



Mayor/Council Meeting Agenda
Tuesday, November 18, 2025, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

OATH OF OFFICE:

- A. Council Member Jonathan Elliott, Ward 2

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Minutes

- A. October 30, 2025 Work Session
- B. November 4, 2025 Mayor/Council Meeting

Resolutions

- A. BR-2025-48 Selection of Airport Consultant
- B. BR-2025-49 Water and Sewerage Revenue Bonds, Series 2026
- C. GR-2025-10 Apply For and Accept State Homeland Security Program (SHSP) Grant

GENERAL LEGISLATION:

- A. **Ordinance 2025-23**
Amend Section 5-2-3 Entitled New Carwashes Required to Recycle Water
AN ORDINANCE TO AMEND SECTION 5-2-3 OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE, GEORGIA; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Friday, November 14, 2025 8:40 AM



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: November 13, 2025
Date Submitted: November 13, 2025
Final Approval Date: November 18, 2025
Presenter: Alisa Grayson, City Clerk
Item of Business: Council Member Jonathan Elliott, Ward 2
Meeting Date: November 18, 2025

Purpose of Request:

The purpose of this request is to present the certified election results and administer the oath of office to Council Member Jonathan Elliott.

Facts & Issues / History & Background:

A special election was held on November 4, 2025 to fill the Ward 2 seat addressing the unexpired term previously held by Zack Thompson.

Department Recommendation:

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. 2025 Certified Election Results - Summary Report for Ward 2
2. Council Member Oath of Office - Jonathan Elliott - 11.18.2025

Election Summary Report

General Election

Hall

November 04, 2025

OFFICIAL & COMPLETE City of Gainesville Council Ward 2

Elector Group	Counting Group	Ballots	Voters	Registered Voters	Turnout
Total	Election Day	15,895	15,895		11.27%
	Advance Voting	8,556	8,556		6.07%
	Absentee by Mail	289	289		0.20%
	Provisional	3	3		0.00%
	Total	24,743	24,743	141,068	17.54%

Precincts Reported: 31 of 31 (100.00%)

Registered Voters: 24,743 of 141,068 (17.54%)

Ballots Cast: 24,743

Special Council Member - Ward 2 - Gainesville (Vote for 1)

Precincts Reported: 16 of 16 (100.00%)

Times Cast	Election Day	Advance Voting	Absentee by Mail	Provisional	Total		
	2,233	1,636	51	0	3,920 / 24,215	16.19%	
Candidate	Party	Election Day	Advance Voting	Absentee by Mail	Provisional	Total	
Jon Elliott		1,263	916	36	0	2,215	67.00%
Albert Reeves		623	457	11	0	1,091	33.00%
Total Votes		1,886	1,373	47	0	3,306	
Unresolved Write-In	Election Day	Advance Voting	Absentee by Mail	Provisional	Total		
	30	21	0	0	51		



GAINESVILLE

COUNCIL MEMBER OATH OF OFFICE

I, **Jonathan Elliott**, do hereby solemnly swear that I will faithfully perform the duties of **Council Member for the City of Gainesville** and that I will support and defend the Charter thereof as well as the Constitution and laws of the State of Georgia and of the United States of America; that I am not the holder of any unaccounted for public money due this State or any political subdivision or authority thereof; that I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding; that I am otherwise qualified to hold said office according to the Constitution and laws of Georgia; that I have been a resident of Ward 2 and the City of Gainesville for the time required by the Constitution and laws of this State and by the Municipal Charter; and that I will perform the duties of my office in the best interest of the City of Gainesville to the best of my ability without fear, favor, affection, reward, or expectation thereof.”

Jonathan Elliott

OATH ADMINISTERED BY

City Clerk Alisa Grayson

**Sworn, subscribed and witnessed before me
this 18th day of November, 2025**

Signature of Witness



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: June 25, 2025
Date Submitted: November 18, 2025
Final Approval Date: November 18, 2025
Presenter: Alisa Grayson, City Clerk
Item of Business: October 30, 2025 Work Session
Meeting Date: November 18, 2025

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None

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

PRESENTATION:

Dedication of the C. Danny Dunagan, Jr. Ballroom

A ~~ceremony program~~dedication ceremony was held at the LLOP Boathouse at Lake Lanier facility to dedicate the ballroom in the late Mayor and Council Member Danny Dunagan's name. Mayor Couvillon shared remarks during the ceremony program noting that the Boathouse facility will be a blessing for the community for years and decades to come because of Danny Dunagan's leadership. Additional remarks were shared by Mayor-Elect and former Council Member Ward 2 Zack Thompson and Lake Lanier Olympic Park Foundation Chair Mimi Collins. In addition to the City Council and Gainesville City leadership, ~~others present were~~ members of the Dunagan family, LLOP Foundation, the public and media were also present.

Following the dedication ceremony, Mayor Couvillon called the meeting to order and served as the presiding officer.

DEPARTMENT ISSUES:

Public Hearing Item: Request from Paul Brown to amend an existing Planned Unit Development (P-U-D) zoning on a 0.45± acre tract located on the northwest corner of the intersection of Hidden Cove Court and Old Thompson Bridge Road, having road frontage on Holly Park Drive, across from Minor Drive (a/k/a 2486 Hidden Cove Court). Ward Number: One. Tax Parcel Number(s): 01-097A-000-018. Request: Residential condominiums.

Public Hearing Item: Request from Jeffery Chase Adams to rezone a 0.46± acre tract located on the northwest side of the intersection of Cleveland Highway and Riverbend Circle (a/k/a 1725 Cleveland Highway, NE) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use. Ward Number: Two. Tax Parcel Number(s): 00-084-002-010. Request: Group home for men.

City Attorney Abb Hayes briefly reviewed the applications noting questions should be referred to the Community and Economic Development Department.

Public hearing items advertised for the November 4, 2025 Council Meeting

CITY MANAGER ISSUES:

City Manager Bryan Lackey expressed appreciation to Council and staff for all their efforts with the dedication ceremony honoring former Council Member Dunagan.

MAYOR/COUNCIL ISSUES:

Council Member Guzman

Wished Council Member Brooks a happy birthday.

Council Member Hayes

Provided a Keep Hall Beautiful ex-officio report.

Mayor Couvillon

1. Commented on a picture of Billy Payne receiving former Council Member George Wangemann's autograph.
2. Expressed appreciation for staff and their efforts with today's ceremony program.
3. Nominated Glenda Pierce to serve another term on the Cemetery Advisory Committee.
4. Nominated Faron Thompson and Kimberly Harper to serve another term on the Housing Authority.

Appointments placed on the November 4, 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 9:44 AM.

Motion made by Council Member Hayes

Motion seconded by Council Member Guzman

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

Vacant: Ward 2

OFFICIALS PRESENT: Sam Couvillon, Juli Hayes, Barbara Brooks, Abigail Guzman, Ryan Thompson

VACANT POSITION: Ward 2

STAFF PRESENT: Bryan Lackey, Abb Hayes, Angela Sheppard, Alisa Grayson

Note: Council Member Brooks left the meeting at 10:56 AM and did not return.

Motion to close the Executive Session at 10:57 AM.

Motion made by Council Member Hayes

Motion seconded by Council Member Guzman

Votes favoring the motion: Hayes, Guzman, Thompson

Absent: Brooks

Vacant: Ward 2

~~Note: Council Member Brooks left the meeting at 10:56 AM and did not return.~~

OTHER BUSINESS:

There was some discussion about surrounding the need to identify ways of honoring past elected officials with a few suggestions noted (i.e. street, building, etc.).

ADJOURNMENT: 11:03 AM

/ag



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: June 25, 2025
Date Submitted: November 18, 2025
Final Approval Date: November 18, 2025
Presenter: Alisa Grayson, City Clerk
Item of Business: November 4, 2025 Mayor/Council Meeting
Meeting Date: November 18, 2025

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None

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

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

Mayor Couvillon provided the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Post-Employment Service Recognition

Mayor Couvillon recognized retirees Ron Arro (Parks & Recreation), Dean Martin (Public Works), Cheryl Wardlaw (Water Resources), and Denise Jordan (City Manager's Office) noting their total accumulated service was 108 years, 9 months and 11 days. He thanked them for their time of service and presented each with a testimonial certificate and a small token of appreciation. Council extended words of appreciation.

COUNCIL ANNOUNCEMENTS:

Mayor Couvillon

Announced Gainesville and Hall County have partnered to host a community food drive to benefit those in need. This is in light of the cuts to the Supplemental Nutrition Assistance Program (aka SNAP). ~~The food~~Donations will be distributed by the Georgia Mountain Food Bank. Additional details will be forthcoming.

CONSENT AGENDA:

Appointment: Cemetery Advisory Committee – Reappoint Glenda Pierce

Appointments: Housing Authority – Reappoint Faron Thompson and Kimberly Harper

Motion to reappoint Glenda Pierce to the Cemetery Advisory Committee; and to reappoint Faron Thompson and Kimberly Harper to the Housing Authority as presented.

Motion made by Council Member Guzman

Motion seconded by Council Member Hayes

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

Vacant: Ward 2

Minutes: October 16, 2025 Work Session

Minutes: October 21, 2025 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Hayes

Motion seconded by Council Member Thompson

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

Vacant: Ward 2

PUBLIC HEARING:

Request from Paul Brown to amend an existing Planned Unit Development (P-U-D) zoning on a 0.45± acre tract located on the northwest corner of the intersection of Hidden Cove Court and Old Thompson Bridge Road, having road frontage on Holly Park Drive, across from Minor Drive (a/k/a 2486 Hidden Cove Court). Ward Number: One. Tax Parcel Number(s): 01-097A-000-018. Request: Residential condominiums.

• ***Proposed Zoning Amendment Ordinance 2025-21***

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 four conditions:

1. The proposed development shall closely reflect the applicant's site plan and architectural rendering submitted with this rezoning request. In addition, the condominium buildings with rears facing Hidden Cove Court shall be constructed with a false front. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.
2. A mixture of evergreen buffer trees shall be planted between the proposed units and Hidden Cove Court, Old Thompson Bridge Road and Holly Park Drive. The minimum installation height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community & Economic Development Director.
3. A mandatory Homeowners Association (HOA) shall be required for the proposed development providing for the financial management, architectural controls, enforcement of community standards and management of all common areas. The Board will be established and operated by the developer until such time the powers are transferred to the HOA(s).
4. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and approval of said design shall be required prior to issuance of a development permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.

City Attorney Hayes opened the floor for public comments.

FAVOR:

James Irvin with Foothills Land Design and a Baldwin Resident, commented on the project noting it will be similar in size to those in the existing neighborhood. He and the applicant were available for questions.

OPPOSITION:

Matt Minor, 2443 Old Thompson Bridge Road, stated he lived in one of the townhomes and commented on parking concerns. He felt with the additional construction there would not be enough.

REBUTTAL:

Mr. Irvin stated the planned parking spaces meets the city's parking requirements noting this is an all-street parking. He shared some details about the plans.

Council Member Thompson inquired about plans for the community trash. Mayor Couvillon suggested a space for trash receptacles be included in the design. Mr. Irvin felt this would not be a problem.

Upon inquiry, Mr. Tate confirmed the parking area on the site noting the planned spaces meets the minimum requirements.

Council Member Brooks commented on issues and concerns surrounding trash and requested that the trash be contained well. Council Member Thompson requested there be additional verbiage included in the conditions surrounding trash at which time, City Attorney Abb Hayes provided some language.

Council Member Hayes inquired if the owner-occupied condominiums would be sold.

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

Motion to approve Ordinance 2025-21, AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING ON A 0.45± ACRE TRACT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF HIDDEN COVE COURT AND OLD THOMPSON BRIDGE ROAD, HAVING ROAD FRONTAGE ON HOLLY PARK DRIVE, ACROSS FROM MINOR DRIVE (A/K/A 2486 HIDDEN COVE COURT); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions as presented to include an additional condition 5 with the following language: *"The applicant shall plan and construct an area for the placement of trash receptacles that provides for screening from the general public view, which plan shall be submitted for review by the Gainesville Community and Economic Development Director, and approval of said plan shall be required prior to the issuance of a development permit."*

Motion made by Council Member Brooks

Motion seconded by Council Member Hayes

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

Vacant: Ward 2

Request from Jeffery Chase Adams to rezone a 0.46± acre tract located on the northwest side of the intersection of Cleveland Highway and Riverbend Circle (a/k/a 1725 Cleveland Highway, NE) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use. Ward Number: Two. Tax Parcel Number(s): 00-084-002-010. Request: Group home for men.

- ***Proposed Rezoning Ordinance 2025-22***
- ***Proposed Zoning Resolution 2025-05***

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

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

1. The proposed group home shall be limited to a maximum of five residents including the resident manager. A separate public hearing by the Planning and Appeals Board and City Council shall be required for a new or different group home.
2. The subject property shall be limited to the proposed group home, single-family home and office uses such as medical, dental, clinical, CPA, attorney, business and real estate office.
3. A resident manager shall be required to live on site daily to enforce program rules and to assure that the property is being properly maintained.
4. The subject property shall be limited to the proposed group home, single-family home and office uses such as medical, dental, clinical, CPA, attorney, business and real estate office.
5. Any replacement structure, exterior facade changes, and/or future development shall be of a single-family residential appearance.
6. The existing natural vegetation located along the north and west property boundary adjacent to the homes shall remain and shall be regularly maintained.
7. The individual garbage containers shall be stored and appropriately screened behind the existing home in a manner so as not to be visible from the adjoining properties and roads subject to the approval of the Community and Economic Development Director. A commercial dumpster shall not be approved for the property.
8. All access point design for the subject property shall be submitted for review by 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:

Chase Adams, 4536 Sequoia Drive, Oakwood echoed what was said noting they will adhere to all the conditions. He shared the reason for the request to increase the number of men in the home from four to five was for transitional purposes.

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

Motion to approve Ordinance 2025-22, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.46± ACRE TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF CLEVELAND HIGHWAY AND RIVERBEND CIRCLE (A/K/A 1725 CLEVELAND HIGHWAY, NE) FROM RESIDENTIAL-I (R-I) TO NEIGHBORHOOD BUSINESS WITH CONDITIONS (N-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 Thompson
Votes favoring the motion: Hayes, Brooks, Guzman, Thompson
Vacant: Ward 2

Motion to approve resolution ZR-2025-05 with conditions as presented.

Motion made by Council Member Hayes
Motion seconded by Council Member Guzman
Votes favoring the motion: Hayes, Brooks, Guzman, Thompson
Vacant: Ward 2

CITY CLERK ISSUES:

Election Day

City Clerk Alisa Grayson reminded everyone today was Election Day and the polls would close at 7 PM.

ADJOURNMENT: 6:00 PM

/ag

DRAFT



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: November 13, 2025
Date Submitted: November 14, 2025
Final Approval Date: November 17, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: BR-2025-48 Selection of Airport Consultant
Meeting Date: November 18, 2025

Purpose of Request:

To adopt a resolution to sign contract agreements for Airport Consultant Services for Airport Planning and Airport Design for 5 years.

Facts & Issues / History & Background:

The City has advertised for and solicited proposals from qualified consulting engineering firms pursuant to FAA Advisory Circular 150/5100-14E. The members of the Airport Consultant Selection Team have selected Lead Edge Design Group as the most qualified and capable firm to provide the full range of consulting services for Airport Planning and Airport Design at the Lee Gilmer Memorial Airport.

Department Recommendation:

Adopt the Resolution.

Department Director:

Chris Rotalsky

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2025-48 Selection of Airport Consultant

RESOLUTION BR-2025-48

Selection of Airport Consultant

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

WHEREAS, the City has advertised for and solicited proposals from qualified consulting engineering firms pursuant to FAA Advisory Circular 150/5100-14E; and

WHEREAS, the members of the Airport Consultant Selection Team have selected Lead Edge Design Group as the most qualified and capable firm to provide the full range of consulting services for Airport Planning and Airport Design at the Lee Gilmer Memorial Airport.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the selection of Lead Edge Design Group to provide engineering and consulting services to the City as its airport consultant for the next five (5) years.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville also authorizes the Mayor and City Manager to execute all necessary contract documents to complete this work.

Adopted this _____ day of November, 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



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: November 13, 2025
Date Submitted: November 14, 2025
Final Approval Date: November 17, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: BR-2025-49 Water and Sewerage Revenue Bonds, Series 2026
Meeting Date: November 18, 2025

Purpose of Request:

To authorize the issuance of the Water and Sewerage Revenue Bonds, Series 2026, and paying the costs of issuing the Series 2026 Bonds.

Facts & Issues / History & Background:

Authorize the issuance of revenue bonds to be designated "City of Gainesville, Georgia Water and Sewerage Revenue Bonds, Series 2026" for the purpose of financing the Series 2026 projects, and paying the costs of issuing the Series 2026 Bonds.

Department Recommendation:

Recommend the issuance of the City of Gainesville, Georgia Water and Sewerage Revenue Bonds, Series 2026 thereby adoption of the resolution.

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2025-49 Water and Sewerage Series 2026

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

A RESOLUTION OF THE CITY OF GAINESVILLE, GEORGIA TO PROVIDE FOR THE ISSUANCE, PURSUANT TO AND IN CONFORMITY WITH A RESOLUTION ADOPTED ON OCTOBER 25, 2001, AS AMENDED BY SUPPLEMENTAL RESOLUTIONS ADOPTED ON OCTOBER 4, 2005, OCTOBER 20, 2005, NOVEMBER 16, 2006, NOVEMBER 18, 2014, DECEMBER 16, 2014, NOVEMBER 3, 2015, SEPTEMBER 15, 2016, AND SEPTEMBER 17, 2024, OF CITY OF GAINESVILLE, GEORGIA WATER AND SEWERAGE REVENUE BONDS SERIES 2026, TO FINANCE, IN WHOLE OR IN PART, THE COSTS OF IMPROVEMENTS TO THE WATER AND SEWERAGE SYSTEM OF THE CITY OF GAINESVILLE, GEORGIA NOW CONTEMPLATED; TO REAFFIRM AND ADOPT ALL APPLICABLE TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF SAID RESOLUTIONS ADOPTED ON OCTOBER 25, 2001, AS AMENDED BY SUPPLEMENTAL RESOLUTIONS ADOPTED ON OCTOBER 4, 2005, OCTOBER 20, 2005 AND NOVEMBER 16, 2006, NOVEMBER 18, 2014, DECEMBER 16, 2014, NOVEMBER 3, 2015, SEPTEMBER 15, 2016, AND SEPTEMBER 17, 2024; TO PROVIDE FOR THE CREATION AND MAINTENANCE OF CERTAIN FUNDS; TO PROVIDE REMEDIES FOR THE OWNERS OF SAID BONDS; AND FOR OTHER PURPOSES.

WHEREAS, under and by virtue of the authority of the Constitution and laws of the State of Georgia, including specifically, but without limitation, Article 3 of Chapter 82 of Title 36 of the Official Code of Georgia Annotated, known as the “Revenue Bond Law”, as amended (the “Revenue Bond Law”), the City of Gainesville, Georgia (the “City”), acting by and through its governing body, is authorized to operate and maintain a system, plant, work, instrumentality, and property used or useful in connection with (i) the obtaining of a water supply and the conservation, treatment, and disposal of water for public and private uses, and (ii) the collection, treatment, and disposal of sewage, waste, and storm water, together with all parts of any such undertaking and all appurtenances thereto; and

WHEREAS, the Revenue Bond Law authorizes the City to issue revenue bonds (a) to finance, in whole or in part, the cost of the acquisition, construction, reconstruction, improvement, betterment, or extension of any undertaking, including any of the undertakings specified above, and (b) at any time to refund or refinance, in whole or in part, all outstanding revenue bonds and all obligations or debt of any nature against any existing undertaking or any combination thereof, including any of the undertakings specified above, or its anticipated revenue; and

WHEREAS, the City currently owns, operates, and maintains a water and sewerage system (such system, as now existent and as hereafter added to, extended, improved, and equipped, hereinafter sometimes referred to as the “System”); and

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

WHEREAS, the City, acting by and through its governing body, consisting of the Mayor and City Council Members of the City of Gainesville, Georgia (the “Council”), by a master bond resolution duly and validly adopted on October 25, 2001, as supplemented on October 4, 2005 (collectively, the “2001 Resolution”), a resolution adopted by the City on October 20, 2005 (the “2005 Resolution”), a parity bond resolution adopted by the City on November 16, 2006 (the “2006 Resolution”) a parity bond resolution adopted by the City on November 18, 2014 (the “2014 Resolution”) as supplemented on December 16, 2014 (the “2014 Supplemental Resolution”) as supplemented by a resolution adopted on November 3, 2015 (the “2015 Supplemental Resolution”) a resolution adopted by the City on September 15, 2016 (the “2016 Supplemental Resolution”), and a resolution adopted on September 17, 2024 (the “2024 Supplemental Resolution” and together with the 2001 Resolution, the 2005 Resolution, the 2014 Resolution, the 2014 Supplemental Resolution, the 2015 Supplemental Resolution and the 2016 Supplemental Resolution, the “Original Resolution”), authorized, issued, and delivered (1) \$57,535,000 in aggregate principal amount of the City’s Water and Sewerage Revenue Bonds, Series 2001 (the “Series 2001 Bonds”); (2) \$52,570,000 in aggregate principal amount of the City’s Water and Sewerage Refunding Revenue Bonds, Series 2005; (3) \$39,205,000 in aggregate principal amount of the City’s Water and Sewerage Refunding Revenue Bonds, Series 2006; (4) \$83,650,000 in aggregate principal amount of the City’s Water and Sewerage Refunding Revenue Bonds, Series 2014; (5) \$17,865,000 in aggregate principal amount of the City’s Water and Sewerage Refunding Revenue Bonds, Series 2015; (6) \$26,910,000 in aggregate principal amount of the City’s Water and Sewerage Refunding Revenue Bond, Series 2016; and (7) \$70,100,000 in aggregate principal amount of the City’s Water and Sewerage Revenue Bonds, Series 2024 (the “Series 2024 Bonds”); and

WHEREAS, under the terms of the Original Resolution, the Series 2024 Bonds are the only obligations currently outstanding under the Original Resolution.

WHEREAS, the Series 2024 Bonds are secured by a first lien on the net revenues of the System; and

WHEREAS, the City proposes issuing its Water and Sewerage Revenue Bonds, Series 2026 in the aggregate principal amount not to exceed \$95,000,000 (the “Series 2026 Bonds”) for the purpose of (a) making certain improvements to the System (the “Series 2026 Project”) and (b) paying the costs of issuing the Series 2026 Bonds; and

WHEREAS, the Series 2024 Bonds are referred to herein as the “Prior Bonds;” and

WHEREAS, it was provided in Section 3 of Article V of the 2001 Resolution that additional revenue bonds or obligations could be issued, from time to time, ranking as to lien on the Net Revenues of the System *pari passu* with the Prior Bonds upon meeting certain terms and conditions, as set forth therein, which are in part, as follows:

(a) None of the Prior Bonds then outstanding are in default as to principal and interest and the City is in compliance with the 2001 Resolution.

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

(b) The payments covenanted to be made into the Debt Service Account, the Reserve Account and the Swap Payments Account within the Sinking Fund must be currently being made in the full amount as required and the Debt Service Account and Reserve Account held within said Sinking Fund must be at their proper respective balances.

(c) (i) A firm of independent certified public accountants shall have certified that (A) for a period of 12 full consecutive calendar months out of the 18 consecutive calendar months preceding the month of the adoption of proceedings for the issuance of such additional bonds or (B) for the most recent audited fiscal year, the Maximum Annual Debt Service Coverage Ratio (excluding for calculation of the Debt Service Requirement any Prior Bonds which are to be refunded and defeased by such proposed additional bonds and including for calculation of the Debt Service Requirement the proposed additional bonds which are to be issued), shall not be less than 1.10; or (ii) if a new schedule of rates and charges has been adopted for the services, facilities and commodities furnished by the System, the consulting engineer for the City shall have certified that had the new schedule of rates and charges been adopted throughout such specified period the test specified in (i) would have been met; or (iii) the consulting engineer shall certify that the Maximum Annual Debt Service Coverage Ratio (including for calculation of the Debt Service Requirement the proposed additional bonds which are to be issued) for each of the first three full Sinking Fund Years subsequent to the acquisition or completion of the facilities to be financed with the additional bonds shall not be less than 1.20.

WHEREAS, the City has determined that all of the requirements of Section 3 of Article V of the 2001 Resolution relating to the issuance of additional revenue bonds or obligations will be met on or prior to the issuance of the Series 2026 Bonds; and

WHEREAS, the final terms of a series of the Series 2026 Bonds, including interest rates, final maturity dates, principal maturity amounts and redemption provisions, will be approved in a supplemental resolution to be adopted by the City following the sale of such Series 2026 Bonds (the "Supplemental Resolution").

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Gainesville, Georgia, and it is hereby resolved by authority of the same, as follows:

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

ARTICLE I

DEFINITIONS

Section 1. Ratification and Incorporation. Except as provided in Section 2 below, all terms and provisions of Article I of the Original Resolution are hereby ratified and incorporated herein.

Section 2. Additional Definitions. The following terms are intended to have the meanings set forth below, unless the context shall clearly indicate another or different meaning or intent.

“Debt Service Reserve Requirement” means, (a) with respect to the Series 2026 Bonds an amount equal to \$0 and, (b) with respect to Additional Bonds, the amount, if any, set forth in the resolution authorizing the issuance of such Additional Bonds.

“Record Date” shall mean the 15th day (whether or not a business day) next preceding an Interest Payment Date.

“Series 2026 Bonds” means the City of Gainesville, Georgia Water and Sewerage Revenue Bonds authorized to be issued pursuant to the Original Resolution and Article II of this resolution.

“Series 2026 Project” means the improvements, betterments, and extensions of the System, including, but not limited to, the Lakeside and Riverside Water Treatment Plants, improvements to the Flat Creek and Linwood Water Reclamation Facilities, improvements to the water distribution system and the wastewater collection system, including sewer lift stations, sewer pipelines, water pipelines, and appurtenances.

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PARITY BOND RESOLUTION

ARTICLE II

AUTHORIZATION, FORM AND REGISTRATION OF SERIES 2026 BONDS

Section 1. Authorization. Under the authority of the Revenue Bond Law, there is hereby authorized to be issued revenue bonds to be designated “City of Gainesville, Georgia Water and Sewerage Revenue Bonds, Series 2026” to be issued in one or more series in an aggregate principal amount up to \$95,000,000 for the purpose of (a) financing the Series 2026 Project and (b) paying the costs of issuing the Series 2026 Bonds. The issuance of the Series 2026 Bonds for the foregoing purposes is hereby found and declared to be within the public purposes intended to be served by the City. The Series 2026 Bonds shall be payable solely from the Net Revenues.

Section 2. Terms of Series 2026 Bonds. (a) The Series 2026 Bonds shall be dated their date of issuance, shall be in the form of fully registered bonds without coupons, shall be in the denomination of \$5,000 or any integral multiple thereof, shall be transferable to subsequent owners as hereinafter provided, shall be numbered R-1 upward, shall bear interest (based on a 360-day year comprised of twelve thirty-day months) from the Interest Payment Date (hereinafter defined) next preceding their date of authentication to which interest has been paid (unless their date of authentication is an Interest Payment Date, in which case from such Interest Payment Date, unless their date of authentication is after a Record Date but before an Interest Payment date, in which case from the next Interest Payment Date, or unless their date of authentication is before the first Interest Payment Date, in which case from their date of issuance) at the rates per annum to be specified in a Supplemental Resolution to be adopted by the City (but which shall not in any event exceed a maximum rate of interest of 6%). The interest shall be payable semiannually on the 15th days of May and November in each year (each such date an “Interest Payment Date”), commencing, with respect to any series of Series 2026 Bonds, the first Interest Payment Date succeeding the issuance of such series of Series 2026 Bonds. The principal of the Series 2026 Bonds shall mature no later than November 15, 2056 and the maximum debt service on the Series 2026 Bonds due in any Sinking Fund Year shall not exceed \$8,100,000. The final maturity dates, principal maturity amounts, interest rates, redemption provisions and other provisions relating to the Series 2026 Bonds shall be set forth in the Supplemental Resolution

When the Series 2026 Bonds are held in Book-Entry Form, the principal of and interest on the Series 2026 Bonds shall be payable in accordance with the rules of the Securities Depository as provided in Section 10. In the event that the Series 2026 Bonds are no longer held in Book-Entry Form, the principal amount of the Series 2026 Bonds shall be payable at maturity (unless redeemed prior thereto as hereinafter provided) upon presentation and surrender thereof at the principal corporate trust office of the Paying Agent. In the event that the Series 2026 Bonds are no longer held in Book-Entry Form, payments of interest on the Series 2026 Bonds shall be made by check or draft payable to the registered owner as shown on the bond registration book kept by the Bond Registrar at the close of business on the Record Date, and such payments of interest shall be mailed by first class mail to the registered owner at the address shown on the bond registration book. Notwithstanding the foregoing, interest on the Series 2026

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PARITY BOND RESOLUTION

Bonds shall be paid to any registered owner of more than \$1,000,000 in aggregate principal amount of the Series 2026 Bonds by wire transfer to such registered owner if written instructions are given to the Paying Agent prior to the Record Date, and interest shall continue to be so paid until such wire instructions are revoked in writing. Both the principal of and interest on the Series 2026 Bonds shall be payable in lawful money of the United States of America.

Section 3. Execution; Form of Series 2026 Bonds. The Series 2026 Bonds shall be executed on behalf of the City by the manual or facsimile signature of the Mayor or Mayor Pro-Tem and attested by the manual or facsimile signature of the Clerk or the Assistant Clerk, and the official seal of the City shall be impressed or imprinted thereon. The Series 2026 Bonds shall be authenticated by the manual signature of a duly authorized signatory of the Bond Registrar. The validation certificate to be printed on the Series 2026 Bonds shall be executed by the manual or facsimile signature of the Clerk of the Superior Court of Hall County, and the official seal of such Court shall be impressed or imprinted thereon. In case any official whose signature shall appear on the Series 2026 Bonds shall cease to be such officer before delivery of the Series 2026 Bonds, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery. The Series 2026 Bonds, the certificate of authentication and registration, form of assignment and the certificate of validation to be endorsed upon the Series 2026 Bonds, shall be in substantially the following form, with such variations, omissions and insertions as are required or permitted by this resolution:

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

[FORM OF BOND]

No. R-_____ \$ _____

UNITED STATES OF AMERICA
STATE OF GEORGIA
CITY OF GAINESVILLE, GEORGIA
WATER AND SEWERAGE REVENUE BOND,
SERIES 2026

BOND DATE: _____, 2026 MATURITY DATE: November 15, _____
INTEREST RATE: _____% CUSIP: _____

the City of Gainesville, Georgia (hereinafter sometimes referred to as the “City”), a municipal corporation of the State of Georgia, hereby promises to pay solely from the special fund provided therefor, as hereinafter set forth, to Cede & Co., as nominee of The Depository Trust Company (“DTC”), or registered assigns, the principal sum set forth above in lawful money of the United States of America, on the date specified above, unless redeemed prior thereto as hereinafter provided, upon presentation and surrender hereof at the designated corporate trust office of Regions Bank, Atlanta, Georgia, Paying Agent and Bond Registrar, and to pay to the registered owner hereof interest on the principal amount from the Interest Payment Date (hereinafter defined) next preceding this bond’s date of authentication to which interest has been paid (unless this bond’s date of authentication is an Interest Payment Date, in which case from such Interest Payment Date, unless this bond’s date of authentication is after a record date but before an Interest Payment date, in which case from the next Interest Payment Date, or unless this bond’s date of authentication is before the first Interest Payment Date, in which case from _____, 2026), at the rate per annum specified above, on _____ and semi-annually thereafter on the 15th day of May and November in each year (each an “Interest Payment Date”), until payment of the principal amount hereof. This bond is being issued in book-entry form (the “Book-Entry Form”). As long as this bond is held in Book-Entry Form, the principal of and interest on this bond shall be paid by wire transfer to DTC, or a successor securities depository (the “Securities Depository”). In the event that this bond is no longer held in Book-Entry Form, the principal of and interest on this bond shall be paid in the manner described in the 2026 Resolution (hereinafter defined).

This bond is one of a duly authorized issue of City of Gainesville, Georgia Water and Sewerage Revenue Bonds, Series 2026, in the aggregate principal amount of \$ _____, of like tenor, except as to designation, bond dates, numbers, denominations, interest rates, dates of maturity and redemption provisions, (hereinafter sometimes referred to collectively as the “Series 2026 Bonds”) issued for the purpose of (a) financing the Series 2026 Project (as defined in the hereinafter defined Series 2026 Resolution) and (b) paying the costs of issuing the Series 2026 Bonds. The Series 2026 Bonds are issued under authority of the Constitution of the State of Georgia and the Revenue Bond Law (O.C.G.A. Section 36-82-60 *et seq.*, as amended) and were duly authorized by a resolution of the City adopted on October 25,

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

2001, as amended by a Supplemental Resolution adopted by the City on October 4, 2005, and as supplemented by resolutions adopted on October 25, 2001, as supplemented on October 4, 2005, a resolution adopted by the City on October 20, 2005, a parity bond resolution adopted by the City on November 16, 2006, a parity bond resolution adopted by the City on November 18, 2014, as supplemented on December 16, 2014, as supplemented by a resolution adopted on November 3, 2015, a resolution adopted by the City on September 15, 2016, a parity bond resolution adopted on September 17, 2024 and a parity bond resolution adopted on November 18, 2025, as supplemented on _____, 2025 (as supplemented the “Series 2026 Resolution” and collectively, the “Resolution”).

The 2024 Bonds (as defined in the Resolution) (the “Prior Bonds”) and the Series 2026 Bonds are secured by a first lien on the Net Revenues (as defined in the Resolution) of the System. In addition to the Prior Bonds and the Series 2026 Bonds, the City may issue, under certain terms and conditions as provided in the Resolution, additional revenue bonds (the “Additional Bonds” and together with the Prior Bonds and the Series 2026 Bonds, the “Bonds”), and if issued, such Additional Bonds will rank on a parity as to lien on the Net Revenues of the System with the Prior Bonds and the Series 2026 Bonds. Reference to the Resolution is hereby made for a complete description of the funds charged with, and pledged to, the payment of the principal of and the interest on the Series 2026 Bonds, the nature and extent of the security therefor, a statement of rights, duties and obligations of the City, the rights of the owners of the Series 2026 Bonds, and the terms and provisions under which Additional Bonds may be issued, to all the provisions of which the owner hereof, by the acceptance of this bond, assents.

This bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Resolution until this bond shall have been authenticated and registered upon the bond registration book of the City kept for that purpose by the Bond Registrar, which authentication and registration shall be evidenced by the execution by the manual signature of a duly authorized officer of the Bond Registrar of the certificate hereon.

The Series 2026 Bonds are being issued in Book-Entry Form. Actual Series 2026 Bonds are not available for distribution to the owners thereof (the “Beneficial Owners”), except under the limited circumstances set forth in the Resolution. The principal of and interest on the Series 2026 Bonds are payable by the Paying Agent to the Securities Depository or its nominee by wire transfer. Transfer of principal and interest payments to participants of the Securities Depository is the responsibility of the Securities Depository, and transfers of principal and interest to Beneficial Owners by participants of the Securities Depository will be the responsibility of such participants. Transfers of ownership shall be effected on the records of the Securities Depository and its participants pursuant to rules and procedures established by the Securities Depository and its participants. The City and the Paying Agent will recognize the Securities Depository as the owner of the Series 2026 Bonds for all purposes, including (a) payments of principal of and interest on the Series 2026 Bonds, (b) notices and (c) voting. The City and the Paying Agent are not responsible or liable for maintaining, supervising or reviewing the records maintained by the Securities Depository, its participants or persons acting through such participants.

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

If the Series 2026 Bonds are no longer held in Book-Entry Form, this bond may be registered as transferred only upon the registration books kept for that purpose at the principal corporate trust office of the Bond Registrar by the registered owner hereof in person, or by his or her attorney duly authorized in writing, upon presentation and surrender to the Bond Registrar of this bond duly endorsed for registration of transfer or accompanied by an assignment duly executed by the registered owner or his or her attorney duly authorized in writing, and thereupon a new registered bond, in the same aggregate principal amount and of the same maturity and series shall be issued to the transferee in exchange therefor. In addition, if the Series 2026 Bonds are no longer held in Book-Entry Form, this bond may be exchanged by the registered owner hereof or his or her duly authorized attorney upon presentation at the principal corporate trust office of the Bond Registrar for an equal aggregate principal amount of Series 2026 Bonds of the same maturity and series and in any authorized denominations. The Bond Registrar may make a charge for every exchange or registration of transfer of the Series 2026 Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer, but no other charge shall be made to the owner for the privilege of exchanging or registering the transfer of a Series 2026 Bond.

This bond shall not be deemed to constitute a debt of the State of Georgia or the City, nor a pledge of the faith and credit of said State or City, nor shall the State or City be subject to any pecuniary liability hereon. This bond is payable solely from the special fund provided therefor. No owner of this bond shall ever have the right to enforce payment hereof against any other property of the City, nor shall this bond constitute a charge, lien or encumbrance, legal or equitable, upon any other property of the City. The issuance of this bond shall not directly, indirectly or contingently obligate said State or said City to levy or to pledge any form of taxation whatever therefor or to make any appropriation for its payment.

The Series 2026 Bonds shall be subject to redemption at the option of the City, in whole or in part, in any order of maturity, on any date on or after November 15, 20__, at a redemption price of 100% of the principal amount of the Series 2026 Bonds to be redeemed, plus accrued interest to the redemption date.

Notice designating the Series 2026 Bonds to be acquired by redemption, as aforesaid, shall be mailed, postage prepaid, not more than sixty (60) nor less than thirty (30) days prior to the redemption date, to all registered owners of the Series 2026 Bonds to be redeemed in whole or in part at the addresses which appear in the bond registration book as of the date of such notice. Such notice may state the conditions for such redemption. Failure to mail any such notice or any defect therein shall not affect the validity of the proceedings for redemption for any Series 2026 Bonds for which notice was properly mailed. Failure to receive any such notice shall not affect the validity of the proceedings for redemption.

To the extent and in the manner permitted by the Resolution, modifications, alterations, amendments, additions and revisions of the provisions of the Resolution or of any resolution supplemental thereto or of the Series 2026 Bonds, may be made by the City without the consent of the owners of the Bonds in certain circumstances and with the consent of the owners of a majority of the principal amount of the Bonds outstanding in other circumstances.

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PARITY BOND RESOLUTION

This bond is issued with the intent that the laws of the State of Georgia shall govern its construction. In case of default, the owner of this bond shall be entitled to the remedies provided by the Resolution and the Revenue Bond Law.

It is hereby recited and certified that all acts, conditions and things required to be done precedent to and in the issuance of this bond have been done, have happened and have been performed in due and legal form as required by law, and that provision has been made for the allocation from the anticipated revenues of the System, of amounts sufficient to pay the principal of and the interest on all of the Series 2026 Bonds as same mature, or are acquired by mandatory redemption, and such revenues are irrevocably allocated and pledged to the payment thereof and the interest thereon.

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PARITY BOND RESOLUTION

IN WITNESS WHEREOF, the City of Gainesville, Georgia has caused this bond to be executed by the manual or facsimile signature of its Mayor and its official seal to be impressed or imprinted hereon and attested by the manual or facsimile signature of its Clerk, as of the date above.

CITY OF GAINESVILLE, GEORGIA

(SEAL)

By: _____
W. Samuel Couvillon, Mayor

Attest:

Alisa Grayson, City Clerk

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

This bond is one of the Series 2026 Bonds described in the resolution of November 18, 2025, as supplemented November 18, 2025.

DATE OF AUTHENTICATION AND REGISTRATION: _____

REGIONS BANK,
as Bond Registrar

By: _____
Authorized Signatory

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PARITY BOND RESOLUTION

VALIDATION CERTIFICATE

STATE OF GEORGIA)
)
COUNTY OF HALL)

The undersigned Clerk of the Superior Court of Hall County, State of Georgia, HEREBY CERTIFIES that this bond was validated and confirmed by judgment of the Superior Court of Hall County, Georgia, on the _____ day of December, 2025, and that no intervention or objection was filed in the proceedings validating same and that no appeal from said judgment of validation has been taken.

WITNESS, my manual or facsimile signature and seal of the Superior Court of Hall County, Georgia.

(SEAL)

Clerk, Superior Court
Hall County, Georgia

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PARITY BOND RESOLUTION

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

_____ please print or typewrite name and address including postal zip code of assignee the within bond and all rights thereunder, hereby constituting and appointing _____ attorney to transfer this bond on the bond registration books kept for such purpose by the Bond Registrar, with full power of substitution in the premises.

DATED: _____

Notice: the signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change

Signature Guaranteed whatever.

Signature must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

(END OF BOND FORM)

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PARITY BOND RESOLUTION

Section 4. Required Authentication; Proof of Ownership. Only those Series 2026 Bonds which shall have endorsed thereon a certificate of authentication and registration substantially in the form hereinbefore set forth, duly executed by the manual signature of an authorized officer of the Bond Registrar shall be entitled to any benefit or security under this resolution and such certificate upon any of Series 2026 Bonds when duly executed shall be conclusive evidence that such Series 2026 Bonds have been duly authenticated, registered and delivered. It shall not be necessary that the same authorized signatory of the Bond Registrar sign the certificate of authentication and registration on all of the Series 2026 Bonds that may be issued hereunder at any one time. The person in whose name any Series 2026 Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and the payment of the principal of and interest on the Series 2026 Bonds shall be made only to or upon the order of the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Series 2026 Bonds, and the interest thereon to the extent of the sums so paid.

Section 5. Bond Registrar; Transfer and Exchange. The Bond Registrar shall keep the bond registration book of the City for the registration of the Series 2026 Bonds and for the registration of transfers of the Series 2026 Bonds as herein provided. When the Series 2026 Bonds are held in Book-Entry Form, Series 2026 Bonds may be transferred and exchanged in accordance with the rules of the Security Depository. In the event that the Series 2026 Bonds are no longer held in Book-Entry Form, the transfer of any Series 2026 Bond shall be registered upon the registration book upon the surrender and presentation of the Refunding Bond to the Bond Registrar duly endorsed for transfer or accompanied by an assignment duly executed by the registered owner or attorney duly authorized in writing in such form as shall be satisfactory to the Bond Registrar. Upon any such registration of transfer, the Bond Registrar shall authenticate and deliver in exchange for such Series 2026 Bond or Series 2026 Bonds so surrendered, a new Series 2026 Bond or Series 2026 Bonds registered in the name of the transferee, of any denomination or denominations authorized by this resolution, of the same series, and in an aggregate principal amount or maturity amount equal to the aggregate principal amount or maturity amounts of the Series 2026 Bonds so surrendered and of the same maturity. In the event that the Series 2026 Bonds are no longer held in Book-Entry Form, any Series 2026 Bond, upon presentation and surrender thereof to the Bond Registrar, together with an assignment duly executed by the registered owner or duly authorized attorney, in such form as may be satisfactory to the Bond Registrar, may be exchanged, at the option of the registered owner, for an aggregate principal amount of Series 2026 Bonds of the same series, type and maturity equal to the principal amount of the Series 2026 Bond so surrendered and of any authorized denomination or denominations. The Bond Registrar may make a charge for every exchange or registration of transfer of the Series 2026 Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer, but no other charge shall be made to the owner for the privilege of exchanging or registering the transfer of Series 2026 Bonds under this resolution.

Section 6. Lost, Destroyed, Mutilated Series 2026 Bonds. If any of the Series 2026 Bonds shall become mutilated, the Bond Registrar in its discretion and at the expense of the

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PARITY BOND RESOLUTION

owner of such Series 2026 Bond shall authenticate and deliver a new Series 2026 Bond of like tenor registered in the name of the owner in exchange and substitution for such mutilated Series 2026 Bond. If any Series 2026 Bond shall become lost, destroyed or wrongfully taken, evidence of such loss, destruction or wrongful taking within a reasonable time thereafter may be submitted to the City and if such evidence shall be satisfactory and indemnity of a character and in an amount satisfactory to the City shall be given, then the City shall at the expense of the owner cause a new bond of like tenor registered in the name of the owner to be authenticated by the Bond Registrar and delivered to the registered owner.

Section 7. Blank Bonds. The City shall make all necessary and proper provisions for the transfer and exchange of the Series 2026 Bonds by the Bond Registrar and the City shall deliver or cause to be delivered to the Bond Registrar a sufficient quantity of blank Series 2026 Bonds duly executed on behalf of the City, together with the certificate of validation pertaining thereto duly executed by the Clerk of the Superior Court of Hall County, as herein provided in order that the Bond Registrar shall at all times be able to register and authenticate the Series 2026 Bonds at the earliest practicable time in accordance with the provisions of this resolution. All Series 2026 Bonds surrendered in any such exchange or registration of transfer shall be forthwith canceled by the Bond Registrar and a record thereof duly entered in the permanent records pertaining to the Series 2026 Bonds maintained by the Bond Registrar.

Section 8. No Preference or Priority. All the Series 2026 Bonds herein authorized to be issued are of equal rank and dignity without preference, priority or distinction as to lien or otherwise on the Net Revenues securing the payment thereof and interest thereon.

Section 9. Certifications. The Mayor and Clerk of the City are hereby authorized and directed to execute, for and on behalf of the City, a certification, based upon facts, estimates and circumstances, as to the reasonable expectations regarding the amount, expenditure and use of the proceeds of the Series 2026 Bonds, as well as such other documents as may be necessary or desirable in connection with the issuance and delivery of the Series 2026 Bonds.

Section 10. Book-Entry Bonds. The Series 2026 Bonds shall be issued in Book-Entry Form in accordance with the book-entry procedures of the Securities Depository. The Series 2026 Bonds shall be initially issued in the form of a single, fully-registered bond in the amount of each separate stated maturity of the Series 2026 Bonds. So long as the Series 2026 Bonds are held in Book-Entry Form, the registered owner of all Series 2026 Bonds shall be, and each of the Series 2026 Bonds shall be registered in the name of, the Securities Depository or its nominee. So long as the Series 2026 Bonds are held in Book-Entry Form, all payments with respect to the principal of and interest on such Series 2026 Bond, and all notices with respect to such Series 2026 Bond, shall be made or given, as the case may be, to the Securities Depository.

Transfers of principal of and interest payments on the Series 2026 Bonds by the Securities Depository to participants will be the responsibility of the Securities Depository. Transfers of such payments by the participants to Beneficial Owners will be the responsibility of such participants. Transfers of ownership shall be effected on the records of the Securities Depository and its participants pursuant to rules and procedures established by the Securities

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PARITY BOND RESOLUTION

Depository and its participants. The City and the Paying Agent will recognize the Securities Depository as the owner of such Series 2026 Bonds for all purposes, including (a) payments of principal of and interest on such Series 2026 Bonds (b) notices and (c) voting.

Upon the discontinuance of the services of the Securities Depository, the City may within 90 days thereafter appoint a substitute Securities Depository which, in the opinion of the City, is willing and able to undertake the functions of Securities Depository under this resolution upon reasonable and customary terms. If no such successor can be found within such period, the Series 2026 Bonds shall no longer be Book-Entry Bonds.

In the event that the Series 2026 Bonds shall no longer be Book-Entry Bonds, the City shall execute and the Bond Registrar shall authenticate and deliver, upon presentation and surrender of the Series 2026 Bonds, bond certificates as requested by the Securities Depository of like series, aggregate principal amount, maturity and interest rate, in authorized denominations, to the identifiable Beneficial Owners in replacement of such Beneficial Owners' beneficial ownership interests in the Series 2026 Bonds.

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PARITY BOND RESOLUTION

ARTICLE III

REDEMPTION OF SERIES 2026 BONDS BEFORE MATURITY

Section 1. Redemption Provisions. Provisions regarding the redemption of the Series 2026 Bonds shall be set forth in the Supplemental Resolution, including redemption procedures and required notice of redemption.

Section 2. Effect of Additional Bonds. In the event Additional Bonds are hereafter issued by the City, the City covenants and agrees that it will not optionally redeem the Series 2026 Bonds, or any such Additional Bonds, in part, from moneys in the Sinking Fund unless and until it has on hand in the Debt Service Account held within the Sinking Fund sufficient funds to pay the principal of and the interest on the Series 2024 Bonds, all Series 2026 Bonds and all such Additional Bonds coming due in the then current Sinking Fund Year and is maintaining the Reserve Account held within the Sinking Fund in an amount equal to the Debt Service Reserve Requirement, if so required; provided, however, the City is not restricted hereby from acquiring, in whole or in part, by redemption or otherwise, outstanding Bonds from any moneys which may be available for that purpose. It is expressly understood and agreed that should the City hereafter elect to issue any Additional Bonds, as authorized by the Original Resolution and this resolution, it shall have the right to redeem such Additional Bonds before it redeems the Series 2026 Bonds, or it may redeem the Series 2026 Bonds before it redeems such Additional Bonds, or it may redeem some of the Series 2026 Bonds and/or some of the Additional Bonds at the same time.

Section 3. Purchase in Open Market. Nothing herein contained shall be construed to limit the right of the City to purchase with any excess moneys in the Sinking Fund, the Series 2026 Bonds in the open market. Any such Series 2026 Bonds so purchased cannot be reissued and shall be canceled. However, notice of the City's intention to purchase Series 2026 Bonds shall be delivered to the Paying Agent and the Bond Registrar at least sixty (60) days prior to the purchase date.

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PARITY BOND RESOLUTION

ARTICLE IV

CUSTODY AND APPLICATION OF PROCEEDS

Section 1. Ratification and Incorporation. Except as provided in Sections 2 and 3 below, all terms and provisions of Article IV of the Original Resolution are hereby ratified and incorporated herein.

Section 2. Additional Terms. The net proceeds of the Series 2026 Bonds (*i.e.*, any amounts received by the City net of the Underwriter's discount) shall be applied as set forth in the Supplemental Resolution.

Section 3. Series 2026 Capital Improvement Account. The Construction Fund Custodian shall establish the "Series 2026 Capital Improvement Account" within the Construction Fund.

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PARITY BOND RESOLUTION

ARTICLE V

REVENUES AND FUNDS

Section 1. Ratification and Incorporation. Except as provided in Section 2 below, all terms and provisions of Article V of the Original Resolution are hereby ratified and incorporated herein.

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PARITY BOND RESOLUTION

ARTICLE VI

**DEPOSITORIES OF MONEYS AND SECURITIES FOR DEPOSITS;
INVESTMENT OF SINKING FUND**

Section 1. Ratification and Incorporation. All terms and provisions of Article VI of the Original Resolution are hereby ratified and incorporated herein.

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

ARTICLE VII

PARTICULAR COVENANTS

Section 1. Ratification and Incorporation. All terms and provisions of Article VII of the Original Resolution are hereby ratified and incorporated herein.

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PARITY BOND RESOLUTION

ARTICLE VIII

EVENTS OF DEFAULT; REMEDIES

Section 1. Ratification and Incorporation. All terms and provisions of Article VIII of the Original Resolution are hereby ratified and incorporated herein.

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PARITY BOND RESOLUTION

ARTICLE IX

SUPPLEMENTAL PROCEEDINGS

Section 1. Ratification and Incorporation. All terms and provisions of Article IX of the Original Resolution are hereby ratified and incorporated herein.

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PARITY BOND RESOLUTION

ARTICLE X

MISCELLANEOUS PROVISIONS

Section 1. Severability. In case any one or more of the provisions of this resolution, or the Series 2026 Bonds issued hereunder, shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provisions of this resolution or the Series 2026 Bonds, but this resolution and the Series 2026 Bonds shall be construed and enforced as if such illegal or invalid provisions had not been contained therein.

Section 2. General Ratification.

(a) The provisions of the Original Resolution and every appropriate sentence hereof shall be construed as including and as being applicable to the Series 2026 Bonds, and the Series 2026 Bonds shall be treated for all intents and purposes, unless otherwise specifically stated, just as if they had been issued together with the Series 2005 Bonds and the Series 2006 Bonds and pursuant to the terms of the Original Resolution.

(b) The City hereby reaffirms all of the applicable covenants, agreements and provisions of the Original Resolution for the equal protection and benefit of all bondholders.

Section 3. Validation. The Series 2026 Bonds herein authorized shall be validated in the manner provided by law, and to that end notice of the adoption of this resolution and a copy thereof shall be served upon the District Attorney of the Northeastern Judicial Circuit, in order that proceedings for the above purpose be instituted in the Superior Court of Hall County.

Section 4. Repealer. Any and all resolutions or parts of resolutions in conflict with this resolution this day adopted be and the same are hereby repealed, and this resolution shall be in full force and effect from and after its adoption.

Section 5. General Authority. Any officer of the City is hereby authorized to execute and deliver all other documents and certificates necessary to affect the transactions contemplated by this resolution and to make covenants on behalf of the City. All actions heretofore taken and all documents heretofore executed in connection with the transactions contemplated by this resolution are hereby ratified and approved. If the Mayor or the Clerk is unable or unwilling to carry out the transactions contemplated by the terms of this resolution or to execute any documents authorized herein, including but not limited to the Series 2026 Bonds, the Mayor Pro-Tem and Assistant Clerk are hereby authorized to act/sign on behalf of the Mayor and Clerk, respectively.

Section 6. Bond Registrar; Paying Agent; Revenue Fund Depository; Renewal and Extension Fund Custodian; Sinking Fund Custodian. The Regions Bank is hereby designated as the Bond Registrar and Paying Agent for the Series 2026 Bonds. Regions Bank is

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

hereby re-designated as Sinking Fund Custodian. Truist Bank, Gainesville, Georgia is hereby re-designated as Revenue Fund Depository and Renewal and Extension Fund Depository.

Section 7. Waiver of Bond Audit. The City hereby approves the publication of the requisite legal notice waiving the performance audit and performance review requirements of Section 36-82-100 of the Official Code of Georgia Annotated.

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

Adopted and approved this November ____, 2025.

CITY OF GAINESVILLE, GEORGIA

(SEAL)

By: _____
W. Samuel Couvillon, Mayor

Attest:

By: _____
Alisa Grayson, City Clerk

RESOLUTION BR-2025-49

PARITY BOND RESOLUTION

CLERK'S CERTIFICATE

GEORGIA, HALL COUNTY

The undersigned Clerk of the City of Gainesville, Georgia, DOES HEREBY CERTIFY that the foregoing pages constitute a true and correct copy of the resolution adopted by the Council at an open public meeting duly called and lawfully assembled on November 18, 2025 authorizing the issuance of up to \$95,000,000 in aggregate principal amount of City of Gainesville, Georgia Water and Sewerage Refunding Revenue Bonds, the original of said resolution being duly recorded in the Minute Book of said Authority, which Minute Book is in my custody and control.

WITNESS my hand and the official seal of the City of Gainesville, Georgia, this _____ day of November, 2025.

Alisa Grayson, City Clerk

(SEAL)



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: November 13, 2025
Date Submitted: November 14, 2025
Final Approval Date: November 17, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: GR-2025-10 Apply For and Accept State Homeland Security Program (SHSP) Grant
Meeting Date: November 18, 2025

Purpose of Request:

To authorize Gainesville Fire to apply for and accept, if awarded, funds through the Georgia Emergency Management/Homeland Security Agency (GEMHSA) State Homeland Security Program (SHSP) Grant.

Facts & Issues / History & Background:

Gainesville Fire was selected in 2010 to be the host department for one of nine teams across the State of Georgia. Our task force, GSAR Task Force 1, serves 26 counties in northeast Georgia, but can be requested by the state to respond to any territory within the state. The equipment cache located on the task force truck must go through random maintenance and also be replaced when the end of life is reached. This grant serves the purpose of replacing those items within the equipment cache.

Department Recommendation:

Adopt the resolution.

Department Director:

Brandon Ellis

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. GR-2025-10 Apply For and Accept State Homeland Security Program (SHSP) Grant

RESOLUTION GR-2025-10

APPLY FOR AND ACCEPT STATE HOMELAND SECURITY PROGRAM (SHSP) GRANT

WHEREAS, Gainesville Fire Department is the host agency for the Georgia Search and Rescue (GSAR) Task Force 1 team; and

WHEREAS, the SHSP grant is accepting applications for funding to be used to maintain critical task force equipment and training needs such as equipment maintenance, equipment replacement, and training needs; and

WHEREAS, grant awards are available to only host departments with the GSAR task forces; and

WHEREAS, the department wishes to apply for the SHSP grant totaling \$357,670; and

WHEREAS, the grant, if awarded, would support funding for Task Force 1 truck, equipment, and personnel training; and

WHEREAS, the department will continue to maintain a mission ready task force for the 26-county region through this funding.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Gainesville Fire Department to apply for a *State Homeland Security Program (SHSP)* grant.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville authorizes the Mayor, City Manager and/or City Attorney, or their designee, to sign necessary documents to apply for, accept, and administer the State Homeland Security Program Grant.

Adopted this ____ day of November, 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



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: November 13, 2025
Date Submitted: November 14, 2025
Final Approval Date: November 17, 2025
Presenter: Bryan Lackey, City Manager
Item of Business: **Ordinance 2025-23**
Amend Section 5-2-3 Entitled New Carwashes Required to Recycle Water
AN ORDINANCE TO AMEND SECTION 5-2-3 OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE, GEORGIA; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
Meeting Date: November 18, 2025

Purpose of Request:

Request approval for revision to existing ordinance regarding water recycling systems at new carwashes.

Facts & Issues / History & Background:

The City of Gainesville currently requires new carwashes to install recycled water systems. This ordinance revision will specify that a minimum of 50 percent of water used must be recycled, which is a requirement of the State of Georgia Environmental Protection Division.

Department Recommendation:

Approve ordinance revision to meet State of Georgia Environmental Protection Division requirements.

Department Director:

Linda MacGregor

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance 2025-23 Amend Section 5-2-3 New Carwashes Required to Recycle Water
2. Proposed DRAFT carwash ordinance update

Passed: _____

AN ORDINANCE

No. 2025-23

AN ORDINANCE TO AMEND SECTION 5-2-3 OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE, GEORGIA; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I.

Section 5-2-3(a) of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

- (a) All commercial carwash facilities permitted and constructed after January 1, 2026, with in-bay automatic and conveyor carwashes, shall install operational recycled water systems. A minimum of 50 percent of water used must be recycled.

SECTION II.

Section 5-2-3(c)(1) of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by replacing “2011” with “2026.”

SECTION III.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV.

If any portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION V.

The effective date of this ordinance shall be January 1, 2026.

W. Samuel Couvillon, Mayor

ORDINANCE NO. 2025-23

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 Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

Existing Ordinance

Sec. 5-2-3. New carwashes required to recycle water.

(a) All commercial carwash facilities permitted and constructed after January 1, 2011, with in-bay automatic and conveyor carwashes, shall install operational recycled water systems.

(b) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Conveyor carwash means a commercial carwash where the vehicle moves on a conveyor belt during the wash. The driver of the vehicle can remain in the vehicle or wait outside of the vehicle.

In-bay automatic carwash means a commercial carwash where the driver pulls into the bay and parks the vehicle. The vehicle remains stationary while a machine moves back and forth over the vehicle to clean it, instead of the vehicle moving through the tunnel.

(c) The provisions of this section shall not apply to:

(1) In-bay automatic carwashes and conveyor commercial carwashes that were permitted or constructed prior to January 1, 2011;

(2) Commercial self-service carwashes where the customer washes the vehicle with spray wands and brushes.

(Code 1991, § 5-2-3; Ord. No. 2010-30, § I, 8-17-2010)

Revised Ordinance (Draft)

Sec. 5-2-3. New carwashes required to recycle water.

(a) All commercial carwash facilities permitted and constructed after January 1, 2026, with in-bay automatic and conveyor carwashes, shall install operational recycled water systems. **A minimum of 50 percent of water used must be recycled.**

(b) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Conveyor carwash means a commercial carwash where the vehicle moves on a conveyor belt during the wash. The driver of the vehicle can remain in the vehicle or wait outside of the vehicle.

In-bay automatic carwash means a commercial carwash where the driver pulls into the bay and parks the vehicle. The vehicle remains stationary while a machine moves back and forth over the vehicle to clean it, instead of the vehicle moving through the tunnel.

(c) The provisions of this section shall not apply to:

(1) In-bay automatic carwashes and conveyor commercial carwashes that were permitted or constructed prior to January 1, 2026;

(2) Commercial self-service carwashes where the customer washes the vehicle with spray wands and brushes.

(Code 1991, § 5-2-3; Ord. No. 2010-30, § I, 8-17-2010)