



Work Session Agenda
Thursday, September 10, 2020, 9:00 AM
Administration Building, Board Room (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES

Water Resources Resolution: Transport & Disposal of Wastewater Bio-Solids Contract Linda MacGregor

CITY MANAGER ISSUES

Resolution: Tax Allocation District (TAD) Funding for Peach State Bank & Trust at 332 Spring Street SW Angela Sheppard

Highlands to Islands Trail Update Angela Sheppard

MAYOR/COUNCIL ISSUES

Ex-Officio Report(s)

Appointment(s): Chattahoochee Golf Course Advisory Committee Danny Dunagan

CITY ATTORNEY ISSUES

Appointment: Municipal Court Solicitor Abb Hayes

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Final: Tuesday, September 8, 2020, 4:00 PM

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 10/6/2020
Presenter: Linda MacGregor
Item of Business: Resolution: Transport & Disposal of Wastewater Bio-Solids Contract
Meeting Date: 9/10/2020

Purpose of Request:

To approve a contract with EARTH Products, LLC to provide contract services for Wastewater Bio-solids.

History/Background:

The City's Water Reclamation Facilities at both the Lynwood and the Flat Creek Plants produce, through the water treatment process, bio-solids that must be disposed of in a responsible manner. EARTH Products, LLC, under this contract, will provide for this disposal to the appropriate facility.

Facts & Issues for Consideration:

Department Recommendation:

Approval of the Contract with EARTH Products, LLC.

Department Director:

Linda MacGregor

If funding is involved, are funds approved within the current budget?

Yes

Amount Requested:

\$895,200

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 Transport & Disposal of Bio-Solids	Resolution

RESOLUTION BR-2020-___

TRANSPORT & DISPOSAL OF BIO-SOLIDS

WHEREAS, the City of Gainesville owns and operates a wastewater collection system that serves the City of Gainesville; and

WHEREAS, the City's Water Reclamation Facilities at both the Linwood and the Flat Creek Plants produce, through the water treatment process, bio-solids that must be disposed of in a responsible manner; and

WHEREAS, Gainesville Department of Water Resources (GDWR) desires to contract with EARTH Products, LLC to provide services for wastewater bio-solids; and

WHEREAS, the contractor agrees to provide transportation and disposal of dewatered bio-solids at the both the Flat Creek Water Reclamation Facility and the Linwood Water Reclamation Facility to the appropriate facility.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the City to enter into a contract with EARTH Products, LLC.

BE IT FURTHER RESOLVED THAT said expenditure shall be in the amount not to exceed \$895,200 annually and shall be paid from the Department of Water Resources operating budget.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorize the Mayor, City Manager and/or City Attorney to execute the contract.

Adopted this ___ day of _____, 2020.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/4/2020

Presenter: Angela Sheppard

Item of Business: Resolution: Tax Allocation District (TAD) Funding for Peach State Bank & Trust at 332 Spring Street SW

Meeting Date: 9/10/2020

Purpose of Request:

To approve Tax Allocation District funding for the Peach State Bank & Trust project at 332 Spring Street SW.

History/Background:

The TAD Advisory Committee considered this application at their meeting on August 28, 2020.

Facts & Issues for Consideration:

Department Recommendation:

Approval of the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

No

Amount Requested:

\$63,540

Source of Funds:

TAD

Finance Comments:

Administrative Comments:

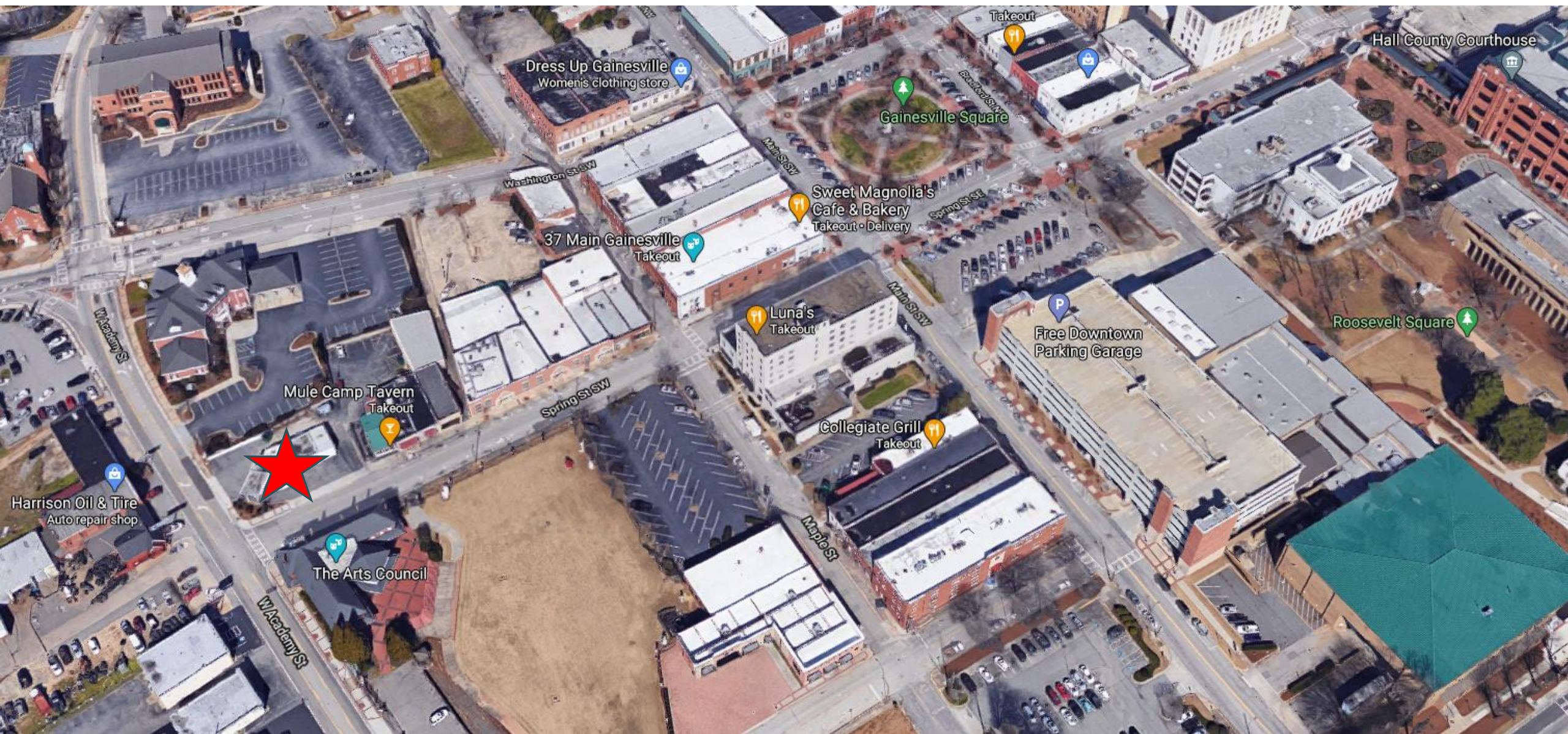
ATTACHMENTS:

Description	Type
☐ Presentation : Peach State TAD	Powerpoint Presentation
☐ TAD Funding Peach State Bank	Resolution

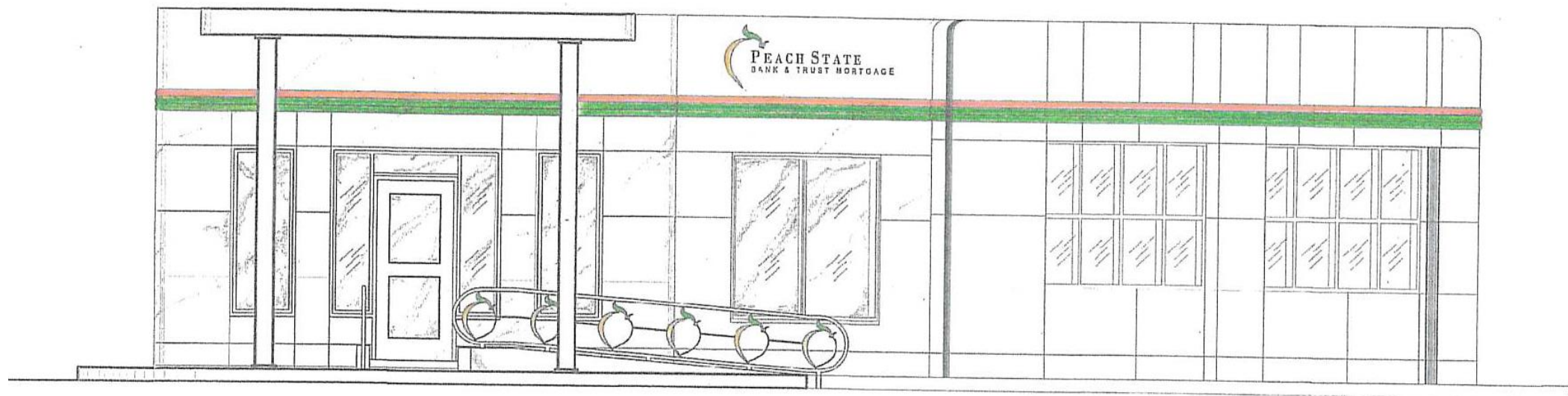
CITY OF
GAINESVILLE

TAD ADVISORY COMMITTEE
RECOMMENDATION REPORT

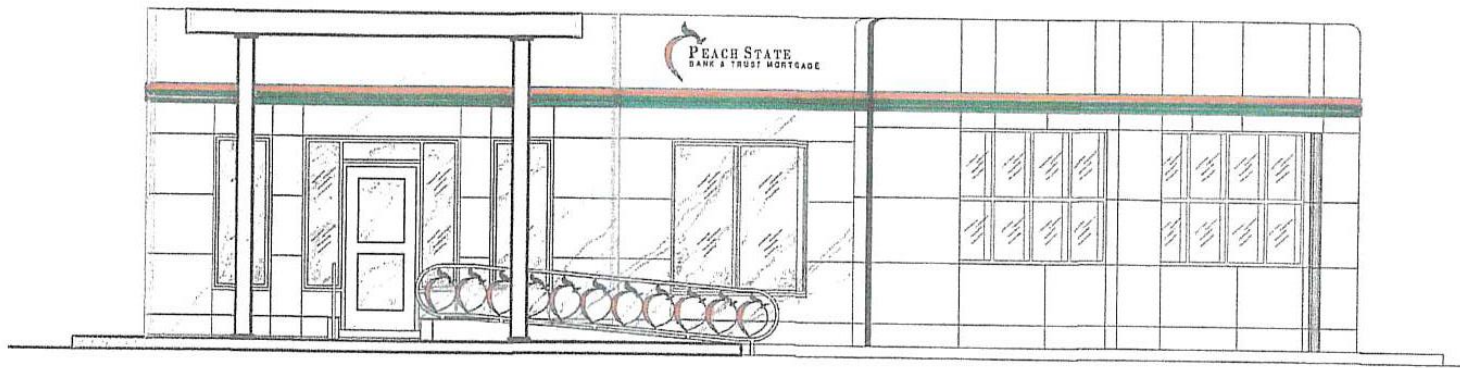
SEPTEMBER 10, 2020



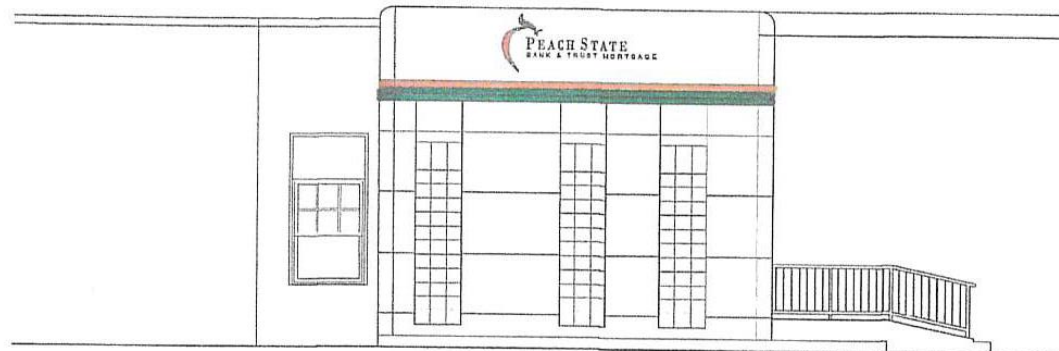




1 FRONT ELEVATION
3/8" = 1' 0"



1 FRONT ELEVATION
3/8" = 1'-0"



2 SIDE ELEVATION
3/8" = 1'-0"



3 SIDE ELEVATION
3/8" = 1'-0"

PEACH STATE BANK

- Total project cost is \$691,006 (includes \$400,000 for land)
- TAD request is \$83,315, which is 12% of the total project cost

TAD ITEM	COST
Demolition	\$1,600
Sitework	\$36,940
Landscaping	\$8,500
Sidewalks	\$16,500
Handrails @ Handicap Ramp	\$7,500
Signage Exterior	\$6,500
Parking Lot Lighting	\$5,775
TOTAL	\$83,315

RECOMMENDATION

- TAD funding in the amount of \$48,000 lump-sum upon submittal of paid invoices for demolition, site work, landscaping, parking lot lighting, and sidewalks.
- After \$48,000 has been replenished to the special fund by the TAD increment generated, applicant retains any remaining TAD increment generated during the funding period, which funding period shall not exceed 15 years or \$63,540, whichever occurs first.
- The applicant shall submit a Site Plan for City review and approval to include sidewalk design and a professional landscaping plan.
- The permitted project is in substantial conformance with the architectural renderings and budget submitted with the application.

RESOLUTION BR-2020 - ____

**TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “PEACH STATE BANK & TRUST”
AT 332 SPRING STREET SW**

WHEREAS, the governing body of the City of Gainesville is committed to the success of the redevelopment of Midtown Gainesville into a live, work and play area; and

WHEREAS, on October 17, 2006 the governing body of the City of Gainesville adopted the Midtown Redevelopment Plan and created Tax Allocation District (TAD) Number One – Midtown pursuant to the Georgia Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) as the next steps in the City’s redevelopment effort to reinvigorate Midtown; and

WHEREAS, the City of Gainesville will only consider applications for TAD financing for purposes or uses that are consistent with the definition of “redevelopment” as defined in the Georgia Redevelopment Powers Law [O.C.G.A. § 36-44-3(5)], with said eligible purposes or uses including public works and utilities, telecommunications infrastructure, street/streetscape improvements, parks and open space amenities, transit facilities and public parking structures, pedestrian amenities and safety improvements, and site preparation; and

WHEREAS, upon approval of a request for TAD funding, a TAD Development Agreement between the applicant/developer and the City shall be executed, and shall specify the eligible expenses, what method of funding will be utilized (i.e. pay-as-you-go, bank financing, bond financing or other method), and any special conditions and performance standards of the developer; and

WHEREAS, an application involving the revitalization of the original Sinclair Service Station into a mortgage office for Peach State Bank & Trust at 332 Spring Street SW was reviewed by the TAD Advisory Committee and determined to achieve the TAD criteria; and

WHEREAS, the TAD Advisory Committee recommended approval of the TAD funding request of up to \$63,540 for the following uses with the following conditions and payment schedule:

Use:

- | | |
|---------------------|---------------------------------------|
| • Demolition | • Sidewalk Improvement & Installation |
| • Sitework & Paving | • Parking Lot Lighting |
| • Landscaping | |

Conditions:

- Permitted project must be in substantial conformance with the architectural renderings and budget submitted with the TAD application.
- The applicant shall submit a Site Plan for City review and approval to include the sidewalk design and a professional landscaping plan. The final Site Plan must be approved by the Community & Economic Development Director prior to the commencement of any work.

Payment Schedule:

- Up to \$63,540 in TAD funds shall be made payable upon submittal of paid invoices for the purchase of and/or labor to complete or install the items specified under “Use” above, based upon the schedule listed below:
 - Reimbursement of \$48,000 to occur in lump-sum upon submittal of paid invoices for expenses specified under “Use” above.

RESOLUTION BR-2020 - ____

**TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “PEACH STATE BANK & TRUST”
AT 332 SPRING STREET SW**

- Reimbursement of \$15,540 shall be distributed on an annual basis based on the TAD increment generated by the Peach State Bank & Trust project for that calendar year, which reimbursement shall not exceed a period of 15 calendar years or \$15,540, whichever occurs first. The reimbursement set forth in the preceding sentence shall not begin until after the total sum of \$48,000 has been replenished into the TAD Special Fund by the annual TAD increment generated by the Peach State Bank & Trust project.
- The total period for reimbursement of up to the maximum of \$63,540 shall not exceed 15 calendar years, which period shall commence upon the first calendar year in which any reimbursement is paid to the applicant.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the TAD application of up to \$63,540 for “Peach State Bank & Trust” at 332 Spring Street SW.

BE IT FURTHER RESOLVED THAT that the governing body for the City of Gainesville hereby approves funding for the redevelopment improvement from the fund balance of the Tax Allocation District Fund, as well as from the increment generated by the “Peach State Bank & Trust” project that is deposited into the Tax Allocation District Fund, as further detailed above.

BE IT FURTHER RESOLVED THAT the governing body authorizes the City Manager and City Attorney to prepare and execute a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Adopted this ____ day of _____, 2020.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/8/2020
Presenter: Angela Sheppard
Item of Business: Highlands to Islands Trail Update
Meeting Date: 9/10/2020

Purpose of Request:

To update Council on the proposed Highlands to Islands connection from Industrial Boulevard to Palmour Drive and to discuss possible funding sources for the trail construction.

History/Background:

This segment will connect the City's portion of the Highlands to Islands Trail to Hall County's segment.

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 Highlands to Islands Trail Update	Powerpoint Presentation

CITY OF
GAINESVILLE



TRAIL CONNECTION

Industrial Boulevard to
Palmour Drive



Industrial
Boulevard

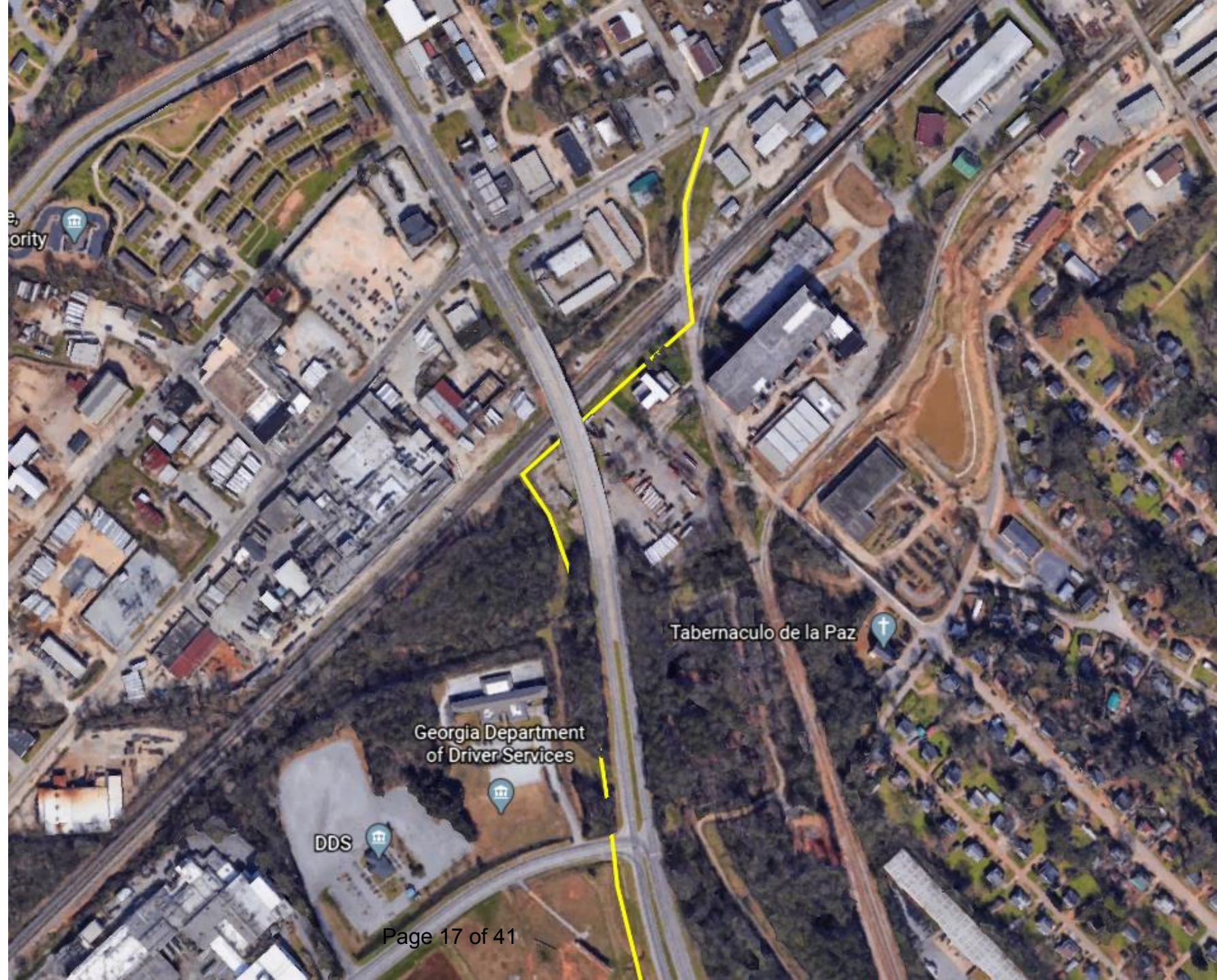
to

Palmour
Drive





Sewer Easement for Connection to Aviation Boulevard















Follow GDOT ROW between Queen
City and Lee Gilmer Airport







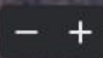








Walnut Creek









FUNDING & NEXT STEPS

Grant Application
Design Work

GEORGIA OUTDOOR STEWARDSHIP GRANT

Purpose : Stewardship & Acquisition projects that support local parks and trails

Amount : \$500,000 - \$3,000,000

Match : 25% (SPLOST Funding)

Grant Term : 2 years

Pre-Application : Point System to Determine Eligibility for Second-Level

- 16 Criteria with Point Values with 235 Maximum Points
- Percentage of Matching Funds (25% = 0 points, 30% = 2 points, 35% = 4 points, etc.)
- Project Need
- Recreational Opportunity
- Partnerships

ANTICIPATED GRANT CYCLE TIMELINE:

August 1, 2020 – Pre-application window opens

October 16, 2020 – Pre-application window closes

February 2021 – Successful Pre-applicants notified

Spring 2021 – Second-level Application window opens

May 30, 2021 – Second-level Application period closes

Summer 2021 – Final Approval of Projects

ROCHESTER & ASSOCIATES

Agreement to begin Preliminary Design and provide documents for Grant Application:

- Hybrid Aerial/Surface Topographic Mapping
- Develop Preliminary Site Plan
- Property Boundary Map
- Project Location Map
- Site Photos with Map Key
- Project Budget
- ROW Encroachment Permit Assistance
- Documentation of Recreational Opportunities

\$65,250 (+ hourly as needed) with City/County staff participation

ROCHESTER & ASSOCIATES

Civil Design of 2.53 miles of Multi-Use Trail (MUT)

- Wetland Stream Delineation & Mapping
- Underground Utility Mapping
- Civil Site Design

Civil Design would proceed and be ready to submit with Second Level of Grant Submittals

END



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 8/24/2020
Presenter: Danny Dunagan
Item of Business: Appointment(s): Chattahoochee Golf Course Advisory Committee
Meeting Date: 9/10/2020

Purpose of Request:

The purpose of this request is to address an expired term and vacant unexpired term position.

History/Background:

CGCAC members serve three-year terms. They follow the guidelines as set forth in the City Charter, Code of Ordinances and Business Resolution 2010-23.

Facts & Issues for Consideration:

Gary Palmer confirmed a willingness to serve as replacement for position held by Bryson Worley.

Cleve Brown confirmed a willingness to serve to fill the unexpired position previously held by Mike Hulsey.

The verification process has been completed.

Department Recommendation:

To consider the nominations as submitted by the Mayor.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 CGCAC Members	Backup Material

CHATTAHOOCHEE GOLF COURSE ADVISORY COMMITTEE

NOMINATED BY:	LAST NAME	FIRST NAME	APPOINTED/ TERM BEGAN	REAPPOINTED	EXPIRES
CCC	Weschler	Gene	6/5/2012 UE	12/16/2014 12/19/2017	12/19/2020
City Council	Worley	Bryson	8/15/2017		8/15/2020
City Council	Huff	Dick	8/18/2020		8/18/2023
City Council	Lawson	Jeff	8/15/2017	8/18/2020	8/18/2023
City Council	Shell	Martha	8/15/2017	8/18/2020	8/18/2023
City Council	Hulsey Resigned/Vacant	Mike	3/4/2014	11/21/2017	11/21/2020
CCC	Hicks	Will	6/22/2010	12/16/2014 12/19/2017	12/19/2020
CCC	Jacobs, III	John W. "Jay"	12/17/2019		12/17/2022
CCC	Smith	Mike	8/7/2018		8/7/2021
CCC	Peeples	Will	12/16/2014	12/19/2017	12/19/2020
Ex-Officio	Thompson	Zack	1/10/2017	1/9/2018 1/8/2019 1/7/2020	1/18/2021

TERM: Three year terms

CONTACT: Rodger Hogan, Golf Course

Re-established: June 22, 2010. Original Committee began January 1, 2005
 NOTES: First appointees serve the initial term as shown. All successors serve 3 year terms.
 Term limits - No more than two, three year terms
 Members continue to serve until a successor is appointed.

UPDATED: 8/19/2020

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/8/2020
Presenter: Abb Hayes
Item of Business: Appointment: Municipal Court Solicitor
Meeting Date: 9/10/2020

Purpose of Request:

The purpose of this request is to appoint a Municipal Court Solicitor to fill the unexpired term.

History/Background:

Section 4.12 of the Charter addresses the Solicitor position.

Facts & Issues for Consideration:

Anne Bishop resigned creating a vacancy in the Municipal Court Solicitor position.

Department Recommendation:

Accept the nomination as submitted by the Mayor.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 Solicitor Appointment	Backup Material

ORGANIZATIONAL MEETING APPOINTMENTS

POST	LAST NAME	FIRST NAME	APPOINTED	EXPIRATION	FREQUENCY
City Manager	Lackey	Bryan	11/3/2015 effective 11/30/2015		As Needed
City Attorney	Hulsey, Oliver & Mahar, LLP (Abbott Hayes, Jr.)		10/6/2015 effective 1/1/2016		As Needed
City Auditor	Rushton & Company, CPA		2/18/1997 1/7/2014		As Needed
Chief Judge	Law, III	G. Hammond	1/1/1988 1/7/2014 8/2/2016 6/20/2017 12/17/2019	12/31/2020	Annual
Municipal Court Solicitor	Bishop Vacant	Anne Marie	2/16/16 UE 1/9/2018 1/7/2020	Jan. 2022	2 year appt
Deputy Municipal Court Solicitor	Grant	Inez	4/19/2016 1/9/2018 1/7/2020	Jan. 2022	2 year appt
Administrative Hearing Officer	Law, III	G. Hammond	1/1/1992 1/7/2014 1/6/2015 1/5/2016 1/10/2017 1/9/2018 1/8/2019	1/18/2021	Annual
Legal Organ	The Times		1/10/2017 1/9/2018 1/8/2019 1/7/2020	1/18/2021	Annual

EXPIRATION DATE: First Council Meeting of the year

UPDATED: 9/8/20 ag

"As Needed": Charter states "shall be removed at anytime upon majority vote of the governing body".