

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

Mayor Sam Couvillon called the meeting to order at 10:15 AM and served as the presiding officer.

DEPARTMENT ISSUES:

2024 Community Trust Fund Campaign Results

Community Service Center Deputy Director Karina Costantini introduced Community Trust Fund Campaign organizer Katie Kostelansky. The Campaign raised \$61,861 for local charities representing a \$6,000 increase over 2023. Mayor Couvillon extended words of appreciation.

Ordinance: Amend Chapter 1-6 Entitled Personnel

Administrative Services Director Janeann Allison presented an ordinance that increased salaries for elected officials.

Resolution: Adoption of Amended Active Employees/Elected Officials Benefits and Retirees Insurance Guidelines

Administrative Services Director Janeann Allison presented a resolution to rewrite and clarify pre/post-employment benefits.

Resolution: Amendment to Personnel Policies and Procedures Manual

Administrative Services Director Janeann Allison presented a resolution to amend the personnel policy. She referenced a few changes noting a summary was included in the agenda packet.

Resolution: Approval of Agreement Regarding Term of Municipal Court Judge

Administrative Services Director Janeann Allison reported Georgia law currently allows a 2-year term for the Municipal Court Judge. The proposed resolution authorized execution of the new agreement for G. Hammond Law, III to serve as Municipal Court Judge beginning January 1, 2025 and ending December 31, 2026.

Ordinance placed on the December 17, 2024 Council Meeting Agenda

Three resolutions placed on the December 17, 2024 Council Meeting Consent Agenda

Resolution: WaterFirst Renewal Application

Engineering and Construction Services Division Manager Tracy Robar summarized the WaterFirst designation noting 51 Georgia communities hold this designation which provides a reduction on GEFA loans. The proposed resolution authorized execution of the renewal application.

Resolution placed on the December 17, 2024 Council Meeting Consent Agenda

Resolution: Authorization to Accept a Drinking Water State Revolving Fund (DWSRF) Loan with 25% Principal Forgiveness

Engineering and Construction Services Division Manager Tracy Robar requested authorization to accept a DWSRF loan that provides 25% principal forgiveness on a \$1 million loan. The recently completed service line inventory required by the US Environmental Protection Agency yielded 24,000 unknowns in the system that must be verified or replaced within 10 years. The loan provides

the funding for this work. The proposed resolution authorizes staff to proceed with obtaining the loan at a 1.9% interest rate over 20 years and authorizes execution of the necessary documents.

Resolution placed on the December 17, 2024 Council Meeting Consent Agenda

Resolution: Cooperative Technical Assistance Intergovernmental Cost Sharing Agreement

Deputy Director of Water Resources Myron Bennett stated this resolution authorizes execution of an agreement with other utilities that pull water from Lake Lanier, the Chattahoochee River and Lake Allatoona. The purpose of the agreement is to work together to secure future water needs. Interactions have been ongoing for approximately 20 years between the specified utilities and the Atlanta Regional Commission. The proposed resolution authorizes execution of the agreement.

Resolution placed on the December 17, 2024 Council Meeting Consent Agenda

Resolution: Quit Claim Easement Release to Brandon and Cindy Dyer

Permitting Services and GIS Manager Nick Swafford commented on an existing easement at 139 Woodlake Drive noting the City completed a project on this property in 2015. Since then, the property has changed ownership and undergone renovation. The homeowner agreed to release the stormwater easement because the improvements interfere with the City's ability to maintain the stormwater system. The proposed resolution authorized execution of a Quit Claim Deed that abandons the storm water easement on the property.

Resolution placed on the December 17, 2024 Council Meeting Consent Agenda

Resolution: FY2025 Local Maintenance and Improvement Grant (LMIG)

Senior Civil Engineer Corey Jones stated the proposed resolution allows the department to submit a grant application for \$479,184.26 to address specific streets named within the document. It also authorizes the preparation, execution and submission of the grant in addition to acceptance of awarded funds.

Resolution placed on the December 17, 2024 Council Meeting Consent Agenda

Ordinance: Amend Chapter 4-1 As it Pertains to Animal Control

City Attorney Abb Hayes reported Hall County handles animal control related matters and requested an update to the City's ordinance to mirror the County's ordinance. He worked with the Community and Economic Development Department to draft the proposed ordinance.

Ordinance placed on the December 17, 2024 Council Meeting Agenda

Public Hearing Item: Request from Grand Communities, LLC to annex a 2.559± acres tract located on the east side of Crystal Drive, between Mountain View Drive and Springview Drive (a/k/a 1936 Crystal Drive) and to establish a zoning of Planned Unit Development (P-U-D). Ward Number: One. Tax Parcel Number(s): 00-090-002-001. Request: 53 single-family detached homes and 88 single-family attached townhomes.

Public Hearing Item: Request from Grand Communities, LLC to rezone a 33.82± acres tract located on the west side of Thompson Bridge Road, between Mountain View Drive and Springview Drive (a/k/a 0, 1799, 1805, 1825, 1829 and 1981 Thompson Bridge Road, NW) from Residential-I (R-I) to Planned Unit Development (P-U-D). Ward Number: One. Tax Parcel Number(s): 00-090-002-021, 022, 023, 024 and 032; 01-090-002-021. Request: 53 single-family detached homes and 88 single-family attached townhomes.

Public Hearing Item: Request from the City of Gainesville to amend Chapter 9-21-1, entitled “Planning and Appeals Board, to include amendments to Section 9-21-1-1 entitled “Establishment and Continuation” and Section 9-21-1-2 entitled “Appointments, Terms of Office and Vacancies” of the Unified Land Development Code for the City of Gainesville, Georgia.

City Attorney Abb Hayes reviewed the public hearing items noting questions should be referred to the Community and Economic Development Department.

Public Hearing items advertised for the December 17, 2024 Council Meeting Agenda

Ordinance: Amend Chapter 1-5 As it Pertains to Planning and Appeals Board - Compensation

City Attorney Abb Hayes stated the proposed ordinance changes compensation for Planning and Appeals Board members from a salary to a per diem based payment that mirrors Hall County.

Ordinance placed on the December 17, 2024 Council Meeting Agenda

Resolution: Appointment of Members of the Gainesville Planning and Appeals Board

City Attorney Abb Hayes stated the proposed resolution identifies the members and establishes staggered terms as follows:

Board Member	Seat	End of Term
Jane Fleming	1	December 31, 2025
Eddie Martin, Sr.	2	December 31, 2025
Ellen DeFoor	3	December 31, 2026
Kelvin Simmons	4	December 31, 2026
Rick Young	5	December 31, 2026
Doug Carter, Chairperson	6	December 31, 2027
Ryan Thompson, Vice-Chairperson	7	December 31, 2027

Resolution placed on the December 17, 2024 Council Meeting Agenda

MAYOR/COUNCIL ISSUES:

Mayor Couvillon

1. Attended the Georgia Mountains Regional Commission Annual Business meeting and congratulated City Manager Bryan Lackey for receiving the Appointed Member of the Year Award.
2. Presented the following nominations for appointment:
 - a. Reappoint Bill Coates and Ben Mason to the Cemetery Advisory Committee.
 - b. Appoint Richard Boyd to replace Carlyle Cox on the Gainesville-Hall County Land Bank Authority.
 - c. Reappoint Pamela Hayes, Theresa Puryear, Ruth Bruner and Carlyle Cox to the Gainesville Non-Profit Development Foundation.
 - d. Reappoint Kingsley Peebles and Jerry Castleberry to the Parks & Recreation Board.
 - e. Appoint Blythe Hammons to replace Kristen Daniel on the Parks & Recreation Board.

Appointments placed on the December 17, 2024 Council Meeting Consent Agenda

CITY ATTORNEY ISSUES:

Resolution: First Amended Tax Allocation District (TAD) Development Agreement Regarding The National

City Attorney Abb Hayes stated The National adjusted the number of units during development to address market demands. They also adjusted the number of parking spaces. The TAD agreement was already approved thus warranting the proposed resolution to amend the agreement.

Resolution placed on the December 17, 2024 Council Meeting Consent Agenda

Ordinance: Amend Title 6 As It Pertains to Coin Operated Amusement Machines

City Attorney Abb Hayes indicated the Georgia Municipal Association model ordinance was the template for preparing this ordinance.

Ordinance placed on the December 17, 2024 Council Meeting Agenda

CITY CLERK ISSUES:

Resolution: 2025 Governing Body Meeting Calendar

City Clerk Denise Jordan presented a resolution to adopt the 2025 meeting calendar noting adjustments were made for the holidays.

Resolution placed on the December 17, 2024 Council Meeting Consent Agenda

2025 Organizational Meeting Discussion

City Clerk Denise Jordan presented the Emergency Interim Successors Resolution and various appointments to be addressed at the first Council Meeting in 2025 noting these agenda items would be presented at the January 2, 2025 Work Session for additional consideration.

EXECUTIVE SESSION:

City Attorney Abb Hayes requested an Executive Session to discuss legal and real estate matters.

Motion to close the meeting for an Executive Session to discuss legal and real estate matters at 10:39 AM.

Motion made by Council Member Dunagan

Motion seconded by Council Member Hayes

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

Absent: Thompson

OFFICIALS PRESENT: Sam Couvillon, Juli Hayes, Barbara Brooks, Danny Dunagan, Abigail Guzman

OFFICIALS ABSENT: Zack Thompson

STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan

Motion to close the Executive Session and end the meeting at 11:06 PM.

Motion made by Council Member Dunagan

Motion seconded by Council Member Hayes

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

Absent: Thompson

ADJOURNMENT: 11:06 AM

/dj

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk