

OFFICIALS PRESENT: Sam Couvillon, Barbara Brooks, Zack Thompson, Juli Clay, Danny Dunagan, George Wangemann
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan

Mayor Couvillon called the meeting to order at 9:00 AM and served as the presiding officer.

DEPARTMENT ISSUES:

Resolution: 2022 Law Enforcement Training Grant

Police Chief Jay Parrish introduced Lieutenant Justin Martin then commented on the department's goal to increase mental health and de-escalation training initiatives. He reported the department completed just under 4,000 hours of training in these areas which was funded by grants. The proposed resolution authorizes the acceptance of \$184,790 to continue this training.

Resolution: Comprehensive Opioid, Stimulant, and Substance Abuse Program (COSSAP) Grant

Police Chief Jay Parrish reported there were 20+ saves involving Narcan last year. The proposed resolution authorizes the acceptance of \$5,625 to be used as additional funds to purchase Narcan.

Council Member Clay expressed pride and appreciation for the efforts of the department.

Council Member Wangemann commented on the department's sensitivity toward citizens.

Council Member Couvillon commended the chief for his commitment noting the department serves as a model for other communities.

Placed both resolutions on the January 18, 2022 Council Meeting Consent Agenda

Resolution: Authorization To Accept Georgia Department of Transportation Contract for The American Rescue Act (ARPA) Funding

Airport Manager Lisa Poole stated the proposed resolution authorizes the acceptance of \$59,000 from the Georgia Department of Transportation and the execution of various documents. These funds will be used as reimbursement for grounds maintenance equipment.

Council Member Clay stated the airport is highly ranked which is a direct reflection on the staff.

Placed on the January 18, 2022 Council Meeting Consent Agenda

Public Hearing Item Tabled at the October 5, 2021 and December 7, 2021 Council Meetings: 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: 44 residential townhomes.

Public Hearing Item: Request from Caballero Holdings, LLC to annex a total of 140.77± acres to include a 44.91± acres tract located at the northeast side of the terminus of Floyd Road; a 80.8± acres tract located on the north side of Eberhart Cemetery Road; a 9.467± acres tract, 4.397± acres tract and a 1.996± acres tract located southwest of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a 0 Eberhart Cemetery Road; 2465

Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 15-022-000-001B, 003 (Part); 15-033B-000-022, 024 and 026A. Request: Master planned mixed-use development.

Public Hearing Item: Request from Caballero Holdings, LLC to amend an existing Planned Unit Development (P-U-D) zoning totaling 981.661± acres located east of Lanier Parkway (I-985), south of the intersection of Old Cornelia Highway and Dana Drive, south of Floyd Road and east of its terminus, having road frontage on the east side of Lenox Drive (a/k/a 0, 2490 and 2544 Floyd Road, SE; 0 Lenox Drive, SE; 0 Old Cornelia Highway, SE). Ward Number: Three. Tax Parcel Number(s): 15-021-000-164; 15-022-000-003M, 004, 034 and 086; 15-033-000-001. Request: Master planned mixed-use development.

Public Hearing Item: Request from Moez Hasni to annex a 5.503± acres tract located on the northeast corner of Jesse Jewell Parkway and Crescent Drive, having frontage on Exit 24/ I-985 (a/k/a 374 and 400 Crescent Drive) and to establish zoning as General Business (G-B). Ward Number: Two. Tax Parcel Number(s): 15-033C-000-077. Request: Retail shopping center.

Public Hearing Item: Request from Fred and Olivia Skey to rezone a 0.65± acre tract located on the east side of Northside Drive, southeast of its intersection with Ivey Terrace (a/k/a 352 Northside Drive, NW) from Office and Institutional (O-I) and General Business (G-B) to Office and Institutional (O-I) with a special use. Ward Number: Four. Tax Parcel Number(s): 01-025-005-010. Request: Single-family residence.

Public Hearing Item: Request from Two Capital Partners to rezone a 24.857± acres tract located on the southwest side of Shallowford Road and southeast side of the intersection of Skelton Road and Hudgins Street (a/k/a 600, 610 and 622 Shallowford Road, SW; 1515 Skelton Road, SW; 1448 and 1450 Hudgins Street, SW) from Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D). Ward Number: Five. Tax Parcel Number(s): 01-119C-001-001, 001A, 029, 029A, 029D and 031. Request: Master planned mixed-use rental community.

Public Hearing Item: Request from Mark D. Thebaut, D.D.S. to amend an existing Planned Unit Development (P-U-D) zoning totaling 0.67± acre located on the southeast side of the intersection of Thompson Bridge Road and Lanier Avenue (a/k/a 1398 Thompson Bridge Road, NE). Ward Number: Two. Tax Parcel Number(s): 01-087-003-001. Request: Medical/Dental office/restaurant with drive-thru.

City Attorney Abb Hayes summarized each application noting questions should be referred to the Community and Economic Development Department.

All public hearing items were placed on the January 18, 2022 Council Meeting Agenda

CITY MANAGER ISSUES:

Solis Project

City Manager Bryan Lackey reported people are moving into the housing element of this project.

Resolution: Tax Allocation District (TAD) Funding for Gainesville Midland

Assistant City Manager Angela Sheppard summarized the application. The following information was noted:

- The project addresses a 4.8-acre site consisting of 20 parcels.
- The plan includes 214 market rate units in three buildings with amenities.
- The project investment is \$49,096,183.
- The TAD Request is \$5,445,002.06.
- The TAD potential value is \$62,000,000.
- The TAD Advisory Committee recommended approval with four conditions and payment schedule requirements.

Resolution: Tax Allocation District (TAD) Funding for Bourbon Brothers and Poultry Park

Assistant City Manager Angela Sheppard summarized the application. The following information was noted:

- The project addresses a 1.72-acre site consisting of 5 parcels.
- The plan includes a 7,876 square foot restaurant with patio space and a 14,446 square foot entertainment venue.
- The project investment is \$13,318,896.
- The project includes improvements to Poultry Park (additional parking, monument relocation, landscaping, etc.).
- The project will have 40 parking spaces which includes 5 spaces on street.
- The TAD Request is \$2,236,411. There's an additional request for \$250,000 by the city specifically for Poultry Park creating \$500,000 devoted to improving the park.
- The TAD potential value is \$12,707,642.
- The TAD Advisory Committee recommended approval with two conditions and payment schedule requirements.

Council Member Brooks was impressed with the dedication to these projects and appreciated staff's work.

Both resolutions placed on the January 18, 2022 Council Meeting Consent Agenda

MAYOR/COUNCIL ISSUES:

Council Member Thompson

Commented on efforts toward building the 2040 Comprehensive Plan which serves as the 20-year blueprint for growth in the city. He encouraged citizen participation and noted more information can be found on the website.

Council Member Brooks

1. Announced the Martin Luther King, Jr. celebration will be hosted virtually by the Newtown Florist Club.
2. Shared details about events where she will extend a welcome on behalf of the city.

Council Member Clay

1. Encouraged everyone to share the Comprehensive Plan survey link with friends.
2. Presented the Parks and Recreation ex-officio report.

Mayor Couvillon

Requested suggestions for appointments to the Planning and Appeals Board and to the Friends of the Parks Board.

CITY ATTORNEY ISSUES:

Resolution: Abandon and Convey Property on Sherwood Park Drive and South Enota Drive

City Attorney Abb Hayes stated this pertains to the hospital expansion. Notice was published in the newspaper, notices were mailed to adjoining property owners and the property was listed with George Hokayem. An offer was received from the Hospital Authority. The proposed resolution approves conveyance of the property to the Hospital Authority for a sum of \$175,000 and authorizes the execution of documents necessary to complete the conveyance.

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EXECUTIVE SESSION:

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

Motion to close the Work Session at 9:31 AM to enter an Executive Session to discuss real estate and legal matters.

Motion made by Council Member Clay

Motion seconded by Council Member Dunagan

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

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

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

Motion to close the Executive Session at 10:19 AM.

Motion made by Council Member Dunagan

Motion seconded by Council Member Brooks

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

OTHER BUSINESS:

Zoning

City Attorney Abb Hayes reported discussions with the Community and Economic Development Department concluded placing a timeline on zoning projects would work only for Planned Unit Development projects.

City Attorney Services

City Attorney Abb Hayes reported a rate increase for services provided by Hulsey, Oliver and Mahar.

ADJOURNMENT: 10:21 AM

/dj

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk