

**REGULAR COUNCIL MEETING
CITY OF SKY VALLEY, GEORGIA
SEPTEMBER 20, 2011
TUESDAY, 9:00 AM
FELLOWSHIP HALL, 817 SKY VALLEY WAY**

MINUTES

Mayor Martindale called the meeting to order.

Those present: Mayor Martindale, Council President Moore, Councilors Boyle, Howard, Kleiber, and Platt, Attorney Dickerson, City Manager Smith, Chief Dills, and City Clerk Cantrell.

Pam Martindale gave the invocation. Mayor Martindale led the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilor Boyle made a motion to approve the minutes of the August 16th regular council meeting, 2nd Councilor Kleiber, unanimously approved.

ADOPTION OF AGENDA

Councilor Platt made a motion to approve the agenda, 2nd Councilor Howard, unanimously approved.

MAYOR'S REMARKS

Mayor Martindale thanked everyone who qualified for Councilmember in the 2011 General Election: Maureen Platt (incumbent), Liz Carr, Bob Larsen, and David Whatley. Mayor Martindale is running unopposed for Mayor.

COUNCIL REMARKS

Council President Moore thanked Chief Dills for his response with the incident that happened yesterday when a man had a heart attack pushing a motorcycle.

DEPARTMENT REPORTS

Police Chief's Report – given by Chief Dills

Chief Dills said that yesterday, a man pushing a motorcycle, had a heart attack. The code enforcement officer began CPR, until the police arrived with the defibrillator. The man was taken to the hospital but was believed to be OK.

City Financial Report – given by City Clerk Cantrell

Tax Commissioner's Report – given by City Clerk Cantrell

Building Inspector's Report – given by City Manager Smith

City Manager's Report – given by City Manager Smith

Councilor Platt thanked City Manager Smith and the roads department for taking care of a dangerous tree on Sky High.

Councilor Kleiber encouraged everyone to recycle.

Citizen Richard Butt asked about the rope across the pavilion. Mayor Martindale said that, as he understands, the bank has roped off the pavilion and is not allowing the Property Owners Association access because of disagreement over the validity of a lease to use the property. The events planned by the City are still allowed at the pavilion.

COMMITTEE REPORTS

Community Development Committee – Chairman John Temple
Chairman Temple said the Committee believes a study needs done to consider possibilities for the golf course. The Committee received presentations and proposals from two companies to prepare the study.

OLD BUSINESS

NEW BUSINESS

- Consideration of proposals for feasibility study

Chairman Temple said the Committee received proposals from Meadowbrook Golf and Sequoia. The Committee recommends Meadowbrook Golf to prepare a study.

Councilor Boyle made a motion to enter into a contract with Meadowbrook Golf, based on the recommendation of the Committee, at a cost not to exceed \$15,000 plus travel, 2nd Councilor Kleiber. Councilor Boyle said that this year, the Council has authorized spending funds that only benefit a few people giving the example of abating water bills which has cost the City probably thousands in lost revenues. Also, authorizing an engineering study for Saddleback Circle, authorizing streetlights on Sky Valley Way, projects supported by the Council, all of which cost thousands of dollars. This study will cost each taxpayer between \$12.50 and \$13.00 based on 1200 taxpayers. He said that although he is not a golfer, the golf course is an asset and a huge part of Sky Valley. The study is to find out if the golf course can stand alone, supporting itself in this economy. If the study comes back and shows that it will not support itself, this community needs to prepare for life without a golf course. If on the other hand, the golf course can make it as a stand-alone in the current economy, then the community needs to support Mr. Temple and the Committee and market the golf course to a potential buyer with the Council and community's support. Councilor Kleiber seconded the motion.

Councilor Howard supports getting professional opinions. Councilor Kleiber said she feels the Council owes the citizens the effort to find the information needed to know which direction to go. Council President Moore said that he did not support all of the aforementioned expenditures. The committee was tasked to look into options for the City, not just the golf course. He said it will cost the City to purchase it, and it will cost the City lost tax revenue also when the golf course is taken off the digest.

Citizen Sam Lamonte said that everyone in Sky Valley has a vested interest in the golf course. He said he and John Hodges have both served on boards for Meadowbrook Golf, who has several golf courses around the Pensacola, FL area. He said it is very important to proceed with these efforts. Citizen Steve Brett thanked Councilor Boyle for his remarks. He said that the Community Development Committee was appointed by the City, and he feels it is important for the City to fund the study. We cannot go forward without the information the study will provide. He encouraged the Council to vote in favor of the study.

Councilor Howard asked Chairman Temple what the deciding factor was to recommend Meadowbrook. Chairman Temple said that it was a unanimous decision by the Committee. The Committee felt that Meadowbrook was better suited for Sky Valley and that Meadowbrook's proposal included more research and on-site time.

Citizen David Whatley said that Meadowbrook will bring a team to interview people in Sky Valley and is very familiar with the area.

Councilor Platt said she has been called by taxpayers who are not golfers expressing concern about the City funding the expense for the study, adding that she would like the option to raise some of the money privately. Chairman Temple said he would be willing to put money in privately, as are several others, but he believes it will be best for the City to support this. Citizen Milt Gillespie said this study will give the City the facts that we need to decide if another person can come into Sky Valley and tell residents what they can or cannot do with the pavilion and other property, or if the City will take control of it itself.

Citizen Jon Shebel said that we know there is a potential buyer, Mike Young. Now, the City has created competition with a private investor. He also said that the contract for the study should state that if the property is purchased while the study is being done, that the work be stopped and the City only pay for the work completed. Councilor Boyle said that the study will help anyone interested in the golf course, and that he believes competition will be a positive. Citizen David Whatley said the feasibility study includes options for a fulltime clubhouse, a part-time clubhouse, and several options. Councilor Kleiber said she agreed with Mr. Shebal's comment that if someone purchases the golf course, that the work stop and no more work be done and funded. Chairman Temple said that he does not believe this will deter Mike Young from purchasing the golf course if he chooses to. He said that the bank should have never said the City has to get information from Mike Young because it creates a conflict for him. The issue is not Mike Young versus the City; the issue is that the City is trying to find answers. The City needs to know if the clubhouse can be operated independently or if the two need to stay and be operated together to support themselves.

Citizen Bill Horton said that from the beginning, he has proposed the City get professional help. He said the impression of the scope of work in the contract looks like the City wants to know if it is feasible for the City to own and operate the golf course adding that the study can yield very different results depending on information requested. He said the results of the study need to be relevant to someone else purchasing and operating the course as well. Councilor Howard said that if Mike Young does not want the clubhouse, there will be an immediate conflict with the parking areas.

The motion passed 3:2 with Councilors Boyle, Howard, and Kleiber voting aye and Council President Moore and Councilor Platt voting nay.

- Approval of Change Order 4 – Consolidated Pipe

City Manager Smith said this change order includes items priced under a unit price in the contract, but are not yet included in the total contract price. This change order adds the per unit priced work completed to the total contract price. Council President Moore made a motion to approve the change order, 2nd Councilor Platt, unanimously approved.

- Discuss progress and future direction of redevelopment committee – Council President Moore

Council President Moore said that he thinks the Committee has lost some of its focus. He said that somehow, the Committee went in different directions that originally intended – looking into the golf course and planning special events.

- Building Authority

Attorney Dickerson said his office is preparing the legislation and working with Representative Butterworth to have the building authority presented to State legislature. He said that generally, as long as the local delegation supports the legislation, the legislation will pass. Councilor Platt asked if the building authority will have the ability to raise taxes. Attorney Dickerson said that it will have the authority to issue revenue bonds, but that it would be backed by the full faith and credit of the local government. Milt Gillespie said that just because the Authority is created, it does not have to be used. It is a tool that the City will have if needed.

PUBLIC FORUM AND GENERAL COMMENTS

Citizen Ray Becker said that he believes Councilor Boyle did a wonderful job presenting the motion on the feasibility study.

Citizen Jon Shebel said the Council needs to look into funding marketing for the entire City, the golf course, the property with the old lodge, and any developable property. The City needs to be an entire resort destination.

Citizen Ben Chitwood asked if the old lodge would belong to whoever purchases the golf course. Mayor Martindale said that the old clubhouse is still owned by Merrill.

Citizen Richard Butt asked if Citizen Bill Horton's idea about the scope of work for the feasibility study be incorporated into the scope of work. Mayor Martindale asked Mr. Horton to send him a memo or letter with his recommendation.

EXECUTIVE SESSION

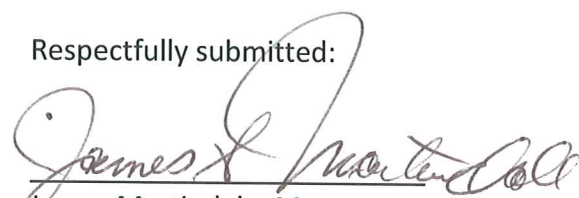
Meetings when any agency is discussing the future acquisition of real estate. O.C.G.A. § 50-14-3(4). Councilor Kleiber made a motion to move into executive session, 2nd Councilor Howard, unanimously approved.


Councilor Boyle made a motion to reconvene regular session, 2nd Councilor Platt, unanimously approved.

Council President Moore made a motion to authorize Mayor Martindale and City Manager Smith to discuss a possible property donation with Chip Pearson, 2nd Councilor Boyle, unanimously approved

There being no further business, Mayor Martindale adjourned the meeting.

Respectfully submitted:


James Martindale, Mayor

Attested:

Mandi Cantrell, City Clerk