

Regular Meeting of the Town of Highland Lake, Alabama

The Highland Lake Town Council held its regular meeting on Monday, October 5, 2015 at the Anchor. Mayor Bailey called the meeting to order at 7:00 p.m. Skip Davis gave the invocation. The Mayor led the pledge of allegiance.

ROLL CALL:

Present: Mayor Gail Bailey
Council members Skip Davis, Donna Hanby, and Tim Peek
Absent: Council members Shani Ort and Connie Vice

September 14, 2015 Regular Meeting Minutes – Davis made a motion to approve the minutes, as written. Hanby seconded. Roll call. All voted yes. Motion carried.

Financial Report – In the absence of council member, Connie Vice, the Town Clerk gave the monthly and end of fiscal year financial report. Expenses exceeded income due to the April 2014 storm cleanup expense of \$65,611.83 and the Dredging Feasibility Study (\$18,000.00). Both of these items were funded by Reserves-the Special Projects account. Hanby made a motion to approve the financial report. Peek seconded. Roll call. All voted yes. Motion carried.

The Mayor stated that originally we were told to expect up to \$100,000.00 for our portion of the storm cleanup. As the bills started to come in, it looked as if it might be less, so the town set aside \$80,000.00 in Special Projects. When all the information was in, the town's portion of the \$1.2 million clean-up was \$65,611.93, considerably less than what we were expecting. The main reason we were able to come in at a lower dollar amount is because of the County Commission office. They had everything in place through pre-bid contractors, and the Town was included in this through the "Memorandum of Understanding" letter that we signed. Because of the pre-bid, and our ability to piggy back on it, we were able to be up and going within the critical first 30 days when the FEMA and State grants are at their highest. Because of this and the dedication of the County Commission and EMA offices, we finished our clean-up in record time and with as little cost to the town as possible.

The Mayor added that we also came in under budget on the road work that was recently completed by the County. We allocated \$15,000.00 for this work, and the bill was approximately \$13,000.00. The county matched this amount to complete this work.

STANDING COMMITTEE REPORTS

Lake – Chairman Skip Davis reported the Lake Committee met and discussed lighting on buoys. A work day will be scheduled for this fall.

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Buildings & Grounds – Chairman Donna Hanby reported the committee met and reported a gas heater was purchased for Town Hall. Additional chairs and a chair/table rack were purchased for the Anchor. Work on the River Road/Lakeshore Drive entrance sign will begin once the pilings are obtained.

Ordinances – Shani Ort, Chairman was absent. No report.

Roads – Chairman Tim Peek stated he had no report.

SPECIAL COMMITTEE REPORTS

Dredging – Bill Rush reported that the committee met and reviewed the final Dredging Feasibility Report from Tetra Tech. Numbers on other options/proposals were requested of Tetra Tech. Bill stated that Tetra Tech is very knowledgeable and thorough. The next step is to communicate to the town the results of the feasibility report and answer questions regarding this project. A town meeting has been scheduled for Monday, November 9 at 6:30 PM on Dredging. Representatives from Tetra Tech will be present to address questions. Bill added that the numbers in the report are estimations on how to deal with the silt in Brasher and Sand Creek. The Mayor thanked Bill and the committee for their dedication to this project over the past two years.

OFFICER REPORT

Chief Kon reported that Tim Moore is obtaining prices for the PVC pipe that is needed to complete the pilings/buoys. The piling/buoy labels are in. The new DVR arrived for the police truck and will be installed in Cullman for \$175.00. Kon added there will be coverage for the 5K Run and Fall Festival.

UNFINISHED BUSINESS

None

NEW BUSINESS

John Santamour – 16 x 30 pier & 16 x 30 upper deck system – During the April 2014 storms, Santamour lost his boathouse and the pilings on the pier are beginning to rise up. He wishes to replace the boathouse with a 16 x 30 pier only (no boat slip) and 16 x 30 upper deck system. Davis made a motion to approve the plans. Peek seconded. Roll call. All voted yes. Motion carried.

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545 West Lakeshore Drive Property – there is a contract for sale pending on this house and property; however, it was discovered that the survey does not match the deed. Town Attorney Alex Smith reported this property was purchased by Becky Gargus in 2005. The lot consisted of 0.37 acres-Tract 9B of Sector 7. The house was built in 2008. There is a 2008 survey conducted by Clarence Hopper which reflects a new 900 foot contour line and includes an additional 0.34 acres that were added to the lot from town property. The residence constructed by Ms. Gargus is 90% on the town's property. Very little of the residence is on the original lot 9B which was purchased in 2005. Ms. Gargus filled in adjoining lake property for this lot, and took in part of town property. Alex stated the council can vote to indicate this property is no longer needed for municipal purposes and then determine the worth of the property. The property cannot sell for less than adequate consideration. The deed was conveyed to Cecil and Barbara Dorsett in July 2010 and contained 0.37 acres.

Discussion took place. The council indicated that we need an appraisal to have a starting point/baseline.

Peek made a motion that an appraisal be obtained to determine the worth of this property (the added land only, not the house). Davis seconded. Roll call. All voted yes. Motion carried. The town will handle getting an appraisal done.

The council all agreed that it is their objective to work with the property owner on this matter.

Once the appraisal is obtained, a special council meeting will be called to discuss.

The Mayor opened the meeting to the public.

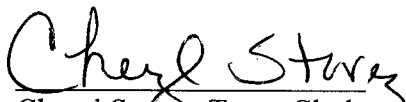
Carl Randall questioned if the Town sells the property at less than appraised value, are we not devaluing other lake property.

Bill Rush questioned who was going to pay for the appraisal. The property owner has agreed to do so.

It was mentioned that the tax records can also be reviewed for this property.

With no other business to come before the council, Davis made a motion to adjourn. Hanby seconded. All said I. Meeting adjourned at 8:15 pm.

Respectfully submitted:


Cheryl Storey, Town Clerk


Gail S. Bailey, Mayor