OFFICIALS PRESENT:	Danny Dunagan, Ruth Bruner, George Wangemann, Sam Couvillon, Zack Thompson, Barbara Brooks
STAFF PRESENT:	Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan

Mayor Dunagan called the meeting to order at 9:00 AM and served as the presiding officer.

DEPARTMENT ISSUES:

Resolution: Parking Deck Expansion Project
Construction and Project Management Section Chief Barclay Fouts stated the Main Street parking deck needs to be expanded which will include the addition of public restrooms at the ground level. Five bids were received, Staff recommends awarding a contract to the low bidder, Carroll Daniel Construction Company. The proposed resolution authorized the expenditure of up to $4,341,300 from tax exempt bonds and authorized the execution documents to complete the project.

Placed on the February 6, 2018 Council Meeting Consent Agenda

Resolution: Spout Springs Road Utilities Relocation - Phase I
Civil Engineer Marcial Mosqueda requested funding for design and bidding services related to the referenced Georgia Department of Transportation project. The proposed resolution authorized (1) execution of an agreement for professional services with Wiedeman and Singleton, (2) acquisition of temporary and permanent easements, and (3) the expenditure of up to $347,420 from the Department of Water Resources Capital Projects Fund.

Placed on the February 6, 2018 Council Meeting Consent Agenda

Public Hearing Item for the February 6, 2018 Council Meeting
(Tabled at the December 12, 2017 PAB Meeting)
Request from EDRE Assets, LLC to annex a 5.048± acres tract located on the north side of Ramsey Road at its terminus (a/k/a 0, 2608 and 2611 Ramsey Road) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: Two. Tax Parcel Number(s): 09-110-000-019 (part), 024 and 027. Request: 3 single-family lots.
Planning Manager Matt Tate summarized the request. The Planning and Appeals Board recommended approval with five conditions. There was no public opposition.

Placed on the February 6, 2018 Council Meeting Agenda

Public Hearing Item for the February 6, 2018 Council Meeting
Request from Altus Development, LLC to rezone a 1.13± acres tract located on the northwest side of the intersection of Park Hill Drive and South Enota Drive (a/k/a 1351 Park Hill Drive) from Residential-II (R-II) to Office and Institutional (O-I). Ward Number: Two. Tax Parcel Number(s): 01-077-001-027. Request: Medical office.
Planning Manager Matt Tate summarized the request. The Planning and Appeals Board recommended approval. There were no public comments.

Placed on the February 6, 2018 Council Meeting Agenda

Public Hearing Item for the February 6, 2018 Council Meeting
Request from Tyler Land Holdings to amend the existing Planned Unit Development (P-U-D) zoning on a 2.98± acres tract located on the northeast side of the intersection of McEver Road and Hillside Gardens Lane (a/k/a 1209 and 1229 Hillside Gardens Lane). Ward Number: Five. Tax Parcel Number(s): 08-006-001-058 and 075. Request: Boat sales dealership.
Planning Manager Matt Tate summarized the request. The Planning and Appeals Board, along with staff, recommended approval with seven conditions. There was no opposition.

Placed on the February 6, 2018 Council Meeting Agenda

Public Hearing Item for the February 6, 2018 Council Meeting
Request from the City of Gainesville to amend the Unified Land Development Code for the City of Gainesville, Georgia. The proposed amendments are to include amendments to Section 9-21-1-7 entitled "Meetings"; amendments to subsections (a), (b), (c) and (f) of Section 9-22-2-18 entitled "Action By Governing Body."
Planning Manager Matt Tate summarized a code amendment that allows the Community Development Director to adopt the Planning and Appeals Board's annual meeting calendar in conjunction with the governing body's calendar. The amendment also eliminates the second reading requirement on zoning ordinances.

Placed on the February 6, 2018 Council Meeting Agenda

<u>CITY MANAGER ISSUES:</u>

Home Rule Ordinance 2018-01
City Manager Bryan Lackey stated Home Rule Ordinance 2018-01, as discussed at the last work session, will be on the Council Meeting Agenda. This ordinance amends the Charter to clarify the Mayor's voting powers. It also eliminates the second reading of ordinances.

Placed on the February 6, 2018 Council Meeting Agenda

Resolution: Diverse Use of Fireworks
City Manager Bryan Lackey shared the history of House Bill 419 that allows local governments the ability to have more control over fireworks. The proposed resolution urges the Senate to pass the bill and the Governor to sign the bill into law. Mr. Lackey stated the resolution would be sent to Senator Miller and Senator Wilkinson if adopted.

Placed on the February 6, 2018 Council Meeting Consent Agenda

Resolution: Tax Allocation District (TAD) Funding for JOMCO Inc. at 808 S. Main Street
Community Development Director Rusty Ligon summarized the proposal and the recommendations from the TAD Advisory Committee which included a review of the funding, use, conditions and why the project should be supported. The proposed resolution approved the TAD application for up to $74,000 with funding provided from the TAD Fund. It also authorized the execution of a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Placed on the February 6, 2018 Council Meeting Consent Agenda

Resolution: Tax Allocation District (TAD) Funding For Broad Street Station at 400 Jesse Jewell Parkway
Community Development Director Rusty Ligon summarized the proposal and the recommendations from the TAD Advisory Committee which included a review of the funding, use, conditions and why the project should be supported. The proposed resolution approved the TAD application for up to $42,000 with funding provided from the TAD Fund. It also authorized the execution of a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Placed on the February 6, 2018 Council Meeting Consent Agenda

Resolution: Tax Allocation District (TAD) Funding for Carroll Daniel Construction Company at 330 Main Street and Downtown Parking Deck Expansion at 0 Main Street
Assistant City Manager Angela Sheppard summarized the proposal and the recommendations from the TAD Advisory Committee which included a review of the funding, use, conditions and why the project should be supported. The proposed resolution approved the TAD application of up to $498,917 for the Main Street project with funding from the TAD Fund. It authorized the utilization of the TAD Increment generated from Carroll Daniel Construction Company for the expansion of the downtown parking deck until a total of $1,500,472 was accumulated. The resolution also authorized the execution of a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Placed on the February 6, 2018 Council Meeting Consent Agenda

Resolution: Tax Allocation District (TAD) Funding for Parkside on the Square at 106 Spring Street and Downtown Parking Deck Expansion at 0 Main Street
Assistant City Manager Angela Sheppard summarized the proposal and the recommendations from the TAD Advisory Committee which included a review of the funding, use, conditions and why the project should be supported. The proposed resolution approved the TAD application for up to $2,464,000 for the Parkside on the Square project and $1,394,873 for expansion of the downtown parking deck. The resolution authorized utilization of the TAD Increment generated from Parkside on the Square until a total of $3,858,873 was accumulated. It also authorized the execution of a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Placed on the February 6, 2018 Council Meeting Consent Agenda

Resolution: Authorize Payment to Bleakly Advisory Group from the Fund Balance of the Tax Allocation District (TAD) Fund
Assistant City Manager Angela Sheppard distributed a resolution that authorized the payment of up to $7,500 to Bleakly Advisory Group from the TAD Fund.

Placed on the February 6, 2018 Council Meeting Consent Agenda

MAYOR/COUNCIL ISSUES:

Mayor Dunagan

1. Announced Centennial Elementary School will observe Career Day on February 16.
2. Announced Saul's Department Store will be closing.

EXECUTIVE SESSION:

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

Motion to close the Work Session at 9:53 AM to enter an Executive Session to discuss real estate and litigation.

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

OFFICIALS PRESENT:	Danny Dunagan, Ruth Bruner, George Wangemann, Sam Couvillon, Zack Thompson, Barbara Brooks
STAFF PRESENT:	Bryan Lackey, Angela Sheppard, Abb Hayes, Rusty Ligon, Denise Jordan

Note: Fire Chief Jerome Yarbrough attended a portion of the Executive Session.

Motion to close the Executive Session at 10:30 AM.

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

OTHER BUSINESS:

Disclosure Reports
City Clerk Denise Jordan extended a reminder about disclosure reports due for the period ending January 31, 2018 and the option to file an Affidavit if applicable. She also mentioned the Personal Financial Disclosure Statement is due for calendar year 2017 by June 30.

House Bill 61 – Sales and Use Tax
Mayor Dunagan asked if the City should send a letter regarding House Bill 61.

ADJOURNMENT: 10:36 AM

/dj

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C. Danny Dunagan, Jr., Mayor

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Denise O. Jordan, City Clerk