

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.

Minister Art Gallegos, Impact Ministries, delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS:

Parks and Recreation Agency of the Year Award Recognition

Mayor Dunagan recognized the Gainesville Parks and Recreation Board and staff for being selected by the Georgia Recreation and Park Association (GRPA) as Agency of the Year in their population category (20,001-50,000). This is the 13th time out of the last 18 years that the Agency earned this recognition. Parks and Recreation Director Melvin Cooper commented on the agency's success and quality of service. He recognized Recreation Program Manager Michael Waters for being selected as Programmer of the Year and Retiree Beth Morris for being inducted into the GRPA Hall of Fame.

2017 Election Workers

City Clerk Denise Jordan extended appreciation to individuals that played a role in this year's election process. She recognized representatives from the Hall County Board of Elections, Hall County Elections Office, and those who worked at the Gainesville Precincts (First Baptist Church, Fair Street and Brenau Downtown Center) for their dedication and commitment.

Hall County Interim Election Superintendent, Bill Moates extended appreciation to City Clerk Denise Jordan and City Manager Bryan Lackey for their support with the election process.

Mayor Dunagan also extended appreciation.

COUNCIL ANNOUNCEMENTS:

Council Member Couvillon recognized a local Boy Scout Troop in attendance.

Council Member Wangemann commented on the *Christmas on Green Street* being a great event.

Council Member Wangemann commented on the low voter turnout for the 2017 Municipal Election.

CONSENT AGENDA:

Pawnshop Application: Capital Title Pawn, 1705 Cleveland Highway, Suite 8

Motion to approve the new application as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

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

Appointments: Gainesville Non-Profit Development Foundation

Positions held by Maria Calkins, Audrey Simmons and Joy Griffin

Motion to reappoint Maria Calkins, Audrey Simmons and Joy Griffin to serve another term on the Gainesville Non-Profit Development Foundation.

Motion made by Council Member Brooks

Motion seconded by Council Member Wangemann

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

Appointments: Historic Preservation Commission

Positions held by J. A. Walters, Bill Bush and Kevin Meyer

Motion to reappoint J. A. Walters and Bill Bush on the Historic Preservation Commission and to appoint Cathy Day to replace Kevin Meyer on the Historic Preservation Commission.

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

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

Minutes: November 2, 2017 Work Session

Minutes: November 7, 2017 Mayor/Council Meeting

Minutes: November 16, 2017 Work Session

Minutes: November 21, 2017 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

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

Resolutions

A. AR-2017-12 First Quarter Budget Adjustment for Fiscal Year 2018

B. BR-2017-54 Retirement Plan A Contract for JP Morgan Special Situation Property Fund Investment

C. PR-2017-34 FY2018 Water Main Improvements Design and Bidding Services

City Manager Bryan Lackey provided a brief overview of each item.

Motion to adopt the resolutions as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Thompson

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

PUBLIC HEARING(S):

Annexation/Zoning Items

Request from Pro Building Systems to annex a 0.516± acre tract located on the north side of Browns Bridge Road, east of Tipton Drive and having road frontage on S Smith Road and Browns Bridge Road (a/k/a 2431 S Smith Road) and to establish zoning as General Business (G-B). Ward Number: Four. Tax Parcel Number(s): 08-015-007-004. Request: Auto collision center.

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 noting the Planning and Appeals Board along with staff recommended approval with the following five conditions:

1. The proposal shall meet or exceed the development standards as depicted within the narrative, concept plan and architectural rendering submitted with the application and are subject to Community Development Department Director approval.
2. There shall be no freestanding signs permitted along S Smith Road.
3. There shall be no driveway access from the subject property on S Smith Road.
4. Access point design and sidewalk location and design along Browns Bridge Road must be reviewed and approved by the Georgia Department of Transportation and the Gainesville Public Works Department Director. All road and sidewalk improvements associated with access to the subject property shall be at the full expense of the developer.
5. An updated as-built boundary survey/plat shall be recorded prior to obtaining a Certificate of Occupancy for the proposed use.

City Attorney Hayes opened the floor for comments.

Ron Sprinkle, 1664 Foresta Court, Atlanta, stated he was the Planner for the proposed project. He stated the project was a great expansion and there were no issues with the conditions. He respectfully requested approval of the request.

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

Motion to hold first reading on Ordinance 2017-31, AN ORDINANCE ANNEXING A 0.516± ACRE TRACT LOCATED ON THE NORTH SIDE OF BROWNS BRIDGE ROAD, EAST OF TIPTON DRIVE AND HAVING ROAD FRONTAGE ON S SMITH ROAD AND BROWNS BRIDGE ROAD (A/K/A 2431 S SMITH ROAD); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES; and to hold first reading on Ordinance, 2017-32 with conditions as set forth by staff, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.516± ACRE TRACT LOCATED ON THE NORTH SIDE OF BROWNS BRIDGE ROAD, EAST OF TIPTON DRIVE AND HAVING ROAD FRONTAGE ON S SMITH ROAD AND BROWNS BRIDGE ROAD (A/K/A 2431 S SMITH ROAD) AT THE TIME OF ANNEXATION AS GENERAL BUSINESS, WITH CONDITIONS (G-B-c); REPEALING

CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Thompson

Motion seconded by Council Member Bruner

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

Request from Chris Patton to annex a 0.98± acre tract located on the northwest side of the intersection of Old Flowery Branch Road and Memorial Park Drive (a/k/a 2510 Old Flowery Branch Road; 2026 Memorial Park Drive) and to establish zoning as Residential-II (R-II). Ward Number: Four. Tax Parcel Number(s): 08-014-005-005 and 006. Request: 9 apartment units.

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

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

1. The subject property shall be limited to a maximum of nine (9) apartment units.
2. The proposal shall meet or exceed the development standards as depicted within the narrative, concept plan and architectural rendering submitted with the application, subject to Community Development Department Director approval. In addition, all exterior walls of the apartment building shall be painted with earth tone colors and shall have a minimum three foot (3') high watermark of brick or stone material. No vinyl siding shall be permitted excluding soffit areas.
3. All outdoor equipment and items such as dumpster pads, trash receptacles, grills, recreational equipment and such shall be screened from view from Memorial Park Drive and Old Flowery Branch Road.
4. The subject property shall be limited to one monument sign fronting Memorial Park Drive not to exceed a height of six (6) feet and thirty-two (32) square feet in size with indirect ground lighting.
5. All proposed storm water detention areas shall be placed underground or may be approved above ground if designed as an amenity feature with shallow slopes, no fencing and surrounded by landscaping upon approval by the Community Development Department Director and Department of Water Resources Director.
6. In addition to the access proposed on Memorial Park Drive, a full access driveway on Old Flowery Branch Road shall be required to provide for left hand turns into and out of the development. Access point design and sidewalk location and design along Memorial Park Drive and Old Flowery Branch Road must be reviewed and approved by the Gainesville Public Works Department Director. All road and sidewalk improvements associated with access to the subject property shall be at the full expense of the developer.
7. An updated as-built boundary survey/plat shall be recorded prior to obtaining a Certificate of Occupancy for the proposed use.

City Attorney Hayes opened the floor for comments.

Chris Patton, 3853 Alexandria Drive, spoke on behalf of the owner Jack Frost. He stated they were in agreement with the conditions and provided information about the storm water ponds.

Council Member Bruner inquired about the number of proposed units.

Council Member Thompson inquired about the exit location of the retention pond.

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

Motion to hold first reading on Ordinance 2017-33, AN ORDINANCE ANNEXING A 0.98± ACRE TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF OLD FLOWERY BRANCH ROAD AND MEMORIAL PARK DRIVE (A/K/A 2510 OLD FLOWERY BRANCH ROAD; 2026 MEMORIAL PARK DRIVE); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES; and to **hold first reading on Ordinance 2017-34 with conditions as set forth by staff**, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.98± ACRE TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF OLD FLOWERY BRANCH ROAD AND MEMORIAL PARK DRIVE (A/K/A 2510 OLD FLOWERY BRANCH ROAD; 2026 MEMORIAL PARK DRIVE) AT THE TIME OF ANNEXATION AS RESIDENTIAL-II, WITH CONDITIONS (R-II-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

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

CITY MANAGER ISSUES:

Safest City

City Manager Bryan Lackey reported Safehome.org named Gainesville the 14th Safest City in Georgia.

Carroll Daniels Groundbreaking

City Manager Bryan Lackey reported receipt of an invitation to attend the Carroll Daniels groundbreaking ceremony on December 15 at 3:00 PM.

CITY ATTORNEY ISSUES:

Business Resolution 2017-55

Purchase of City of Gainesville Owned Property (700 Green Street, LLC and 718 Green Street, LLC)

City Attorney Abb Hayes presented a resolution to rectify an encroachment issue on a 0.029 acre tract of city-owned property appraised at \$4,000. The resolution authorizes the City to proceed with the sale of the property to the abutting property owners, 700 Green Street, LLC and 718 Green Street, LLC, for the sum of \$4,000.

Motion to adopt Resolution BR-2017-55 as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

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

ADJOURNMENT: 6:01 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk