

**MAYOR AND CITY COUNCIL
CITY OF SEAT PLEASANT
SPECIAL MEETING
THURSDAY, JANUARY 9, 2014
5:30P.M.**

1. OPENING

1.1.1 Call to Order

Councilmember Stephenson called the meeting to order at 5:42p.m.

1.1.2 Roll Call

Present: Mayor Eugene Grant (Absent), Councilmember Johnie Higgs, Sr., Councilmember Eugene Kennedy, Councilmember Kelly Porter, Councilmember Gerald R. Raynor, Sr. (Absent), Councilmember Elenora Simms, Councilmember Aretha Stephenson, Councilmember Reveral Yeargin (Absent)

2. PRESENTATIONS:

- None

3. MEETING TOPICS:

3.1.1. Feggans Center Development Plan Discussion

- Councilwoman Stephenson stated that Councilmember Raynor had submitted a memorandum with his recommendations for the development of the Feggans Center.
- Councilwoman Stephenson stated that the memorandum from Councilmember Raynor states that if the City develops the site, he would like input from the community by holding meetings. She stated that Councilmember Raynor had stated that he would like a multi-level building with two multi-purpose rooms one large enough for to have functions and the other small enough to hold community meetings. The building should be the new town hall on the upper level with offices for the City Council, Mayor, City Administrator, City Clerk and other departments currently housed in City Hall. The existing City Hall building could be used for Public Works Administrative Staff and the Police Department. The current Public Works garage can be extended to store more of the City owned vehicles. The memorandum further states that all City owned buildings should be ADA compliant.
- Councilmember Porter stated he would like to see the development of the property in a scaled down manner.

- Councilmember Porter stated that he has a concern with the way we dealt with the developers.
- Councilmember Porter stated he would like to go through the previous builder and have them develop it in phases starting with City Hall by bringing it into ADA Compliance.
- Councilmember Simms stated that she created a chart that designs the previous use of the building, which is the Crystal Room, Police Department down on the end, Conference Room, Community Room and rental office space.
- Councilmember Porter stated that having the police department on the end by the playground was a concern with some citizens.
- Councilmember Simms stated that she included the police department on the chart, as we will need to have them housed somewhere.
- Councilmember Higgs stated that having the Police Department will make them more visible.
- Councilmember Higgs stated that he has a vision for the building to have the banquet room, two conference rooms, three bathrooms with two on both ends and one in the middle, a conference room, a state of the art kitchen. He feels the City Administrator will take care of the City Clerk and staff offices.
- Councilmember Higgs read the report provided by Trusant Technologies, which states that no asbestos was found in the building.
- Councilmember Higgs is recommending that we rebuild the Feggans Center since the structure is good, but have the mold remediated.
- Councilmember Kennedy stated that the problem with the Feggans Center was the installation of the Air Conditioner units on the roof.
- Councilmember Kennedy stated that the bricks are good and we should rebuild the existing structure.
- Ms. Gatling asked the City Council if the City Administrator would have an input.
- Ms. Gatling stated that her vision is different, as it was when she was on the Council.
- Ms. Gatling stated that she feels the staff needs somewhere to go, as the current City Hall isn't fit for anyone.
- Ms. Gatling stated that it would be great if the rebuilding of the Feggans Center could house City Hall.
- Ms. Gatling stated that the Police Department needs a station or the City could re-build the station on the old police lot.
- Ms. Gatling stated the current City Hall could be renovated for Public Works

- Ms. Gatling stated that the City Council needs to factor in growth for the employees.
- Councilmember Porter stated that we are putting patches on things that need to be re-done.
- Councilmember Porter stated that we need to utilize all aspects of green technology.
- Councilmember Porter stated that it could be done in phases if the concern is money.
- Councilmember Porter stated that they need to consider growth and annexation.
- Councilmember Porter stated that he will provide his suggestions in writing by Monday or sooner, if the Council would have another discussion.
- Councilmember Stephenson stated she likes the recommendation from the City Administrator. However, she's concerned with generating revenue for the City.
- Councilmember Stephenson stated that she would like to see a banquet room, coffee room, game room for the youth, two level building, Ballroom/Hall area, community area for senior and youth.
- Ms. Gatling stated we are a servicing government and we need room to provide the excellent service.
- Councilmember Porter stated the City of Bowie and District Heights Municipal Centers houses all of their City offices.
- Councilmember Stephenson inquired if the Council was interested in touring other municipalities.
- Councilmember Porter stated that we can set it up and use the City bus.
- Councilmember Stephenson stated that if the City bus was not available we can car pool together or we can invite two residents from each Ward and the City Department Heads.
- Councilmember Porter asked the City Administrator to provide an estimate on the windows for City Hall.
- Councilmember Simms stated that the Council need to come back together and decide if we are doing the Feggans Center only or the Feggans Center with City Hall.

3.1.2. Feggans Center Assessment Report (Trusant Technologies)

- Councilmember Porter stated that the cost to salvage the building will be expensive.
- Councilmember Higgs stated that the foundation and walls are salvageable.
- Councilmember Higgs read a statement from report to support the foundation and walls structure being salvageable.

- Ms. Gatling stated that the City has 1 million dollars in the reserve account and over \$800,000 from the camera fund.
- Ms. Gatling stated that if the repair of the building fits within the ramification of the public safety and the agreement we can use the funds.
- Councilmember Higgs stated that we can gut the building out and build
- Ms. Gatling stated that we can use community legacy grant to demolish the building.
- Councilmember Stephenson inquired how will keep the legacy of John E. Feggans.
- Ms. Gatling stated we can name a room in his honor in the building.
- Councilmember Kennedy stated that we need to keep Goodwin Park
- Councilmember Higgs stated that the top priority is for City Hall.
- Councilmember Stephenson stated she would like to see the Council take the tour.
- Councilmember Kennedy inquired on the time to re-build if we demolish the building. He stated the Crystal room was a revenue generating source for the City.
- Councilmember Simms stated that we will have cost before we rebuild.

4. LEGISLATION

4.1.1. None

5. UNFINISHED BUSINESS

5.1.1. None

6. ANNOUNCEMENTS

6.1.1. Public Session, Monday, January 13, 2014, Seat Pleasant City Hall-Council Chambers at 7:00p.m.

6.1.2. Ward V Meeting, Thursday, January 23, 2014, Seat Pleasant City Hall-Council Chambers at 5:30p.m.

6.1.3. Ward II Community Meeting, Thursday, January 23, 2014, Pleasant Homes Community Center, 6810 Greig St., Seat Pleasant, MD from 6:00pm-8:00pm

6.1.4. Black History Month Activity, Raisin Cane: A Harlem Renaissance Odyssey, Starring Jasmine Guy, Friday, February 7, 2014, MUST REGISTER TO ATTEND!! Seats are limited, bus will leave City Hall at 9:30a.m.

6.1.5. Black History Month Activity, Black Wax Museum. Friday, February 14, 2014, MUST REGISTER TO ATTEND!!! Seats are limited, bus will leave City Hall at 8:30a.m.

6.1.6. Black History Month Activity, Movie Night, Friday, February 21, 2014, Seat Pleasant Volunteer Fire Department, 6305 Addison Rd., Seat Pleasant, MD 20743 "FREE" and Open to the Public at 7:00p.m., Showing the Movie "42"

6.1.7. Black History Month Activity, Movie Night, Friday, February 28, 2014, Seat Pleasant Volunteer Fire Department, 6305 Addison Rd., Seat Pleasant, MD 20743 "FREE" and Open to the Public at 7:00p.m., Showing the Movie "The Great Debaters"

ADJOURN- The meeting was adjourned at 6:49p.m.

Submitted by,



Dashaun N. Lanham
City Clerk

APPROVED 02/10/14