

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

Mayor Pro Tem Brooks called the meeting to order and served as the presiding officer in the absence of the Mayor.

DEPARTMENT ISSUES:

Resolution: PNC Bank, National Association - Master Lease Purchase Agreement

Fire Chief Brandon Ellis stated this agreement addresses two fire truck apparatus. There is a need to replace a rescue unit nearing the end of its life expectancy. These units have a two year wait time. There is also a need to purchase an engine for the new station which has a three year wait time. The intent is to place the order to have the engine when the new station is ready.

Chief Financial Officer Jeremy Perry briefly discussed the lease agreement noting negotiations are still underway as to when the payments will begin. He also stated these items will be referenced in the 2024 budget as part of the impact fees.

Placed on the November 15, 2022 Council Meeting Consent Agenda

Resolution: Authorization to Apply for and Accept an Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant

Neighborhood Development Manager Jessica Tullar stated the grant will help move forward with the Athens Street plan. She requested permission to apply for \$2 million from the state with a \$400,000 match (from impact fees and FY2023 capital improvement funds) to make the application more competitive. These funds will be used for improving and adding multi-use trails and park space in the area.

Placed on the November 15, 2022 Council Meeting Consent Agenda

CITY MANAGER ISSUES:

Resolution: Tax Allocation District (TAD) Funding for 300 Spring Street SW, Ryals Brothers Properties

Assistant City Manager Angela Sheppard presented results from the October 26, 2022 TAD meeting. She summarized the request, displayed photographs of the renovation and discussed the total investment. The Tax Allocation District Advisory Committee recommended awarding \$54,780 in TAD funds. Mrs. Sheppard summarized the conditions associated with awarding the funds.

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Resolution: Tax Allocation District (TAD) Funding for 434 High Street SE, NoFo Brewing LLC

Assistant City Manager Angela Sheppard summarized the request, displayed photographs of the Forsyth location, displayed a rendering of the design and discussed the total investment. (NoFo stands for North Forsyth.) They also plan to offer event space and are looking for a restaurant partner. The Tax Allocation District Advisory Committee recommended awarding \$700,000 in TAD funds which includes some reimbursement prior to project completion. Mrs. Sheppard

summarized the conditions associated with awarding the funds.

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Resolution: United Way of Hall County Service Contract & Funding for the Gainesville to Hometown Program

City Manager Bryan Lackey commented on efforts to address homelessness in the community. There are success stories associated with current staffing which prompted thought on how to expand. Unfortunately, the City has limited resources. Discussion at a recent Hub Cities meeting revealed a program that reconnects people with their family and to resources that address their homeless and/or mental health situation. The Police Chief agreed this was a good option and approached United Way. The end product is the Gainesville To Hometown Program. The proposed resolution authorizes funding and the execution of a contract to partner with United Way.

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MAYOR/COUNCIL ISSUES:

Council Member Dunagan

Requested a survey of sidewalks.

Council Member Thompson

Presented the Chattahoochee Golf Course Advisory Committee meeting ex-officio report.

Council Member Clay

Presented the Friends of the Parks and the Airport Advisory Committee ex-officio reports.

Council Member Wangemann

1. Shared compliments about the trolleys.
2. Presented the Georgia Mountains Regional Commission ex-officio report.

Council Member Brooks

Announced the Sandra Dunagan Deal Elementary School Groundbreaking event scheduled for November 16.

CITY ATTORNEY ISSUES:

Resolution: Sardis Road Utility Relocation Project Acquisition of Easements

City Attorney Abb Hayes stated Hall County is working on the Sardis connector which displaces some sewer infrastructure. The proposed resolution authorizes condemnation if unable to reach an agreement with property owners for the relocation of the infrastructure.

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Resolution: Transfer of Property to Mack and Staci Vinton, Candler Members Association, Inc. and M. Frank Powell

City Attorney Abb Hayes stated approximately 6 months ago there was discussion about a narrow strip of property. An appraisal was obtained and abutting property owners were notified of the intent to sell the property. Several responses were received. The group developed a plan for purchasing the property. The City Manager's Determination outlines the plan including payment.

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Resolution: Intergovernmental Agreement with Hall County School District Board of Education Regarding the Coop, White Sulphur Elementary School and Property Located Off of Old Cornelia Highway and Parkside Way

City Attorney Abb Hayes stated the proposed agreement is with the Hall County School System and sets forth duties/responsibilities regarding the continued construction of the Coop and the entrance to White Sulphur Elementary School.

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CITY CLERK ISSUES:

Georgia Municipal Association Cities United Summit

City Clerk Denise Jordan reported registration information for this event will be distributed after the meeting.

EXECUTIVE SESSION:

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

Motion to close the Work Session at 9:39 AM to enter an Executive Session to discuss real estate matters.

Motion made by Council Member Dunagan

Motion seconded by Council Member Thompson

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

Absent: Couvillon

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Motion to close the Executive Session at 10:16 AM.

Motion made by Council Member Dunagan

Motion seconded by Council Member Wangemann

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

Absent: Couvillon

OTHER BUSINESS:

Police Foundation

City Manager Bryan Lackey commented on a bill that allows the establishment of local Police Foundations to accept donations as tax credits. The Police Chief did the research and the City Attorney is preparing the documents necessary to establish a standalone foundation. Mr. Lackey requested recommendations of individuals that will be good advocates for public safety to serve on the board.

Mr. Hayes summarized the tax credit information and stated several actions must occur before launching the foundation.

ADJOURNMENT: 10:25 AM

/dj

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk