

OFFICIALS PRESENT: Sam Couvillon, Juli Hayes, Barbara Brooks, Abigail Guzman, Ryan Thompson, Jon Elliott
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Alisa Grayson

Mayor Couvillon called the meeting to order at 10:06 AM and served as the presiding officer.

DEPARTMENT ISSUES:

FY2025 Annual Comprehensive Financial Report (ACFR)

Rushton & Company Auditors Chris Hollifield, Sam Latimer and Will Merritt were present. Mr. Hollifield expressed appreciation for the finance team. He summarized the results from the FY2025 audit and reviewed the highlights of the report. There were no findings to report on compliance and internal controls. Overall, it was a positive report. The current reporting changes effecting the city were Governmental Accounting Standards Board (GASB) 103 and 104. It was noted Gainesville had implemented the two changes early. Mayor Couvillon expressed appreciation for the Auditors and the Finance team's efforts.

Resolution: Fourth Quarter Budget Adjustment for Fiscal Year 2025

Resolution: First Quarter Budget Adjustment for Fiscal Year 2026

Deputy Chief Financial Officer – Budget and Purchasing Kevin Hutcheson presented the proposed budget adjustments for both quarters and noted all adjustments were balanced and remained balanced. City Manager Bryan Lackey commented on the increased chemical expenses to address the taste and odor issues.

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

Resolution: Accepting Donation of Real Property Located on Athens Street and Authorizing Conveyance to Gainesville Housing Authority

Neighborhood Development Manager Jessica Tullar presented the proposed resolution to accept a donation for real property and its conveyance to the Gainesville Housing Authority upon acceptance.

Placed on the December 16, 2025 Council Meeting Consent Agenda

Public Hearing Item: Request from Bryan Brinson to annex a 13.36± acres tract located at the southeast corner of the intersection of Old Cornelia Highway and East Ridge Road, having road frontage on the east and west side of I-985 (Lanier Parkway) (a/k/a 1376 East Ridge Road), and to establish a zoning of Residential-II (R-II). Ward Number: Three. Tax Parcel Number(s): 15-033B-000-005. Request: Residential townhomes.

Public Hearing Item: Request from Greg Loyd to annex a 0.43± acre tract located on the northwest side of the intersection of Lyman Street and Pearl Nix Parkway (a/k/a 1432 Lyman Street, SW), with a zoning of Residential-II (R-II). Ward Number: Five. Tax Parcel Number(s): 00-126-004-006. Request: Two duplex apartments.

City Attorney Abb Hayes summarized the applications and requested questions be referred to the Community & Economic Development Department staff.

Public Hearing Items Advertised for the December 16, 2025 Council Meeting

Public Hearing Item: Request from the City of Gainesville to amend the Unified Land Development Code and official zoning map for the City of Gainesville, Georgia to repeal and replace in its entirety Title 9, entitled "Unified Land Development Code".

Community & Economic Development Director Rusty Ligon introduced Consultant Nathan Brown with TSW and noted they have worked with the firm for the past two years to update the ULDC. Mr. Brown presented the ULDC updates information supplemented with a power point. He indicated their approach was to review the existing ULDC and the 2040 Comp Plan, interview city staff and key stakeholders, and conduct three (3) steering committee meetings. Highlights of the information included the technical changes and policy updates as it relates to stormwater management, residential density, residential districts, overlay changes, auto oriented uses and landscaping. He commended the Community & Economic Development staff for all their hard work.

Public Hearing Item Advertised for the December 16, 2025 Council Meeting

CITY MANAGER ISSUES:

Supplemental Resolution: Water and Sewerage Revenue Bonds, Series 2026

City Manager Bryan Lackey stated the proposed resolution authorized approval of the final terms of the series 2026 bonds in the amount of \$95M for water and sewer improvements. The Financial Advisor and Bond Counsel representatives will present the information at the upcoming Council Meeting for final approval.

Placed on the December 16, 2025 Council Meeting Consent Agenda

CITY CLERK ISSUES:

Resolution: 2026 Governing Body Meeting Calendar

City Clerk Alisa Grayson stated the scheduled meeting calendar was prepared with the first and third Tuesday identified as Council Meeting dates and the Work Sessions scheduled on the Thursday prior to each Council Meeting. Adjustments were made to address holidays.

Placed on the December 16, 2025 Council Meeting Consent Agenda

MAYOR/COUNCIL ISSUES:

Mayor Couvillon

Reflected on his 12 years of service as a Council Member and noted the city's success comes from staff stepping into leadership roles rather than continuity alone. He highlighted the importance of empowering positions and developing leadership. He also expressed his sincere gratitude and pride in the city's growth and leadership culture. He was proud to have played a part in it.

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 10:44 AM.

Motion made by Council Member Elliott

Motion seconded by Council Member Hayes

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

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Motion to close the Executive Session at 11:15 AM.

Motion made by Council Member Hayes

Motion seconded by Council Member Thompson

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

OTHER BUSINESS:

City Attorney Abb Hayes shared some information about a tax abatement request by Capstone.

ADJOURNMENT: 11:23 AM

/ag

Juli Hayes, Mayor Pro Tem

Alisa Grayson, City Clerk