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

Mayor Dunagan called the meeting to order at 9:45 AM and served as the presiding officer.

DEPARTMENT ISSUES:

FY2020 Audit Results and Comprehensive Annual Financial Report (CAFR)
Auditors Chris Hollifield and Sam Latimer represented Rushton and Company. Mr. Hollified presented the audit findings. In summary, the City received clean audit letters and the fund balance is healthy. Mr. Hollifield also presented an update regarding Governmental Accounting Standards (GASB) reporting requirements.

Resolution: Fourth Quarter Budget Adjustment for Fiscal Year 2020
Budget Manager Kevin Hutcheson presented the proposed resolution to make budget adjustments noting all funds remain balanced. He summarized adjustments related to the COVID-19 pandemic and Lake Lanier Olympic Park.

Placed on the December 15, 2020 Council Meeting Consent Agenda

Resolution: Declaration of Surplus Property
Senior Accountant Brenda Carpio stated the proposed resolution authorizes disposal of surplused assets via public sale. All assets have exceeded their useful life.

Placed on the December 15, 2020 Council Meeting Consent Agenda

Presentation: Fiscal Year 2020 Retirement Plan A Actuarial Valuation
Chief Financial Officer Jeremy Perry shared a pre-recorded video presentation from Actuary Malichi Waterman, Segal Consulting, summarizing the annual valuation results as of July 1, 2020. The following statements were noted.

- The Plan meets all Georgia funding requirements as well as standards established by the Government Accounting Standards Board (GASB).
- There are no changes to assumptions or methods and no changes to the contribution levels.
- An Experience Study was conducted. There was no action by the Board. The study will be revisited next year.

Mr. Perry stated the Plan is 66% funded. More investment opportunities will be available when 70% funding is achieved.

Resolution: Sanitary Sewer Agreement Between City of Gainesville and Family Promise of Hall County, Inc.
Civil Engineer Nick Swafford reported Family Promise would like to tie their new property onto city sewer. They've requested assistance from the Department of Transportation who subsequently asked for a governmental agreement between the City and Family Promise.

City Attorney Abb Hayes confirmed he is working with the Department of Water Resources to prepare the agreement.

Placed on the December 15, 2020 Council Meeting Consent Agenda

Resolution: Selection of Airport Consultant
Airport Manager Lisa Poole stated the proposed resolution authorizes renewal of the master consultant agreement with Lead Edge Design Group for another five-year term.

Placed on the December 15, 2020 Council Meeting Consent Agenda

Resolution: FY2021 Local Maintenance and Improvement Grant (LMIG)
Deputy Director of Engineering and Transportation Matt Tarver stated the proposed resolution addresses the annual street maintenance program. This year, the city qualifies for $372,883.37. The resolution authorizes submission of the application, execution of documents and acceptance of funding to address portions of Auburn Avenue, Baywood Drive, Beverly Drive, Boone Street, Chamblee Court, Cherokee Drive, Hillcrest Avenue, Myrtle Street and Ridgewood Terrace.

Placed on the December 15, 2020 Council Meeting Consent Agenda

Resolution: Accepting a Portion of Millside Parkway as a City Street
Deputy Director of Engineering and Transportation Matt Tarver stated the proposed resolution authorizes acceptance of another portion of the referenced street accepted in 2018. All issues have been resolved.

Placed on the December 15, 2020 Council Meeting Consent Agenda

Public Hearing Item: Request from the Clipper Petroleum, Inc. to rezone a 0.41± acre tract located on the north side of Christopher Drive, west of its intersection with Thompson Bridge Road (a/k/a 150 Christopher Drive) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use. Ward Number: Two. Tax Parcel Number(s): 01-074-004-018. Request: Convenience store with fuel pumps.

Public Hearing Item: Request from the Clipper Petroleum, Inc. for a special use on a 0.704± acre tract located on the northwest side of the intersection of Christopher Drive and Thompson Bridge Road (a/k/a 1261 and 1265 Thompson Bridge Road), having a zoning of Neighborhood Business (N-B). Ward Number: Two. Tax Parcel Number(s): 01-074-004-019. Request: Convenience store with fuel pumps.
City Attorney Abb Hayes summarized both public hearing items noting questions should be referred to the Community and Economic Development Department.

Public Hearing scheduled for December 15, 2020 Council Meeting

Special Purpose Local Option Sales Tax (SPLOST) Projects Update
Parks and Recreation Director Kate Mattison presented an update on the following SPLOST projects: Civic Center renovations, the Midland Wye improvements and J. Melvin Cooper Youth Athletic Complex. She also discussed the timeline for each project (see below) noting the Civic Center is the top priority.

Project	*90% Design Development*	*Out to Bid*	*Construction Begins*
Civic Center Renovations	Completed	November 2020	January 2021
Midland Wye Improvements	November 2020	January 2021	March 2021
Youth Athletic Complex	January 2021	May 2021	July 2021

CITY MANAGER ISSUES:

Resolution: Adoption of an Intergovernmental Agreement with Hall County for Constructing and Maintaining of the Library Parking Deck
City Manager Bryan Lackey stated the proposed resolution authorizes an agreement for construction and maintenance of the Library Parking Deck. Hall County has already approved the agreement. Mr. Lackey anticipated the old Turner Wood and Smith building will be demolished in late January.

Placed on the December 15, 2020 Council Meeting Consent Agenda

Resolution: Chattahoochee Golf Course Advisory Committee Meetings
City Manager Bryan Lackey stated the proposed resolution is a housekeeping item to bring the committee into compliance with meeting requirements. In summary, it changes the meeting schedule to at least once per quarter.

Placed on the December 15, 2020 Council Meeting Consent Agenda

Health Insurance Financial Review
City Manager Bryan Lackey provided a benefit update noting the city's cost are lower than the national average. He commented on how well the programs are working and how they have allowed the budget to remain stable. With employees being consumers of their health and having worked during the pandemic, he announced plans to provide a reward in the form of a 4% cost-of-living increase beginning the first pay period in January 2021.

MAYOR/COUNCIL ISSUES:

Council Member Brooks
Provided an update on the Davis Street Project before expressing pride in the growth and cleanliness of midtown.

Council Member Clay
1. Reported she met with the newly forming Sports Council.
2. Complimented staff for a successful Christmas parade held in lieu of Christmas on Green Street.

Council Member Thompson
1. Provided a Chattahoochee Golf Course Advisory Committee ex-officio report.
2. Requested consideration of a Council Retreat in Greenville when appropriate.

Wangemann
1. Reported compliments recently received about Gainesville being a progressive community.
2. Presented a Georgia Mountains Regional Commission ex-officio report.

Dunagan
1. Presented nominations to the Ethics Committee and Historic Preservation Committee appointments which were placed on the December 15, 2020 Council Meeting Consent Agenda.
2. Presented the Ex Officio appointments to address at the January 19, 2021 Council Meeting.

CITY CLERK ISSUES:

City Clerk Denise Jordan reported the next regular scheduled Work Session will occur on January 14, 2021.

EXECUTIVE SESSION:

City Manager Lackey requested an Executive Session to discuss real estate matters. Mayor Dunagan requested an Executive Session to discuss personnel matters. City Attorney Abb Hayes requested an Executive Session to discuss litigation matters.

Motion to close the Work Session at 11:04 AM to enter an Executive Session to discuss litigation, personnel and real estate matters.

Motion made by Council Member Wangemann
Motion seconded by Council Member Thompson
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

OFFICIALS PRESENT: Danny Dunagan, Zack Thompson, George Wangemann, Sam Couvillon, Barbara Brooks, Juli Clay
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Linda MacGregor, Abb Hayes, Denise Jordan

Motion to close the Executive Session at 11:50 AM.

Motion made by Council Member Wangemann
Motion seconded by Council Member Thompson
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

ADJOURNMENT:

/dj

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C. Danny Dunagan, Jr., Mayor

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Denise O. Jordan, City Clerk