



**Work Session Agenda**  
**Thursday, May 15, 2025, 9:00 AM**  
**Administration Building, Boardroom (3rd Floor)**  
**300 Henry Ward Way, Gainesville, GA 30501**  
**Mayor or Mayor Pro Tem Presides**

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**DEPARTMENT ISSUES:**

**Public Works**

- Resolution: FY2025 Local Road Assistance (LRA) Administration Grant Corey Jones
- Resolution: Rehabilitate Terminal Area Apron Phase III, Replace Taxiway Lighting, GDOT Funding and Award of Contract Lisa Poole

**CITY MANAGER ISSUES:**

- Resolution: Property Acquisition from 673 Bradford St., LLC Bryan Lackey
- Resolution: Conveyance of Lee Waldrip Drive Property to the Gainesville City School District By and Through the Gainesville City Board of Education Bryan Lackey
- Fiscal Year 2026 Recommended Budget Bryan Lackey

**MAYOR/COUNCIL ISSUES:**

- Ex-Officio Report(s)

**CITY ATTORNEY ISSUES:**

**CITY CLERK ISSUES:**

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

Final: Tuesday, May 13, 2025, 8:40 AM



## CITY OF GAINESVILLE

### Work Session Agenda Request

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**Item Created:** April 23, 2025  
**Date Submitted:** April 29, 2025  
**Final Approval Date:** May 14, 2025  
**Presenter:** Corey Jones, Senior Civil Engineer  
**Item of Business:** Resolution: FY2025 Local Road Assistance (LRA) Administration Grant  
**Meeting Date:** May 15, 2025

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**Purpose of Request:**

To authorize the Public Works Department to prepare and submit the application necessary to apply for and accept the FY25 Local Road Assistance (LRA) Administration funds and further authorize the Mayor, City Manager, and City Attorney to sign all necessary documents for executing the grant application.

**Facts & Issues / History & Background:**

The City has identified portions of Martin Luther King Jr. Boulevard, Oak Street, West Avenue, Golf Club Drive, Hickory Hills Drive, Willow Ridge Circle, Barn Street, Princeton Court, and Palmour Drive as meeting the state criteria and will be submitting them as part of the LRA application.

**Department Recommendation:**

Adopt the Resolution.

**Department Director:**

Chris Rotalsky

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Resolution: FY2025 Local Road Administration Grant
2. LMIG Application and Certification
3. Letter - FY25 LRA Cover

**RESOLUTION GR-2025 - \_\_\_\_**

**FY2025 LOCAL ROAD ASSISTANCE ADMINISTRATION (LRA) GRANT**

**WHEREAS**, the Georgia Department of Transportation has announced the FY2025 Local Road Assistance Administration (LRA) grant program; and

**WHEREAS**, the identified grant amount for the City of Gainesville is \$587,878.78; and

**WHEREAS**, the City has identified portions of Martin Luther King Jr. Boulevard, Oak Street, West Avenue, Golf Club Drive, Hickory Hills Drive, Willow Ridge Circle, Barn Street, Princeton Court, and Palmour Drive as meeting the state criteria and will be submitted as part of the LRA application; and

**WHEREAS**, there are no required matching funds to access the grant funding.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby authorizes the Public Works Department to prepare and submit the application necessary for the project identified by staff, and further authorizes the Mayor and City Manager to sign all necessary documents for executing this grant application.

**BE IT FURTHER RESOLVED THAT** the governing body for the City of Gainesville hereby accepts the LRA funding in the amount of \$587,878.78.

**Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.**

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**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

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**Alisa Grayson, City Clerk**

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT  
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2025 LRA Supplemental**  
**TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

**LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION**

I, \_\_\_\_\_ (Name), the \_\_\_\_\_ (Title), on behalf of \_\_\_\_\_ (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

\_\_\_\_\_ (Signature)

\_\_\_\_\_ (Print)

Mayor / Commission Chairperson

\_\_\_\_\_ (Date)

**LOCAL GOVERNMENT SEAL (required):**

\_\_\_\_\_  
E-Verify Number

Sworn to and subscribed before me,

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:

NOTARY PUBLIC

\_\_\_\_\_  
My Commission Expires:

**NOTARY PUBLIC SEAL (required):**

**CERTIFICATION OF COMPLIANCE WITH  
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/  
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION**

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.

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Signature of Authorized Officer or Agent

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Printed Name of Authorized Officer or Agent

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Title of Authorized Officer or Agent

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Date

Form Date - May 10, 2024

April 28, 2025

Mr. Charles Arnhart  
District State Aid Coordinator  
1475 Jesse Jewell Parkway NE  
Suite 100  
Gainesville, GA 30501

RE: City of Gainesville – Fiscal Year 2025 Local Road Assistance Administration

Dear Mr. Arnhart:

Please accept this letter as part of the City of Gainesville's application for the Fiscal Year (FY) 2025 Local Roadside Assistance administration funds. The streets and resurfacing work identified in the project list meet the requirements set forth in the LMIG General Rules and Guidelines.

The work approved for the FY2023 and FY2024 LMIG programs is complete. The work approved for the FY2025 LMIG program is underway and will be complete by the end of FY2025.

The City of Gainesville appreciates the opportunities afforded by this program. Should there be any questions with the application, please contact Corey Jones with our Public Works Department at 770-535-6882.

Sincerely,

W. Samuel Couvillon  
Mayor

Cc     Angela Sheppard  
         Chris Rotalsky  
         Corey Jones



## CITY OF GAINESVILLE

### Work Session Agenda Request

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**Item Created:** May 6, 2025  
**Date Submitted:** May 6, 2025  
**Final Approval Date:** May 14, 2025  
**Presenter:** Lisa Poole, Airport Manager  
**Item of Business:** Resolution: Rehabilitate Terminal Area Apron Phase III, Replace Taxiway Lighting, GDOT Funding and Award of Contract  
**Meeting Date:** May 15, 2025

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**Purpose of Request:**

To present a resolution to accept State funding for airport projects.

**Facts & Issues / History & Background:**

The Rehabilitate Terminal Area Apron Phase III, Replace Taxiway Lighting Project has been planned as part of the Airport's Capital Improvement Plan. The City has received a Tentative Allocation (TA) letter from the Georgia Department of Transportation's (GDOT) Division of Intermodal-Aviation announcing a tentative allocation of state funding assistance for the Rehabilitate Terminal Area Apron Phase III, Taxiway Lighting Project. The city has contracted with Lead Edge Design Group to design; bid and provide construction management for the projects in the amount of \$369,900. The City has received a contract with the allocation of \$2,347,687 in state funds and \$782,563 local match for the Rehabilitate Terminal Area Apron Phase III, and Taxiway Lighting Project. The total cost for the design, bid, construction and project management of Rehabilitate Terminal Area Apron Phase III, Taxiway Lighting Project is projected to be \$3,500,150

**Department Recommendation:**

Approve the Resolution.

**Department Director:**

Chris Rotalsky

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**If funding is involved, are funds approved within the current budget?** Yes

**Amount Requested:**  
1,152,463

**Sources of Funds:** Airport Retained Earnings

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Resolution: Rehabilitate Terminal Area Apron Phase III, Replace Taxiway Lighting

**RESOLUTION GR-2025 - \_\_\_\_**

**Rehabilitate Terminal Area Apron Phase III, Replace Taxiway Lighting,  
GDOT Funding and Award of Contract**

**WHEREAS**, the City of Gainesville owns and operates the Lee Gilmer Memorial Airport for the public interest; and

**WHEREAS**, the Rehabilitate Terminal Area Apron Phase III, Replace Taxiway Lighting Project has been planned as part of the Airport's Capital Improvement Plan; and

**WHEREAS**, the City has contracted with Lead Edge Design Group to design, bid and provide construction management for the Projects in the amount of \$369,900; and

**WHEREAS**, GDOT has reviewed and evaluated the Engineers estimates for the Terminal Area Apron Phase III Rehabilitation, and the Public Works staff recommends award of contract to the selected bidder; and

**WHEREAS**, GDOT has reviewed and evaluated the Engineers estimates for the Taxiway Lighting Project and the Public Works Staff recommends award of contract to selected bidder; and

**WHEREAS**, the City has received a Tentative Allocation (TA) letter from the Georgia Department of Transportation's (GDOT) Division of Intermodal-Aviation announcing a tentative allocation of state funding assistance for the Rehabilitate Terminal Area Apron Phase III Project, and additional state funding assistance for Taxiway Lighting Project; and

**WHEREAS**, the City has received a contract with the allocation of \$2,347,687 in state funds and \$782,563 local match for the Rehabilitate Terminal Area Apron Phase III, and Taxiway Lighting Project; and

**WHEREAS**, the total cost for the design, bid, construction and project management of Rehabilitate Terminal Area Apron Phase III, Taxiway Lighting Project is projected to be \$3,500,150.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby authorizes award of contracts for the construction of the Rehabilitate Terminal Area Apron Phase III, Taxiway Lighting Project.

**BE IT FURTHER RESOLVED THAT** the design, bid, construction management costs and local match will be paid from the Airport Retained Earnings Fund.

**BE IT FURTHER RESOLVED THAT** staff is authorized to apply for and accept the GDOT grant for this project, anticipated to be \$2,347,687.

**BE IT FURTHER RESOLVED THAT** the governing body for the City of Gainesville authorizes the Mayor, City Manager, and City Attorney to sign documents necessary to apply for the GDOT grants and award of contracts for Rehabilitate Terminal Area Apron Phase III, Taxiway Lighting Project.

**Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.**

**RESOLUTION GR-2025 - \_\_\_\_**

**Rehabilitate Terminal Area Apron Phase III, Replace Taxiway Lighting,  
GDOT Funding and Award of Contract**

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**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

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**Alisa Grayson, City Clerk**



## CITY OF GAINESVILLE

### Work Session Agenda Request

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**Item Created:** May 9, 2025  
**Date Submitted:** May 9, 2025  
**Final Approval Date:** May 14, 2025  
**Presenter:** Bryan Lackey, City Manager  
**Item of Business:** Resolution: Property Acquisition from 673 Bradford St., LLC  
**Meeting Date:** May 15, 2025

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**Purpose of Request:**

The purpose of this request is to request authorization to purchase property owned by 673 Bradford Street, LLC.

**Facts & Issues / History & Background:**

**Department Recommendation:**

Adopt the resolution.

**Department Director:**

Bryan Lackey

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**If funding is involved, are funds approved within the current budget?** Yes

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Resolution Property Acquisition from 673 Bradford St LLC - Gainesville Bradford transit

**RESOLUTION 2025 BR -**

**Property Acquisition from 673 Bradford St., LLC**

**WHEREAS**, the governing body of the City of Gainesville, Georgia (the “City”) has a desire to continue its efforts to fulfill the transportation needs of the citizens of Gainesville through the various programs administered through Hall Area Transit; and

**WHEREAS**, the property owned by 673 Bradford St., LLC (the “Seller”), as more particularly described in the attached Exhibit “A,” (the “Property”), will be used by the City to provide for secure parking and other transit needs; and

**WHEREAS**, the City has obtained funding through the Federal Transit Administration (“FTA”), as administered by the Georgia Department of Transportation (“GDOT”), to purchase the Property; and

**WHEREAS**, the governing body for the City desires to purchase the Property for the sum of \$1,100,000.00, utilizing the funding obtained through the FTA, as administered by GDOT; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville does hereby authorize the purchase of the Property owned by the Seller and directs the Mayor, the City Manager and the City Attorney to execute such documents and agreements that may be necessary to complete the closing of the purchase of the Property.

**Adopted this \_\_\_\_ day of May, 2025.**

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**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

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**Alisa Grayson, City Clerk**

## Exhibit "A"

### Tract 1:

All that tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia being all of Lots 2, 3, 4, 7, 9, 10, 11 and 12 and part of Lot 5 of the Oak Grove Heights Subdivision more particularly described in Subdivision Plat, recorded in Plat Book 18, page 170 and being more particularly described according to that certain survey for Jerry C. Cain and Pamela A. Cain by Farley-Collins & Associates dated June 10, 1996 and, according to said survey described as follows:

**BEGINNING** at an iron pin on the Easterly right-of-way of Bradford Street which iron pin is located North 11° 43' 23" West from the center line of the intersection of Bradford Street with the center line of Atlanta Street extended, thence from said point of beginning along the Easterly right-of-way of Bradford Street North 28° 5' 40" West 167.28 feet to an iron pin; thence North 58° 34' 48" East 152.56 feet to an iron pin; thence North 27° 25' 06" West 59.06 feet to an iron pin; thence North 60° 42' 49" East 170.92 feet to an iron pin on the Westerly right-of-way of Chestnut Street; thence along said right-of-way South 26° 21' 03" East 314.18 feet to an iron pin at the corner of Atlanta Street; thence South 60° 40' 41" West along the Northerly right-of-way of Atlanta Street 60.56 feet to an iron pin; thence leaving said right-of-way North 27° 19' 10" West 150.33 feet to an iron pin at a fence corner; thence South 61° 50' 46" West 52.35 feet to an iron pin at a fence corner; thence South 27° 33' 24" East 151.37 feet to an iron pin on the Northerly right-of-way of Atlanta Street then along said right-of-way South 60° 41' 14" West 52.54 feet to an iron pin; thence leaving the right-of-way of Atlanta Street North 27° 18' 15" West 79.99 feet to an iron pin; thence South 61° 27' 15" West 150.61 feet to the iron pin and **POINT OF BEGINNING**. Said property containing 1.624 acres, more or less.

### Tract 2:

All that certain tract or parcel of land lying and being in the City of Gainesville, Hall County, Georgia, and being Lot Number Eight (8) in Block One (1) of the Oak Grove Heights Subdivision, according to a Plat recorded in the Clerk's Office of Hall Superior Court in Deed Book 18, Pages 170-171, and fronting fifty (50) feet on Atlanta Street, in Gainesville, Georgia, and running back 145.82 feet on the West Side and 144.78 feet on the East side and lying on Atlanta Street between Chestnut and South Bradford Streets.



## CITY OF GAINESVILLE

### Work Session Agenda Request

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**Item Created:** May 12, 2025  
**Date Submitted:** May 12, 2025  
**Final Approval Date:** May 14, 2025  
**Presenter:** Bryan Lackey, City Manager  
**Item of Business:** Resolution: Conveyance of Lee Waldrip Drive Property to the Gainesville City School District By and Through the Gainesville City Board of Education  
**Meeting Date:** May 15, 2025

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**Purpose of Request:**

To authorize the sale and conveyance of the property to the Gainesville City School District.

**Facts & Issues / History & Background:**

**Department Recommendation:**

Adopt the resolution.

**Department Director:**

Bryan Lackey

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**If funding is involved, are funds approved within the current budget?** No

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Resolution: Conveyance of Lee Waldrip Drive - School District BOE
2. Attachment: QCD

**RESOLUTION BR-2025-\_\_\_\_\_**

**CONVEYANCE OF LEE WALDRIP DRIVE PROPERTY TO THE GAINESVILLE CITY SCHOOL DISTRICT BY AND THROUGH THE GAINESVILLE CITY BOARD OF EDUCATION**

**WHEREAS**, pursuant to O.C.G.A § 36-37-6(e)(2)(D), the City of Gainesville (hereinafter referred to as “the City”) hereby deems it to be in the public interest to sell and convey that real property located on Lee Waldrip Drive in the City of Gainesville, which real property is more particularly described in that Quitclaim Deed attached hereto (said real property hereinafter referred to as “the Property” and said deed hereinafter referred to as “the Deed”) to the Gainesville City School District by and through the Gainesville City Board of Education (hereinafter referred to as “the School”) for public purposes; and

**WHEREAS**, the sale and conveyance of the Property is in the best public interest, as it will allow for the improvement of the Ivey Watson Baseball and Lanier Point Athletic campus, such that the School and the City may continue to provide excellent parks and recreation opportunities to the citizens of the City and surrounding areas.

**NOW, THEREFORE, BE IT RESOLVED THAT** the governing body for the City of Gainesville hereby approves the Deed and authorizes the Mayor, the City Manager, and the City Attorney to execute the Deed and such other documents that may be necessary to carry out the terms of the Deed, including the sale and conveyance of the Property to the School.

**Adopted this \_\_\_\_\_ day of May, 2025.**

\_\_\_\_\_  
**W. Samuel Couvillon, Mayor**

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

**ATTEST:**

\_\_\_\_\_  
**Alisa Grayson, City Clerk**

**AFTER RECORDING RETURN TO:**

Pereira, Kirby, Kinsinger & Nguyen, LLP  
210 Washington Street NW, Suite 203  
Gainesville, Georgia 30501  
ATTN: Cory O. Kirby, Esq.

**QUITCLAIM DEED**

**THIS INDENTURE**, made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025, between the **CITY OF GAINESVILLE** (hereinafter called "**Grantor**"), and **GAINESVILLE CITY SCHOOL DISTRICT**, by and through the **GAINESVILLE CITY BOARD OF EDUCATION**, (hereinafter called "**Grantee**").

**WITNESSETH**, Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all the following described property located at intersection of Lee Waldrip Drive and Douglas Drive, Gainesville, Georgia, and being further described in the attached Exhibit "A", which is incorporated herein for a full legal description, and being comprised of 1.13 acres, more or less, as further shown on that survey dated May 9, 2025, a true and correct copy of which is attached hereto as Exhibit "B."

**TOGETHER WITH** all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

**TO HAVE AND TO HOLD** the said described premises unto Grantee, so that neither Grantor nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context permits.)

**IN WITNESS WHEREOF**, Grantor has signed and sealed this Quitclaim Deed on the

day and year first above written.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**  
**CITY OF GAINESVILLE**

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

(NOTARY SEAL)

My Commission Expires:  
  
\_\_\_\_\_

By: \_\_\_\_\_  
W. Samuel Couvillon, Mayor

Attest: \_\_\_\_\_  
Alisa Grayson, City Clerk

(CITY SEAL)

APPROVED AS TO FORM:

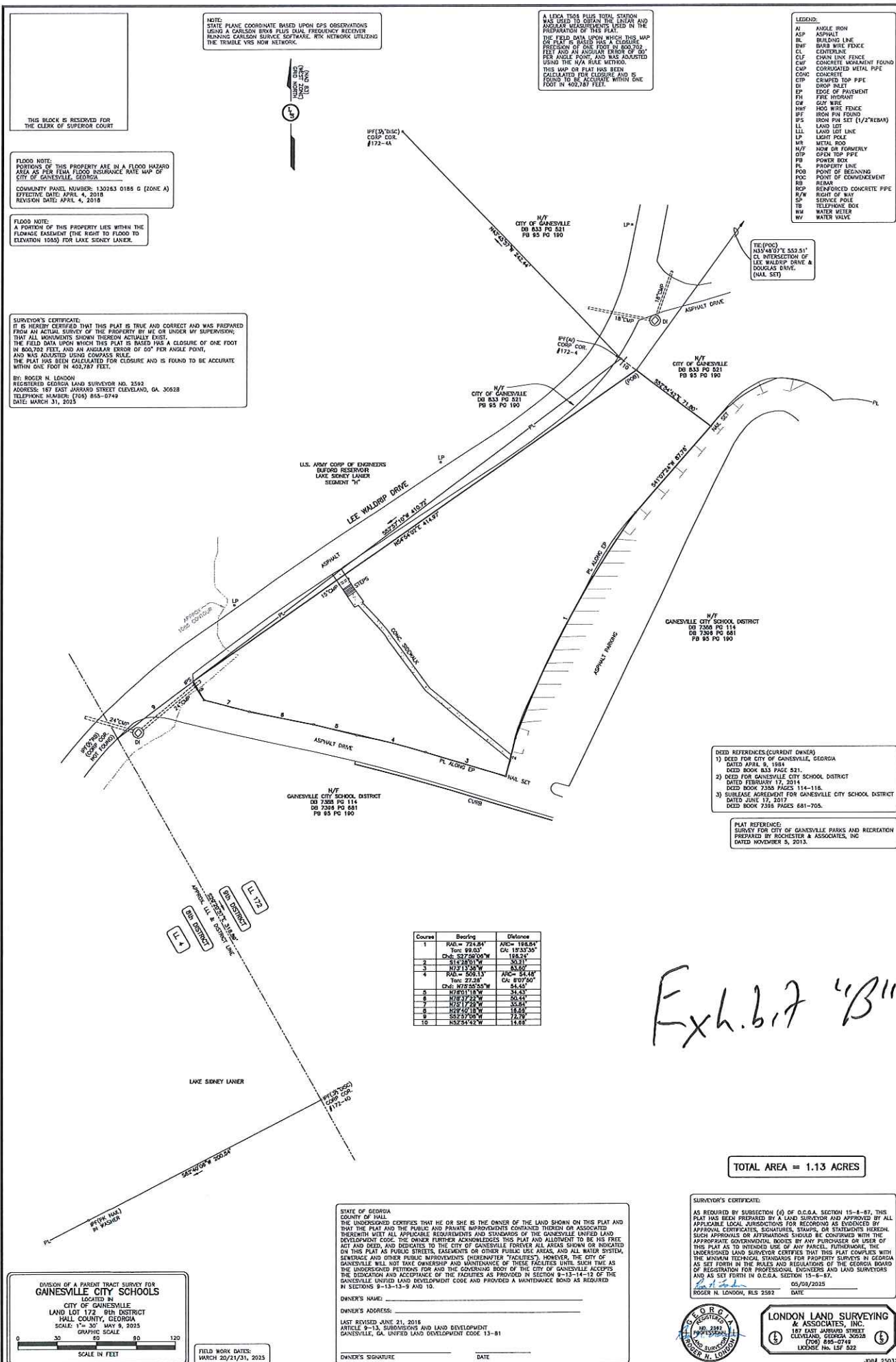
\_\_\_\_\_  
Abbott S. Hayes, Jr., City Attorney

EXHIBIT "A"  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 172, 9<sup>th</sup> District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

Commencing at a nail set at the centerline intersection of Lee Waldrup Drive and Douglas Drive; Thence S35°48'21"W 552.51' to a computed point, said point being the Point of Beginning; Thence S52°54'42"E 71.80' to a nail set at the edge of a asphalt parking lot; Thence S41°07'24"W 87.76' to a point; Thence along an arc distance of 196.84' subtended by a chord bearing of S27°59'06"W and a chord distance of 196.24' with a radius of 724.84' to a point; Thence S14°28'01"W 30.21' to a nail set; Thence N73°13'38"W 63.60' to a point; Thence along an arc distance of 54.48' subtended by a chord bearing of N75°55'55"W and a chord distance of 54.45' with a radius of 509.13' to a point; Thence N76°01'18"W 34.43' to a point; Thence N78°37'22"W 50.44' to a point; Thence N75°17'29"W 35.84' to a point; Thence N29°40'18"W 16.56' to an iron pin set (½"rebar) at the edge of an asphalt drive; Thence N54°54'02"E 414.97' to a computed point, said point being Point of Beginning. This property as shown on a survey for Gainesville City Schools prepared by London Land Surveying & Associates, Inc. dated May 9, 2025.

Said tract contains 1.13 acres



THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

FLOOD NOTE:  
PORTIONS OF THIS PROPERTY ARE IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF CITY OF GANESVILLE, GEORGIA  
COMMUNITY PANEL NUMBER: 33083 0189 G (ZONE A)  
EFFECTIVE DATE: APRIL 4, 2018  
REVISION DATE: APRIL 4, 2018

FLOOD NOTE:  
A PORTION OF THIS PROPERTY LIES WITHIN THE FLOODING EASEMENT (THE RIGHT TO FLOOD TO ELEVATION 1985) FOR LAKE SENEY LANE.

SURVEYOR'S CERTIFICATE:  
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; THAT THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 800,703 FEET, AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 403,787 FEET.  
BY: ROGER N. LONDON  
REGISTERED GEORGIA LAND SURVEYOR NO. 2582  
ADDRESS: 187 EAST JARROLD STREET CLEVELAND, GA 30628  
TELEPHONE NUMBER: (706) 885-0748  
DATE: MARCH 31, 2023

NOTE:  
STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS USING A CARLSON BRIM PLUS DUAL FREQUENCY RECEIVER RUNNING CARLSON SURVEY SOFTWARE. RTK NETWORK UTILIZING THE TENSEN VRS NOW NETWORK.

A LEICA TM11 PLUS TOTAL STATION WAS USED TO OBTAIN THE LEAST SQUARE MEASUREMENTS LAINED IN THE PREPARATION OF THIS PLAT.  
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE OF ONE FOOT IN 800,703 FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS ADJUSTED USING THE N/A RULE METHOD.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 403,787 FEET.

- LEGEND:
- AL ANGLE IRON
  - ASP ASPHALT
  - BL BUILDING LINE
  - BWF BROWN WIRE FENCE
  - CL CENTERLINE
  - CLF CROWN LINK FENCE
  - CONC CONCRETE
  - COP CORRUGATED METAL PIPE
  - COR CORNER
  - CIP CRIPED TOP PPE
  - DI DRAIN INLET
  - EP EDGE OF PAVEMENT
  - FI FIRE HYDRANT
  - GW GUY WIRE
  - HWF HOD WIRE FENCE
  - IFP IRON PIN FOUND
  - IRON PIN SET (1/2" X 8")
  - LL LAND LOT
  - LLD LAND LOT LINE
  - LP LIGHT POLE
  - MR METAL ROD
  - N/T NOW OR FORMERLY
  - OP OPEN TOP PPE
  - PL POWER BOX
  - PL PROPERTY LINE
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - REB REBAR
  - RCP REINFORCED CONCRETE PPE
  - R/W RIGHT OF WAY
  - SP SERVICE POLE
  - TB TELEPHONE BOX
  - WM WATER METER
  - WV WATER VALVE

- DEED REFERENCES (CURRENT OWNERS)
- 1) DEED FOR CITY OF GANESVILLE, GEORGIA  
DATED APRIL 5, 1988  
DEED BOOK 833 PAGE 521
  - 2) DEED FOR GANESVILLE CITY SCHOOL DISTRICT  
DATED FEBRUARY 17, 2014  
DEED BOOK 7358 PAGES 114-118
  - 3) SUBLEASE AGREEMENT FOR GANESVILLE CITY SCHOOL DISTRICT  
DATED JUNE 17, 2017  
DEED BOOK 7358 PAGES 681-705
- PLAT REFERENCES:  
SURVEY FOR CITY OF GANESVILLE PARKS AND RECREATION  
PREPARED BY ROCHSTER & ASSOCIATES, INC  
DATED NOVEMBER 5, 2013.

| Course | Bearing                    | Distance  |
|--------|----------------------------|-----------|
| 1      | N46°17'48"E<br>Twp. 89.03' | 15'33.35" |
| 2      | S15°28'00"W<br>Twp. 89.03' | 15.33'    |
| 3      | S15°28'00"W<br>Twp. 89.03' | 15.33'    |
| 4      | N46°17'48"E<br>Twp. 89.03' | 15'33.35" |
| 5      | N78°01'18"W<br>Twp. 89.03' | 31.43'    |
| 6      | N78°01'18"W<br>Twp. 89.03' | 31.43'    |
| 7      | N78°01'18"W<br>Twp. 89.03' | 31.43'    |
| 8      | S57°27'08"W<br>Twp. 89.03' | 73.79'    |
| 9      | N52°54'42"W<br>Twp. 89.03' | 15.88'    |

Exh. bit "B"

TOTAL AREA = 1.13 ACRES

DIVISION OF A PARENT TRACT SURVEY FOR  
GANESVILLE CITY SCHOOLS  
LOCATED IN  
CITY OF GANESVILLE  
LAND LOT 172 9th DISTRICT  
HALL COUNTY, GEORGIA  
SCALE: 1" = 30' MAY 9, 2023  
GRAPHIC SCALE  
0 30 60 90 120  
SCALE IN FEET

FIELD WORK DATES:  
MARCH 20/21/31, 2023

STATE OF GEORGIA  
COUNTY OF HALL  
THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC AND PRIVATE IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE GANESVILLE UNIFIED LAND DEVELOPMENT CODE. THE OWNER FURTHER ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE CITY OF GANESVILLE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS PUBLIC STREETS, EASEMENTS OR OTHER PUBLIC USE AREAS, AND ALL WATER SYSTEM, SEWERAGE AND OTHER PUBLIC IMPROVEMENTS (HEREINAFTER "FACILITIES"). HOWEVER, THE CITY OF GANESVILLE WILL NOT HAVE OWNERSHIP AND MAINTENANCE OF THESE FACILITIES UNLESS, SUCH TIME AS THE UNDERSIGNED PETITIONS FOR AND THE GOVERNING BODY OF THE CITY OF GANESVILLE ACCEPTS THE DEDICATION AND ACCEPTANCE OF THE FACILITIES AS PROVIDED IN SECTION 9-13-14-15 OF THE GANESVILLE UNIFIED LAND DEVELOPMENT CODE AND PROVIDES A MAINTENANCE BOND AS REQUIRED IN SECTIONS 9-13-13-9 AND 10.  
OWNER'S NAME: \_\_\_\_\_  
OWNER'S ADDRESS: \_\_\_\_\_  
LAST REVISED JUNE 21, 2016  
ARTICLE 9-13, SUBDIVISIONS AND LAND DEVELOPMENT  
GANESVILLE, GA. UNIFIED LAND DEVELOPMENT CODE 13-81  
OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE:  
AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-8-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-87.  
ROGER N. LONDON, RLS 2582 DATE 05/09/2023

ROGER N. LONDON  
REGISTERED LAND SURVEYOR  
187 EAST JARROLD STREET  
CLEVELAND, GEORGIA 30628  
(706) 885-0748  
LICENSE NO. 2582

LONDON LAND SURVEYING & ASSOCIATES, INC.  
187 EAST JARROLD STREET  
CLEVELAND, GEORGIA 30628  
(706) 885-0748  
LICENSE NO. 2582



## CITY OF GAINESVILLE

### Work Session Agenda Request

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**Item Created:** May 12, 2025  
**Date Submitted:** May 12, 2025  
**Final Approval Date:** May 14, 2025  
**Presenter:** Bryan Lackey, City Manager  
**Item of Business:** Fiscal Year 2026 Recommended Budget  
**Meeting Date:** May 15, 2025

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**Purpose of Request:**

Presentation of the FY2026 Budget to be considered for adoption.

**Facts & Issues / History & Background:**

Historically, the City Manager presents the proposed budget for all Funds to be considered by the governing body.

**Department Recommendation:**

N/A

**Department Director:**

Bryan Lackey

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**If funding is involved, are funds approved within the current budget?** No

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**Administrative Comments:**

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**Attachments:**

1. Legal Ad Gainesville Times-5.15.24- 1st Budget Ad FY2026
2. FY26 Budget CM Presentation

# Car engulfed in flames at Flowery Branch McDonald’s

**BY BEN ANDERSON**  
banderson@gainesvilletimes.com

*Editor’s note: This published in a previous E-Paper edition and is being provided here for print-only readers.*

A car became engulfed in flames Saturday, May 3, in the parking lot of the McDonald’s at 5915 Spout Springs Road in Flowery Branch.

“This car fire was extinguished

quite quickly,” said Hall County Fire Rescue spokeswoman Kimberlie Ledsinger.

She did not respond when asked whether anyone was injured. It is also unclear what caused the fire.

Firefighters responded to a call about a vehicle fire just before 4:30 p.m., according to an incident report obtained by The Times.

Witness videos show the

sedan’s engine cabin engulfed in flames.

“From what I saw in passing, the driver opened the smoking hood when he noticed a small fire,” said Dorin Van Moon Jr., who captured the fire on video.

Moon said the driver walked away and appeared to be calling 911.

When Moon passed by again several minutes later, he said “the front of the car was engulfed.”



A car caught fire Saturday in the parking lot of the McDonald’s at 5915 Spout Springs Road in Flowery Branch.

Photo courtesy Dorin Van Moon Jr.

## Police: Flowery Branch woman fails to yield in crash near I-985 on-ramp

**BY NICK WATSON**  
nwatson@gainesvilletimes.com

*Editor’s note: This published in a previous E-Paper edition and is being provided here for print-only readers.*

Two drivers were taken to North-east Georgia Medical Center Thurs-

day, May 1, after a wreck near the Interstate 985 on-ramp at Spout Springs Road in Flowery Branch, police said.

The wreck happened around 8 a.m. Thursday near the northbound on-ramp, where police said Diane Morhard, 84, of Flowery Branch

failed to yield while turning left.

Flowery Branch Police said the injuries were not life-threatening.

Morhard was cited for failure to yield.

Police did not release the make of cars nor the identity of the other person hospitalized.

### FROM 1A Miller

Mitchell took the stand as the sole witness, telling the court how Miller and the 47-year-old woman met in the jail by sending notes back-and-forth through the vents.

The two reached out to one another after they were released, which led to dating and eventually moving in together, Mitchell said.

The deputy testified that the pair had been living together for roughly two weeks at the time of the 911 call. The woman had returned to their home April 16 after going to her ex-husband’s residence to see her children.

Mitchell’s testimony was that the aggravated sexual battery and subsequent beating stemmed from Miller’s belief that the woman had been unfaithful.

The deputy said Miller broke her cellphone, struck her in the head then boarded up the back bedroom with a sheet of plywood with both of them inside, according to the testimony.

“Did she indicate that she had any desire at any point to leave that bedroom?” Assistant District Attorney Michael Crocker asked.

“She was scared to leave,” Mitchell said.

Miller apologized the next day, and the two had sex.

Shapiro later asked the deputy if the sex was consensual, to which Mitchell said, “She did not want to get hurt.”

When she told Miller April 19 that she wanted to walk to a family member’s house nearby, the suspect “grabbed her, threw her to the ground, got on top of her” and started punching her in the face, Mitchell said.

This led to the swollen eye to where she couldn’t



Jason Miller, left, confers with attorney Jake Shapiro during a probable cause hearing Monday, May 5, in Hall County Magistrate Court. Miller faces charges of aggravated battery and aggravated sexual battery.

Scott Rogers The Times

see. Miller then called the woman’s mother to pick her up, telling the mother that her daughter was crazy, the deputy said. Mitchell had not obtained the medical reports as of Monday’s hearing.

### FROM 1A Tire

manager, so building a new shop and turning it over to him is my goal.”

He hopes to open the business by January 2026.

“I’m just waiting on Oakwood to give us a building permit,” said Robertson, who started in the tire business working for his father at Dixie Tire Co. in downtown Gainesville. Dixie Tire was on a lot now occupied by Gold Creek Foods.

He is planning a seamless transition between the two businesses.

“I don’t want to have any down time,” Robertson said. “We’ll take a weekend and move everything

and have stuff ready to go on a grand opening day. We’ll do tires here one day and the next day, we’ll be in a new shop.”

As for why he’s moving, Robertson said, “We’re getting kind of boxed in (at the current location), so we either have to slow down business or grow, so we’re going to grow.”

At the new site, “we’re hoping to be more efficient and serve more customers.”

The area around his business has become a haven for car dealerships, including Gainesville Hyundai and Milton Martin Honda, which are building next to him and off Ga. 13 up to nearby Interstate 985. Milton Martin Toyota is also close by at 3150 Milton Martin Toyota Way.



Oakwood Tire owner Mike Robertson will soon be moving his longtime garage down the road to a location south on Atlanta Highway.

Scott Rogers The Times

### Public Notice

#### Logic & Accuracy Testing of Voting Equipment Begins on May 12, 2025

Per O.C.G.A. 21-2-374, the Hall County Board of Elections and Registration will conduct a Logic and Accuracy Test on all voting equipment that will be used in the upcoming June 17, 2025, Special Primary Public Service Commissioner (PSC)/Special Election.

The testing will begin on Monday, May 12, 2025, at 10:00 am at the Hall County Board of Elections and Registration office located at 2875 Browns Bridge Road Gainesville, Ga. 30501 and will continue until all Early Voting and Election Day equipment is tested and proven accurate. Testing will run from 10:00 am until 4:00 pm each day.

The public is invited to view the logic and accuracy testing, and can register in advance for a time slot by calling 770-531-6945 or emailing [pathompson@hallcounty.org](mailto:pathompson@hallcounty.org)

Early voting will begin on Tuesday, May 27, 2025. For more information, please contact the Hall County Board of Elections and Registration at 770-531-6945.

### PUBLIC NOTICE FOR CITY OF GAINESVILLE TAXPAYERS 2026 FISCAL YEAR BUDGET

Notice is hereby given that a copy of the proposed 2026 Fiscal Year Budget for the City of Gainesville will be available for public review on May 15, 2025. The proposed budget can be found at [www.gainesville.org/Financial-Services](http://www.gainesville.org/Financial-Services).

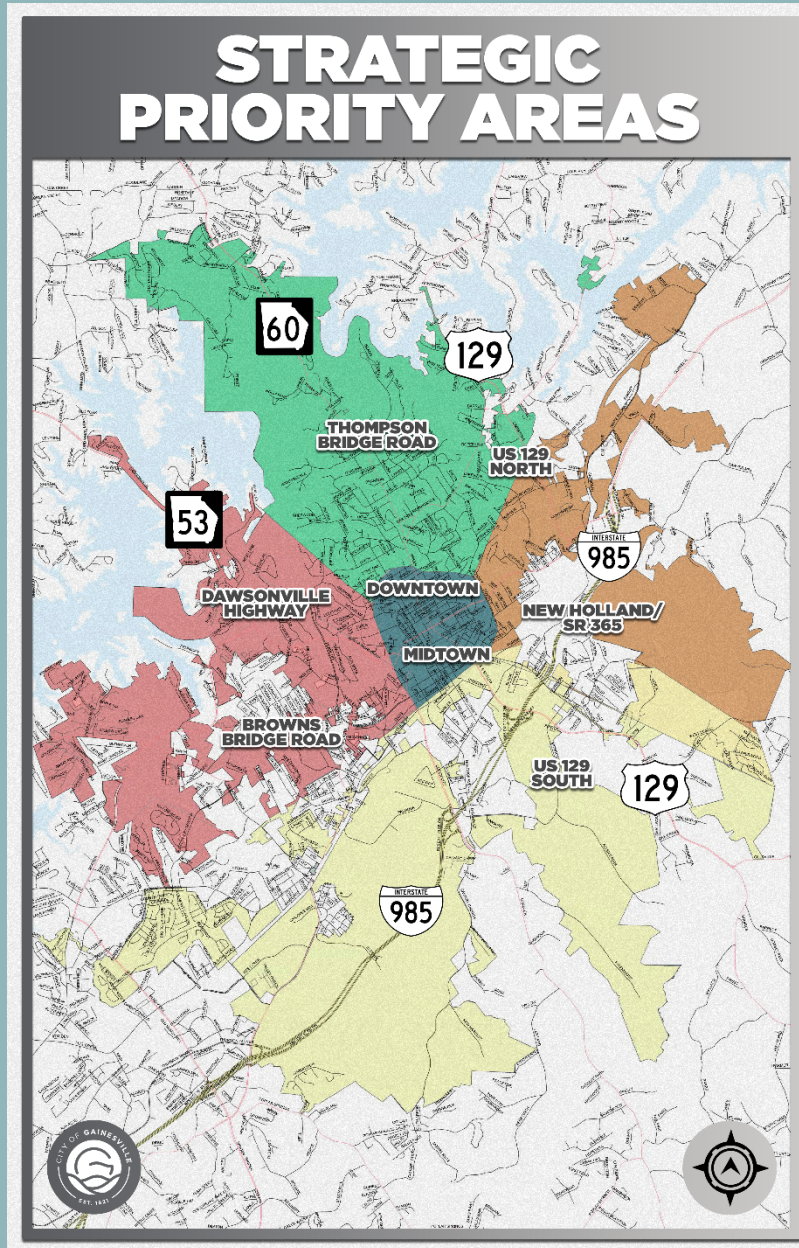
Notice is further given that the City Council of Gainesville has established the following schedule for setting of the tax year 2025 millage rate and the adoption of the Fiscal Year 2026 Budget. All citizens are invited to attend.

|           |                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| June 17   | (6:00 PM, Gainesville Justice Center, Municipal Court Room)<br>(701 Queen City Parkway SW, Gainesville, GA. 30501)<br>Public Hearing for Budget                                       |
| August 19 | (5:30 PM, Gainesville Justice Center, Municipal Court Room)<br>(701 Queen City Parkway SW, Gainesville, GA. 30501)<br>Adoption of FY2026 Budget<br>Adoption of the Millage Ordinances |

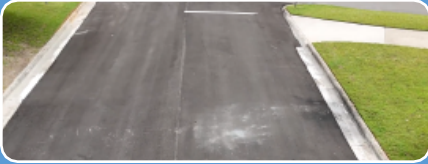
Additional information is available from the City of Gainesville Budget Office, 770-535-6898.

# Proposed Fiscal Year 2026 Budget

# 2025 Council Retreat Recap



# 2025 Council Retreat Recap



Paving & Resurfacing



Public Safety



Upgrades at Water Treatment Plants



Infrastructure/Capital Projects – Redevelopment



Tourism Related Facilities – Sports Alliance



# General Fund

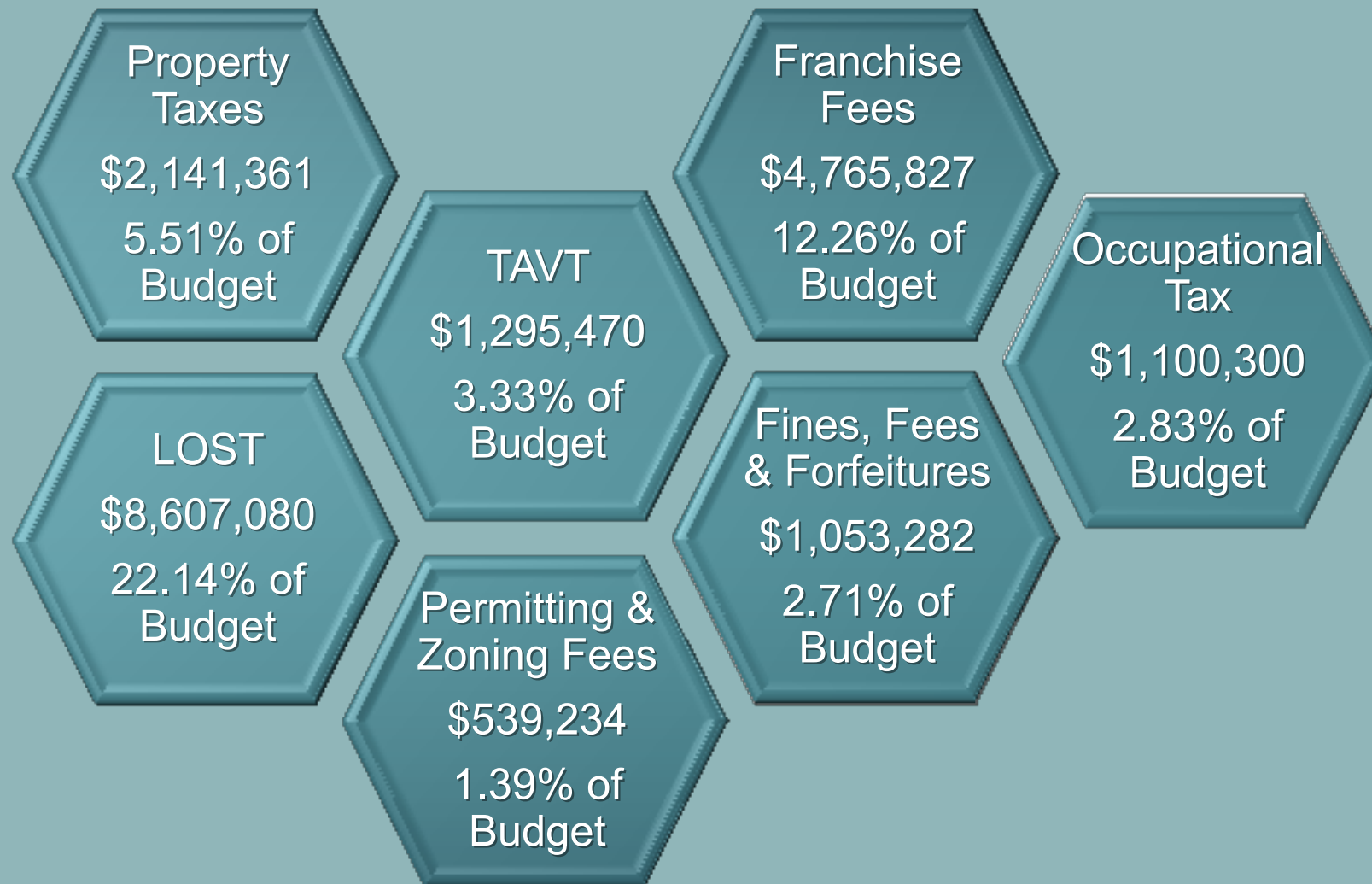
**Proposed Budget**  
**\$38,872,141**

- 3.26% increase over Fiscal Year 2025 Adopted Budget

**Budgeted Fund**  
**Balance**

- \$4.3M for Capital Projects

# General Fund - Revenues



# General Fund - Expenditures



## Expenditures

### ⌘ Departmental Expenditures

- Pay Adjustments 5%
- One additional General Fund Position  
(IT Service and Support Administrator)

### ⌘ Inflationary Pressures

- Fuel & Energy
- Insurance

### ⌘ Capital Projects

- \$4,299,000 projects
- (General Fund Capital)

### ⌘ Fund Balance

- |                        |            |
|------------------------|------------|
| ▪ Financial Policy     | 3.0 Months |
| ▪ State Recommendation | 2.0 Months |
| ▪ FY2026               | 3.2 Months |



# FY25 Millage Rates

|                    | Millage Rates |
|--------------------|---------------|
| General Fund       | 0.239         |
| Debt Service (M&O) | 0.510         |
| Fire Fund          | 1.299         |
| Police Fund        | 0.712         |
| Parks & Recreation | 0.896         |
| Total              | 3.656         |



# FY26 Millage Rates

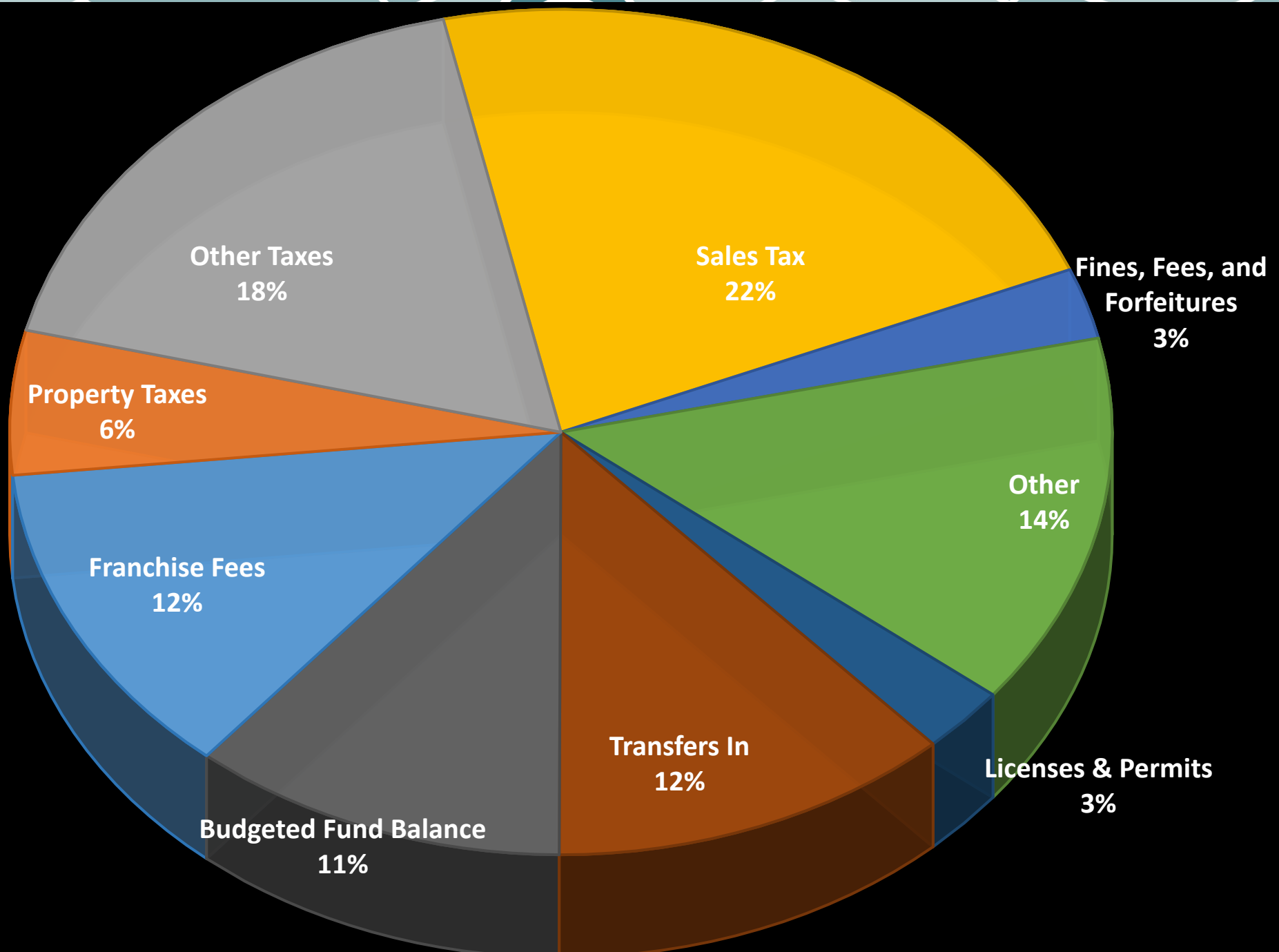
|                    | Millage Rates |
|--------------------|---------------|
| General Fund       | ???           |
| Debt Service (M&O) | 0.510         |
| Fire Fund          | 1.299         |
| Police Fund        | 0.712         |
| Parks & Recreation | 0.896         |
| Total              | ???           |

## Full Rollback

# Capital Projects

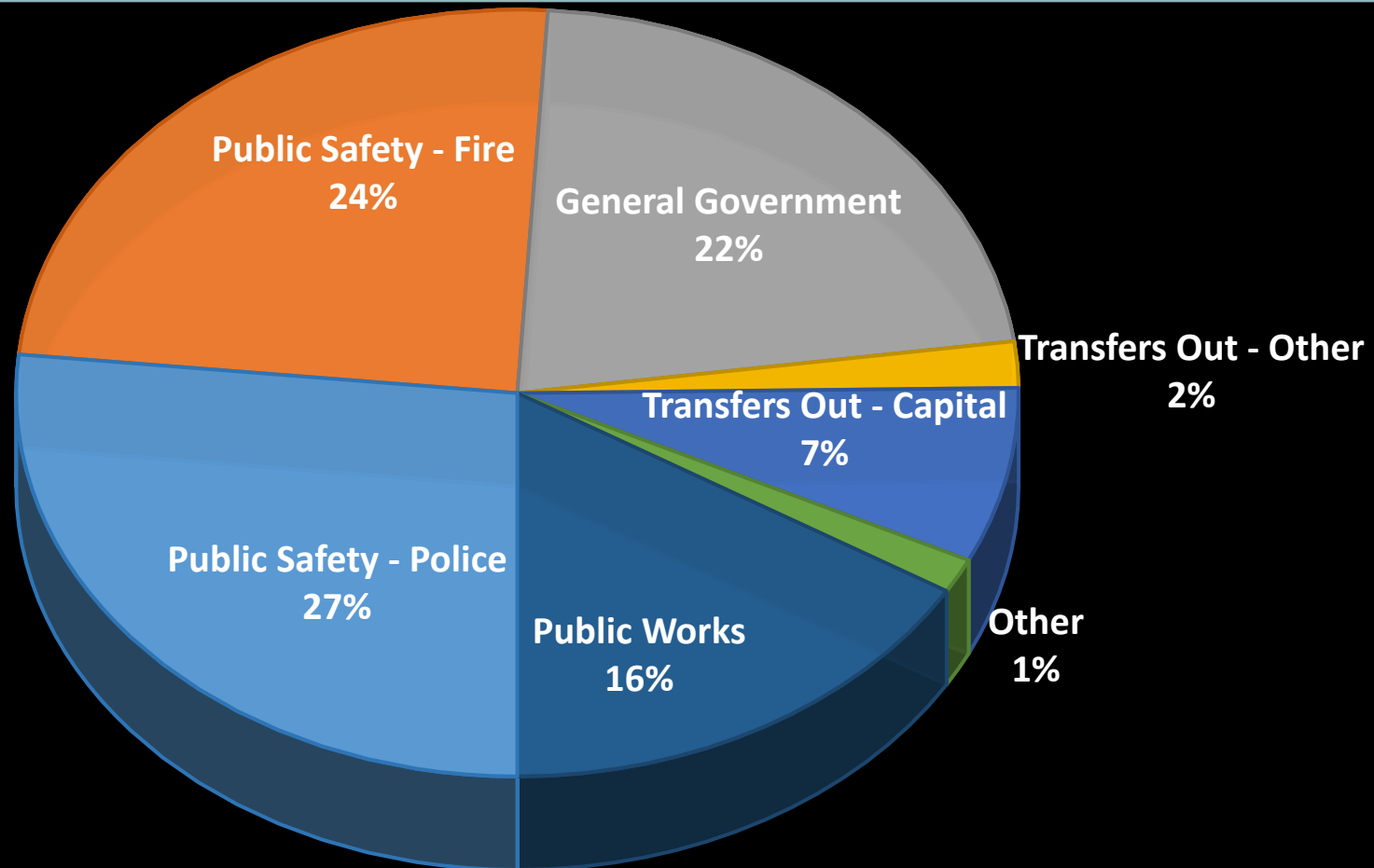


- Roadway Improvements/Resurfacing
- Intelligent Transportation System Network
- HVAC, Elevators & Bldg Maintenance
- Housing Attainability Program
- Preemption – Intersection Upgrades
- Replacement Police Cars
- Public Safety Training Complex
- Fire Truck Radio Upgrades
- I/T Network Upgrades / Microsoft 365
- Sidewalks (Park 2 Park)
- Mall Area Overlay
- Water & Sewer
- Atlanta Highway Master Plan
- Stormwater Infrastructure



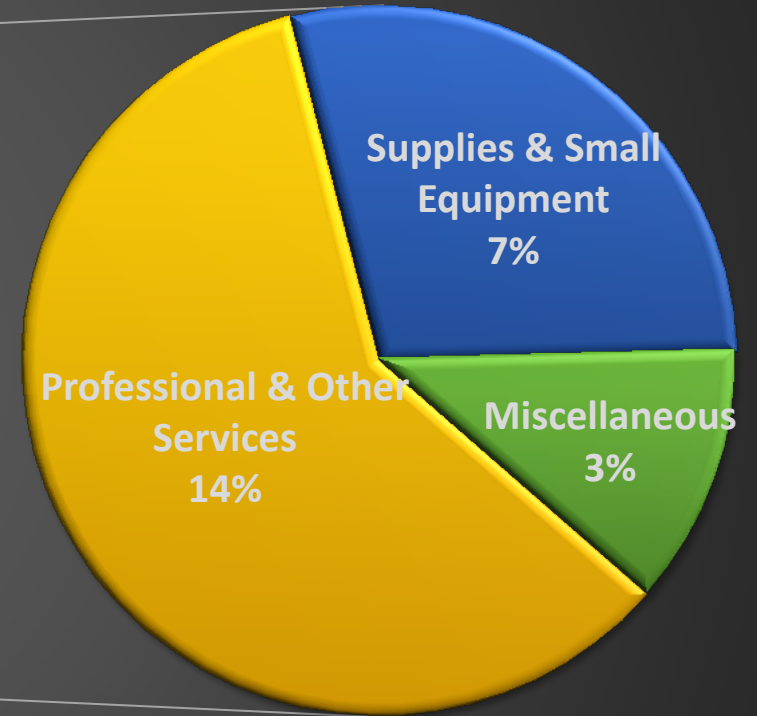
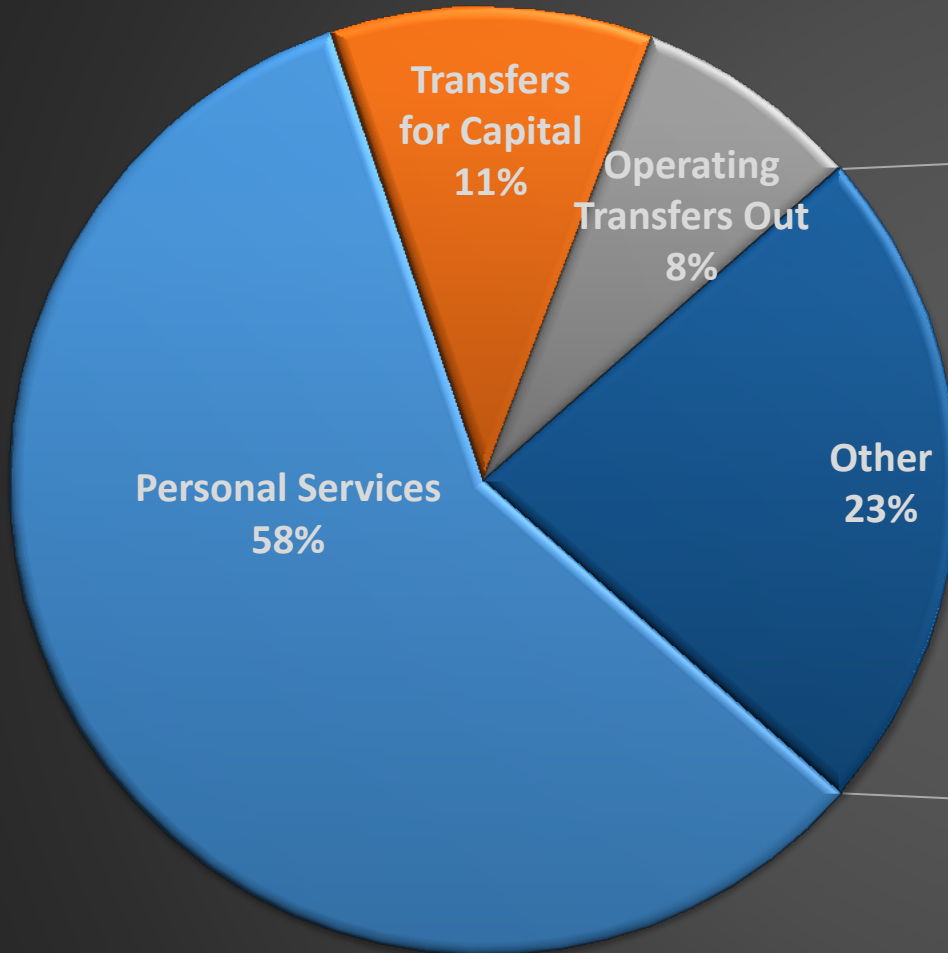


# General, Fire, & Police Fund Expenditures (by Service Group)





# General Fund Expenditures (by Category)



# Other Funds (Total Budget)



|                             |                |
|-----------------------------|----------------|
| ∞ Police Services           | \$ 7,000,082   |
| ▪ Capital \$707K            |                |
| ∞ Fire Services             | \$ 14,169,436  |
| ▪ Capital \$188K            |                |
| ∞ Water Resources           | \$ 115,322,640 |
| ▪ \$34M in Capital Projects |                |
| ∞ Golf Course               | \$ 2,182,769   |
| ▪ Debt \$306K               |                |
| ▪ Capital \$124K            |                |

|                            |               |
|----------------------------|---------------|
| ∞ Parks & Recreation       | \$ 11,718,196 |
| ▪ Capital \$3.3M           |               |
| ∞ Community Service Center | \$ 6,632,838  |
| ▪ General Fund Transfers   |               |
| ▪ Operational \$1.1M       |               |
| ▪ Capital \$83K            |               |
| ∞ Gainesville CVB          | \$ 2,542,151  |
| ▪ Capital \$434K           |               |



# Budget Calendar

## **BUDGET PRESENTATION & PUBLIC HEARING**

**JUNE 17 – 6 P.M.**

**JUSTICE CENTER  
701 QUEEN CITY  
PARKWAY,  
GAINESVILLE**

## **PUBLIC HEARING & MILLAGE RATE ADOPTION**

**AUGUST 19 – 5:30 P.M.**

**JUSTICE CENTER  
701 QUEEN CITY  
PARKWAY,  
GAINESVILLE**



**GAINESVILLE**