

OFFICIALS PRESENT: Danny Dunagan, Ruth Bruner, George Wangemann, Sam Couvillon, Zack Thompson, Barbara Brooks
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan, Alisa Grayson

Mayor Dunagan called the meeting to order at 5:30 PM and served as the presiding officer.

Reverend David Smith, Director of Center Point, delivered the invocation after which the Pledge of Allegiance was recited in unison.

Mr. Smith announced the Partnership for Drug Free Hall will host an Opioid Epidemic forum on Tuesday, September 26 from 6:30 PM to 8:00 PM at the Brenau Downtown Center. Everyone is invited to attend.

PRESENTATIONS:

Proclamation: Constitution Week

Mayor Dunagan read a proclamation declaring September 17 – 23, 2017 to be *Constitution Week* and presented it to Jan Courter and Margaret Whalen, Colonel William Candler Chapter of the National Daughters of the American Revolution.

Recognition of the Lanier Canoe Kayak Club (LCKC)

LCKC Coach Karen Scholz and approximately 20 team members attended the meeting to be recognized for winning the national title. Ms. Scholz shared information about the recent USA Sprint Canoe/Kayak National Championships event in Florida noting they were proud to reclaim the title. She stated they were fortunate to have the Olympic Venue facility for events and training.

COUNCIL ANNOUNCEMENTS:

Mayor Dunagan

1. Recognized Boy Scout Troup 26 from First Baptist Church.
2. Commended Glennis Barns, Georgia Power District Manager, for keeping the city well-informed about power issues during the aftermath of Hurricane Irma and commended city staff for their hard work to get through a difficult week.

Council Member Thompson

Thanked staff and citizens for all their hard work to help with storm related issues.

Council Member Brooks

Reported a special project with Public Works was underway and for everyone to be on the lookout for advertisement.

Council Member Bruner

Commended everyone for their support and work through the storm.

Council Member Wangemann

1. Thanked everyone for their cleanup efforts resulting from the storm.
2. Reported a shore sweep cleanup was scheduled for Saturday, September 23 from 8:00 AM to 1:00 PM at Clark Bridge Park.
3. Recognized individuals that were in attendance from his personal invitation.

Council Member Couvillon

1. Provided accolades to the Public Works staff for their hard work and efforts through the storm.
2. Thanked Mr. Wangemann for being committed to visiting each residence inside the city.

CONSENT AGENDA:

Appointments

Convention and Visitors Bureau Authority

- Position held by Richard Labriola (reappointment)
- Position held by Tharpe Ward (reappointment)
- Position held by Morgan House

Motion to reappoint Richard Labriola and Tharpe Ward as well as to appoint Robyn Lynch to replace Morgan House on the Convention and Visitors Bureau Authority.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Minutes: August 1, 2017 Mayor/Council Meeting

Minutes: August 10, 2017 Work Session

Minutes: August 15, 2017 Mayor/Council Meeting

Motion to approve the minutes accepting the edits as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Resolutions

- A. AR-2017-10 CIP Funding for Complete Street and Intersection Improvements at Glenwood Drive, Memorial Drive and Prior Street
- B. BR-2017-42 Authorize Transfer of Property Located at 2307 Martin Luther King, Jr. Boulevard and 793 Carlton Street to the Gainesville Nonprofit Development Foundation, Inc.
- C. BR-2017-43 Ratification of Amendments #1 and #2 and to Authorize Amendment #3 of the Agreement Between the City of Gainesville and Gainesville Housing Authority
- D. PR-2017-26 Downtown Utilities Improvements - Phase 1
- E. PR-2017-27 High Street Booster Pump Station Improvements
- F. PR-2017-28 Linwood Water Reclamation Facility Service Area Collection System Study
- G. PR-2017-29 Linwood Water Reclamation Facility Outfall Diffuser

City Manager Bryan Lackey provided a brief review of the resolutions.

Motion to adopt the resolutions as presented.

Motion made by Council Member Wangemann
Motion seconded by Council Member Bruner

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

RESOLUTIONS:

Business Resolution 2017-44

Hurricane Irma Debris Cleanup and Funding

City Manager Bryan Lackey stated the proposed resolution provides solid waste customers with a thirty day exemption on leaf and limb services and volume limitations to assist with cleanup noting information was available on the city's website. He expressed appreciation to staff for their hard work during and following the storm noting it was a great team effort. Mr. Lackey stated there were lessons learned from the storm and specifically noted the city was working with Georgia Power to enter into a separate agreement with a local contractor to help with downed power lines.

Motion to adopt resolution BR-2017-44 as presented.

Motion made by Council Member Brooks
Motion seconded by Council Member Thompson

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

GENERAL LEGISLATION:

First Reading on Proposed Ordinance

Fiscal Year 2018 Ad Valorem Tax Rate - Board of Education

Motion to hold first reading on Ordinance 2017-24, AN ORDINANCE OF THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2018; AND OTHER PURPOSES.

Motion made by Council Member Bruner
Motion seconded by Council Member Brooks

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

PUBLIC HEARINGS:

Community Development Item

Business Resolution 2017-45

Adoption of the DCA-Approved FY2016 Annual Update to the CIE

City Attorney Abb Hayes stated this administrative item was previously discussed at the Work Session. The proposed resolution adopts the final version of the Department of Community Affairs approved update to the Capital Improvements Element (CIE).

Attorney Hayes opened the floor for public comments. There being none, the hearing was closed and the matter was returned to the governing body for consideration.

Motion to adopt resolution BR-2017-45 as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Annexation/Zoning Items

Request from Lidl US Operations, LLC to rezone a 6.854± acres tract located on the east side of Dawsonville Highway, southeast of Beechwood Boulevard (a/k/a 0 and 1010 Dawsonville Highway) from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B). Ward Number: One. Tax Parcel Number(s): 01-115-001-002 and 061. Request: Grocery store.

City Attorney Abb Hayes stated the applicant requested to withdraw the application.

Tyler Smith, 301 Green Street, commented on the withdrawal of the application and expressed hopes to return in the future. He asked that the application be withdrawn without prejudice.

Motion to accept the request to withdraw the application without prejudice.

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Request from JH Homes, Inc. to rezone a 21.87± acres tract located on the east side of South Enota Drive, having frontage on Smokey Mountain Springs Lane and Pearce Way (a/k/a 1024, 1030 and 1037 Pearce Way NE; 0 South Enota Drive NE) from Office and Institutional (O-I) to Residential-II (R-II). Ward Number: Two. Tax Parcel Number(s): 01-083-001-005, 151, 152 and 153. Request: 65 residential townhomes.

City Attorney Abb Hayes called for the public hearing, confirmed the public notice was properly advertised and outlined the public hearing process.

Planning Manager Matt Tate reviewed the application. The Planning and Appeals Board along with the Planning staff recommended approval with the following eight conditions:

1. The use of the property shall be limited to a maximum of 65 residential townhome or condominium units. Apartments are not an approved use for the property.
2. The proposed residential townhomes shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application including exterior materials, pitched roofs and two car garages.
3. No direct access shall be allowed from South Enota Drive or Woodland Way.
4. All access point design and sidewalk installation along Pearce Way and Smokey Mountain Springs Way must be reviewed and approved by the Gainesville Public Works Director.

All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.

5. In addition to the driveway and garage parking provided for each townhome unit, a minimum of 10 guest parking spaces shall be provided within the proposed development. The final location of the guest parking spaces shall be determined by the Gainesville Public Works Director.
6. The property frontage along South Enota Drive shall be landscaped and maintained according to the requirement of Article 9-16 of the Gainesville Unified Land Development Code.
7. The existing vegetated buffer areas adjacent to Smokey Springs Retirement Community, The Woodlands on Lake Brenau, CVS and the Georgia Power substation shall be retained where possible. Additional evergreen buffer trees shall be planted within the perimeter buffer areas and adjacent to detention pond areas where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective buffer. The number, location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.
8. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Attorney Hayes opened the floor for public comments.

FAVOR:

Will Cobb, 434 Green Street, stated he represents the property owners and JH Homes. He briefly commented on the development and stated he was available to answer questions.

Chris Hill represented Hillwood Realty located at 4329 Sandy Hill Rd (Buford, Georgia) and briefly commented on the project.

Arturo Adame, 2943 Broome Road, stated he was in favor of the project. He felt the expansion of jobs created a need for more homes so people that work here can live here as well.

There being no further comments, the hearing was closed and the matter was returned to the governing body for consideration.

Motion to hold first reading on Ordinance 2017-25 with conditions as presented.

Motion made by Council Member Brooks

Motion seconded by Council Member Bruner

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

CITY MANAGER ISSUES:

Former Jail Site

City Manager Bryan Lackey called attention to a flyer referencing the former jail site. He requested Council's feedback before distributing to the public which would advertise four acres in the midtown area available for development.

ADJOURNMENT: 6:09 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk