

**BOARD OF COMMISSIONERS
CITY OF DOTHAN, ALABAMA
REGULAR MEETING
JULY 31, 2007**

The Board of Commissioners of the City of Dothan, Alabama, met in regular session in the Commission Chambers of the Roy Driggers Municipal Building at 10:00 A.M., Tuesday, July 31, 2007 with the following members present: Mayor Pat Thomas, Associate Commissioners Larry Matthews, Amos M. Newsome, Jr., Paul Lee, Jason Rudd, Taylor Barbaree and Phillip Tidwell. Also present were City Manager Michael West, City Clerk Pam McCoy, Secretary Tammy Danner, who recorded the Minutes of the Meeting, and the local news media representatives.

Mayor Thomas called the meeting to order. Reverend Robert Yawn, Cloverdale United Methodist Church, then led in prayer, afterwhich Commissioner Newsome led in the Pledge of Allegiance to the Flag.

Commissioner Tidwell moved that the Minutes of the Meeting of July 24, 2007, be approved, motion seconded by Commissioner Rudd and unanimously approved.

Commissioner Lee requested an update on the Saunders/Cottonwood Road intersection. Jerry Corbin, Public Works Director said there was a lot of surveying to be done there. He said we have taken proposals on the survey work and hope to have that on the administrative agenda next week. City Manager West asked if we had put together the final agreement with the County. Mr. Corbin said no. Mr. West said we need to work on that.

Commissioner Tidwell asked if we had fulfilled the full commitment on asphalt resurfacing for this year. Mr. Corbin said we have accomplished the original list. He said there are some monies left over from the original budgeted amount. Mr. Corbin said we are trying to develop a list of supplemental streets across the City to do.

Commissioner Barbaree asked for an update on resurfacing of Highway 84 west. Mr. Corbin said there is a pre-construction conference on the resurfacing of West Main Street from the Ross Clark Circle out to the western city limits this week at ALDOT. They plan to start that project sometime toward the end of August.

Commissioner Barbaree asked for an update on the Air National Guard property on next week's agenda.

Mayor Thomas announced that a public input session will be held tonight at 5:00 p.m. in Troy by ALDOT. He said the right of way acquisition that was scheduled for 2008 and 2009 has been moved to the year 2012 for the Ross Clark Circle. Mayor Thomas said he has been in touch with the engineer for this district and with the state highway director this morning and is expecting a return call. Mayor Thomas said they have had to give back some \$100 million to the federal government that had already been given to ALDOT. This has moved our project. Mayor Thomas said this is an answer that is not acceptable to him. He said he would be working on a resolution. Mayor Thomas said the more of us that make those comments the more we are heard. He encouraged everyone to go to the Alabama Department of Transportation webpage. There is a form you can download and give your comments on the need for Circle improvements.

Mayor Thomas said we are going to have the Public Hearing regarding the Southwest Park this morning. Several people have signed up to speak. He said the Commission would not be voting on the project today. Commissioner Barbaree would like to have time to hold a public forum to hear from neighborhoods that surround the proposed park. Commissioner Barbaree said should this item get tabled today there will be a public forum for District 5 on Thursday night at 6:00 p.m. at the Church of the Nazarene. He said it would be for those neighborhoods effected, which would include Hampton Way, Woodmere, Crestwood and Camden Ridge Subdivisions. Commissioner Barbaree said he was not trying to leave

anyone out, but it is hard to find an area large enough to fit everyone in. He said the idea is to have the forum as close to the proposed property as possible. Commissioner Barbaree said there will be a press release that will go out this afternoon. There will be yard signs put out at the entrances of those subdivisions previously mentioned.

Commissioner Tidwell asked City Manager West to send a letter to the Governor's office or ALDOT requesting all of the projects that have been pulled across the state. He said ALDOT works where the strongest is going. It took two years to get East Main Street from the initial consultant. We finally completed it three months ago. Commissioner Tidwell said we have talked about the Ross Clark Circle until we have just about killed it. He said Southeast Alabama has not been treated fairly with this. This Commission has met and talked with them up there to the point where something needs to be done. Commissioner Tidwell said in order to get something done; it is the ones that scream the loudest.

Commissioner Barbaree said ALDOT is controlled by the Governor. He said you can email your comments to ALDOT or you can email Governor Riley.

City Manager West announced that August 7th will be National Night Out from 4:00 p.m. to 8:00 p.m. at the Houston County Farm Center. This is an effort nation wide to take back our communities from crime.

City Manager West announced that the Dothan Ponytails and the Boys Ozone are doing well in the tournaments this week.

City Manager West again encouraged everyone to give input regarding the five year Transportation Plan.

City Manager West requested an update on the Emerald Lake Project and also the Spann Farms/Beaver Creek Drainage Basin Project. Mr. Corbin said the Emerald Lake Project is ongoing. The pond was pumped down so that drainage work could be done around the edges. The pumping system did not keep up with the rainfall. Mr. Corbin said an excavator is over there now cutting the dam down. It should be drained down to what needs to be done as far as bridge work is concerned. The drag operation should begin next week.

Mr. Corbin said we are expecting our final drawings back on the Beaver Creek/Spann Farm/Sony Project by the end of this week. He said there were some comments that came up concerning how we had it designed at the intersection of the road back in the back side of Spann Farms right before you get to the dam. Mr. Corbin said those comments are being hammered out right now between staff and Polyengineering. He said hopefully by the end of this week we will have the final drawings and we can start advertising that job sometime next week.

City Manager West said based on the Mayor's comments about the deferral of the vote on the recreation park property. Item No. 2 on the administrative agenda will be removed from today's agenda.

Mayor Thomas announced a Public Hearing regarding the acquisition of property for a Southwest Recreational Park.

Anne Rumble, Director of Leisure Services gave a brief overview of how the City arrived at this location for the park. Ms. Rumble stated that the Recreation Board received input from citizens on needs in their respective districts. She said we address those needs the best we can through our park planning and through our 10 year planning process. Ms. Rumble said the plans for the purchase of a park in the southwest quadrant of Dothan have been in the works since 1996 when Jim Oates was the recreation director. He knew the growth in this region was going to cause the demand for a new park and he wanted to buy before the prices got too high. Ms. Rumble said during Wayne Gay's tenure in 2000, there was again a search for land in Region 3 and the search centered between Highway 52 and Highway 84 west. She said in April, 2002, the Recreation Board appointed a search committee for land after the Dothan American League from Doug Tew approached them with concerns about land. Ms. Rumble said in October, 2003,

after looking and evaluating approximately 11 parcels of land, the Recreation Board recommended, in a memorandum to the Mayor and City Manager, the purchase of this same Fortner Street property that we are looking at today for \$15,000.00 per acre to be purchased from the Faulkner family who was willing to sell it to the City at the time. The Mayor was extremely interested, but it never made it to the agenda. Mayor Thomas said that was the former Mayor. Ms. Rumble said in 2006 the Recreation Board began a comprehensive master plan. Again, the Dothan American League approached us about the shortage of ball field space and not meeting regulation size on their fields anymore. Ms. Rumble said as we began our master plan process, public hearings were held during that entire year at Walton Park, Doug Tew and Westgate. She said this land was identified and brought to the Commission in the master plan format and in October it was presented to the public. Ms. Rumble presented two maps to the Commission showing an aerial view of the property and the four different recreation regions that Dothan is divided into. Ms. Rumble said a comprehensive study was done of children and senior adults that lived in these areas. She said it showed the population areas being extremely strong in region 3 and 4. Ms. Rumble said that is where the planning needed to move to in the future. She said in order to continue to grow you have to continue to build. That is where we are at this point. We do not want to remain stagnant; we want to build for the future. Mayor Thomas said the Leisure Services master plan is a document that entails all of Leisure Services city wide as opposed to a master plan for any particular park, which has not been conceived yet. Ms. Rumble said there were 13 items brought to the Commission and they were dispersed all over the city.

Ms. Kimberly Pfeiffer was present to speak at the hearing. Ms. Pfeiffer said she would be a neighbor to the proposed property. She expressed appreciation to the Leisure Services Board for all of the work they have done. Ms. Pfeiffer said she understood the need for ball fields for the children. She said she supports the concern and wants to help find a solution to the problem. Ms. Pfeiffer said as a concerned citizen she was not sure that this is the right answer. She said if we are just talking about a strong need for ball fields, Doug Tew, according to the Leisure Services website sets on about 15 acres of property. The City is proposing to buy 157 acres of property. She said if we just need ball fields we are buying 140 too many acres. Ms. Pfeiffer said we could situate ball fields in a variety of locations for that matter because we do need that many acres to do it. If we need another mega park, which is what is going to happen if we buy 157 acres of property, Eastgate sits on 200 acres of property. Ms. Pfeiffer said obviously the plan is for far more than little league baseball fields on this property. She said this property is within 2 miles of Westgate Park. She said it is in a different recreational region, but that is maybe here nor there when it comes to driving from your home to a walking trail or to a swimming pool, etc. Ms. Pfeiffer said if we are going to build another mega park we could find a better location for this to better serve a larger number of the citizens of Dothan. She said the growth is going out the 84 corridor, out Fortner, out that way. It is currently surrounded by residential neighborhoods. Ms. Pfeiffer said she owned property on Hampton Way and would be tremendously effected by this; so will her neighbors on Woodmere and neighbors on Fortner. She said there are new developments all along Fortner. There are 900 plus homes going up on Fortner so not only is there going to be noise pollution and light pollution from a mega park, but there will be additional traffic. Ms. Pfeiffer said the City is planning on spending \$300,000.00 just to engineer improvements at the intersection of Honeysuckle and Fortner and another \$2 million over the next two years on that intersection alone. She said tremendous improvements are going to have to be made to that stretch of road, which is Fortner, whether we have a ball park here or houses. Ms. Pfeiffer said she could not see adding to the strain by putting a city mega park on this property. She said the residents here are already there. Putting a recreational facility in the midst of residential area is setting new precedence for Dothan. Ms. Pfeiffer said most of the other parks were built and if any residents came near them they already knew the park was there. They had a choice. This is not giving residents a choice. Ms. Pfeiffer said there is another property that the City considered, but did not recommend. She said she went out and looked at the property. The property is located out Brannon Stand Road and County Line Road. Ms. Pfeiffer said most people know the landmark of Mt. Gilead Baptist Church. You go about a mile past the church and the land is on the left.

Ms. Pfeiffer said the land is ideally situated for a mega park. It is on farm land; it is already site prepared.

Ms. Pfeiffer said the proposed land would require significant site preparation. She said she had it on good authority that it would cost \$700,000.00 just to prepare the land. Ms. Pfeiffer said there are also wetlands here. She wondered if the City has gotten an environmental impact statement concerning what impact this kind of development would have on any wildlife in this area. Ms. Pfeiffer said back to the other location on Brannon Stand Road, she was told that it is more expensive than the property on Fortner; however it is \$1,500.00 an acre more. She said when you consider that supposedly 30 plus acres of the proposed property are not developable because they are wetlands then if you look at an apples to apples comparison this property becomes over \$18,500.00 per acre not to mention the cost of preparing the site for what the City would want to put there. Ms. Pfeiffer said the property near Brannon Stand Road would be significantly further from the Westgate mega park. The growth of Dothan is going out that way; however, it would not impact residential neighborhoods at this time. Four major arteries serve that area; Highway 84, Flowers Chapel Road, Fortner Street, Trawick Road and Highway 52. She said you would have less of an impact on traffic on one particular street. Ms. Pfeiffer said she was told by the City that their concerns with the County Line property is that we would have to use water from the City of Taylor and Wiregrass Electric Cooperative Electricity. Ms. Pfeiffer said her proposal would be to do a commercial well. We do not need to use any kind of city water to water ball fields. She said she learned that the cost of digging a commercial well is about \$50,000.00. Ms. Pfeiffer said she would also recommend that the City purchase property off County Line Road, the amount of money that they would save in site work, preparing the site for development of a park, could be used to be invested in CD's or something like that to pay for the additional cost of electricity that would be required since they would have to use Wiregrass Electric Coop not City electricity. Ms. Pfeiffer said she believes we have a need for ball parks and obviously the Recreation Board has decided that we have a need for another mega park in Dothan. She said she did not know if that was a good idea or not, but if we are going to build another mega park she did not think it is a good idea to build it two miles away from Westgate Park. She said this property, as Ms. Rumble stated, was looked at previously. She said it was under a different administration, but the asking price for that property was \$2.35 million in 2003. It was purchased in 2006 for \$1.65 million. The current owners of the property would stand to make a \$700,000.00 plus profit from owning the land for 11 months. Ms. Pfeiffer said property is worth what it sells for not what the asking price is. The City is spending and additional \$700,000.00 that they would not have had to spend last year if they had bought this property for the same price the other investors bought the property for. Ms. Pfeiffer said she did not believe this is the right place for this park for the citizens of Dothan. She said she spent a lot of her time and she represents a lot of her neighbors here today and she would personally not like to see this issue tabled. She said she has never attended a City Commission meeting and there is a crowd here today. Ms. Pfeiffer said this speaks to our concerns. She said she did not want this to be tabled and have it lose momentum so that this can be squeezed through when a crowd is not here next time.

Mayor Thomas said he would guarantee that if something was tabled it is to get more information out not to sneak anything through. He said we show up pretty much the same time here every Tuesday, it is hard to sneak anything through.

Commissioner Barbaree said he is the one that asked for this to be tabled today because he met with Ms. Pfeiffer and her husband and her husband asked him to have several public forums to get input. Commissioner Barbaree said it was not based on his conversation alone, but for other reasons as well. He said you do not have a public forum and then turn around and vote on it. Commissioner Barbaree said he received probably 300 emails and probably 20 phone calls and tried to respond to each one of them. He said some were for this and some were against it. Commissioner Barbaree said he represents those who put him in office as a representative of District 5, which according to the map; the property lies in District 5. Commissioner Barbaree said he is the elected representative and if the City failed at anything he said this was his only mission. He said we may not have done a good job of educating the public about the facts, but he is the representative of

District 5 and he wants to hear from them. This is why he asked for this to be tabled so he could hear from those not here today. He said no one is trying to sneak anything through.

Mr. David Jamison said he was very much in favor of a Southgate Park. He said if Jimmy Grant were here he could tell you of the difficulty of acquiring the piece of property we now brag about at Westgate Park. Mr. Jamison said that was a very controversial decision at that point in the history of this community. He said it was a former air field and there was a lot of interest in converting it to a very fashionable subdivision to match up with the subdivisions all around it. Mr. Jamison said we are all very thrilled that the courage was taken by the City Commissioners at that time to acquire that property and now we now have bragging rights all over the country. Mr. Jamison said he was not very far away from all that noise, but it is wonderful. He said it is a cacophony of wonderful sounds about opportunities for kids and adults. Mr. Jamison said he appeared before the Commission a couple of years ago to talk about the needs of senior citizens. He said at that time we talked about the possibility of building a world class, state of the art senior center either in a new location on a piece of property you might acquire for a park or alternatively at Doug Tew. Mr. Jamison said that is up to the Commission and the Recreation Board as to which of those things. He said this would be a wonderful location for a state of the art senior center that would be beyond the kind of centers we now have. It would offer opportunities for seniors who want to stay active and want to be involved; to have a therapeutic swimming pool and all the other kinds of things that we could build on that site. Mr. Jamison said he wanted to appeal to his fellow citizens that it is always easy to say not in my backyard, put it somewhere else, put it farther out. Mr. Jamison said this is a wonderful backyard for it. He said the surrounding neighborhood's property would be improved by the development of the master plan of this site.

Mr. Arthur Word said he agreed with Ms. Pfeiffer on the points she made. He said when Westgate was developed the airport had already been there; people who had moved into that area knowing they were moving close to an airport would not object to putting in a park versus an airport, which is a lot less disruptive than having an airport there. Mr. Word said Eastgate is way out of town and that is where this park should be, out of town. He said we should give people a choice to move close to it or not. Mr. Word said the traffic will be unbearable on Fortner Street if this park goes in. It is already unbearable right now. He said when we get all of these developments on Fortner Street we will not be able to get out of our neighborhoods. Mr. Word said during the rush hour in the morning and afternoon you cannot get on Fortner Street without a long wait. He said this is the wrong place to put the park. Mr. Word said he was not against the park he was against the location.

In regard to Eastgate Park, Ms. Martha Conner said we bailed out someone when we bought that. Mayor Thomas said that was the Jeffcoat property and the people that did it were crazy then. Ms. Conner said we have it now and we should utilize it. She said it is a beautiful piece of property and it has a lake on it. Ms. Conner said this thing includes more people than just District 5. She said there are more people involved in this park instead of just District 5. Ms. Conner said the public forum should be held at night for everyone not just District 5 so that everyone could have a chance to voice their opinion.

Ms. Betty Enfinger asked that from now on when we have a project of this magnitude with mega expenditures that these public meetings be accessible to the working people in Dothan. That they be held at night and in the day time so that everyone has the opportunity to put in their thoughts about that kind of expenditures.

Mr. Gerald Lyon said he lives on Amherst Drive, which is backed up to this property. He said he has lived there for almost 30 years and has enjoyed the peace and tranquility. Mr. Lyon said he did not have a great deal of tolerance for noise. He said Ms. Pfeiffer did a wonderful job explaining why the property owners in that area do not want to see that park go there. He said he agreed that there is a need for a park, but not in his back yard. Mr. Lyon said he would also like to sell the property he owns right now at the price he believes he could get for it and let

whoever buys it from him try to sell it after the park has gone in and all of the noise has been generated; all of the traffic congestion and all of the potential for crime. Mr. Lyon said you have a park back there that is going to be running late at night, no doubt alcohol being consumed and people with tendencies for taking opportunity for crime would welcome a situation like that. Mr. Lyon said that, in spite of the wishes and desires of the property owners in that area the proposition does go forward and is developed, there could be some relief to the property owners along Amherst, if you leave about a 200 foot strip with the woods still standing. That would serve as a buffer from the noise and probably some of the glaring lights at night. Mr. Lyon said he trusts the wisdom of our city to do what is right.

Ms. Kathie Stickler said she also lives on Amherst Drive and this would be in her back yard also. She said the entire perimeter around this property is residential. Mr. Stickler said this is zoned residential so she presumed that would also have to be changed, which might be a problem. Ms. Stickler said she was concerned about the access, how it would be. She said Alderbrook is coming into their neighborhood and these other neighborhoods and she did not know if the access would come from other neighborhoods or would it just be from Fortner, which would really be a problem. Ms. Stickler said she is in opposition of this and appreciates the Commission for listening to her.

Commissioner Barbaree asked if the property was zoned residential. City Manager West said no, the property is zoned agricultural. He said parks are allowed in any zoning area. Agricultural or residential zonings would accommodate a park.

Mr. David Rach said he has been a resident of Dothan for 22 years. He said for all of those years his children and grandchildren have been at Doug Tew. Mr. Rach said he does know the conditions there and he would be one of the last ones to say there is not a need for improvements or changes at Doug Tew. He said as a resident of Woodmere and representing the neighborhood association out there he stands here in opposition to the acquisition of this property. Mr. Rach said there are a lot of things being done or proposed for quality of life in Dothan. He said this effects his quality of life. Mr. Rach he is an outdoor person and in the afternoons and evenings when he is at home he likes to be outside. He said he does not like to have the same noise pressures and light pressures that he has to go through in his work to do that. Mr. Rach said a lot of his fellow citizens feel the same way. Mr. Rach urged the Commission to reconsider this and find another piece of property.

Mr. Bob Gentry said he did not particularly have a horse in this particular race. He expressed appreciation to the Commission for reorganizing the format of this meeting to hear the folks before the issue comes up. Mr. Gentry said the normal course down here is that we go through all of the agenda issues, the Board votes on those issues and that is the end of the meeting. We then have privileges of the floor where people can come up and give their opinion, but it is after the fact. Mr. Gentry asked that the Commission reconsider to readdress the format. This shows consideration to those who come down here.

Mayor Thomas said there are people here today to speak on the Library and they will speak on the Library before we do anything. Every time someone signs up for privileges of the floor and they are speaking on an agenda item they are given a change to speak before that item passes. Then if anyone wants to come here and talk about traffic on 231 south they are under privileges of the floor and they come at the end. Mayor Thomas said we are trying to allow that discussion before we take out vote.

Mr. Gentry said he might have a misunderstanding about the format. He said if there are two places in this format for someone to speak then we would be better served to consolidate that to one and put it at the beginning of the meeting rather than at the end of the meeting.

Mayor Thomas said in the thirty year history he has been involved in this he has seen it moved all through the meeting. He said it use to be at the first and a guy got up here and preached. One guy would get up and tell jokes. There are people on a real agenda here that came here with City business. Mayor Thomas said we

tried to come up with a way that would work for everyone. If you need to speak to an issue you have that available; if you need to speak because you have an opinion that is available, but it is available at a different time.

Mr. Gentry said he hoped these instances that were stated are exceptions rather than the rule. He said he has not seen that happen since he has been coming down here. Mr. Gentry said he would again request that the Commission would consider rearranging the format so that we can get all of our talking done to issues at the beginning of the meeting rather than at the end.

Mr. Bruce Sellers, President of the Dothan American League said he is here to give information that he did not think the whole city has and what the Dothan American League is all about and what they stand for. Mr. Sellers said he has talked with some of the Commissioners and as everyone has already stated there is a need. Mr. Sellers said he loves baseball, but more than baseball he loves kids. He said this is what this is all about. Mr. Sellers said years ago when Doug Tew was still alive, the City of Dothan adopted Dixie as their baseball organization. Dixie is an organization that plays in the south primarily. Mr. Sellers said the fields are not up to standard. We have no room to put them up to standards. We are on fifteen acres of land; we have to have more than that and because we are out of land we need more fields. Mr. Sellers said what this means to us at Dothan American League is that we have play kids until 10:00 at night. It means we play games Monday, Tuesday, Thursday and Friday. No other park in Dothan has to do that. He said we have no where to schedule the other children so we have to push them all within that block. Mr. Sellers said this year we have scheduled two Saturdays to play games, to get the children in all of the games they needed to play. He said we are by far out of position to make any other decisions to get those children home earlier. Mr. Sellers said the Dothan American League runs just under a \$100,000.00 budget. All of this is volunteer board members. There are eighteen board members because we have to staff positions to handle different obstacles and different things. This is a working board that meets twelve months out of the year. This working board is mothers and daddies of the children. We get no pay for what we do other than knowing that the organization is run in a proper manner. Mr. Sellers said the kids come first. We have boys and girls and are thankful for all of that. He said right now we are on the far south coordinate of this area that Ms. Rumble pointed out. This would move us back to the center and get us closer to the center of our coordinates where everyone could play. Mr. Sellers said we have to make a tough decision in life sometimes and this is one of them. He said he was not saying this was the right decision or wrong, but he knows it has been mentioned twice that this has been looked at since 1999. Mr. Sellers said we are in 2007. He said his children and most of the board members children will not be playing at this park we are speaking of today; so we are not speaking on behalf of our children. He said it is not important to him who owns the land and it is not important to him what is going on with the acquisition of the land. What matters is that we are not moving. Mr. Sellers said it is not always easy to run an organization like the Dothan American League when you have a full time job, but the rewards are beautiful and he would not trade them for anything in the world.

Ms. Pfeiffer said she is a supporter of baseball. She said she is in support of this just not the location. Ms. Pfeiffer asked how many fields do we need and why do we not play on Saturdays? Mr. Sellers said this year we had the second highest number of children playing. We had around 515 children playing. The only park that had more than that was Westgate Park, at 525. Mr. Sellers said it has been a tradition through the years that this is a week game for the convenience of families going off on weekends. He said we played two Saturdays this year to get in the required number of games required by Dixie. Mr. Sellers said if we could ever play on Saturday on a regular basis, dealing with what we deal with, it would be a miracle because you are dealing with so many parents. Mr. Sellers said what is going to happen is someone is going to show up with their baseball team to play another team and that team is going to show up five short. The game will have to be forfeited and the few children that did come did not get to play and all of the children on the other team that did show up did not get to play because we did not have enough to show up. Mr. Sellers said we are required to play a certain number of games to be eligible for anything with Dixie for post season, etc. Mr. Sellers said out of the budget of almost \$100,000.00, it is raised through registration, fund

raisers, sign sponsorships and through team sponsorships. The City does not foot any of the \$100,000.00 budget. Mr. Sellers said we have one Ozone field. That is our 11 and 12 year old boys. He said we need at least two of those because that is the group that gets the privilege of staying the latest. If you have a T-Ball child or a T-Ball grandchild you have the privilege of getting out to the park and getting home early because they are the youngest and they are going to play first. Mr. Sellers said if you have a Confederate League child, which is 7 and 8 year olds you have the privilege of getting home second earliest because those two groups are played and gotten out because usually their school work is a little harder and they take more personal time on their homework. Mr. Sellers said if any of the first games go into extra innings it is going to be a late night. He said this is something we need to move on and be progressive in.

Mr. Bill Corbelli said he is a resident and volunteer for the City of Dothan. He said he works with children and loves doing so. Mr. Corbelli said he also works on the national circuit with BMX with over 3,000 kids in a two day period. Mr. Corbelli said he lives in Laver Hills and this would back up to his property. He said he is not opposed to it and would love the idea. Mr. Corbelli said he believes the City is in the process of looking at widening Fortner Street. He said these kids are important and the smiles on their faces that the volunteers give to these children mean the world to them. Mr. Corbelli said Ms. Rumble and her staff have done a phenomenal job in this city by putting on such great programs. He said he is a supporter of this project and hopes people look at this project with a barrier for their properties, which he is concerned with also. Mr. Corbelli said there is no reason not to have more ball parks. He said we are running out of space for these children. We are consolidating teams and forcing them off the fields. Referees and Umpires are pressed for time. It is not fair to these kids to be pushed and rushed. Mr. Corbelli said these kids are here to enjoy life. He said we only have one life and it is very short. We should work together and build the parks and help our community grow.

Mr. Mike Andrews said he is here as a concerned resident. He owns property on Amherst Drive. Mr. Andrews said we love our neighborhood and the area. He said he was all for parks and recreation, but he is concerned about the implementation. Mr. Andrews said, having been on that property, the topography is such that it appears that drainage is going to be a big concern in terms of sighting the park. He said when you look at the drainage concern coupled with the buffer concern he sees where some of this excess property is going to have to go. Mr. Andrews said you will have to have area lay fallow essentially to compensate for the wetlands, which would back up to Hampton Way and that subdivision. The flatter, plateau portion of the land appears to be up closer to the top of the hill closer to Laver Hills. Immediately behind and adjacent to the properties along Amherst is a drainage ditch. Mr. Andrews said it is natural; there are all kinds of wild life down there, but there is already a giant culvert on Fortner Street. He said it seems to be a natural thing to happen when Fortner is widened and the park construction begins that a giant concrete ditch be placed behind his house. He said this is not his idea of a buffer. Mr. Andrews said technically it probably is a buffer because it is good deal of space between his back door and the first base. He said a really brightly lit concrete drainage ditch is not his idea of the way to go on property that abuts his house. Mr. Andrews said he is all for parks, but implementation and timing are everything. He said he did not know where each commissioner falls on this issue. He said we may never truly know until this plays out and that is fine. Mr. Andrews said two of the present commissioners will not be here to deal with the fallout after this project goes through. He said he is happy that the vote will be tabled today. Mr. Andrews said it is appropriate to let this sit until the new guys come in and let the people who are going to deal with the implementation of it be part of the vote instead of people who come in and have to try and pick up the pieces and work from that point.

Mr. Bobby Lewis said there has been a lot of hours and time been invested by many people to get to where we are at today. He said there are about 30 to 35 acres of wetlands on this property. Mr. Lewis said, being in the real estate business, you have to deal with FEMA with those wetlands. Mr. Lewis said those of us in private business have to deal with city hall and the ordinances that this commission and previous commissions have passed that regulate changing the

water flows through property. Mr. Lewis said this commission or others have passed ordinances stating various ways of how we manage water on our property, but when you go to changing the flow of that creek you have to deal with the federal government and FEMA. He said the park location is a poor area for a park. He said he attends Harvest Church and the traffic is horrendous on various days. Mr. Lewis said there is another church planned right next to Greystone. He said when Greystone is built there will be many more cars going up and down that road. Mr. Lewis said there are four more subdivisions planned in that area of the city. He said we have to take and address the issues that this commission passed and require of us to develop in the city. He said that it appears on the outside for himself and some of the people he has spoken with that this Commission is not looking at their own rules governing changing wetlands or use of wetlands. Mr. Lewis said if he was wrong he apologized. Mayor Thomas said apology accepted. Mayor Thomas said we are going to go by the same rules that we require with whatever we do; whether we do this property or any other property. Mr. Lewis said if that is the case basically there are 35 acres of this land that appears to be non-usable by the City's own Code of Ordinances. If you take out the 35 acres that is non-usable the price per acre is extreme. Mr. Lewis said the point is that this Commission is trying to find a park that by all practical purposes is needed. He said the majority of the people he has heard has spoken in opposition to this have been about location. He said in real estate we all know it is about location, location, location. Mr. Lewis said the things that trouble him the most is the fact that we already have a traffic problem on that part of time. He said he has moved his office off of Westgate because of traffic problems partially. Mr. Lewis said when you build out Greystone, you put another church almost across the road from this property, the traffic that brings in, the additional development that has already been approved, you continue to create nightmares as far as driving in the area. Mr. Lewis said we need to look at finding property that has more than one major access. He said there are properties out there that have more than one major access. Mr. Lewis said it takes going to those people who own them and convincing them that it is in the best interest of this community that we allow them to sell their property to this Commission. Mr. Lewis said many people in this community have children and grandchildren. He said the point is that we need to take and look at a different location because of the impact of the community, the residents around it, the traffic, but most important, the non-usable property if we apply the very rules that this Commission applies to all of those in the private sector.

Mr. Jeff Plagenhoef said the key issue is not whether or not the park is needed. He said he strongly agrees that Doug Tew needs to be improved. He said as someone who tries to help recruit professionals to this area, the quality of our Leisure Services is something that is in the positive column and not everything is. He said it is very important that they continue to look at developing this. Mr. Plagenhoef said we do need good parks. He said Westgate and Eastgate are good facilities. He said he is for the park, but the question is where the park should go. Mr. Plagenhoef the noise is one thing, the lighting is one thing, but the biggest issue is the traffic and what it would do to existing properties. He said if you consider how much traffic would come in for big attended events you would have to four lane Honeysuckle and Fortner. Mr. Plagenhoef said there are homes very close to that intersection and beautiful subdivisions that have already been planned or have already been constructed. The negative impact there would be phenomenal. Mr. Plagenhoef said when you have all the people settled in that area and you add that kind of traffic flow to a congested area already it does not make sense. Mr. Plagenhoef said you could move it out to the Brannon Stand area and have access to from 84 and 52 and divert some of the traffic problems you are already faced with handling and addressing even without the park.

Mr. Richard Talley said he lives on Amherst Drive. He said he is also in favor of a park. He said if we had a small park for ball fields that might be something we could get done quicker. Mr. Talley asked if the Recreation Board would be at the public forum Thursday night to address questions? He said if we have been looking at this property since 1999 seems like we should have some kind of idea of what you are planning to do with it. Commissioner Barbaree said we will have a composite drawing; that is not to say that everything on there would be implemented. He said he would invite the Recreation Board to the meeting

whether they choose to show up or not would be their decision. Commissioner Barbaree said he would encourage the District 5 appointee on the Recreation Board to show up at the meeting.

Mayor Thomas said in two weeks from now if we vote on this, if it is voted down, we will look for another piece of property somewhere. If it is voted to purchase this, that is just step one. There will be a master plan that will be implemented and if that property is purchased we will involve a representative from every neighborhood around to protect buffers. Mayor Thomas said we will let them work with the Recreation Board and the consultant to do that. He said that is a lot of big ifs. Mayor Thomas said it could all go away in two weeks and we look at another property or something else could come out of that.

Mr. Talley said if you going to spend that kind of money on a piece of property you should have a pretty good idea of what you are going to do with it before you buy it. That is what is called a big ticket item.

There being no further discussion, Mayor Thomas declared the Public Hearing closed.

Mayor Thomas introduced Ordinance No. 2007-272 (recorded in Ordinance Book No. _____ at Page _____), rezoning property of Merger Enterprises, Inc. from MH-1 District to B-3 District, said property located on the east side of the 3200 block of South Oates Street. Commissioner Tidwell moved for immediate consideration, motion seconded by Commissioner Rudd and upon the motion being put to vote, those voting “yea, “ were Thomas, Matthews, Newsome, Lee, Rudd, Barbaree and Tidwell; “nay:” none. The motion was carried by the majority of seven “yeas” to no “nays.”

Commissioner Rudd then moved for adoption of Ordinance No. 2007-272, motion seconded by Commissioner Tidwell and upon the motion being put to vote, those voting “yea,” were Thomas, Matthews, Newsome, Lee, Rudd, Barbaree and Tidwell; “nay:” none. The motion was carried by the majority of seven “yeas” to no “nays.”

Mayor Thomas introduced Ordinance No. 2007-273 (recorded in Ordinance Book No. _____ at Page _____), annexing property owned by Ann Wood located at 241 Beaver Creek Road into the corporate limits of the City of Dothan. Commissioner Tidwell moved for immediate consideration, motion seconded by Commissioner Lee and upon the motion being put to vote, those voting “yea, “ were Thomas, Matthews, Newsome, Lee, Rudd, Barbaree and Tidwell; “nay:” none. The motion was carried by the majority of seven “yeas” to no “nays.”

Commissioner Tidwell then moved for adoption of Ordinance No. 2007-273, motion seconded by Commissioner Barbaree and upon the motion being put to vote, those voting “yea,” were Thomas, Matthews, Newsome, Lee, Rudd, Barbaree and Tidwell; “nay:” none. The motion was carried by the majority of seven “yeas” to no “nays.”

Mayor Thomas introduced Resolution No. 2007-274 (recorded in Ordinance Book No. _____ at Page _____), entering into an agreement with Sav-A-Pet for assistance with the adoption of animals placed at the Dothan Animal Shelter. Commissioner Tidwell moved for adoption, motion seconded by Commissioner Barbaree and unanimously adopted.

Mayor Thomas introduced Resolution No. 2007-275 (recorded in Ordinance Book No. _____ at Page _____), entering into an agreement with Cavanaugh Macdonald Consulting, LLC to perform the actuarial analyses required to comply with new GASB requirements for a three year period with an initial cost not to exceed \$10,000.00 plus \$1,000.00 per scenario to set up trusts and options to reduce liability. Commissioner Barbaree moved for adoption, motion seconded by Commissioner Tidwell. City Manager West said this is required by the Governmental Accounting Standard Board that we have to identify future obligations for retirees primarily associated with health insurance. This will allow us to calculate what that number is. Commissioner Tidwell asked if the \$10,000.00

was per year? Mr. West said yes. Commissioner Tidwell said they will not have to set up a trust but one time. Mr. West said it will identify what your liability is. You will have to figure out how to fund that long term. There being no further discussion the resolution was unanimously adopted.

Mayor Thomas introduced Resolution No. 2007-276 (recorded in Ordinance Book No. _____ at Page _____), approving the construction of a three hundred (300) foot communication tower at the Public Works Complex as designed and sited by Motorola, Incorporated. Commissioner Tidwell moved for adoption, motion seconded by Commissioner Lee and unanimously adopted.

Mayor Thomas introduced Resolution No. 2007-277 (recorded in Ordinance Book No. _____ at Page _____), approving the construction of a three hundred (300) foot communication tower at Westgate Park as designed and sited by Motorola, Incorporated. Commissioner Tidwell moved for adoption, motion seconded by Commissioner Lee. Commissioner Barbaree asked for a brief overview of what this is about. City Manager West said this is the tower that is required for the new public safety communication system. Mayor Thomas said it is part of a \$12 million rebuild of the communication system. There being no further discussion the resolution was unanimously adopted.

Mayor Thomas introduced Resolution No. 2007-278 (recorded in Ordinance Book No. _____ at Page _____), amending the agreement with Wiregrass Rehabilitation Center, Inc. for ground maintenance services and clean up at various locations to include additional costs resulting from the increase in the Federal Minimum Wage increasing the monthly contract cost to \$31,179.43 plus an additional \$500.00 for Rip Hewes Stadium Cleanup effective August 1, 2007 through September 30, 2007. Commissioner Barbaree moved for adoption, motion seconded by Commissioner Tidwell. Commissioner Tidwell asked if the \$500.00 was per game? Mr. West said yes, for all ballgames that would be conducted at that facility. Commissioner Tidwell asked how much was the increase to \$31,179.43 from the previous? Mr. West said the total increase over the two months is approximately \$3,500.00. There being no further discussion the resolution was unanimously adopted.

Mayor Thomas introduced Resolution No. 2007-279 (recorded in Ordinance Book No. _____ at Page _____), awarding the bid and entering into a contract with Geisler Contracting, Inc. for the Graduate Street Drainage Improvements Project, CDBG Project No. B-06-MC-01-0010, in the amount of \$137,407.00. Commissioner Tidwell moved for adoption, motion seconded by Commissioner Barbaree and unanimously adopted.

Mayor Thomas introduced Resolution No. 2007-280 (recorded in Ordinance Book No. _____ at Page _____), appropriating \$60,000.00 to the Houston-Love Memorial Library for architectural fees for a new library. Commissioner Barbaree moved for adoption, motion seconded by Commissioner Tidwell.

Mr. Bob Gentry asked how could he spend \$60,000.00 for an architect if he did not know where his building is going to be. He said the architect could only bring him a rendering, which would be a front and side elevation. He could not bring him a landscape plan. Mr. Gentry asked if this was a cart before the horse thing? He said he wants us to have a new library, but where is it going to be and then let's go get us an architect.

Mr. Az Flowers expressed appreciation to the Commission for what they do for the library; not only for their financial support, but their moral support. He said the Mayor has met with the Library Board several times over the past year. Some of the Commissioners and one of the newly elected Commissioners has met with the Library Board. Mr. Flowers said for the past 20 to 25 years he has had people talk to him about the library saying we need a new library or update the library in Dothan. Mr. Flowers said the City Manager before Mr. West came called him and asked him to bring the entire Library Board down to his office to talk to them. He said something has to be done about the library. It does not measure up to what the people in Dothan deserve. Mr. Flowers said we began making plans and he left Dothan before those plans were put into effect. Mr. Flowers said the City

already has \$60,000.00 in the budget for this year and he would like to request that those funds be turned over to the library so an architect could be hired. Mr. Flowers said we have a site in mind for the library; it is downtown. He said we need to have a preliminary plan for the library. We need to know how much parking we will need for that library. Mr. Flowers said we have 550 people a day come through our library. That is 18,000 people a month. He said we have young mothers bring children to the children's library. We have to have parking spaces for them and security for them. Mr. Flowers said we have to have a place where they can come and feel comfortable coming and parking at the library. That is why we need an architect. Mr. Flowers said he has had people tell him that we need to build a library out in the northwestern section, the western section, the southwestern section. He said there is one thing that we overlook sometime about our library; we are a county library also. Two of the board members are appointed by the County Commission. Three are appointed by the City Commission. Mr. Flowers said they support our library, not to the extent that the City does, but we appreciate their support. He said we do not want to ask the people in Columbia, Cottonwood, Ashford and Gordon to come all the way through Dothan and go three or four miles out and fight the traffic to get out to the western part of the town. Mr. Flowers said we think it is a good location provided we can get the parking. He said that is why we need an architect; to put something on paper and tell us what our parking situation is going to be. Mr. Flowers again expressed appreciation to the Commission for their consideration and for helping them come up with a library that the people of Dothan deserve.

Commissioner Barbaree said this item was on the administrative agenda two weeks ago. He said that is the reason it is on the agenda today. Commissioner Barbaree said speaking for the residents of District 5 when he held a forum, he did not have one person out of 250 who attended to bring up anything about the library or the Museum of Art, which is next on the agenda. Commissioner Barbaree said he received three emails urging him to support appropriating this money for a new library. He said there are several constituents here today from District 5 that urged him in support of appropriating this money for the library so that is what he intends to do today.

Mayor Thomas said the working plan and the charge that he has made to the Library Board and the Museum Board in the revenue presentation from last year, \$60,000.00 was to be put toward each organization so they could look into conceptual drawings and find out the possibilities. It still requires an action of the Commission and that is why it is before us today. He said that would just be the first part because what they would do with that \$60,000.00 they would bring back, not a full working set of plans, but a conceptual plan to us and they will also round up whatever help they can get from any foundation, whether it be local or national, and then they will also have a capital funds drive. Mayor Thomas said he has asked them to do a multi year capital funds drive so they are to bring back a plan of how much they are willing to put up, how much foundations are willing to put up and then how much the City would be able to put up in partnership to build this new library. He said we do have a site downtown. The City owns about half a block; the City would have to purchase the other half of the block. Mayor Thomas said we are not going to have to purchase another half of a block without knowing that the site would be workable for the library. He said we know it would, but we have parking issues that we must work out. Mayor Thomas said cart before the horse, maybe, it is hard to find a good starting point here, so what we are trying to do is come up with conceptual ideas that can be sold to their people during their fund drive and then whatever that plan comes back to this Commission and that Commission would then vote on whether to move forward with the project or not. Mayor Thomas said there are several steps to this; this is just the first step.

Commissioner Rudd said, just to confirm, we are looking for basically a footprint type model here and size and things of that nature and not the location of where it is going to go. He said obviously that will be part of the architectural fees, but probably will not spend the full \$60,000.00 without knowing exactly where it is going to go. He asked if that was correct and if this is the same idea that the Museum is thinking? Mayor Thomas said we have two signed up to speak when we get to the Museum and they will be able to answer that question.

Commissioner Lee said the easy thing to do would be go take emails and phone calls and make a decision on what should be done. He said it is up to us to make sure who the players are, to know the location prior to spending any money on architectural fees for the Library or the Museum. Commissioner Lee said he found through his life time when you start making payments you end up paying the whole thing. He said he wanted to know who is involved, where it is going to be and a lot more before we commit to architectural fees. Commissioner Lee said we are looking at potentially, with a ball park that we have on the table, with the Museum and with the Library, \$30 million. He said he wants to know who is involved and who is going to pay for it and who is going to be there when the bill comes. Commissioner Lee said right now, if we start out this way, it is going to end up this way. We will end up paying every penny of it.

Mayor Thomas said both organizations understand that that will not happen because the project will not move forward unless they participate.

Commissioner Lee said we already know that the County is involved, but there are others out there that want to be involved. If the County is involved then let's get them involved in the \$60,000.00 from the very beginning. Commissioner Lee said for that reason he would not be voting for it.

Ms. Martha Conner asked how much money has the City spent on the Library in the last 10 years? Mayor Thomas said about \$3.5 million, \$354,000.00 per year. Ms. Conner asked what the money was spent for? Mayor Thomas said the money goes toward operating funds. Ms. Conner said you have not really improved the building. She said you should take the \$60,000.00 and put it into the building and keep it. She said you are talking about trying to keep buildings downtown and we have fire stations that you are closing down all over town that are just sitting there. Ms. Conner said we should take that beautiful building and fix it. You have a lot of history behind that building.

Commissioner Newsome asked if anyone knows where the Library will be built or renovated? He said he did not know. Mayor Thomas said the block we are looking at is the block across the street from the police department. We own half the block. The north half is owned by the Bowman Trust and there are a couple of independent pieces of property as well.

There being no further discussion and upon the motion being put to vote, those voting "yea," were Thomas, Rudd, Barbaree, and Tidwell; "nay:" Matthews, Newsome and Lee. The motion was carried by the majority of four "yeas" to three "nays."

Mayor Thomas introduced Resolution No. 2007-281 (recorded in Ordinance Book No. _____ at Page _____), appropriating \$60,000.00 to the Wiregrass Museum of Art for pre-design services for future renovation and/or expansion to the museum. Commissioner Barbaree moved for adoption, motion seconded by Commissioner Tidwell.

Ms. Elaine Johnson expressed appreciation to the Mayor and Commission for its Pennies for Progress incentive. She said this is what started this whole thing. They were asked to come up with a plan that would help revitalize downtown Dothan and they responded. Ms. Johnson gave a brief summary of the history of the Museum. She was the founding president of the Wiregrass Museum of Art.

Ms. Susan Robertson said the Museum is a regional asset. People visit the Museum and use the Museum from all over the Wiregrass region. It is a centerpiece for Dothan. She said we are a part of the City's plan for revitalizing downtown Dothan, but are also part of the assets of this entire region. Ms. Robertson said we are included in the Pennies for Progress program. She said we have renovated a historic structure in our city's heart. Ms. Robertson said we do have a plan a we do have architects and we are well on the way and in good faith have done this work and are ready to move.

Commissioner Rudd asked if they would be able to cover the additional operating cost of the new addition? Ms. Robertson said the operating costs will increase if

you increase the facility. She said you are asking us to increase the work we do in this community. Ms. Robertson said education is their mandate and they know that they need arts education in our schools. They know that they need arts education for life long learners. She said whether or not this building increases we know the work of the Museum must increase. Ms. Robertson said we have more people in Dothan. Dothan continues to grow. She said they are looking at increases in operating costs over the years. Commissioner Rudd asked if the new addition would mostly be showroom? Ms. Robertson said there will be classrooms included in this. Also, one of the things the community wants is to be sure that the Museum is tied in with the rest of the community. Tied into the Library and other amenities so that when people come downtown there is a place for them to relax and to meet with other members of their family and to join in and connect with other groups in our community. Ms. Robertson said the Museum will have space that is a community space so that our community can connect with one another. She said there will be additional exhibition space. The collection of art has grown over the years. It has not been stagnant. The value of the collection has increased. The status and credibility of the collection of fine art have increased. To be able to highlight those works and show the assets you have is very important.

Commissioner Rudd said the Museum Board came to the City wanting to wipe a debt or note, they had agreed to pay some money for their part and it did not get paid, and so you came to the City Commission asking for that forgiveness. He asked if that is what we are getting into again? Ms. Robertson replied, a debt that cannot be paid, is that what you are talking about? Commissioner Rudd said a bunch of promises that cannot be fulfilled. He said he understood there would be an occasion here and there. He said he is worried that we will get into this same boat again. Ms. Robertson said it is going to be more than \$3 million from our community from individuals and foundations. She said that is \$3 million into a facility that the City owns. She said look at the increased value of the Museum over the years. Ms. Robertson said the \$100,000.00 that the City owns; it is your Museum. She said it belongs to the City of Dothan. Commissioner Rudd said if you tell me you are going to raise half the money and the City is going to pay half the money and then you come back and say you were just kidding, we cannot come up with the money and again ask for forgiveness. He said this is so fresh on his mind and that is the only problem he has with it.

Ms. Johnson said the forgiveness that came up was something that was over time. She said there is history there about that particular amount that was forgiven. That was for a particular renovation that the City asked for. The City asked for those rooms. That was part of the response she referred to previously. Ms. Johnson said over time they have a budget that meets the needs of our children and the programming. She said she had no doubt that they would have been in earnest and would have paid that money back over time. She said they went and asked for forgiveness of that debt because there was the history there that this was a building that belonged to the City anyway and they had programming. She said they have paid back everything and more to the City because of all that has gone into that. Ms. Johnson said it was not something that they couldn't or wouldn't, but this money comes from individuals in the city. That \$100,000.00 compared to the \$3 million that was put in is so little. Ms. Johnson said for you to think that they are not true to their word; they are more than true to their word as far as what they have done. She said, given more time, we would have paid it back.

Commissioner Newsome expressed appreciation to the Museum group for what they have done. He said the first director was Sam Cates who came from the University of Florida about 21 years ago and we started out with a building that in itself was a historical building. He said we have come to the point where the Museum of Art is an integral part of our city and we are proud of it. Commissioner Newsome said we are proud of the artistic displays and the other things that we benefit from. He said we all somewhere in our lives have to forgive for our troubled financials and our social and economical missteps if there have been any. Commissioner Newsome said we should not live with a hard heart so that we would never forgive. We will never understand any forgiveness that honestly has been asked one who contributes tremendously to our social being and our wealth and quality of life in our city. Commissioner Newsome said as long as there is a Museum of Art in the City of Dothan it will not necessarily pay for itself. It is our

building, it is our Museum of Art and it is our responsibility to do our very best to fund it and to help those who have worked so diligently to make it what it is and to keep it moving forward. Commissioner Newsome asked Commissioner Rudd to think in that light and think how much value this is going to be for our children and particularly his who are very young. Commissioner Newsome said let's look positive at those who are trying to make our Museum of Art a great part of our city.

There being no further discussion and upon the motion being put to vote, those voting "yea," were Thomas, Matthews, Newsome, Rudd, Barbaree, and Tidwell; "nay:" Lee. The motion was carried by the majority of six "yeas" to one "nay."

Commissioner Barbaree moved to table a proposed resolution, agreeing to proceed with the acquisition of property located in the 3500 block of Fortner Street for a Southwest Recreational Park at an estimated cost of \$2,500,000.00, for two weeks, motion seconded by Commissioner Rudd and unanimously carried.

Commissioner Newsome asked how we came up with two weeks; why not three or four weeks or longer. He said we just somehow pulled two weeks out of the air. Mayor Thomas said Commissioner Tidwell is not going to be here for next week's meeting. He said we want to have everyone here. Commissioner Newsome asked if they would be here in four, five or six weeks. He said one of our commissioners has already indicated that he would like see cash flow before we enter into this. He said he is one commissioner that would not like to impose this kind of commitment on half of the commission who has not taken office yet. Commissioner Newsome said it would be prudent on our part to consider those who will be responsible for the implementation as this has been mentioned earlier. Commissioner Newsome said he did not see anything that is driving or pressuring so hard that this could not be considered in light of what he just said. He said in regards to the acquisition of this property much of it has been addressed this morning; much has been said about the location. Commissioner Newsome said personally, he believes the location is wrong. He said much has been about the cost. He thinks the price is wrong. Commissioner Newsome said the value is what the willing buyer will pay for a willing seller. He said it does not mean that a willing buyer should not be prudent about what he is buying. Commissioner Newsome said, about the property itself, if you are standing along that what appears to be a road and you have an elevation of 300 feet to your right and you have an elevation of 275 or 300 feet to your left and the elevation where you are standing is 250 feet, everything he knows about topographical elevations tell him he is standing either in a valley or in a trough. He said he has heard comments this morning about the 100 year flood plan and he thinks about one-third of the property is in the flood plan. Commissioner Newsome said those of us who are in real estate recognize that it is difficult to propose to sell a home to be built in a 100 year flood plan location. He said this too will impact on the price of property. Commissioner Newsome said the proximity of this park to the one that exists is a consideration as well as the other points he addressed. He said he did not think two weeks is enough time for the engineer who had sent a memorandum to Mr. Kim Meeker that was dated 7-1-03. Commissioner Newsome said I am sure he meant 7-1-07. He said in the memorandum is stated that plus or minus 50 acres of the property is located in a 100 year flood plan. It also stated that land located in a flood plan is limited and that it will require significant engineering studies and approval from the FEMA. Commissioner Newsome said that is the kind of property we are looking at. He said we need to go back and give our City Manager and staff appropriate time to make sure that where we are going is where we want to be. Commissioner Newsome said 47 years ago he was doing touch and go in flight training at the Dothan Airport. That was before many of the subdivisions were developed. Commissioner Newsome said he had no idea that he would be a certified coach, coaching his kids in soccer, baseball, and football at Westgate Park. He said that happened. Both of his sons are Alabama residents, but not the City of Dothan. Commissioner Newsome said if we are looking at the future of the City of Dothan then we must look farther than just patronizing what exist today; we must look at what we can develop in the future. He said we are a four park set up. Commissioner Newsome said we have an Eastgate Park, a Westgate Park and for no other name we will call Walton Park or Northgate Park and it would be nice if we had a Southgate Park. Any park construction, any investments in parks must be for our entire city not just for today, but for our future. Commissioner Newsome

said there is a big gap between the Eastgate Park just off 84 east and the Westgate Park. He said a Southgate Park would be fitting and adequate time should be given to the City Manager and his staff and others who are entrusted in the real future of this city to come up with what is necessary.

Commissioner Lee said he came today prepared to vote. He said today he has heard as well as he has in the last week or two about the location, from who owned it to how much profit they are making to the availability or lack of availability and he has waited until this point to see if anyone has even talked about where we are today and what we have come from in the last seven months, since January 1st. Commissioner Lee said he voted for the one cent sales tax and he voted for it for a reason, because he got in there and looked at the numbers and he saw what we needed and went back and looked at what had not been done in this city over the last several years. He said from January 1st until today we have done a great deal. Commissioner Lee said he is very proud of this commission for the amount of work that has been done in doing resurfacing, rolling fleet, addressing salaries with employees with the City that had not had a raise in 3 years, along with many other things that he cannot begin to imagine that has happened. Commissioner Lee said from January 1st to today, with the money that has been spent on good items, only absolute needs; we have basically spent our money that we have received from our sales tax. He said we still have a tremendous amount of catch up to do in this city. Commissioner Lee said personally, he would like to see Mike West, the City department heads, whatever department it is, get to the point to be able to walk up there and say, “guys we are, for the first time in 3, 4, 5, 6 years, on a rotation of police cars, we are on a rotation of fire trucks, we are on a rotation of replacing and resurfacing roads”. Today we just tell them to go find one and do it. There are so many that need resurfacing. Commissioner Lee said he wanted to get to a point where we can pick and choose the ones that are needed. He said it did not matter to him at this point where it is located, if it has a whole in the middle of it, who owns it or anything of that nature. Commissioner Lee said we do need one, it is in dire need. He said it is justifiable that it would be the first project to come up at the right time when we have taken care of what he voted for this sales tax for. That is those intersections he has mentioned in the last 2 or 3 weeks that have been sitting on shelves that we have not touched; the road project out on Fortner that not only needs four-laneing, if we can do it, it needs six laneing. Commissioner Lee said there is a tremendous amount of what he calls real needs before we get to this point.

There being no further discussion and upon the motion being put to vote, those voting “yea,” were Thomas, Rudd, Barbaree, and Tidwell; “nay:” Matthews, Newsome and Lee. The motion was carried by the majority of four "yeas" to three “nays.”

Mayor Thomas introduced Resolution No. 2007-282 (recorded in Ordinance Book No. _____ at Page _____), appointing Jim Ellis as a member of the Industrial Development Board. Commissioner Tidwell moved for adoption, motion seconded by Commissioner Matthews and unanimously adopted.

Commissioner Barbaree left the meeting at this time.

Mayor Thomas introduced Resolution No. 2007-283 (recorded in Ordinance Book No. _____ at Page _____), awarding the following bids and approving other purchases over \$7,500.00 by the City. Commissioner Lee read each item in the meeting.

<u>ITEM</u>	<u>VENDOR</u>	<u>AMOUNT</u>
Statesman Model American Lockers	Alliance Suppliers, Inc. Roswell, GA	\$14,865.86
Rebuild of 15/20/25 MVA Power Transformers	VTCU Corp. Pocatello, Idaho	\$231,025.00
<u>Other Purchases:</u>		
Services and Supplies for July 10, 2007, Municipal & School	Election Systems & Software Chicago, IL	\$ 8,156.72 \$ 8,156.72

Minutes of the Board of Commissioners – July 31, 2007, continued.

Board Election

Bulk Bags (3000lbs.) each Media Sand .58 to 65 mm-75 bags Freight Charges 15 bags per Truck, 5 truck loads	Infilco Degremont, Inc. Richmond, VA	\$13,600.50
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Commissioner Lee then moved for adoption of Resolution No. 2007-283, motion seconded by Commissioner Tidwell. Billy Mayes, Dothan Utilities Superintendent said the Media Sand is from the manufacturer of the filters. It is Media that is specifically designed to meet and work with that filter. It is a sole source bid. There being no further discussion the resolution was unanimously carried.

Mayor Thomas introduced Resolution No. 2007-284 (recorded in Ordinance Book No. _____ at Page _____), approving the following advance travel requests for City employees:

<u>NAME</u>	<u>CONFERENCE</u>	<u>AMOUNT</u>
Frank Meredith Tommy Martin	ROCIC 16 th Annual Homicide Conference Richmond, VA	\$ 1,597.44
Keith Gaster Johnny Givens	IAFC Annual Conference 2007- Fire Exposition Atlanta, GA	\$ 228.75
Tonja Shelley	Grant Workshop for Law Enforcement Montgomery, AL	\$ 497.32
Anne Rumble Steve Sherrill Kenny Thompson	Alabama Recreation and Parks Association Board Institute, Committee Meetings & Leadership Workshop Orange Beach, AL	\$ 475.00
Mixon Woodham	Transport vehicle for repair to Utility Truck & Equipment Service, Inc. Thonotosassa, FL	\$ 375.78
Ted Adams Tom Ethridge Adam Patterson Chris Phillips	Southeastern Distribution Apparatus School & Conference Pine Mountain, GA	\$ 2,408.48
Cynthia Green	Alabama Municipal Electric Authority Montgomery, AL	\$ 138.00
Nicholas M. Monday Gregory J. Benton Stacy E. Robinson	FBINAA 2007 Alabama Training Conference Auburn, AL	\$ 1,715.00
Scott Owens Cade Wells Alan Rhodes Michael Conner Mike Miller	Alabama Police Academy Selma, AL	\$ 5,539.00

Commissioner Tidwell then moved for adoption of Resolution No. 2007-284, motion seconded by Commissioner Lee and unanimously carried.

There being no further business, Commissioner Tidwell moved that the meeting be adjourned, motion seconded by Commissioner Matthews and upon the unanimous vote of "yea," the meeting was duly adjourned.

/s/Pam McCoy, City Clerk

Approved:

/s/Pat Thomas, Mayor

/s/Larry Matthews, Associate Commissioner

/s/Amos M. Newsome, Jr., Associate Commissioner

/s/Paul Lee, Associate Commissioner

/s/Jason Rudd, Associate Commissioner

/s/Taylor Barbaree, Associate Commissioner

Phillip Tidwell, Associate Commissioner

BOARD OF CITY COMMISSIONERS