

The City of Snellville
2342 Oak Road
Snellville, Georgia 30078
(770) 985-3500 • FAX (770) 985-3525



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, OCTOBER 24, 2022

Publication Date: October 20, 2022

TIME: 6:00 p.m.
DATE: October 24, 2022
PLACE: City Hall Conference Room 145

I. CALL TO ORDER

**II. REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING
AGENDA ITEMS**

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

- a) Discussion About the Budget for The Hall at the Grove [Bender]
- b) Update of Ongoing Projects [Bender]
- c) Discussion of Updates to the Unified Development Ordinance [Emanuel]

VI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

VII. ADJOURNMENT

The City of Snellville
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AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, OCTOBER 24, 2022

Publication Date: October 20, 2022

TIME: 7:30 p.m.

DATE: October 24, 2022

PLACE: Council Chambers

- I. **CALL TO ORDER**
- II. **INVOCATION**
- III. **PLEDGE TO THE FLAG**
- IV. **CEREMONIAL MATTERS**
- V. **MINUTES**
Approve the Minutes of the October 10, 2022 Meetings
- VI. **INVITED GUESTS**
None
- VII. **COMMITTEE / DEPARTMENT REPORTS**
Snellville Youth Commission
- VIII. **APPROVAL OF THE AGENDA**
- IX. **PUBLIC HEARING**
None
- X. **CONSENT AGENDA (Please see *Note)**
- XI. **OLD BUSINESS**
None

XII. NEW BUSINESS

- a) 2nd Reading - ORD 2022-17 - An Ordinance to provide for participation by the City of Snellville (“Participating Employer” or “Employer”) in the Georgia Municipal Employees Benefit System (GMEBS) Life and Health Program, in accordance with and subject to the terms of the GMEBS Life and Health Program Trust Agreement, the GMEBS Life and Health Program Participation Agreement, the Participating Employer’s Declaration Page(s), and the Rules governing the Program, all as authorized and provided by Chapter 5 of Title 47 of the O.C.G.A.; to provide an effective date; to repeal conflicting ordinances; and for other purposes [Bender]

XIII. COUNCIL REPORTS

XIV. MAYOR’S REPORT

XV. PUBLIC COMMENTS

- Section 2-53
Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.
- Decorum
You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

XVI. EXECUTIVE SESSION

An Executive Session may be called:

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- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

REGULAR BUSINESS & PUBLIC HEARING OF MAYOR AND COUNCIL
MONDAY, OCTOBER 24, 2022
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XVII. ADJOURNMENT

***Note: Items on the Consent Agenda may be read by title only. Upon the request of any Council Member, any item may be removed from the Consent Agenda and placed on the Regular Agenda prior to the adoption of the Regular Agenda. The Consent Agenda, or the remainder thereof omitting the challenged items, shall be adopted by unanimous consent.**

CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
OCTOBER 24, 2022

October 24

Council Meeting

Monday, October 24, 2022

6:00 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall

October 25

Planning Commission Meeting

Tuesday, October 25, 2022

7:15 pm Work Session – Council Chambers, City Hall

7:30 pm Meeting - Council Chambers, City Hall

October 29

Snellville Police Department Drug Take Back

Saturday, October 29, 2022

10:00 am to 2:00 pm – Snellville Police Department Parking Lot

October 30

Broadcast of 10/24/22 Council Meeting

Sunday, October 30, 2022

Watch the broadcast of the 10/24/2022 Council Meeting on Comcast Channel 25 at 6:30 pm

November 5

Extended Snellville Farmers' Market

Saturday, November 5, 2022

9:00 am to 12:00 pm

City Hall Parking Lot

November 8

Election Day

Tuesday, November 8, 2022

7:00 am to 7:00 pm

Community Room, City Hall

November 8

Board of Appeals Meeting

Tuesday, November 8, 2022

7:30 pm – Council Chambers, City Hall

November 11

Veterans Celebration

Friday, November 11, 2022

3:00 pm – Veterans Memorial, City Hall Grounds

November 12

Car Show @ Briscoe

Saturday, November 12, 2022

11:00 am – Briscoe Park

November 14

Council Meeting

Monday, November 14, 2022

6:30 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall



WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, OCTOBER 10, 2022

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz and Tod Warner. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross with Powell and Edwards Attorneys at Law, Chief Greg Perry, Public Works Director Craig Barton, Public Works Project Manager Javier Gonzalez, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman, and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:32 p.m.

REVIEW REGULAR BUSINESS MEETINGS AND PUBLIC HEARING AGENDA ITEMS

The agenda was reviewed and discussed.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

Attorney Ross reminded the Mayor and Council to sign all approved documents regardless of their vote as the signature indicates the body's approval of the document, not individual votes.

DISCUSSION ITEMS

Update of Ongoing Projects [Bender]

City Manager Sanders reviewed an updated Towne Center budget document as well as the status of the lease negotiations with the Market. Discussion was held about a special called meeting to go over alternate options for the Market if needed.

Discussion About an Ordinance to Amend Portions of Chapter Six of the Code of Ordinances of the City of Snellville to Allow for the Issuance of Licenses to Sell Distilled Spirits by the Package Pursuant to the Referendum Vote Conducted November 6, 2018, to Repeal Conflicting Ordinances, and for Other Purposes [Bender]

Mayor Bender talked about ways to advertise the ordinance for the referendum such as robocalls and putting it on the website with the clarification that it is only a draft. Discussion was held about a proposed timeline and procedure for the issuance of the licenses. Qualifying the applicants using specific criteria and using a lottery style system where a name or number is randomly chosen was the proposed method discussed.

City of Snellville Administration Department

WORK SESSION OF MAYOR AND COUNCIL
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Review and Comment of UDO Build to Rent Zoning Categories [Warner]

Council Member Warner reviewed some items he would like to see updated in the zoning categories to address Build to Rent subdivisions. Some additions were also privatizing the streets and making the width of the driveway large enough for two vehicles. Consensus was to have this done by December.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:24 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, OCTOBER 10, 2022

Present: Mayor Barbara Bender, Mayor Pro Tem Dave Emanuel, Council Members Solange Destang, Cristy Lenski, Gretchen Schulz and Tod Warner. Also present City Manager Butch Sanders, Assistant City Manager Matthew Pepper, City Attorney Chuck Ross with Powell and Edwards Attorneys at Law, Chief Greg Perry, Public Works Director Craig Barton, Public Works Project Manager Javier Gonzalez, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman, and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:33 p.m.

INVOCATION

Pastor Jerrell Collins with Park Place Church gave the invocation.

PLEDGE TO THE FLAG

Mayor Pro Tem Emanuel led the Pledge of Allegiance.

CEREMONIAL MATTERS

Special Presentation by Mike Sabbagh and Troy Adler

Gwinnett County Flag Day Committee members Mike Sabbagh and Troy Adler presented Mayor Bender and City Manager Sanders with pens that were custom made from the wood of the historical red oak that used to be at the Snellville Oaks Plaza.

PRO 2022-15 – National Hispanic Heritage Month

Council Member Solange Destang read the proclamation into the record.

MINUTES

Approve the Minutes of the September 12, 2022 Meetings

Mayor Pro Tem Emanuel made a motion to approve the minutes of the September 12, 2022 meetings, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

City of Snellville Administration Department

APPROVAL OF THE AGENDA

Council Member Schulz made a motion to approve the agenda of the October 10, 2022 meeting, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING

None

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

1st Reading – ORD 2022-17 - An Ordinance to provide for participation by the City of Snellville (“Participating Employer” or “Employer”) in the Georgia Municipal Employees Benefit System (GMEBS) Life and Health Program, in accordance with and subject to the terms of the GMEBS Life and Health Program Trust Agreement, the GMEBS Life and Health Program Participation Agreement, the Participating Employer’s Declaration Page(s), and the Rules governing the Program, all as authorized and provided by Chapter 5 of Title 47 of the O.C.G.A.; to provide an effective date; to repeal conflicting ordinances; and for other purposes [Bender]

City Manager Sanders explained that this ordinance would allow the City to participate in the Georgia Municipal Association’s group health plan, which will be an improved plan and allow for increased stability.

Council Member Lenski made a motion to waive the first reading and place on the October 24, 2022 agenda for the second reading, 2nd by Council Member Destang; voted 6 in favor and 0 opposed.

Consideration and Action on Surplus of Police Vehicles and Equipment [Bender]

Police Unit 173 – 2008 Dodge Charger – 2B3KA43H48H285924

Police Unit 191 - 2011 Dodge Charger - 2B3CL1CT1BH579242

Police Unit 195 - 2013 Chevrolet K-9 Tahoe - 1GNLC2E04DR20802

Mayor Pro Tem Emanuel made a motion to approve the surplus of the three vehicles, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Award of the Bid for the Stormwater Drainage Projects – COS20220824 [Bender]

City Manager Sanders advised this is the annual storm water projects for the City and that the funding comes from the storm water fees collected. The cost for the projects would be \$1,398,654.50 and he further explained that the cost of supplies have increased approximately 120%.

Council Member Schulz made a motion to approve award of the bid to The Dickerson Group in the amount of \$1,398,654.50, 2nd by Mayor Pro Tem Emanuel; voted 6 in favor and 0 opposed, motion approved.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
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Consideration and Action on Award of the Bid for the Replacement of the Entry Gates at the Police Department – PD20220907 [Bender]

City Manager Sanders explained that the new gates will add better security for the parking area at the Police Department and that the bid received was much less than the two written quotes previously received by the Department.

Council Member Lenski made a motion to approve award of the bid to AllStar Fence in the amount of \$46,336.00, 2nd by Council Member Warner; voted 6 in favor and 0 opposed, motion approved.

Consideration and Action on Award of the Bid for the Project to Reconstruct a 350-Foot Section of the Pate Lake Wall at Briscoe Park [Bender]

Mayor Bender explained that the wall had deteriorated a long time ago and that the funding for this project would come from Gwinnett County's Community Development Block Grant (CDBG).

Mayor Pro Tem Emanuel made a motion to award the bid to Bailey Construction & Landscaping in the amount of \$204,210.00, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

Council Members Destang, Warner, Lenski, Schulz, and Mayor Pro Tem Emanuel each gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

The following people came forward to speak:

Mike Sabbagh, 1600 Summit View Way, Snellville.

Corinna Pennington, 2891 Summit Crest Lane, Snellville.

Tricia Rawlins, 2088 Harbour Oaks Drive, Snellville.

Catherine Hardrick, 2280 Buckley Trail, Snellville.

EXECUTIVE SESSION

None

ADJOURNMENT

Mayor Pro Tem Emanuel made a motion to adjourn, 2nd by Council Member Destang; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 8:27 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk

AN ORDINANCE

An Ordinance to provide for participation by the City of Snellville (“Participating Employer” or “Employer”) in the Georgia Municipal Employees Benefit System (GMEBS) Life and Health Program, in accordance with and subject to the terms of the GMEBS Life and Health Program Trust Agreement, the GMEBS Life and Health Program Participation Agreement, the Participating Employer’s Declaration Page(s), and the Rules governing the Program, all as authorized and provided by Chapter 5 of Title 47 of the O.C.G.A.; to provide an effective date; to repeal conflicting ordinances; and for other purposes.

WHEREAS, the Participating Employer has determined that it wishes to provide certain employee benefits to its employees by participating in the Georgia Municipal Employees Benefit System Life and Health Program (“GMEBS Life and Health Program” or “Program”) and by making contributions to the GMEBS Life and Health Program Trust Fund (“Trust Fund”); and

WHEREAS, the Participating Employer has reviewed the terms of the GMEBS Life and Health Program Trust Agreement (“Trust Agreement” or “Trust”), which Trust is intended to be a tax-exempt trust established under Internal Revenue Code Section 115 and under the applicable laws of the State of Georgia; and

WHEREAS, the Participating Employer has reviewed the terms and conditions of the GMEBS Life and Health Program Participation Agreement (“Participation Agreement”) and the various forms of coverage and/or benefit plans offered under the GMEBS Life & Health Program; and

WHEREAS, the Participating Employer has reviewed the Declaration Page(s) (“Declaration”) accompanying the GMEBS Life and Health Program Participation Agreement and has completed and will amend, as necessary or required, said Declaration to reflect its elections with respect to employee eligibility requirements and Program benefits that the Participating Employer intends to make available to eligible employees; and

WHEREAS, the Mayor and Council/Commission of the Participating Employer (“Governing Authority”) is authorized by law to adopt this Ordinance, the Trust Agreement, the Participation Agreement, and the Declaration on behalf of the Participating Employer;

NOW, THEREFORE, BE IT ORDAINED by the Governing Authority of the Participating Employer and it is ordained by the authority thereof:

Section 1. The Participating Employer hereby adopts and agrees to be bound by the terms of the following GMEBS Life and Health Program Trust Agreement, the Participation Agreement, and Declaration which are attached hereto and made a part of this Ordinance. The Participating Employer also agrees to be bound by any Program Rules adopted by the GMEBS Board of Trustees (“Trustees”). The Participating Employer further agrees to abide by the terms of any amendments made by the Trustees to the Trust Agreement or the Program Rules.

Section 2. Severability. In the event that any section, subsection, sentence, clause or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions or the other section or sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part hereof. The Governing Authority hereby declares that it would have adopted the remaining parts of this Ordinance or retained the previously existing provisions if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

Section 3. Approval by Trustees or the Program Administrator. The Participating Employer's Ordinance and Declaration are subject to approval by the Trustees or the Program Administrator. The Trustees or Program Administrator may refuse to approve or may delay the effective date of an Ordinance and Participation Agreement or Declaration that is not in order as determined by the Trustees or the Program Administrator. The Governing Authority of the Participating Employer hereby acknowledges that it is responsible to assure that this Ordinance is adopted and executed by the Participating Employer in accordance with the requirements of applicable law.

Section 4. Effective Date. This Ordinance shall be effective on the date of approval by the Governing Authority or, if later, such other effective date designated by the Trustees below upon approval and acceptance of the signed Ordinance and Declaration.

Section 5. Repeal. All ordinances and parts of ordinances in conflict herewith are expressly repealed.

Approved by the Governing Authority of Snellville, this 24th
day of October, 2022.

Attest:

Signature

Melisa Arnold
City Clerk

Signature

Barbara Bender
Mayor

(SEAL)

Approved:

Signature

W. Charles Ross
Attorney

PROGRAM ADMINISTRATOR’S APPROVAL

The terms of the foregoing Resolution and Participation Agreement are approved on behalf of Georgia Municipal Association, Inc., the Program Administrator of the Georgia Municipal Employees Benefit System.

The effective date of the Employer’s participation in the GMEBS Life and Health Program will be _____ [insert date only if the Program Administrator’s approved effective date for Employer’s participation is later than effective date designated in Section 4 above].

Georgia Municipal Association, Inc., Program Administrator
Georgia Municipal Employees Benefit System

By: _____

Title: Director, Life & Health Services Date: _____