

TOWN OF TALLULAH FALLS
STATE OF GEORGIA
REGULAR MEETING

AUGUST 4, 2016

AGENDA

CALL TO ORDER

MINUTES OF MEETING HELD JULY 7, 2016

LANE GRESHAM - TALLULAH FALLS SCHOOL - TWIN RIVERS CHALLENGE
JAMES WATTS - JAMES PAINT BODY & TOWING - CANCELED UNTIL SEPTEMBER
BOB MATIS - TERRORA BUILDING PROPOSAL - CANCELED
PEPPER KELLY - MARKETING PROGRAM - TERRORA BUILDING
ATTORNEY REPORT

FIRE REPORT

POLICE REPORT

WATER REPORT

FINANCIAL REPORT

STREET REPORT

PUBLIC SAFETY COMMISSIONER REPORT

MAYOR'S COMMENTS

OPEN FLOOR

ADJOURN

*EXECUTIVE SESSION IF NEEDED

**TOWN OF TALLULAH FALLS
STATE OF GEORGIA
REGULAR MEETING
AUGUST 4, 2016
MINUTES**

The regular monthly meeting for August 4, 2016 of the City Council of Tallulah Falls, Georgia was called to order at 6:00 O'clock p.m. by Mayor Hayes.

PRESENT WERE: Mayor Dan A. Hayes
Councilperson Deb Goatcher
Councilperson Bill Coldren
Councilperson Larry Hamilton
Councilperson Teri Dobbs
Police Chief Bill Goatcher
Fire Chief Robbie McCutcheon
Town Administrator/Clerk Marcia McKean
Deputy Clerk Patti Polk

OTHERS PRESENT: See attached sign-in list

A Motion was made by Councilperson Coldren to accept the minutes of the July 7, 2016 meeting. The Motion was seconded by Councilperson Dobbs and passed unanimously.

Lane Gresham with Tallulah Falls School was scheduled to present the Twin Rivers Challenge but was unable to attend. Ms. Gresham has been rescheduled to appear at the September meeting.

James Watts with James Paint Body & Towing was scheduled to present but requested to present at the September Council meeting instead.

Bob Matis was scheduled to present a proposal for the Terrora Building but canceled with no request for a future date for his presentation.

Attorney Report: Allyn Stockton gave an update on Hickory Nut Mountain road ownership. Mr. Stockton indicated road ownership had not been transferred to the Town of Tallulah Falls and, as of this date, Hickory Nut Mountain Road remains a private road. Further, any road maintenance fee paid by residents would be voluntary.

Councilperson Larry Hamilton gave his recollection of the transfer of road ownership as currently being in the third-year of a four-year "informal agreement" between Hickory Nut Mountain residents and the Town whereby residents would continue to pay road fee and same would be remitted to the Town to help defray cost of paving. According to Hamilton, the Town would take ownership of the road after the four-year period. Resident Keith Knudson, who was in the audience, agreed with Hamilton.

Councilperson Dobbs voiced her concerns over road ownership, as a citizen, and the need to have a deed executed to transfer road ownership to the Town. She will work with Mr. Stockton to finalize same.

Mayor Hayes recognized William J. "Pepper" Kelly, a Commercial Broker with Coldwell Banker Commercial Metro Brokers, who presented his Commercial Real Estate Marketing proposal for the Terrors Building.

Mr. Kelly gave a handout (attached) and discussed the importance of the national and regional sales listing services to which he has access for advertising, marketing, and screening prospects. He noted clean-up efforts are needed to properly market the building and acknowledged the limited budget the Town is working under for said clean-up.

Councilpersons Hamilton and Goatcher questioned the legality of such marketing and purchasing of the building without sealed bids as required for local governments. The idea of creating a Development Authority was discussed since an Authority can operate outside the requirements of local governments but was dismissed because of the time needed to create same.

Attorney Stockton stated he will get more information on the legal provisions for the Town regarding the sell or leasing of the building. In the meantime, however, there is no bid process to market the building.

Mr. Kelly stated he would require a standard sale/lease agreement for one year (plus 180 days unless terminated at the end of the one year) and to represent the Town and be "keeper of the key" to market the building as "for sale" or "lease with option to buy." Upon the secured sell or lease, Mr. Kelly would receive a one-time flat rate commission of \$4,000 at closing. Aside from the cleanup efforts to market the building, there will be no upfront costs or fees paid.

Councilman Hamilton objected to approving the contract without seeing it and stated, "We're fixing to vote on something, and I don't see a copy of it," and "I'm not real comfortable voting to sign off on something I haven't seen."

A Motion was made by Councilperson Goatcher to approve the proposed marketing agreement, as presented, with Mr. Kelly and Coldwell Commercial Brokers. The Motion was seconded by Councilperson Dobbs and passed unanimously.

Fire Report: Attached hereto and made a part hereof.

Police Report: Attached hereto and made a part hereof.

Police Chief Goatcher reported the \$3,000 Safety Grant from Georgia Municipal Association would be used to purchase warm reflective jackets and T-shirts for the Fire Department.

Chief Goatcher announced October 8th will be Founders Day BBQ & Brunswick Stew Fundraiser in Tallulah Falls. This will be a celebration for Rabun and Habersham Counties High Angle Teams as well as a Fire Department benefit. Jimmy Yon will be head chef for the event and Chief Goatcher and Mayor Hayes volunteered for the Dunkin' Booth.

Water Report: Attached hereto and made a part hereof.

Chief Goatcher acknowledged the water usage was unusually high because of leaks in town and the State Park plus extra watering during the summer months.

Street Report: Police Chief Bill Goatcher announced no LMIG grants will be received until the water issue between Rabun County and the City of Clayton is resolved.

Chief Goatcher announced how pleased he was with Rabun County Road Department spending two full days in the Town cutting trees/hedge trimming. It took an additional day to get everything picked up and burned but everything looks good.

Chief Goatcher asked the Council for approximately \$150 to purchase sealant and paint for the lake dock.

A Motion was made by Councilperson Coldren to authorize Chief Goatcher to spend approximately \$150 to seal and paint city dock; seconded by Councilperson Dobbs and passed unanimously.

Financial Report: Attached hereto and made a part hereof.

A Motion was made by Councilperson Goatcher to adopt financials and set the millage rate for 2016 at six (6) mills. The Motion was seconded by Councilperson Dobbs and passed unanimously.

Public Safety Report: None.

Fire Chief Robbie McCutcheon indicated five letters were sent to former volunteer firefighters for the return of their gear. He will let Chief Goatcher know if he needs any assistance with collecting.

Mayor's Comments: Mayor Hayes announced the ordinances have been sent and received by Municode. No date of completion was given but the Council and attorney will be required to review prior to finalization.

Mayor Hayes asked for approval to sign the Resolution adopting the update to the Rabun County Joint Comprehensive Plan. A Motion was made by Councilperson Coldren authorizing signing the Resolution; seconded by Councilperson Goatcher and passed unanimously.

Mayor Hayes announced the reappointment of employees as attached hereto and made a part hereof.

A Motion was made by Councilperson Dobbs to reappoint employees, as presented; seconded by Councilperson Hamilton and passed unanimously.

Mayor Hayes announced a Workshop to be held on August 25, 2016 at 5:30pm to discuss the Comprehensive Work Plan, the ga.gov web site, the idea of a welcome center with signage, and any other topic that might need attention prior to the next Council Meeting. Councilperson Dobbs suggested having a workshop each Thursday at 5:30pm prior to the regular Council Meeting.

Open Floor: Councilperson Goatcher announced the annual Christmas celebration would be December 2, 2016.

Chief Goatcher acknowledged the receipt of a "goody" basket and flag from the Woodsmen of the World for the Tallulah Falls Police Department in appreciation and support of our Police Department.

Councilperson Goatcher made the Motion to adjourn; seconded by Councilperson Hamilton.

The motion passed unanimously. The meeting adjourned at 7:15 p.m.