

OFFICIALS PRESENT: Danny Dunagan, Zack Thompson, George Wangemann, Sam Couvillon, Barbara Brooks, Juli Clay
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 Elizabeth Burnette, St, Luke Baptist Church, delivered the invocation after which the Pledge of Allegiance was recited in unison.

OATH OF OFFICE:

Ward 2, Council Member Zack Thompson
Ward 3, Council Member Barbara B. Brooks
Ward 5, Council Member Juli Clay

The Honorable Judge John Breakfield administered the Oath of Office to Council Member Zack Thompson, Ward 2; Council Member Barbara B. Brooks, Ward 3; and Council Member Juli Clay, Ward 5. Mrs. Clay was recently elected where Mr. Thompson and Mrs. Brooks were reelected during the November 5, 2019 Municipal Election to serve four-year terms. The following oath was presented to each elected official individually:

"I do solemnly swear that I will faithfully perform the duties of Council Member of the City of Gainesville and that I will support and defend the Charter thereof as well as the Constitution and laws of the State of Georgia and of the United States of America; that I am not the holder of any unaccounted for public money due this State or any political subdivision or authority thereof; that I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding; that I am otherwise qualified to hold said office according to the Constitution and laws of Georgia; that I have been a resident of Ward 2 and the City of Gainesville for the time required by the Constitution and laws of this State and by the Municipal Charter; and that I will perform the duties of my office in the best interest of the City of Gainesville to the best of my ability without fear, favor, affection, reward, or expectation thereof."

ORGANIZATIONAL MEETING:

Business Resolution 2020-01 Emergency Interim Successors

Motion to adopt Resolution BR-2020-01 naming the Emergency Interim Successors as follows: Mayor C. Danny Dunagan, Jr.; Mayor Pro Tem Zack Thompson; Council Member George Wangemann; Council Member Warren S. Couvillon; Council Member Barbara B. Brooks; and Council Member Juli Clay.

Motion made by Council Member Wangemann

Motion seconded by Council Member Thompson

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

Appointments: Solicitor and Deputy Solicitor

Motion to appoint Anne Marie Bishop as Solicitor and Inez Grant as Deputy Solicitor.

Motion made by Council Member Thompson
Motion seconded by Council Member Wangemann
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Appointment: Administrative Hearing Officer

Motion to appoint G. Hammond Law, III as Administrative Hearing Officer.

Motion made by Council Member Brooks
Motion seconded by Council Member Thompson
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Appointment: Legal Organ

Motion to appoint The Gainesville Times as the Legal Organ.

Motion made by Council Member Wangemann
Motion seconded by Council Member Brooks
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Appointments: Board/Committee Ex-Officio Members

Motion to appoint the following 2020 Ex-Officio Members:

Chicopee Woods Area Park Commission	Council Member Wangemann
Economic Development Council	Mayor Dunagan
Gainesville-Hall County Development Authority	Mayor Dunagan
Gainesville-Hall County Land Bank Board	Council Member Couvillon
Gainesville Redevelopment Authority	Mayor Dunagan
Greater Hall Chamber of Commerce Board of Directors	Mayor Dunagan
HALLmark Initiative	Mayor Dunagan
Airport Advisory Committee	Council Member Clay
Board of Health	Council Member Wangemann
Chattahoochee Golf Course Advisory Committee	Council Member Thompson
Friends of the Parks	Council Member Clay
Gainesville Non-Profit Development Foundation	Council Member Brooks
Historic Preservation Commission	Council Member Wangemann
Housing Authority	Council Member Couvillon
Keep Hall Beautiful/Hall County Green Alliance	Council Member Wangemann
Main Street Gainesville Advisory Board	Council Member Thompson
Parks and Recreation Board	Council Member Couvillon
Planning and Appeals Board	Council Member Brooks

Motion made by Council Member Thompson
Motion seconded by Council Member Wangemann
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

OATH OF OFFICE:

Solicitor Oath of Office

Mayor Dunagan administered the Oath of Office to Solicitor Anne Bishop. The Oath read as follows:

“I do solemnly swear that I will conduct the Office of the Solicitor of the Municipal Court of Gainesville, Georgia, in accordance with the law, that I will prosecute all cases made in said court to the very best of my ability, and that I will so conduct myself in carrying out the duties of the office in such a manner as will reflect credit upon the municipality in its administration of justice.”

Municipal Court Judge Oath of Office

Mayor Dunagan administered the Oath of Office to Judge G. Hammond Law, III. The Oath read as follows:

I do solemnly swear that I will carry out the duties of Judge of the Municipal Court of Gainesville, Georgia, in accordance with the law, that I will act without fear, favor, or partiality in deciding issues between the municipality and persons accused violating ordinances of the municipality, and that I will conduct myself and the affairs of the municipal court in such a manner as will reflect credit upon the municipality in its administration of justice.”

PRESENTATIONS / RECOGNITIONS:

Post-Employment Service Recognition

Mayor Dunagan read a testimonial and presented tokens of appreciation to retirees Melvin Cooper (Parks & Recreation), Jarrett Nash (Water Resources), Genevieve Scott (Police) and Scott Stowers (Fire) for their years of service. He also recognized retirees Steve Smith (Fire) and Rhett Williams (Water Resources). The total accumulated service was 165 years, 9 months, and 1 day.

Meritorious Service Awards

Police Chief Jay Parrish shared details about a medical incident that occurred on September 23, 2019 noting swift actions of two officers provided a positive outcome. He recognized and presented the Meritorious Service Award to Officer Chase Trammell and Officer Charlie Champion for their life saving actions. This was Officer Trammell's 5th and Officer Champion's 2nd Meritorious Award. Council extended words of appreciation.

COUNCIL ANNOUNCEMENTS:

Council Member Wangemann

1. Wished everyone a Happy New Year.
2. Commented on his participation in the Polar Bear event this year.

Council Member Thompson

Commented on the holiday events held in the City noting there were over 13,000 attendees.

Council Member Brooks

1. Thanked the Gainesville community for their continued support.
2. Announced the International Black Ministerial Association will sponsor its annual citywide revival at Antioch Baptist Church, 1110 Mill Street, from January 6 through January 8 at 7:30 PM each night.

3. Announced the Newtown Florist Club will hold the 2020 Martin Luther King, Jr. Day Program at the St. John Baptist Church at 10 AM on January 20. The march would begin at 1:00 PM and the youth rally at 2:00 PM. The activities are open to the public and all are invited to attend.

Council Member Clay

1. Thanked the community for trusting her to serve as a Council Member. She is honored and humbled and looking forward to working with the City Council and staff. She also thanked her family and friends.
2. Announced the Gainesville Parks & Recreation in partnership with Hall County is currently accepting applications for youth sports through May. Applications are available on the City's website.

Council Member Couvillon

Congratulated and welcomed Council Member Juli Clay to the Council.

Mayor Dunagan

1. Welcomed Council Member Juli Clay.
2. Announced Notre Dame received a welcome from the City for a week of training at Lake Lanier Olympic Park.

CONSENT AGENDA:

Appointment: Lake Lanier Olympic Park Foundation

Motion to appoint Danny Dunagan to replace Ruth Bruner on the Lake Lanier Olympic Park Foundation board as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

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

Minutes: November 14, 2019 Work Session

Minutes: November 19, 2019 Mayor/Council Meeting

Motion to approve the minutes accepting the edits as presented.

Motion made by Council Member Brooks

Motion seconded by Council Member Thompson

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

Abstain: Clay

RESOLUTIONS:

Business Resolution 2020-02

Tax Allocation District (TAD) Funding for Gainesville Renaissance

City Manager Bryan Lackey stated the developer is proposing a three-story mixed used building on the property located at 106 Spring Street. The initial funding request in the amount of \$3.35 million was tabled at the December 3, 2019 TAD meeting. After discussions, the amount was modified to \$2.96 million during the December 20, 2019 meeting. Mr. Lackey reviewed the uses and conditions for the funding indicating the reimbursement shall not exceed a period of 13

years or the funded amount, whichever comes first. The proposed resolution approves the funding for the Gainesville Renaissance from the increment generated by the project. It also authorizes the City Manager and City Attorney to prepare and execute a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Motion to adopt the resolutions BR-2020-02 with conditions as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

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

Abstain: Clay

PUBLIC HEARING(S):

Request from Capstone Acquisitions, LLC to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a 0 Jesse Jewell Parkway) and to establish zoning as Light Industrial (L-I). Ward Number: Three. Tax Parcel Number(s): 00-144-000-023. Request: Climate controlled storage and office/warehouse.

- ***Proposed Annexation Ordinance 2020-01***
- ***Proposed Zoning Ordinance 2020-02***

City Attorney Abb Hayes stated the Community and Economic Development received a request from the applicant to table the public hearing matter to the February 4, 2020 Council Meeting.

Motion to table the request to the February 4, 2020 Council Meeting.

Motion made by Council Member Clay

Motion seconded by Council Member Brooks

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

Request from City of Gainesville to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a 110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 01-010-001-001. Request: Mixed-use development.

- ***Proposed Rezoning Ordinance 2020-03***

Request from City of Gainesville to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a 610 and 622 Main Street, SW; 605 Grove Street, SW) from Light Industrial (L-I) to Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 01-011-004-001. Request: Mixed-use development.

- ***Proposed Rezoning Ordinance 2020-04***

City Attorney 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 Matt Tate summarized the application noting this was a two-phase development project. The Phase 1 property was known as the City View Lot and the Phase 2 property known as the Old Jail Lot. The Planning and Appeals Board and staff recommended approval of both requests with the following five conditions:

Phase 1 and Phase 2

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
5. 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.

City Attorney Hayes opened the floor for comments.

FAVOR

Greg Power, Executive Vice President of Terwilliger Pappas, stated they were excited about bringing a Solis community to Gainesville. He highlighted some of the project details noting the design's focus points were integration with the bridge, creation of a gathering space for the public and screening of the parking. He mentioned there would be heavy landscaping. He also commented on the sizes of the homes and the amenities noting it was consistent with the future land use plan. They looked forward to starting soon and becoming a valued member of the community and partner with the City.

OPPOSITION

Joshua Silavent, 425 North Avenue, stated he did not oppose the developments that were presented. However, he felt it was inconsistent with the affordable housing growth. He also felt the citizens should get more value for their spending and suggested some funding options to assist with affordable housing. He ended by stating he was passionate about the issue of affordable housing.

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

Council Member Thompson commented on the project and expressed excitement for this opportunity. He felt the City chose an outstanding group and project.

Motion to approve Ordinance 2019-03, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 6.84± ACRES TRACT LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF JESSE JEWELL PARKWAY AND BRADFORD STREET, HAVING ROAD FRONTAGE ON THE NORTH SIDE OF COLLEGE AVENUE (A/K/A 110 AND 120 JESSE JEWELL PARKWAY, SE; 525 BRADFORD STREET, SE; 111 COLLEGE AVENUE, SE) FROM PLANNED UNIT DEVELOPMENT (P-U-D) AND GENERAL BUSINESS (G-B) TO PLANNED UNIT DEVELOPMENT (P-U-D); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

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

Motion to approve Ordinance 2019-04, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 4.1± ACRES TRACT LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND PARKER STREET, HAVING ROAD FRONTAGE ON THE NORTH SIDE OF BANKS STREET AND THE EAST SIDE OF GROVE STREET (A/K/A 610 AND 622 MAIN STREET, SW; 605 GROVE STREET, SW) FROM LIGHT INDUSTRIAL (L-I) TO PLANNED UNIT DEVELOPMENT (P-U-D); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions as presented.

Motion made by Council Member Brooks

Motion seconded by Council Member Couvillon

Council Member Couvillon mentioned a few affordable housing projects that are underway.

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

CITY MANAGER ISSUES:

City Manager Bryan Lackey welcomed Council Member Juli Clay to the City Council.

ADJOURNMENT: 6:27 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk