



**SPECIAL CALLED MEETING
MINUTES FOR APRIL 13, 2015
WORK SESSION 6:00PM**

MINUTES

MAYOR AND COUNCIL MEETING MINUTES

*Mayor
& Council*

RIVERDALE



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BUILDING GREATNESS DAILY

MAYOR
Dr. Evelyn Wynn-Dixon

CITY COUNCIL
Cynthia Stamps-Jones, Ward 1
An'cel Davis, Ward 2
Wanda Wallace, Ward 3
Kenneth Ruffin, Ward 4

CITY MANAGER
E. Scott Wood

CITY ATTORNEY
L'Erin F. Barnes

CITY CLERK
SYLVIA VAUGHAN

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**CITY OF RIVERDALE, GA
MAYOR AND COUNCIL
SPECIAL CALLED
MEETING WORK SESSION MINUTES
MONDAY, APRIL 13, 2015 | 6:00 PM**

The Honorable Mayor Evelyn Wynn Dixon

The Honorable Cynthia Stamps-Jones
The Honorable Wanda Wallace

The Honorable An'cel Davis
The Honorable Kenneth Ruffin

City Manager:
City Clerk:
City Attorney:

E. Scott Wood
Sylvia Vaughan
L'Erin Barnes

- A. CALL TO ORDER:** By the Honorable Mayor Winn-Dixon.
- B. ROLL CALL- CITY CLERK:** All Members of Council were present which constituted a quorum.
- C. CITY MANAGER'S REPORT:** Provided by E. Scott Wood.

Mr. Wood said the Recreation Department has an Opening Day Celebration for the Youth Baseball Program Saturday, April 18, 2015. Council Member Davis asked Mr. Wood about our reserve funds. He stated that some of the funds stay in a checking account and the City has \$857,000.00 with the Synovus Investment Company; and \$349,600.00 in the Georgia Fund. He said the account is not paying much and the Finance Director Donald Turner suggested moving the funds. He said Mr. Turner is working on developing an Industrial Policy for the City of Riverdale once the budget approved. Mr. Woods gave an explanation of the Georgia Fund and said it is a pool of municipalities and county governments.

Council Member Wallace asked about the number of investment companies we have and how long have we had them. Mr. Wood said Synovus is the Investment Company. Mayor Wynn-Dixon said Synovus has been with the City for the last three years.

Mr. Wood said we need to plan on the next budget workshop. He said construction repairs for Wilson Road begins Friday, April 24, 2015 and the survey for 88 ramp is April 17, 2015. He said the health insurance cost is 15-20% and it is budgeted for 10%. He said we need to gather more information for the budget workshop.

Council Member Davis asked why was the Regular Council Meeting changed to a Special Called Meeting. He said there are a lot of items and City Business and he does not understand why we would come to a meeting with one agenda item. Mr. Wood said if there are any agenda items that needs to be put on the agenda to let the City Clerk know.

Council Member Stamps-Jones said there are issues in each department for the last month and there should never be a meeting where there is nothing on the agenda because the department heads should bring forth those items. She said there should be a developed plan of action even if it is a short term plan for the budget year. Mr. Wood said the Department Heads plan is their budget request of which we will not come close to accommodating. He said because there is a lack of agenda items signifies administratively, that the city is running fine. He said we do not have any issues at this time we need to address unless the Council has policies issues. Council Member Stamps-Jones said since we have not had a retreat in quite some time, this would have been a good time to address some departmental issues. Mr. Wood said if there is an issue to be addressed, to please bring it to his attention. Council Member Stamps-Jones said she was not aware there was a meeting until this afternoon. She said she is requesting in the future if there is a short meeting, we could have something productive. Mr. Wood said we could always do that, however; the Council should add any items that needs to be on the agenda. Council Member Stamps-Jones said the only information she receives is from the City Manager Report.

City Attorney L'Erin Barnes said she was contacted by the Clerk's Office to cancel the Regular Council Meeting on Friday. She said she recommended this was not a good idea because she had items to discuss for executive session. So a notice went out to Council that the Meeting was cancelled on Friday and because of the timeframe, the meeting was changed to a Special Called Meeting Work Session.

Council Member Stamps-Jones said there should have been a phone call. Council Member Stamps-Jones asked if there was a read receive on the email. Council Member Wallace said we have never had all that before. She said Linda Barthell sent out the notice and it was a mistake and it was sent out again to have a special called meeting. She said we are all here now and there has been times there was one item on the agenda and we still met. Council Member Stamps-Jones said we should do a better process in the future. Council Ruffin said things can happened and there is no template that states there has to be a certain number of agenda items.

D. CITY ATTORNEY REPORT: Provided by L' Erin F. Barnes

Ms. Barnes introduced her associate Yasmin Mohammed who comes from Tennessee. She said Ms. Mohammed is an associate from her firm and she will be available to assist the Mayor and Council in her absence. Ms. Mohammed said she has been practicing law for 4 years and she is familiar with working with board members.

Council Member Wallace asked Ms. Mohammed if she had any experience with municipalities. Ms. Mohammed said yes, she has worked with the school and government ethics. Mayor Wynn-Dixon welcomed Ms. Mohammed and thanked her for attending the meeting.

Ms. Barnes gave an overview of the interim process with Ron Brighter from Camilla Moore's Office regarding properties to be blighted in the community. She said they have a plan and a budget request to accomplish what needs to be done. She said they have identified nine properties which fit the definition to be blighted and needs immediate attention. She said they reviewed the codes for process which is Article 4, Chapter 18 of our code section; and Title 22 Eminent Domain Section.

Council Member Wallace asked about the cost. Attorney Barnes said the cost is \$10,000.00 per house and the property is residential. Council Member Wallace asked who would be representing. Attorney Barnes said instead of the traffic court solicitor being there she would be representing. She said she was not certain of the cost as of yet. She said when these types of actions are filed, there is a cost and the administrative cost is \$15,000.00 per property. She said some of the property has been through the court process. Attorney Barnes said a breakdown and severity will be brought before Council for the cost.

Mayor Dixon asked if the bank would be responsible for the cost of the bank owned property. Attorney Barnes said the ones that are bank owned will be easier. Council Member Wallace said some homes are bought out by different mortgage companies. Attorney Barnes said with foreclosure property they do not file the deeds immediately and the only thing we have to go on is the property record that indicates there is a vacant property; and there is a foreclosure. She said we have a Vacant Property Registry that has some penalties. She said we need to find these people so they could be listed in the Clerk's Office if anything goes wrong with the property.

Council Member Stamps-Jones asked Mr. Wood how he could add to what Attorney Barnes has presented. Mr. Wood said it will be dollar driven. Council Member Stamps-Jones said Council Member Wallace asked some very pertinent questions that the citizens asked for. She asked if we could move forward and demo some of the properties. Mr. Wood said it will depend on the dollar amount and we will have to prioritize; and look at \$40,000.00 to \$50,000.00 this year and finish next year. Council Member Stamps-Jones asked if this is something we can add to the agenda. Mr. Wood said yes, if it is requested by Council. He asked if some of the items could be burned. Fire Chief Nishiyama Willis said if the owner donates the property to the City we can burn the property for training purposes.

Council Member Wallace said what if we reach out to the owners and ask them about donating the property. Attorney Barnes said it can be done but you would be responsible for it. So the idea is to return the property to the tax role and to get them torn down, so that land could be marketed back into the world. She said she would not suggest the first option because we are not in the real estate business. Council Member Ruffin said we need be careful about saying when something will be on the agenda as it relates to property. Council Member Davis asked is there any legal language or ordinance we could put in place when the bank realize it's a foreclosure. Attorney Barnes said yes,

the Vacant Property Register and there was a bill to shorten the period of time to file their deeds. Council Member Stamp-Jones asked if the nine properties could be placed on the agenda. She asked about a rough draft of the handbook and said there are some revisions. Attorney Barnes asked if they would like to schedule a work session and put out a few dates for the handbook.

Council Member Wallace said she has a lot of changes to be made. Attorney Barnes said we want them emailed. Council Member Wallace asked about the Fair Labor Board Attorney to be present. Attorney Barnes said she will be the Fair Labor Board Attorney.

E. EXECUTIVE SESSION:

Council Member Wanda Wallace made a motion to recess and go into Executive Session to discuss a pending litigation matter with Council Member Kenneth Ruffin providing the second. **The motion carried.**

F. ADJOURNMENT:

Council Member Wanda Wallace made a motion to come out of executive session and reconvene the Special Called Meeting with Council Member Ruffin providing the second. **The motion carried.**

Mayor Evelyn Winn-Dixon

Sylvia Vaughan City Clerk