

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

Mayor Couvillon called the meeting to order at 5:30 PM and served as the presiding officer.

Dr. Michelle Rizer-Pool, Bethel AME Church, delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Gainesville Leadership Academy 2022 Graduates

Administrative Services Director Janeann Allison shared information about the program noting the participants worked together on various projects that will assist in future City initiatives. Mayor Couvillon recognized and presented a recognition plaque to the following graduates: Water Resources - Amy Bennett, Brian Wiley, Brooke Alexander, Jeremy Garmon, Kristen Howard, Lee Davis, Mickey Durden, Nick Swafford and Tyler Sims; Public Works - Jeff Henke and Rhonda Brady; Parks & Recreation - Carrie Ann Gravett and Zandrea Stephens; Administrative Services - Alma Castaneda; Finance - Brenda Carpio; Community & Economic Development - Caleb Davidson; IT - Chris Sudderth; and City Manager's Office - Terri Kapetanidis.

COUNCIL ANNOUNCEMENTS:

Council Member Wangemann

Announced and shared information about the Chicken Festival on Saturday, October 22 at the Lake Lanier Olympic Park.

Council Member Clay

Announced the Farmers Market will be located in Roosevelt Square starting in 2023 and will continue on the historic downtown square on Friday's through October 7.

Council Member Brooks

Commented on the recent Athens Street/Highway 129 Corridor Master Plan unveiling event and its vision noting it is available for viewing online via the City's website and Facebook page.

Council Member Thompson

1. Announced the Walton Harbor Grand Opening event is Wednesday, August 3 at 11 AM.
2. Commented on the Farmers Market and its success over the years.
3. Reminded everyone about the First Friday event on August 5.

Council Member Dunagan

Announced a groundbreaking ceremony for the new boathouse scheduled for Friday, August 12 at Lake Lanier Olympic Park.

PUBLIC COMMENTS:

Scott Dixon, owner of Scott's Downtown and The Loft, stated his business was located adjacent to the new north parking deck. He read a prepared statement to share the points he wanted to convey which included but not limited to the following: (1) the initial project plans had changed

and city sponsored competition for new businesses would cause undue competition to existing businesses and the need for parking and employees, (2) businesses are faced with months of project construction after enduring the costly impact of the parking deck construction and road closures on the heels of COVID and the library construction. Mr. Dixon respectfully requested the resolution not be passed until further open discussion, public comment and stakeholder interest is considered and accounted for.

Claude Tatro, Scott's Downtown and Main Street Market business owner, had questions relative to the prediction of future needs. He commented on restaurant businesses failing and stated there was a problem with business profit flows. He suggested facing the problems as a business, as a community and as a city and work on them together. He also suggested placing efforts on vacant buildings. He felt further consideration should be given and asked to postpone action for a period of time to allow due reflection.

Chris Richardson, 510 Ridgewood Avenue, requested giving awards to restaurants that have been in business for ten years or longer. He stated he was surprised by the proposed project. He felt a public debate would be of value and wondered what was the catalyst for the need at this time. They just recovered from other impacts in the area and wanted a chance to enjoy the new streets and sidewalks. He would appreciate reconsideration but would support Gainesville no matter what.

CONSENT AGENDA:

Minutes: July 14, 2022 Work Session

Minutes: July 19, 2022 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Wangemann

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

Resolutions

A. BR-2022-41 Declaration of Surplus Property

B. BR-2022-42 Gainesville North Parking Deck Retail Lease Agreement

City Manager Bryan Lackey provided a brief overview of the resolutions.

Mayor Couvillon provided some background regarding the proposed Gainesville North Parking Deck Lease Agreement noting there was awareness for the need for parking on the north end of downtown. He shared some history about the project and summarized some actions that occurred. He affirmed there were no tax dollars involved in this project and named several projects that have received tax assistance. He wanted to assure everyone this project was not done in secrecy nor with any tax dollars.

Council Member Thompson commented on being passionate about Gainesville and felt social media has become a campaign to make Council appear to be non-supportive of downtown. Downtown is what makes small towns thrive and the heartbeat of the city. He stated Council's desire is to make Gainesville a vibrant city to live, work and play. He assured everyone that the primary concern was the success of the downtown.

Council Member Dunagan stated this parking deck has been discussed for many years. The

initial plan was to have retail on the first floor. This idea did not just come up. He stated the project will also be revenue neutral with no taxpayer dollars.

Council Member Brooks stated she was proud of the work staff has done with creativity and planning. She appreciated the diversity of space and the diversity of cuisine. She commented on the importance of investing in the downtown area as well as all of Gainesville to bring life and vitality to the city. She appreciated everyone's passion regarding this project and felt this would be great for the entire downtown area. Her hope was it would bring more business to all the other businesses.

Council Member Clay commented on frequenting downtown and being passionate about ensuring the success of every business in the downtown area. She also commented on new businesses bringing more business noting she appreciated the passion the current business owners have for downtown Gainesville. She understood the concerns that were being made. The success of Gainesville was important to the governing body. She stated Gainesville has the greatest staff in the state of Georgia that has worked hard on this project over the past few years. This is the reason businesses want to come to Gainesville. This is an opportunity to continue to develop an already amazing City. She knew there were still concerns and hoped we could figure out how to make this prosperous for everybody. She hoped everyone could see good intentions and that the process occurred in a public way.

Council Member Wangemann stated it was his hope new businesses would work together for the betterment of Gainesville, Hall County.

Motion to adopt the resolutions as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Thompson

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

PUBLIC HEARING:

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.

- ***Proposed Annexation Ordinance 2022-24***
- ***Proposed Zoning Ordinance 2022-25***

City Attorney Abb Hayes opened the public hearing, confirmed the public notice was properly advertised and outlined the public hearing process.

Community and Economic Development Deputy Director Matt Tate reviewed the request. The Planning and Appeals Board and staff recommended approval with the following two conditions:

1. Prior to a Certificate of Occupancy being issued for the adjacent grocery retail shopping center, Victory Street shall be improved to meet City of Gainesville standards as depicted on Exhibit "A" entitled "Victory Street Roadway Section", per the approval of the Gainesville Public Works Director.
2. No commercial delivery trucks with 10 wheels or more shall be allowed to access Victory Street. Signage restricting thru truck traffic shall be installed near the intersection of

Victory Street and Jesse Jewell Parkway and near the entrance of the future commercial access driveway, per the approval of the Gainesville Public Works Director.

City Attorney Hayes opened the floor for comments.

There being none, the matter was closed and returned to the governing body for consideration.

City Attorney Hayes commented on a lot of development in this area and asked Council to consider tabling the Ordinance 2022-24 and Ordinance 2022-25 to the October 18, 2022 Mayor/Council Meeting.

Motion to table Ordinance 2022-24 and Ordinance 2022-25 to the October 18, 2022 Mayor/Council Meeting.

Motion made by Council Member Clay

Motion seconded by Council Member Brooks

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

ADJOURNMENT: 6:20 PM

/ag

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk