

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: Approved Update to Hall Area Transit Title VI Plan

Community Service Center Director Phillippa Lewis Moss stated the proposed plan addresses discrimination and is required in order to receive federal funds. The proposed resolution addresses the periodic update identifying demographic and service changes. The 2020 census data was used for the demographic details. Mrs. Moss stated the document is under review by the Georgia Department of Transportation consultant and may need minor updates before execution.

Placed on October 5, 2021 Council Meeting Consent Agenda

Resolution: Transfer of Hall Area Transit Vehicles to Rome Transit

Community Service Center Director Phillippa Lewis Moss stated last year's launch of the WeGo service prompted vehicle changes. Four vehicles are no longer needed. The proposed resolution authorizes a free transfer to Rome Transit noting 90% of their cost was paid from Federal and State funds. Selling the vehicles would require the City to reimburse the remaining federal dollars which was not financially feasible.

Placed on October 5, 2021 Council Meeting Consent Agenda

Council Member Couvillon complimented the WeGo transportation system noting it has been well received and the city should be proud.

Resolution: Regarding Parks & Recreation Agency Organizational Changes for Fiscal Year 2022

Parks and Recreation Director Kate Mattison discussed organizational changes that improved the efficiency of the department. In summary, the changes equal one additional full-time position and does not impact the FY2022 budget.

Placed on October 5, 2021 Council Meeting Consent Agenda

Mayor Dunagan shared a compliment about services at the Frances Meadows Aquatic Center.

Public Hearing Item: Request from Adventures Real Estate, LLC to rezone a 17.028± acres tract located on the north side of Browns Bridge Road, southeast of Cherry Hill Drive (aka 2520 Browns Bridge Road, SW) from Residential-I-A (R-I-A) to General Business (G-B). Ward Number: Five. Tax Parcel Number(s): 08-015-009-014 (Part). Request: Automotive related facility.

City Attorney Abb Hayes summarized the application.

Advertised for October 5, 2021 Council Meeting

Public Hearing Item: Request from Northeast Georgia Medical Center to rezone a 48.997± acres tract located northwest of the intersection of Jesse Jewell Parkway and Downey

Boulevard, having road frontage on Brenau Lane, Sherwood Park Drive, South Enota Drive, Spring Street, Medical Center Way and Wisteria Drive (a/k/a 743 Spring Street, NE; 1227 Sherwood Park Drive, NE; 200 Wisteria Drive, NE; 1075 Jesse Jewell Parkway, SW) from Planned Unit Development (P-U-D) and Office and Institutional (O-I) to Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s) 01-023-006-007; 01-064-004-009. Request: Hospital campus expansion.

City Attorney Abb Hayes summarized the application.

Advertised for October 5, 2021 Council Meeting

Public Hearing Item: Request from Easto Construction to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 4.847± acres located southeast of the intersection of Thompson Bridge Road and High Vista Point (a/k/a 2702 High Vista Point, NE). Ward Number: One. Tax Parcel Number(s): 01-100-002-032. Request: 50 residential townhomes.

City Attorney Abb Hayes reported the developer asked to table this item to the December 7 Council Meeting. He shared the options available to the governing body.

Advertised for October 5, 2021 Council Meeting

Public Hearing Item Tabled at September 14, 2021 PAB Meeting. Request from Winterset Holdings, LLC to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 12.66± acres located on the east and west sides of Wilson Drive, northeast of its intersection with Athens Highway (a/k/a 2125 Wilson Drive, SE). Ward Number: Three. Tax Parcel Number(s): 15-022D-000-001 (Part). Request: 65 residential townhomes.

City Attorney Abb Hayes reported this item was tabled to the October Planning and Appeals Board meeting. Additionally, staff received notice that the applicant doesn't plan to proceed with the project.

Advertised for October 5, 2021 Council Meeting

Tabled at the September 21 Council Meeting: Request from Optum Development to annex a 7.77± acres tract located 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 Parcel Number(s): 09-126-000-024 (Part). Request: 36 residential townhomes. Proposed Annexation Ordinance 2021-25 and Proposed Zoning Ordinance 2021-26.

City Attorney Abb Hayes shared the options available to the governing body. After a brief discussion, there was a desire for staff to present an update and to reopen the public hearing for the governing body to ask questions.

Advertised for October 5, 2021 Council Meeting

CITY MANAGER ISSUES:

Tipping Fees

City Manager Bryan Lackey reported Hall County will increase their tipping fees in October from \$33 to \$60 per ton. Notice was received after the budget was approved. The Solid Waste Fund can absorb this cost for the remainder of this fiscal year. This will be a discussion topic for the next budget.

City Hall Renovations

City Manager Bryan Lackey reported plans to renovate historic city hall. BCA Studios Architects is working with staff to analyze the options. A committee will be formed to assist with the study. Council was asked to submit names of individuals to serve on the committee.

MAYOR/COUNCIL ISSUES:

Council Member Clay

Shared compliments regarding the Butterfly Release.

Council Member Brooks

1. Announced the Health Smart Community Vaccination event sponsored by Greater Hall Chamber of Commerce at the Civic Center on October 6.
2. Praised the city for hosting an employee event.

Council Member Thompson

1. Shared compliments about the upgrades to the Municipal Court Room.
2. Announced the Chattahoochee Golf Course Ribbon Cutting to reopen the course will occur on October 7.

Council Member Wangemann

1. Expressed appreciation for the prayers while hospitalized.
2. Shared details about a recent community cleanup event.
3. Attended the Historic Preservation Commission training via Zoom.
4. Presented a Georgia Mountains Regional Commission ex-officio report.

Council Member Couvillon

Presented the Housing Authority ex-officio report.

Mayor Dunagan

Presented nominations to the Building Board of Appeals and the Gainesville Non-Profit Development Foundation. All were placed on the October 5 Council Meeting Consent Agenda.

CITY ATTORNEY ISSUES:

Resolution: Airport Industrial Park Assignment of Lease from Foundation Food Group, LLC to Gold Creek Acquisitions II, LLC

City Attorney Abb Hayes presented a request to approve the assignment of lease to transfer the property.

Placed on October 5, 2021 Council Meeting Consent Agenda

CITY CLERK ISSUES:

Municipal Court Capital Improvement Project

City Clerk Denise Jordan thanked the Council and City Manager for supporting the project and for agreeing to test the new equipment today. This upgrade was long overdue and includes industry standard equipment. She summarized the new equipment and briefly discussed expanded capabilities. She also shared information about Phase 2 of the project which

involves a new podium, staff tables and document camera. Mrs. Jordan thanked the project team for their ideas and contributions.

EXECUTIVE SESSION:

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

Motion to close the Work Session at 9:48 AM to enter an Executive Session to discuss real estate matters.

Motion made by Council Member Brooks

Motion seconded by Council Member Clay

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

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Couvillon, Barbara Brooks, Juli Clay

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Motion to close the Executive Session at 10:11 AM.

Motion made by Council Member Wangemann

Motion seconded by Council Member Thompson

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

ADJOURNMENT: 10:11 AM

/dj

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk