

CITY OF STATHAM

MINUTES

Statham City Hall

327 Jefferson Street, Statham, GA 30666



WORK SESSION – November 3, 2022

6:30 P.M.

CALL TO ORDER – Mayor Piper called the meeting to order at 6:30 p.m.

Roll Call: Mayor Piper and Councilmembers Krause, Patterson, Penn, Thrasher and Venable were present.

Also present: City Attorney Jody Campbell, City Clerk Ashya Fambrough and PD personnel.

PLEDGE OF ALLEGIANCE- Mayor Piper led the Pledge and thanked all the veterans and their families for their service.

REPORTS

1. Finance Department
2. Police Department
3. Public Works Department

Mayor Piper provided a brief overview of all departments.

DISCUSSION ITEMS

1. **Building Permit Fee Schedule:** *(Tabled from October 18, 2022 Work Session)* To adopt an updated building permit fee schedule.

Council asked for clarification on the type of pools and fences that would require a permit and what general repairs cover. City Attorney Jody Campbell explained that the City's Code gave the exact requirements and specifications and that general repairs is a catch all for things that will need to be permitted but don't necessarily fit the other categories. Mayor Piper added that most citizens or their contractors request permits before beginning work. City Attorney Jody Campbell added that citizens file complaints for noncompliance and fees are 200% on unpermitted work and will have to be brought into compliance with code if it is not.

2. **Update Facility Rental Rates:** *(Tabled from October 18, 2022 Work Session)* To approve a new rate schedule for rentals of City facilities, and tier rates based on location of residency. The updated rate schedule includes a 50% off discount for nonprofit, government, or veteran organizations. Based on research of rental applications, 86.11% of all facility rental agreements live outside of the city limits of Statham. For comparison purposes, between the years 2011-2013, the rental fee for 8 hours, all facilities, (Community Center, Hillman-Rainwater, Robert Bridges Park) was \$200.00 for inside city

residents and \$425.00 for outside city residents. Between the years 2014-2016, the rental fee for 8 hours, all facilities, was \$200.00. Between 2017-2022, the rental fee for 8 hours was \$200.00 for the Community Center, and \$100.00 for Hillman-Rainwater and Robert Bridges Park. The proposed rates are as follows: \$250.00 for inside city residents for the Community Center, and \$400.00 for outside city residents; for Hillman-Rainwater and Robert Bridges Park, the fee for inside city residents is \$150.00, and \$250.00 for outside city residents.

Councilmember Krause compared the proposed rates with the City of Auburn and feels that they are too high. She also recommends that credit cards be on file for damages and that alcohol not be allowed at the parks. Councilmember Thrasher suggests that non-profits be by the hour because they usually don't require the entire day. Council asked for explanation on occupancy and deposit options. City Attorney Campbell explained that section 10 covers maximum occupancy according to fire code but if there is a lower preferred number then Council would have to set that number and that Credit cards will have to have a set amount and can only be for a set time frame. Councilmember Patterson wants to ensure that serving licenses were being verified and alcohol consumption was only inside of the buildings. Mayor Piper requested that Council submit their modifications of the rental agreement before the November 15, 2022 Regular Meeting.

- 3. Ordinance – O-22-06:** *First reading.* Ordinance to amend Chapter 2, Article VII, of the City of Statham, Ga Code of Ordinances; to clarify the duties and obligations of the Municipal officers of public records and information; to establish a document retention calendar for public records; to establish an effective date; and other purposes.

City Attorney Jody Campbell explained this ordinance is to have clear language and be consistent with Open Records Act language. It also sets a clear retention schedule. Documents can be viewed but not stored on personal devices.

- 4. Resolution – R-22-03:** Resolution for the Mayor and the City Council of the City of Statham abandoning any interest in an unopened twenty-foot (20') alleyway located between properties known as 1951 Broad St and 1949 Broad St., Statham, GA.

City Attorney Jody Campbell explained that the disposal is within the law and that both parties are in agreement. This will correct boundary line issues between the properties. Councilmember Venable wanted clarification on if there were any public utilities at the alleyway. City Attorney Jody Campbell stated he checked with Jordan and there are none.

5. Year 2023 City Council Meeting Calendar

No Comments.

6. Year 2023 Holiday Schedule

No comments.

- 7. General Construction to City Hall:** To approve Sunrise Roofing, LLC for the construction and renovation to the front of City Hall office space as approved by City Council in the FY23 Budget. The allotted budget approved was \$46,000. This capital improvement was advertised per the City's Financial Policy in the legal organ for four (4) consecutive weeks (policy specifies to advertise for 2 weeks) and advertised on the City's website with no formal bids received. Due to no formal bids received, City staff solicited proposals receiving one (1) proposal in the amount of \$45,097.18.

Councilmember Venable stated that the City shouldn't move forward with this item due to no movement on community center improvements. City Clerk Ashya Fambrough stated that Sunrise Roofing has entered a proposal for the Hillman Building roof, but it doesn't have to go before Council based on the amount, and the proposal being below the budgeted amount. Councilmember Krause wanted the exact amount and feels replacement through grants may be a better option. Mayor Piper provided the amount of Sunrise roofing and all previous proposals. Councilmembers Krause and Thrasher both feel that replacement is the better option. Councilmember Venable stated that something would need to be done and would like to see more quotes. Councilmember Patterson suggested a health and safety inspection of the Hillman Building.

EXECUTIVE SESSION:

- 1.** Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was **pending or potential litigation**.
- 2.** Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(E).

City Attorney Jody Campbell removed item 2 from the Executive Session. At 7:21 p.m. Councilmember Venable made a motion to enter Executive Session. Councilmember Patterson seconded the motion and the motion passed unanimously. At 7:23 p.m. Councilmember Venable made a motion to amend the Executive Session to cover items 1 & 2. Councilmember Patterson Seconded the motion and the motion passed unanimously. The Executive Session ended at 7:54 p.m. with Councilmember Krause making the motion to exit. Councilmember Thrasher seconded the motion and the motion passed unanimously.

City Attorney Campbell stated that all discussions held in Executive Session are protected as Attorney/Client Privilege and that no votes were conducted during the session.

CITIZEN INPUT

- Cheryl Venable would like to see the agenda posted at least 1 week before each meeting, citizen input after each agenda item, and before the Executive Sessions. She spoke on focusing on ROI in prioritizing projects and suggested a city employee conduct walk throughs of the buildings with the renter before and after.

- Kurt Bogenrieder would like to know if Council or the Mayor requested renovations. He spoke on the need for a decrease in mayoral power based on the actions of the current and previous mayor. He also requested Mayor Piper step down effective immediately.

MINUTE APPROVAL

1. October 18, 2022 Regular Meeting (submitted to Council on October 20, 2022).

Councilmember Venable made a motion to approve the October 18, 2022 Regular Meeting Minutes. Councilmember Krause seconded the motion, and the motion passed unanimously.

ADJOURN

At 8:05 p.m., Mayor Piper asked for a motion to adjourn the meeting. Councilmember Venable made a motion to adjourn. Councilmember Patterson seconded, and the motion passed unanimously.