

OFFICIALS PRESENT: Danny Dunagan, Sam Couvillon, George Wangemann, Ruth Bruner, Zack Thompson
OFFICIALS ABSENT: 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: WaterFirst Renewal Application

Director of Water Resources Linda MacGregor commented on Gainesville being one of the first communities to receive this designation. She also commented on the benefits of having this designation and requested permission to reapply.

Placed on the May 7, 2019 Council Meeting Consent Agenda

Resolution: Adopt 10-Year Update to the 2006 Capital Improvement Element (CIE)

Director of Community and Economic Development Rusty Ligon stated this document allows the city to collect impact fees. This update was presented in December. The Department of Community Affairs granted approval with no comments. He requested adoption of the CIE.

Placed on the May 7, 2019 Council Meeting Consent Agenda

Ordinance: Amend ULDC Article 9-19 Development Impact Fees

Director of Community and Economic Development Rusty Ligon recommended changes to the impact fees as a result of the CIE update.

Consultant Jerry Weitz stated impact fees are a one-time fee in exchange for services. The CIE is connected in that capital improvement plans are updated annually. Growth requires new facilities and additional services. Without impact fees, the existing residents and property owners will pay the cost for this growth. It was noted impact fees are charged on new developments.

Mr. Ligon commented on how impact fees have been used in the past.

Mr. Weitz stated the current impact fees were implemented in 2006 noting the city has the ability to increase them annually upon recommendation from staff. He also stated the current fees were intentionally set lower than allowed. Mr. Weitz commented on future population projections and presented the following proposed fees:

Per Dwelling	Proposed Impact Fee
Parks	\$1,400.00
Fire	\$ 685.00
Police	\$ 375.00
Hall County Library	\$ 261.27
Administrative Fees	\$ 81.64
Total	\$2,802.91

He also commented on other communities that have updated their impact fees.

Council Member Couvillon felt the burden of funding new facilities would fall on the tax payers if impact fees are not available.

Public Hearing Item scheduled for the May 7, 2019 Council Meeting

Later in the meeting, it was reported that no action will be required until after two public hearings have been held.

Request from Cindy Ford to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a 1659 Meadowlark Lane) and to establish zoning as Residential-I (R-I). Ward Number: Two. Tax Parcel Number(s): 00-084-001-014. Request: Sewer for existing single-family home.

Public Hearing Item scheduled for the May 7, 2019 Council Meeting

Request from Gainesville Housing Authority to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Height Road (a/k/a 320 Tower Heights Road) from Residential-II (R-II) to Planned Unit Development (P-U-D). Ward Number: Five. Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010. Request: Multi-family apartments.

Public Hearing Item scheduled for the May 7, 2019 Council Meeting

Request from Christopher Wimberly to rezone a 0.31± acre tract located on the west side of Summit Street, between E. E. Butler Parkway and Chestnut Street (a/k/a 315 Summit Street SE) from Residential-II (R-II) to General Business (G-B). Ward Number: Three. Tax Parcel Number(s): 01-020-004-006. Request: Expansion of neighboring funeral home.

Public Hearing Item for the May 7, 2019 Council Meeting

City Attorney Abb Hayes stated questions regarding the Planning and Appeals Board public hearing items should be addressed directly to Matt Tate.

CITY MANAGER ISSUES:

City Manager Bryan Lackey announced the next First Friday event will be held on May 3, 2019 in Roosevelt Square.

MAYOR/COUNCIL ISSUES:

Council Member Bruner

Presented an ex-officio report regarding Lake Lanier Olympic Park.

Council Member Wangemann

Presented an ex-officio report from the Georgia Mountains Regional Commission meeting.

Council Member Couvillon

Invited everyone to the Turner Wood & Smith Open House on May 2, 2019 at 5 PM.

Council Member Thompson

1. Complimented staff for the red carpet treatment of Leadership Georgia.
2. Complimented staff on a successful Chicken Festival at Longwood Park.

Mayor Dunagan

1. Agreed with comments about the Chicken Festival.
2. Commented on the HUB Cities Meeting in Augusta.
3. Commented on board/committee appointments to be addressed by June 30. Council Member Couvillon suggested appointing Main Street business owners.

CITY ATTORNEY ISSUES:

Resolution: Jesse Jewell and Queen City Parkway Utility Relocation - Acquisition of Easements

Resolution: Spout Springs Road Utilities Relocation - Phase I Acquisition of Easement

City Attorney Abb Hayes stated these resolutions authorize staff to proceed with condemnations if necessary to keep the projects moving.

Placed both resolutions on the May 7, 2019 Council Meeting Consent Agenda

Duck Derby Announcement

City Attorney Abb Hayes extended an invitation to the Duck Derby to be held at Lake Lanier Olympic Park on May 11, 2019 benefiting the Boys and Girls Club.

ASSISTANT CITY MANAGER ISSUES:

Assistant City Manager Angela Sheppard commented on new art placed in various locations around town.

EXECUTIVE SESSION:

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

Motion to close the Work Session at 9:32 AM to enter an Executive Session to discuss real estate matters.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

Votes favoring the motion: Couvillon, Wangemann, Bruner, Thompson

Absent: Brooks

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Motion to close the Executive Session at 10:05 AM.

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

Votes favoring the motion: Couvillon, Wangemann, Bruner, Thompson

Absent: Brooks

OTHER BUSINESS:

City Manager Bryan Lackey reported the possibility of adding some intergovernmental agreements to the Council Meeting Agenda if all of the details are resolved.

There was a brief update on the status of the Chattahoochee Golf Course Grill.

ADJOURNMENT: 10:16 AM

/dj

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk