

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

Mayor Bruner called the meeting to order.

ECONOMIC DEVELOPMENT COUNCIL ISSUES:

Update: Economic Development Council (EDC)

President/CEO Kit Dunlap thanked the City for its partnership with the Chamber in regards to Economic Development. She commented on funding and on the community magazine that is used to market/spotlight the area. Hall County Magazine also highlights the community. Ms. Dunlap commented on several upcoming activities and indicated the EDC is responsible for marketing and education for the Education Special Purpose Local Option Sales Tax referendum question that is being presented to Hall County voters.

Economic Development Vice President Tim Evans gave a brief update on EDC efforts. He spoke specifically about several projects that are underway and indicated opportunity zones and industrial parks were areas of focus.

Existing Industry Vice President Shelley Davis spoke about the Red Carpet Tour scheduled to visit Gainesville on April 8, 2011. She also provided an update on the Existing Industry Program.

Project Manager Jean McCullough spoke about the Small Business Program and the recent Small Business Seminar. She shared information about the upcoming events and stated she would be working with the City to address the downtown area.

Mr. Evans distributed copies of the wage survey and the marketing package. He closed by encouraging the Council to visit the new website.

ADMINISTRATIVE SERVICES ISSUES:

Alcoholic Beverage License Application

Senior Finance Technician Tracie Morris presented the following applications:

1. Shell Food Mart, 2580 Monroe Drive, a new application for package sale of beer
2. Sidebar 120, 120 Bradford Street, a new application for consumption on the premises of beer, wine and liquor

Both applications were in order.

Placed on February 15, 2011 Council Meeting Agenda

PUBLIC UTILITIES ISSUES

Islands Sanitary Sewer Extension Project (10 Min)

Civil Engineer Myron Bennett stated this project would extend sanitary sewer into two areas noting some potential customers had septic problems. This project presented an opportunity to tie onto the system.

Council Member Dunagan asked if other property owners were contacted to determine the level of interest before proceeding with the project.

Public Utilities Director Kelly Randall stated the islands have had numerous health issues. Some of the properties needed the service.

Additional information to be provided at a later date.

CITY MANAGER'S ISSUES:

Resolution: Selection of Urban Collage, Inc. for the Completion of the Comprehensive Plan Update

Community Development Director Rusty Ligon commented on the requirements to update the Comprehensive Plan. He also discussed the need for this resolution.

Placed on the February 15, 2011 Council Meeting Consent Agenda

PUBLIC UTILITIES ISSUES:

Differential Rate Discussion

Public Utilities Director Kelly Randall introduced Lex Warmeth from Raftellis and Lewis Jones, from King and Spaulding to assist with discussing this issue.

Mr. Warmeth explained the theory and methodology behind the study. He indicated rates are set on a cash needs approach. When you look at an outside the city differential, there is a different approach to acknowledge ownership and the associated risk, i.e., the utility approach. The utility approach has four components, operations/maintenance, depreciation, interest on debt, and return on investment. He talked in detail about the calculation process indicating it has been used since 1995.

Upon inquiry from Council Member Figueras, it was confirmed that both City and County staff are involved in the differential study process. It was also noted that the local legislative staff is aware of the study.

Upon inquiry, Mr. Warmeth addressed the applicability of rates to fees. Some would argue there is no additional cost to send a bill to inside the city customers versus outside the city customers. He later stated the differential process establishes a cost justification limit but there are other elements/issues to consider in making the final decision.

Mr. Randall stated the City's viewpoint of this issue has changed resulting in lowering of the differential rate.

RECESS: 9:57 AM
RECONVENE: 9:59 AM

EXECUTIVE SESSION:

City Manager Kip Padgett requested an Executive Session to discuss potential litigation, personnel and real estate matters.

Motion to close the meeting to enter an Executive Session to discuss potential litigation, personnel and real estate matters at 9:59 AM.

Motion made by Council Member Figueras
Motion seconded by Council Member Wangemann
Council Members voting in favor of the motion were Bruner, Dunagan, Wangemann, Hamrick and Figueras.

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Lex Warmeth from Raftellis and Lewis Jones, from King and Spaulding participated in the Executive Session from 9:59 AM until 11:14 AM.

Council Member Hamrick joined the meeting at 10:45 AM.

Motion to close the Executive Session to continue the meeting at 11:24 AM.

Motion made by Council Member Figueras
Motion seconded by Council Member Wangemann
Council Members voting in favor of the motion were Bruner, Dunagan, Wangemann, Hamrick and Figueras.

OTHER BUSINESS:

Community Development Block Grant (CDBG) Funds

Council Member Hamrick reported the CDBG funds may be in jeopardy.

Resolution: Flat Creek Stream Restoration – Upper North Fork of Flat Creek

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ADJOURNMENT: 11:35 AM

/dj