

OFFICIALS PRESENT: Danny Dunagan, Zack Thompson, Sam Couvillon, Barbara Brooks, Juli Clay
OFFICIALS ABSENT: George Wangemann
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.

COMMUNITY ISSUES:

Presentation: New Construction Activity Map

Community and Economic Development Director Rusty Ligon introduced the team involved in designing the activity map as a tool to keep the community informed about large scale projects. He extended appreciation to the team that worked on this project.

Urban Designer Caleb Davidson shared details about the development construction map located on the home page of the city's website. There are currently 52 large scale projects available to review. The site contains information of interest to the general public and will be updated monthly.

DEPARTMENT ISSUES:

Public Hearing: Request from Optum Development to annex a 7.77± acres tract on the northeast side of Limestone Parkway, across from the intersection of Tapawingo Drive and Riverwood Drive (a/k/a 1744 Cleveland Highway) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: Two. Tax Parcels Number(s): 09-126-000-024 (Part). Request: 36 residential townhomes.

City Attorney Abb Hayes briefly summarized the request and asked that questions be referred to the Community and Economic Development Department.

CITY MANAGER ISSUES:

Resolution: Tax Allocation District (TAD) Funding for "The National" at 111 Green Street

Assistant City Manager Angela Sheppard summarized the project, displayed renderings, discussed the project cost and confirmed the request was presented to the TAD Advisory Committee (TADAC). She discussed the TAD process. The TADAC recommended approval with funding up to \$10,972,750 and with conditions. Staff recommended two additional conditions. The applicant agreed to all conditions. The proposed resolution authorizes a TAD Development Agreement to effectuate the conditions and payment schedule.

Placed on the September 21, 2021 Council Meeting Consent Agenda

Project Updates

City Manager Bryan Lackey commented on various projects that are in progress.

MAYOR/COUNCIL ISSUES:

Council Member Brooks

Commended the Community and Economic Development Department on the new construction map.

Council Member Clay

Provided the Friends of the Parks meeting ex-officio report.

Council Member Thompson

1. Shared comments about the parking deck.
2. Announced the Chattahoochee Golf Course Advisory Committee Ribbon Cutting scheduled for October 7 and the soft opening of the Golf Course Grill on October 4.

Council Member Couvillon

Shared a compliment about how well the Frances Meadows Aquatic Center operates.

Mayor Dunagan

1. Presented nominations to the Airport Advisory Committee and the Housing Authority for placement on the October 5 Council Meeting Consent Agenda.
2. Authorized the Clerk's Office to proceed with the Outstanding Debt Verification to reappoint several individuals to the Gainesville Non-Profit Development Foundation and the Building Board of Appeals.

CITY CLERK ISSUES:

September 21, 2021 Council Meeting

City Clerk Denise Jordan announced the referenced meeting will be held at the Civic Center in the Ball Room.

Georgia Municipal Association District 2 Fall Meeting

City Clerk Denise Jordan announced the referenced meeting will be held in-person on Tuesday, October 26 from 11-1 at the Cornelia Community House. A calendar invitation is forthcoming.

EXECUTIVE SESSION:

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

Motion to close the Work Session at 9:35 AM to enter an Executive Session to discuss real estate matters.

Motion made by Council Member Thompson

Motion seconded by Council Member Clay

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

Absent: Wangemann

OFFICIALS PRESENT: Danny Dunagan, Zack Thompson, Sam Couvillon, Barbara Brooks, Juli Clay

OFFICIALS ABSENT: George Wangemann

STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan, Rusty Ligon

Motion to close the Executive Session at 9:55 AM.

Motion made by Council Member Thompson

Motion seconded by Council Member Clay

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

Absent: Wangemann

OTHER BUSINESS:

Update: Future Fire Station

Upon inquiry from Council Member Brooks, City Manager Bryan Lackey shared plans to use SPLOST VIII funds to build the next station. He indicated funding the operational cost would be challenging.

Update: Highway 129 Business Park

Upon inquiry from Council Member Brooks, City Manager Bryan Lackey provided an update on the Highway 129 Business Park.

Update: Old Fire Station

Upon inquiry from Council Member Clay, City Manager Bryan Lackey provided an update on evaluating the condition of the old fire station.

Upcoming Code Amendments

Community and Economic Development Director Rusty Ligon stated an update to the Unified Land Development Code is forthcoming to address issues that have come to the department's attention.

Update: Eyesore Property in Newtown Area

Upon inquiry from Council Member Brooks, City Attorney Abb Hayes indicated he will provide an update in the near future.

Announcement: Employee Event

City Manager Bryan Lackey shared details about the employee event scheduled for Wednesday, September 29, from 11-2 at Fire Station #1.

ADJOURNMENT: 10:30 AM

/dj

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk