

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

Mayor Couvillon called the meeting to order at 9:00 AM and served as the presiding officer.

COMMUNITY ISSUES:

Sidewalk Connectivity to Parks

Citizen Lynn (Carolyn) Kearns commented on community involvement via the Friends of the Parks Board. During the pandemic, she recognized the need to safely walk from park to park. She discussed future improvements required for Phase 1 (Dixon Drive) and Phase 2 (Wessel Park) to provide park connectivity. She expressed appreciation for assistance from Jason Justice and Caleb Davis.

In response to a question from Ms. Kearns, Mayor Couvillon stated there are budgetary and prioritization issues to address.

Council Member Brooks felt this was a good idea and suggested keeping this in mind for areas of the community where people live.

Council Member Clay expressed a desire to use area studies to make the biggest impact to the community.

DEPARTMENT ISSUES:

Resolution: Adoption of the FY2021 Annual Update to the Capital Improvement Element

Planner Heather Deweese reported the final draft of the Capital Improvement Element has been reviewed by all parties and is ready for approval by the governing body.

Placed on June 21, 2022 Council Meeting Consent Agenda

Resolution: Authorize Submission and Execution of the Certificate of Distribution of the Local Option Sales Tax

Chief Financial Officer Jeremy Perry stated this is the Certificate of Distribution for Hall County. There is a desire to complete the paperwork by July 22, 2022 for submission to the State Revenue Commissioner. Gainesville's portion is 20.82%. Hall County and the municipalities within agreed to the distribution.

City Manager Bryan Lackey noted this is the 10-year update required of every community that receives Local Option Sales Tax.

Placed on June 21, 2022 Council Meeting Consent Agenda

CITY MANAGER ISSUES:

Resolution: Fiscal Year 2023 Budget

Chief Financial Officer Jeremy Perry stated the proposed budget was presented twice and a public hearing was held. There have been no changes. All required advertisements occurred.

Placed on June 21, 2022 Council Meeting Agenda

Ordinance: Fiscal Year 2023 General Government Ad Valorem Tax Rate

Chief Financial Officer Jeremy Perry stated this ordinance sets the ad valorem tax rate at .397 mills on each \$1,000 of property subject to ad valorem taxation by the City and sets the debt service ad valorem tax rate at .510 mills on each \$1,000 of property subject to ad valorem taxation by the City. This represents a complete roll back. This ordinance excludes the Board of Education, Parks and Recreation, Police Services and Fire Services because they are set by separate ordinances.

Ordinance: Fiscal Year 2023 Fire Services Ad Valorem Tax Rate

Chief Financial Officer Jeremy Perry stated this ordinance sets the ad valorem tax rate at 1.259 mills on each \$1,000 of property subject to ad valorem taxation by the City.

Ordinance: Fiscal Year 2023 Police Services Ad Valorem Tax Rate

Chief Financial Officer Jeremy Perry stated this ordinance sets the ad valorem tax rate at .594 mills on each \$1,000 of property subject to ad valorem taxation by the City.

Ordinance: Fiscal Year 2023 Parks and Recreation Ad Valorem Tax Rate

Chief Financial Officer Jeremy Perry stated this ordinance sets the ad valorem tax rate at .896 mills on each \$1,000 of property subject to ad valorem taxation by the City.

Ordinance: Fiscal Year 2023 Board of Education Ad Valorem Tax Rate

Chief Financial Officer Jeremy Perry stated this ordinance sets the ad valorem tax rate at 6.195 mills on each \$1,000 of property subject to ad valorem taxation by the City which represents a partial rollback. This is preliminary information. Adoption of this rate by the Board of Education is scheduled for the same date and time as the Council Meeting. An update will be provided if anything changes.

Placed five ordinances on the June 21, 2022 Council Meeting Agenda

Resolution: Application Deadline for Midtown Tax Allocation District (TAD) Funding

City Manager Bryan Lackey stated the proposed resolution sunsets applications for the Midtown Tax Allocation District (TAD) for December 31, 2023. A definitive sunset date is difficult to determine before knowing all obligations.

Placed on the June 21, 2022 Council Meeting Consent Agenda

Resolution: Tax Allocation District (TAD) Funding for Kelley's Tavern and Grill

City Manager Bryan Lackey stated this property was formerly Pepper's Market. The owner has two additional locations in nearby counties. He summarized the request for \$117,300 and the valuation process. The Tax Allocation District Advisory Committee recommended approval.

Placed on the June 21, 2022 Council Meeting Consent Agenda

Resolution: Tax Allocation District (TAD) Funding for Solis Phase II

City Manager Bryan Lackey stated Terwilliger Pappas received the bid for the property and desired to start breaking ground in the fall. There was discussion about proof of concept as seen with Solis Phase I. Mr. Lackey summarized the request for \$7,800,292. He also discussed the budget, the schedule and the valuation process. The City requested to recover up to \$5,441,000

for investments in this property. The Tax Allocation District Advisory Committee recommended approval of both request with conditions.

Placed on the June 21, 2022 Council Meeting Consent Agenda

Resolution: Tax Allocation District (TAD) Funding for Steelworks

City Manager Bryan Lackey summarized Brian Daniel's request for \$1,767,617 and to receive all monies up front. The valuation process was discussed. The Tax Allocation District Advisory Committee recommended approval of up to \$529,063 with conditions.

Placed on the June 21, 2022 Council Meeting Consent Agenda

Resolution: Tax Allocation District (TAD) Funding for TWO Capital Partners

City Manager Bryan Lackey stated this location is the old Blue Ridge Shopping Center. He discussed the proposed development, the request for \$9,791,105 and the valuation. The Tax Allocation District Advisory Committee recommended approval with conditions and offered an incentive to address nearby non-conforming non-residential property in exchange for an additional \$2 million.

Placed on the June 21, 2022 Council Meeting Consent Agenda

MAYOR/COUNCIL ISSUES:

Council Member Wangemann

1. Commented on the Juneteenth event.
2. Attended the Georgia Mountains Regional Commission meeting on June 30 in Hiawassee.
3. Shared information about an upcoming medical treatment.

Council Member Clay

Presented the Parks & Recreation ex-officio report.

Council Member Brooks

Commented on the Juneteenth event.

Council Member Thompson

Presented the Housing Authority ex-officio report.

CITY ATTORNEY ISSUES:

Resolution: Abandonment and Conveyance of City Owned Property on Pearce Circle

City Attorney Abb Hayes stated this property is in the Longstreet Hills area. The cul-de-sac serves no purpose and was becoming a problem. David Griffin expressed a desire to purchase the property at the appraised value of \$10,300. The resolution abandons the property, conveys it to Mr. Griffin and places it on the tax rolls.

Placed on the June 21, 2022 Council Meeting Consent Agenda

Resolution: Conveyance of Downey Boulevard Property to Hospital Authority and the City of Gainesville

City Attorney Abb Hayes stated the hospital discovered two lots that are of no use to the city and can't be developed. The appraised value for 1.181 acres is \$154,335. The hospital would like to purchase the property to combine with surrounding hospital owned property.

Placed on the June 21, 2022 Council Meeting Consent Agenda

CITY CLERK ISSUES:

Campaign Finance Report Courtesy Reminder

City Clerk Denise Jordan stated the Personal Financial Disclosure Statement for calendar year 2021 should be filed soon if it hasn't already been filed.

GMA Annual Convention

City Clerk Denise Jordan reported travel packets will be released after the Work Session.

EXECUTIVE SESSION:

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

Motion to close the Work Session at 9:58 AM to enter an Executive Session to discuss real estate matters.

Motion made by Council Member Clay

Motion seconded by Council Member Brooks

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

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

STAFF PRESENT: Bryan Lackey, Abb Hayes, Rusty Ligon, Denise Jordan, Rodger Hogan

STAFF ABSENT: Angela Sheppard

Motion to close the Executive Session at 10:44 AM.

Motion made by Council Member Clay

Motion seconded by Council Member Brooks

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

OTHER BUSINESS:

Homelessness

Mayor Couvillon commented on plans to create a Homeless Council comprised of area churches and requested input regarding who should be contacted.

ADJOURNMENT: 10:52 AM

/dj

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk