

MINUTES  
WORKSESSION MEETING  
MONDAY, JANUARY 7, 2013  
6:30 P.M.

Present: Mayor Ralph Moore, Councilmembers Shirley Jackson, Brian Jones, Angelette Mealing and Vince Williams, City Attorney Dennis Davenport, City Manager Steve Rapson, City Clerk Jacqueline R. Cossey and Assistant City Clerk Tameca White

I. ACKNOWLEDGEMENTS/PRESENTATIONS:

Mayor Ralph Moore's State of the City Address (*January 15, 2013 Regular Council Meeting*)

Mayor Moore stated that he would move the State of the City Address to February.

This item was removed from the agenda.

II. REVIEW OF MINUTES:

Worksession Meeting, (Canceled)  
Regular Council Meeting, 12/18/2012

Mayor Moore asked if there were any corrections or comments to the minutes.

There being no corrections, the minutes were added to the consent agenda as written.

III. OLD BUSINESS:

**Public Hearing** to consider demolition of the structure located at 6510 Raymond Drive. (*Deferred 60 Days from November 20, 2012*)

Mr. Rapson stated that there has been no activity and no permits pulled for this location.

City Attorney Davenport stated that the attorney for the owners showed up and said that they would be interested in doing something. He added that he has since made contact with them and they are walking away and have no plan to do anything with it.

Mayor Moore asked if any work had been done to the property.

Code Enforcement Officer Polly Miller stated that no work had been done to the property. She added that after initial contact, the property was secured, but no work was done nor were any permits obtained.

IV. NEW BUSINESS: (*Determine Items for Consent Agenda*)

***All matters listed on the Consent Agenda are considered routine by the Council and will be approved by one motion. No separate discussion will take place on these items. If discussion of***

**any Consent Agenda item is desired, the item will be moved to the Regular Meeting Agenda for separate consideration.**

1. Council to consider re-appointment of the City Clerk, Jacqueline R. Cossey.
2. Council to consider re-appointment of Department Directors:

City Attorney:	McNally, Fox, Grant & Davenport
Fire Chief:	Donald Leasher
Jail Chief:	John Mansch
Police Chief:	Charles Odom
Public Services Director:	TBD
City Engineer:	Keck & Wood
Medical Director:	Dr. Kenneth E. Jones

Councilmember Jones asked what the role of the medical director was.

Mr. Rapson stated that approval of the medical director enables our paramedics to administer prescription drugs. He added that the medical director has to oversee the program. He concluded that Dr. Jones has served in this capacity for over 20 years, but he wanted to add him to the reappointment list because we should be reappointing him each year.

Mayor Moore asked if the Council wanted to enter into Executive Session to discuss the, to be determined position or wait until next week.

The Council agreed to discuss the, to be determined, department head position during the January 15<sup>th</sup> Council Meeting.

The reappointments were placed on the regular agenda.

3. Council to consider appointment of Mayor Pro-tem for 2013. *(Councilmember Williams according to rotation)*

This item was added to the consent agenda

4. Council to consider approval of request to fix and publish qualifying fees for Mayor and Councilmembers for the 2013 Election. Qualifying fees for Mayor, \$312.00, qualifying fees for Councilmembers, \$234.00. *(3% of the total gross salary – fees must be published no later than February 1, 2013)*

This item was added to the consent agenda.

5. Council to consider approval of request to renew the Letter of Credit with Bank of America. *(This item needs approval tonight)*

City Attorney Davenport led this discussion and stated that he wanted to provide a little history. He then stated that we have been forced to obtain a letter of credit from Bank of America since 2008

when the bond insurance company folded in 2007 for the bond issue for the Water and Sewer Authority which is guaranteed by the tax basis of Union City, Fairburn and Palmetto. He added that this letter of credit is a necessary part of that bond issue and every time we come up for renewal, the renewal is for one year, 90-days, six months or nine months. He continued that Bank of America wants something different done every time we come up for renewal. He concluded that Bank of America wants all three cities to execute a representation letter and once the three cities have done so, the Water and Sewer Authority will be taking it up in the form of a resolution to satisfy Bank of America's requirements for the extension for the letter of credit for a nine month period.

***On motion of Councilmember Jones seconded by Councilmember Jackson and carried, the aforementioned item was unanimously approved.***

V. RECOMMENDATIONS FROM THE PLANNING COMMISSION:

VI. OTHER BUSINESS:

City Manager Reports:

- Inflow and Infiltration Project award

Mr. Rapson reported that the Inflow and Infiltration project is a part of the bond proceeds for the sewer bond that we did. He added that we had two bids to come back from Keck & Wood and Lowe Engineering. He further added that after the analysis he is recommending Keck & Wood for \$166,000.

- 4666 Heather Court Demo Status Update

Mr. Rapson reported that a lady was living in on the property. He stated that asbestos has been found on the property, so he is getting quotes to remove the asbestos. He concluded that it is scheduled to be demolished; however we cannot demolish it until the asbestos issue has been resolved.

- Stone Point Colony Update

Mr. Rapson reported that the investment firm finally came through and acquired eight of the properties and they are looking to acquire a total of thirty properties. He stated that the investors have paid the \$40,000 that the City was owed and he is in the process of working with them to get each home on its' individual meter to avoid this problem in the future when the structure is occupied with a tenant. He concluded that these homes will be rented.

- Hotel/Motel Tax Budget

Mr. Rapson reported that he had to do an amendment for the two groups because they came in a little higher. He then stated that he provided the Council with a copy of the budget that was approved as well as a copy of the revised budget. Mr. Rapson stated that looking at the surplus and the short fall indicates that we can still go through

2013 and 2014 without any additional funding. He further stated that he is in the process of getting the final contracts for the two chosen artists.

At this time Mayor Moore stated that he would like to enter into Executive Session to discuss a personnel matter.

***On motion of Councilmember Jackson seconded by Councilmember Williams and carried, Council entered into Executive Session to discuss one personnel matter. Vote was unanimous.***

***On motion of Councilmember Jackson seconded by Councilmember Williams and carried, Council reconvened to Regular Session. Vote was unanimous.***

***On motion of Councilmember Jackson seconded by Councilmember Williams and carried, Council agreed to retain Mr. Rapson as City Manager on a part-time basis for 60 days contingent upon approval of his contract with Fayette County. Vote was approved by a vote of three-to-one (3-to-1). Councilmember Mealing voted in opposition.***

At this time Councilmember Williams stated that he was concerned with what was done with the new Parks and Recreational Director, Lee Blich. He added that he was concerned that it was brought before this Board without notice that night and he did not have the opportunity to review everything. He further added that he is concerned that he is not a Parks and Recreational Director because he is not at that pay grade. Councilmember Williams stated that this really disenfranchised him because he was expecting to be the Parks and Recreation Director with the equivalent pay of a Parks and Recreation Director. He added that this Body played into this by not having the proper time to review what was brought before us. He further added that we have one of the most energetic and worthy team players at Parks and Recreation who is not satisfied, although he has said nothing, but this bothers him as a member of this Council and the Council needs to do the right thing because we were all on board with the title, but we did not compensate him. He concluded that the pay indicates that we made him a Parks and Recreation Manager.

Mr. Rapson stated that the salary that was selected for him was at the Assistant Parks Director's salary and we changed the title because there was not a Parks Director, so if you are asking me to put him at that salary, we had a discussion regarding bringing Moore-Jackson Community Center (MJCC) online and that is when the increase would have occur.

Councilmember Williams stated that he understands that and he has reviewed the emotions that were in the room and he recommends that the Council makes Lee Blich Parks and Recreation Director with the Director's salary at pay grade 21 because it is the right thing to do.

***On motion of Councilmember Williams seconded by Councilmember Mealing and carried, Lee Blich was unanimously named Parks and Recreations Director at pay grade 21.***

Councilmember Jackson stated that this was an oversight. She then thanked Councilmember Williams for taking care of it.

Councilmember Mealing stated that this was the effect of getting information at the last minute.

VII. ITEMS FOR DISCUSSION:

VIII. ADJOURNMENT:

*There being no further business, on motion of Councilmember Jones seconded by Councilmember Mealing and carried, the meeting adjourned.*