

MINUTES OF THE WORK SESSION HELD AT CITY OF SKY VALLEY, GEORGIA ON AUGUST 22, 2018 AT TUESDAY AT 9:00 AM CBC (OLD LODGE), 696 SKY VALLEY WAY

MEMBERS PRESENT: Mayor MacNair, Councilors Durpo, Howard, Piontkowski & Wheeler

MEMBERS ABSENT: Councilor Larsen

STAFF PRESENT: City Manager Lapeyrouse, City Clerk Fast and City Attorney Kidd

1. Call to Order

Mayor MacNair called the meeting to order.

2. Adoption of Agenda

Councilor Durpo made a motion to strike items 3 through 9. Councilor Piontkowski seconded the motion and passed unanimously.

Councilor Durpo made a motion that Mayor MacNair call a Special Called Council Meeting for Executive Session to discuss – Personnel & Litigation. Councilor Wheeler seconded the motion and passed unanimously.

Councilor Wheeler made a motion to add update for SPLOST & SDS to the agenda. Councilor Durpo seconded the motion and passed unanimously.

NEW BUSINESS

3. City of Sky Valley Facility Utilization– Visitor Center

Councilor Howard presented the Vision for the Visitor Center. The original vision the was the building would be a great site for a City Complex. Limited use of the property has prevented the project from moving forward. Future long-range planning that has not ever started. Move forward with planning and move the city employees into the building. Proper, prior planning is needed. Phase into the plans and details in the proper way to the best interest to Sky Valley.

Mayor MacNair advised with the number in attendance that a time limit of three minutes will be observed.

Councilor Wheeler asked that Council be able to discuss prior to attendees be allowed to speak. He stated the building was not inspected prior to purchase and the original plan was to lease the small building on the property to the sellers. The cost to repair the smaller building was beyond the \$17,500 and the lease was amended to allow the tenants to move into the main building. The smaller structure was torn down due to the condition.

City Attorney stated the lease ends in September 2020.

Councilor Piontkowski stated one of the things that has not come up is the other section of the building occupied by Patty Calderone. She does not have a lease. He also said down the road moving city hall to the this building and moving the police department to the current city hall. Public Safety and Public Works are important to the citizens. Nothing has been decided.

Laura Gurley comes with a different perspective. Plan for the future, people do not plan for the future.

Jon Sheibel we need to plan. Reach out to the Economic Development Authority, something needs to happen to the community. We need something to happen.

Barbara Kobacker global thinking is great, but we need to get back to the building the city owns.

Steve Brett stated Mayor Goodgame's idea of moving city hall to visitor's center was a very viable idea. Planning is the key.

Lynn Turner a full-time resident concerns her to see Sky Valley declining. Unattended homes need to be address. Street signs need to be repaired.

Ed Morley property owner for ten years. Concerns about the marketing plan and moving forward.

Betty Shepard city hall is quant and the police department needs to be out front. Please no billboard is the visitor's center. Forget the nursing home.

Lisa Unger off the beaten path concern the one-way sign. We were told the signs were temporary and are still there. No maintenance on Alpine drive, nothing is maintained.

Will Gurley generally not displeased with the discussion and asked that we maintain the visitor's center in the interim.

4. SPLOST

Councilor Durpo advised there has been no offer. There has been no deal. He asked Ed Morley about the email he sent out. He then asked City Manager Lapeyrouse and she said to ask Ed Morley. Councilor Durpo asked where Mr. Morley where he got his information. Councilor Piontkowski asked how Mr. Morley had the exact numbers. There are other numbers out there. Concern for the council that the numbers are out to the public.

Councilor Durpo advised that the Mayor MacNair & Councilor Wheeler visited City Manager on Monday. He read Linda's email as follows:

Pursuant to this morning's event in my office, I am responding only to the council, and Paul (or the Mayor/Council) will respond to Ed.

The County has verbally offered \$400,000 to the City of Sky Valley for SPLOST if we will sign the Intergovernmental Agreement. The initial verbal offer was \$385,000. Based on the meeting in my office with Bob, Chip and Al, those in attendance did not agree to the signing of the Intergovernmental Agreement unless Clayton was agreeable. By population, Clayton would get close to \$2,000,000 and the County is only offering \$1,000,000 to them in the Agreement. According to Darrin (County Administrator), the other cities are in agreement. That leaves us. If we sign the agreement, the County will not need Clayton's signature to get the agreement done and Clayton will have no say and unethical. Ultimately, it would still be up to the voters to approve the SPLOST tax based on the amounts and projects identified. I was instructed to tell the County that we want the agreement in writing and one that all of the cities can agree to.

Jordon Greene Mayor of Clayton stated no communication and no offers. He also stated he does not even know what the project amounts are for the next SPLOST.

Councilor Piontkowski stated a written proposal has not been received from the county. The rumor mill is causing the city council to get criticism for not having the information.

City Manager Lapeyrouse stated two proposals will be presented by the county. The first one came in at 385,000 and one with level one projects. She stated the other cities had been notified.

Elizabeth Chapman Council Member of Clayton stated she had talked the Mayor of one other city and they have not heard from the county.

Councilor Durpo stated the county is proposing the City of Sky Valley is the only city that is a hold and he advised that is not true and it would not be necessary for the City of Clayton to agree and that would be unethical for the City of Sky Valley to do that to the City of Clayton. Ultimately it is up to the voters. The full intent of SPLOST is for the six cities in the county and the county to get together on what SPLOST should be used for and where it benefits the six cities in the county.

Debbie Chisholm and Elizabeth Chapman are Council Members of the City of Clayton.

Kristen Whatley recommended that the City Councils get together with Rabun County to formulate what you want.

Jordon Greene Mayor of Clayton we have already met with them and Rabun County has not communicated with them.

Councilor Piontkowski stated another issue is the treatment of level one projects from the county.

Councilor Durpo continued with City Manager's Lapeyrouse's email:

The verbal offer to settle SDS is \$75,000 per year to cover all inequities and they will agree to maintain Bald Mountain Road, build the salt storage facility and supply the salt and chat for winter. Darrin told me that by them agreeing to what we want on SDS, the County would want cooperation from the City on getting the SPLOST Intergovernmental Agreement done. They have been told by their attorney that if they go to mediation, we will likely get a special service district for fire and that's all. If we do not agree to SPLOST, he thought they would likely go to mediation. Of course, keep in mind, he is not the decision-maker and all votes go through his commission just like all votes are done by the Council. What is said can always change when it comes to voting time.

Councilor Durpo explained what each city had received on the 2013 SPLOST and what they were entitled to per the population. He also stated what the county had done was unethical. We need to look at the whole deal.

Executive Session

5. Executive Session

Personnel

To discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a city official or employee; (O.C.G.A. § 50-14-3 (6)).

Pending or potential Litigation

To consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial action brought or to be

brought by or against the city or city official or employee or in which the official or employee may be directly involved. (O.C.G.A. § 50-14-2).

Councilor Wheeler made a motion to move into executive session to discuss personnel and pending or potential litigation. Councilor Piontkowski seconded the motion and passed unanimously.

Councilor Wheeler made a motion reconvene work session. Councilor Piontkowski seconded the motion and passed unanimously.

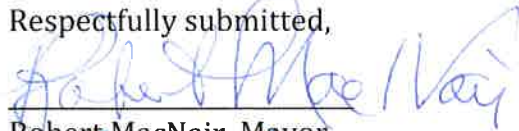
Mayor MacNair advised no action was taken.

6. Adjournment

Councilor Piontkowski made a motion to adjourn. Councilor Wheeler seconded the motion and passed unanimously.

There being no further business to come before the Mayor and Council, the meeting was adjourned at 12:15 p.m.

Respectfully submitted,



Robert MacNair, Mayor



Ella Fast, City Clerk