

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

OFFICIAL ABSENT: Barbara Brooks

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

Mayor Sam Couvillon called the meeting to order and served as the presiding officer.

**DEPARTMENT ISSUES:**

**Resolution: Greenleaf Townhomes Development Floyd Drive Tract Annexation Waiver**

Civil Engineer Nick Swafford stated the applicant wants to develop 44 town home units on a 7-acre tract. A formal request to connect to sewer waiving annexation requirements was submitted.

Placed on November 7, 2023 Council Meeting Consent Agenda

**Public Hearing Item: Request from BDC Gainesville, LLC to annex a 50.711± acres tract located southeast of the intersection of Athens Highway and Monroe Drive, having road frontage on Athens Highway and Monroe Drive (a/k/a 2544 Monroe Drive and 1570 Athens Highway) and to establish a zoning of Heavy Industrial (H-I), with a special use. Ward Number: Three. Tax Parcel Number(s): 15-032-000-013. Request: Enclosed anaerobic digestion facility (Bioenergy Center).**

**Public Hearing Item: Request from the Gainesville Housing Authority to annex a 2.031± acres tract located on the west side of Harrison Drive, east of Lanier Parkway (I-985) (a/k/a 1368 Harrison Drive) and to establish a zoning of Residential-II (R-II). Ward Number: Three. Tax Parcel Number(s): 01-142-001-002 (Part). Request: Low-income multi-family housing.**

**Public Hearing Item: Request from Greg Loyd to rezone a 0.397± acre tract located at the southwest side of the intersection of High Street and Dixie Street (a/k/a 812 Dixie Street) from General Business (G-B) to Residential-II (R-II). Ward Number: Three. Tax Parcel Number(s): 01-033-002-001. Request: Four condominium units.**

City Attorney Abb Hayes reviewed the applications noting questions should be referred to the Community and Economic Development Department.

Public Hearing Items advertised for November 7, 2023 Council Meeting

**CITY MANAGER ISSUES:**

**Resolution: Tax Allocation District (TAD) Funding for G-4 Development Group, Phase II at 721 and 733 Main Street**

Assistant City Manager Angela Sheppard discussed the application, the tax assessor's valuation and action taken at the October 10, 2023 TAD Committee meeting. In summary, the applicant requested \$834,857. The TAD Committee recommended \$350,000 as follows:

| Description                                 | Recommended Funding |
|---------------------------------------------|---------------------|
| Demolition & Grading                        | \$115,000           |
| Paving & Sidewalks                          | \$ 35,000           |
| Masonry Columns, Decorative Fencing & Gates | \$ 50,000           |
| Retention Pond Concrete & Site Work         | \$128,000           |
| Landscaping                                 | \$ 22,000           |
| <b>TOTAL</b>                                | <b>\$350,000</b>    |

The proposed resolution awards the funding, defines the conditions, defines the payment schedule and authorizes execution of the TAD Development Agreement.

Placed on the November 7, 2023 Council Meeting Consent Agenda

**MAYOR/COUNCIL ISSUES:**

**Appointments**

Mayor Couvillon presented nominations to the Cemetery Advisory Committee and the Parks and Recreation Foundation Board.

Placed on the November 7, 2023 Council Meeting Consent Agenda

He also requested suggestions for pending/upcoming appointments to the Historic Preservation Commission, the Redevelopment Authority, the Chattahoochee Golf Course Advisory Committee and the Planning and Appeals Board.

**CITY CLERK ISSUES:**

**Industry Appreciation Luncheon**

City Clerk Denise Jordan confirmed attendees for RSVP purposes.

**Georgia Municipal Association Cities United Summit Registration**

City Clerk Denise Jordan shared details and requested information be provided as quickly as possible to prepare for the November 14 online registration.

**EXECUTIVE SESSION:**

City Manager Bryan Lackey requested an Executive Session to discuss real estate matters. Mayor Sam Couvillon requested an Executive Session to discuss personnel matters.

**Motion to enter an Executive Session at 9:15 AM to discuss real estate and personnel matters.**

Motion made by Council Member Dunagan

Motion seconded by Council Member Clay

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

**Absent: Brooks**

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

OFFICIALS ABSENT: Barbara Brooks

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

**Note: Council Member Wangemann left and did not return after the Executive Session.**

**Motion to close Executive Session at 10:36 AM.**

Motion made by Council Member Thompson

Motion seconded by Council Member Dunagan

**Votes favoring the motion: Couvillon, Thompson, Clay, Dunagan**

**Absent: Brooks, Wangemann**

**ADJOURNMENT: 10:36 AM**

/dj

---

W. Samuel Couvillon, Mayor

---

Denise O. Jordan, City Clerk