

OFFICIALS PRESENT: Danny Dunagan, Sam Couvillon, George Wangemann, Zack Thompson, Barbara Brooks
OFFICIALS ABSENT: Ruth Bruner
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.

City Manager Bryan Lackey delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Proclamation: National Family Day

Council Member Wangemann read a proclamation declaring November 2019 to be *National Family Month*. He commented on the importance of family.

COUNCIL ANNOUNCEMENTS:

Council Member Brooks

Extended appreciation to Gainesville and Hall County citizens for their attendance at the Public Safety Appreciation event. It was a great event.

Mayor Dunagan

Echoed Council Member Brooks' comments about the Public Safety Appreciation event.

Council Member Wangemann

Reported a community cleanup to occur on Saturday, November 9th beginning at 8:30 AM in the Brenau Community parking lot.

CONSENT AGENDA:

Appointments: Cemetery Advisory Committee - Position held by Glenda Pierce

Appointments: Gainesville Non-Profit Development Foundation - Position held by Maria Calkins

Appointments: Main Street Gainesville Advisory Board - Position held by Amanda Kroll McClure

Appointments: Planning and Appeals Board - Positions held by Eddie Martin, Sr., Doug Carter and Kelvin Simmons

Motion to reappoint Glenda Pierce to serve another term on the Cemetery Advisory Committee; to reappoint Maria Calkins to serve another term on the Gainesville Non-Profit Development Foundation; to appoint Andrew Elliott to replace Amanda Kroll McClure on the Main Street Gainesville Advisory Board; and to reappoint Eddie Martin, Sr., Doug Carter and Kelvin Simmons to serve another term on the Planning and Appeals Board.

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

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

Absent: Bruner

Minutes: October 10, 2019 Work Session

Minutes: October 15, 2019 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

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

Absent: Bruner

Resolutions:

A. BR-2019-37 Cooperation Agreement with Melrose Homes Redevelopment, LP

B. BR-2019-38 Intergovernmental Agreement between Gainesville and Flowery Branch for
Billing Services

C. BR-2019-39 Youth Sports Complex Property Acquisition

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

Motion to adopt the resolution as presented.

Motion made by Council Member Brooks

Motion seconded by Council Member Thompson

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

Absent: Bruner

GENERAL LEGISLATION:

Ordinance No. 2019-29

Amend Chapter 6-4 Regarding Gainesville Civic Center

City Manager Bryan Lackey stated the proposed amendment modifies the vendor service for alcohol at the Civic Center to allow for any vendor in the City that has a valid license with the City.

Motion to approve Ordinance 2019-29, AN ORDINANCE TO AMEND SECTION 6-4-93, ENTITLED "GAINESVILLE CIVIC CENTER," OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE BY ELIMINATING IT IN ITS ENTIRETY AND SUBSTITUTING IN ITS PLACE THE LANGUAGE SET FORTH BELOW; TO AMEND SUBSECTION 6 OF THE DEFINITION OF "PREMISES" IN SECTION 6-4-2, ENTITLED "DEFINITIONS," OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE BY ELIMINATING IT IN ITS ENTIRETY AND SUBSTITUTING IN ITS PLACE THE LANGUAGE SET FORTH BELOW; TO AMEND SUBSECTION (h) OF SECTION 6-4-100, ENTITLED "NON-PROFIT SPECIAL TEMPORARY EVENT PERMIT," OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE BY ELIMINATING IT IN ITS ENTIRETY; TO AMEND SUBSECTIONS (f), (g), (h), AND (i) OF SECTION 6-4-101, ENTITLED "FOR-PROFIT SPECIAL TEMPORARY EVENT PERMIT," AS SET FORTH BELOW; TO AMEND SUBSECTION (g) OF SECTION 6-4-103, ENTITLED "CATERED EVENTS," OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE BY ELIMINATING IT IN ITS ENTIRETY AND SUBSTITUTING IN ITS PLACE THE LANGUAGE SET FORTH BELOW; TO REPEAL CONFLICTING

ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **as presented.**

Motion made by Council Member Brooks

Motion seconded by Council Member Wangemann

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

Absent: Bruner

PUBLIC HEARING(S):

Request from RY Holding Company, LLC to annex a 2.016± acres tract located on the south side of Monroe Drive, east of Danbury Lane (a/k/a 2348 Monroe Drive) and to establish zoning as Heavy Industrial (H-I). Ward Number: Three. Tax Parcel Number(s): 15-032-000-010C. Request: Sewer for existing office/warehouse use.

- ***Proposed Annexation Ordinance 2019-30***
- ***Proposed Zoning Ordinance 2019-31***

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

Community and Economic Development Deputy Director Manager Matt Tate summarized the request. The Planning and Appeals Board and staff recommended approval with the following condition:

The existing gravel driveway shall be improved by constructing a concrete apron between the right-of-way line and the edge of the road bed. The improvements shall be completed within one year of the property being annexed into the city limits. All access point design for the subject property shall require review and approval by Hall County Engineering and the Gainesville Public Works Department Director. All required driveway improvements shall be at the full expense of the developer/property owner.

City Attorney Hayes opened the floor for comments.

Mark Noll, 4757 Thunder River Drive, commented on the project noting they wanted to connect to the city sewer system and planned to pave a portion of the area for improvements. He was available for any questions.

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

Motion to approve Ordinance 2019-30 ANNEXING A 2.016± ACRES TRACT LOCATED ON THE SOUTH SIDE OF MONROE DRIVE, EAST OF DANBURY LANE (A/K/A 2348 MONROE 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 approve Ordinance 2019-31 AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 2.016± ACRES TRACT LOCATED ON THE SOUTH SIDE OF MONROE DRIVE, EAST OF DANBURY LANE (A/K/A 2348 MONROE DRIVE) AT THE TIME OF ANNEXATION AS

HEAVY INDUSTRIAL, WITH CONDITION (H-I-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **with the condition as presented.**

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

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

Absent: Bruner

Request from 1779 Property Rentals, LLC to rezone a 3.68± acres tract located on the southwest corner of the intersection of Eberhart Street and Martin Luther King Jr. Boulevard, having frontage on the southeast side of High Street (a/k/a 310, 316 and 430 High Street SE; 1779 Martin Luther King Jr. Boulevard SE) from Residential-II (R-II), Planned Unit Development (P-U-D) and Heavy Industrial (H-I) to Light Industrial (L-I). Ward Number: Three. Tax Parcel Number(s): 01-033-003-003, 004 and 005. Request: Expand existing Industrial Pipe & Supply business.

- ***Proposed Rezoning Ordinance 2019-32***

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

Community and Economic Development Deputy Director Manager Matt Tate summarized the request. The Planning and Appeals Board and staff recommended approval with the following three conditions:

1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.
2. The exterior walls of the proposed building shall be constructed with a minimum 3-foot high brick water table.
3. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.

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

Motion to approve Ordinance 2019-32 AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 3.68± ACRES TRACT LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF EBERHART STREET AND MARTIN LUTHER KING JR. BOULEVARD, HAVING FRONTAGE ON THE SOUTHEAST SIDE OF HIGH STREET (A/K/A 310, 316 AND 430 HIGH STREET SE; 1779 MARTIN LUTHER KING JR. BOULEVARD SE) FROM RESIDENTIAL-II (R-II), PLANNED UNIT DEVELOPMENT (P-U-D) AND HEAVY INDUSTRIAL (H-I) TO LIGHT INDUSTRIAL, WITH CONDITIONS (L-I-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **with the conditions as presented.**

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

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

CITY MANAGER ISSUES:

Public Relations Manager

City Manager Bryan Lackey introduced new Public Relations Manager Christina Santee.

Business Resolution 2019-40

Terwilliger Pappas Multi-Family Partners, LLC Purchase and Sale Agreement (110 Jesse Jewell Parkway)

City Manager Bryan Lackey shared information about the proposed development noting a previous announcement was made selecting Terwilliger Pappas as the project developer for the City View and Midtown City View (formerly known as the old jail) property. A video depicting a rendition of the development was played and the advertisement for Solis Gainesville (coming in the Fall of 2021) was displayed. He stated the proposed resolution authorizes the sale of property to include a sale price of \$5 million for the City View site and \$3.6 million for the Midtown site. He briefly commented on the project phases and indicated the purpose of the purchase and sale of the property was for an investment in the community. He also commented on an incentive package with the development partner. He was pleased to be moving forward with this project and felt this was a quality redevelopment at its highest and best use.

Motion to adopt the resolution BR-2019-40 as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

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

Absent: Bruner

Council expressed appreciation and excitement about the redevelopment project.

Council Member Brooks commented on the proposals that were received and thanked all those that submitted proposals.

CITY CLERK ISSUES:

Election Day

City Clerk Denise Jordan briefly shared the unofficial votes cast pertaining to the November 5, 2019 election as of 2 PM. She stated the polls close at 7 PM and the unofficial election results will be shared once they were received.

ADJOURNMENT: 6:00 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk