

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.

Apostle Roderick Huey, delivered the invocation after which the Pledge of Allegiance was recited in unison.

COUNCIL ANNOUNCEMENTS:

Council Member Clay

Announced Main Street Gainesville has been designated a 2020 Accredited Main Street America program noting accredited status is Main Street America's top tier recognition.

Council Member Brooks

Provided information surrounding District 2 Public Health's continued efforts to offer free COVID-19 testing across Northeast Georgia.

Council Member Thompson

Stated the Public Works Department recently rolled out the new 95-gallon rolling trash receptacles which feature the City's new logo. The incentive is to bring the trash to the curb. He provided a friendly reminder about the recycling of the old trash cans. He commended the Public Works staff for providing this service.

Council Member Wangemann

1. Restated information regarding the District 2 Health free COVID-19 testing.
2. Recognized and introduced Red Cross representatives Mike Riemann, Marlon Trone and Bill Wittel. A handout was distributed and each spoke briefly about the services administered by the Red Cross noting they remain engaged in delivering the Red Cross mission across a 21-county area in Northeast Georgia. It was also noted that volunteers are always accepted. Mayor Dunagan and Mr. Wangemann expressed appreciation for the Red Cross.
3. Provided an update on his door knocking efforts to invite residents to Council Meetings.
4. Recognized Brooke Siskin who introduced herself as a candidate running for 9th District Congress.

Council Member Couvillon

1. Stated he looked forward to and appreciates the student scholarship recognitions.
2. Commented on local school boards working to determine a schedule with in-person educational options. He also recognized Emily Ligon noting she was excited about returning to school.

Mayor Dunagan

Shared information about Lake Lanier Olympic Park's newest addition – the Olympic Ring Plaza.

PRESENTATIONS / RECOGNITIONS:

You're the Reason Scholarship Awards

Mayor Dunagan shared information regarding the *You're the Reason Scholarship* fund and recognized the following award recipients: Maggie VonEssen, Ben Wiley, Emma Douglas, and Eli Ligon (Grand prize winner).

Gainesville Spring Chicken Scholarship Awards

Mayor Dunagan shared information regarding the *Gainesville Spring Chicken Scholarship* fund and recognized the following award recipients: Taylor Phillips, Kyrie Miles, and Adonis Merritt (Grand prize winner).

PUBLIC COMMENTS:

Bob Brooksher, Clermont resident, spoke on the issue of the confederate monument located on the Gainesville Downtown Square. He had researched the history and provided a summary of what happened during the era when the monument was erected. He felt the convictions of 1909 no longer exist in 2020 and expressed a desire for exploring relocation options to a museum or other appropriate location. Mayor Dunagan stated the monument is located outside the City's jurisdiction, after which, Mr. Brooksher stated the Council could have an impact by providing a resolution stating the City's position regarding this matter.

Bill Brooksher, distributed the confederate monument's lease information noting the property is privately owned. The monument's location is in the County which is also the heart of downtown Gainesville. He felt this does not send the right message to international visitors and felt it was important to find a better location. He requested for Council to review the videos and documents previously sent.

Council Member Brooks thanked Bill and Bob Brooksher for their presentation. It was her official response that the confederate monument known as "Old Joe" is important to a lot of people. She expressed her beliefs and indicated her preference was to find an appropriate place for the monument allowing all of history to be acknowledged. She also felt the City would place something in the center of square that represents and reflects the entire diverse community if the City owned that property. However, since it does not, she felt the City as a whole should take the appropriate avenue to address it with the Hall County Board of Commissioners. Mrs. Brooks expressed support for the cause while recognizing her responsibility to hear and support those with different opinions.

CONSENT AGENDA:

Appointment: Convention and Visitors Bureau Authority Board - Appoint Vittoria Bell

Appointment: Housing Authority - Reappoint Faron Thompson

**Appointment: Metropolitan Planning Organization - Citizens Advisory Committee –
Appoint William "Bill" Bush**

Appointment: Gainesville Redevelopment Authority - Reappoint Matt Nix and Jason Everett

Motion to appoint Vittoria Bell to the Convention and Visitors Bureau Authority; reappoint Faron Thompson to the Housing Authority; appoint William "Bill" Bush to the Metropolitan Planning Organization – Citizen Advisory Committee; and to reappoint Matt Nix and Jason Everett to the Gainesville Redevelopment Authority.

Motion made by Council Member Clay
Motion seconded by Council Member Thompson

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

Minutes: June 11, 2020 Work Session

Minutes: June 16, 2020 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: Thompson, Wangemann, Couvillon, Brooks, Clay

Resolutions

- A. BR-2020-24 Tax Allocation District (TAD) Funding for Enclave Phase II at 890 Wills Street SW
- B. BR-2020-25 Tax Allocation District (TAD) Funding for G-4 Development Group at 743 Main Street SW and 722 Bradford Street
- C. BR-2020-26 City of Ethics Recertification
- D. PR-2020-07 Accept FY21 Legacy Link Grant Contract
- E. PR-2020-08 Community Development Block Grant (CDBG) 2019-2023 HUD Consolidated Plan & 2019 Annual Action Plan Substantial Amendment to the 2019-2023
- F. PR-2020-09 Approval of Hall Area Transit Safety Plan

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

Motion to adopt the resolutions as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

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

RESOLUTIONS:

Project Resolution-2020-10

VIA Contract for Microtransit Software and Technical Support

City Manager Bryan Lackey commented on deficiencies with the current transit program and shared how this project came to life. He stated the program is shared with Hall County and the Phase I portion of the system will begin in the City of Gainesville. He expressed excitement about this being an innovative, modern and more efficient system. With the Coronavirus Aid, Relief and Economic Security (CARES) Act, the FTA will provide 100% capital funding of all transit operating and capital expenses for the first year. He commented on the purpose for the rideshare program noting there are no intentions to compete with Uber and Lift. The proposed service is affordable. Hall County and the Metropolitan Planning Organization have been involved in this project.

Community Service Center Director Phillippa Lewis Moss presented information about the proposed micro-transit software system supplemented with a power point. She introduced the software vendor as VIA, Inc. The topics of the presentation included the vendor selection, operational components, customer interface, the anatomy of a trip, enhancements to public transit, the next steps, future fleet plans, van types, and WEGO branding. She requested approval of the proposed contract with VIA.

Council Member Clay extended appreciation to Mrs. Moss for all her hard work on this project.

Ms. Moss confirmed the costs will be in line with the current costs with a possible savings over the next few years.

Motion to adopt the resolution PR-2020-10 as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

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

PUBLIC HEARING(S):

Request from the City of Gainesville to annex a 4.4± acres tract located at the west side of Athens Highway and Smallwood Road to include property located on the north, south and west side of Smallwood Road (a/k/a 0 and 2221 Smallwood Road; 2306 and 2312 Athens Highway) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 15-032-000-002 (Part); 15-032-000-113; 15-032-000-125. Request: Business Park.

- ***Proposed Annexation Request 2020-14***
- ***Proposed Zoning Request 2020-15***

Request from the City of Gainesville to rezone a 1,320± acres tract located between Athens Highway and Candler Highway, having road frontage on Monroe Drive, Allen Creek Road, Fulenwider Road and May Drive (a/k/a 1701 Fulenwider Road, SW) from Residential-I-A (R-I-A) and Heavy Industrial (H-I) to Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 15-023-000-167 (Part). Request: Business Park.

- ***Proposed Rezoning Ordinance 2020-16***

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

Community and Economic Development Deputy Director Matt Tate reviewed the three requests. The Planning and Appeals Board and staff recommended approval with the following two conditions:

1. The development standards within the narrative, site plan and architectural renderings submitted with the applicant's annexation and rezoning application shall be made part of the zoning ordinances, and shall be subject to the approval of the Director of the Community and Economic Development Department.
2. The proposed landscape buffer adjacent to the residential properties located off of Smallwood Road and Smallwood Springs Drive shall be planted with evergreen trees where determined necessary to provide for an effective buffer. The number, location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.

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 the Ordinance 2020-14, AN ORDINANCE ANNEXING A 4.4± ACRES TRACT LOCATED ON THE WEST SIDE OF ATHENS HIGHWAY AND SMALLWOOD ROAD TO INCLUDE PROPERTY LOCATED ON THE NORTH, SOUTH AND WEST SIDE OF SMALLWOOD ROAD (A/K/A 0 AND 2221 SMALLWOOD ROAD; 2306 AND 2312 ATHENS HIGHWAY); 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 **as presented**.

Motion made by Council Member Brooks

Motion seconded by Council Member Wangemann

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

Motion to approve Ordinance 2020-15, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 4.4± ACRES TRACT LOCATED ON THE WEST SIDE OF ATHENS HIGHWAY AND SMALLWOOD ROAD TO INCLUDE PROPERTY LOCATED ON THE NORTH, SOUTH AND WEST SIDE OF SMALLWOOD ROAD (A/K/A 0 AND 2221 SMALLWOOD ROAD; 2306 AND 2312 ATHENS HIGHWAY) AT THE TIME OF ANNEXATION AS PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); 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 Clay

Motion seconded by Council Member Thompson

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

Motion to approve Ordinance 2020-16, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1,320± ACRES TRACT LOCATED BETWEEN ATHENS HIGHWAY AND CANDLER HIGHWAY, HAVING ROAD FRONTAGE ON MONROE DRIVE, ALLEN CREEK ROAD, FULENWIDER ROAD AND MAY DRIVE (A/K/A 1701 FULENWIDER ROAD, SW) FROM RESIDENTIAL-I-A (R-I-A) AND HEAVY INDUSTRIAL (H-I) TO PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); 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 Wangemann

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

Request from Kevin Pethel to rezone a 1.30± acres tract located southwest of the intersection of Crow Road and White Sulphur Road, having road frontage on the north side of Beverly Road (a/k/a 2092 Crow Road and 2005 White Sulphur Road) from Residential-I (R-I) to Light Industrial (L-I). Ward Number: Two. Tax Parcel Number(s): 09-124-000-038 (Part). Request: Plumbing and electrical contractor office/warehouse.

- ***Proposed Rezoning Ordinance 2020-17***

City Attorney Hayes opened the public hearing and confirmed the public notice was properly advertised.

Community and Economic Development Deputy Director Matt Tate reviewed the request. The Planning and Appeals Board and staff recommended approval with the following six conditions. Mr. Tate stated staff requested it be zoned General Business instead of Light Industrial.

1. The subject property shall be limited to the proposed plumbing and electrical contractor office/warehouse use and the permitted uses within the Neighborhood Business (N-B) zoning district excluding a convenience store, dollar-type store, coin laundry facility, convenience store, tobacco or vaping store, massage parlor or tattoo parlor.
2. The exterior walls of the existing metal building or any future building shall be painted similarly to the existing color or an earth tone color. In addition, a minimum 3-foot high brick or stone water table shall be required on the exterior walls facing north, east and south.
3. The existing trees located within the subject property shall remain except for what is only necessary to be removed for the development. If deemed necessary, the required tree/landscape plan shall provide for additional evergreen trees and deciduous trees to be planted to help screen the building, parking area and detention pond from Beverly Road, Crow Road and the adjacent properties. The number, location, spacing, size and type of trees planted shall be subject to the approval of the Director of Community and Economic Development Department.
4. There shall be no freestanding signs permitted fronting Crow Road.
5. All access point design for the subject property shall require review and approval by the Hall County Public Works Department and the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
6. 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.

FAVOR:

Lee Hemmer, 3945 Reynolds Road, spoke on behalf of the applicant. He stated the church currently owns the property and the applicant wants to repurpose the vacant building to put back into good use. They agree to all the conditions and were happy to answer 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 the Ordinance 2020-17, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1.30± ACRES TRACT LOCATED SOUTHWEST OF THE INTERSECTION OF CROW ROAD AND WHITE SULPHUR ROAD, HAVING ROAD FRONTAGE ON THE NORTH SIDE OF BEVERLY ROAD (A/K/A 2092 CROW ROAD AND 2005 WHITE SULPHUR ROAD) FROM RESIDENTIAL-I (R-I) TO GENERAL BUSINESS, WITH CONDITIONS (G-B-c); 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 Wangemann

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

Request from Juan Luna for a special use on a 1.66± acres tract located on the southwest side of the intersection of Washington Street and West Avenue, east of John Morrow Jr. Parkway (a/k/a 0, 903, 915, 919, 921, 925 and 927 Washington Street, SW), having a zoning of Neighborhood Business (N-B). Ward Number: Four. Tax Parcel Number(s): 01-046-001-024A, 025, 026, 027, 028, 029 and 037. Request: 20 multi-family apartments.

- ***Proposed Resolution ZR-2020-03***

City Attorney Hayes opened the public hearing and confirmed the public notice was properly advertised.

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

1. All of the existing structures shall be demolished and removed from the subject property.
2. The proposed townhome style apartments shall be generally consistent with the standards depicted on the architectural elevations and pictures provided with this special use application to include a mixture of exterior brick, stone cementitious siding materials, decorative gated entrances and minimum 6:12 pitched roof.
3. The owner/developer shall screen the proposed stormwater detention pond, dumpster pad and the rear and sides of the 4-unit apartment building with a mixture of evergreen trees. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
4. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the existing curb and sidewalk shall be repaired or replaced along Washington Street and West Avenue in front of the development.
5. An updated as-built boundary survey/plat of the subject property, indicating the existing stormwater easement and 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:

Jack Bailey, 2419 Island Drive, stated he represented the applicant Juan Luna noting they were available for questions. He felt this would be a major improvement for the neighborhood and everyone would be proud of it. He requested Council's approval.

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

Motion to adopt resolution ZR-2020-03 with conditions as presented.

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

CITY MANAGER ISSUES:

BR-2020-18 Approval of Exercising Power of Eminent Domain at 628 EE Butler Parkway
(Tabled at the June 16, 2020 Mayor/Council Meeting - Staff recommends tabling to the August 4, 2020 Mayor/Council Meeting)

City Manager Bryan commented on the item noting it was previously presented and tabled. Requested to table to the August 4, 2020 Mayor/Council Meeting.

Motion to table the resolution BR-2020-18 to the August 4, 2020 Mayor/Council Meeting.

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

EXECUTIVE SESSION:

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

Motion to enter an Executive Session at 6:46 PM to discuss real estate and litigation matters.

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

OFFICIALS PRESENT: Dunagan, Thompson, Wangemann, Couvillon, Brooks, Clay
STAFF PRESENT: Lackey, Sheppard, Hayes, Jordan

City Attorney Abb Hayes attended a portion of the Executive Session.

Motion to close the Executive Session at 7:13 PM.

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

OTHER BUSINESS:

Continued Efforts Against COVID-19

Council Member Clay thanked everyone for their continued efforts in the fight against COVID-19 and urged all citizens to continue to do their part in this fight. She commented on Northeast Georgia Health Systems being our heroes in this fight as they continue to serve our community.

ADJOURNMENT: 7:14 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk