

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

Mayor Dunagan called the meeting to order.

PUBLIC UTILITIES ISSUES:

Project Resolution: Public Utilities Department - Land Acquisition

Assistant Public Utilities Director Don Dye stated the proposed resolution allowed the department to purchase property on Linwood Drive. He noted there was a conscious effort to purchase property abutting/adjoining the city's property to protect its investment. The purchase price including surveying, legal assistance, etc. was \$150,000 which would be paid from the Public Utilities Capital Project Fund.

Placed on the May 15, 2012 Council Meeting Consent Agenda

Project Resolution: Cargill Sanitary Sewer Outfall Improvements Design, Bidding and Surveying Services

Civil Engineer Marcial Mosqueda stated this project consisted of replacing existing sewer mains with a 24" pipe to provide consistency throughout. The department will complete the project in three different phases to distribute the cost over three fiscal years and to coordinate the project with other forthcoming projects. He discussed the different phases in detail to include discussion of anticipated problems. Proposals were received from preapproved contractors. Patton Land Surveying was selected to provide surveying services. The total expenditure shall not exceed \$465,850 with funding from the Public Utilities Department Capital Improvement Projects.

Upon inquiry from Mayor Dunagan, it was noted that the total cost for all phases of the project was \$3 million plus the surveying cost.

Placed on the May 15, 2012 Council Meeting Consent Agenda

CITY MANAGER'S ISSUES:

FY2013 Recommended Budget

City Manager Kip Padgett stated the budget memo and supporting documents were included in the agenda packet. He used a power point presentation to further support this discussion. The following information was noted:

- The issues for FY13 were categorized as economic conditions, revenue, electricity/fuel and property Taxes
- A roll-up to the millage rate was recommended based upon the preliminary digest. Adjustments may be required when the final digest is available.
 - General Government = .08
 - Parks and Rec = .04
 - Debt Service = .02
- There was discussion about a millage roll-up not being a tax increase.

- There are 20 funds within the budget document, some of which have some concerns.
 - The Community Service Center Fund is dependent upon actions of the County.
 - The Parks & Recreation Fund is dependent upon reserves due to the decline in taxes.
 - The Public Utilities Department experienced an increase in electrical/energy charges.
 - Funding for the Capital Improvements Plan was limited.
 - Replacement of outdated software
 - Paver for Public Works
 - \$1.3 million for Road Improvement Projects
 - \$700,000 in Public Safety purchases
 - Public Utilities Department purchases to keep systems operational
- Employee Benefits would be addressed by implementing the following:
 - 3% COLA effective October 1, 2012
 - Certification pay for Public Safety employees
 - Lower deductible to \$1500
 - A slight increase in insurance premiums
- Areas of concern beyond 2013 included
 - General assembly action
 - Property assessments
 - Other Post Employment Benefits (OPEB)
 - Debt Service
 - SAFER Grant

Council Member Wangemann commented on balance in government and the community. Both existed in Gainesville.

Council Member Bruner felt we were in great shape considering the recession.

Council Member Hamrick felt Gainesville should be proud. We are very conservative in our budget preparation and the execution of the budget. He expressed concern about the \$2 million in delinquent taxes and felt there needed to be a concentrated effort to collect these taxes. He confirmed the proposed budget retains a two month management reserve.

Hometown Connection

City Manager Kip Padgett stated he was planning a Hometown Connection for the month of October. He was hoping to offer a half-day program.

COUNCIL ISSUES:

Mayor Dunagan

Commented on the Development Authority appointment.

Council Member Bruner

Reported she would be in Metter next week for Georgia Municipal Association meetings.

Council Member Hamrick

Provided a brief report about the recent Chattahoochee Golf Course Advisory Committee Meeting.

Council Member Wangemann

1. Commented on the upcoming Annual Butterfly Release at Wilshire Trails Park.
2. Announced an upcoming Community Cleanup event on May 19th.

EXECUTIVE SESSION:

City Manager Kip Padgett requested an opportunity to discuss real estate and personnel matters.

Mayor Dunagan requested an opportunity to discuss litigation

Motion to close the meeting to hold an Executive Session to discuss litigation, personnel and real estate matters at 10:00 AM.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

Votes in favor of the motion: Dunagan, Wangemann, Hamrick, Bruner

Absent: Figueras

COUNCIL PRESENT: Dunagan, Wangemann, Hamrick, Bruner

COUNCIL ABSENT: Figueras

STAFF PRESENT: Padgett, Sheppard, Palmour, Jordan

Motion to close the Executive Session to continue the meeting at 10:51 AM.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

Votes in favor of the motion: Dunagan, Wangemann, Hamrick, Bruner

Absent: Figueras

OTHER ISSUES:

Housing Authority

City Manager Kip Padgett reported HUD made a random site visit to Gainesville. As a result, the Housing Authority received a letter indicating it was not in compliance with HUD requirements as it pertains to the Guest House.

Myrtle Terrace

Assistant City Manager Angela Sheppard commented on the Myrtle Terrace Project presented by the Beverly J. Searles Foundation. The Foundation is planning to build 84 units of senior housing on Pacolet-Milliken property at the intersection of Myrtle Street and Barn Street. They are submitting an application to the Georgia Department of Community Affairs for Low Income Housing Tax Credits to assist with the development of the project. The Foundation has requested that the City support the project and their application.

Ms. Sheppard was contacted by the Gainesville Housing Authority noting the Authority is evaluating a project that would be financed by a new federal pilot program at the Mill Street Homes, which is directly adjacent to the Searles Foundation project property. The Federal Pilot Program would provide funding for redevelopment and new development in the area. Low Income Housing Tax Credits were noted as possible funding options to match the grant project. The Housing Authority expressed concern over the competitiveness of an application for their project if the Searles Project received the Low Income Housing Tax Credits. It was agreed to have more conversations with all involved parties. It was noted that the Searles Foundation could apply and receive the Low Income Housing Tax Credits without the city's support.

Council was more inclined for the Housing Authority to receive the low income housing tax credits.

City Manager Kip Padgett stated he would speak with Council Member Figueras to let her know what was happening since this was in her ward. He also commented on the need for a Project Manager to have more ownership over this matter if it moves forward.

ADJOURNMENT: 11:07 AM

/dj