

City of Jasper
200 Burnt Mountain Road
Jasper, Georgia 30143
REGULAR COUNCIL MEETING
(To be held at Chattahoochee Technical College, Room 320)
Monday, December 3, 2018, 6 p.m.

- I. Call Meeting to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Adopt Agenda
- V. Read Minutes of the November 5, 2018 Regular Meeting, the November 14, 2018 Public Hearing and the November 15, 2018 Called Meeting
 - A. Lisa Hoyle
- VI. Old Business
 - A. Update on city manager position
 - 1. Jim Looney
 - B. Sanitation rate increase for consideration
 - 1. Jim Looney
 - C. Vacation policy changes
 - 1. Jim Looney
 - D. Blight ordinance update
 - 1. Bill Pickett
 - E. Burton Street property easement update
 - 1. Bill Pickett
 - F. 125 N. Main Street purchase update
 - 1. Jim Looney
 - G. Georgia DOT project update –
 - 1. Jim Looney
 - H. Request approval of 2019 operating budget and resolution
 - 1. Lisa Hoyle
 - I. Request approval of Alcohol license - Peking Garden
 - 1. Sonny Underwood
 - J. Car club street closing update
 - 1. Jim Looney
- VII. New Business
 - A. Liability insurance renewal
 - 1. Joe Walker
 - B. Planning Commission report
 - 1. Robert Walker
 - C. New Year's Eve celebration request
 - 1. Jasper Merchant's Association
 - D. Request approval pump at Cove well
 - 1. David Hall
 - E. Request approval for 2018 annual audit firm – Rushton & Company
 - 1. Lisa Hoyle
 - F. Request for approval – employee Christmas bonus
 - 1. Jim Looney
 - G. Alcohol license renewals for 2019
 - 1. Sonny Underwood

- VIII. Mayor's Report
 - A. Finance Report
 - 1. Lisa Hoyle
 - B. Roads/Other Report
 - 1. Lonnie Waters
 - C. Police Report
 - 1. Chief Greg Lovell
 - D. Fire Report
 - 1. Chief Steve Roper
- IX. Adjourn

MINUTES
REGULAR COUNCIL MEETING
Monday December 3, 2018

Members Present:

Mayor John Weaver
John Foust
Anne Sneve
Dr. Sonny Proctor
Kirk Raffield

Staff:

Lisa Hoyle
Steve Roper
Greg Lovell
Jim Looney
David Hall
Sonny Underwood
Lonne Waters

Guests in Attendance:

Mari Livsey
JMA
David Simmons
Lonnie Adams
Carlo Delpizzo
Haley Bouchie
David Shouse
Fire department employees

Members Absent:

Tony Fountain

Legal Counsel:

Bill Pickett

Press:

Angela Reinhardt

Mayor Weaver called the meeting to order promptly at 6:00 p.m. He requested Lonnie Waters give the invocation. He requested Kirk Raffield lead the Pledge of Allegiance.

Mayor Weaver asked that the agenda be reviewed and approved by council with a correction to Item H – should state 2019 and not 2018 operating budget request for approval. Councilmember Anne Sneve made a motion to approve the agenda with the correction. Councilmember John Foust seconded the motion. Motion carried unanimously.

Mayor Weaver stated for the record that Councilmember Tony Fountain was absent from this meeting.

City Clerk Lisa Hoyle read the minutes of the November 5, 2018, regular meeting. Councilmember John Foust made a motion to adopt the minutes as read. Councilmember Kirk Raffield seconded the motion. Motion carried by three votes with Anne Sneve abstaining as she was absent from the November 5, 2018 meeting.

Ms. Hoyle read the minutes of the November 14, 2018 public hearing. Councilmember Kirk Raffield made a motion to adopt the minutes as read. Councilmember Anne Sneve seconded the motion. Motion carried unanimously.

Ms. Hoyle read the minutes of the November 15, 2018 special called meeting. Councilmember Anne Sneve made a motion to adopt the minutes as read. Councilmember Kirk Raffield seconded the motion. Motion carried unanimously.

Item A under Old Business, Mayor Weaver recognized Mr. Looney to give an update on the city manager search. Mr. Looney stated that Council had narrowed the candidates down to four and would be conducting interviews during a special called meeting to take place December 10th. He stated that council had been asked to pick twelve questions from a list that the Carl Vinson Institute had provided to ask candidates.

Item B under Old Business, Mayor Weaver recognized Jim Looney to give an update on the city's sanitation rate increase. Mr. Looney stated that he had given council a rate increase at the work session last week and asked did council have a recommendation. Mayor Weaver asked for a discussion. There was no discussion. Councilmember Kirk Raffield made a motion to approve the monthly rate increases presented in council's books, to advertise, that the program be grown and the new rates put in place in February 2019 for a term of six months for review and research. Mayor Weaver asked that the rates be read aloud for the record. Councilmember Raffield read the rate increases as follows: Residential customers rate increase from \$14 to \$20, residential – senior customers rate increase from \$12 to \$18, Housing Authority customer rate increase from \$4.80 to \$14, commercial one day service increase from \$15 to \$25, commercial two day service increase from \$20 to \$50, commercial four day service increase from \$30 to \$100, commercial five day service increase from \$100 to \$125, and restaurant customers rate increase from \$100 to \$150. Councilmember Anne Sneve seconded the motion. Mayor Weaver called for discussion. Councilmember Raffield stated that at the end of the six months after rates are increased that council's questions be answered. Mr. Looney stated for council to submit their questions to him. Motion carried unanimously.

Item C under Old Business, Mayor Weaver recognized Mr. Looney to present to council a request to change the vacation policy for police officers, firefighters and water plant operators. He stated that the change would be from 40 hours per week to the scheduled hours worked. This would be a change for firefighters to 56 weekly vacation

hours, for police to 42 weekly vacation hours and water plant operators to 42 weekly vacation hours accrued. Mayor Weaver entertained a motion. Councilmember Kirk Raffield made a motion to approve the increase in vacation accrual. Councilmember Anne Sneve seconded the motion. Motion carried unanimously.

Item D under Old Business, Mayor Weaver called on Attorney Bill Pickett to present for council's review the proposed blight ordinance. Mr. Pickett stated that he brought the ordinance as presented to council last month and that in his opinion it was ready for the first reading. Mayor Weaver entertained a motion to approve the ordinance as presented as the first reading. Councilmember Anne Sneve made such motion. Councilmember John Foust seconded the motion. Mayor Weaver called for discussion. Discussion followed. Councilmember John Foust asked that under section "Complaint in rem in municipal court; procedure; lien; appeal" paragraph a that number 7 be added back regarding presence of graffiti. Mr. Pickett stated that he would add. Councilmember Foust also ask to add some verbiage to the section "Limitation of liability for code enforcement; no special duty created. Mr. Pickett agreed to the addition. Mayor Weaver clarified with Mr. Pickett that these changes this would not affect this being the first reading. Mayor Weaver called for a vote. Motion passed unanimously.

Item E under Old Business, Mayor Weaver called on Mr. Pickett to give council an update on the city sewer lines on Burton Street that the city did not have easements as discussed at last month's regular meeting. He stated that he had the easements prepared and he was waiting on Ms. Dobson to call a meeting with the Housing Authority Board to sign them. Mayor Weaver stated to keep this item as Old Business on next month's meeting.

Item F under Old Business, Mayor Weaver recognized Mr. Looney to give an update on the purchase of the Old Entegra Bank property located at 125 North Main Street. Mr. Looney stated that Phil Landrum had some questions and that a meeting had been set up to meet with Community Bank of Pickens (CBP) with Mr. Landrum, Mr. Pickett, himself and Ryan Keeter (CBP). Mayor Weaver stated to keep this item on Old Business for next month's meeting.

Item G under Old Business Mayor Weaver recognized Mr. Looney and Lonnie Waters to give an update on the Georgia DOT project involving the widening of State Route 53 from Highway 515 to East Spring Street. Lonnie Waters stated that he had received an email from the DOT indicating that they needed a locate of the city's utilities. He stated that he had been in contact with Turnipseed Engineering to determine the plan for relocation of utilities. He also stated that DOT had indicated to him that they would begin acquiring properties for right-of-ways in preparation for the project beginning around the middle of 2020. He stated that DOT expected to have the funding set aside for the project in 2022. He stated that there is a utility aid grant that the city could apply for in order to pay some of the cost of the relocation of the city's utilities.

Item H under Old Business, Finance Director Lisa Hoyle presented the 2019 Operating Budget for Council's approval and read the budget adoption resolution. Councilmember Anne Sneve made a motion to adopt the resolution as read and to adopt the 2019 Operating Budget as presented. Councilmember John Foust seconded the motion. Motion carried by unanimous vote.

Item I under Old Business, Mayor Weaver recognized Sonny Underwood, Planning and Zoning Director, to present an alcohol license application to Council for approval. He informed Council that the new owner (Frank Cas XI) of the Peking Garden located at 28 Bill Wigington Parkway had completed the application process and the required advertising had been met. The owner is now requesting that the application for a license to sell alcohol (Beer/Wine) by the drink be approved. Councilmember Kirk Raffield made a motion to approve the license. Councilmember Anne Sneve seconded the motion. Motion carried unanimously.

Item J under Old Business, Mayor Weaver called on Kirk Raffield to give an update on the closing of Main Street for the car club. Councilmember Raffield stated that he had spoken with several of the merchants and they all stated that the closing of Main Street was not positive for business. He stated that he was waiting on Tony Fountain to contact the car club. Mayor Weaver stated that this item would remain on Old Business for next month.

Item A under New Business, Mayor Weaver recognized Joe Walker with Pointenorth Insurance to discuss our upcoming liability and worker's compensation insurance renewals. Mr. Walker stated that worker's compensation insurance went down by 3% over 2018 and that the city's annual premiums for property, casualty, liability and professional coverages insurance increased from \$128,215 to \$135,048 from 2018 to 2019. He stated that most of the increase was due to the addition of the fire engine as well as the city had brought back into service some old equipment. Discussion with council followed. Mayor Weaver entertained a motion. Councilmember John Foust made a motion to approve the liability and worker's compensation insurance as presented. Councilmember Kirk Raffield seconded. Motion carried unanimously.

Item B under New Business, Mayor Weaver recognized Planning and Zoning Director Sonny Underwood and Jim Looney to present the Jasper Planning Commission Report. Mr. Underwood stated that he was presenting the report for Robert Walker, Chairman of the Planning Commission. Mr. Underwood stated that on November 7, 2018, the Planning Commission heard a request for a change in zoning from C-2 (General Commercial) to R-3 (High Density Multi-Family Residential) for the following six land parcels located on Jonah Lane:

1. Parcel 030D 094 028 of 2.00 acres
2. Parcel 030D 094 029 of 1.91 acres
3. Parcel 030D 094 031 of 2.28 acres
4. Parcel 030D 094 032 of 1.99 acres
5. Parcel 030D 094 033 of 1.98 acres
6. Parcel 030D 094 034 of 2.00 acres

Mr. Underwood stated that this change in zoning was tabled at the November 7th meeting and another meeting was held November 30, 2018. Mr. Underwood informed the council that the Planning Commission had recommended for the city council to approve the change in zoning from C-2 to R-3 as applied for by J.R. McLaughlin of Onyx Investments, LLC and owned by Deb & Cheyenne, LLC. Mr. Underwood stated that the property owners had completed all required advertising, signage and public notices. Mayor Weaver stated that he wanted council and Mr. McLaughlin to be aware that this property was served with water and sewer with a grant from the Appalachian Regional Commission (ARC) and the focus of the ARC is to create jobs. He stated that the grant was audited in 2014 and the city took quite a lot criticism for the lack of job creation in that area. He stated that he was apprehensive about changing the zoning without notifying the ARC. Mayor Weaver asked Mr. Looney to report what he had found out about possible restrictions since the council work session last week. Mr. Looney stated that he had spoken with Ethan Calhoun at the Northwest Georgia Regional Commission and that although Mr. Calhoun was not aware of remaining restrictions, he would not give him something in writing as to that opinion (as similar language to an email sent to Mayor Weaver from Tammy Decker of USDA Rural Development). Mayor Weaver stated that the city's engineer would not give the city anything in writing as well. Mayor Weaver then asked the city clerk to read portions of the audit report from the ARC. In the report it states that the performance measure of creating 300 jobs had not been met. It was also recommended that ARC continue to monitor the anticipated job creation metrics through their validation processes. Mayor Weaver stated that even if the ARC didn't request re-payment of the grant money, they could delay or deny the city on future grants. Mayor Weaver then recognized J.R. McLaughlin to present his plans for the parcels. He stated jobs would be created by the apartments, six being permanent, 161 during construction and 33 through the 100 family's incomes supporting businesses in the area. Attorney Bill Pickett stated that in his opinion, before voting to change the zoning, get something from the ARC. Councilmember Anne Sneve asked if the City could conditionally approve the zoning change pending approval from ARC. Councilmember Sonny Proctor made a motion to conditionally approve the zoning change pending approval with the ARC that the city has met the conditions of the grant. Councilmember Kirk Raffield seconded the motion. Mayor Weaver stated that he would not sign off on this. He asked Mr. Pickett if this is legal. Mr. Pickett replied that some things you can do with stipulations, but zoning laws are a lot different. He stated I think you are opening up a can of worms, which could be solved with just a little bit of investigation so that we don't have to go into executive session and deal with a lawsuit. Mayor Weaver called for a vote. Motion carried unanimously. Mayor Weaver stated to Mr. McLaughlin to not start anything until this administration gives you the go ahead.

Item C under New Business, Mayor Weaver recognized Mr. Looney and the Jasper Merchant's Association (JMA) to present a request to close Main Street on December 31 and funding for the New Year's Eve celebration. Ms. Haley Bouchie from the JMA stated that they were requesting to close North Main from 6:00 pm until 1:00 am. From Hwy 53 to DB Carroll Street. They also stated that they were paying for police to handle the closing and would take care of the clean-up afterwards. Councilmember Kirk Raffield made a motion to allow the closing. Councilmember Anne Sneve seconded the motion. Motion carried unanimously. The JMA asked if the city could help with the funding of the celebration. They asked for \$1,200 and stated that the county has agreed to give them \$1,200 as well. Councilmember Kirk Raffield made a motion to give the JMA \$1,200 in funding. Councilmember Anne Sneve seconded the motion. Motion carried unanimously. Mayor Weaver asked Ms. Bouchie to give an update on the Christmas parade. She said due to the weather it was moved to Sunday and that it went well.

Item D under New Business, Mayor Weaver recognized Water and Sewer Superintendent David Hall to present to council the need for a water pump at the Cove Well #3 (the newly built well) He presented council with a quote from Byers Well Drilling for \$24,659.74. He stated Byers was the company that drilled the well and that this amount was in the 2018 budget. Mayor Weaver entertained a motion. Councilmember Anne Sneve made a motion to approve the purchase. Councilmember John Foust seconded the motion. Motion carried unanimously.

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Item E under New Business, Mayor Weaver recognized Finance Director Lisa Hoyle to present a request to approve Rushton & Company, LLC certified public accountants to perform the 2018 annual audit. She stated that the firm had agreed to keep the price the same as the previous two years at \$17,290 and an additional \$5,000 for Single Audit (if necessary). Mayor Weaver entertained a motion. Councilmember John Foust made a motion to allow the city management to engage Rushton & Company, LLC to perform the 2018 annual audit. Councilmember Anne Sneve seconded the motion. Motion carried unanimously.

Item F under New Business, Mayor Weaver recognized Mr. Looney to present to council proposed Christmas bonus and one-time service award for 2018. Mr. Looney stated that he recommended the Christmas bonuses and awards as proposed at the work session last week. Councilmember Kirk Raffield made a motion to give employees with less than one year service \$150, employees with one to ten year service \$250, employees with eleven to nineteen year service \$500 and employees with twenty years or more service a bonus of \$750 with \$100 of each of these amounts considered Christmas bonus and the remaining amounts would be considered a one-time service award. Councilmember John Foust seconded the motion. Motion carried unanimously.

Item G under New Business, Mayor Weaver recognized Sonny Underwood to present to Council the 2019 alcohol license renewal applications. See list attached hereto. Councilmember Anne Sneve made a motion to approve the license renewal requests and Councilmember Kirk Raffield seconded the motion. Motion carried unanimously.

Mayor Weaver recognized Carlo Delpizzo to present to council his suggestion to lower the liquor license fee to \$1,875. He also suggested that the license be broken down into payments rather than due at the end of the preceding year. Mayor Weaver stated that after the first of the year he would form a committee to revisit the reduction.

Finance Director Lisa Hoyle gave the financial report for the month of November 2018.

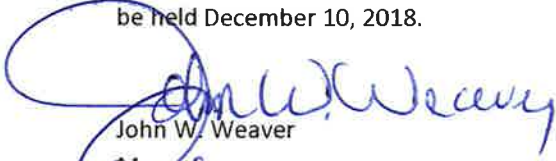
Lonnie Waters gave a report on roads and streets.

Chief Greg Lovell gave a report of police activities for the month of November 2018

Chief Steve Roper gave a report of fire activities for the month of November 2018.

Councilmember John Foust gave a report on JYSA.

Being no other business to come before Council, Mayor Weaver asked for a motion to adjourn. Councilmember John Foust made a motion to adjourn the meeting. Council is scheduled to convene next at the special called meeting to be held December 10, 2018.



John W. Weaver
Mayor



Lisa J. Hoyle
City Clerk/Finance Director