

MINUTES
REGULAR COUNCIL MEETING
In Person and Zoom
MONDAY, April 5, 2021

Members Present:

Mayor Steve Lawrence
Dr. Sonny Proctor
Kirk Raffield
Anne Sneve
Jim Looney
John Foust

Staff:

Brandon Douglas
Beverly Ragland
Tara Benson
Shauna Coleman
Lonnie Waters
Lindsey Williams
Steve Roper
Greg Lovel
David Hall

Guests in Attendance:

Guerry Bruner
Anita Pool
Nicole Dixon
AllenProudfoot
David Wadsworth
Ralph Ducan
Cherie Martin
Green Suttles
Richard & Joy Buhi
Joe Jones
Linda Kay
Charles Ray
Kelly Wentworth
Peggy Williams
Kristy Easterwood

Members Absent:

Legal Counsel:

R. David Syfan-zoom

Press:

Mari Livsey-Know Pickens
Dan Pool-Pickens Progress

Mayor Lawrence announced to the citizens in attendance that Consideration of Ordinance No. 2021-05 – Request of rezone Parcel No. JA13 097 along Georgianna Street from R-1 to R-3 has been withdrawn by the applicant and no action would be taken. He welcomed everyone to stay. Many people left.

Mayor Steve Lawrence asked Councilmember Dr. Sonny Proctor if he recognized a quorum. See a quorum, Mayor Lawrence recognized meeting as opening. He requested Development Director Lonnie Waters to provide the invocation. He requested Councilmember John Foust to lead the Pledge of Allegiance.

Mayor Lawrence advised that an agenda is in front of them he entertained a motion to adopt the agenda. Councilmember Anne Sneve made a motion to adopt the agenda with Councilmember Foust providing a second. Motion to approve passed unanimously.

Mayor Lawrence stated to Council before them are the March 1, Regular Council Meetings minutes. He asked for a motion to approve minutes. Councilmember Kirk Raffield made a motion to approve. Councilmember Jim Looney provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized Kristy Easterwood with the Pickens County 911 (via Zoom). Mayor went on to read the Proclamation for the National Public Safety Telecommunicators week.

Mayor Lawrence recognized the first item under old business (Item A) The Final consideration and approval of Ordinance No. 2020-29 & 2020-30 – Request of rezone and annexation of Parcel No. JA08 042 & JA08 042.001 at 855 North Main Street & North Main Street to R-3 into the City of Jasper. Mayor Lawrence asked City Manager Brandon Douglas to provide background information. Mr. Douglas stated that the request to annex into the City started back in November of last year. The applicant requested to annex into the city to utilize the city services. It was a candidate for annexation and went through the public hearing process. There was a tabling by the applicant to work through some questions they had on what the development would look like. Mr. Douglas went on to remind the council that in the March meeting we went ahead and favorably considered the annexation and between that meeting and this one the applicant has submitted a preliminary concept for consideration as a site plan, reflecting 39 units with the overall density less intensive than what the R3 allows. The concept plan is appropriate because it meet the R3 district standards. Any substantial changes from the concept plan as presented would need to come before Mayor and Council. The lot size is capped at 39 with one access point. Mr. Douglas stated that council has before them a concept plan and ultimately council can have a second reading of the annexation and rezoning. Mayor Lawrence called for a motion. Councilmember Raffield made a motion to approve what is presented to council. Councilmember Sneve provided a second. Mayor Lawrence asked for any further discussion by Council. Councilmember Looney noted that if any changes made to the site plan be brought before Council for another review. Councilmember Proctor stated that it is important that the site plan match what the ordinance reflects, and that the approval be made with the understand that adjustments will be made if staff identifies areas that do not meet our Ordinance. Brian Westbrook chimed in to ask if the site plan as presented is approved. Mr. Douglas responded that it goes to the plan review process as indicated by staff. This is a concept plan approved by Council for your engineer to begin final

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design. This is the template that they use to go to engineer drawings. Motion to approve passed unanimously.

Mayor Lawrence recognized the second item under old business (Item B) Final consideration and approval of Ordinance No. 2021-03 for the request to de-annex Parcel No. 0292B 098 at 677 Lumber Company Road from the City of Jasper. Mayor Lawrence called on Mr. Douglas. Mr. Douglas stated this would be considered the second and final reading of the ordinance to consider the de-annexation. Councilmember Raffield made a motion to approve. Councilmember Sneve provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the last item under old business (Item C) Final consideration and approval of Ordinance No. 2021-04 for amending Chapter 2 of the Code of Ordinances as it pertains to Article 5, Division 3 & 4. Mayor Lawrence called on Mr. Douglas. Mr. Douglas provided background information. Mayor Lawrence called for a motion. Councilmember Sneve made a motion to approve Ordinance No. 2021-04 for amending Chapter 2 of the Code of Ordinances as it pertains to Article 5, Division 3 & 4. Councilmember Proctor provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the first item under new business (Item A) Consideration of Ordinance No. 2021-05 – Request of rezone Parcel No. JA13 097 along Georgianna Street from R-1 to R-3 for multi-family development. Mayor Lawrence stated that this has been withdrawn by the applicant. No action taken.

Mayor Lawrence recognized the next item under new business (item B) Request to rezone 2 tracts of Parcel 041 015 at 1317 West Church Street, Jasper, Georgia from C-2 to R-3. Mayor Lawrence stated that the applicant requests to table.

Mayor Lawrence recognized the next item under new business (Item C) Consideration of Ordinance No. 2021-06 and Ordinance No. 2021-07 for text amendments to Zoning Ordinance and Sign Ordinance. Mr. Douglas provided background information on the development and passing of the amended Zoning Ordinance and the new Sign Ordinance. Some areas needed minor revisions and the text amendment would provide those changes. Councilmember Raffield made a motion to approve. Councilmember Sneve provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item D) Consideration of Ordinance No. 2021-08 as amended for discounted water and sewer rate. Mayor Lawrence expressed how happy he is to see this and that it is time we changed this for some of our Senior Citizens. Mayor Lawrence called on Councilmember Looney. Mr. Looney provided brief background on having a lower water rate for some of the citizens with lower income levels for this first reading of the ordinance. Mr. Looney commended staff on putting this together. Councilmember Looney made a motion to approve. Councilmember Sneve provided a second. Motion to approved passed unanimously.

Mayor Lawrence recognized the next item under old business (Item E) Consideration of Ordinance No. 2021-09 for the request to de-annex Parcel No. 029A064 005 located off Burnt Mountain Road from the City of Jasper. Mayor Lawrence called on Mr. Douglas to provide background information. Mr. Douglas stated that Pickens County approved a Resolution at its last meeting. Mr. Douglas explained that the applicant has no immediate plans for development. This land does not appear to create an island and there are currently no services provided and no access from Burnt Mountain. Councilmember Looney made a motion to approve. Council member Sneve provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item F) Consideration and approval of Intergovernmental Agreement between City of Jasper and Pickens County for the Joint SPLOST 136 project. Mr. Douglas provided the background information, stating that this has already been approved in the March meeting. This is a benefit for both parties to enter into an IGA to ensure that expectations are created, met and maintained throughout this process. Attorney David Syfan gave an explanation and review of the revised agreement. The City will not own the water line but will have rights to water. Mayor Lawrence called for a motion to approve the Intergovernmental Agreement between City of Jasper and Pickens County for the Joint SPLOST 136 project. Councilmember Looney made a motion to approve. Councilmember Proctor provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item G) Consideration and approval of augmentation agreement extension with Pickens County. Mr. Douglas provided background information. Councilmember Sneve made a motion to approve. Councilmember Raffield provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item H) Consideration and approval of opening an account with United Community Bank along with signature cards for Mayor Lawrence, Mayor Pro-Tem Looney, and City Manager Douglas for the USDA Interim Financing. Mayor Lawrence called on Deputy Finance Director Lindsey Williams to provided background information. Mrs. Williams stated that the term sheet from United Community Bank has been previously approved and that staff is asking for approval to open the account and have Mayor, Mayor

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Lawrence, Jim Looney, and Brandon Douglas as signers for the account. Mayor Lawrence stated for the audience that we are required to have two signers. One of which can be one of the elected and someone from staff. Councilmember Sneve made a motion to approve. Councilmember Raffield provided a second. Mayor Lawrence asked for any further discussion. Councilmember Proctor noted for the public that this is interim financing required for our wastewater treatment upgrade that we hope to complete in the next few years. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item I) Consideration of alcohol license – Pendley Creek Brewing. Mayor Lawrence called on Mrs. Williams. Mrs. Williams provided background information. Pendley Creek wanted to change the licensee, the person that will be holding the license. There are no disqualifying factors. Mrs. Williams asked that Council approve the change in Licensee for Pendley Creek Brewing Company, LLC. Councilmember Raffield made a motion to approve. Councilmember Sneve provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item J) Consideration of a special event along Stegall Drive (between Main & Mark Whitfield). Beverly Ragland provided background information. Angry Mama's Auction Company and Pendley Creek Brewing Company requests permission to close the street along Stegall Dr between Main Street & Mark Whitfield to team up for a cross-promotional event to bring more citizens to Downtown Jasper. The event will be Saturday April 10th. Mayor Lawrence called for a motion to approve. Councilmember Sneve asked Chief of Police Greg Lovell if he had anything to add. Chief Lovell stated that off duty officers would be paid to assist with the closing and to secure the merchandise. Councilmember Sneve made a motion to approve. Councilmember Looney provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item K) Consideration of numerous special events at Lee Newton Park. Mayor Lawrence called on staff for background information. Deputy City Clerk Tara Benson stated for Mayor and Council that most of these are annual events that were not able to be held last year. She stated that all the events would be held at Lee Newton Park except for one at the Cove. She let Mayor and council know that the applicants are in person and via zoom if they had any questions. Councilmember Foust made a motion to approve. Councilmember Sneve provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (item L) Consideration and approval of advertising bids for public safety radios, repeaters, study, etc. Mayor Lawrence called on Mr. Douglas to provide background information. Mr. Douglas stated that at the January 28th planning retreat, County and City public safety leaders had the discussion to move forward on soliciting quotes/bids from Qualified vendors. He stated that the cost could be more than double than the expected cost that we identified. We are trying upgrade decades of equipment the best we can. Councilmember Foust made a motion to approve. Council member Sneve provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item M) Consideration and approval of advertising bids for a Rights-of-way Maintenance Contract. Mayor Lawrence called on Mr. Douglas. Mr. Douglas spoke about the street and Water department maintaining approximately 68 miles of right-of ways along with approximately 47 acres of property each year by way of grass cutting. Mr. Douglas went on to explain that if we hire an employee at ten dollars an hour that is twenty thousand dollars and adding benefits of twenty thousand dollars, we are looking at forty thousand a year for one employee. One Employee will not be able to maintain those areas so with two employees you are looking at eighty thousand. We are hoping to determine what this would cost in the competitive open market. This outsourcing could potentially free up our existing staff to go on to other projects. Mr. Douglas stated that this is a two- or three-day process beginning in March and April all the way through October. Mr. Douglas stated that we will continue to look at our salary schedule as well as our personal, we are going to have to hire some people. Mayor Lawrence called for a motion. Councilmember Looney made a motion to approve and allow staff to advertise for bids for rights-of-way maintenance Contract. Councilmember Raffield provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item N) Consideration and approval of generators for the Water / Waste-Water Department. Mayor Lawrence called on Water Waste-Water Director David Hall. Mr. Hall explained to Mayor and Council about the need for having generators with automatic switchover boxes. He explained that our residents rely on booster pumps. When storms come through and power goes out, immediately their water will go out because there are no tanks that supply Hickory Cove and Hill city. There are an average of 80 residents at each location. Hickory Cove would require 2 generators and Hill City would need 1. Councilmember Proctor asked if this was within budget. Mr. Hall replied that it was. Councilmember Proctor asked if this is an ongoing problem and not just related to the recent storms. Mr. Hall stated that this has been an ongoing problem. Mayor Lawrence asked for any further questions. No questions were presented. Mayor called for a motion to approve. Councilmember Foust made a motion. Councilmember Sneve provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item O) Consideration and approval of the services of Match Point for Leak Detection and Zone Meters not to exceed \$50,000.00. Mayor Lawrence called on Mr. Hall to provide background information. Mr. Hall went on to say there have been discussion over the past year on the benefit of transitioning from our current manual read meters to AMR or AMI smart meters. These zone meters will be electronically read by Match Point and the data will be compared to the manual reads we get each from each meter in these Zones. Match Point helps with our leak detection and has for the past few years. Mr. Hall requests that we continue the relationship with Match Point so that we can collect that data for making the change. Councilmember Proctor asked if this was in the budget. Mr. Hall replied yes. Councilmember Looney reminded council that the results of the leak detection improvements are the reason we got the increase in the amount of water we could pull from the state. Mayor Lawrence asked for any further questions. No further questions were presented. Mayor Lawrence called for a motion to approve. Councilmember Foust made a motion. Councilmember Sneve provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item P) Consideration and approval of expensing up to \$50,000 for the purchasing of water pipe for inventory. Mr. Douglas provided background information. Stating the importance on getting this inventory on the yard and not delay another month due the changing economic environment with the private market. Mayor Lawrence called for a motion to approve. Councilmember Sneve made a motion to approve. Councilmember Proctor provided a second. Motion to approve passed unanimously.

Mayor Lawrence recognized the next item under new business (Item Q) Discussion of Weather-Related Event / Impact – Mayor stated that like others, our City was hit hard. Mayor Lawrence called on Mr. Douglas. Mr. Douglas provided an update on some of the storm damage. Gennet Drive remains closed until services can be contracted for design and construction to replace the culverts and roadway that have been washed away. He went on to say staff is continuing to fix issues at Cove Creek. An emergency purchase was required to secure the services of Kam Contractors to complete this work. Staff is working with engineers to develop a permanent repair to the main line. Mr. Douglas stated that we have received a commitment letter from GDOT of \$141, 000 in LMIG funds that mitigates our cost exposure. We will continue to work with EXP (Engineer) and GDOT. Mr. Douglas stated that the money would come from 2020 SPLOST. The money left in 2014 SPLOST has been allocated to the sidewalk project as approved last year. Mr. Douglas said we have sufficient monies to still achieve the sidewalk project once the reliability project is gone. Mr. Douglas asked Mayor and council to let staff move forward with the GDOT application as well as the approval to spend up to \$150,000 retroactively for the emergency repairs. Mayor Lawrence called for a motion to accept the GDOT proposal and approval of \$150,000 for emergency repairs. Councilmember Raffield made a motion to approve the GDOT commitment letter for funding assistance for culvert and road washout on Gennett Dr and for the addition of up to \$150,000 for emergency repairs at Cove Creek. Councilmember Looney provided a second. Councilmember Raffield asked that the City enhance the detour and road closed signs. Mayor Lawrence gave necessary credit to our state representative Rick Jasperse for stepping in and helping the City during this time. Mayor Thanked Rick Jasperse for all the help he has provided. Motion to approve passed unanimously.

Mayor Lawrence recognized Committee Reports.

Development Committee – Councilmember Procter expressed his gratitude to staff and the Building Department. Over the last few years, we have established consistent practices, we have gone through an extensive evaluation process and rewrote our entire Planning and Zoning. This has not been done since 1979. Dr. Proctor commented on the incorrect information that hundreds of thousands of dollars were spent in that process when it was approximately thirty thousand. Dr. Proctor thanked the public for their input during the journey. Councilmember Raffield added that he was pleased at how all the departments worked together and stepped up during this time.

Street/Parks Committee -Continue to move forward with ongoing projects.

Administration Committee – Employee handbook in the works as well as job descriptions.

Water/Waste-Water Committee – Thanked staff for all the work during a crisis.

Police/Fire Committee- Councilmember Looney made a motion to allow up to \$20,000 (from SPLOST) for Mold remediation at JFD to come from already recognized rehab budget from Planning retreat. Councilmember Raffield provided a second. Councilmember Raffield asked if this would come out of the projected total that was discussed back in the retreat. Mr. Douglas confirmed. Motion to approve passed unanimously.

Financial Report - Ms. Ragland provided Mayor and Council with the Financial report.

Development Report – Development Director Lonnie Waters provided highlights from the development report.

Police Report - Chief Greg Lovell provided the Police Report. Mr. Lovell added that the GA State Patrol is only working serious/fatal wrecks in the City due to being short staffed.

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Fire Report - Chief Steve Roper provided the Fire report.

Mayor Lawrence asked if anyone in the audience would like to speak. No one came forward.

Mayor Lawrence asked for a motion to adjourn with Councilmember Foust providing a motion. Councilmember Looney providing a second. The motion passed unanimously.

Meeting adjourned.



Steve Lawrence

Mayor



Beverly Ragland

Finance Director/City Clerk