

TOWN OF REDDICK COUNCIL MEETING

MINUTES

August 5, 2021

Reddick Town Council met in regular session on Thursday, August 5, 2021, at the Community Building.

PRESENT:

James R. Stroup, Mayor
Marjorie Stroup, Clerk
Steven Rogers, Council Pres.

COUNCILMEN

Shirley Youmans
Martha Cromwell, Councilman Pro Tem
Nadine Stokes
Myra Sherman

GUESTS

Dick Gerard	MacKenzie Cromwell	Lt. McQuaig, MCSO	Carl Sherman
Fondale Evans	Joe Perry	Frederick Franks	Mike Mitchell
Katrina Lamar	Alphonso Lamar	Cynthia Davis	George Stratton
Florine Williams	Sheila Morgan	Nikita Morgan	Na'ilah Bobb

Meeting was called to order at 7:30 PM by Council President Rogers, with Mayor Stroup giving an invocation, followed by the Pledge of Allegiance.

MINUTES AND FINANCIAL STATEMENT

- Minutes of the July 1, 2021, meeting were reviewed . Guest Mitchell issued a complaint of omission in the minutes. Town Clerk responded that item was brought up and recorded at prior meeting and that no new information was added or acted upon. Minutes are a summary of the meeting's actions. A motion was made by Councilman Cromwell to approve minutes with no corrections. Councilman Sherman seconded motion and motion carried unanimously.
- Financial statement for the month of July was reviewed. All bills for the month have been paid and income exceeded expense for the month by \$6139.00; however, Raymond James Statement has not yet been received. For the year income exceeded expense \$101,682.22. Projections remain at \$47,000 interest for the year on investments. Councilman Sherman made motion to approve report as presented; Councilman Stokes seconded motion. Motion carried, pending audit.

SHERIFF'S DEPT:

Lt. Claude McQuaig presented the report for July; he stated that there were 75 calls for service of which 15 were security checks. 911 calls were usually hang ups or misdialed, but they check on all of them. Lt. McQuaig reported that they have seen and pursued the dirt bikes, but were unable to catch them. Council President asked about the Sheriff substation in Reddick. Can it be utilized and be a show of presence in town? Lt. McQuaig responded that the substation will be removed due to budget cuts. He also stated that he will try to increase their presence in town. Guest Mitchell asked about abandoned cars on the right of way and Lt. McQuaig responded that they need to be reported to the Sheriff's Dept.

CODE ENFORCEMENT:

The Interlocal Agreement with the County is still in process. The County is currently going through all interlocal agreements and updating them. They are being reworked for fee schedules and responsibilities. Mayor Stroup reported that the mobile home on the Lily Wilson property has not been removed as promised. He recommends to send a certified letter to property owner to let them know that the town will have the mobile home removed at the expense of the property owner or they must have it removed. A deadline of 30 days was given again.

ROAD WORK:

Street signs and pole have been ordered (NW 157th and NW 48th). County Road NW 155th needs grading and needs lime to fills pot holes. County has it on their list and we do not at this time know its priority. There has been a change in staff and a new letter will be sent. They will contact us when they are ready to come out. A guest asked about paving NW 155th St. all the way through and Councilman Youmans reported that the road west of 25A is not a street and is private property. It cannot become a road unless right-of-way is donated to the Town. The County, by interlocal agreement, will come out and grade the streets and the Town bears the cost.

STREET LIGHTS:

Street light at NW 155th and NW Gainesville Road still needs repair. Pole was put up but no light was ever added. Councilman Youmans also stated that Minika Youmans has reported her light out.

OLD BUSINESS:

- **COMMUNITY CENTER and COVID 19 UPDATE:**

Community Center will remain closed as Covid numbers are rising. Guest Mitchell asked if the Town has ever applied for a permit for changing out the lights. Council President Rogers stated that no, not as yet.

- **COMPREHENSIVE PLAN:**

Councilman Cromwell spoke with EEO who is helping us update our plan. The required letter is being drafted. Property Rights which was to be signed by the governor needs to be added. She would then like to create a committee to look at plan to be sure we are in compliance. The new plan will be in effect for the next 10 years. Once the plan has been updated, it will be brought before the Council and have public input. Once it is passed, it is law for the next 10 years regarding growth, development, housing, etc. Question was raised as to whether interlocal agreements need to be made part of the plan. Council President responded that there is a provision in the plan for interlocal agreements to assist with enforcement, etc. to assist the Town in providing services that it cannot provide alone because of financial or staffing issues. Guest Mitchell asked if Marion County had a comp plan and why don't we just go through Marion County for everything. Council President Rogers responded that we are incorporated by charter and have our own ordinances. He complained that the office is only open on Monday and Tuesday and it means a five-day wait if you want a permit. Mayor Stroup stated that the only permit Reddick issues is a special use permit. Guest Mitchell then went on about Kipfer property and making unfounded accusations. He then left the meeting.

- **ANIMAL CONTROL INTERLOCAL AGREEMENT UPDATE:**

The interlocal agreement has been updated by the County with a couple of changes. First, anyone can call in a report or complaint. Also, we will be billed once yearly using a formula using a base price depending on millage rate. We will pay 1/2 the first year, 3/4 the second year and on the third year we will pay the full amount. The current rate will be \$2,624.50. There will be built in increases for inflation. There is also a schedule of fees/fines that will be levied against pet owners in violation. Councilman Cromwell made a motion that we accept the new agreement and Councilman Sherman seconded the motion. Motion carried unanimously.

- **REDDICK HIGH SCHOOL**

The school will be torn down by November 2021 at a cost to the County of \$500,000.00. Because of asbestos and lead paint it must come down as it would be too costly to bring the building up to code. The building belongs to the school board and not to the Town of Reddick. Guest Perry

asked if the Council representing the Town of Reddick has approached the County about using the property for other things. Council President responded that yes, once it is down we could approach them, but not until the building is down and the property cleared. It could be a perfect area to develop the property for something to benefit the northwest end of the county. Guest Franks asked if we were going to approach the School Board about developing the property. It would be the decision of the School Board on how the property will be used. Guest Franks commented that it would be a perfect place to build a facility to house the library, adult education, remediating programs, technology programs, etc. Council President agreed that it would be great to have a committee to work on meeting with the School Board and getting grant money to build such a facility. Guest Franks would like to see more hands on action working with the residents of Reddick. He would like to begin with a recreation area where substation is being removed. Council President asked him to bring a plan showing funding, staffing, liability, etc. so that we can evaluate.

- **VENDORS LIST:**

The Town of Reddick is compiling a list of vendors available and interested in doing maintenance work on right-of-ways, roads, etc. The information has been posted on the website for the past eight weeks, but so far no one has responded.

- **ORDINANCE FOR MOBILE HOME REQUIREMENTS:**

Currently, to place a mobile home on a parcel in the town limits requires a special use permit and the mobile home must be 5 yrs old or less. Mayor Stroup has contacted the County and Mobile Homes are under the supervision of the DMV. He was directed to contact Putnam County because of their excellent used mobile home plan. The age will be changed from the 5-year requirement but we are still working on a plan. Guest Evans stated that the County does inspect more than just the exterior of the homes and gave Mayor Stroup a name and contact number with the County who gave him the information. We would like to create a checklist to be attached to the special use permit that the seller of the mobile home must complete and sign. Mr. Evans asked why if the County is inspecting the inside and outside would we need a checklist. Council President Rogers reported that we have not been able to get from the County what their inspections include. We were told that they only inspect the outside. When we have a standard of inspection, we can proceed. We are trying to protect the residents of the Town.

NEW BUSINESS:

- **WELLS FARGO ATM:**

Mr. Logan Holz sent a letter as a representative of Wells Fargo about providing an ATM in Reddick. In order to sell the building with the current location of the ATM, the ATM must be removed. Wells Fargo wants to provide Reddick with an ATM and is requesting permission to install one on one of the Town parcels along Gainesville Road. In particular, the one near the Post Office. They will sign a 5-year lease with Wells Fargo being entirely responsible for the property and equipment. It would be a drive up location. If we okay to lease, the Wells Fargo building will have a moratorium on another Bank buying the building. The only leverage we have as a Town to have a full service bank is to keep the ATM with the building. The parcel they are interested in could also be a traffic issue with the post office being right there also. Do we want to give them the go ahead or do we want to negotiate about stipulation on no full service bank for two years. Councilman Cromwell agrees that we should negotiate about stipulation for full service bank. Motion was made by Councilman Sherman that we table to item until the next meeting and Councilman Youmans seconded the motion.

- **BUDGET FOR FISCAL YEAR 2021-2022:**

Council President Rogers presented a proposed budget for fiscal year 2021-2022 for review. The budget will go into effect on October 1, 2021. Council President read the budget to those present. Total estimated income excluding transportation revenues is \$208,848.00. Likewise, total disbursements excluding transportation costs is \$208,848.00. This concluded the first reading of the budget. Councilman Cromwell made a motion that we accept the proposed budget as presented and Councilman Stokes seconded the motion. Motion carried unanimously. The budget will be read at the next council meeting again before it is voted on as a final budget.

- **CHANGING TIME OF COUNCIL MEETING:**

Council President presented a request to change the time of the Council meeting from 7:30pm to an earlier time. Councilman Sherman stated that she has evaluated her schedule and would be able to accommodate a 7:00pm time change for Council meetings. Councilman Stokes made a motion that we change our meeting time from 7:30pm to 7:00pm and Councilman Youmans seconded the motion. Motion carried unanimously. The Council meetings will be on the first Thursday of each month at 7:00 pm.

There being no further business, the meeting was adjourned at 9:08 PM.

Respectfully submitted,

Approved:

Marjorie Stroup, Town Clerk

James R. Stroup

Date: