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

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

DEPARTMENT ISSUES:

Resolution: Amend Retirement Plan A Document Pertaining to Section 6.01 and Section 8.01
Board Chairman David Frazier stated the proposed resolution authorized amendments to Section 6.01 and Section 8.01 of the RPA Plan Document to include the deletion of references to the City Clerk to replace with Human Resources in certain places and to change the term of office for elected board members from two (2) year terms to four (4) year terms.

Placed on the November 6, 2018 Council Meeting Consent Agenda.

Mayor Dunagan acknowledged Mr. Frazier would not be seeking re-election on the Retirement Plan A Board and thanked him for his service.

Resolution: Pilgrim's Pride Shop with a Cop Donation
Deputy Police Chief Jay Parrish stated the proposed resolution authorized the Police Department to accept donated grant funds in the amount of $3,600 from Pilgrim’s Pride for the Shop with a Cop Program.

Placed on the November 6, 2018 Council Meeting Consent Agenda.

Resolution: General Banking
Chief Financial Officer Jeremy Perry stated the proposed resolution updates the language from City of Gainesville to City of Gainesville, Georgia.

Placed on the November 6, 2018 Council Meeting Consent Agenda.

Request from David Gijon to annex a 0.12± acre tract located southeast of the intersection of Ralston Street and Hazel Street (a/k/a 1509 Ralston Street) and to establish zoning as Residential-I (R-I). Ward Number: Four. Tax Parcel Number(s): 00-130-001-020. Request: Single-family home. Matt Tate
Planning Manager Matt Tate summarized the application request. He stated the Planning and Appeals Board and Planning staff recommended approval.

Public Hearing Item placed on the November 6, 2018 Council Meeting Agenda.

Request from Hydro Extruder, LLC to annex a 10.98± acres tract located northeast of the intersection of Old Oakwood Road and Mountain View Road (a/k/a 2829 Mountain View Road) and to establish zoning as Light Industrial (L-I). Ward Number: Four. Tax Parcel Number(s): 08-012-008-002. Request: Future industrial expansion.

Request from Hydro Extruder, LLC to annex a 11.29± acres tract located southeast of the intersection of Old Oakwood Road and Mountain View Road (a/k/a 2949 Old Oakwood

Road) and to establish zoning as Light Industrial (L-I). Ward Number: Four. Tax Parcel Number(s): 08-012-008-004. Request: Future industrial expansion.
Planning Manager Matt Tate summarized the two application requests noting together they totaled 22.27± acres in size. Upon inquiry, Mr. Tate explained what an extruder does. He indicated there was no opposition to the application, however, a neighbor to the property is interested in what the proposal entails. The Planning and Appeals Board and Planning staff recommended approval of both applications with four conditions.

Public Hearing Item placed on the November 6, 2018 Council Meeting Agenda.

Request from the City of Gainesville to amend Chapter 9-8-7 entitled "Midtown Overlay Zone" of the Unified Land Development Code for the City of Gainesville, Georgia to include additional prohibited and permitted uses and to provide for minimum front yard setback requirements within the Midtown Overlay Zone.
Planning Manager Matt Tate summarized the code amendment request. Community Development Director Rusty Ligon provided additional information pertaining to the boundaries, buffers, and set standards. The Planning and Appeals Board and Planning staff recommended approval of the request.

Public Hearing Item placed on the November 6, 2018 Council Meeting Agenda.

CITY MANAGER ISSUES:

Resolution: Property Acquisition from Koch Foods of Gainesville, LLC
City Manager Bryan Lackey presented information regarding the property acquisition. The proposed resolution authorized a settlement agreement with Koch Foods for the re-purchase of property in the Gainesville West Industrial Park. He stated an important reason to proceed with the purchase was for continued economic development in the City. The funding would come from the Economic Development Fund.

Placed on the November 6, 2018 Council Meeting Consent Agenda.

Resolution: 85 Gainesville Business Park – USACE Permit Application
City Manager Bryan Lackey presented information about the potential development of a new business park named 85 Gainesville Business Park. Copies of the proposed resolution and marketing materials were provided and a power point was used to supplement his presentation. He briefly shared the history about Gainesville Industrial Parks noting there was a need for more space and this would create another opportunity for economic growth. Highlights from the presentation were noted as follows:

- The site location is 1,300 acres of city owned property
- Anticipated 19 building sites
- The first tenant would be the City of Gainesville (a facility to house both the Department of Water Resources and Public Works staff)
- Amenities to include trails and a water park
- Connects I-985 and I-85 corridors
- Expands sewer service into industrial/commercial area
- Provides space for local businesses to grow
- Attracts new companies and jobs

- Sets a precedent for environmental stewardship and design

Mr. Lackey stated the next step is to initiate the permitting process through the United States Army Corps of Engineers. The proposed resolution authorized staff to apply for any required permits for the future development of the business park.

Mr. Lackey commented on this being a phased project with no definite schedule at this time.

Tim Evans, Greater Hall Chamber of Commerce Economic Development, commented on having a discussion approximately 10 years ago to find new industrial development in the City. There was very little inventory remaining in Gainesville today. He noted new businesses as well as existing businesses benefit from the development of additional business parks. He was excited about the aspect of this park having the different amenities of the waterfalls, trails, and greenspace.

Mayor Dunagan commented on this being a huge asset and expressed appreciation to staff for working on this.

Upon inquiry from Council Member Wangemann, Distribution and Collection System Manager Jarrett Nash indicated he did not foresee the State mandating future spray irrigation on this property.

Mr. Evans commented on vacant and surplus industrial buildings.

Council Member Brooks stated she was impressed with the proposed development and expressed excitement about the opportunities it will provide.

Placed on the November 6, 2018 Council Meeting Consent Agenda.

MAYOR/COUNCIL ISSUES:

Council Member Thompson
Reported on a tour of the parking deck site.

Council Member Brooks
Reported the Friends of the Parks' Trick or Treat on the Trails was a great success.

Council Member Wangemann
1. Reported the Flat Creek Stream Restoration event went well.
2. Commented on occasional odors from the Water Reclamation Facility located on Old Flowery Branch Road.

Council Member Couvillon
Expressed appreciation to Council Member Wangemann for his continued volunteer service.

Council Member Bruner
1. Commented on the Olympic Venue reception following the ICF Dragon Boat Championship.
2. Reported a few citizens expressed concern with the new sound system at City Park being too loud.

Mayor Dunagan

1. Nominated Vincent Davis to replace Doug Magnus on the Building Board of Appeals. Placed on the November 6, 2018 Council Meeting Consent Agenda.
2. Nominated Bill Coates and Ben Mason for reappointment on the Cemetery Committee. Placed on the November 6, 2018 Council Meeting Consent Agenda.
3. Nominated Ryan Thompson, Rich White, Jane Fleming and Carmen Delgado for reappointment on the Planning and Appeals Board. Placed on the November 6, 2018 Council Meeting Consent Agenda.
4. Stated there would be future discussions about the Friends of the Parks and the Parks and Recreation Board appointments.
5. Commented on Police Chief Carol Martin’s upcoming retirement and expressed appreciation for her service to the city.

CITY ATTORNEY ISSUES:

Public Hearing Item for the November 6, 2018 Council Meeting
Bond Issuance for The Landings of Gainesville

City Attorney Abb Hayes stated the referenced item consisted of a proposed resolution related to The Landings of Gainesville Assisted Living facility. The purpose of the request was to receive public comments regarding the issuance of bonds, which is a requirement under the Internal Revenue code, and for the city to authorize issuance of the bonds.

Bond Counselors Shaney Lokken and Collier McLeod represented the Landings. Ms. Lokken shared information about the project indicating issues were noticed which increased the cost of the rehabilitation and prompted the request for an additional series of bonds with a not-to-exceed amount of $3 million. The expected completion was by the end of December.

Public Hearing Item placed on the November 6, 2018 Council Meeting Agenda.

Hulsey, Oliver & Mahar, LLP Business Before Hours

City Attorney Abb Hayes invited everyone to attend the referenced event on November 2 from 7:30 AM to 9 AM at the law firm.

CITY CLERK ISSUES:

Georgia Municipal Association (GMA) Mayors’ Day 2019 Conference

City Clerk Denise Jordan reminded Council of the upcoming Mayors’ Day Conference to occur on January 25 – 28, 2019. Information was needed to complete the registration process.

Council Calendar Events

City Clerk Denise Jordan reminded everyone of the following calendar items:

- November 8 - Community Council on Aging Quality of Life Award
- November 13 - Industry of the Year Awards
- December 13 - Eggs and Issues (the scheduled Work Session will start at 10 AM)
- December 7 - Georgia Mountain Regional Commission Annual Meeting at the Dillard House

EXECUTIVE SESSION:

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

Motion to close the Work Session at 10:02 AM to enter an Executive Session to discuss real estate and personnel matters.

Motion made by Council Member Wangemann
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, Denise Jordan

NOTE: Bryan Lackey, Angela Sheppard and Abb Hayes left the Executive Session at 10:42 AM.

NOTE: Council Member Thompson left at 10:57 AM and did not return.

Motion to close the Executive Session at 10:58 AM.

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

OTHER BUSINESS:

Election Related Matters
City Manager Lackey commented on a meeting with Georgia Association of Latino Elected Officials (GALEO) Executive Director Jerry Gonzalez. The topics of discussion were district voting and printing ballots in Spanish.

ADJOURNMENT: 11:11 AM

/ag

____
C. Danny Dunagan, Jr., Mayor

____
Denise O. Jordan, City Clerk