



**MAY 6, 2014**

**CITY HALL**

**6:00 P.M.**

**I) Call to Order, Roll Call, Invocation, Pledge of Allegiance**

The Mayor, Anthony Howard, called the meeting to order. Let the record show that the Mayor, Anthony Howard, Councilman Torre' Mills, Councilman Al Hutchins, Councilman Andy Smith and Councilman Charles Middleton were all present. Councilman Andy Smith gave the invocation. Also let the record show that City Attorney, Tommy Coleman and City Clerk, Melinda Crook were also present.

**II) Approve Minutes**

A motion was made by Councilman Smith and seconded by Councilman Middleton to approve the April 8th and April 25th minutes. The motion carried unanimously

**III) Citizens and Delegations**

**Celia Bostwick - Paving At Early Traders** - Ms. Bostwick informed the Council that she was trying to start an open air market for local citizens to rent space and sell anything that was legal to sell. She informed the Council that the hours would be 7:30am to 2:00pm on Saturdays. She asked the Council, because of the operation times, if they would consider allowing her to use gravel along with some concrete around the concession area. Kenneth Jones, the Building Inspector, spoke regarding the amendment that had been made to the Ordinance regarding parking. The Mayor questioned Ms. Bostwick about handicapped parking. Mr. Jones stated that one out of the ten parking spaces would be handicapped and that he had already walked off the spaces. The Council then questioned where the entrance would be located. Ms. Bostwick stated that the entrance would stay where it is presently located. There was some discussion about the wording of the Ordinance. It was then questioned as to whether 10 spaces would be sufficient. Ms. Bostwick stated that paving would be overly expensive at the present time due to the fact that it was unknown how successful the business would be. Mr. Jones was questioned on the number of parking spaces and the calculations he used to come to the number. A motion was made to allow the combination of crush-n-run/gravel and concrete. The motion carried with Councilman Smith and Councilman Middleton voting "Yes", Councilman Hutchins voting "No", Councilman Mills abstaining and the Mayor breaking the tie with a vote of "Yes."

**Robert Brownlee – Trailer Space** - Mr. Brownlee was not present. Kenneth Jones, the Building Inspector, informed the Council of what he knew of the request. Councilman Mills stated that because of what Mr. Brownlee wanted to do it should go through the Planning Commission. No action was taken by the Council so that the request could go through the proper channels.

**Kenneth Williams – 145 Redbud St** - Mr. Williams came before stating that he had purchased the properties at 143 and 145 Redbud St. He informed the Council that he was asking to be allowed to place his camper trailer on the properties while he renovated or tore down and rebuilt on these properties. He informed the Council of the current steps he was having to take regarding the property such as, having them checked for asbestos. He stated that he wanted to live in the camper and stated that he had to have somewhere to live while the working was being done. Mr. Williams was question on how long he felt temporary status would be needed. Kenneth Jones, the Building Inspector, stated that travel trailers are usually allowed to be placed in mobile home parks and that the Ordinance allows for temporary status for 30 days after which they would need to set up as a mobile home. The Mayor then stated that the Ordinance actually allows up to 60 days. Mr. Williams then stated that he was unsure as to the time frame but that all his finances would be tied up on the property and that was why he was asking the Council to consider his request. The City Attorney stated that he didn't feel the Zoning Ordinances for such a request. Mr. Williams stated that he would comply with any stipulations made by the Council if they granted his request. There was discussion between the Council regarding a time frame. A motion was made by Councilman Middleton to allow Mr. Williams 9mths to get the property livable or find someplace else to put his camper trailer. The motion died due to a lack of second. A motion was then made by Councilman Middleton and seconded by Councilman Mills to allow Mr. Williams 6mths to make one of the location livable or relocate his camper trailer. The motion carried with Councilman Middleton,

Councilman Mills and Councilman Hutchins voting "Yes" and Councilman Smith voting "No." Councilman Mills informed the Clerk that November 6th would be the 6mths.

**Chris Peace – Habitat for Humanity** - Mr. Peace informed the Council that he was coming before them for HFH of Blakely. He stated that HFH was ready to build their 4th house on Meadowbrook and would like the Council to consider a variance due to the fact that the house would only be 884 sq. ft. instead of the 1200 required in the Ordinance. He informed the Council that the neighbors were OK with the project and the variance. There was some discussion between the Council, Kenneth Jones, the Building Inspector and Mr. Peace on the lot and Ordinance.

**IV) Administrative Committee Reports**

**Paul Simonton** - Mr. Simonton brought to the Council the bid tab for the CDBG project on Washington and Lee St. He stated that all the contractors had prequalified. He stated that the bids were from HTS Construction in the amount of \$391,355.18, Doyle Hancock & Sons in the amount of \$466,808.30, Blankenship Contracting in the amount of \$469,270.00 and Oxford Construction in the amount of \$473,419.50. There was discussion between the Council and Mr. Simonton regarding the price differences and references for the company with the lowest bid. The Council stated that they just wanted to make sure about the cost and that they trusted Mr. Simonton to know the price variances. There was discussion between Mr. Simonton and the Council regarding former road repairs which have later started collapsing. Mr. Simonton stated that some of that has to do with the soil in this area. Mr. Simonton then informed the Council that inspections would be about once a week. The Mayor stated that a knowledgeable City employee could check on the project periodically also. A motion was made by Councilman Middleton and seconded by Councilman Smith to accept the low bid of \$391,355.18 from HTS Construction. The motion carried unanimously

**Planning Commission - Habitat for Humanity – Meadowbrook** - Kenneth Jones, the Building Inspector informed the Council that there had been some discussion between the Planning Commission but that they had passed the variance. A motion was made by Councilman Smith and seconded by Councilman Middleton to approve the variance to allow HFH of Blakely to build a home with 884 sq. ft. instead of the 1200 sq. ft., which is in the Ordinance for a R-1 zone. The motion carried unanimously

**Pool Hall Application – N Church** - Ms. Grier came before the Council to request to be allowed to open a pool hall on Church St. in the building that Mr. Tinson had been previously. She stated that it was the blue and white building on the left. She stated that she had read the regulation and purchased the bond which was why she was now coming before the Council with her request. Kenneth Jones, the Building Inspector informed the Council that she had yet to get her business license. A motion was made by Council Middleton and seconded by Councilman Smith to approve Ms. Grier's request for a pool hall upon getting her business license. The motion carried unanimously

**V) City Attorney's Report**

**Adopt a Park** - There was discussion between the Attorney and Council regarding the agreement to which the Mayor stated that he had read the agreement and still was unsure he understood the whole thing. There was then discussion about the number of events per year. The Council stated that even with the agreement the organization would still have to uphold the City and State laws. A motion was made by Councilman Middleton and seconded by Councilman Hutchins to approve the Adopt a Park agreement with the number of events to be two. The motion carried unanimously

**VI) City Clerk's Report**

The Clerk presented financial reports to the Council. She stated that the City ended the month of April with \$219,195.98 in the bank which was a decrease from March in the amount of \$96,294.03. She then informed the Council that the balance in the First State Bank- Combined Savings Account was \$479,973.71 and in Commercial State Combined Utility Sinking Fund the amount was \$485,781.26 and in the DOT Reimbursement Account the amount was \$72,191.06 for a combined total of \$1,037,946.03 Cash on Hand. She then informed the Council that there was \$69,491.73 in the LMIG Account which is designated for street repairs. The Clerk informed the Council that the MGAG refund had been received in April in the amount of \$50,885.27 which was divided and that half was deposited into the Combined Savings Account and half was deposited into the Combined Utility Sinking Fund. She stated that because of the balance in the General Fund she felt that the MGAG refund could be put away. She informed the Council that the auditors had started the audit and that they were in the process of figuring out 2012 balances and how our system operates. The Clerk was questioned on the excise tax to which she explained that this tax was due to the exemption status that agricultural businesses and that budget figures were based on last year's revenues and that those were the figures used to estimate for the 2014 budget.

**VII) New Items Proposed By Mayor and City Council**

**Animal Control Estimate** - The City Clerk informed the Council that the estimate of \$9,274.00 was to add 6 new kennels and a fenced in area on the back of the building to relocate the animals when

cleaning the cages or to allow a prospective adoptee to socialize with an animal. The Clerk then reminded the Council that \$10,000 had been placed in the SPLOST budget for these upgrades.

**Jail Repairs & New Water Heaters** - The Council reviewed a letter from Public Safety requesting the Council's approval to expend the balance of their City jail funds, in the amount of \$2,293.02, for repairs on the jail facility. The letter also stated the amounts that the County would be funding. Councilman Mills questioned whether these funds should be kept on the City's books. The Clerk stated that she would check with the City auditor. A motion was made by Councilman Middleton and seconded by Councilman Smith to approve the City jail fund expenditures in the amount of \$2,293.02. The motion carried unanimously

There was discussion between the Council regarding installing a water fountain and restrooms at Washington Park.

There was discussion between the Council regarding the City creating driveways on Mulberry St.

#### **VIII) Public Comments**

Kyle Kornegay came before the Council to introduce himself as the new Chamber of Commerce President.

Mr. Chris Peace thanked the Council for granting the variance for the HFH house on Meadowbrook. He then questioned the Council about the waiver of fees. The Council stated that that could be readdressed when the project got to that stage.

#### **IX) Adjournment**

A motion was made by Councilman Middleton and seconded by Councilman Smith to adjourn the May 6th City Council Meeting. The motion carried unanimously

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Anthony Howard, Mayor