

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

Mayor Dunagan called the meeting to order.

**GREATER HALL CHAMBER OF COMMERCE ISSUES:**

**Update: Economic Development Council (EDC)**

President and Chief Executive Officer Kit Dunlap commented on the governmental partnerships with the Chamber. She thanked the City for active participation.

Phil Sutton, Kubota and Vice Chairman of the EDC, thanked Council for the relationships that have been established not only with the Chamber but with other governmental entities and local businesses.

Jean McCullough provided a report on the Small Business Program and Shelley Davis provided a report on Existing Industries.

Tim Evans commented on 24 projects over the last year resulting in the creation of 1200 new jobs. There are 65 active projects currently underway. Retail activity had been good. A news release would occur later today announcing Gainesville-Hall County exceeded the national average for job creation over the last 24 months.

Ms. Dunlap closed the discussion by distributing a variety of information including but not limited to an Industrial Directory, a Wage & Benefit Report and an updated Gainesville/Hall County Map. She also mentioned the funding for the Chamber and asked that the City restore the 10% reduction that was implemented during the recent budget.

**ADMINISTRATIVE SERVICES ISSUES:**

**Alcoholic Beverage License Application**

Senior Finance Technician Tracie Morris stated a new application was filed by City Market, 615 E.E. Butler Parkway, for the package sale of beer and wine. The application was in order.

Placed on the October 2, 2012 Council Meeting Action Agenda

**Ordinance: FY2013 Ad Valorem Tax Rate Board of Education (BOE)**

Chief Financial Services Officer Melody Marlowe stated the BOE's millage rate was approved in June with a provision to revisit as needed. A request was received to set the final millage rate at 7.59 mills for operation and maintenance. (This equates to \$7.59 on each \$1,000 of taxable property.)

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**PUBLIC UTILITIES ISSUES:**

**Project Resolution: Flat Creek Stream Restoration – Cargill Stream Restoration Project**

Environmental Services Administrator Horace Gee stated the proposed resolution allowed staff to award a design contract to CH2MHill for watershed improvement purposes. He commented on the area to be addressed indicating the plan was to daylight the area to increase capacity and address flooding. The project involves city owned property except for one small area. Mr. Gee briefly reviewed the proposal from CH2MHill noting the bid price of \$255,920. The resolution authorized awarding the contract with additional funding (contingency, legal staff time and other necessary expenditures) for a total project cost of \$394,012 to be paid from the Public Utilities Department Capital Improvement Plan. He distributed a map showing the area in question. The work would be completed in three phases over a 3 to 4 year period.

Council Member Hamrick expressed concern about only receiving one bid and asked how the bid compared to bids on other projects. He also expressed a concern about crossing Bradford Street and wondered if there was a way to make any improvements in this area. He suggested that the project be used as a means for encouraging the property owners in that area to make some improvements.

Placed on the October 2, 2012 Council Meeting Action Agenda

**PUBLIC WORKS ISSUES:**

**Community Resolution: Closing of Streets and Downtown Square for 2012 Mule Camp Market**

Public Works Director David Dockery proposed a resolution to support the Gainesville Jaycees annual Mule Camp Market scheduled for October 12-14, 2012. Parking closures would begin on October 10<sup>th</sup>. The resolution included attachments addressing (1) the barricades (2) the beer Garden and (3) the conditions of sale and consumption of alcohol which are the same as last year with the exception of the date changes.

Council Member Hamrick asked that merchants be notified when the closures will begin.

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**COMMUNITY DEVELOPMENT ISSUES:**

**Project Resolution: Establishing Just Compensation for CDBG Program**

Housing Program Manager Chris Davis stated the proposed resolution established fair market value for property identified for acquisition. The properties were all vacant and were referenced as 1083 Desota Street, 2500 MLK Jr. Boulevard and 2495 MLK Jr. Boulevard. He commented on plans to rehabilitate one of the properties.

City Manager Padgett stated this was discussed in Executive Session and is coming forward for formal action.

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**CITY MANAGER'S ISSUES:**

City Manager Padgett reported the closing to purchase the Hall County Jail property was scheduled for tomorrow.

**COUNCIL ISSUES:**

**Council Member Bruner**

Reported plans to attend next week's GMA Board Meeting.

**Council Member Wangemann**

Announced the Shore Sweep was scheduled for this weekend.

**Council Member Hamrick**

1. Reviewed the report from the golf course. He felt they were doing well but were slightly below budget projections.
2. Commented on the Olympic Venue Site needing improvements. He wondered if bonds could be issued for this purpose. The City Manager stated he would (a) work with Parks & Recreation to discuss intergovernmental agreements with the County and (b) talk with Administrative Services about bonds to see if Hotel/Motel tax was an option.
3. Commented on an article from the American Journal and Constitution about the State of Georgia purchasing wells to supply water to Lake Lanier Islands. He felt a letter to express concerns and to request assistance for paying loans with GEFA was necessary.
4. Received notice that Atmos was sold to another company. A letter should be sent to the new owner asking to increase service to customers.

**Mayor Dunagan**

Asked Council to consider a pan handling ordinance indicating he had received complaints about this in the downtown area. Atlanta recently adopted an ordinance that may be a good starting point for Gainesville.

**CITY ATTORNEY ISSUES:**

**Resolution: Transfer of Lease Agreement for Property Located at 622 Main Street (Hall County Jail)**

City Attorney Palmour stated the resolution to purchase the jail did not allow the City to transfer the lease to Corrections Corporation of America and the Hall County Sheriff's Office. He requested adoption of the proposed resolution indicating it was a housekeeping matter.

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**CITY CLERK ISSUES:**

**Georgia Association of Public Pension Trustees (GAPPT)**

City Clerk Denise Jordan reported attendance at the GAPPT Conference with several other Retirement Board Members. She stated the conference provided an overview of a new bill that offered alternative investing options. There was also a session on Pension Board Dynamics to

Build an Effective Committee which validated some of the standard procedures established by the Board and offered suggestions for further enhancements that protect the Plan.

**EXECUTIVE SESSION:**

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

**Motion to close the meeting to enter an Executive Session to discuss personnel and real estate matters at 10:10 AM.**

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

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

**Absent: Figueras**

COUNCIL PRESENT: Dunagan, Wangemann, Hamrick, Bruner

COUNCIL ABSENT: Figueras

STAFF PRESENT: Padgett, Sheppard, Cooper, Graham, Palmour, Jordan

NOTE: Everyone was asked to leave the room except the Council, City Manager and the City Attorney at 10:34 AM. The City Attorney was instructed to record minutes for the remainder of the Executive Session.

**Motion to close the Executive Session and adjourn the meeting at 11:05 AM.**

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

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

**Absent: Figueras**

**ADJOURNMENT: 11:05 AM**

/dj