

CALL TO ORDER

Mayor Bruce Altnauer called to order the special called meeting on the above date. Council members Brenda Thompson, Tim Smith, Brandie Owens were present.

Council member Tony Sells was not yet present.

Building inspector Chuck Jarrell and County Planner Tara Cooner were also present.

PLEDGE OF ALLEGIANCE

Mayor Altnauer called for and led the Pledge of Allegiance.

APPROVAL OF ORDINANCE IMPOSING A MORATORIUM WITHIN THE CITY ON ANY BUILDING PERMITS, LAND DISTURBANCE PERMITS FOR NEW CONSTRUCTION OF ANY TOWNHOUSE, APARTMENT, CONDOMINIUM OR ANY APPLICATION FOR REZONING RELATING TO ESTABLISHING A USE ALLOWING TOWNHOUSE, APARTMENT BUILDING OR CONDOMINIUM FOR A PERIOD NOT TO EXCEED ONE HUNDRED TWENTY DAYS; AND FOR OTHER PURPOSES

Tara Cooner and Chuck Jarrell presented a power point presentation on different types of condominiums, townhouses and apartments. Tara Cooner stated these are the development trends going on around us. Madison is not interested in single family homes. They are putting apartments above stores. Wellbridge Community consists of 300 senior apartments, 250 housing units and an 80 bed Alzheimer care unit. Newton County has 400 apartments and town homes.

It is coming this way and what you need to do as a council is to decide what kind of development you want.

We have concerns related to the ordinance.

Section 12.9 of the ordinance is town homes and Condominiums, Section 12.1.7 addresses multi-family dwellings.

There are no regulations for duplexes. You need to think about the size and maybe cap it at

2000 sq. ft.; they need fire protection and use good materials not vinyl. These are the kinds of things you need to think about and tighten the ordinance. Chuck Jarrell said it is about what you want to see, and you said in your comp plan that you want affordable housing.

When the housing stock dwindles that is when the surge will come and you need to be prepared. You need to get your ordinance in order now and address these issues.

This moratorium will give us time to put some things in place and fix the ordinance.

Brenda Thompson made motion to approve imposing a moratorium in the city limits of Rutledge on any acceptance of any building permit or any land disturbance permit for new construction of any townhouse, apartment building or condominium for a period not to exceed one hundred twenty days; and for other purposes.

Tim Smith seconded, all voted in favor and motion carried.

EXECUTIVE SESSION – DISCUSSION OF REAL ESTATE ACQUISITION

Brenda Thompson made motion to exit regular session for the purpose of entering executive session to discuss real estate acquisition. Tony Sells seconded, all voted in favor and motion carried.

Brenda Thompson made motion to exit executive session for the purpose of entering regular session. Tony Sells seconded, all voted in favor and motion carried.

REGULAR SESSION

Tim Smith made motion to use an attorney who specializes in public finance with King and Spaulding to handle the financing and legal paperwork of city hall with a fee not to exceed

\$7,500.00. Brenda Thompson seconded, all voted in favor and motion carried.

ADJOURN

Tony Sells made motion to adjourn at 7:01 pm. Tim Smith seconded, all voted in favor and motion carried.

Bruce Alznauer Mayor Debbie Kilgore City Clerk