

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

Monday, June 1, 2020

6:30 PM

Teleconference

Copy and paste the link below to join the meeting

<https://zoom.us/j/97564594040>

Mayor and Council

Mayor Craig Newton

Mayor Pro Tem Josh Bare

Councilmember Andrew Hixson

Councilmember Elaine Puckett

Councilmember Matt Myers

Councilmember Bruce Gaynor

- A. **Call to Order by Mayor Craig Newton**
PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES
- B. **Invocation**
- C. **Pledge of Allegiance to the Flag of the United States of America**
- D. **Roll Call (recorded)**
- E. **Presentation of previous meetings minutes for acceptance**
[Mayor and Council - Regular Meeting - May 4, 2020 6:30 PM](#)
[Policy Work Session - Regular Meeting - May 18, 2020 6:30 PM](#)
- F. **Set agenda as presented for scheduled meeting.**
[20-5728](#) **Acceptance of the Agenda**
- G. **Ceremonial Presentations, Recognitions, and Swearing in Ceremonies**
[20-5729](#) **Important Announcements and Updates Regarding COVID-19**
The Mayor and Council will be joined by Dr. Arona, District Health Director, and CEO of Gwinnett, Newton, and Rockdale County Health Departments who will present critical information and updates regarding COVID-19.

[20-5727](#) **Proclamation for National Gun Violence Awareness Day**
A proclamation recognizing Friday, June 5, 2020 as National Gun Violence Awareness Day.

[Proclamation for National Gun Violence Awareness Day](#)
- H. **Floor Open to Citizens Desiring to Address the Governing Authority**
 - a. **Comments by Citizens**
 - b. **Comments by Council**
- PH. **Public Hearings**
- J. **Reports of the Mayor and Council Members**
 - a. **General Announcements**

June Calendar of Events

All City events have been canceled due to precautionary measures for COVID-19.

K. Board Appointments**L. Approval of Consent Agenda**1. [20-5702](#)**Wingo Street Contractor Agreement**

Public Works requests approval of the Contractor Agreement with Malco Construction, Inc. The project will involve using Public Works forces to demolish asphalt and provide a pad graded site for enclosure construction. Proposed construction includes installation of a compactor enclosure substantially similar in style to the existing enclosure on Skin Alley. Final construction will also include minor repaving and construction of concrete access sidewalks for ADA and general pedestrian use.

Funds for this project are currently included in the sanitation budget.

[PWUP20-01 Council Agenda item contractor agreement memo](#)

2. [20-5716](#)**Gateway85 CID Community Improvement District Expansion**

Consideration of a resolution to expand the Gateway85 Gwinnett County Community Improvement District.

[G85GCID Annexation Resolution-Norcross](#)

[Phase 7 Map - With Residential](#)

[Phase 7 CID](#)

3. [20-5717](#)**Proposal to Re-Activate the Norcross Development Authority**

In short, a citywide development authority can be used as a valuable redevelopment tool to help acquire and dispose of all types of land throughout the entirety of the city and stimulate development on vacant and/or blighted properties as well as support local community initiatives where acquisition of land would facilitate their success.

[Norcross Development Authority](#)

[Reactivation of NDA Resolution](#)

M. Items for Discussion**N. Adjourn in memory of****O. Adjourn to Executive Session for Personnel, Real Estate or Legal**

P. Signed by_____ Mayor Craig Newton

Q. Attest:_____ Monique Lang, City Clerk

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Monday, May 4, 2020

6:30 PM

Teleconference - <https://zoom.us/j/371954425>

Mayor and Council

Mayor Craig Newton

Mayor Pro Tem Josh Bare

Councilmember Andrew Hixson

Councilmember Elaine Puckett

Councilmember Matt Myers

Councilmember Bruce Gaynor

Minutes Acceptance: Minutes of May 4, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

- A. Call to Order by Mayor Craig Newton
- B. Invocation
- C. Pledge of Allegiance to the Flag of the United States of America
- D. Roll Call (recorded)

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Present	
Josh Bare	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Elaine Puckett	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

Regular Meeting was called to order at 6:30 PM by Mayor Craig Newton

- E. Presentation of previous meetings minutes for acceptance

Mayor and Council - Regular Meeting - Apr 6, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Bruce Gaynor, Councilmember
SECONDER: Andrew Hixson, Councilmember
AYES: Bare, Hixson, Puckett, Myers, Gaynor

Special Called Meeting - Special Meeting - Apr 13, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Bruce Gaynor, Councilmember
SECONDER: Andrew Hixson, Councilmember
AYES: Bare, Hixson, Puckett, Myers, Gaynor

Special Called Meeting - Special Meeting - Apr 20, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Bruce Gaynor, Councilmember
SECONDER: Andrew Hixson, Councilmember
AYES: Bare, Hixson, Puckett, Myers, Gaynor

Policy Work Session - Regular Meeting - Apr 20, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Bruce Gaynor, Councilmember
SECONDER: Andrew Hixson, Councilmember
AYES: Bare, Hixson, Puckett, Myers, Gaynor

Special Called Meeting - Special Meeting - Apr 27, 2020 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Bruce Gaynor, Councilmember
SECONDER: Andrew Hixson, Councilmember
AYES: Bare, Hixson, Puckett, Myers, Gaynor

Minutes Acceptance: Minutes of May 4, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

F. Set agenda as presented for scheduled meeting.**20-5696: Acceptance of the Agenda****Motion**

A motion to Accept the Agenda as Presented with the following items being moved to discussion:

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Josh Bare, Mayor Pro Tem
SECONDER:	Matt Myers, Councilmember
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

G. Ceremonial Presentations, Recognitions, and Swearing in Ceremonies**H. Floor Open to Citizens Desiring to Address the Governing Authority**

*Covid-19 Updates- Dr. Audrey Arona District Health Director and CEO of Gwinnett, Newton and Rockdale County Health Departments.

a. Comments by Citizens**b. Comments by Council****PH. Public Hearings****20-5691: Urban Redevelopment Plan****Motion**

A motion to Approve the attached Resolution to adopt an Urban Redevelopment Plan for one or more slum, blighted or underdeveloped areas within the City of Norcross, Georgia, pursuant to the provisions of the urban development law, O.C.G.A. section 36-61-8; to approve an application for an opportunity zone for the area encompassed by such redevelopment plan pursuant to O.C.G.A. section 48-7-40.1; to promote the public health, safety and welfare, and for other purposes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Josh Bare, Mayor Pro Tem
SECONDER:	Andrew Hixson, Councilmember
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

20-5646: COA2020-0001/REZ2020-0001 370 Thrasher Street Historic Demolition and PRD Rezoning**Motion**

A motion to approve a request for historic demolition subject to the conditions established by the Architectural Review Board as enumerated in the attached:

- 1) The existing building is considered a non-contributing structure to the historic district
- 2) The existing building is approved for demolition of the building with the following conditions:
 - a. The applicant shall offer the house to the community at large to be relocated for a period of not less than one month prior to demolition.
 - b. The applicant shall recycle as many viable parts of the house and provide documentation of where or who recycled them, if the structure is not relocated from the property.

- c. The applicant shall advertise on social media the availability of any parts of the house for reuse or recycling. The contractor will determine the fees and items for each part based on labor and liability costs. Final available picking timeframe shall be in effect for 30 days should the Mayor and Council approve COA2020-0001 I REZ2020-0001.

And

To approve a request for a PRD (Planned Residential Development) subject to the conditions as recommended by the Architectural Review Board and Planning and Zoning Board as enumerated in the attached:

The Architectural Review Board recommended approval of the proposed site and elevation component of the application with the following conditions:

- 1) The applicant shall install a sidewalk on the property to tie into the existing city sidewalk network. The final location shall be determined by staff.
- 2) The applicant shall provide a usable outdoor public space. It may be hard surfaced, but must include seating, landscaping and trees that provide shade.
- 3) The parking area in front of the garages shall be minimum of 17.5ft in depth.
- 4) The stoop dimensions shall be 5ft x 6ft.
- 5) The steps leading to the front doors shall be brick.
- 6) The design standard 3.6.1.3 requirement for mutins to be of adequate depth to convey the proper effect of muntins and mullions shall apply to all elevations.
- 7) Black metal railings on front and rear elevations.
- 8) Facade cladding materials are approved as submitted from the 2/25/2020 revision, which are:
 - Lot 17: 3rd floor board and baton, 2nd floor brick, 1st floor brick
 - Lot 16: 3rd floor siding, 2nd floor board and baton, 1st floor brick
 - Lot 15: 3rd floor board and baton, 2nd floor board and baton, 1st floor brick
 - Lot 14: 3rd floor siding, 2nd board and baton, 1st floor brick
 - Lot 13: 3rd floor board and baton, 2nd floor brick 1st floor brick
- 9) The rear cladding material that faces toward Redwine Street, shall match the cladding material variation as called out in condition number eight above.
- 10) Lot 13, facing Gaines Street, shall be brick on first and second floor with windows similarly placed as the Thrasher Street elevation.
- 11) Wood shall be placed between windows at cantilevered sections.
- 12) Weathered Wood shall be employed on the primary roofing.
- 13) Side elevations shall have hip roofs as depicted in the original submission.
- 14) Metal shed roofs shall be bronze in color.
- 15) Judges paneling shall match the muntins and sashes in color.
- 16) The balconies that project toward Redwine Street shall be a minimum of 6ft in depth.
- 17) The applicant shall use 10-inch boxed columns for the elevation that projects toward Redwine Street.

- 18) The applicant shall extend the brick water table along the first floor and second floors for the elevations that projects toward Thrasher Street.
- 19) The applicant shall include two faux windows within the first floor brick work which employs a herring bone pattern.
- 20) The applicant shall install faux or real windows along the first floor for the elevations that project toward Gaines Street.
- 21) No two similar garage doors shall be side by side to show variation from dwelling unit to dwelling unit,
- 22) The color pallet submitted at the 2/25/2020 special called meeting shall be the approved color pallet for the townhome development.
- 23) The HVAC equipment shall be appropriately screened from view;
- 24) It is acknowledged that the Gwinnett County Fire Marshal may require modification to the site for oversized vehicles such as fire and garbage trucks.
- 25) The reveal (exposed portion) of siding shall be a minimum of four inches and shall not exceed six (6) inches per design standard 3.5.3.2.
- 26) Corner boards shall have the same width and depth as the siding reveal, and are not permitted to be greater than two inches of the siding reveal, or less than one inch of the siding reveal per design standard 3.5.3.3.
- 27) The band board delineating the second and third floors shall be 10 inches in width.
- 28) The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder are responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval, such as site lighting, light poles and mailbox kiosk.
- 29) Any changes from the Architectural Review Board approved component shall follow established procedures and may require additional public hearings.
- 30) A final Architectural Review Board inspection shall occur prior to release of the certificate of occupancy to confirm compliance with the above conditions.

Thrasher facing façade is subject to the following:

1. Concept plan as designed by staff and attached as part of the file;
2. Balcony to be 6' in depth with 6x6 stained wood or metal posts, and metal railings;
3. Doors and windows leading to balcony subject to administrative approval
4. Metal roof for balcony to match the primary roof;
5. Back window placement for end unit subject to administrative approval;
6. Soldier coursing along street facing façade subject to administrative approval

And

The Planning and Zoning Board recommended approval of the PRD by a vote of 4-0 on March 4, 2020 with the following conditions:

- 1) The PRD zoning designation shall be restricted to only townhome primary uses and allowable home occupations as accessory uses;
- 2) In conformance with the adopted 2040 Comprehensive Plan, the development is limited to a maximum of 5 townhome dwelling units; or 1 unit per .128 acres.
- 3) To accommodate potential building orientation concerns the setbacks and building height for the parcel shall be:

Yard	Front	Side, south	Side, north	Rear
Distance	35ft	0ft	0ft	0ft
Maximum height: 35ft defined in Article II, Section 102				

- 4) The applicant shall replace the existing Thrasher sidewalk with a new 8' wide sidewalk and rows of street trees subject to the approval of the City Arborist and City Engineer.
- 5) It is acknowledged that the Gwinnett County Fire Marshal or another reviewing agency may require modifications to the site for oversized vehicles such as fire and garbage trucks.
- 6) No allowable encroachments as defined under Section 206-8.B and no administrative variances as defined under 104-7.A shall be allowed;
- 7) The development shall comply with Norcross UDO Sections 203-89 parking minimums for townhomes and multifamily dwelling developments;
- 8) The development shall comply with the Architectural Review Board's conditions of approval;
- 9) The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder are responsible for conforming to any specific design standard or UDO code section not addressed in the staff report.
- 10) All common areas, including but not limited to streets and storm water systems, shall be maintained by a mandatory homeowner association;
- 11) The developer shall install a 4' sidewalk of pervious pavers with a 4' landscape strip along the property line adjacent to Clay Street, in addition, parallel parking spaces shall also be constructed of pervious pavers, subject to the approval of the City Engineer and City landscape review professionals.
- 12) Plant material use on site in landscape strips and buffers are subject to final approval of the City's landscape review professionals.
- 13) All utilities shall be buried.
- 14) The parking area in front of the garages shall be minimum of 17.5ft in depth

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bruce Gaynor, Councilmember
SECONDER:	Matt Myers, Councilmember
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

J. Reports of the Mayor and Council Members**a. General Announcements****May Calendar of Events**

All City events have been canceled due to precautionary measures for COVID-19.

K. Board Appointments**20-5698: Board Appointment - Architectural Review Board**

Motion

A motion to approve the Reappointments and Appointment of the following board members and terms as presented:

Architectural Review Board

Rick Maxian 4/3/2023 (reappointment)

Jeff Hopper 4/3/2023 (reappointment)

Naim Harrison 5/4/2023 (appointment)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andrew Hixson, Councilmember
SECONDER:	Matt Myers, Councilmember
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

20-5697: Board Appointment - Planning and Zoning Board

Motion

A motion to Approve the Reappointment of the following board member and term as presented:

Planning and Zoning Board

John Hollon 3/6/2024

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andrew Hixson, Councilmember
SECONDER:	Josh Bare, Mayor Pro Tem
AYES:	Bare, Hixson, Puckett, Myers, Gaynor

L. Approval of Consent Agenda**M. Items for Discussion****N. Adjourn in memory of****O. Adjourn to Executive Session for Personnel, Real Estate or Legal**

The meeting was closed at 8:10 AM

P. Signed by _____ **Mayor Craig Newton**

Q. Attest: _____ **Monique Lang, City Clerk**

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Monday, May 18, 2020

6:30 PM

Teleconference

Copy and paste the link below to join the meeting

<https://zoom.us/j/777125335>

Policy Work Session

Mayor Craig Newton

Mayor Pro Tem Josh Bare

Councilmember Andrew Hixson

Councilmember Elaine Puckett

Councilmember Matt Myers

Councilmember Bruce Gaynor

Minutes Acceptance: Minutes of May 18, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

A. Roll Call (recorded)

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Present	
Josh Bare	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Elaine Puckett	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

Regular Meeting was called to order at 6:35 PM by Mayor Craig Newton

B. Citizen Input**C. Board Updates****D. General Updates**

*Financial Update- Karen Slaton-Dixon

*Pedestrian Crossings Over The Railroad Update- Erica Madsen

*Meritex Update- Pat O'Brien

E. Council- General Discussion**F. Board Appointments****G. Items for Discussion****1. 20-5702: Wingo Street Contractor Agreement**

RESULT: THIS MATTER WAS REFERRED TO

Next: 6/1/2020 6:30 PM

TO: Mayor and Council

2. 20-5673: Reconstruction of the Boards, Commissions, and Authorities Policies and Procedures

RESULT: THIS MATTER WAS REFERRED TO

Next: 6/15/2020 6:30 PM

TO: Policy Work Session

3. 20-5703: Weekend Closure of Skin Alley for Pedestrians and Art Destinations

RESULT: DISCUSSED

4. 20-5717: Proposal to Re-Activate the Norcross Development Authority

RESULT: THIS MATTER WAS REFERRED TO

Next: 6/1/2020 6:30 PM

TO: Mayor and Council

5. 20-5716: Gateway85 CID Community Improvement District Expansion

RESULT: THIS MATTER WAS REFERRED TO

Next: 6/1/2020 6:30 PM

TO: Mayor and Council

Minutes Acceptance: Minutes of May 18, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)

H. Adjourn to Executive Session for Personnel, Real Estate or Legal

The meeting was closed at 9:22 PM

I. Signed by: _____ **Mayor Craig Newton**

J. Attest: _____ **Monique Lang, City Clerk**

Minutes Acceptance: Minutes of May 18, 2020 6:30 PM (Presentation of previous meetings minutes for acceptance)



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN • **ELAINE PUCKETT**
COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK • **MONIQUE LANG**

City of Norcross

Legislation Details (With Details)

File #:	20-5728	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/1/2020 6:30 PM	In Control:	Mayor and Council
Title:	Acceptance of the Agenda		

Sponsors:

Code Sections:

Title
Acceptance of the Agenda

Motion

A motion to Accept the Agenda as Presented with the following items being moved to discussion:



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN • **ELAINE PUCKETT**
COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK • **MONIQUE LANG**

City of Norcross

Legislation Details (With Details)

File #:	20-5729	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/1/2020 6:30 PM	In Control:	Mayor and Council
Title:	Important Announcements and Updates Regarding COVID-19		

Sponsors:

Code Sections:

Title
Important Announcements and Updates Regarding COVID-19

Drafter
Dr. Audrey Arona



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN • **ELAINE PUCKETT**
COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK • **MONIQUE LANG**

City of Norcross

Legislation Details (With Details)

File #:	20-5727	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/1/2020 6:30 PM	In Control:	Mayor and Council
Title:	Proclamation for National Gun Violence Awareness Day		

Sponsors:

Code Sections:

Attachments:

1. [Proclamation for National Gun Violence Awareness Day](#)

Title

Proclamation for National Gun Violence Awareness Day

Proclamation

THE CITY OF NORCROSS, GEORGIA DECLARES THE FIRST FRIDAY IN JUNE TO BE

NATIONAL GUN VIOLENCE AWARENESS DAY

WHEREAS, every day, more than 100 Americans are killed by gun violence, and on average there are more than 13,000 gun homicides every year; and

WHEREAS, Georgia has 1,543 gun deaths every year, with a rate of 14.8 deaths per 100,000 people. Georgia has the 17th highest rate of gun deaths in the US; and

WHEREAS, the pandemic facing America has harshly impacted communities and individuals sheltering in place which may result in situations where access to firearms results in increased risk in intimate partner violence gun deaths, suicide by gun and unintentional shootings; and

WHEREAS, In memory of and to honor Hadiya Pendleton, a teenager who was tragically shot and killed in January 2013, as well as the more than 100 Americans whose lives are cut short every day and the countless survivors who are injured by shootings every day, a national coalition of organizations has designated June 5, 2020, the first Friday in June, as the 6th National Gun Violence Awareness Day; and

WHEREAS, an impactful idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 5th, the first Friday in June 2020, to help raise awareness about gun violence and honor the lives of gun violence victims and survivors in pledging a commitment to reduce gun violence and to encourage responsible gun ownership to help keep our families, friends, and community safe.

NOW, THEREFORE, I, Craig Newton, Mayor of Norcross, Georgia **proclaim the first Friday in June**, shall be known in the City as:

National Gun Violence Awareness Day

and all residents are encouraged to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

Craig Newton, Mayor

Attest: Monique Lang, City Clerk



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN • **ELAINE PUCKETT**
COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK • **MONIQUE LANG**

City of Norcross

Legislation Details (With Details)

File #:	20-5702	Version:	
Type #:	Agenda Item	Status:	
On Agenda:	6/1/2020 6:30 PM	In Control:	Policy Work Session
Title:	Wingo Street Contractor Agreement		

Sponsors:

Code Sections:

Attachments:

1. [PWUP20-01 Council Agenda item contractor agreement memo](#)

Title

Wingo Street Contractor Agreement

Drafter

Erica Madsen

Motion

A motion to Approve/Deny the Contractor Agreement with Malco Construction for the construction and installation of a trash compactor enclosure, funds for this project are currently included in the sanitation budget.



MAYOR **CRAIG NEWTON** · MAYOR PRO TEM **JOSH BARE** · COUNCILMAN **ANDREW HIXSON** · COUNCILWOMAN **ELAINE PUCKETT**
 COUNCILMAN **MATT MYERS** · COUNCILMAN **BRUCE GAYNOR** · CITY MANAGER **RUDOLPH SMITH** · CITY CLERK **MONIQUE LANG**

MEMO

To: Mayor & Council
 From: Erica Madsen, City Engineer

RE: Downtown Norcross Compactor Enclosure Construction PWUP20-01

Per previous Mayor & Council approval, construction of a new trash compactor was let for public bid. The compactor is slated to be constructed in the city-owned parking lot located along Wingo Street directly behind Paizanos. On April 28th 2020, we received 4 qualified bids per the bid tabulation below. The lowest responsive bidder is Malco Construction, Inc. at a project cost of \$114,681.54.

Company Name	Bid Amount
B.E. Guthrie Construction Co, Inc.	\$168,068.00
E&G Construction Co, Inc.	\$179,007.00
Crown Service Contractors	\$124,780.00
Malco Construction	\$114,681.51

Public Works requests approval of the a Contractor Agreement with Malco Construction, Inc. The project will involve using Public Works forces to demolish asplah and provide a pad-graded site for enclosure construction. Proposed construction includes installation of a compactor enclosure substantially similar in style to the existing enclosure on skin ally. Final construction will also include minor repaving and construction of concrete access sidewalks for ADA and general pedestrian use.

Funds for this project are currently included in the sanitation budget.



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN • **ELAINE PUCKETT**
COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK • **MONIQUE LANG**

City of Norcross

Legislation Details (With Details)

File #:	20-5716	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/1/2020 6:30 PM	In Control:	Policy Work Session
Title:	Gateway85 CID Community Improvement District Expansion		

Sponsors:

Code Sections:

Attachments:

1. [G85GCID Annexation Resolution-Norcross](#)
2. [Phase 7 Map - With Residential](#)
3. [Phase 7 CID](#)

Title

Gateway85 CID Community Improvement District Expansion

Drafter

Councilmember Andrew Hixson

Motion

A motion to Approve/Deny a resolution consenting to the expansion of Gateway85 Gwinnett County Community Improvement District.

**RESOLUTION
OF THE
CITY OF NORCROSS
CONSENTING TO EXPANSION OF
GATEWAY85 GWINNETT COMMUNITY IMPROVEMENT DISTRICT**

WHEREAS, by Act of the Legislature, 2001 H.B. 654, as amended, the Georgia Legislature enacted the Gwinnett County Community Improvement Districts Act; and

WHEREAS, pursuant to said Act, the Gateway85 Gwinnett Community Improvement District (hereinafter "CID") was created by Resolution of the City of Norcross on March 27, 2006; and

WHEREAS, a majority of the owners of real property within a proposed expansion area, as attached hereto, which will be subject to taxes, fees, and assessments levied by the District Board, have consented in writing to their inclusion into the CID; and

WHEREAS, the owners of real property within the proposed expansion area of the CID which constitutes at least 75% by value of all real property within said expansion area which will be subject to taxes, fees and assessments levied by the District Board, according to the most recent approved Gwinnett County ad valorem tax digest, have consented in writing to their inclusion into the CID; and

WHEREAS, the City of Norcross has determined that the expansion of the CID would promote the provision of governmental services and facilities within said District; and

WHEREAS, the City of Norcross has determined that the expansion of the CID would be in the best interest of the citizens of Norcross.

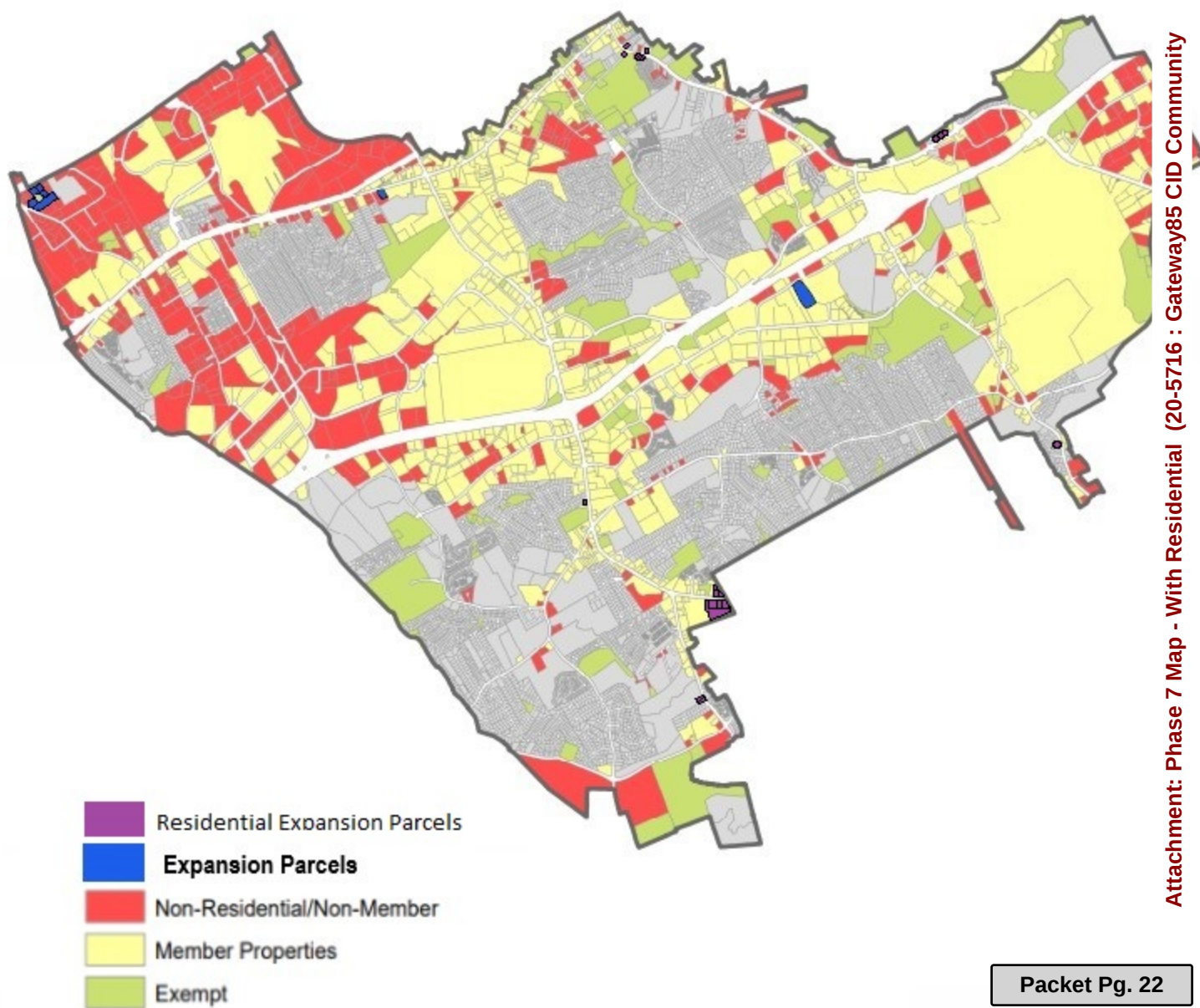
NOW, THEREFORE, BE IT RESOLVED, that the City of Norcross consents to the expansion of the boundaries of the Gateway85 Gwinnett Community Improvement District as attached hereto.

PASSED AND ADOPTED by the City of Norcross, Gwinnett County, Georgia this ____ day of _____, 2020.

Mayor

ATTEST:

City Clerk



Gwinnett Village CID Phase III Expansion

C#	N#	PIN	OWNER OF RECORD (OOR)	TOT VALUE	TYPE	"C" VALUE	"N" VALUE	Street Location
1		6198 006	Advanced Disposal Serv Atlanta	\$ 1,091,600.00	C	\$ 1,091,600.00		Goshen Springs
2		6277 029	Amwiler Partners LLC	\$ 1,700,000.00	C	\$ 1,700,000.00		Amwiler Rd
		6277 132	WePartner 7094 PIB LLC	\$ 300,000.00	C	\$ 300,000.00		Peachtree Industrial
		6277 136	WePartner 7094 PIB LLC	\$ 70,300.00	C	\$ 70,300.00		Peachtree Industrial
		6277 011	WePartner 7094 PIB LLC	\$ 300,000.00	C	\$ 300,000.00		Peachtree Industrial
3		6277 135	WePartner 7094 PIB LLC	\$ 64,500.00	C	\$ 64,500.00		Peachtree Industrial
	1	6244 011	KAP GLOBAL INVESTMENT LLC		N		\$ 863,000.00	Buford Highway
	0			\$ 3,526,400.00		\$ 3,526,400.00	\$ 863,000.00	
			Consenting Total Owners	3				
			Consenting Total Value	\$ 3,526,400.00				
			75% of Total Value	\$ 2,644,800.00				
			25% of Total Value	\$ 881,600.00				
			50% of Owners					
			Total Property Owners	4				
			New Taxable Income at 5 Mils	\$ 7,052.80				

Parcel Number	Owner of Record	Property Address	Property Class	40%	100%
				Assessed Value	Assessed Value
6164 133	PAUL PROHALADH & SABITRY S	4704 Jimmy Carter Blvd	Residential Duplex	\$31,312.0	\$78,280
6164 134	DEBNATH PAPIA	4714 Jimmy Carter Blvd	Residential Duplex	\$32,080.0	\$80,200
6195 066	CEDIEL ALVARO	5350 Jimmy Carter Blvd	Residential SFR	\$21,264.0	\$53,160
6212A 026	NGUYEN LIEN THI BICH	1906 Sourwood Road	Residential SFR	\$25,760.0	\$64,400
6212A027	HUYNH VINH	1912 Beaver Ruin Road	Residential SFR	\$37,296.0	\$93,240
6212A028	NGUYEN GIAU	1918 Beaver Ruin Road	Residential Vacant	\$5,760.0	\$14,400
	ZIBANEJADRAD MAJID / ZIBANEJADRAD				
6242 035	CLAUDIA A	2570 Beaver Ruin Road	Residential SFR	\$25,456.0	\$63,640
6242 032	MASTER LIFE INTERNATIONAL, INC	2610 Beaver Ruin Road	Residential Vacant	\$2,880.0	\$7,200
6242 042	ACE HOMES LLC	2575 Beaver Ruin Road	Residential Vacant	\$2,880.0	\$7,200
6242 043	CHONG HYO CHUL	2585 Beaver Ruin Road	Residential SFR	\$14,960.0	\$37,400
6242 044	CLARK ALAN B / CLARK MARSHA D	2591 Beaver Ruin Road	Res Imp on Comm Land	\$35,136.0	\$87,840
	TRAN LINH THAI / PHAM CHRISTINE				
6242 048	PHUONG BACH	2605 Beaver Ruin Road	Res Imp on Comm Land	\$59,632.0	\$149,080
R6173 006	AMBIA PATRICIA G	1047 Indian Trail Lilburn Rd	Residential SFR	\$30,224.0	\$75,560
6169 137	GREEN MICHAEL EUGENE	1141 ROCKBRIDGE RD	Residential SFR	\$38,640.0	\$96,600
6169 136	GRANBERRY JACQUELINE GAIL	1131 ROCKBRIDGE RD	Residential SFR	\$38,096.0	\$95,240
6169 302	GRANBERRY MICHAEL DOERING JR	1121 ROCKBRIDGE RD	Residential SFR	\$41,136.0	\$102,840
	GRANBERRY JACQUELINE GAIL G /				
6169 056	GREEN MICHAEL EUGENE	1131 ROCKBRIDGE RD	Residential Vacant	\$20,448.0	\$51,120
6169 011	BRITT LINDA ANN	1142 ROCKBRIDGE RD	Residential SFR	\$26,560.0	\$66,400
6169 010	TA LINH MY	1132 ROCKBRIDGE RD	Residential SFR	\$27,968.0	\$69,920
6169 437	TA LINH MY	ROCKBRIDGE RD	Residential Vacant	\$4,320.0	\$10,800



MAYOR **CRAIG NEWTON** • MAYOR PRO TEM **JOSH BARE** • COUNCILMAN **ANDREW HIXSON** • COUNCILWOMAN • **ELAINE PUCKETT**
 COUNCILMAN **MATT MYERS** • COUNCILMAN **BRUCE GAYNOR** • CITY MANAGER **RUDOLPH SMITH** • CITY CLERK • **MONIQUE LANG**

City of Norcross

Legislation Details (With Details)

File #:	20-5717	Version:	
Type #:	Agenda Item	Status:	Agenda Ready
On Agenda:	6/1/2020 6:30 PM	In Control:	Policy Work Session
Title:	Proposal to Re-Activate the Norcross Development Authority		

Sponsors:

Code Sections:

Attachments:

1. [Norcross Development Authority](#)
2. [Reactivation of NDA Resolution](#)

Title

Proposal to Re-Activate the Norcross Development Authority

Drafter

Councilmember Matt Myers

Motion

A motion to Approve/Deny the attached resolution for the reactivation of the Norcross Development Authority.

Item for Discussion:

Norcross Development Authority

Request to discuss the proposal for Re-activation of the Norcross Development Authority

Considerations:

BCA Policies and Procedures

Summary:

In short, a citywide development authority can be used as a valuable redevelopment tool to help acquire and dispose of all types of land throughout the entirety of the city and stimulate development on vacant and/or blighted properties as well as support local community initiatives where acquisition of land would facilitate their success.

For these reasons, I would like to propose re-activation of the Norcross Development Authority.

STRENGTHS

- The ability to take ownership and possession of properties through the NDA enables City leadership to select the timing as well as type of development for future projects.
- Development authorities are legally able to donate land, unlike cities, which have to dispose of land it owns through a bid process.
- A strong economic and community development tool for the city
- Diverse talent pool board member candidates in and throughout the city

OPPORTUNITIES

- Citywide development authorities have the ability to acquire and dispose of both commercial and residential properties.
- Economic downturn and resulting fallout caused by COVID-19 will likely present immediate opportunities to acquire key properties.
- Maximizing Opportunity Zones and Grants
- Facilitating future city growth and development in potentially annexed areas.

Background:

According to a recent report from GIS firm Esri, from 2019 to 2024 the population in the City of Norcross is forecasted to increase at a rate that is **25% faster** than it did from 2010 to 2019. This population growth will come from a variety of different places.

One source of population growth will be growth that is stimulated by residential and commercial mixed-use projects throughout the city. This could include developments located in our Federal Opportunity Zones, which are, in essence, incentivized areas geared towards investors. Growth will also come through migration from other States as well as migration from Georgia cities and counties outside of Norcross and Gwinnett. Some of this projected population increase could also come from annexation efforts.

All areas of the City will see population growth, from the downtown historic core to the city limits. More importantly, while no city leader wants to see business closures, bankruptcies or distressed property sales, we also realize that some of this may be inevitable. The economic downturn and resulting fallout caused by the COVID-19 virus will likely present immediate opportunities to acquire key properties.

City ownership and possession of properties means the ability to control the timing as well as the type of development and redevelopment that occurs. A citywide development authority would help put Norcross in an excellent position to take advantage of any potential acquisition and/or development opportunities that may arise.

Regarding the topic of a citywide development authority, according to our city legal staff, this board did in fact exist in Norcross at one point. However, it was dissolved around 2011. Mayor and Council has the discretion to re-activate the Norcross Development Authority (NDA) by resolution or ordinance at any time.

The idea of potentially re-activating the NDA was first posed in response to the unsuccessful opportunity to support a local project. This project would have provided housing for Norcross students and families that don't have access to stable housing.

As a needed tool for redeveloping depressed neighborhoods and communities in our city, the LiveNorcross team has strongly urged the city council to add a Rural Development tool to aid in improving the quality of life for all outlying area near the I-85 corridor. Because we did not have an authority in place we've missed several state and federal funding opportunities and should proactively place the city in a position to receive said funding for the future.

In short, a citywide development authority can be used as a valuable redevelopment tool to help acquire and dispose of all types of land throughout the entirety of the city and stimulate development on vacant and/or blighted properties as well as support local community initiatives where acquisition of land would facilitate their success.

For these reasons, I would like to propose re-activation of the Norcross Development Authority.

**RESOLUTION OF THE CITY OF NORCROSS, GEORGIA FOR THE
REACTIVATION OF THE NORCROSS DEVELOPMENT AUTHORITY**

WHEREAS, the Mayor and Council of the City of Norcross have, pursuant to O.C.G.A. § 36-62-1 *et seq.* (the “Georgia Development Authorities Law”), determined that in order to promote the health, safety and welfare of the citizens of the City of Norcross it is in the best interest of the City to reactive the Development Authority known as the “Norcross Development Authority” (“NDA”); and

WHEREAS, the Mayor and Council of the City of Norcross shall, subsequent to the approval of this Resolution enact an ordinance to establish the number of members of the board of directors of the NDA at seven (7), to establish the qualifications of the members of the board of the NDA, as well as their terms, and for other purposes incidental to the operation and organization of the NDA; and

NOW THEREFORE, be it resolved by the Mayor and Council of the City of Norcross as follows:

1. That the Norcross Development Authority is hereby reactivated as of the effective date of this Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this seal to be affixed. This _____, 2020.

CRAIG NEWTON, Mayor

Attest: Monique Lang, City Clerk