

OFFICIALS PRESENT: Sam Couvillon, Barbara Brooks, Zack Thompson, Juli Hayes, Danny Dunagan
VACANT POSITION: Ward 4
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan

DEPARTMENT ISSUES:

Fiscal Year 2023 Annual Comprehensive Financial Report (ACFR)

Chris Hollifield and Sam Latimer represented Rushton & Company. Mr. Hollifield commented on the firm's role. Highlights from the presentation are as follows:

- Opinion letters indicate the City is compliant with Government Auditing Standards.
- Differences between fiscal years 2022 and 2023 were attributed to changes in the stock market, property taxes and Cares Act funding.
- Local Option Sales Tax is the largest revenue source (27%).
- The Police Department had the largest expenditures and transfers (25%).
- The general fund balance has 6.5 months in savings.
- GASB 96 (Subscription-Based Information Technology Arrangements) and GASB 101 (Compensated Absences) will be addressed in the near future.

Chief Financial Officer Jeremy Perry expressed appreciation to Rushton & Company. He also commended staff for accepting additional duties when the department was understaffed.

Mayor Couvillon expressed appreciation and gratefulness for the display of personal ownership.

Fiscal Year 2023 Retirement Plan A (RPA) Actuarial Valuation

Chief Financial Officer Jeremy Perry introduced Joe Griffin, Foster & Foster, the new actuary for Retirement Plan A. He commented on the work product to date placing emphasis on the employee portal, a new benefit that centralizes retirement information and calculates estimates.

Mr. Griffin shared his background and the Foster & Foster philosophy, i.e., treat every client like they're the only client. He presented the July 1, 2023 actuarial valuation report with the following notable comments:

- The transition process (matching the last valuation report) had minimal differences.
- An actuarial valuation is a projection of payouts from the Plan for the next 100 years.
- RPA is compliant with state law with 29.2 years of unfunded liability.
- Asset experience is below the 7% assumption which decreased the funding status.
- Liability experience increased the unfunded liability due to investment losses.
- He is working with the Chief Financial Officer to maintain compliance.

Resolution: Fourth Quarter Budget Adjustment for Fiscal Year 2023

Resolution: First Quarter Budget Adjustment for Fiscal Year 2024

Deputy Chief Finance Officer - Budget and Purchasing Kevin Hutcheson stated the two resolutions authorize budget adjustments that are compliant with the Charter and the Code of Ordinances. All funds remain in balance. He summarized the adjustments to be approved upon adoption of the proposed resolutions.

Placed both resolutions on the January 16, 2024 Council Meeting Consent Agenda

Resolution: Approval of the Updated Hall Area Transit (HAT) Public Transportation Agency Safety Plan (PTASP)

Community Service Center Director Phillippa Moss stated this is an annual update to express the city's commitment to safety. Other departments assist with this process. This action is a requirement of the Federal Transit Administration and the Georgia Department of Transportation.

Placed on the January 16, 2024 Council Meeting Consent Agenda

Resolution: FY2024 Flat Creek Water Reclamation Facility Improvements

Director of Water Resources Linda MacGregor stated there was an opportunity to make improvements that are not currently budgeted. She preferred to not to delay these items. The proposed resolution grants permission to spend \$2.5 million on projects at the referenced facility.

Placed on the January 16, 2024 Council Meeting Consent Agenda

Public Hearing Item: Request from Daniel Medrea to rezone a 5.6± acres tract located on the west side of Ivey Road, south of the intersection of Ivey Road and Lost River Drive (a/k/a 0 Ivey Road, SW) from Planned Unit Development (P-U-D) to Residential-I (R-I). Ward Number: Four. Tax Parcel Number(s): 08-020- 000-096. Request: Four single-family lots.

Public Hearing Item: Request from Nikul Parikh to amend an existing Planned Unit Development (P-U-D) zoning on a 1.34± acres tract located at the northwest side of the intersection of Stephens Road and McEver Road (a/k/a 0 McEver Road, SW). Ward Number: Four. Tax Parcel Number(s): 08-042B-000-180. Request: Automated carwash facility.

Public Hearing Item: Request from Capstone Acquisitions, LLC for a special use on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a 622 White Sulphur Road), having a zoning of General Business (G-B). Ward Number: Two. Tax Parcel Number(s): 09-123-000-031. Request: Residence Inn extended stay hotel.

City Attorney Abb Hayes summarized the three applications noting Nikul Parikh requested withdrawal.

Public hearing items advertised for the January 16, 2024 Council Meeting

CITY MANAGER ISSUES:

Resolution: Support of the Expansion of the Municipal Option Sales Tax (MOST)

City Manager Bryan Lackey stated Lobbyist Tom Gehl recommended passing this resolution for submission to local legislators.

Placed on the January 16, 2024 Council Meeting Consent Agenda

MAYOR/COUNCIL ISSUES:

Council Comments/Ex-Officio Reports

Mayor Couvillon polled the governing body as to whether council comments and ex-officio reports should be reinstated.

There was consensus to add these items to future agendas.

Resolution: BR-2024-01 Emergency Interim Successors

Mayor Couvillon presented the order of succession for 2024 as follows: Couvillon, Hayes, Brooks, Dunagan and Thompson.

Placed on the January 16, 2024 Council Meeting Organizational Meeting Agenda

Appointments: Board/Committee Ex-Officio Members

Mayor Couvillon presented the ex-officio appointment nominations as follows:

Airport Advisory Committee	Brooks & Hayes
American Red Cross	Mayor
Board of Health	Brooks
Chattahoochee Golf Course Advisory Committee	Thompson
Chicopee Woods Area Park Commission	Hayes
Economic Development Council	Mayor
Gainesville-Hall County Development Authority	Mayor
Gainesville-Hall County Land Bank Board	Brooks
Gainesville Non-Profit Development Authority	Brooks
Gainesville Redevelopment Authority	Thompson
Greater Hall Chamber of Commerce Board of Directors	Mayor
HALLmark Initiative	Mayor
Historic Preservation Commission	Dunagan
Housing Authority	Thompson
Keep Hall Beautiful/Hall County Green Alliance	Thompson
Main Street Gainesville Advisory Board	Dunagan
Parks & Recreation Board	Hayes
Parks & Recreation Foundation	Hayes
Planning and Appeals Board	Brooks

Placed on the January 16, 2024 Council Meeting Organizational Meeting Agenda

CITY CLERK ISSUES:

Appointment: Municipal Court Solicitor

City Clerk Denise Jordan reported Inez Grant was recommended for reappointment.

Placed on the January 16, 2024 Council Meeting Organizational Meeting Agenda

Appointment: Administrative Hearing Officer

City Clerk Denise Jordan reported G. Hammond Law, III was recommended for reappointment.

Placed on the January 16, 2024 Council Meeting Organizational Meeting Agenda

Appointment: Legal Organ

City Clerk Denise Jordan reported The Times was recommended for reappointment.

Placed on the January 16, 2024 Council Meeting Organizational Meeting Agenda

Appointment: Georgia Mountains Regional Commission

Mayor Couvillon nominated himself to fill this position.

Placed on the January 16, 2024 Council Meeting Organizational Meeting Agenda

Appointment: Lake Lanier Olympic Park Foundation

Mayor Couvillon nominated Council Member Dunagan for reappointment.

City Clerk Denise Jordan recommended a June 30th expiration date to align with the bylaws.

Placed on the January 16, 2024 Council Meeting Organizational Meeting Agenda

EXECUTIVE SESSION:

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

Motion to close the meeting to enter an Executive Session to discuss real estate matters at 9:49 AM.

Motion made by Council Member Dunagan

Motion seconded by Council Member Brooks

Votes favoring the motion: Brooks, Thompson, Hayes, Dunagan

Vacant Position: Ward 4

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Motion to close the Executive Session at 10:25 AM to continue the meeting.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

Votes favoring the motion: Brooks, Thompson, Hayes, Dunagan

Vacant Position: Ward 4

OTHER BUSINESS:

Seating

Upon inquiry by Mayor Couvillon, there was consensus for Council Members Thompson and Hayes to switch seats for the new year (considering Mrs. Hayes' duties as Mayor Pro Tem).

Planning and Appeals Board (PAB)

Mayor Couvillon expressed a desire to address compensation for the PAB. After a brief discussion, it was noted that staff will present research findings at a later date. Additionally, there was a desire to clarify expectations and conflict of interest as well as to offer training beyond minimum requirements.

2024 Special Election

Upon inquiry by Council Member Dunagan, City Attorney Abb Hayes indicated May appeared to be an option for the special election contingent upon the ability to meet deadlines of the Hall County Elections Office. Information has been requested but not received yet.

Tour of Historic City Hall

Mayor Couvillon extended an invitation to tour the newly renovated Historic City Hall immediately after the Work Session.

ADJOURNMENT: 10:52 AM

/dj

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk