

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:

Tourism Update for 2nd Quarter 2022

Convention and Visitors Bureau (CVB) Executive Robyn Lynch presented the quarterly update. The following information was noted.

- The economic impact exceeded the 12% average across the State of Georgia.
- Conference bookings are on the rise.
- The University of North Georgia is starting a rowing program.
- Employees will compete in the Dragonboat Challenge.

Ms. Lynch closed by expressing appreciation for the support received by the CVB.

Resolution: Authorization to Partner, Submit and Accept Grant Funding for the Safe Streets and Roads for All Program

Deputy Director of Engineering and Transportation Matt Tarver requested authorization for the referenced grant (available through the bi-partisan infrastructure law signed last year and implemented by US Department of Transportation) to provide funding to prevent serious injuries along roadways. The first step is to develop a comprehensive safety action plan which will involve a tremendous amount of public involvement. A joint application with Hall County is the best approach. The grant may generate \$350,000 with a match of less than \$20,000. The proposed resolution authorizes execution of documents to apply for and accept Safe Streets and Roads for All (SS4A) grant funds. It also authorizes the matching funds.

Mayor Couvillon mentioned a call with Senator Ossoff's office noting staff identified an issue and took initiative.

Placed on the August 16, 2022 Council Meeting Consent Agenda

Resolution: Williams Brothers Development (Ramsey Circle Tract) Annexation Waiver

Civil Engineer Nick Swafford presented an annexation waiver request for 2581 Ramsey Circle. The proposed residential development does not conform with the city's Comprehensive Land Use Plan.

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CITY MANAGER ISSUES:

Resolution: Approving Projects (The Coop, a Retail Facility, and The Boathouse), Authorizing Staff and Professionals to Develop a Plan of Finance, and Authorizing Execution of Related Documents

City Manager Bryan Lackey stated the proposed resolution allows the preparation and execution of documents for a \$38 million bond for the referenced projects. The Redevelopment Authority will consider issuing revenue bonds for these projects. The proposed resolution authorizes the

appropriate parties to proceed and authorizes the execution of documents necessary to issue the bonds.

Mr. Lackey noted there was a bond rating review in conjunction with preparing for this bond issue resulting in a bond rating upgrade. This will allow the bonds to be issued at a better interest rate. Appreciation was extended to the Finance Department for their efforts.

Public Hearing Item: Consideration of a resolution regarding a Project Description Supplement (the “Project Supplement”) to the Midtown Gainesville Redevelopment Plan originally adopted on April 20, 2010 (the “Plan”). The Plan set forth the urban redevelopment area (the “Midtown Redevelopment Area”) and some urban redevelopment projects

City Attorney Abb Hayes stated the resolution amends the Urban Redevelopment Plan project description and funding. The legal ad was published to hold the public hearing.

Public Hearing advertised for August 16, 2022 Council Meeting

MAYOR/COUNCIL ISSUES:

Council Member Dunagan

Announced the Boathouse Groundbreaking Ceremony scheduled for August 12, 2022.

Council Member Thompson

Presented the Housing Authority ex-officio report.

Council Member Brooks

Commented on scholarships awarded to students related to families expelled from Cumming.

Council Member Clay

Presented the Airport Advisory Committee ex-officio report.

Council Member Wangemann

Presented the Planning and Appeals Board ex-officio report.

Mayor Couvillon

Presented appointments to the Convention and Visitors Bureau Authority, Historic Preservation Commission, Lake Lanier Olympic Park Foundation Board, Main Street Advisory Board, Metropolitan Planning Organization – Citizens Advisory Committee and the Redevelopment Authority. He also requested nominations to fill vacancies on the Historic Preservation Commission and the Housing Authority.

CITY ATTORNEY ISSUES:

Resolution: Hall County Sardis Road Connector Project

City Attorney Abb Hayes stated this is a county project that will provide a connector between State Route 53 and State Route 60 (a 3.5-mile stretch). Hall County needs easements for properties located in the city limits and the City needs easements for relocation of sewer infrastructure. The proposed resolution (1) authorizes coordination with Hall County regarding the acquisition of property and easements to ensure services provided by the City are not disrupted and (2) indicates the City will not have any maintenance obligations.

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Ordinance: De-annexation of Capstone Inland Crossing

City Attorney Abb Hayes stated this ordinance pertains to a 58-acre tract near Lanier Tech where the property owner filed a de-annexation application. The Hall County Commissioners heard the matter at a recent work session and is expected to consider at their upcoming meeting. If approved, this ordinance will be before the Council to accept the deannexation request. Hall County will establish zoning thereafter.

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Resolution: Capstone Inland Crossing Sewer Annexation Waiver

City Attorney Abb Hayes stated if the de-annexation request is approved, this resolution would allow the City to provide sewer without requiring annexation.

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CITY CLERK ISSUES:

Georgia Municipal Association (GMA) Training

City Clerk Denise Jordan announced the GMA September training will be held in Brasstown. Information is available for those interested in attending.

EXECUTIVE SESSION:

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

Motion to close the Work Session at 9:27 AM to enter an Executive Session to discuss legal, real estate and personnel matters.

Motion made by Council Member Dunagan

Motion seconded by Council Member Brooks

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

OTHERS: Spencer Price

Motion to close the Executive Session at 10:29 AM.

Motion made by Council Member Dunagan

Motion seconded by Council Member Thompson

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

OTHER BUSINESS:

Request to Combine the Historic Preservation Commission with the Planning and Appeals Board

City Attorney Abb Hayes stated research regarding this request indicated it is possible to combine the two but not recommended due to onerous training requirements necessary to address both.

Redistricting

City Manager Bryan Lackey commented on a request from the Newtown Florist Club (NFC) for an update on the redistricting process. City Attorney Abb Hayes indicated the legal review is underway regarding draft 3.

Council Members Clay and Thompson commented on the process with the Reapportionment Office noting it was a complicated process. Seeing everything in real time was beneficial and displayed the impact of every change.

City Manager Bryan Lackey will distribute the draft 3 map to the governing body.

The meeting dates from the NFC were shared and there was consensus that mid-September would be a better time to schedule a meeting in a city facility.

Downtown Construction Parking

City Manager Bryan Lackey reported complaints about construction workers traffic and parking for The National Project. After a brief discussion, it was suggested that the top level of the Hall County parking deck be recommended as desired parking for the construction team before moving into enforcement by the Police Department.

ADJOURNMENT: 10:46 AM

/dj

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk