

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.

BUDGET PRESENTATIONS:

Greater Hall Chamber of Commerce (GHCC) Economic Development Council (EDC)

President and Chief Executive Officer Kit Dunlap thanked the Council for the partnership that exist, shared the funding sources/partners and commented on the meeting schedule. Vice Chair of Economic Development Glenn Barnes summarized the activities of the EDC. Several GHCC staff members (Vice President of Economic Development Tim Evans, Vice President of Existing Industry Nikki Chandler, Project Manager Anna Hester and Project Ellie Parker) summarized activities associated with their areas of focus.

Parks and Recreation

Parks & Recreation Board Chair Kristin Daniel stated the budget is a great reflection of what can be done over the next year and expressed appreciation to the governing body for its support.

Parks and Recreation Agency Director Kate Mattison discussed accomplishments, accolades and staff creativity during the current fiscal year. She enthusiastically presented Fiscal Year 2023 programming, succession planning and capital project initiatives. Mrs. Mattison reported a groundbreaking ceremony at The Coop was in the near future. She closed by presenting the balanced budget (\$9,871,365) and the five-year summary of capital improvement plans.

DEPARTMENT ISSUES:

Resolution: Declaration of Surplus Property

Financial Analyst Brenda Carpio stated this request reclassifies items named in the attachment as surplus property to be sold using Gov Deals. These items have exceeded their useful life or are no longer needed.

Placed on the April 19, 2022 Council Meeting Consent Agenda

Resolution: Write-off of Delinquent Personal Property Tax

Deputy Chief Financial Officer – Audit and Financial Operations Beverly Williams stated the proposed resolution addresses taxes billed in 2015 noting the businesses have been closed for some time. The write-off is composed of City taxes, school taxes, penalties and interest for a total of \$43,400.02. Write-off of the school taxes (\$17,813.69) is contingent upon approval by the school system.

Placed on the April 19, 2022 Council Meeting Consent Agenda

Resolution: Write-Off of Delinquent Utility Receivables

Deputy Chief Financial Officer – Audit and Financial Operations Beverly Williams presented, on behalf of the Water Resources Department, a request to write-off \$5,904.98 from customers that were deceased or have applied for bankruptcy.

Placed on the April 19, 2022 Council Meeting Consent Agenda

Resolution: Write-off of Uncollectible Checks

Deputy Chief Financial Officer – Audit and Financial Operations Beverly Williams requested the write-off of \$209.50 covering the period from 2019 to 2021.

Placed on the April 19, 2022 Council Meeting Consent Agenda

Request from Interface Properties, LLC to rezone a 6.6± acres tract located on the southwest side of the intersection of Dawsonville Highway and Beechwood Boulevard (a/k/a 989 Dawsonville Highway, NW) from Residential-I (R-I), Residential-II (R-II) and General Business (G-B) to General Business (G-B). Ward Number: One. Tax Parcel Number(s): 01-115-002-002E. Request: Retail, drive-through restaurant and auto service. City Attorney Abb Hayes summarized the application.

Request from McKinley Homes US, LLC for a special use on a 7.74± acres tract located on the west side of Florence Drive, across from its intersection with Bentley Park Circle (a/k/a 2920 Florence Drive, SW), having a zoning of Office and Institutional (O-I). Ward Number: Four. Tax Parcel Number(s): 08-015-005-029. Request: Residential townhomes. City Attorney Abb Hayes stated an appeal was filed in Superior Court. A consent order was issued returning this item to the governing body for consideration.

Both items were advertised for public hearing at the April 19, 2022 Council Meeting

CITY MANAGER ISSUES:

Resolution: Modify Boundaries Related to Downtown Dining District

Assistant City Manager Angela Sheppard stated the downtown dining district was established in 2017 and had been very successful. The district allows people to have open containers within certain boundaries. The proposed resolution expands the district to include restaurants in Solis project, Standard Service at Poultry Park and 2 Dog Restaurant.

Placed on April 19, 2022 Council Meeting Consent Agenda

Resolution: Tax Allocation District (TAD) Funding for Grubs Market

Assistant City Manager Angela Sheppard summarized a TAD funding request for Grubs Market noting the location was on Main Street behind Danny's Donuts. She summarized details about the project before indicating the total investment is \$1.9 million. The TAD request is for \$210,575. The tax assessor's valuation is \$235,700. Mrs. Sheppard presented the TADAC recommendations.

Placed on the April 19, 2022 Council Meeting Consent Agenda

MAYOR/COUNCIL ISSUES:

Council Member Wangemann

Presented the Georgia Mountains Regional Commission meeting ex-officio report.

Council Member Clay

1. Presented a Parks & Recreation Agency ex-officio report.
2. Complimented the Meals on Wheels Program.

Council Member Brooks

Complimented Parks & Recreation for the adaptive playground.

Council Member Thompson

Presented the Chattahoochee Golf Course ex-officio report.

Mayor Couvillon

Nominated appointees to the Chicopee Woods Area Park Commission and the Development Authority.

Placed both appointments on the April 19, 2022 Council Meeting Consent Agenda

CITY ATTORNEY ISSUES:

Resolution: Allen Creek Soccer Complex Intergovernmental Lease Agreement with Hall County

City Attorney Abb Hayes stated the city owns a one-half interest with Hall County on the property where the Soccer Complex is located, per intergovernmental agreement. The County has been running the Soccer Complex. The proposed resolution allows the City to lease the property to Hall County for a nominal sum with a condition to continue using the property for recreation purposes. It also releases interest in personal property of no use to the City that could be used to run the Soccer Complex.

Placed on the April 19, 2022 Council Meeting Consent Agenda

Resolution: Transfer 0.126 Acre Tract to Koch Foods of Gainesville, LLC

City Attorney Abb Hayes stated Koch Foods is addressing a facility expansion. They inquired about the referenced property which is of no use to the City. The property was appraised. Via the narrow strip ordinance, he recommended selling the property to Koch Foods for \$26,070.

Placed on April 19, 2022 Council Meeting Consent Agenda

Resolution: Abandonment and Conveyance of 0.361 Acre Tract on Mitchell Street

City Attorney Abb Hayes stated Koch Foods inquired about abandoning this road which is of very little use to the public. The property was appraised. Adjoining property owners received notice. Proper advertisement occurred and a realtor was hired to list the property. Koch Foods was the only one interested and is willing to buy the property at the appraised price of \$74,700.

Placed on April 19, 2022 Council Meeting Consent Agenda

Request from Clayton Properties Group, Inc. d/b/a Chafin Development for a permit to relocate an abandoned cemetery located on real property owned by Butler Property, LLC, which real property is more particularly described in a Limited Warranty Deed dated September 29, 2010, recorded at Deed Book 6749, Pages 226-241, Hall County, Georgia Deed Records, from said real property to Hillside Memorial Gardens, 1212 Hillside Gardens Lane, Gainesville, Georgia 30504. (Tabled at the March 15, 2022 Council Meeting)

City Attorney Abb Hayes commented on a State Act requiring the governing body to approve the relocation of a cemetery. He stated Clayton Properties Group is developing property in the Mundy Mill Road area. They found a cemetery and filed an application to relocate approximately twelve graves to Hillside Memorial Gardens. He shared some details about what has transpired to date.

Mr. Hayes shared the three options for addressing this request and the factors to be considered. The resolution outlines the details. It was noted this request has no impact on the development.

Advertised for public hearing at the April 19, 2022 Council Meeting

CITY CLERK ISSUES:

City Clerk Denise Jordan announced the following upcoming events: GMA District 2 Listening Session on April 18, the Transportation Forum on April 26 and the 114th Annual Meeting & Gala on May 12.

EXECUTIVE SESSION:

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

Motion to close the Work Session at 10:08 AM to enter an Executive Session to discuss real estate and litigation.

Motion made by Council Member Dunagan

Motion seconded by Council Member Clay

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

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

Motion to close the Executive Session at 11:22 AM.

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

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

OTHER BUSINESS:

Redistricting

City Manager Bryan Lackey reported the Reapportionment Office delayed addressing municipal redistricting until the Counties completed their process. Staff secured the population summary which indicates changes are needed for Wards 1, 4 and 5. The current map was distributed with suggested changes along with a minimal change map originating from the State Reapportionment Office. The governing body was asked to provide guidance as to redrawing the boundaries. A Home Rule ordinance will be adopted to revise the map. Comments indicated there was a desire for the governing body and the school board to adopt the same map.

Midtown Tax Allocation District (TAD) Sunset

City Manager Bryan Lackey asked for guidance noting a resolution should be adopted to officially end this option. There was consensus to stop receiving applications for the Midtown TAD on December 31, 2023 and to sunset this option on December 31, 2040.

ADJOURNMENT: 11:39 AM

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk