

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

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

**DEPARTMENT ISSUES:**

**Resolution: Declaration of Surplus property**

Financial Analyst Brenda Carpio presented a resolution declaring surplus property and authorizing the public sale of items that are no longer needed.

Placed on August 2, 2022 Council Meeting Consent Agenda

**Public Hearing Item: Request from the City of Gainesville to annex all of Victory Street right-of-way consisting of 0.66± acre, located between Jesse Jewell Parkway and Spring Street and to establish zoning as Planned Unit Development (P-U-D). Ward Number: Two. Tax Parcel Number(s): N/A. Request: Right-of-way.**

City Attorney Abb Hayes summarized the application.

Public Hearing advertised for August 2, 2022 Council Meeting

**CITY MANAGER ISSUES:**

**Resolution: Gainesville North Parking Deck Retail Lease Agreement**

Assistant City Manager Angela Sheppard commented on the opening of the new parking deck at the corner of Bradford and Main Street. She discussed plans to add retail at this location and displayed renderings which were designed to complement the area, grow downtown and activate the plaza. A Request for Proposals was released in Fall 2021 soliciting ideas from interested parties. Staff talked with Healey Weatherholtz Properties, a successful developer/restaurantier, who proposed two new restaurants (Phil's Pizza Tavern and Hondo). Mrs. Sheppard shared some design details. She also discussed the lease agreement and the following information was noted:

- It will be a 20-year lease agreement.
- The City will build the cold dark shell for the restaurants.
- The developer will finish the interior and furnish the restaurants.
- The monthly lease payments equal the bond debt.
- The developer will pay all utility costs.
- The developer will have options to purchase
  - Between year 10-15 at an amount equal to outstanding bond debt
  - After year 15 at Fair Market Value

Mrs. Sheppard shared the optimal timeline as follows:

|             |                                                  |
|-------------|--------------------------------------------------|
| August 2022 | Execute the lease agreement                      |
| Fall 2022   | Finalize design plans and construction documents |
| Early 2023  | Groundbreaking ceremony                          |
| Late 2024   | Restaurants open for business                    |

Comments from the governing body were noted as follows:

- This is a revenue neutral project.
- If the project doesn't come to fruition, the City will have the bond payment and an asset with a higher value because of developer improvements.
- The project extends the square with minimal investment.

Placed on the August 2, 2022 Council Meeting Consent Agenda

### **Midland Apartments**

Assistant City Manager Angela Sheppard announced the groundbreaking ceremony for Midland Apartments was scheduled for 10:30 AM today.

### **MAYOR/COUNCIL ISSUES:**

#### **Council Member Clay**

1. Commented on the Athens Street/Highway 129 Corridor Master Plan Unveiling.
2. Commented on meetings about the Farmers Market.
3. Commented on the Islands to Highlands Trail presentation at the Chamber of Commerce.

#### **Council Member Brooks**

1. Commented on the Athens Street/Highway 129 Corridor Master Plan Unveiling and complimented staff for their work product.
2. Reported inquiries about the Farmers Market and plans to be an advocate for goods/services.
3. Responded to questions about Mule Camp.

#### **Council Member Thompson**

Presented ex-officio reports from the Redevelopment Authority and the Housing Authority Meetings.

#### **Council Member Dunagan**

1. The groundbreaking ceremony for the new boat house is scheduled for August 12, 10 AM at Lake Lanier Olympic Park.
2. Announced he will be on WDUN with Mayor Couvillon on July 30 at 9 AM.

### **EXECUTIVE SESSION:**

Assistant City Manager Angela Sheppard requested an Executive Session to discuss real estate and legal matters.

**Motion to close the Work Session at 9:25 AM to enter an Executive Session to discuss legal and real estate matters.**

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: Angela Sheppard, Abb Hayes, Denise Jordan

STAFF ABSENT: Bryan Lackey

**Motion to close the Executive Session at 9:45 AM.**

Motion made by Council Member Dunagan

Motion seconded by Council Member Clay

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

**OTHER BUSINESS:**

**Sponsorship Request**

Mayor Couvillon shared a sponsorship request from Gainesville High School. City Attorney Abb Hayes commented on the gratuity clause provisions.

**Update: August 2, 2022 Public Hearing**

City Attorney Abb Hayes shared updated information.

**Gainesville High School (GHS)**

Elected officials were complimentary of the landscape improvements at GHS.

**ADJOURNMENT: 9:55 AM**

/dj

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W. Samuel Couvillon, Mayor

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Denise O. Jordan, City Clerk