

OFFICIALS PRESENT: Danny Dunagan, Ruth Bruner, George Wangemann,
Sam Couvillon, Zack Thompson, Barbara Brooks
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan

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

Art Gallegos, Impact Ministries, delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS:

Proclamation: Earth Month

Council Member Bruner read a proclamation declaring the Month of May to be Earth Month after which Council Member Wangemann stated the purpose of the proclamation was to increase community awareness.

Proclamation: National Police Week

Mayor Dunagan read a proclamation declaring May 15 - 21, 2016 to be National Police Week which was presented Police Chief Carol Martin.

Police Department Citizen Certificate of Appreciation

Police Chief Carol Martin presented a Certificate of Appreciation to citizen Alice Fontus for notifying authorities of a burglary in progress. Her actions resulted in an arrest and the closure of other criminal cases.

Police Department Citation Awards

Police Chief Carol Martin commented on a March 14, 2016 incident involving a suicide threat on Thompson Bridge Road. Officers Cory Cummings and Carolos Gilovanni received Citation Awards for their efforts during this incident.

Police Department Meritorious Service Awards

Police Chief Carol Martin presented Meritorious Service Awards to Officer Charlie Champion for negotiating skills related to the March 14, 2016 Thompson Bridge Road incident. She also announced he would receive an award from the Kiwanis Club.

Chief Martin also presented a Meritorious Service Award to Corporal Erik Ellis for negotiating skills related to a hostage situation on February 12, 2016.

Council Member Couvillon extended words of appreciation.

CONSENT AGENDA:

Resolutions

- A. AR-2016-10 Chattahoochee Golf Course Renovations
- B. BR-2016-20 Approval of Temporary Hiring Allowances
- C. BR-2016-21 Selection of Workers' Compensation Broker
- D. PR-2016-15 Approval of Georgia Department of Community Affairs (DCA) Emergency Solutions Grant (ESG) Local Program Applications
- E. PR-2016-16 Bureau of Justice Assistance - Bulletproof Vest Partnership Grant Program FY17-18

City Manager Bryan Lackey briefly reviewed the resolutions.

Motion to approve the resolutions as presented.

Motion made by Council Member Council Member Wangemann

Motion seconded by Council Member Council Member Bruner

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Minutes

- A. March 10, 2016 Work Session
- B. March 15, 2016 Mayor/Council Meeting
- C. March 31, 2016 Work Session

Motion to approve the minutes as presented.

Motion made by Council Member Council Member Bruner

Motion seconded by Council Member Council Member Brooks

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

GENERAL LEGISLATION:

Proposed Ordinance: Amend Chapter 3-4 entitled Motor Vehicles and Traffic

Deputy Public Works Director Chris Rotalsky stated the proposed amendment added Airport Parkway to the list of one-way streets (with traffic moving in a counter clockwise pattern) to improve safety and accessibility. Staff spoke with the Industrial Park business representatives and they were supportive of the change.

Motion to hold first reading on Ordinance 2016-03, AN ORDINANCE TO AMEND CHAPTER 3-4 ENTITLED "MOTOR VEHICLES AND TRAFFIC" OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE; TO AMEND SECTION 3-4-172 TO ADD AIRPORT PARKWAY FROM WEST RIDGE ROAD TO WEST RIDGE ROAD; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

PUBLIC HEARINGS:

Project Resolution 2016-17

Community Development Block Grant (CDBG) 2016 Annual Action Plan

Housing Manager Chris Davis stated the details of this resolution were discussed during the last work session. In summary, the grant allocation was for \$458,620 and would be used to address the specific activities during the city's fiscal year 2017.

City Attorney Hayes opened the floor for public comments. There being no comments, the hearing was closed and the matter was returned to the governing body for consideration.

Motion to adopt the resolution as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Request from the Gainesville Housing Authority to rezone a 11.671± acres tract located on the south side of E. E. Butler Parkway, having road frontage on Chestnut Street, Summit Street and both sides of Atlanta Street (a/k/a 233, 240, 315 and 323 Atlanta Street; 207, 209, 221, 223 and 229 Summit Street) from Residential-II (R-II), Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 01-020-004- 001, 002, 003 and 004; 01-020-005-025, 026 and 027. Request: Low income multi-family apartments.

Request from Gainesville Housing Authority to abandon a 0.603± acre (669± linear feet) portion of right-of-way known as Atlanta Street, located between Chestnut Street and E. E. Butler Parkway and having a zoning classification of Residential-II (R-II). Ward Number: Three. Request: Abandonment of right-of-way.

City Attorney Hayes called for the public hearing, confirmed advertising had occurred and outlined the public hearing process.

Planning Manager Matt Tate provided the staff report addressing the rezoning application for 260 multi-family apartments. He provided some history about Green Hunter Homes, a/k/a Atlanta Street Apartments. He stated all structures would be demolished and development would occur in three phases resulting in a mixture of housing options. The project will have public and private financing. Walton Communities will construct and manage the proposed gated development, i.e., five buildings with access from EE Butler and Chestnut Street. Mr. Tate discussed the amenities then stated the Planning and Appeals Board recommended approval with three conditions:

1. The development standards within the narrative, site plan and architectural renderings submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the Community Development Director approval.
2. The existing 40-foot wide right-of-way of Atlanta Street to be abandoned shall be retained as a combined utility easement for operating and maintaining the existing 8-inch water line and 36-inch sanitary sewer line contained therein, and shall be recorded by plat and referenced to within the deed provided by the applicant or property owner.
3. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.

FAVOR:

Attorney W. A. Bagwell, 405 Washington Street, stated he represents the applicant. He identified those planning to speak in favor of the project and stated he filed a constitutional objection letter with the City Clerk.

Beth Brown, Executive Director of Housing Authority, provided some background about the apartments (built in 1951) indicating the Authority was not receiving adequate funding to address capital needs. They searched several models before deciding on a private developer.

The partnership will allow them to apply for grant funding. She discussed photographs of some of the problems that exist. HUD agreed the complex was physically obsolete. Ms. Brown stated the cost to address the problems was approximately \$18 million which exceeded the cost to replace the existing housing units. She discussed the timeline for key events and stated the relocation of tenants will continue through the fall of 2016.

Matthew Teague, Walton Communities, presented the ideas and plans of Walton Communities. He provided some background about the company indicating they wanted to build neighborhoods that matter. They also wanted to be part of the future community and wanted to connect midtown to downtown. He showed photos from another project as an example of the improvement that could occur. Mr. Teague also discussed the site plan for Walton Summitt.

Mr. Bagwell stated they had read the staff's recommendation and the conditions were acceptable to the applicant.

There being no other comments, the hearing was closed and the matter was returned to the governing body for consideration.

Motion to hold first reading on Ordinance 2016-04, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 11.671± ACRES TRACT LOCATED ON THE SOUTH SIDE OF E. E. BUTLER PARKWAY, HAVING ROAD FRONTAGE ON CHESTNUT STREET, SUMMIT STREET AND BOTH SIDES OF ATLANTA STREET (A/K/A 233, 240, 315 AND 323 ATLANTA STREET; 207, 209, 221, 223 AND 229 SUMMIT STREET) FROM RESIDENTIAL-II (R-II), NEIGHBORHOOD BUSINESS (N-B) AND GENERAL BUSINESS (G-B) TO PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Motion to hold first reading on Ordinance 2016-05, AN ORDINANCE OFFICIALLY DISCONTINUING, CLOSING AND ABANDONING A 0.603± ACRE (669± LINEAR FEET) PORTION OF RIGHT-OF-WAY KNOWN AS ATLANTA STREET, LOCATED BETWEEN CHESTNUT STREET AND E. E. BUTLER PARKWAY; WITH ALL ACREAGE BEING LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; TO RESERVE A UTILITY EASEMENT THE FULL WIDTH OF THE RIGHT-OF-WAY TO CONSTRUCT AND MAINTAIN EXISTING AND FUTURE UTILITIES; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

ADJOURNMENT: 6:14 PM

/dj

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk