

Special Council Meeting
Stanford L&N Depot
July 20, 2017 6:30 p.m.

Purpose of special meeting;

Discuss leasing Willis Overland Garage and possible approval of lease agreement

Roll Call;

Council members present; Ronnie Deatherage, Peggy Hester, Scottie Ernst, John Sallee, Sara Givens. Council member Dr. Naren James was absent.

Mayor Eddie Carter declared quorum.

Others present;

City Attorney Chris Reed, Jamie Mingo, Mac McCormick, Farris Marcus, Jim Jarrett, Dalton Miller, Rosemary Hazlett, Tim Estes, Cabel Francis, Amy Stevens, Abigail Whitehouse.

Mayor Carter informed those present about an hour ago we received news bank had backed out of the deal. Mayor said we thought everything was worked out. Mayor added he thought bank did not want to go with our lease agreement. Mayor Carter commended Attorney Reed for all the hours he worked on this.

Attorney Reed said he thought we had a good agreement, they decided to withdraw their offer. Citizen Rosemary Hazlett said at last meeting there was discussion to encourage business owners and their employees to use the parking garage to open up parking areas. Rosemary added if city had allowed this to be done they couldn't have parked there. Council member Ernst, along with Council member Deatherage and Mayor Carter all agreed parking in the garage would have stayed the same.

Council member Deatherage said we went from an investment to an expense. This would have freed up money that could have been used for police cars or other things. Council member Deatherage informed those in attendance no one would have known the difference as far as parking goes.

Council member Ernst said if the deal had gone through parking would have stayed the same. Rosemary asked how much rent would he be paying. Council member Ernst responded \$1.00 per year would be paid, but not rent.

Dalton Miller asked Mayor and Council where are we going to get \$25,000 to \$35,000 to make the building safe, fix the leaking roof, stop walls from bulging, fix the lights, restore the museum so stuff stored isn't damage. Dalton added if the city isn't broke, all police cars are.

Cabel Francis asked what the grant amount was for the garage was. Mayor responded \$360,000.

Council member Hester said we paid \$95,000 in 2002 for the garage. Mayor added we received three different grants over the years. Mayor said we borrowed \$300,000 five years ago to fix

Mill Street which needed fixing. Mayor informed those in attendance we have been paying for this over the last five years and is now paid off.

Cabell urged council to look into how the garage will be used and how we can afford to keep it. He also urged council to consider a maintenance schedule for city buildings.

Farris Marcus asked if explanation was given as to why they rescinded the agreement. Mayor responded he tried to call David back and Chris has talked to them.

Farris asked if 1ST Southern approached council to lease garage. Mayor responded they did and we have worked on the lease last couple of weeks. Mayor added Chris put in a lot of hours working with them and the council trying to be fair to them and us. Attorney Reed added he thought we had an original fair agreement.

Farris added it is his opinion this deal was a no-brainer. The building would have been refurbished at no cost to the city.

Mayor responded they approached us and we thought it was worked out until a few hours ago. Mayor explained we tried to be fair to both the city and them.

Jim Jarrett asked what changed since the proposal.

Council member Deatherage asked Mayor what changed from a week ago until today. Mayor responded Chris did most of the negotiating. Council member Deatherage asked who terms were they. Attorney Reed responded they were piece meal of different recommendations.

Council member Deatherage what the final recommendation was today. Attorney Reed responded they were to file written reports with the city.

Mayor Carter said our accountant told him it is the law quarterly reports are to be included in writing in the agreement.

Council member Deatherage asked besides the dollar did we ask for rent? Mayor responded no. Mayor added he was on board with this it was a win-win situation.

Attorney Reed informed those in attendance the lease was rescinded due to compound effort of going back and forth with four different versions over everything.

Council member Ernst made four statements;

1. To many stipulations in the agreement with you, the Mayor, going to micro manage what they could or could not do.
2. Mayor you went to Jess and told him the council was not interested in the deal what so ever. Council member Ernst said this was a lie. Mayor Carter responded I did not tell him that.
3. The newspaper article showed them in a negative light they did not want that they want to help and do things for the city. They decided to bow out.
4. Mayor you tried to go behind banks back to strike deal with Joy Ruckel behind the to put her in the garage. You told her city has the money to do stuff. Mayor Carter responded he went to her after talking to Jess. Mayor said Jess told him the city could rent it to her. Mayor said he did not care where Council member Ernst believed him or not this is what he told me. Mayor Carter added he and B.C. Allen had setup a meeting with her to do a walk through. Council member Deatherage informed those at the meeting the only difference people would notice about the garage is that it is being taken care of.

Tim Estes asked what the snag at last meeting to stop the council from approving the plan then. Tim added people thought this was a no-brainer then. Council member Hester responded we only had proposal, we did not have a contract we could vote on.

Mayor Carter said at last meeting Council Member Dr. James suggested having a meeting for people to come to just for this. Mayor added suggestion was agreed to by Council members Hester, Sallee and Givens. Mayor added agreement is 12 pages and we have a responsibility to read and go over it.

Council member Ernst responded the final draft was done at 3 p.m. today. Council member Ernst added they got tired and back out because Mayor kept going back and forth editing and changing things.

Jaime Mingo said she was at last meeting and she knows what was said in the meeting. She asked if the minutes could be read with what he actually proposed. Jamie said Mr. Sullivan said over the next five years we will spend \$10,000 to fix the roof, replace awning, take care of the lighting, take over parking lot and correct all the negatives to make it look how it should look. Jamie said it is her opinion this is a bad thing that happened.

Dalton Miller asked as a citizen if he could get copy of the workup of the lease agreement to see what changed and to see where his tax dollars are going.

Attorney Reed responded open records only applies to finished documents.

Council member Ernst made motion the last lease agreement be put as record in the minutes, Council member Deatherage 2nd the motion. All council voted aye in favor.

Council member Ernst asked it be noted in the minutes bank rescinded purpose lease agreement.

Rosemary informed council she had thirty minutes notice about this meeting. She asked why notice could not have been put in the newspaper two weeks in advance. Mayor Carter responded it was in the paper. Rosemary asked that more notice be given about the meetings. Council member Hester responded if a special meeting happens on a Wednesday night it cannot be in the paper. Mayor Carter told Rosemary he would try to call her when meetings are being held.

Mac McCormack responded notice was in last Thursday's newspaper because he wrote it on his calendar. Tim Estes said it was also announced on WPBK three times a day the day a city council meeting is held.

Council member Deatherage said every meeting is a town meeting and encouraged people to attend.

There being no further discussion Mayor Carter called for adjournment.

Council member Hester made motion to adjourn, Council member Sallee 2nd. All aye in favor.

Time: 7:00 p.m.

Mayor

Clerk