OFFICIALS PRESENT: Sam Couvillon, Barbara Brooks, Juli Hayes, Abigail Guzman
OFFICIALS ABSENT: Danny Dunagan
VACANT POSITION: Ward 2
STAFF PRESENT: Bryan Lackey, Abb Hayes, Alisa Grayson
STAFF ABSENT: Angela Sheppard

Mayor Couvillon called the meeting to order at 9:03 AM and served as the presiding officer.

DEPARTMENT ISSUES:

Tourism Update for the 2nd Quarter 2025
Convention and Visitors Bureau Executive Robyn Lynch provided a report on tourism activities/events, social media growth and the economic impact for the period April through June 2025. She announced they will host the NCAA Rowing Championship in May 2026 and shared the list of upcoming events through October 2025. During the presentation, Mayor Couvillon commented on the efforts staff puts into planning events.

Resolution: Chattahoochee Golf Course Additional Personnel
Administrative Services Director Janeann Allison stated the resolution adds two full-time labor positions to the Chattahoochee Golf Course. City Manager Bryan Lackey noted some of the cost will be offset by the unfilled part-time positions.

Placed on the September 16, 2025 Council Meeting Consent Agenda

Resolution: FY2027 Section 5307 Grant Application and Contract
Resolution: FY2026 Legacy Link Grant Application and Contract
Community Service Center Deputy Director Karina Costantini presented both proposed items. The FY2027 Section 5307 grant is an annual request to secure funding for the WeGo and Transit services. The FY2026 Legacy Link grant authorizes staff to accept the grant and secure funding for the Community Service Center's senior services (Meals on Wheels and Senior Center).

Both items placed on the September 16, 2025 Council Meeting Consent Agenda

Resolution: Accepting a Portion of Private Property as Victory Street Right-of-Way
Deputy Director of Engineering and Transportation Matt Tarver stated the resolution authorizes acceptance of a portion of the street as city right-of-way. He commented on the improvements.

Placed on the September 16, 2025 Council Meeting Consent Agenda

Resolution: Quit Claim Easement Release to Janet G. Boone
Stormwater Program Civil Engineer Sophie Blackstone presented information about the easement located on Tommy Aaron Drive. The proposed resolution authorizes the release to the new property owner. The homeowner will be responsible for maintaining it. City Attorney Abb Hayes commented on the great job done by staff and noted this action takes the responsibility off of the city.

Placed on the September 16, 2025 Council Meeting Consent Agenda

Public Hearing Item: Request from Conde Properties, LLC to annex a 1.4± acres tract located on the northeast corner of the intersection of Atlanta Highway and Mimosa Street (a/k/a 915 and 925 Atlanta Highway), and to establish a zoning of General Business (G-B),

with a special use. Ward Number: Five. Tax Parcel Number(s): 00-132-007-004 and 006. Request: Special event facility and retail space.
City Attorney Abb Hayes summarized the application and requested questions be referred to the Community and Economic Development Department. The Planning and Appeals Board approved the request.

Public hearing item advertised for the September 16, 2025 Council Meeting

CITY MANAGER ISSUES:

Ordinance: Fiscal Year 2026 General Government Ad Valorem Tax Rate
Ordinance: Fiscal Year 2026 Fire Services Ad Valorem Tax Rate
Ordinance: Fiscal Year 2026 Police Services Ad Valorem Tax Rate
Ordinance: Fiscal Year 2026 Parks and Recreation Ad Valorem Tax Rate
Ordinance: Fiscal Year 2026 Board of Education Ad Valorem Tax Rate
Chief Financial Officer Jeremy Perry presented the proposed ordinances for the ad valorem tax rates noting the adoption of the budget on July 1, 2025 issued a full rollback. The ad valorem tax rates were noted as follows:

	Millage Rate Set
General Government	$0.740 mills (with a full rollback)
Fire Services	$1.299 mills
Police Services	$0.712 mills
Parks and Recreation	$0.896 mills
Board of Education	$6.492 mills

Mr. Perry stated the school board included a debt service rate this year.

City Manager Bryan Lackey reminded Council the delay in bringing forth the set tax rates was due to legislative updates during the latest two sessions.

All five (5) items placed on the September 16, 2025 Council Meeting Agenda

Resolution: Intergovernmental Agreement for Maintenance of Old Cornelia Hwy
City Manager Bryan Lackey presented the proposed resolution authorizing an agreement between the City and Hall County to maintain sections of Old Cornelia Highway. He stated the City will maintain the portion from Exit 24 to the Coop entrance noting this will also allow the City to place a red light at the Coop entrance area.

Placed on the September 16, 2025 Council Meeting Consent Agenda

MAYOR/COUNCIL ISSUES:

Council Member Hayes
Commented on the Midland Music Festival grant opportunity and asked everyone to vote.

Mayor Couvillon
Presented the following nominations:

1. Gainesville Non-Profit Development Foundation – nominated Maria Calkins, Audrey Simmons and Joy Griffin for reappointment.

2. Historic Preservation Commission – nominated Dick Bachman and Cathy Day for reappointment.
3. Parks & Recreation Board – nominated Carolyn Kearns for appointment to fill the unexpired term of Trey McPhaul.

CITY ATTORNEY ISSUES:

Resolution: CWT Farms International, Inc. Airport Lease Extension
City Attorney Abb Hayes stated the proposed resolution authorizes a revision to the lease as well as a lease term extension through 2043.

Placed on the September 16, 2025 Council Meeting Consent Agenda

EXECUTIVE SESSION:

City Attorney Abb Hayes 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 9:34 AM.

Motion made by Council Member Hayes
Motion seconded by Council Member Guzman
Votes favoring the motion: Hayes, Brooks, Guzman
Absent: Dunagan
Vacant: Ward 2
Motion passed with affirmative vote of majority of members present in accordance with the Charter Section 2.22(c).

OFFICIALS PRESENT:	Sam Couvillon, Juli Hayes, Barbara Brooks, Abigail Guzman,
OFFICIALS ABSENT:	Danny Dunagan
VACANT POSITION:	Ward 2
STAFF PRESENT:	Bryan Lackey, Abb Hayes, Rusty Ligon, Jeremy Perry, Alisa Grayson
STAFF ABSENT:	Angela Sheppard

Motion to close the Executive Session at 10:31 AM.

Motion made by Council Member Hayes
Motion seconded by Council Member Brooks
Votes favoring the motion: Hayes, Brooks, Guzman
Absent: Dunagan
Vacant: Ward 2
Motion passed with affirmative vote of majority of members present in accordance with the Charter Section 2.22(c).

OTHER BUSINESS:

Decoy – Downtown Business
City Manager Bryan Lackey reported Decoy (downtown business establishment) may be closing noting the owner stated there were issues with construction in the area. He also stated the owner requested assistance. There was a brief discussion surrounding construction in the downtown area.

Georgia Tourism Development Act Tax Credit Application
City Manager Bryan Lackey reported an applicant was interested in submitting the referenced application for a proposed hotel. He shared information regarding the checklist of procedures required to proceed and inquired with Council on how they wished to proceed.

Tax Allocation District (TAD) Application
City Manager Bryan Lackey reported the referenced application (related to the mall property) was received from Avalon. He summarized the information regarding the proposed project.

Legislative Policy Committee (LPC) Meeting
City Manager Bryan Lackey reported he will be attending the LPC meeting next week.

ADJOURNMENT: 10:51 AM

/ag

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W. Samuel Couvillon, Mayor

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Alisa Grayson, City Clerk