

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

The Mayor position was vacated upon the resignation of the Ward 1 Council Member in August. Per the Charter, the Mayor Pro Tem has the rights and privileges of the Mayor in his absence.

Mayor Pro Tem Hamrick called the meeting to order and served as the presiding officer.

PRESENTATION:

Convention Center and Hotel Feasibility Study

Linda Wilson, Key Advisors, and Ken Bleakley, the Bleakley Group, attended the meeting to share information regarding the feasibility study. A power point presentation was used to assist with the discussion. The following topics were addressed: the scope of service, the market demand study, the market segment mix and the existing market and convention center trends.

The presentation indicated the market demand would support an upscale branded urban hotel that offered a ballroom, breakout meeting space and a third-party hotel. It was recommended that the hotel be placed in the downtown area to offer accessibility and walkability to downtown dining/shopping as well as connectivity to Lake Lanier. There was discussion about the economic impact in regards to construction, operations, visitors and public venues. There was also discussion about the next steps in terms of public participation, funding sources and testing the market with a Request for Quotes (RFQ).

City Manager Kip Padgett stated a Tax Allocation District and an Opportunity Zone were already in place as possible funding options.

Council Member Hamrick asked if there had been any consideration of having a facility on the lake. Ms. Wilson stated they did consider this and felt the downtown area was more feasible.

Upon inquiry from Mr. Padgett, Mr. Bleakley stated the market was strong right now and indicated the next three to six months would be a good time to issue the RFQ. This timeframe would allow a project to begin in approximately one year.

Council Member Wangemann stated this was a practical option that would fit the needs of the City. He felt a public-private partnership would be the best approach.

Council took the information under advisement.

COMMUNICATIONS & TOURISM ISSUES:

Community Resolution: OysterFest 2013

Main Street Manager Regina Mansfield stated she was working with Scott's Downtown to organize OysterFest 2013 on October 5 noting it would follow the October 4 First Friday event. There was a request for the same consideration for both events in regards to alcohol. The event will have a mini festival atmosphere. The proposed resolution authorized the event to proceed with a designated area for the sale and consumption of beer and wine.

Placed on the October 1 Council Meeting Consent Agenda

Council Member Hamrick asked staff to be mindful of promoting other areas of Gainesville.

PUBLIC UTILITIES ISSUES:

Business Resolution: Declaration of Surplus Properties Located on Valley Road and Pearl Nix Parkway

Assistant Public Utilities Director Don Dye presented a resolution to allow two tracts of property on Valley Road and Pearl Nix Parkway to be surplused. He indicated they were no longer needed. Taking this action would allow the tracts to be sold through a sealed bid process and would place them back on the tax digest.

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Mayor Pro Tem Hamrick requested that lots on Club Drive be handled in the same manner.

COMMUNITY DEVELOPMENT ISSUES:

Project Resolution: Establishing Just Compensation for CDBG Program

Housing Program Manager Chris Davis commented on the plan to obtain substandard properties at 887 McDonald Street, 1166 Desota Street, 1158 Desota Street and 1174 Desota Street. Two of the lots were vacant. There were hopes for new construction on them. Mr. Davis stated there will be an effort to buffer the community from Blaze Recycling. He also stated the Public Works Department will assist with sidewalks. The purpose of the resolution was to establish the fair market price for the properties.

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Public Hearing items for the October 1, 2013 Council Meeting

Planning Manager Matt Tate reviewed the items for the upcoming Council Meeting.

Foote & Miller Properties, LLC

Annex 2.72± acres at 2420 Browns Bridge Road

The Planning and Appeals Board recommended approval. There were no public comments.

Donald E. Hammond

Rezone 2.59± acres at 3030 McEver Road

The Planning and Appeals Board recommended approval with two conditions.

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CITY MANAGER'S ISSUES:

Riverside Water Treatment Plan

City Manager Padgett stated there will be a community meeting regarding improvements to the Riverside Water Treatment Plant on November 14th.

Howard Road

City Manager Padgett stated the recent fatality at Howard Road and State Route 365 prompted a meeting to identify additional safety measures for this area.

Traffic Engineer Dee Taylor shared three improvements to be implemented at Howard Road.

1. The Department of Transportation met with Georgia Power to secure additional lighting at the intersection. Gainesville will pay the monthly electrical bill. RaceTrac will pay a portion of the installation cost.
2. Two sets of rumble strips will be installed by the Department of Transportation maintenance crew.
3. A protected left turn will be implemented which means a green arrow will authorize drivers to make left turns onto Howard Road.

Glades Farm

Resolution and Memorandum of Understanding Concerning Water Supply

Public Utilities Director Kelly Randall presented a Memorandum of Understanding concerning water supply which states (1) Gainesville will support Hall County's efforts to acquire the necessary state and federal permits for Glades Reservoir; and (2) Gainesville and Hall County will cooperate in implementing strong water conservation policies through 2060.

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COUNCIL ISSUES:

Council Member Wangemann

1. Rivers Alive went well despite the rain.
2. The Shore Sweep at Clarks Bridge Park was scheduled for Saturday, September 28th.
3. Received a call from Susan Prather expressing a concern about Georgia Power removing trees in The Village. He has contacted Darryl Snyder to let him know the residents are concerned.

Council Member Bruner

1. She felt there was a need to consider a Downtown Development Authority instead of a Redevelopment Authority.
2. Commented on the Master's Nursing Ceremony and the graduates noting they had been in the nursing field for over thirty years.
3. Reported she would be in Columbus for Georgia Municipal Association meetings.

Council Member Hamrick

1. Reported complaints about overgrown grass in Alta Vista Cemetery.
2. Asked staff to promote the entire City similar to what is being done for the downtown area.
3. Asked about paving projects.

CITY CLERK ISSUES:

Business Resolution: Retirement Plan "A" Custodian Contract

City Clerk Denise Jordan reported several members of the Board, including the Chairman and Vice Chairman, were attending a conference this week leaving her to present a resolution regarding custodial services. She stated the Board released a Request for Proposals in May. Four responses were received which were evaluated by a Selection Committee consisting of the Retirement Board and representatives from Administrative Services. Three interviews were scheduled. The Committee selected Wells Fargo to provide the referenced services. The proposed resolution authorized the execution of the contract.

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Alcoholic Beverage License Application: G&P Package

City Clerk Denise Jordan reported the Marshal's Office had confirmed the advertising requirements were completed for the reference alcoholic beverage license application. This matter was ready to be removed from the table for official action.

Placed on the October 1 Council Meeting Agenda

EXECUTIVE SESSION:

City Manager Padgett requested an Executive Session for real estate matters.

City Attorney Palmour requested an Executive Session for litigation matters.

Motion to close the Work Session to enter an Executive Session to discuss real estate and litigation matters at 10:23 AM.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

Votes favoring the motion: Hamrick, Bruner, Wangemann, Segars

Council Absent: Figueras

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OTHERS: Tread Syfan, Stan Aiken, Barclay Fouts, Jarrett Nash

Motion to close the Executive Session to reconvene the Work Session at 10:59 AM.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

Votes favoring the motion: Hamrick, Bruner, Wangemann, Segars

Council Absent: Figueras

OTHER BUSINESS:

Limited Warranty Deed to the Gainesville Hall county Development Authority

City Manager Kip Padgett commented on an error that occurred in a 2010 action transferring property in Industrial Park West. A corrected limited warranty deed must be signed to resolve the property description provided in the exhibit. He asked Council to grant permission for Council Member Bruner, who was Mayor at that time, and the City Clerk to execute corrected documents with a retroactive effective date which would be the same as the original date of execution.

There was consensus among Council to honor the request.

ADJOURNMENT: 11:00 AM

/dj