

OFFICIALS PRESENT: Dunagan, Hamrick, Figueras, Wangemann, Couvillon
OFFICIALS ABSENT: Bruner
STAFF PRESENT: Sheppard, Palmour, Jordan
STAFF ABSENT: Padgett

The meeting was called to order by Mayor Dunagan at 9:08 AM.

DEPARTMENT ISSUES

Resolution: Authorization to Execute Addendum to Corporate Golf Fee Agreement

Assistant City Manager Angela Sheppard stated the proposed resolution authorized the execution of an addendum with the Chattahoochee Country Club regarding management of The Grill at the Golf Course. The addendum authorized modifications to the original agreement. It would be signed upon receiving notice that the state has issued the license.

Placed on the November 4, 2014 Council Meeting Agenda

Resolution: FY 15-16 Bureau of Justice Assistance Bulletproof Vest Partnership Grant Acceptance

Interim Police Chief Carol Martin stated the proposed resolution authorized the department to receive \$12,206 in grant funds. The 50% match was in the operating budget.

Placed on the November 4, 2014 Council Meeting Consent Agenda

Resolution: Water Distribution System Interconnection Support Agreement between City Of Gainesville and White County Water & Sewerage Authority

Assistant Public Utilities Director Don Dye stated the proposed agreement was a mutual water sales agreement for a period of 15 years. It allowed emergency use of water upon instructions from the director or designee. The agreement included a 60 day termination period. The proposed resolution authorized execution of the agreement.

Placed on the November 4, 2014 Council Meeting Consent Agenda

Public Hearing Item for the November 4, 2014 Council Meeting

Request from West Ahaluna, LLC to annex a 70.23± acres tract located on the north and south side of Ahaluna Drive, southeast of the intersection of Strickland Drive and Karen Lane (a/k/a 0 and 1817 Ahaluna Drive; 1982 Dawsonville Highway; 2208 Karen Lane; 2008, 2016 and 2029 Strickland Drive) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: One. Tax Parcel Number(s): 00-109B-000-003A; 00-110-000-001, 005 (Part), 028(Part), 030, 031 and 032 (Part); 00-110A-004-001 (Part). Request: Single-family subdivision.

Public Hearing Item for the November 4, 2014 Council Meeting

Request from West Ahaluna, LLC to rezone a 31.93± acres tract located on the south side of Ahaluna Drive, having road frontage on the north side of West Lake Drive at its terminus (a/k/a 0 Ahaluna Drive NW and 1489 West Lake Drive NW) from Residential-I (R-I) to Planned Unit Development (P-U-D). Ward Number: One. Tax Parcel Number(s): 00-110-000-006 (Part); 01-110-001-006 (Part); 01-114-001-001 and 145. Request: Single-family subdivision.

Planning Manager Matt Tate addressed both public hearing items during the discussion. He showed maps of the area and of the property to be developed noting the work would occur in three phases. He discussed the preliminary plans noting the maximum number of lots was definitive. He provided a brief overview of Planned Unit Developments then reviewed some of the zoning conditions and concerns from the neighborhood. A traffic study was completed. The report indicated no improvements were needed at this time. Another traffic study would be conducted when Phase Three starts. Staff and the Planning and Appeals Board recommended approval with conditions. Mr. Tate closed by stating the school system did not submit any concerns.

Community Development Director Rusty Ligon stated an attorney spoke at the Planning and Appeals Board meeting. He stated residents met with Council Members. Mr. Ligon distributed a list of eight concessions requested by the current residents to consent to the annexation, rezoning and development of the Ahaluna Drive area.

CITY MANAGER ISSUES

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

MAYOR/COUNCIL ISSUES

Council Member Wangemann

1. Commented on the Georgia Mountains Regional Commission annual meeting scheduled for December and reported there was a sponsorship.
2. Reported a community cleanup effort off of McEver Road that included Flat Creek.

Council Member Couvillon

Shared a citizen compliment directed to the Public Utilities Department and a compliment from a downtown business owner.

Council Member Figueras

Reported she had discussed a loitering issue with the Police Department.

Mayor Dunagan

Commented on visiting third graders at Enota Elementary School.

CITY CLERK ISSUES

Invitations

City Clerk Denise Jordan asked the elected officials to advise if they would attend the following:

1. The Gainesville-Hall County and Braselton 2040 Regional Transportation Plan Community Meeting #3 to be held on November 6 at the Hall County Government Center. It was noted that a public notice must be posted no later than November 4 if a quorum planned to attend.
2. The Georgia Municipal Association District 2 meeting was scheduled for Monday, November 17 at the Fair Street Neighborhood Center

3. The Issues Committee would meet on November 19 at Greater Hall Chamber of Commerce to hear a presentation about SPLOST VII.

November Meeting Schedule

City Clerk Denise Jordan reported the last Work Session in November was scheduled for November 26th.

There was a desire to reschedule the Work Session to November 24 if a meeting must occur.

It was noted that the draft agenda would be available on November 19.

RECESS: 10:04 AM
RECONVENE: 10:11 AM

EXECUTIVE SESSION

Motion to close the Work Session to enter an Executive Session at 10:11 AM to discuss real estate matters.

Motion made by Council Member Figueras
Motion seconded by Council Member Hamrick

Votes favoring the motion: Hamrick, Figueras, Wangemann, Couvillon

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Motion to close the Executive Session at 10:28 AM to continue the Work Session.

Motion made by Council Member Figueras
Motion seconded by Council Member Wangemann

Votes favoring the motion: Hamrick, Figueras, Wangemann, Couvillon

OTHER BUSINESS

Golf Course Grill

Assistant City Manager Angela Sheppard stated the agreement for consideration at the upcoming Council Meeting required Chris Jones to have all licenses and permits before the document could be executed. At last check (this morning), Mr. Jones did not have them. She felt placing the item on Tuesday's agenda was optimistic.

Mrs. Sheppard stated it was questionable as to whether the Chattahoochee Country Club would continue to work with the City if another RFP was required. She mentioned other options.

Mayor Dunagan indicated he was willing to table the item until the November 18 meeting. He agreed to talk with the Country Club about the situation. He stated The Grill would close if the issues were not resolved by November 18.

Senior Finance Technician Tracie Morris commented on the issues with the state license.

There was discussion about the business name Mr. Jones was using compared to the RFP compared to the state license. The City Attorney suggested reissuing the RFP.

Personnel

Mayor Dunagan stated the Human Resources Director was scheduled to meet with an employee that had fifteen incidents within the last two years.

Special Purpose Local Option Sales Tax (SPLOST)

Assistant City Manager Angela Sheppard distributed SPLOST VII information with an explanation of Tier II projects. Gainesville's portion was 18.8% based on population. The conditions of the intergovernmental agreement were noted.

After some discussion, there was consensus to negotiate for an additional \$500,000.

Brenau Freshman Day

Mayor Dunagan asked the City Clerk to obtain more information about this event.

ADJOURNMENT: 11:10 AM

/dj