



**BLAKELY CITY COUNCIL
MINUTES
CITY HALL**

OCTOBER 2, 2018

6:00 P.M.

I) Public Hearing

Zoning Ordinance Change Providing For B&B as Conditional Use

The City Attorney, Tommy Coleman, called the Public Hearing to order. He stated that there was interest in opening up a B & B. He then explained that there was nothing in the current Ordinances pertaining to this conditional use and there would need to be amendments for this matter. The hearing was opened for comments. Upon no public comments the meeting was closed at 6:03p.m.

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

The Mayor, Anthony Howard, called the meeting to order. Let the record show that Mayor, Anthony Howard, Councilman Jamie Crozier, Councilman Frank Thornton, Councilman Charles Middleton and Councilman Al Hutchins were all present. Let the record show that City Attorney, Tommy Coleman and City Clerk, Melinda Crook were also present. Councilman Hutchins gave the invocation. The Mayor and Council led the public in the Pledge of Allegiance.

III) APPROVE MINUTES

A motion was made by Councilman Hutchins and seconded by Councilman Middleton to approve the Minutes from the September 4th and September 18th City Council meetings. The motion carried with Councilman Hutchins, Councilman Middleton and Councilman Thornton voting "YEH" and Councilman Crozier voting "NAY"

IV) CITIZENS AND DELEGATIONS

Jeanine Jordan Bernstein – Animal Control & No Kill Shelter Options

Ms. Bernstein came before the Council to question the Blakely Animal Shelter being a No Kill Shelter. She gave a brief rundown of the shelter and volunteer status as well as efforts made for animal adoption. She stated that she was able to secure a \$20 spay & neuter fee, which would include a rabies shot, for 26 of the animals presently at the shelter. She then questions if the Council would give her two weeks to get the 26 animals processed. She stated the Wiregrass spay & neuter clinic in Dothan has given their approval and scheduled the 26 animals to be processed. She also requested the Council consider an amendment to the Ordinance to make the shelter a No Kill Shelter. The Mayor questioned Councilman Crozier regarding this issue because he has dealt with shelter issues in the past. A motion was made by Councilman Crozier and seconded by Councilman Hutchins to entertain moving toward making the Blakely Animal Shelter a No Kill Shelter and to allow the two weeks for 26 animals to be processed by the Wiregrass spay & neuter clinic per Ms. Bernstein's request. The motion carried unanimously by Councilman present.

Eric Harris – LED Lights - Mr. Harris came before the Council and public to give a presentation on the energy efficiency of changing to LED lighting in homes. He went through initial cost, long term savings and difference in lighting. He reminded the public that they could make changes in their utility costs.

Museum Board – Budget Request - Tim Roberts and Kaye Hall came before the Council to give an update on the Museum for the current budget cycle. Mr. Roberts informed the Council that the Museum has doubled in size, has visitors from other Countries and that their structures are suffering from water damages. He stated that current operating funds did not cover expenses. He requested

additional funding in the upcoming budget. The Mayor spoke of the current funding. The Council was informed that presently just the cost of salary to keep the Museum open 3 days a week was \$10,000. Mr. Roberts and Ms. Hall thanked the Mayor and Council for all that they do presently regarding funding for the Museum.

Darrell Alexander – Utilizing Lot At 232 Bay Street For ECMA Community Revival

Mr. Alexander was unable to attend but a Representative for him came before the Council to request use of the lot at 232 Liberty St. for a revival October 15-19 at 7:00pm. A motion was made by Councilman Hutchins and seconded by Councilman Middleton to approve the request for use of the lot at 232 Liberty St for a revival October 15-19th. The motion carried unanimously by Councilman present.

Wanda & Ivan Minks

(a) Policies & Procedures Manual

(b) Language Access Plan (Lap)

Ivan Minks informed the Council that two things needed to be completed for the 2018 RAZ/CDBG. He stated that the Council must pass the policy/procedure manual on housing and a language access plan. There was discussion about how the City is going to handle the housing portion of the grant, which would include applications, contractors and homeowner participation. Councilman Hutchins questioned the grant area and how do other areas get included. Ivan spoke of the areas included and briefly went through what needs to be done to apply again next year. He informed the Council that the City is eligible for a grant this size for the next three years. A motion was made by Councilman Middleton and seconded by Councilman Thornton to approve the Policies and Procedures manual and the LAP. The motion carried unanimously by Councilman present.

V) ADMINISTRATIVE COMMITTEE

Planning Commission Request For Conditional Use For Bed & Breakfast At 14807 River Street

Kenneth Jones, the Building Official, informed the Council that the Planning Commission had approved the request for Conditional Use for the operation of a B & B at 14807 River St. A motion was made by Councilman Middleton and seconded by Councilman Crozier to approve the request for Conditional Use for the operation of a B & B at 14807 River St. The motion carried unanimously by all Councilman present.

Planning Commission Subdivision Request Tommy Jive Wright

Kenneth Jones, The Building Official, presented the Council with a request from Mr. Wright to subdivide four lots on N. Church St and six lots on Dean Ave. He touched on the Ordinance and stated that all the lots would front the streets. He informed the Council that the Planning Commission had approved going forward with the subdivision. He then spoke briefly on the Soil and Erosion Ordinance. Councilman Thornton questioned the pipes under the road regarding casing. He then asked it to be clarified that this subdivision was not for a trailer park to which Mr. Jones stated there were differences in the Ordinances for subdivision to trailer park. There was some discussion on trailer park requirements and that Mr. Wright wants to sell the lots. There was also discussion on the holding pond and sewer drainage. A motion was made by Councilman Middleton and seconded by Councilman Thornton to approve the subdivision of the lots on N. Church St and Dean Ave. The motion carried unanimously by Councilman present.

Adam Askew – Quote On Water Tower Repairs

Adam presented the Council with quotes to redo the interior of the water tank on Hwy 39. He stated that all the quotes were for the identical work. He then informed the Council that Utility Services was the lowest at \$133,987. Councilman Crozier questioned if this would just be one time to which Adam stated that it would be only one time. The Mayor stated that an inspection had been done within the last 30 day. He then stated that this has been put off for a while due to the cost and that he had question if it could be financed through a GEFA loan. He stated that if this did go forward, he would like to get funding. Adam stated that this could be financed with the company. The Mayor questioned if references had been checked. Adam stated that he had not checked references. The Mayor stated that the last time it was reworked the job was not a good one. The Mayor stated that he was willing to

proceed if references were checked and if outside funding could be secured. There was then some discussion on an ongoing maintenance contract. A motion was made by Councilman Middleton and seconded by Councilman Thornton to proceed with the rehab of the water tank with the stipulation that references be provided and checked, and outside financing could be secured. The motion carried unanimously by Councilman present

VI) CITY ATTORNEY'S REPORT

Ordinance Authorizing Bed & Breakfast Establishments As A Conditional Use

The City Attorney, Tommy Coleman, presented the Ordinance Authorizing Bed & Breakfast Establishments as a Conditional Use. Mr. Coleman read the Ordinance again to constitute the second reading. A motion was made by Councilman Middleton and seconded by Councilman Thornton the Ordinance Authorizing Bed & Breakfast Establishments as a Conditional Use. The motion carried unanimously by Councilman present

ECG Resolution – Participant

A motion was made by Councilman Hutchins and seconded by Councilman Thornton to approve Mayor Howard and Councilman Thornton as the appointed authorized officials of the Participant. The motion carried unanimously by Councilman present

ECG Resolution – Voting Delegate

A motion was made by Councilman Middleton and seconded by Councilman Hutchins to approve Mayor Howard as the voting delegate and Councilman Thornton as the alternate voting delegate. The motion carried unanimously by Councilman present

The City Attorney, Tommy Coleman, brought a Resolution regarding streets on which the City could use radar to stop speeding. A motion was made by Councilman Middleton and seconded by Councilman Thornton to approve the Resolution presented by Mr. Coleman. The motion carried unanimously by Councilman present.

The City Attorney, Tommy Coleman, brought an editorial change to update the Ordinance section 16.6. Southwest Regional E911, regarding the displaying/assignment of street numbers prior to or simultaneous with granting building permits, septic tank permits or electrical permits. This constituted the first reading.

VII) CITY CLERK'S REPORT

The City Clerk presented the Council with financial reports. She then went through the revenue and expenditure totals compared to budget, for all departments, for the public.

VIII) NEW ITEMS PROPOSED BY MAYOR AND CITY COUNCIL

Craig Hughes updated the Council on the Fire Station/Government Center. He stated that everything is on schedule and on budget. He stated that the metal roof was on and everything was going well. He then gave a video presentation of the progression of the building. Craig then updated the Council on the Gateway project. He informed them that some work has been done and are in the process of getting right of way access with construction starting at the beginning of the year. He then discusses the resurfacing project on Church St. He stated that traffic would be disrupted for about one week. He stated that this project should be starting shortly this month. The Mayor stated that leaks had been located which was old galvanized pipe and that replacement of these lines will be done before the resurfacing is completed. Craig stated that the stop lights at River and College will be upgraded when the resurfacing will be done. He stated that the City controls these two and they will be monitored by way of the internet. Councilman Middleton questioned the Veterans portion of the Gateway project. There was discussion regarding the Veterans portion. Councilman Hutchins questioned Craig's title to which Craig responded, Project Manager.

Audit Proposal – Perry Henry - Mr. Henry presented the Council with an updated proposal. He briefly went through his background and the steps that are taken to complete the City audit (two staff auditors.)

He stated the quoted price was \$26,000 per year but the cost for 2018 has a \$5,000 contingency due to the software conversion because most conversion do not go smooth. He stated that he had also included hourly rates for any additional work may be needed. The Mayor stated that he had checked references and that he had gotten high marks on Mr. Henry's work. There was discussion on Mr. Henry's knowledge of Governmental workings. The Mayor questioned a timeframe to which Mr. Henry stated that he would like to come on site before year end to start preliminary work. A motion was made by Councilman Crozier and seconded by Councilman Middleton to retain Mr. Henry's audit firm. The motion carried unanimously by Councilman present

Councilman Hutchins talked about higher utility bills and that the bill was not just a light bill and customers can control their costs by thermostat monitoring. He then questioned the cutoff time frame on prepaid. The Clerk stated that the time was fixing to change the cutoff time.

IX) PUBLIC COMMENTS

Jerry Griffin came before the Council stating that he would like an understanding of how his utility bill jumped from around \$250 to \$350. The Mayor stated that if he left his number and address with the Clerk it would be looked into. He stated that this issue could not be answered at this time.

Another citizen stated she had the same issue. Again the Mayor stated to give the Clerk their information and they would receive a call back.

J'Lisa Thomas questioned why prepaid customers continue to get charged if utilities are cut off. The Mayor stated she would need to come to City Hall to see the Clerk to address these issues.

Mr. Robinson stated that he had spoken with the Clerk and there was still no resolution to his bill. The Mayor stated that the Clerk had made him aware of this matter and then asked Mr. Robinson when he could come to City Hall to meet with the Clerk and himself. Mr. Robinson stated that he could be there the next morning at 8:00.

X) ADJOURNMENT

A motion was made by Councilman Hutchins and seconded by Councilman Crozier to adjourn the October 2nd City Council meeting. The motion carried unanimously by Councilman present.

Anthony Howard, Mayor