

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

Mayor Couvillon called the meeting to order at 5:30 PM and served as the presiding officer.

Minister Michael Thurmond with Team Thurmond Mentoring provided the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Proclamation: Constitution Week

Mayor Couvillon read a proclamation declaring September 17 - 23, 2025 to be "*Constitution Week*". Terry Hughes, Colonel William Candler Chapter Regent, received the proclamation and expressed appreciation.

CONSENT AGENDA:

Appointments: Gainesville Non-Profit Development Foundation – Reappoint Maria Calkins, Audrey Simmons and Joy Griffin

Appointments: Historic Preservation Commission – Reappoint Dick Bachman and Cathy Day

Appointment: Parks & Recreation Board – Appoint Carolyn Kearns

Motion to reappoint Maria Calkins, Audrey Simmons and Joy Griffin to the Gainesville Non-Profit Development Authority; reappoint Dick Bachman and Cathy Day to the Historic Preservation Commission; and appoint Carolyn Kearns to the Parks & Recreation Board as presented.

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).

Minutes: August 14, 2025 Work Session

Minutes: August 19, 2025 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

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).

Resolutions

- A. BR-2025-37 Accepting a Portion of Private Property as Victory Street Right-of-Way
- B. BR-2025-38 Chattahoochee Golf Course Additional Personnel
- C. BR-2025-39 CWT Farms International, Inc. Airport Lease Extension
- D. BR-2025-40 Intergovernmental Agreement for Maintenance of Old Cornelia Hwy
- E. BR-2025-41 Quit Claim Easement Release to Janet G. Boone
- F. GR-2025-05 FY2026 Legacy Link Grant Application and Contract
- G. GR-2025-06 FY2027 Section 5307 Grant Application and Contract

Deputy City Manager Angela Sheppard provided a brief overview of the resolutions.

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Guzman

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).

GENERAL LEGISLATION:

Ordinance 2025-11

Fiscal Year 2026 General Government Ad Valorem Tax Rate

Chief Finance Officer Jeremy Perry stated the tax rate for the City of Gainesville represents a full roll-back and is fixed at \$0.740 mills noting it is down from \$0.749 mills.

Motion to approve the Ordinance 2025-11, AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE CITY OF GAINESVILLE, GEORGIA, EXCLUSIVE OF ACTIVITIES OF THE GAINESVILLE BOARD OF EDUCATION, EXCLUSIVE OF PARKS AND RECREATION OPERATIONS, EXCLUSIVE OF POLICE SERVICES OPERATIONS, AND EXCLUSIVE OF FIRE SERVICES OPERATIONS FOR THE FISCAL YEAR 2026; AND FOR OTHER PURPOSES as presented.

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).

Ordinance 2025-12

Fiscal Year 2026 Fire Services Ad Valorem Tax Rate

Chief Finance Officer Jeremy Perry stated the tax rate for Fire Services is fixed and remains the same at \$1.299 mills.

Motion to approve the Ordinance 2025-12, AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF FIRE SERVICES; AND FOR OTHER PURPOSES.

Motion made by Council Member Brooks

Motion seconded by Council Member Hayes

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).

Ordinance 2025-13

Fiscal Year 2026 Police Services Ad Valorem Tax Rate

Chief Finance Officer Jeremy Perry stated the tax rate for Police Services is fixed and remains the same at \$0.712 mills.

Motion to approve the Ordinance 2025-13, AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF POLICE SERVICES; AND FOR OTHER PURPOSES **as presented**.

Motion made by Council Member Guzman

Motion seconded by Council Member Hayes

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).

Ordinance 2025-14

Fiscal Year 2026 Parks and Recreation Ad Valorem Tax Rate

Chief Finance Officer Jeremy Perry stated the tax rate for Parks and Recreation services is fixed and remains the same at \$0.896 mills.

Motion to approve the Ordinance 2025-14, AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF PARKS AND RECREATION SERVICES; AND FOR OTHER PURPOSES **as presented**.

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).

Ordinance 2025-15

Fiscal Year 2026 Board of Education Ad Valorem Tax Rate

Chief Finance Officer Jeremy Perry stated the Board of Education approved their millage rate during their meeting on yesterday. It represents a beyond full roll-back from \$6.195 mills to

\$6.092 mills which is less than the recommended \$6.112 mills. A debt service rate was also included this year at a rate of \$.40 mills.

Motion to approve the Ordinance 2025-15, AN ORDINANCE OF THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2026; AND OTHER PURPOSES as presented.

Motion made by Council Member Brooks

Motion seconded by Council Member Hayes

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).

PUBLIC HEARING:

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.

- ***Proposed Annexation Ordinance 2025-16***
- ***Proposed Zoning Ordinance 2025-17***
- ***Proposed Zoning Resolution 2025-04***

City Attorney Abb Hayes opened the public hearing, confirmed the public notice was properly advertised and outlined the public hearing process.

Community and Economic Development Deputy Director Matt Tate summarized the request. The Planning and Appeals Board and staff recommended approval with the following nine conditions:

1. The proposed development shall be generally consistent with the concept plan and architectural photograph provided with this application per the approval of the Community & Economic Development Director.
2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent properties and roads.
4. An 8-foot tall opaque fence shall be required along the easterly property line adjacent to the single-family properties. In addition, a mixture of evergreen trees shall be required at a minimum install height of 7 feet. The location and type of fence and trees shall be subject to the approval of the Community and Economic Development Department Director.

5. Outdoor lighting used in this development shall be of non-spill design and placed in a manner to minimize direct visibility by the adjacent properties.
6. All special events shall be confined to the interior of the building occupied by the special event facility.
7. No outside amplification shall be permitted as part of the special event facility.
8. The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.
9. All access point design for the subject property shall be submitted for review by the Georgia Department of Transportation, Hall County Traffic Engineering and the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.

City Attorney Hayes opened the floor for public comments.

FAVOR:

Greg Lloyd, 421 Ridgewood Avenue, stated he was the general contractor for the project and was available for questions.

Upon inquiry from Council Member Brooks, the facility's operating hours was confirmed.

On another note, Mr. Lloyd thanked Council and staff for maintenance of the sidewalks on Ridgewood Avenue.

There being no other comments, the hearing was closed and the matter was returned to the governing body for consideration.

DISCUSSION:

Council Member Brooks expressed concerns surrounding the operating hours at which time it was noted code enforcement would address any issues.

Motion to approve Ordinance 2025-16, AN ORDINANCE ANNEXING 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, WITH CONDITIONS (G-B-C), WITH A SPECIAL USE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES as presented.

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).

Motion to approve Ordinance 2025-17, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON 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. WITH CONDITIONS (G-B-c), WITH A SPECIAL USE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **with conditions as presented.**

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).

Motion to adopt resolution ZR-2025-04 with conditions as presented.

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).

ADJOURNMENT: 5:54 PM

/ag

W. Samuel Couvillon, Mayor

Alisa Grayson, City Clerk