

August 25, 2008

The regular meeting of the Mayor and Council of the City of Madison was held Monday, August 25, 2008, at 5:30 PM at the former Senior Center, located at 434 Hancock Street. Present were the following: Mayor DuPree; Council Members Perriman, Blanton, Hunt, Naples, and Booth; City Manager Nunn; City Clerk Thomas; Planner Callahan; Project Coordinator Huff; and City Attorney Abney. Attorney Reitman was absent.

The meeting was called to order by Mayor DuPree.

Council Member Booth conducted the pledge of allegiance.

Approval of Minutes of Previous Meeting – Council Member Perriman motion to approve the minutes of August 11 and August 18, 2008, as presented. Booth second. Opportunity for discussion. Vote unanimous. The motion carries.

Approval of Order of Agenda Items – Mayor DuPree said an addition to the agenda is a resolution regarding the park and that this will be added as item IX-B. He reviewed the items requiring votes and those items available for public comment.

Legal Matters

Resolution - Budget Amendment 2008-03 - Mayor DuPree opened the public hearing and explained the protocol for public hearings. He said each side will be given ten minutes for public comments. City Clerk Thomas explained the budget amendment is a year-end amendment for fiscal year 2008. She said the amendments include minimal adjustments. Mayor DuPree offered an opportunity for comments in favor of and against the amendment. No comments. With no further comments, Mayor DuPree closed the public hearing. Council Member Naples motion to approve resolution for budget amendment 2008-03. Booth second. Opportunity for discussion. Council Member Naples asked City Manager Nunn to comment about the SPLOST budget. Nunn said SPLOST for fiscal year 2008 was used in the Town Park area around Jefferson Street, North Second, and Washington Street areas. He said this was a significant amount and was over the budget amount. Vote unanimous. The motion carries.

Unfinished Business

Attorney Abney asked that the resolution regarding the need for revitalization in the area of the park be considered prior to the intergovernmental agreement. Mayor DuPree agreed.

Resolution – DDA – Need for revitalization & redevelopment of central business district - Attorney Abney reviewed the resolution and explained that it is required. Council Member Naples motion to adopt the resolution as presented. Booth second. Opportunity for discussion. Vote unanimous. The motion carries.

DDA Intergovernmental Agreement (Legal/Auditor Revisions) – Town Park

Attorney Abney reviewed the agreement and the proposed changes. Some of the changes addressed:

- 1) The property was initially referred to as an event center and this was changed to an event facility;
- 2) Length of contract was changed to five years;
- 3) Payment terms were revised;
- 4) Exhibit B, Promissory Note, 2013 not 2012.

After further discussion, Council Member Hunt said quarterly payments say principal and interest, and he thought this was an interest only loan. Attorney Abney said they would strike “principal.”

Council Member Booth motion to approve intergovernmental agreement relative to Town Park, event facility, with change to paragraph 7 (Term), subject to when the bank advises the DDA of maturity date at closing; striking “principal and” in Exhibit B; and changing final installment due date to 2013, subject to the bank correction at closing. Naples second. Opportunity for discussion. Vote unanimous. The motion carries.

New Business

Reports from Chairs of Bi-Centennial Committees – Judy Senft and Ashley Hunt, chairs of the bi-centennial committees, presented a calendar of events and an executive overview for the Mayor and Council’s review. Senft reviewed some important dates and events. Senft said there will be dedication ceremonies for the bicentennial markers.

Economic Development Director’s Report – Bob Hughes, Economic Development Director, gave an update on Project Trojan. He said the site plan is being developed. He said the closing date is scheduled for October. He said this project will qualify for an equity grant from the state and a strategic industry loan.

He reported on other economic development activities.

City Manager’s Report/Qtrly Financials – City Manager Nunn said preliminary quarterly financials are included as Attachment III for the Mayor and Council’s review. Nunn reported the Indian Creek WRF is operating well and that an open house is scheduled for September 25. The facility is treating approximately 200,000 gallons daily. Nunn said the new Municipal Building is scheduled for completion in late September. Nunn reported the work on the cottage at Town Park should begin soon. The airport project is complete and awaiting new furniture. Nunn said work on the Atlanta Highway railroad crossing stopped and that he will check on the status. Nunn said there have been reports of pressure spikes in the water lines at Buckhead Manor. This issue is being investigated, and solutions are being considered.

Main Street's Report – Project Coordinator Huff reported Benita Watkins, administrative assistant, has resigned as of last Monday. Huff said she will be attending conferences in the coming month. She reported letters have been sent to the realtors regarding the literature racks in front of their offices. They have until September 1 to comply. Huff reported letters were sent to the lodging facilities requesting their comments on a proposed hotel/motel tax increase. Huff requested that this item be included on the next Mayor and Council agenda in order to allow them an opportunity for comments.

Planner's Report - Planner Callahan said the engineering firm that conducted the transportation study and JJ & G have been contacted for quotes to provide the additional transportation data for the impact fee study. Callahan asked that another worksession be scheduled to discuss impact fees. Callahan said Bob Hughes, the economic development director, will be invited to attend. She reported comp planning will begin soon. An update to the future land use plan is due by Spring of 2009. The greenprint component and the transportation plan will be a part of the update.

Other Business of Council – None.

Public Comments – Laura Butler thanked the Mayor and Council and City staff for their support after the passing of her husband, Morgan County Commissioner Curtis Butler.

Bill Doyle, co-owner of Madison Square Duplexes, said after a meeting with his residents, he is concerned about the safety of the residents after recent break-ins at the complex. He distributed a hand-out for the Mayor and Council's review. After further discussion, Bobbi Randall, the manager at Madison Square, expressed her concerns and offered her recommendations. Other residents of the complex were in attendance. Kathy Perkins and Patricia Jarrell, residents of the complex, also talked about their safety issues and offered possible solutions. The Mayor and Council listened and expressed their concerns. Assistant Police Chief Carl Jones, Cpl. Phillip Malcom, and Sgt. Colin Campbell from the Police Department were also in attendance. Asst. Chief Jones said the police are concerned, but they cannot comment about an ongoing investigation. He said the officer assigned to this area would communicate with the complex manager at Madison Square on a regular basis. Other comments were offered by Laura Butler and Leon Peters. After further discussion, Mayor DuPree and Council recommended the formation of a committee, composed of police officers, City Manager Nunn, Mr. Doyle, managers from each multi-family development in the area, two or three residents from Madison Square, and two Council Members, to meet and to discuss the issues and to consider potential recommendations. The committee will report at the next Mayor and Council meeting.

Adjournment

With no further business, Council Member Booth motion to adjourn. Blanton second. Vote unanimous.

Approved: _____
Tom E. DuPree, Jr., Mayor

Attest: _____
Mellie A. Thomas, City Clerk

Date: