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: Bond Resolution and IGA for Downtown Parking Garage Expansion and Park Projects Series 2018 Bond
Chief Financial Officer Jeremy Perry stated the proposed resolution pertains to (1) the addition of two levels to the parking deck and (2) a pocket park. It authorizes execution of an intergovernmental agreement with the Gainesville Redevelopment Authority and an agreement to issue $4,710,000 in bonds (15 year bonds with a 10-year callable option). The Tax Allocation District will pay two-thirds of the cost with debt service covering the remainder. The Request for Proposals was released on June 27. Responses are due on July 16. Mr. Perry stated the Redevelopment Authority will meet on July 17 to address other related documents. The final resolution will be available at the Council Meeting.

There was a brief discussion about downtown developments and the fact that there will be some inconvenience during the construction.

Placed on the July 17, 2018 Council Meeting Agenda

Public Hearing Item for the July 17, 2018 Council Meeting
Request from Limestone Greenway, LLC to annex a 33.87± acres tract located on the southwest side of the intersection of Jesse Jewell Parkway and Limestone Parkway (a/k/a 0 and 2065 Limestone Parkway) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: Two. Tax Parcel Number(s): 00-082-003-001 (Part). Request: Commercial Uses.
City Attorney Abb Hayes stated staff received a request for withdrawal of the application. If the Council desires to accept the withdrawal, a motion to approve the request either with or without prejudice would be the appropriate action.

Placed on the July 17, 2018 Council Meeting Agenda

CITY MANAGER ISSUES:

First Friday Beach Bash Event
City Manager Lackey stated this was an excellent event with a huge crowd.

Carroll Daniel Update on Downtown Projects
City Manager Lackey stated the update provided good information on downtown projects and shared the news that downtown parking will be significantly impacted from September through November.

Community Development Department New Employee Introduction
Community Development Director Rusty Ligon introduced new employee Heather Bryan.

MAYOR/COUNCIL ISSUES:

Council Member Bruner
Reported she was not available to attend the next Main Street meeting.

Council Member Wangemann
Provided a Georgia Mountains Regional Commission meeting ex-officio report.

Council Member Brooks
Provided the Planning and Appeals Board and the Gainesville Non-Profit Development Foundation meeting ex-officio reports.

Council Member Thompson
Provided a Golf Course Advisory Committee meeting ex-officio report.

Mayor Dunagan
Recommended reappointment of Jack Bailey to the Historic Preservation Commission.

Placed on the July 17, 2018 Council Meeting Consent Agenda.

CITY ATTORNEY ISSUES:

Resolution: Issuance of Tax-Exempt Multifamily Housing Revenue Bonds by the Housing Authority of Savannah on behalf of the City of Gainesville Housing Authority benefiting Westlake Linwood Housing Partners LP
City Attorney Abb Hayes stated the proposed resolution grants approval under IRS regulations of a partnership between the two referenced Housing Authorities that allows improvements to the Linwood Apartment Complex. He stated Georgia law allows Housing Authorities to partner to get better bond rates.

Scott Langan, Vitus Group, distributed information and provided some background. He expressed excitement about reviving the property noting there were plans to spend $50,000 per unit on the rehabilitation. There would be improvements to the exterior as well as the addition of a playground. Mr. Langan discussed the timeframe.

Mr. Hayes stated the TEFRA hearing will occur through the Housing Authority. He also stated the resolution could be placed on the consent agenda if so desired.

Placed on the July 17, 2018 Council Meeting Consent Agenda

Resolution: Authorization to Execute Quit-Claim Deed by and Between the City of Gainesville and Gainesville Redevelopment Authority Regarding Main Street Parking Deck
City Attorney Abb Hayes stated the Redevelopment Authority needs title to the parking deck and pocket park property in order to proceed with the bond. The resolution authorizes execution of a deed subject to the provisions of an intergovernmental agreement which requires the property to be returned to the City when the bonds are paid.

Placed on the July 17, 2018 Council Meeting Consent Agenda

CITY CLERK ISSUES:

Resolution: Special Election Referendum Question to Extend the Sale of Alcoholic Beverages for Consumption on the Premises on Sundays
City Clerk Denise Jordan stated legislation was approved allowing governmental entities to extend the hours for alcohol Sunday sales to include 11:00 AM to 12:30 PM. The proposed resolution authorizes the call for a special election on November 6 in conjunction with the countywide election which places a referendum question on the ballot. It also authorizes agreements to be executed as needed to conduct this election. Mrs. Jordan stated if more than one-half of the votes cast approved the referendum question, the City would be authorized to proceed with implementing the change.

Placed on the July 17, 2018 Council Meeting Consent Agenda

EXECUTIVE SESSION:

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

Motion to close the Work Session at 9:38 AM to enter an Executive Session to discuss real estate matters.

Motion made by Council Member Wangemann
Motion seconded by Council Member Brooks
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

Motion to close the Executive Session at 10:57 AM.

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

ADJOURNMENT: 10:57 AM

/dj

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk