

OFFICIALS PRESENT: Danny Dunagan, Zack Thompson, George Wangemann, Sam Couvillon, Barbara Brooks, Juli Clay
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: Adoption of Community Development Block Grant (CDBG) 2020 Annual Action Plan

Neighborhood Development Manager Jessica Tullar provided some history about the CDBG Program before noting the Annual Action Plan serves as the grant application showing the City's intentions for the funds. There was discussion about eligible activities and the public engagement process used to determine the following priorities:

ACTIVITY	BUDGET
Housing Rehabilitation / Emergency Repairs (up to 3 homes)	\$ 17,309
Acquisition & Demolition	\$ 83,225
Public Facilities & Infrastructure Improvements	\$ 243,966
Homebuyer Assistance/Downtown Assistance (5 to 8 households)	\$ 40,000
General Program Administration	\$ 96,124
TOTAL	\$ 480,624

Mrs. Tullar stated the 30-day public comment period did not yield much participation. The next steps involve approving the resolution for submission to the U. S. Department of Housing and Urban Development (HUD). The proposed resolution adopts the 2020 Annual Action Plan and authorizes execution of the necessary document to administer the 2020 Community Development Block Grant.

Placed on the August 4, 2020 Council Meeting Consent Agenda

Park Hill Corridor Plan Presentation

Community and Economic Development Director Rusty Ligon stated a steering committee was established to study the referenced corridor. Assistant City Manager Angela Sheppard, Consultant Leigh Elkins (Carl Vinson Institute of Government) and Steering Committee Members Brad Abernathy and Elizabeth Higgins shared the responsibility of presenting information. Highlights are noted as follows:

- Today's uses are the same as the historical uses.
- Steering Committee interviews identified concerns involving connectivity/sidewalks, corridor apartments, cleanliness and traffic congestion.
- The corridor was evaluated with the concerns in mind.
- Southside Short-Term Recommendations
 - Reorganize and repaint parking lines
 - Add a crosswalk across Oak Tree Drive
 - Add a crosswalk across Riverside Drive in front of Inn Between
 - Promote new restaurants/fill vacancies
 - Implement the Green Street Trail Head

- Connect existing sidewalk to existing Riverside Drive walking/bike lane
 - Reduce curb cuts along Riverside businesses
 - Create a unified identity for the area with a strong, descriptive brand
- Southside Long-Term Recommendations
 - Road diet for Riverside Drive (Green's Grocery area)
 - Narrow existing middle turn lane to 10 feet
 - Complete a consistent 6-foot-wide sidewalk
 - Utilize additional right-of-way for vegetation and street tree buffers
 - Infill or redevelop Green's Grocery lot with mixed use development
 - Lengthen Oak Tree Drive right-hand turn lane
 - Implement a roundabout at Riverside Drive and Morningside Drive
- Northside Short-Term Recommendations
 - Prioritize pedestrian safety with a crosswalk and refuge island across Park Hill Drive
 - Improve public perception and promote new business by repaving the parking lot, repainting parking spaces and adding vegetation to Northlake Plaza Shopping Center
 - Create recreational opportunities within Northlake Plaza's excess parking lot space
 - Increase access to public transportation with increased hours of operation
 - Promote public transportation with increased seating and shade at bus stops
 - Minimize Park Hill Drive curb cuts in order to decrease automotive congestion
- Northside Long-Term Recommendations
 - Fill neighborhood needs with the development on vacant land at the new corner of Enota Drive and Park Hill Drive
 - Redevelop Northlake Plaza with shopping, green space, and housing options in order to better meet the needs of the diverse surrounding community
 - Enhance pedestrian circulation with a road diet to Park Hill Drive/Cleveland Highway
- GDOT approved a pedestrian crosswalk on Park Hill Drive near Bluefin Hibachi & Sushi
- Implementation will require public investment for private redevelopment
- Next steps involve detail work, identifying funding and determining what is doable

All elected officials expressed excitement and appreciation for the work that has been done. Additionally, Council Member Brooks encouraged staff to apply this concept to other areas of the community.

Public Hearing Item: Request from Mauricio Ortega to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a 23 Cherrywood Drive) and to establish zoning as Residential-I (R-I). Ward Number: Four. Tax Parcel Number(s): 08-015-002-011. Request: Sewer for a single-family home.

Public Hearing Item: Request from 1430 Calvary Church Rd LLC to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a 1442 Calvary Church Road) and to establish zoning as Light Industrial

(L-I). Ward Number: Three. Tax Parcel Number(s): 15-035-000-001. Request: Granite South warehouse addition.

Public Hearing Item: Request from the Gainesville City Board of Education to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a 2550 and 2560 Gould Drive) and to establish zoning as Office and Institutional (O-I) with a special use. Ward Number: Four. Tax Parcel Number(s): 08-015-009-001 & 001B. Request: New Middle School / Existing single-family home.

Public Hearing Item: Request from the Gainesville City Board of Education to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a 1263 and 1279 McEver Road, SW) from Residential-I (R-I) to Office and Institutional (O-I). Ward Number: Four. Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020. Request: New Middle School.

Public Hearing Item: Request from OHC Lanier North, LLC to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a 0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive). Ward Number: One. Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A & 036. Request: Active adult community and up to four residential lots.

City Attorney Abb Hayes briefly summarized the five public hearing items for the upcoming meeting noting questions should be forwarded to the Community and Economic Development Department.

Public hearings scheduled for August 4, 2020 Council Meeting

CITY MANAGER ISSUES:

Resolution: Sale of Real Property - 0.16 Acre Tract to L&L Properties 2017, Inc.

City Manager Bryan Lackey stated this request involves a narrow strip of property on Airport Drive. No other adjoining property owners were interested. This is an investment by a private property owner with no negative impacts. The proposed resolution authorizes the sale for in exchange for \$17,000.

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MAYOR/COUNCIL ISSUES:

Council Member Wangemann

1. Commented on recent and upcoming community cleanup projects.
2. Announced plans to attend the Georgia Mountains Regional Commission Meeting later today.

Mayor Dunagan

1. Nominated Jeff Lawson and Marsha Shell for reappointment to the Chattahoochee Golf Course Advisory Committee. Staff is working to address two other positions on this committee.
2. Announced he is scheduled to make an appearance at WDUN on August 1 to discuss the great things happening in Gainesville.

EXECUTIVE SESSION:

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

Motion to close the Work Session at 10:06 AM to enter an Executive Session to discuss legal and real estate matters.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

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Motion to close the Executive Session at 10:46 AM.

Motion made by Council Member Couvillon

Motion seconded by Council Member Clay

Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

OTHER BUSINESS:

Chattahoochee Country Club Sewer Project

Council Member Couvillon commented on the Country Club moving forward with the referenced project noting they have an approved contractor with a project cost of \$1.8 million. He asked if the Council was inclined to provide any financial assistance.

There was consensus to provide \$400,000 in funding.

City Manager Bryan Lackey stated a cost sharing agreement will need to be approved.

Council Meeting Protocol

City Attorney Abb Hayes extended caution about inviting attendees to speak when they're not listed on the agenda or speaking during the public comment portion of the meeting. He also suggested limiting public comments to three minutes per person.

There were no objections to changing the protocol.

ADJOURNMENT: 10:59 AM

/City Clerk Denise Jordan

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk