

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

Mayor Dunagan called the meeting to order.

**EXECUTIVE SESSION:**

**Motion to close the Work Session to enter an Executive Session to discuss litigation matters at 9:00 AM.**

Motion made by Council Member Wangemann  
Motion seconded by Council Member Hamrick

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

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

**Motion to close the Executive Session and to continue the Work Session at 9:36 AM.**

Motion made by Council Member Wangemann  
Motion seconded by Council Member Bruner

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

**ADMINISTRATIVE SERVICES ISSUES:**

**Business Resolution: Worker's Compensation Self-Insurance**

Human Resources/Risk Manager Cindy Mallett stated there had been prior conversations regarding this subject resulting in a decision to proceed with a study to determine if the City should pursue self-funding. She described the process and reported staff had reviewed the Request for Proposals as well as the recommendation from the broker. There was agreement that self-funding was the best option for the City at this time.

Broker Scott Thomason commented on his background. He discussed the evaluation process and indicated a certain level of commitment was required to be self-funded. He reviewed the total cost of risk forecast as well as the loss probability information.

Mrs. Mallett stated the Georgia Municipal Association provided other options that would have reduced the current cost. Overall, self-funding was the best option for the City. The proposed resolution enabled staff to initiate a program on January 1<sup>st</sup> subject to approval of the State Board of Workers' Compensation. It also allowed the City to partner with PMA Management for claims administration services and Arthur J. Gallagher for broker services. A 3 to 5 year commitment was recommended.

Placed on December 4, 2012 Council Meeting Consent Agenda

**Appropriation Resolution: Regarding Reappropriation Budget Adjustment for Fiscal Year 2013**

Budget and Purchasing Manager Matt Hamby stated the purpose of the resolution was to reappropriate funds for incomplete projects from Fiscal Year 2012 into Fiscal Year 2013. He briefly reviewed the projects that would have funds transferred.

Placed on December 4, 2012 Council Meeting Consent Agenda

**Appropriation Resolution: Regarding First Quarter Budget Adjustment for Fiscal Year 2013**

Budget and Purchasing Manager Matt Hamby reviewed the adjustments addressed by the resolution.

Placed on December 4, 2012 Council Meeting Consent Agenda

**CITY MANAGER'S ISSUES:**

**Police Department Accreditation**

City Manager Padgett stated the accreditation interviews went well. More information was forthcoming from the Police Chief.

**Lakeshore Mall Tax Allocation District (TAD)**

Community Development Director Rusty Ligon stated the Garrison Investment Group bought the mall and was working on improvement plans. They've requested a TAD to redevelop the 50 acre tract of property.

Consultant Ken Bleakley reviewed the TAD process for redeveloping all of the mall property and mentioned some of the plans for the project noting the goal was to increase the mall's appeal to the citizens and the region. A TAD will generate approximately \$2 million which would be used for streetscape, signage, etc. Garrison Investment Group will invest \$21 million. The work will be completed in phases with completion expected in 2014.

Mr. Ligon stated a public hearing would be required at the December 4<sup>th</sup> and 18<sup>th</sup> Council Meetings. Negotiations with the Board of Education and Hall County Government will occur during 2013.

**Project Resolution: Pump Station 23 Improvements Award of Contract**

Engineering and Construction Services Division Manager Myron Bennett stated this project will increase capacity in the White Sulphur Road area. Bids were received in October. The low bidder was Gary's Grading and Pipeline. A 10% contingency, legal fees, staff time, etc. were added to the bid price. The resolution authorized the award of a construction contract at a cost not to exceed \$2,142,888.00. The Mayor, City Manager and City Attorney were authorized to execute the appropriate documents.

Council Member Hamrick expressed a desire for the Commissioners to fully understand the intent of this project.

Mr. Bennett commented on the November 27<sup>th</sup> presentation to the County regarding options for providing service to Highway 365. The Commissioners were expected to make a decision at their next meeting.

**ASSISTANT CITY MANAGER:**

**Gainesville Action Ministries Christmas Gifts**

Assistant City Manager Sheppard stated Gainesville Action Ministries would be in the lobby of the Public Safety Building on December 5<sup>th</sup> at 5:00 PM to receive Christmas gifts purchased with donations from the Council.

**COUNCIL ISSUES:**

**Council Member Figueras**

1. Attended the Cemetery Committee Meeting.
2. Commented on events scheduled to celebrate the holiday season.

**Council Member Wangemann**

Reported Keep Hall Beautiful had a banner year with trash collections.

**Council Member Hamrick**

Citizen commented on the City's Christmas decorations and suggested hanging a wreath on the pedestrian bridge.

**CITY CLERK ISSUES:**

**Ward Map**

City Clerk Denise Jordan distributed copies of the Ward Map as modified to include the 2012 redistricting plan. The new map was also available on the website.

**Preclearance of the New Charter**

City Clerk Denise Jordan reported a response was due in the next week from the Department of Justice regarding the new Charter as it pertained to election matters.

**RECESS: 10:44 AM**

**RECONVENE: 10:50 AM**

**EXECUTIVE SESSION:**

City Manager Padgett requested another Executive Session to discuss land acquisition matters.

**Motion to close the Work Session to enter an Executive Session to discuss real estate matters at 10:50 AM.**

Motion made by Council Member Wangemann

Motion seconded by Council Member Hamrick

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

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

**Motion to close the Executive Session and to continue the Work Session at 11:01 AM.**

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

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

**OTHER BUSINESS:**

**Public Hearings**

Upon inquiry from the Mayor, City Attorney Palmour commented on the public hearing procedures in general.

**Security at Council Meetings**

There was discussion about the presence of uniformed officers at Council meetings.

**Request to Waive Real Estate Fees (Will Cobb)**

Mayor Dunagan reported receiving a request from Mr. Cobb to waive real estate fees. Council was not inclined to honor this request.

**ADJOURNMENT:** 11:18 AM

/dj