

OFFICIALS PRESENT: Sam Couvillon, Juli Hayes, Danny Dunagan, Zack Thompson
OFFICIALS ABSENT: Barbara Brooks, Ward 4 Vacant
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan

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

BUDGET PRESENTATIONS:

Economic Development Council

Glennis Barnes, Vice Chair of Economic Development Council and Chairman-Elect of the Chamber of Commerce, extended appreciation for the city's support.

Senior Vice President of Economic Development Tim Evans distributed the economic development packet and commented on favorite events to host. He implied the new boathouse will have a positive impact on economic development and closed by stating there are a lot of economic development related topics that don't get discussed.

President/CEO Kit Dunlap thanked the city for its partnership and indicated the funding request remained the same as last year. She shared the total financial commitment from Gainesville, Hall County, Oakwood, Flowery Branch and Lula. She commented on the job fair occurring later in the day and noted the Community Magazine will be published in the fall. Ms. Dunlap also commented on the Department of Community Affairs board meeting in December, Vision 2030 and TSPLOST marketing.

Mayor Couvillon commented on community synergy and expressed appreciation to the Chamber.

FY2025 Parks & Recreation Budget

Parks and Recreation Director Kate Mattison presented the proposed budget. Significant accomplishments over the last year included but were not limited to public art, pickle ball, murals, updated fitness equipment, and park improvements. She emphasized the significance of 100 years of parks and recreation and re-accreditation efforts. Mrs. Mattison commented on changes to the youth football program supported by the school system.

Challenges mostly involve capital project timing and growing pains associated with improvements. The department is very excited about new amenities and continues to plan/prepare for a recreation facility being the primary focus after the Coop is operational.

The five-year capital improvement plan was presented in summary along with the budget at a glance.

DEPARTMENT ISSUES:

Resolution: Selection of Benefits Broker

City Manager Bryan Lackey stated a request for proposals was issued to evaluate the benefits broker. It had been 10 years since the last evaluation. Staff will work with the City Attorney to finalize a contract to continue services with Turner, Wood and Smith. It was confirmed that this process was beneficial in gathering new ideas for future services.

Placed on the April 16, 2024 Council Meeting Consent Agenda

Resolution: 448 West Highland Drive Annexation Waiver

Civil Engineer Daniel Costantini presented the resolution indicating the property owner wants to connect to city sewer service. The property is contiguous and does not meet all requirements of the Unified Land Development Code.

Placed on the April 16, 2024 Council Meeting Consent Agenda

Resolution: Authorization to Apply for and Accept a U.S. Department of Energy (DOE) Energy Efficiency and Conservation Block Grant

Neighborhood Development Manager Jessica Tullar presented a resolution to apply for and accept an energy efficiency and conservation block grant for \$76,780. She shared options for how the funds could be utilized.

City Manager Bryan Lackey expressed a desire to apply the funds toward improving heat/air conditioning in the Administration Building.

Placed on the April 16, 2024 Council Meeting Consent Agenda

Public Hearing Item Tabled at the February 6, 2024 Council Meeting: Request from Simpatico Communities to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a 839 and 853 Jesse Jewell Parkway, SW) from General Business (G-B) to Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 01-029- 001-005 and 007. Request: Mixed-use building. Proposed Rezoning Ordinance 2024-03.

Public Hearing Item: Request from Raven Residential Group for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a 521 Washington Street, SW), having a zoning of Neighborhood Business (N-B). Ward Number(s): Two. Tax Parcel Number(s): 01-027-001-003. Request: Residential condominium community.

Public Hearing Item: Request from HadjPadj Technologies, LLC for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a 1176 Palmour Drive, SW), having a zoning of Heavy Industrial (H-I). Ward Number(s): Five. Tax Parcel Number(s): 15-035-000-015. Request: Data mining facility.

Public Hearing Item: Request from Constantino Gutierrez to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a 934 Etta Vesta Circle, NE) from Neighborhood Business (N-B) to Residential-I (R-I). Ward Number: One. Tax Parcel Number(s): 01-097-001-024. Request: Single-family home.

Public Hearing Item: Request from Mayra Valentin for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a 787 Hospital Drive, SW), having a zoning of General Business (G-B). Ward Number: Five. Tax Parcel Number(s): 01-132-005-015. Request: Special event center.
City Attorney Abb Hayes presented the public hearing items. He asked that questions be referred to the Community and Economic Development Department.

All public hearing items were placed on the April 16, 2024 Council Meeting Agenda

MAYOR/COUNCIL ISSUES:

Council Member Thompson commented on productive discussions at the United Way Roundtable Meeting.

Mayor Couvillon commented on pending appointments related to the Historic Preservation Commission, the Chattahoochee Golf Course Advisory Committee, the Planning and Appeals Board, the Parks and Recreation Foundation, the Housing Authority and the Development Authority.

Appointment: Gainesville-Hall County Development Authority

Placed appointment on the April 16, 2024 Council Meeting Consent Agenda

CITY ATTORNEY ISSUES:

Resolution: Abandonment and Conveyance of City of Gainesville Owned Property on Broad Street

City Attorney Abb Hayes commented on a request to close the referenced street. An appraisal was secured. Notice was provided to adjoining property owners and the property was listed with a realtor for the required number of days. The city received an offer from Medical Arts Properties 2.0, L.P. at the appraised price of \$505,320. The proposed resolution approves and authorizes execution of various documents associated with the conveyance of the property.

Placed on the April 16, 2024 Council Meeting Consent Agenda

CITY CLERK ISSUES:

Invitations

City Clerk Denise Jordan summarized details regarding the upcoming Agribusiness Awards Program noting an RSVP was requested from those planning to attend.

EXECUTIVE SESSION:

City Manager Bryan Lackey requested an executive session to discuss litigation, personnel and real estate matters.

Motion to close the meeting to enter an Executive Session to discuss litigation, personnel and real estate matters at 9:36 AM.

Motion made by Council Member Council Member Dunagan

Motion seconded by Council Member Council Member Thompson

Votes favoring the motion: Couvillon, Hayes, Dunagan, Thompson

Absent: Brooks

Vacant Position: Ward 4

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ABSENT: Barbara Brooks

VACANT POSITION: Ward 4

STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan, Jeremy Perry, Rusty Ligon

Motion to close the Executive Session at 11:32 AM.

Motion made by Council Member Dunagan

Motion seconded by Council Member Hayes

Votes favoring the motion: Couvillon, Hayes, Dunagan, Thompson

Absent: Brooks

Vacant Position: Ward 4

ADJOURNMENT: 11:32 AM

/dj

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk