

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

Mayor Dunagan called the meeting to order at 9:22 AM (immediately following the Called Council Meeting).

**ADMINISTRATIVE SERVICES ISSUES:**

**Alcoholic Beverage License Application**

- Citgo Food Mart, 545 Dawsonville Highway
- RaceTrac #627, 1294 West Ridge Road

Senior Finance Technician Tracie Morris presented two new applications for the package sale of beer and wine. All was in order.

Placed on the August 7, 2012 Council Meeting Consent Agenda

**COMMUNICATIONS & TOURISM ISSUES:**

**Tourism Events**

Communication and Tourism Director Catiel Felts commented on recent conferences/events. She also discussed the economic impact they had on the City.

**Main Street Gainesville**

Main Street Manager Regina Mansfield commented on how Facebook is being used as a tool to generate enthusiasm about the City. She commented on a partnership with the Arts Council. She also commented on the Membership Program and efforts to make it grow. Ms. Mansfield shared information from the monthly activity report that is submitted to the Department of Community Affairs.

Council Member Wangemann suggested expanding the program to include the Midtown area.

Council Member Figueras expressed a desire to thank Steve Thomas for his efforts with the Farmers Market.

**Community Resolution: Art in the Square**

Main Street Manager Regina Mansfield requested permission to relax the Alcoholic Beverage License ordinance in a similar fashion as the First Friday events. There have been no issues/problems.

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**PUBLIC UTILITIES ISSUES:**

**Project Resolution: Riverside Drive Water Treatment Plant Chemical Systems Evaluation**

Engineering and Planning Section Chief Mak Yari stated this project was discussed during the Public Utilities Department Workshop indicating it will implement two specific chemical system additions. The intent was to engage in a more comprehensive review of the chemicals at this plant and to look into the future to prepare accordingly. This would be a twelve week project with an overall cost not to exceed \$71,000.

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**PUBLIC WORKS ISSUES:**

**Project Resolution: FY2012 Full Depth Reclamation Project Award of Contract**

Assistant Public Works Director Chris Rotalsky stated this project was on Old Flowery Branch Road and Willow Drive. The resolution awarded a contract in the amount of \$274,966.10 to Pittman Construction Company. He stated this type project typically takes two weeks to complete with some variations associated with weather conditions. Mr. Rotalsky closed by explaining the process of milling a road.

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**Project Resolution: FY2011 Road Paving Project Adding Howard Road Intersection Improvements**

Assistant Public Works Director Chris Rotalsky stated this resolution allowed staff to work in conjunction with the Department of Transportation's improvements to the Howard Road Intersection. There are some corrections to be made to the City's portion of the road.

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**Pothole**

Council Member Wangemann reported a request about a major pothole at the corner of Martin Luther King Jr. Boulevard and Queen City Parkway.

**COMMUNITY DEVELOPMENT ISSUES:**

**Business Resolutions: Adopt Section 3 Plan to Comply with 24 CFR Part 135 of the HUD Section 3 Plan**

Housing Program Manager Chris Davis stated the City was required to meet the federal fund requirements by creating a plan. The federal government asked that the city prioritize and address areas of concerns from the federal government. The plan identifies the attempts that will be made to offer jobs if those opportunities present themselves.

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**Down Payment Assistance Program Policies and Procedures**

Housing Program Manager Chris Davis stated this resolution addressed the 2012 CHIP funds for the purpose of down payment assistance. The resolution established the policies and procedures to be followed.

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**Housing Rehabilitation Assistance Program Policies and Procedures**

Housing Program Manager Chris Davis stated this involves the 2012 CHIP funds for the purpose of providing housing rehabilitation services to low and moderate income persons. The resolution establishes the policies and procedures to be followed. He stated this resolution specifically pertains to eligibility requirements.

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Council Member Figueras stated Mr. Davis received quite a few applications at a recent meeting at Bethel AME Church.

**Public Hearing items for the August 7, 2012 Council Meeting**

Planning Manager Matt Tate presented the following items:

*America's Home Place*

*Rezone 4.711± at 1122, 1138, 1162 and 1198 Dawsonville Highway*

There was discussion about this being a character area. The request was approved by the Planning and Appeals Board with six conditions. Two individuals spoke in opposition specifically mentioning noise and the environmental impact to Lake Lanier.

*Jonathan Pope*

*Rezone 0.25± acres at 135 North Avenue NW*

There was a desire to convert the existing home into a law office. There was discussion about the character area for this neighborhood. The Planning and Appeals Board recommended denial. There were concerns for the neighborhood.

Mayor Dunagan asked if there could be a condition to revert the property back to its original zoning request. He also indicated the applicants wanted the property placed on the historical registry.

Mr. Tate implied a reverter condition was not appropriate because a public hearing is required to change the zoning classification. He stated the report provided conditions if the Council desired to approve the request.

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**CITY MANAGER'S ISSUES:**

**September 13, 2012 Called Council Meeting**

City Manager Padgett requested a Called Council Meeting on September 13<sup>th</sup> at 4:00 PM followed by Work Session to approve the issuance of the bonds for the purchase of the jail.

**Hometown Connection**

City Manager Padgett reported tentative dates for the Hometown Connection. Some scheduling conflicts were identified. The City Manager was asked to create a list of available dates for the Council to consider.

**Issues Committee Meeting**

City Manager Padgett reported the Midtown area would be a topic of discussion during the August 15<sup>th</sup> Greater Hall Chamber of Commerce Meeting.

**COUNCIL ISSUES:**

**Council Member Figueras**

1. Announced several upcoming meetings.
2. Thanked staff for information regarding Take Home Vehicles.
3. Expressed a need for more details regarding the Airport Hangar information that was recently distributed.
4. Commended the Administrative Services Department and the Parks & Recreation Agency.

**Council Member Bruner**

Received solicitation, via regular mail, regarding insurance for service lines. Upon inquiring with staff, she determined this information was unrelated to the city.

**Mayor Dunagan**

Commented on a meeting with the Governor earlier in the week.

**RECESS: 10:58 AM**

**RECONVENE: 11:06 AM**

**EXECUTIVE SESSION:**

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

**Motion to close the Council Meeting and to enter an Executive Session to discuss real estate and litigation at 11:06 AM.**

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

**Votes favoring the motion: Dunagan, Wangemann, Hamrick, Figueras and Bruner**

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**Motion to close the Executive Session and continue the Work Session at 11:33 AM.**

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

**Votes favoring the motion: Dunagan, Wangemann, Hamrick, Figueras and Bruner**

**OTHER ISSUES:**

**Economic Development**

City Manager Kip Padgett reported several development projects were underway including but not limited to changes at the mall, a new restaurant prospect and demolition of the old Long John Silver's Restaurant.

**Local Option Sales Tax (LOST)**

City Manager Padgett stated the next LOST Meeting was scheduled for August 13<sup>th</sup>. The structure of the meeting will allow Hall County's consultant to present their proposal then Phil Sutton will present the proposal for the municipalities. If the proposals are far apart, the group will need to proceed with mediation. He recommended entering into a contract with Chris Huskins for legal representation.

Council concurred with the recommendation and asked that the municipalities be asked to share the cost.

**Airport Lease Agreement**

City Manager Kip Padgett stated the City has a Memorandum of Understanding with the Georgia Department of Public Safety to be housed at Lee Gilmer Memorial Airport for 10 years rent free. The lease had not been signed. They want renovations to the hangar with the ability to reimburse the cost through rent payments. Mr. Padgett stated the City could front the cost through the Airport Fund and recommended payback in the first two years.

Council concurred with the recommendation.

**ADJOURNMENT:** 12:00 PM

/dj