

OFFICIALS PRESENT: Danny Dunagan, Ruth Bruner, George Wangemann, Sam Couvillon, Zack Thompson, Barbara Brooks

STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan

Mayor Dunagan called the meeting to order at 9:00 AM and served as the presiding officer.

DEPARTMENT ISSUES:

Resolution: Approve Water and Sewerage Refunding Revenue Bonds - 2006 Series

Financial Advisor Dianne McNabb, Public Financial Management, presented the estimate for refinancing the referenced water/sewer revenue bonds. The bonds are callable on November 15, 2016 and can be refunded up to nine days before that time. The par amount for the outstanding bonds was \$26,610,000 at an average interest rate of 4.18%. Based on the current market, the new bonds would be issued for \$26,940,000 at an interest rate of 1.49% and would have the same maturity period, i.e., 2017 – 2021. The net estimated gross savings would be \$2,794,547 which equates to a present value savings of 8.63%. Ms. McNabb stated the proposed resolution approves the parameters and authorizes the solicitation of bids for the new bonds. A Request for Bids will be sent to 18 banks with a September 13, 2016 deadline for responding. Ms. McNabb also requested that the governing body plan to approve the final amounts for issuance of the new bonds on September 15, 2016.

Placed on the August 16, 2016 Council Meeting Consent Agenda

Resolution: Brenau Center Maintenance Program

Financial Analyst Alisha Gamble stated the city entered in a lease agreement in 2012 which committed the city to performing as landlord until February 2022. The purpose of the proposed resolution was to change the scope of the Brenau Center Waterproofing and Roofing capital project to an on-going maintenance program and to rename the project as referenced in the resolution.

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Resolution: GEMA - Homeland Security Statewide Mutual Aid and Assistance Agreement - 2016

Fire Chief Jerome Yarbrough stated the purpose of the resolution is to update the agreement as required by emergency management and allows the department to receive emergency assistance when needed.

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Resolution: Acceptance of GTIB Infrastructure Improvement Grant for State Route 60 Connector/Oak Tree Drive Improvements

Transportation Engineering Coordinator Rhonda Brady stated staff was authorized to apply for a grant to address this project. Conceptual drawings were presented. Staff received an acceptance letter awarding \$793,416 which is 70% of the cost. The City's portion of the cost is \$453,381 which would be paid from Special Purpose Local Option Sales Tax funds. The grant will address engineering and right-of-way work to determine the best efficiency for the downtown area.

Assistant Public Works Director Chris Rotalsky confirmed this area needed some improvements and the professional engineer would identify the best way to proceed.

Upon inquiry from Council Member Couvillon, City Manager Bryan Lackey confirmed the grant would address design, engineering and right-of-way. Construction funds would be considered at a later date.

Council Member Thompson expressed a desire for pedestrian connectivity as a second goal for this area and felt this was a good opportunity to improve pedestrian movement.

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Resolution: Authorization to Apply for FAA/GDOT Grant for Runway Improvement Project and Airport Layout Plan

Airport Manager Terry Palmer commented on the runway pricing and crack seal pricing projects at the airport. He reported staff received an allocation letter for funding to address both projects under the same grant. The city would be required to fund the bid and design work up front to establish eligibility. The total grant funding was \$80,720. At the end of the project, the city's out of pocket cost will be \$32,000. The proposed resolution authorized execution of documents associated with (1) acceptance of the grant, (2) design and bid services and (3) construction related to the referenced improvements.

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Resolution: Airport Fixed Based Operator (FBO) Lease Modification and Extension with Champion Aviation

Airport Manager Terry Palmer stated Champion Aviation has been the FBO since 1992. The City desires to modify the existing lease to change the use of some of the buildings and to extend the lease for an additional five years. The proposed resolution authorized extending the lease agreement and authorized execution of the necessary documents.

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CITY MANAGER ISSUES:

Airport Ground Lease with Fieldale Farms Corporations

Airport Manager Terry Palmer stated Fieldale has been the anchor corporation at the airport since 1992 and leases a corporate hangar. They are expanding operations to include purchasing a jet that will not fit in their hangar. Staff explored the options for modifying the hangar and did not identify any reasonable options. Staff recommended awarding a ground lease that would allow Fieldale to (1) demolish an old hangar that is currently not in use and has exceeded the city's needs, and (2) construct and fund the cost of building a new corporate hangar. The lease would be for a 20 year period with an option to negotiate an additional 10 year period.

City Manager Lackey stated granting the ground lease would make a hangar available for someone else and improve city property.

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Council Member Wangemann inquired about expanding the airport after which it was noted that the Airport Master Plan was under evaluation.

MAYOR/COUNCIL ISSUES

Council Member Thompson

Expressed concern about poor attendance at the Planning and Appeals Board Meeting.

Council Member Brooks

Presented an ex-officio report from the last Friends of the Parks Meeting.

Council Member Bruner

Presented an ex-officio report from the last Gainesville Hall '96 Meeting.

Council Member Wangemann

Presented an ex-officio report from the last Georgia Mountains Regional Commission Meeting.

Council Member Couvillon

1. Presented an ex-officio report from the last Airport Advisory Committee Meeting.
2. Presented an ex-officio report from the last Parks & Recreation Board Meeting.

EXECUTIVE SESSION

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

Motion to close the Work Session at 9:40 AM to discuss real estate matters.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

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Motion to close the Executive Session at 10:03 AM to continue the Work Session.

Motion made by Council Member Wangemann

Motion seconded by Council Member Thompson

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Hall County Consolidation Discussions

City Manager Bryan Lackey stated he received notice that Hall County plans to discuss consolidation during their meeting scheduled for later today. He didn't have any details other

than Gainesville, Clermont, Oakwood and Flowery Branch may all be part of the consolidation effort. The governing body expressed their thoughts about this potential action and requested a copy of the last consolidation study.

Service Delivery Strategy (SDS) Update

City Manager Bryan Lackey provided an update on the SDS and stated the consolidation discussion may change how we proceed with this project.

ADJOURNMENT: 11:01 AM

/dj

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk