



**APRIL 2, 2013**

**CITY HALL**

**6:00 P.M.**

**I) PUBLIC HEARING – ZONE CHANGE**

The Public Hearing opened at 6:05p.m. regarding the zone change on Church St.

Dennis Cawthorn questioned that if you used to property in a reasonable manner could you use it for what you wanted. The Mayor explained that this zone change was to bring the properties into the correct zoning. He they explained that the residential homes in this area could continue to be used as such as long as they are still there as they are. Catherine Cawthorn questioned if the zoning could be such that the homes that are there could be tore down and built new if they property owner opted to do such. The Mayor spoke of mixed use zoning, but that the City does not have this type of zoning in place at the present time. Councilman Mills then stated a business in this location could not open due to the zoning being incorrect at the present time and that we may need to table this issue until such items are clarified. It was then stated that items like this may not have been an issue in the past but that the City is trying to stay in compliance with the City Ordinances at the present time. A citizen, trying to open a business in this area, questioned how long this process could possibly take. Councilman Mills explained that the City Attorney would have to check into several items, like the mixed used zoning, for the City and that there could possibly be a special called meeting to discuss the City's options.

With no further discussion from citizens or the Council the Public Hearing was called to a close at 6:15p.m.

**II) CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE**

Mayor Howard called the meeting to order. Ms. Williams gave the invocation. Mayor Howard led the Council and guests in the Pledge of Allegiance. Let the record show that Mayor Howard, Councilman Mills, Councilman Middleton, Councilman Hutchins and Councilman Smith were all present. Also present were the City Attorney Kelly Rollerson, City Clerk, Melinda Crook, Utility Director, Charles Jenkins and Fire Chief, Kenneth Jones.

**III) APPROVE MINUTES**

A motion was made by Councilman Hutchins and seconded by Councilman Middleton to approve the March 5th minutes. The motion carried unanimously

**IV) CITIZENS AND DELEGATIONS**

**V) ADMINISTRATIVE COMMITTEE REPORTS**

**RESOLUTION MGAG HEDGING** - Utility Director Charles Jenkins briefly explained the hedging program with MGAG. He explained that the City does hedge prices, at the present time, for Birdsong and the Cotton Gin. He explained that once a contract is signed at a certain prices, for a certain time period, that price stays that even if the price of gas was to increase or decrease. He explained that the City has been doing this for years but that MGAG is trying to keep documented records now. A motion was made by Councilman Charles Middleton and seconded by Councilman Smith to approve the MGAG Resolution on hedging. The motion carried unanimously

A motion was made by Councilman Middleton and seconded by Councilman Mills to appoint Danny Williams as the City's representative for gas hedging. The motion carried unanimously

**KENNETH JONES – ZONE CHANGE** - Chief Jones addressed the Council regarding the zone change on Church St. He was questioned by the Council if the City has a mixed use zoning. The Chief informed the Council that the Commercial zoning could constitute multifamily dwelling homes but no new construction for single family homes. The Chief stated that they could come back before the Council for variance if needed and that limited use could be looked into and is included in the Zoning Ordinance. A motion was made by Councilman Mills and seconded by Councilman Hutchins to table the zone change for further investigation into different zoning uses. The motion carried unanimously

**KENNETH JONES – BUILDING INSPECTION REPORT** Chief Jones gave a brief report on the school system inspection. He stated that he has just recently received the information from the last State Fire Marshall visit and that he was comparing their notes to our notes. Councilman Mills questioned Chief Jones about the occupancy per building if each building had a different occupancy and Chief Jones stated that they do. Chief went through his report with the Council and questioned on if they found the format adequate. The Mayor asked Chief Jones about the time period on follow up and Chief stated that they had 30 days. The Mayor then questioned Chief Jones about the Bessie Scott Gym. Chief stated that there were no utilities at the location and he was then questioned whether asbestos was in the building and if so, what are the procedures. Chief and the Mayor briefly explained how that should be handled and by whom.

**VI) CITY ATTORNEY'S REPORT**

**VII) CITY CLERK'S REPORT**

The City Clerk reviewed the financial reports with the Council. She informed the Council that the bank ending balance was \$125,869 in the bank. She reviewed a new report, with the Council, showing the cumulative balance in the bank stating that from January until now the balance had increased by \$48,627.28. She informed the Council that \$29,000 had been transferred into the combined savings accounts, over and above the \$5,000 that gets moved on a monthly basis. She reviewed the yearly comparison reports with the Council as well. The Clerk informed the Council that the ad for the Fire Chief position would be running in the paper starting this week and that the ad had also been placed on the GMA website. She also informed the Council that the audit would be starting the following Monday. The Mayor questioned the Clerk regarding putting the audit out for bid for the next audit period. The Mayor discussed with the Council information provided to him regarding the cash flow of the SPLOST account because of upcoming issues.

**VIII) NEW ITEMS PROPOSED BY MAYOR AND CITY COUNCIL**

**HOUSING AUTHORITY COOPERATION AGREEMENT** - The Mayor explained that this agreement had not been updated since the 1950's. The Mayor explained that the Council should really read over the agreement in detail because it explains what the City's responsibilities are for the Housing Authority. Councilman Mills questioned the payment in lieu of taxes. A motion was made by Councilman Mills and seconded by Councilman Middleton to table the Housing Authority Cooperation Agreement until the next meeting. The motion carried unanimously

**WASTE HAULING PROPOSAL** - The Mayor stated that he felt that this matter would need to be discussed further before action is taken, but that the bids would be opened at this meeting. A bid from Clay Crawford was opened by Councilman Smith. Mr. Crawford's bid was in the amount of \$173,000. A bid from Max Wallace was opened by Councilman Hutchins. Mr. Wallace's bid was in the amount of \$31,200. A bid from Early Tree Service was opened by Councilman Mills. Early Tree Service's bid was in the amount of \$174,858. There was some discussion regarding the bid amounts. A motion was made by Councilman Hutchins and seconded by Councilman Mills to table the Waste Hauling Proposal. Councilman Mills questioned if these bids would be held as firm and the Mayor stated that they would. The motion carried unanimously

**PUBLIC SAFETY CONTRACT** - The Mayor explained that this was a revision to the previous contract because of some changes. He explained that Councilman Mills, Commissioner Bridges, the County Chair, June Merritt, the Sheriff and himself had gotten together to amend the contract. He stated that it will stay at a seven member board, which will be comprised of The Mayor, two Councilman, the County Chairman and two Commissioners and the Sheriff with the School Board no longer having a seat. He explained that in his absence he could only send another Councilman and that it would work the same for the County and in the Sheriff's absence he could only send the Chief Deputy. The Mayor and County Chairman are standing members only. Councilman Hutchins questioned if the other Councilman could not be present could they send someone in their place. The Mayor stated that the way the wording is only if the Mayor or Chairman could send a replacement in their place. The Mayor stated that the date of the contract was changed. A motion was made by Councilman Smith and seconded by Councilman Mills to approve the amended Public Safety Contract. The motion carried unanimously

**GARBAGE TRUCK** - The Mayor briefly explained that he feels the purchase of this truck needs to put off for a while longer. He explained that we had been looking into purchasing a one arm bandit garbage truck and that additional garbage cans would need to be purchased if the City chose to proceed this way. He then informed the Council that we had found, after a count had been made of the cans needed, that the estimate of 400 was off and that 833 would be needed and that cost would be \$52,416. He stated that this cost would be in addition to the additional cost of this type of truck compared to a rear load truck. The Mayor stated that the truck we have now is still sufficient to use and that there are a few more pressing issue. The Mayor asked the Council to consider tabling the garbage truck at the present time. A motion was made by Councilman Middleton and seconded by Councilman Mills to table to matter of a new garbage truck until further notice. The motion carried unanimously

The Utility Director updated the Council on the lift station project and the landfill project. Mr. Jenkins informed the Council that a camera crew had come and videoed lines in the Southside area where we continue to have issues. Mr. Jenkins then presented a slide show to show the Council of the issues that we have to look at and work on in this area. The slide presentation showed roots in lines, cracks in pipes, pipes separated, etc... There was then some discussion between Mr. Jenkins and the Council regarding these issues in the sewer lines. There was then some discussion between the Council regarding the problems with the road on Church St. The Mayor and Council discussed steps on the bid process for the more major issues they saw from the slide show presentation. The Mayor suggested that Mr. Jenkins prepare a bid packet. A motion was made by Councilman Mills and seconded by Councilman Hutchins for Mr. Jenkins to prepare a bid packet and put out for bid the sewer line issues around Lucille Road. The motion carried unanimously

Councilman Mills questioned budget or flat billing.

Councilman Hutchins questioned the painting of the Civic Center. He also questioned Chief regarding the type of paint and where it could be purchased.

Councilman Mills questioned the Merritt Funeral Home. Chief stated that Mr. Merritt is still dealing with issues at the State. He stated that the State would not issue the license due to a complaint and that the director is still listed as being a director at two funeral homes and this is not allowed.

Councilman Hutchins questioned the old pool. There was discussion between the Mayor and Council regarding filling in the pool because it was becoming a mosquito haven. There was discussion about the old bathroom building and possibly tearing it down. There was discussion of a splash pad water park area going back in place through the Recreation Department. The Mayor then suggested that Councilman Mills and or Councilman Hutchins head up a project to look into alternative options. A motion was made by Councilman Mills and seconded by Councilman Hutchins to have the City fill in the old pool. The motion carried unanimously

**IX) PUBLIC COMMENTS**

**X) ADJOURNMENT**

A motion was made by Councilman Mills and seconded by Councilman Hutchins to adjourn the April 2<sup>nd</sup> City Council meeting. The motion carried unanimously

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Anthony Howard, Mayor