreation/conservation in the surrounding area.*

For the above-mentioned reasons, staff recommends approval of the rezoning to NS with the following conditions:

- 1. The property can only be used as a hair salon. Any other proposed use must be approved by the Mayor and Council.*

2. The existing structure cannot be expanded in any way, without prior approval of the Mayor and Council.

3. Ingress/egress to the property must be through the existing drive at the SE corner of the property, no additional curb cuts will be allowed. Five (5) parking spaces must be provided, including one (1) marked handicapped space, which meets ADA size requirements, and they must be located against the building, away from Kelly Mill Road ROW. If the parking area is paved in the future, the paving must be approved by the Department of Planning and Zoning, with no net stormwater runoff increase.

4. The number of stylist chairs shall be no more than the two (2) currently existing.

5. All business signage must be approved and permitted by the Department of Planning and Zoning.

6. Hours of operation shall be from 9:00 AM to 7:00 PM, Monday thru Saturday.

The City Council will hold a public hearing for Rezoning Request #2019468- Elliot and Kendra Rubin on February 18, 2020.

IX. Announcements

A. Community Arbor Day Celebration- Feb. 21, 5:30-7:30 p.m. at the “mini park” next to Aquatic Center

X. Executive Session Mayor Brumbalow stated there a need to have Executive Session to discuss the sale or purchase of real property. A motion was made by Christopher Light, seconded by Jason Evans, and unanimously passed to recess into executive session. After a brief executive session, a motion was made by Christopher Light, seconded by Linda Ledbetter, and unanimously passed to reopen the regular meeting.

XI. Adjournment: A motion was made by Christopher Light, seconded by Joey Cochran to adjourn the meeting.

Approved this 18th day of February, 2020.

Mayor

Councilmember

Councilmember

Councilmember

Councilmember

Attest:

City Clerk

Councilmember