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.

Council Member Wangemann delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Gainesville Fire Department 2019 Recognition Awards

Fire Chief Jerome Yarbrough recognized and presented the Rookie of the Year Award to Firefighter I/EMT Karl Schaefer, the Firefighter of the Year Award to Firefighter III/EMT Justin Carpenter, and the Fire Officer of the Year Award to Lieutenant/EMT Jonathan Sutton.

Recognition of Fire Chief for 35 Years of Service

City Manager Bryan Lackey recognized Fire Chief Yarbrough for 35 years of service with the City of Gainesville. Council extended words of appreciation.

COUNCIL ANNOUNCEMENTS:

Council Member Clay

Announced and shared information about the *hALL In* initiative, a collaborative effort by local governments, community leaders and key organizations, encouraging businesses and organizations to pledge in following guidelines to stop the spread of COVID-19.

Council Member Brooks

Announced the Skate Park ribbon cutting will occur on Sunday, October 18, 2020 at 2:00 PM at 636 High Street.

Council Member Thompson

Shared information about the Squarecrows on the Square noting all squarecrows will be on display by Monday, October 12th to compete for the 2020 Best Squarecrow title.

Council Member Wangemann

1. Announced the opening of the new City of Gainesville Visitor Center located on the first floor of the Administrative Building.
2. Reported participation in recent cleanup efforts as well as a Shore Sweep clean up at Longwood Park.

Council Member Couvillon

1. Encouraged everyone to continue in wearing their masks.
2. Expressed the importance of in-school learning for children and extended kudos to the school systems for getting kids back in school.

Mayor Dunagan

Commented on the Terwilliger Pappas “Solis Gainesville” project and the official groundbreaking ceremony that was held today.

PUBLIC COMMENTS:

Jennifer Flowers, Executive Director of the Lake Lanier Association, highlighted the need for proactively maintaining and updating the water/wastewater infrastructure and the importance of source water protection. On behalf of the Association, she urged everyone to support the projects and programs that support a clean Lake Lanier.

Dale Caldwell, Headwaters Director of the Chattahoochee Riverkeeper and Gainesville resident, spoke in favor of the Gainesville Water Resources proposed 10-year water plan. He expressed the need for proactive approaches when it comes to environmental protection noting there are costs involved to maintain a water/wastewater infrastructure. He appreciated Water Resources Department for maintaining its infrastructure.

CONSENT AGENDA:

Appointment: Ethics Committee – Reappoint William Sanders
Appointment: Gainesville-Hall County Land Bank Authority – Reappoint Carlyle Cox
Appointments: Gainesville Non-Profit Development Foundation – Reappoint Dick Young, Rebina Warthen, Broughton Cochran and Carlyle Cox

Motion to reappoint William Sanders to the Ethics Committee; reappoint Carlyle Cox to the Gainesville-Hall County Land Bank Authority; and reappoint Dick Young, Rebina Warthen, Broughton Cochran and Carlyle Cox to the Gainesville Non-Profit Development Foundation as presented.

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

Minutes: September 10, 2020 Work Session
Minutes: September 15, 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-2020-37 City Owned Property to be Used for Early Voting in Conjunction with November 3, 2020 General Election (100 Brenau Avenue NE)
B. BR-2020-38 Adoption of an Intergovernmental Agreement for Maintenance and Improvement of the Highlands to Islands Multi-Use Trail
C. PR-2020-13 Georgia Outdoor Stewardship Program Grant for Highlands to Islands Trail

City Manager Bryan Lackey provided a brief overview of resolution items A and C. He requested no action be taken on resolution item B.

Motion to adopt resolution items A and C as presented.

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

GENERAL LEGISLATION:

Ordinance 2020-30
Amend Title 10 as it Pertains to Water Rates
Water Resources Director Linda MacGregor presented information, supplemented with a power point, regarding the referenced proposed ordinance. Notable highlights were as follows:

- Desire to be a world class utility today and in the future.
- There are challenges to be met with operations, aging infrastructure and regulations.
- Development of a 10-year water rate plan.
- A 1.9% rate increase beginning January 1, 2022.
- Changing from ccf to gallons.
- No rate increases since 2014.
- Lifeline rate users will see a decrease.
- Change Round-up Program to Opt-out Program.

Ms. MacGregor requested approval of the proposed ordinance with an effective date of January 1, 2022.

Motion to approve the Ordinance 2020-30, AN ORDINANCE TO AMEND ARTICLE 2 ENTITLED "WASTEWATER DISPOSAL" AND ARTICLE 3 ENTITLED "WATER" OF CHAPTER 10-1 OF TITLE 10 OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE BY ELIMINATING THEM IN THEIR ENTIRETY AND SUBSTITUTING IN THEIR 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 Thompson
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

PUBLIC HEARING(S):

Request from Packaging Specialties of GA to annex a 4.16± acres tract located on the southwest side of Murphy Boulevard at its terminus (a/k/a 0, 2390 and 2400 Murphy Boulevard) and to establish zoning as Light Industrial (L-I). Ward Number: Five. Tax Parcel Number(s): 08-007-003-008J and 030; 08-008-000-040. Request: Utility improvements.

- ***Proposed Annexation Ordinance 2020-31***
- ***Proposed Zoning Ordinance 2020-32***

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 request. The Planning and Appeals Board and staff recommended approval.

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 2020-31, AN ORDINANCE ANNEXING A 4.16± ACRES TRACT LOCATED ON THE SOUTHWEST SIDE OF MURPHY BOULEVARD AT ITS TERMINUS (A/K/A 0, 2390 AND 2400 MURPHY BOULEVARD); 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 Wangemann
Motion seconded by Council Member Thompson
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Motion to approve Ordinance 2020-32, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 4.16± ACRES TRACT LOCATED ON THE SOUTHWEST SIDE OF MURPHY BOULEVARD AT ITS TERMINUS (A/K/A 0, 2390 AND 2400 MURPHY BOULEVARD) AT THE TIME OF ANNEXATION AS LIGHT INDUSTRIAL (L-I); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **as presented.**

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

Request from CenterPoint Integrated Solutions to annex a 7.81± acres tract located on the north side of Browns Bridge Road, east of its intersection with Cherry Hill Drive (a/k/a 2602 Browns Bridge Road) and to establish zoning as General Business (G-B). Ward Number: Four. Tax Parcel Number(s): 08-015-009-021 (Part). Request: CarMax Auto Superstore.

- ***Proposed Annexation Ordinance 2020-33***
- ***Proposed Zoning Ordinance 2020-34***

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 three conditions:

1. The proposed buildings shall meet the exterior building material requirements of the Gateway Corridor Overlay Zone.
2. An electronic message board sign shall not be permitted for the subject property.
3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). 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 owner/developer.

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 2020-33, AN ORDINANCE ANNEXING A 7.81± ACRES TRACT LOCATED ON THE NORTH SIDE OF BROWNS BRIDGE ROAD, EAST OF ITS INTERSECTION WITH CHERRY HILL DRIVE (A/K/A 2602 BROWNS BRIDGE 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 **as presented.**

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

Motion to approve Ordinance 2020-34, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 7.81± ACRES TRACT LOCATED ON THE NORTH SIDE OF BROWNS BRIDGE ROAD, EAST OF ITS INTERSECTION WITH CHERRY HILL DRIVE (A/K/A 2602 BROWNS BRIDGE 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 **with conditions as presented**.

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

Request from Frank Norton, Jr. to annex a 2.16± acres tract located on the northeast side of Quarry Street and north side of Highland Street near its intersection (a/k/a 39, 44, 48 and 49 Quarry Street; 4 Highland Street) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: Two. Tax Parcel Number(s): 00-063-009-001, 002, 003, 004 and 012. Request: Existing and new homes totaling 19 units.

- ***Proposed Annexation Ordinance 2020-35***
- ***Proposed Zoning Ordinance 2020-36***

Request from Frank Norton, Jr. to amend the existing Planned Unit Development (P-U-D) zoning on a 14.43± acres tract located east of Lakeview Drive and north of Highland Street, having road frontage on the northwest side of Spring Street (a/k/a 0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE). Ward Number: Two. Tax Parcel Number(s): 00-082-003-002. Request: 30 residential cottage and townhomes.

- ***Proposed Zoning Amendment Ordinance 2020-37***

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 two requests noting together the requests totaled 16.59± acres and 49 proposed residential units. The Planning and Appeals Board and staff recommended approval with the following conditions:

1. All of the front yards of the existing and new residential units shall be sodded with grass. In addition, the rear of the proposed single-family homes fronting Lakeview Drive, Quarry Street and Highland Street shall be designed with exterior architectural features to resemble a front facade.
2. In addition to the proposed 6-foot tall privacy fence, the owner/developer shall plant vegetation consisting of evergreen and deciduous trees between the subject property and the adjacent neighboring residential homes fronting Quarry Street and Highland Street. 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.
3. The exterior of the proposed homes shall be constructed with hardie-plank siding and pitched roofs similar to the existing two-story structures located along Quarry Street and Highland Street.
4. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County. 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 proposed sidewalk network shall connect with the future proposed sidewalks along Lakeview Drive, Quarry Street, Highland Street and within proposed Liberty Lakeview subdivision road.

City Attorney Hayes opened the floor for comments.

Frank Norton, Jr., 615 Park Hill, stated he represented Sanctum, the investment partnership for Liberty Lakeview. He provided information about Norton's legacy, the project development and the importance of maintaining the integrity and historical character of the overall development. The development will include multiple property types consisting of historic cottages, tower and townhomes, as well as a community park. He commented on the improvements made to the units and used a power point to display the before and after pictures of the proposed units. In closing, Mr. Norton, commented on the significance of the stars in the Liberty brand used as their product label.

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

Motion to approve Ordinance 2020-35, AN ORDINANCE ANNEXING A 2.16± ACRES TRACT LOCATED ON THE NORTHEAST SIDE OF QUARRY STREET AND NORTH SIDE OF HIGHLAND STREET NEAR ITS INTERSECTION (A/K/A 39, 44, 48 AND 49 QUARRY STREET; 4 HIGHLAND STREET); 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 Wangemann
Motion seconded by Council Member Brooks
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Motion to approve Ordinance 2020-36, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A

2.16± ACRES TRACT LOCATED ON THE NORTHEAST SIDE OF QUARRY STREET AND NORTH SIDE OF HIGHLAND STREET NEAR ITS INTERSECTION (A/K/A 39, 44, 48 AND 49 QUARRY STREET; 4 HIGHLAND STREET) 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 2020-37, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING ON A 14.43± ACRES TRACT LOCATED EAST OF LAKEVIEW DRIVE AND NORTH OF HIGHLAND STREET, HAVING ROAD FRONTAGE ON THE NORTHWEST SIDE OF SPRING STREET (A/K/A 0 LAKEVIEW DRIVE, NE; 52, 54 AND 56 QUARRY STREET, NE); 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

CITY MANAGER ISSUES:

BR-2020-18 Approval of Exercising Power of Eminent Domain at 628 EE Butler Parkway (Tabled at the September 15, 2020 Mayor/Council Meeting)
City Manager Bryan Lackey provided an update on the matter noting they continued to make progress. He requested the resolution be tabled to the December 15, 2020 Council Meeting.

Motion to table to the December 15, 2020 Council Meeting.

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

CITY CLERK ISSUES:

November 3, 2020 Election
City Clerk Denise Jordan shared the following information regarding the upcoming election:

- Early voting is October 12th through October 30th.
- Ballots can be cast from 7 AM - 7 PM Monday through Friday and on Saturday, Oct. 24 from 7 AM – 7 PM.
- Eight (8) voting locations will be available for early voting.
- Applications for Absentee voting are available on-line.
- Visit the Hall County Elections website at www.hallcounty.org for more information.

ADJOURNMENT: **6:33 PM**

/ag

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C. Danny Dunagan, Jr., Mayor

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Denise O. Jordan, City Clerk