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

Mayor Pro Tem Juli Hayes called the meeting to order and served as the presiding officer.

DEPARTMENT ISSUES:

Tourism Update for the 2nd Quarter 2024
Tourism Director Robyn Lynch presented the quarterly report. The following was noted.

- Receipt of the Sky is the Limit Award
- $3.9 million economic impact
- Activities are reported in the news and spreading throughout North Georgia
- The Main Street Program had a great quarter
- There were 57 events at Lake Lanier Olympic Park with 38 occurring at the boathouse
- Sports continue to be the largest impact to tourism
- Impact from the film industry is steady
- Hot Summer Nights was introduced in July (every Wednesday night) with artist vetted by a third party

COMMUNITY ISSUES:

North Georgia Land Trust Presentation
Brent Hoffman introduced board members Phil Bonelli and R.K. Whitehead (two of five board members). He shared his involvement with a land trust then used a PowerPoint presentation to discuss the North Georgia Land Trust described as a nonprofit holding vehicle operated by a board of directors with a goal of holding land forever. He emphasized the key words - local, voluntary and forever. Other notable information is provided below.

- Two options for participation, i.e., land donations and conservation easements
- The benefits to the community and to the property owner
- Contact info@northgeorgialandtrust.org for details
- Leaving greenspace legacy is important
- North Georgia Land Trust has a 501c3 designation

Council Members Brooks and Thompson asked several questions.

DEPARTMENT ISSUES:

Resolution: Second Quarter Budget Adjustment for Fiscal Year 2024
Resolution: Third Quarter Budget Adjustment for Fiscal Year 2024
Deputy CFO – Budget and Purchasing Kevin Hutcheson presented both resolutions. He shared the legal background noting the adjustments were balanced and the funds remain balanced. He summarized the budget adjustment details.

Placed on the July 16, 2024 Council Meeting Consent Agenda

Resolution: Amendment and Restatement of the GMEBS Defined Benefit Retirement Plan for City Employees
Administrative Services Director Janeann Allison stated the proposed resolution addresses Retirement Plan B. Periodically, GMA recommends changes based upon IRS regulations. There are no significant changes in this update with nothing that effects the plan.

Placed on the July 16, 2024 Council Meeting Consent Agenda

Resolution: Home Air, Inc. and America's Home Place, Inc. Airport Corporate Hangar Lease Extension
Airport Manager Lisa Poole reported a request to extend the lease on the hangar noting they've been in this space for twenty years. The proposed resolution extends the lease for five years with an opportunity for one additional five year extension.

Placed on the July 16, 2024 Council Meeting Consent Agenda

Resolution: GDOT Project STP00-0003-00(626) Cost Agreement
Engineering and Construction Division Manager Tracy Robar stated the department bid a utility construction project in conjunction with the DOT Sardis Road Connector which involves relocating existing sanitary sewer mains and easements. The city is eligible for partial reimbursement ($1.9 million). The proposed resolution approves the cost agreement, with conditions, to receive the funds.

Placed on the July 16, 2024 Council Meeting Consent Agenda

Resolution: Authorization to Execute a Gas Utility Easement in Favor of Liberty Utilities in Gainesville 85 Business Park
Construction and Project Management Section Chief Barclay Fouts stated gas lines are being installed in the Gainesville 85 Business Park. The location for a regulator station was identified as Lot 15 (which works for everyone) at the intersection of James Simpson Blvd and Fullenwider. This will be a 30 x 15 easement tucked against the existing right-of-way line.

Placed on the July 16, 2024 Council Meeting Consent Agenda

Public Hearing Item: Request from Outer Banks, LLC (Paul Brown) to rezone a 4.08± acres tract located on the northside of Old Thompson Bridge Road at its terminus and on the west side of Thompson Bridge Road, having road frontage on Thompson Bridge Road and Minor Drive (a/k/a 2590 and 2600 Old Thompson Bridge Road, NW) from Residential-I (R-I) and General Business (G-B) to Residential-II (R-II). Ward Number: One. Tax Parcel Number(s): 01-100-001-001A and 00-100-001-001 (Part). Request: Residential townhomes.

Public Hearing Item: Request from Don Jones to annex a 1.25± acres tract located on the west side of Gould Drive, between McEver Road and S Smith Road (a/k/a 2575 Gould Drive) and to establish a zoning of Residential-I (R-I). Ward Number: Five. Tax Parcel Number(s): 08-015-006-014E. Request: Sewer for an existing single-family home.
City Attorney Abb Hayes summarized the applications and asked that questions be referred to the Community and Economic Development Department.

Both items placed on the July 16, 2024 Council Meeting Agenda

CITY MANAGER ISSUES:

Resolution: Builders First Source Second Airport Lease Extension Agreement
City Manager Bryan Lackey summarized the resolution that allows a lease extension through summer of 2026.

Placed on the July 16, 2024 Council Meeting Consent Agenda

MAYOR/COUNCIL ISSUES:

Council Member Hayes
Commented on the Sports Alliance Meeting.

Council Member Thompson
Presented the Chattahoochee Golf Course Advisory Committee ex-officio report which included notice that the new rate structure goes into effect July 15, 2024.

Council Member Dunagan
- Presented the Main Street Advisory Committee ex-officio report.
- Reported Chairman Higgins had major surgery and was doing well.

CITY ATTORNEY ISSUES:

2024 Special Election Addressing House Bill 1269
City Attorney Abb Hayes presented a resolution authorizing a special election in November (the same day as the General Election) relating to a homestead exemption. The City has an intergovernmental agreement with the Hall County Board of Elections to conduct this election. He extended appreciation to City and County staff for their assistance in preparing the resolution.

Placed on the July 16, 2024 Council Meeting Consent Agenda

EXECUTIVE SESSION:

Motion to close the meeting to enter an Executive Session to discuss real estate matters at 9:43 AM.

Motion by Council Member Dunagan
Motion seconded by Council Member Thompson
Votes favoring the motion: Brooks, Dunagan, Thompson, Guzman

OFFICIALS PRESENT:	Juli Hayes, Barbara Brooks, Danny Dunagan, Zack Thompson, Abigail Guzman
OFFICIALS ABSENT:	Sam Couvillon
STAFF PRESENT:	Bryan Lackey, Abb Hayes, Rusty Ligon, Denise Jordan
STAFF ABSENT:	Angela Sheppard

OTHER BUSINESS:

Odors
City Manager Bryan Lackey inquired on behalf of the Mayor as to whether an odor study should be initiated. There was general discussion about the approach, i.e., type odors, industries involved and

how to resolve these problems.

There was consensus to proceed with compiling a comprehensive report.

Administration Building First Floor Entrance
There was an inquiry regarding construction at the first floor entrance. City Manager Bryan Lackey shared details about the project.

Minister Gifts
City Clerk Denise Jordan displayed a backpack cooler as the FY2025 gift.

ADJOURNMENT: 10:23 AM

/dj

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W. Samuel Couvillon, Mayor

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Denise O. Jordan, City Clerk