

COUNCIL PRESENT: Bruner, Dunagan, Wangemann, Hamrick, Figueras
STAFF PRESENT: Padgett, Sheppard, Palmour, Jordan

Mayor Bruner presided over the meeting.

PRESENTATION:

Brenau Proposes Leasing Georgia Mountains Center (GMC)

City Manager Kip Padgett stated there was a Request for Proposals for the GMC and the two vacant lots nearby to obtain options for these properties. Nothing impressive was generated from that effort. Shortly thereafter, staff began discussions with Dr. Ed Schrader, Brenau, about their long term plans and the possibility of using the space.

Dr. Schrader proposed a formal agreement with the City to evaluate using the GMC. They are trying to double enrollment by 2025 and will add additional space. He used a power point presentation to supplement discussions. Highlights from the presentation were noted as follows:

- Vision for 2025
 - Projected enrollment to 5,000
 - Graduate enrollment growth to 2500
- Allied Health is pivotal to strategic growth since these health programs are currently the fastest growing at Brenau
 - Feasibility study underway for expansions in rehabilitative services
- Mutual Benefits
 - \$118.2 million in current economic impact
 - Establishes the presence of Brenau in the downtown area
 - Expands use and increases lifespan of the GMC
 - Enables Brenau to plan realistically for expansion
 - Downtown revitalization
- The Proposal
 - Allows Brenau to plan for a major expansion
 - Will ensure continued public availability
 - Brenau will assume financial and operational responsibility

Mayor Bruner inquired about the location of the classrooms.

Upon inquiry from Council Member Dunagan, Mr. Schrader didn't think Brenau would have any interest in sharing the cost to provide additional parking in the GMC parking deck.

City Manager Kip Padgett stated a Memorandum of Understanding had been prepared and requested its placement on the upcoming Council Meeting agenda. The Memorandum of Understanding expresses a will between the parties to follow a common line of action and was meant to precede a legally binding lease agreement.

Placed on the September 6, 2011 Council Meeting Agenda

ADMINISTRATIVE SERVICES ISSUES:

Alcoholic Beverage License Application

Senior Finance Technician Tracie Morris presented the following applications:

- Chicopee Woods Golf Course, 2515 Atlanta Highway, filed a new application for consumption on the premises of beer.
- Fast & Friendly, 1680 Park Hill Drive, submitted an application to change the business name, location or managing agent on a license to sell packaged beer and wine.

Mrs. Morris stated both applications were in order.

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PUBLIC UTILITIES ISSUES:

Project Resolution: Purchase of Sewer Cleaning System Machine

Distribution and Collection Systems Manager Joey Leverette stated the proposed resolution involved specialty cleaning equipment. They had negotiated the price to purchase a basic model using funds from the Public Utilities Capital Improvement Plan. Delivery was expected in 4 to 6 months.

Placed on the September 6, 2011 Council Meeting Consent Agenda

Project Resolution: FY2012 Transmission Main Improvements Award of Contract

Civil Engineer Marcial Mosqueda stated the transmission mains required some improvements. He discussed the three areas to be addressed and commented on the bids that were received. Strickland and Sons Pipeline, Inc. was the low bidder for all three locations. The total cost of \$1,040,612.19 would be paid from the Public Utilities Capital Improvement Plan.

Placed on the September 6, 2011 Council Meeting Consent Agenda

COMMUNITY DEVELOPMENT ISSUES:

Public Hearing items for the September 6, 2011 Council Meeting

Community Development Director Rusty Ligon reviewed the applications.

Greg Lloyd

Special Use Permit at 1151 Thompson Bridge Road for Duncan Donuts

Mr. Ligon stated the request included replacing the existing building. Access to the property would remain unchanged. There would be no access from Green Street Circle. The Planning and Appeals Board approved the request with eight conditions.

ACR

Amendment to the Mundy Mill Development

Mr. Ligon stated the request involved reducing the minimum unit size required for apartments from 750 square feet to 650 square feet for Pod's J and K. There were no public comments. The Planning and Appeals Board voted to approve the request.

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Energy Conservation Block Grant

Special Project Manager Jessica Tullar stated the Energy Conservation Block Grant had funds earmarked for a Retrofit Program. Staff developed a rebate program based upon the City of Decatur's program. Immediate response was received and the volume of inquiries prompted staff to seek direction about limiting the program to offer one award per person, entity or applicant.

There was consensus among Council to limit the program as suggested.

Mrs. Tullar closed by stating a recent monitoring visit resulted in the possibility of being recommended for additional funds.

PUBLIC WORKS ISSUES:

Report: Traffic Engineering Proposed Changes Intersection of 129 – Enota Dr & Lakeview Traffic Signals on Atlanta Highway

Traffic Engineer Dee Taylor stated he had evaluated traffic counts and reviewed accident records for the two referenced areas.

The traffic volume at the intersection at Enota and Lakeview Drive did not warrant a traffic signal. Staff met with the Department of Transportation to discuss possible solutions. He discussed options in terms of striping out of lane and eliminating left turns.

There had been discussion about the possibility of removing the traffic signal on Atlanta at Bo Jangles (Jesse Jewell-Browns Bridge and Atlanta Highway at West End Avenue). Discussion with the Department of Transportation resulted in timing adjustments to the signal. It was noted that this is a critical corridor especially around 12:00 noon.

Appropriation Resolution: Authorization of Purchase of Replacement Paint Striper

Traffic Engineer Dee Taylor stated this resolution authorized the purchase of a paint striping machine (a walk behind machine). It is used for small jobs. The existing paint striper recently failed partly due to age. A new unit cost approximately \$6,800. The proposed resolution authorized the purchase from the General Fund Contingency.

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CITY MANAGER'S ISSUES:

Project Resolution: FY2010 Road Paving Project Award of Contract

Senior Civil Engineer Stan Aiken stated the proposed resolution authorized a road paving contract to be awarded to E. R. Snell Contractor. Staff recommended removing Lenox Drive from the paving project list and adding it to the list for full depth reclamation. This action would reduce the cost of the project to \$527,087.81. Funding would be provided from SPLOST V, LARP and the city's budget. Pearl Nix Parkway (east and west bound) and Main Street would be addressed.

Upon inquiry from Council Member Figueras, Mr. Aiken stated Lenox Drive would be addressed with the FY2013 projects.

Council Member Figueras reported a request to have Chamblee Court evaluated.

Council Member Dunagan reported comments about Tommy Aaron Drive.

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Sidewalks

Public Works Director David Dockery stated the department was actively working to install/replace sidewalks.

CITY MANAGER ISSUES:

Airport Hangar for Georgia State Patrol

City Manager Kip Padgett stated there was an issue with the Georgia State Patrol going to the airport hangar. There had been discussion about offering a 5 year lease.

Carnival at Main Street Lot

City Manager Kip Padgett reported receiving a call from Michael John Lovell about using the Main Street Lot for a carnival. Council provided consensus. The Mayor requested quality and safety as high priorities.

COUNCIL ISSUES:

Figueras

1. Thanked the City Clerk for the detail provided during the Qualifying Period.
2. Commented on awards received by the Fire and Police Departments.
3. Commended the Public Utilities Department for the water conservation session at Main Street Market.
4. Shared information about several meetings she would attend in the next few days and indicated she would not be able to attend the 9-11 Program on September 10th.
5. Commended Kelly Randall on the update on water discussion at the Issues Committee Meeting.
6. Reported a citizen was disappointed about the removal of Highway 369 from the list of road widening projects. There was a request to add this back on the Transportation Committee's list when an opportunity occurs. Mayor Bruner stated the next public meeting would be on September 13th, 5:30 at Spouts Spring Library and the Committee needs to hear this comment from the citizen.
7. Commented on people walking around the downtown area asking for money.

Hamrick

1. Commented on poultry trucks traveling on Green Street indicating there should be another route if they're coming from Highway 365. He suggested that the Traffic Engineer determine if another route can be established.
2. Commended the Chattahoochee Golf Course for being innovative and for changing the community's perception of the Golf Course.

Bruner

1. Reported a comment about trash in the Georgia Mountains Center parking deck.
2. Share information about meetings she would attend in the next few days.

Dunagan

1. Provided an update about the recent Housing Authority Meeting noting the two new members were in attendance. He noted there was an interest from the Authority to work on housing redevelopment matters and would like to see the City work with them. Kip Padgett established a work group to address housing redevelopment and requested two Council Members to work with two representatives from the Authority. Council Members Dunagan and Figueras volunteered. Mr. Padgett also appointed City staff, Angela Sheppard, Rusty Ligon and Chris Davis to the work group.
2. Stated he has reported multiple complaints about pan handling to the Police Chief.

Wangemann

1. Commented on what could have been a terrible accident involving a skateboarder and indicated there are problems with skateboarders in the downtown area, including the Mountain Center deck, as well as in communities. He felt a short term solution was needed until a skateboard park could be developed. This led to discussion about possible locations for a skateboard park.
2. Shared information about the Longwood Cove Community Clean Up and provided a Shore Sweep Update.

CITY CLERK ISSUES:

Business Resolution 2011-24 Issuance of Revenue Bonds for IMS Gear Georgia, Inc.

City Clerk Denise Jordan stated the attorney for the Development Authority indicated Business Resolution 2011-24 had been submitted with an error and requested that a corrected resolution be ratified at the next Council Meeting for submission to the Bond Counselor. The error was within the third Whereas Clause and provided an incorrect amount for the revenue bonds.

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EXECUTIVE SESSION:

City Manager Kip Padgett requested an Executive Session to discuss personnel and litigation matters.

Motion to close the Work Session at 10:55 AM to discuss personnel and litigation matters.

Motion made by Council Member Dunagan

Motion seconded by Council Member Wangemann

Council Members voting in favor of the motion were Bruner, Dunagan, Wangemann, Hamrick, Figueras

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Motion to close the Executive Session and continue the Work Session at 11:16 AM.

Motion made by Council Member Hamrick

Motion seconded by Council Member Wangemann

**Council Members voting in favor of the motion were Bruner, Dunagan,
Wangemann, Hamrick, Figueras**

OTHER BUSINESS:

Redistricting

Council Member Wangemann commented on the August 30th Board of Education Meeting. Later in the meeting, he commented on majority-minority Latino districts created by the proposed maps under consideration.

City Manager Kip Padgett advised a written report was available and asked the City Clerk to proceed with distributing that information.

Mayor Bruner felt the PROP3 map was better for the whole city because it keeps the city's wards better intact the way it is and still keeps the deviation below the target.

Council Member Dunagan stated it bothered him that Council had previously requested to try to redraw the map to try to keep Ward 5 the same and it was reported that it couldn't be done. However, it was later achieved upon request from the Board of Education.

Council Member Figueras expressed a desire for both elected bodies to use the same map and didn't feel the PROP3 map was the best option. She felt it diluted the black vote and reported what she heard from constituents. Staff was asked to create a non-political map. Ward 4 grew a lot and the people have to be moved.

Council Member Figueras also commented on district voting indicating it destroys people. She further stated the Board of Education is required to educate all students regardless of where they live.

ADJOURNMENT: 11:34 AM

/dj