

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

Mayor Dunagan called the meeting to order and served as the presiding officer.

PRESENTATION:

Youth Sports Complex

Parks and Recreation Agency Director Melvin Cooper commented on a Needs Analysis completed by the Committee for a Youth Sports Complex. Committee Member Cooper Embry commented on long and short term needs. Committee Member John Vardeman commented on the need for this project and asked that it be viewed as an economic development opportunity.

Parks and Recreation Agency Assistant Director Michael Graham used a power point presentation to share information. Highlights from the discussion were noted as follows:

- There's a severe shortage of youth athletic complexes.
- There are functional limitations for each field maintained by the Agency.
- New activities are on the horizon.
- The level of participation on the fields has doubled since 1990.
- The agency is deficient in meeting national athletic standards for park facilities.
- The economic impact to the community for one tournament was estimated to be \$558,539.

Mr. Embry requested consideration of recreation facilities on future SPLOST. It was noted that this project could help SPLOST pass.

All Council Members shared their thoughts and were supportive of the project. Mr. Wangemann felt it may be a challenge to obtain Hall County's support of this project. Mr. Couvillon expressed appreciation to the committee for their work.

ADMINISTRATIVE SERVICES ISSUES:

Business Resolution: Authorize the Execution of an ISDA Credit Support Annex, Custody Agreement and Bilateral Dodd-Frank Agreement

Chief Financial Services Officer Melody Marlowe stated the City has partnered with the Georgia Municipal Association for lease pool services since 1998. This program affords the City an opportunity to lease-purchase equipment at extraordinarily low interest rates. There is a desire to continue this relationship. Action is required by Council to maintain compliance.

Matt Williams commented on the details of a swap agreement. The proposed resolution creates a safeguard for lease pool members. To access the collateral, all members must adopt a resolution and execute various documents.

Placed on the May 6, 2014 Council Meeting Consent Agenda

PUBLIC SAFETY ISSUES:

Project Resolution: Bureau of Justice Assistance – Bulletproof Vest Partnership Grant Program FY15-16

Police Chief Brian Kelly requested permission to apply for a grant to receive 50% of the cost of the vests purchased under this program. The Police Department match would be \$12,886. The proposed resolution authorized the execution of required documents.

Upon inquiry from Council Member Hamrick, it was noted that vests are warranted for five years.

Placed on the May 6, 2014 Council Meeting Consent Agenda

New Gun Law

Mayor Dunagan requested a report on the impact of the new gun law on the City and indicated he would meet with the Police Chief soon to discuss this further.

PUBLIC UTILITIES ISSUES:

Project Resolution: Lakeside Dry Storage Building Project

Civil Engineer Barclay Fouts commented on expanding an existing storage building at the Lakeside Water Treatment Plant for equipment storage and maintenance. Six contractors were prequalified. Five bids were received. The proposed resolution awarded the construction project to the low bidder, Hobgood Construction Group, LLC, with a total project cost of \$50,535.

Upon inquiry from Council Member Hamrick, Mr. Fouts stated the estimated cost was around \$40,000

Placed on the May 6, 2014 Council Meeting Consent Agenda

Project Resolution: PUD Administration Building Renovation Project – Award of Contract

Civil Engineer Barclay Fouts commented on improvements to the Public Utilities Administration Building to improve safety and security measures. Four bids were received. The proposed resolution awarded the construction project to the lowest acceptable bidder, Hobgood Construction Group, LLC, with a total project cost of \$94,465.

Placed on the May 6, 2014 Council Meeting Consent Agenda

Project Resolution: Pump Station 23 Improvements – White Sulphur Road Addition

Engineering and Construction Services Division Manager Myron Bennett presented a request to incorporate upgrade work into the Pump Station 23 Improvements Project to provide additional sewer capacity along White Sulphur Road. The proposed resolution authorized a change order with a total project cost of \$165,000 to be paid by Hall County through the Intergovernmental Agreement executed in 2013.

Placed on the May 6, 2014 Council Meeting Consent Agenda

PUBLIC WORKS ISSUES:

Project Resolution: Rebid of Memorial Drive and Virginia Circle Drainage Project

Senior Civil Engineer Stan Aiken stated five contractors were prequalified for the referenced project. Two bids were received. The proposed resolution awarded the bid to Southern Premier Contractors with a total project cost of \$125,934.88.

Upon inquiry from Council Member Hamrick, the timeline was expected to be 45 days.

Council Member Wangemann commented on stormwater runoff in the area and asked if this work would alleviate stormwater runoff problems in this area.

Placed on the May 6, 2014 Council Meeting Consent Agenda

COMMUNITY DEVELOPMENT ISSUES:

Project Resolution: Authorization to Transfer Property to the Gainesville Nonprofit Development Foundation (GNPDF), Inc.

Housing Program Manager Chris Davis commented on the mission of the GNPDF to eliminate blight. He stated it was in the best interest of the City to transfer properties purchased through Community Development Block Grant funds to the GNPDF so they can be redeveloped. The specific properties were noted as 510 A Hunter Street, 510 B Hunter Street, 1083 Desota Street, 1166 Desota Street and 1174 Desota Street. The proposed resolution authorized execution of the appropriate documents to transfer the properties.

Placed on the May 6, 2014 Council Meeting Consent Agenda

Project Resolution: Terms of Service of the Gainesville Nonprofit Development Foundation (GNPDF), Inc. Board of Directors

Housing Program Manager Chris Davis stated the terms of the GNPDF changed with recent action of the governing body. The proposed resolution allowed the Mayor to stagger the terms during the appointment process to reestablish the board.

Placed on the May 6, 2014 Council Meeting Consent Agenda

Project Resolution: Community Development Block Grant (CDBG) 2014-2018 Consolidated Plan and 2014 Annual Action Plan

Housing Program Manager Chris Davis summarized the consolidated plan in regards to its content and purpose. He stated the biggest part of the plan was the citizen's participation process. He reviewed the proposed plan which was noted as follows:

ACTIVITY	PROPOSED 2014 AWARD	PROGRAM INCOME	TOTAL
Program Administration	\$ 89,000	\$ 0	\$ 89,000
Sidewalks	\$ 0	\$ 0	\$ 0
Housing Rehabilitation	\$ 50,000	\$ 30,000*	\$ 80,000
Public Services	\$ 62,000	\$ 0	\$ 62,000
Property Acquisition	\$ 50,000	\$ 0	\$ 50,000
Demolition	\$ 16,758	\$ 0	\$ 16,758
Neighborhood Beautification	\$ 10,000	\$ 0	\$ 10,000
Midtown Greenway	\$ 140,000	\$ 0	\$ 140,000
Code Enforcement	\$ 0	\$ 0	\$ 0
TOTALS	\$ 417,758	\$ 30,000	\$ 447,758

*These funds are generated from loan payments on activities funded under the CDBG Program.

It was noted that the consultant assisted with preparing the required documents.

Placed on the May 6, 2014 Council Meeting Consent Agenda

Public Hearing Items for the May 6, 2014 Council Meeting

Planning Manager Matt Tate reviewed a request from Mercy Housing to rezone 2.2± acres from R-II, O-I, G-B and H-I to P-U-D-c for multi-family housing. The Planning and Appeals Board recommended approval by majority vote with conditions.

Community Development Director Rusty Ligon reviewed a request from Polestar Development LLC to rezone 1.741± acres from R-II to R-B-c for a grocery store and fuel service station. A traffic study indicated there was poor functionality. The next phase of the study involved a signal warrant analysis. The final decision on any traffic changes would be made by the Department of Transportation. Staff recommended approval with seven conditions. The Planning and Appeals Board recommended denial.

Resolution: Mayor and Council Support for “PLANFIRST” Designation

Community Development Director Rusty Ligon presented the proposed resolution supporting the submittal of an application for designation as a *PlanFirst* community through the Georgia Department of Community Affairs (DCA). There was no financial obligation to the City.

Placed on the May 6, 2014 Council Meeting Consent Agenda

OTHER ISSUES:

Request to Amend the Alcoholic Beverage License Ordinance

City Manager Kip Padgett stated staff has received several request to amend the alcoholic beverage license ordinance. The City Marshal was asked to present the details.

City Marshal Debbie Jones shared the details of requests for amendments in regards to (1) wine tasting on the premises, (2) brown bagging while painting and (3) catering alcohol from outside the jurisdiction.

The Council was not inclined to amend the ordinance to accommodate these requests.

RECESS: 10:46 AM
RECONVENE: 10:56 AM

CITY MANAGER'S ISSUES:

FY2015 Recommended Budget

City Manager Kip Padgett distributed a memorandum regarding the FY'15 budget and used a power point presentation to discuss the details. Highlights from the discussion were noted as follows:

- The budget does not include a tax increase.
- The General Fund shows an increase in the PL&B budget due to maintenance of the jail. A 5% merit increase (pay for performance) was recommended for employees. It absorbs the additional claims costs of health insurance and the cost of SAFER grant employees, i.e., 21 firefighters. Capital purchases will be completed using the \$3 million fund balance. The Police Department will add one new position through a grant opportunity and part-time bailiffs will be added for Municipal Court.
- There are 18 other funds. The Community Service Center Fund was impacted by sequestration issues. The transfer to the Golf Course Fund increased to address golf carts.
- Capital Improvements will be primarily focused on road/stormwater projects, public safety purchases and the transportation plan.
- Beyond 2015, there is a need to continue to focus on Other Post Employment Benefits (OPEB). Also, additional revenue sources will be required to address the jail property.
- Public hearings regarding the budget were scheduled for June 3 and June 17.

Mayor Dunagan commended staff for the work on the budget.

COUNCIL ISSUES / EX-OFFICIO REPORTS:

Council Member Figueras

1. Commented on attendance at several Georgia Municipal Association Meetings.
2. Expressed a desire for the City to develop a closer relationship with local legislators.
3. Asked if the City will consider adopting a social hosting ordinance.
4. Reported Interactive Neighborhood for Kids (INK) plans to move to South Hall.

Council Member Hamrick

1. Reported the Historic Preservation Commission has not held a meeting.
2. Shared a citizen complaint from the Ridgewood area indicating residents are placing trash cans on the sidewalk which is detrimental to the historic district.

Council Member Couvillon

Represented Gainesville at the Wisdom Project Event.

Council Member Wangemann

1. Reported the Spring Chicken Festival was a good event.
2. Reported the Great American Cleanup collected 16,000 pounds of trash.

CITY CLERK ISSUES:

Georgia Municipal Association (GMA) District 2 Ballot

City Clerk Denise Jordan stated the GMA District 2 ballot named the following slate of officers for 2014-2015:

- President: Harold Harbin, Council Member, Lavonia
- First Vice President: Keith Turman, Council Member, Royston
- Second Vice President: Danny Dunagan, Mayor, Gainesville
- Third Vice President: James Grogan, Mayor, Dawsonville

One ballot must be returned by May 30 stating the City's vote.

The City Clerk was authorized to complete the ballot on behalf of the Mayor/Council indicating Gainesville is in favor of the proposed slate of officers.

Georgia Municipal Association (GMA) Annual Convention

City Clerk Denise Jordan reported the GMA provided information about the upcoming annual convention in regards to voting credentials and door prizes.

The City Clerk was authorized to proceed with (1) submitting the Mayor as the voting delegate and (2) securing a door prize for the convention on behalf of Gainesville.

EXECUTIVE SESSION:

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

Motion to close the Work Session to enter an Executive Session at 11:19 AM to discuss real estate matters.

Motion made by Council Member Figueras

Motion seconded by Council Member Couvillon

Votes favoring the motion: Dunagan, Hamrick, Figueras, Wangemann, Couvillon

Officials Absent: Bruner

OFFICIALS PRESENT: Dunagan, Hamrick, Figueras, Wangemann, Couvillon
OFFICIALS ABSENT: Bruner
STAFF PRESENT: Padgett, Sheppard, Palmour, Jordan, Marlowe, Allison, Rider

Motion to close the Executive Session to continue the Work Session at 11:47 AM.

Motion made by Council Member Figueras

Motion seconded by Council Member Hamrick

Votes favoring the motion: Dunagan, Hamrick, Figueras, Wangemann, Couvillon

Officials Absent: Bruner

OTHER BUSINESS:

Special Purpose Local Option Sales Tax (SPLOST) VII

City Manager Kip Padgett discussed the potential SPLOST VII Projects and suggested categories that would benefit the City. Council was asked to provide direction regarding the categories and how much should be allowed for each. There was a brief discussion about allocations.

Council Member Hamrick felt it was important to focus on necessities to get voter approval for SPLOST.

City Manager Kip Padgett stated the General Fund transferred \$400,000+ to the Community Service Center (CSC). He indicated there was a need to make some decisions on future funding issues between the City, County and State/Federal partners in regard to the programs/services offered by the CSC. The funding level impacts the services to be provided.

ADJOURNMENT: 12:19 PM

/dj