

OFFICIALS PRESENT: Danny Dunagan, Sam Couvillon, Barbara Brooks, Juli Clay  
OFFICIALS ABSENT: Zack Thompson, George Wangemann  
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan

Mayor Dunagan called the meeting to order at 9:00 AM and served as the presiding officer.

**DEPARTMENT ISSUES:**

**Ordinance: Amend Title 10 as it Pertains to Water Rates**

City Manager Bryan Lackey summarized conversations over the last two years about adjusting water rates.

Water Resources Director Linda MacGregor stated the proposed ordinance is about maintaining a world class utility. Expenses are increasing and there is a need to care for aging infrastructure. The ten-year rate structure provides the following:

- Predictable rates for all customers - a 1.9% increase per year to water rates, sewer rates and account services fees
- A lifeline rate to address affordability for residential customers
- Changes the rate calculation formula from dollars per ccf to dollars per 1000 gallons
- Changes the Round Up Program to an Opt-Out Program
- Accelerates short term capital projects by taking advantage of low interest loans

The proposed ordinance has a January 1, 2022 effective date.

Placed on the October 6, 2020 Council Meeting Agenda

**Public Hearing Item: Request from Packaging Specialties of GA to annex a 4.16± acres tract located on the southwest side of Murphy Boulevard at its terminus (a/k/a 0, 2390 and 2400 Murphy Boulevard) and to establish zoning as Light Industrial (L-I). Ward Number: Five. Tax Parcel Number(s): 08-007-003-008J and 030; 08-008-000-040. Request: Utility improvements.**

**Public Hearing Item: Request from CenterPoint Integrated Solutions to annex a 7.81± acres tract located on the north side of Browns Bridge Road, east of its intersection with Cherry Hill Drive (a/k/a 2602 Browns Bridge Road) and to establish zoning as General Business (G-B). Ward Number: Four. Tax Parcel Number(s): 08-015-009-021 (Part). Request: CarMax Auto Superstore.**

**Public Hearing Item: Request from Frank Norton, Jr. to annex a 2.16± acres tract located on the northeast side of Quarry Street and north side of Highland Street near its intersection (a/k/a 39, 44, 48 and 49 Quarry Street; 4 Highland Street) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: Two. Tax Parcel Number(s): 00-063-009-001, 002, 003, 004 and 012. Request: Existing and new homes totaling 19 units.**

**Public Hearing Item: Request from Frank Norton, Jr. to amend the existing Planned Unit Development (P-U-D) zoning on a 14.43± acres tract located east of Lakeview Drive and north of Highland Street, having road frontage on the northwest side of Spring Street (a/k/a 0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE). Ward Number: Two. Tax Parcel Number(s): 00-082-003-002. Request: 30 residential cottage and townhomes.**

City Attorney Abb Hayes reviewed the public hearing items noting the last two address the same project. Questions should be referred to the Community and Economic Development Department.

Public Hearings scheduled for the October 6, 2020 Council Meeting

**CITY MANAGER ISSUES:**

**Resolution: City Owned Property to be Used for Early Voting in Conjunction with November 3, 2020 General Election (100 Brenau Avenue NE)**

City Manager Bryan Lackey reported a request from Hall County to identify a downtown early voting location. The proposed resolution authorizes the execution of an agreement similar to what was prepared allowing the library to use the former Turner, Wood and Smith Building.

Placed on the October 6, 2020 Council Meeting Consent Agenda

**Resolution: Georgia Outdoor Stewardship Grant**

Assistant City Manager Angela Sheppard stated the proposed resolution authorizes the application for and acceptance of a \$3,000,000 grant. The 25% match would be provided from SPLOST dollars. The grant will be used to construct the Highlands to Islands Multi-Use Trail. She summarized the exhibits referenced in the resolution noting the application is due October 16, 2020.

Placed on the October 6, 2020 Council Meeting Consent Agenda

**Resolution: Adoption of an Intergovernmental Agreement for Maintenance and Improvement of the Highlands to Islands Multi-Use Trail**

Assistant City Manager Angela Sheppard stated the proposed resolution is between Gainesville, Hall County, Oakwood and Flowery Branch. It establishes an agreement to maintain the trail. The trails committee will meet this afternoon and may make minor changes to the agreement. Ultimately, the agreement indicates all parties are working together and agree to maintain portions of the trail within their jurisdiction.

Placed on the October 6, 2020 Council Meeting Consent Agenda

**Administrative Building Renovation Project - First Floor**

Assistant City Manager Angela Sheppard commented on the renovation project and the transformation that occurred. Deputy Clerk Alisa Grayson was thanked for implementing the digital display options at both entrances of the building. A tour will be provided on October 15, 2020.

**Solis Gainesville Groundbreaking Ceremony**

City Manager Bryan Lackey announced this event will occur on October 6 at 10 AM on the Gainesville Pedestrian Bridge.

**MAYOR/COUNCIL ISSUES:**

**Council Member Couvillon**

Expressed appreciation to Deputy Chief John Robertson for his dedication as he retires from the Police Department.

**Mayor Dunagan**

1. Announced the Fire Station Ribbon Cutting will occur on Thursday, October 8.
2. Presented nominations to the Ethics Committee, the Gainesville-Hall County Land Bank Authority and the Gainesville Non-Profit Development Foundation. All appointments were placed on the October 6, 2020 Council Meeting Consent Agenda.
3. Indicated appointments to the Historic Preservation Commission will be addressed soon.
4. Attended the Kubota Groundbreaking Ceremony.
5. Commented on the Rotary Club Outdoor event.

**EXECUTIVE SESSION:**

City Manager Lackey requested an Executive Session to discuss real estate and legal matters.

**Motion to close the Work Session at 9:32 AM to enter an Executive Session to discuss legal and real estate matters.**

Motion made by Council Member Clay

Motion seconded by Council Member Brooks

**Votes favoring the motion: Dunagan, Couvillon, Brooks, Clay**

**Absent: Thompson, Wangemann**

**Note: The Mayor provided the fourth affirmative vote as required by the Charter.**

OFFICIALS PRESENT: Danny Dunagan, Sam Couvillon, Barbara Brooks, Juli Clay

OFFICIALS ABSENT: Zack Thompson, George Wangemann

STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan, Rodger Hogan, Jeremy Perry

**Motion to close the Executive Session at 10:36 AM.**

Motion made by Council Member Brooks

Motion seconded by Council Member Clay

**Votes favoring the motion: Couvillon, Brooks, Clay**

**Absent: Thompson, Wangemann**

**Note: The Mayor provided the fourth affirmative vote as required by the Charter.**

**OTHER BUSINESS:**

**We are *hALL in* COVID-19 Mask Initiative**

City Manager Bryan Lackey shared information about a website developed to show local efforts noting this is not a mandate. It is a pledge allowing businesses/organizations to show support for wearing mask.

**ADJOURNMENT: 10:48 AM**

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C. Danny Dunagan, Jr., Mayor

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Denise O. Jordan, City Clerk