

City of Jasper
200 Burnt Mountain Road
Jasper, Georgia 30143
REGULAR COUNCIL MEETING
Monday, June 3, 2019, 6 p.m.

- I. Call meeting to order
- II. Invocation
- III. Pledge of Allegiance
- IV. Adopt agenda
- V. Read minutes of the May 6, 2019 regular meeting
 - A. Lisa Hoyle
- VI. Old Business
 - A. City lighting
 - 1. Jackie Dunn
 - B. Committee updates
 - 1. Economic Development Director Hiring Committee
 - 2. Cost of Construction Aid Committee
 - 3. Perrow/Roper/Pool Property Development Committee
- VII. New Business
 - A. 2018 Audit presentation
 - 1. Rushton & Company, CPAs
 - B. 2018 Chamber audit presentation
 - 1. Rushton & Company, CPAs
 - C. Planning commission report
 - 1. Robert Walker
 - 2. Sonny Underwood
 - D. Peaks of Jasper – Gary Hammond – TABLED UNTIL AUGUST 5
 - 1. Brandon Douglas
 - E. Alcohol license request for continuation – Fatz Café
 - 1. Sonny Underwood
 - F. 69 N. Main – encroachment agreement
 - 1. Brandon Douglas
 - G. Cruelty to animals - ordinance amendment
 - 1. Bill Pickett
 - 2. Lonnie Waters
 - H. Sanitation truck
 - 1. Brandon Douglas
 - I. Water tank repair/repaint bids
 - 1. Brandon Douglas
 - 2. David Hall
 - J. Grandview water line update
 - 1. Brandon Douglas
 - 2. David Hall
 - K. WPCP dump truck repairs
 - 1. David Hall
 - L. SPLOST 2020 committee formation
 - 1. Mayor Weaver
 - M. Reduced water/sewer rate application
 - 1. Lisa Hoyle
- 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, June 3, 2019

Members Present:

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

Staff:

Lisa Hoyle
Brandon Douglas
Lonnie Waters
Steve Roper
Sonny Underwood
Greg Lovell
David Hall

Guests in Attendance:

Mari Livsey
Jackie Dunn
Samuel Latimer - Rushton & Co
Brandi Strawn
Rachel Davenport
Jackie Dunn
Ken Blazier

Members Absent:

Tony Fountain
(left after Item H, New Business)

Legal Counsel:

Bill Pickett

Press:

Angela Reinhardt

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

Mayor Weaver asked that the agenda be reviewed and approved by council. Mayor Weaver stated that there had been one item added since the agenda went out on Friday. He stated that an alcohol license request for continuation had been added as Item E under New Business. Councilmember Anne Sneve made a motion to adopt the agenda as presented with the addition. Councilmember Kirk Raffield seconded the motion. Motion carried unanimously.

Mayor Weaver called on City Clerk Lisa Hoyle to read the minutes of the May 6, 2019 regular meeting. Three corrections were noted by mayor and council: correction to date of minutes read, a change from Anne Sneve to Councilmember Proctor seconding the motion on the minutes as read and under Item J change Mayor Weaver to Mayor Pro Tem Foust. Councilmember Kirk Raffield made a motion to adopt the minutes as corrected. After discussion all voted in favor.

Item A under Old Business, Mayor Weaver recognized Jackie Dunn to present to council additional information on the street lighting project for 2019 Christmas. Mr. Dunn stated that the \$8,210 quote he presented last month did not include installation. He stated that if the city installed the lighting that the warranty would still apply. He discussed electricity usage and storage. More discussion followed. Mayor Weaver entertained a motion. Action failed for lack of a motion.

Item B under Old Business, Mayor Weaver asked for committee updates. Councilmember Sonny Proctor gave an update on the Economic Development Director Hiring Committee and the Perrow/Roper/Pool Property Development Committee. City Manager Brandon Douglas gave an update on the Cost of Construction Aid Committee.

Item A under New Business, Mayor Weaver recognized Mr. Samuel Latimer of Rushton and Company to present the 2018 Annual Financial Audit. Mr. Latimer reported that the City had received an unmodified opinion on the financial statements. Mr. Latimer also stated that the audit found no material weaknesses and no instances of noncompliance. He stated that the audit found one significant deficiency in that the city lacked segregation of duties over alcohol and business licenses. He stated that the city did not have enough employees to properly segregate duties. Mayor Weaver entertained a motion to accept the 2018 Audited Financial Statements and Audit Report and approve it for submission to the State of Georgia Department of Audits. Councilmember Kirk Raffield made such motion. Councilmember Anne Sneve seconded the motion. Motion carried unanimously.

Item B under New Business, Mr. Latimer presented the results of the agreed-upon procedures performed at the Pickens Chamber regarding the Hotel/Motel funds that the City paid to the Chamber during 2018. He discussed the procedures performed and stated that the Chamber spent the funds as required by state law.

Item C under New Business, Mayor Weaver recognized Planning and Zoning Director Sonny Underwood and City Manager Brandon Douglas to present for council's consideration a request from Davenport Group Investments, LLC (owner and applicant) to request a change in zoning from R-1 (Low Density Single Family Residential) to C-1A (Office/Residential) be approved on Parcel Number JA 15069 located at 634 S. Main Street. Mr. Douglas stated that

the Planning Commission had met on May 9th, 2019 and heard this request for rezoning. Mr. Douglas stated that there were no public in attendance to support or oppose, but that Commissioner Martha Pool had provided comments that she had heard some reservations from neighbors and there were no more comments from the Commission. He stated that the vote was 1 to 1 with Commissioner Pool voting not to rezone and Commissioner Luke Copeland to recommend the zoning change to council. Commission Chair Robert Walker broke the tie by voting in favor of recommending the zoning change. Mayor Weaver recognized the Davenports to give a presentation of plans for the property. Ms. Rachel Davenport stated that they wanted to work out of the home doing real estate with just their team. She stated that they were not going to change the look of the home. She stated that they would have one small sign on the porch. Mr. Davenport stated that they had been using the home as a satellite office and staying there occasionally. Councilmember Proctor asked if they had another office in Pickens County. The Davenport's stated no that their other office is in Cherokee County. Councilmember Proctor also asked were they currently running a real estate office out of this South Main Street location. Ms. Davenport stated that they (the Davenports) were using it and occasionally they let their agents use the property. She stated that it was currently being used as a home office. Councilmember Proctor asked how long have they been doing this. The Davenports replied for about a year. Councilmember Proctor asked did they have a business license and they stated that they did now. Mr. Davenport stated that they were told by Sonny Underwood that they needed to get a business license when they started the process of rezoning the property. Councilmember Proctor asked why they didn't get a license when they started the office – did they not think about getting a license at that time. Mr. Davenport replied that everything was based out of Cherokee County because it was ran out of the brokerage name. Ms. Davenport stated that the brokerage held the license but through the zoning change it was necessary to get a business license. Councilmember Anne Sneve asked was the property on a historic register. Ms. Davenport stated not to her knowledge. Councilmember Proctor asked were they aware of buffer requirements and Ms. Davenport replied that she was not. Councilmember Proctor stated that he did not see that the property was buffered but that it is one of the requirements as well. Councilmember Proctor stated that C-1A zoning was a little easier to swallow rather than C-1 or C-2 zoning (in which you could have any commercial business). He stated that C-1A restricts the use some, but that there are a lot of businesses that you could do other than real estate. Councilmember Proctor stated that South Main Street honestly was dear to his heart and although he's not directly in conflict due to the distance between his and their home he does take pride in that being a historic residential area it continues to evolve. He stated that his concerns, just being frank, if we allow this there are several houses around there which may or may not decide to make their businesses commercial as well. He stated that there are plenty of places in our city and county for a real estate office to be located. He stated that it was hard thing to swallow since Ms. Davenport and himself had a prior professional relationship so this is a tough decision for him. Councilmember Anne Sneve asked what are permitted uses for C-1A. Mr. Douglas stated that in council's packet is the permitted uses by district. Mayor Weaver entertained a motion. Mayor Weaver asked again for a motion. Mayor Weaver stated that being no motion, action failed for lack of a motion.

Mr. Douglas presented for council's consideration a request by Manitoulin Investments, LLC (owner and applicant) to request to annex Parcel Number 041019001 located at 63717 Camp Road (property behind the Quik Trip) as C-2 (General Commercial) zoning. Mr. Douglas stated that the applicant was wanting to come into the city to use city utilities and to make the property more marketable. He stated the applicant had been provided with the permitted uses for C-2 zoning, since there was not a specific use identified in the application. Mr. Douglas stated that the Planning Commission had met on May 9th, 2019 and had voted 2 to 0 (with Chairman Walker's vote not being necessary) to recommend this annexation and zoning to council. Mr. Douglas stated that the applicant was present. Mayor Weaver asked Mr. David Shouse with Manitoulin if he wanted to say anything to Council to mess this up. Mr. Shouse stated no. Mayor Weaver entertained a motion. No motion was made. Mayor Weaver stated to Mr. Shouse that he might want to say something that he couldn't get a motion. Mr. Shouse stated that the planned use was for a 25-year business - a steak house that is planning to contract with them. He stated that they had 194 locations and that they were ready to sign a contract. There was no discussion by council. Mayor Weaver entertained a motion. Action failed for lack of a motion.

Mr. Douglas presented for council's approval an amendment to the city's planning and zoning ordinance to define vape shops and to include vape shops in districts where appropriate. He stated that staff is recommending the vape shops be included as a permitted use in C-2 (General Commercial) and M-1 (General Industry). Mayor Weaver had Mr. Douglas read the amendment and stated that this would be considered the first reading.

Item D under New Business (Peaks of Jasper – Gary Hammond) is tabled until the August 5, 2019 regular council meeting.

Item E under New Business, Mayor Weaver recognized Sonny Underwood to present an application for selling alcohol (Beer/ Wine/Liquor) by the drink from Fatz restaurant located at 800 Noah Avenue. Mr. Underwood stated that the restaurant had gone through bankruptcy. He stated that after the application had been received by the city,

the person designated as the licensee (manager) had changed. Mayor Weaver entertained a motion to allow Fatz to continue the process for the alcohol license. Councilmember Kirk Raffield made such motion. Councilmember Tony Fountain seconded the motion. Motion carried unanimously.

Item F under New Business, Mayor Weaver recognized Mr. Douglas to present to council plans for a wooden ramp to be built by the Brandi Strawn, owner of One Sweet World, LLC located at 69 N. Main Street. He stated that Ms. Strawn wishes to remove the step protruding from her shop and replace with a wooden handicap accessible ramp. He presented council with a detail construction drawing of the ramp. Mr. Douglas stated that after consulting with the city attorney, a temporary encroachment agreement with the city would be best for the access improvement. He stated that with the temporary agreement, the city could decide at any time that the ramp could be removed. Mayor Weaver recognized Ms. Strawn. Discussion followed. Mayor Weaver asked how much walking area would be left not counting the tree area of the remaining sidewalk. Councilmember Kirk Raffield made a motion to approve the request. More discussion followed. Attorney Bill Pickett stated that he did not recommend the city enter into an encroachment agreement because an encroachment agreement in real estate is permanent. Councilmember Raffield clarified his motion that council approve a license agreement for the construction of the accessible ramp. Mayor Weaver called for a second. Motion failed for lack of a second. Councilmember Sonny Proctor stated that he would like to look at all the options and table this until the next meeting. Mayor Weaver stated that when the sidewalks were re-done years ago, the goal would be to have unobstructed flow for walking. Mayor Weaver stated to Ms. Strawn that he believed she could re-petition the council.

Item G under New Business, Mayor Weaver recognized Lonnie Waters and City Attorney Bill Pickett to present to council the need for a citation amount in the Cruelty to Animals ordinance amendment that was approved last fall. Mr. Waters stated that when the ordinance amendment was made, the city failed to include citation amounts for the violations. Mr. Waters reads the amendment as suggested by M. Pickett. Mr. Pickett suggested that the fine could be anywhere from \$50 to \$150. Discussion followed. Councilmember John Foust made a motion that council set the fine at \$50 for the first offense, \$100 for the second offense and \$150 for the third offense. Councilmember Kirk Raffield seconded the motion. Motion carried unanimously.

Item H under New Business, Mayor Weaver recognized Brandon Douglas to present to council options for sanitation trucks. Mr. Douglas presented two options. Option one would be to lease-purchase the same type truck as the city is currently utilizing. He stated he had received quotes at a cost ranging from \$122,000 to \$148,000 for that type vehicle. He stated option two would be to select a smaller eight-yard truck and purchase a pickup truck with a device which would allow garbage to be loaded and then dumped into the larger truck. He stated that option two would allow for more maneuverability in our community. He stated he had two quotes for the eight-yarder: one for \$101,773 and one for \$102,700 and the total cost of the pickup and device would be right at \$40,000. Discussion followed. Mayor Weaver called for a motion. Councilmember John Foust made a motion that the city go with the low quote of option two as presented. Councilmember Kirk Raffield seconded the motion. Motion carried unanimously.

At this time Councilmember Tony Fountain had to leave the meeting.

Item I under New Business, Mayor Weaver recognized Water and Sewer Superintendent David Hall and Brandon Douglas to present bids on the repair/repainting of the water tank as tabulated by Turnipseed Engineers. The bids received are as follows:

Precise Contractors, Inc. of Moultrie, Georgia	\$105,800
Utility Service Company, Inc. of Perry, Georgia	\$115,300
Southeastern Tank & Tower, Inc. of Lake Park, Georgia	\$117,600
Pittsburg Tank & Tower Maintenance Company, Inc. of Henderson, Kentucky	Non-responsive

Mr. Hall stated that Mr. Chris Poje of Turnipseed Engineers had checked references and recommended that the city award the contract to the low bidder Precise Contractors, Inc. Mayor Weaver entertained a motion. Councilmember Kirk Raffield made a motion to accept the low bid of \$105,800 from Precise Contractions, Inc. Councilmember Sonny Proctor seconded the motion. Discussion followed. Motion carried unanimously.

Item J under New Business, Mayor Weaver called on Mr. Hall and Mr. Douglas to give an update on the Grandview water line project. Mr. Douglas stated that plans are to present items to purchase at the July 1 regular meeting in order to get started on the project. He stated that they were planning on completing the project in phases. Mr. Hall stated that the county had been testing the treatment of water.

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Item K under New Business, Mayor Weaver recognized Mr. Hall to request repair work on the water pollution control plant dump truck. Mr. Hall stated that the truck was used to haul gravel on work projects and also used to haul sludge to the landfill. Mr. Hall stated that the truck needed brake repair to the front and rear. He stated that he had two quotes: Wormy's Truck Repair at \$6,500 and Cope Equipment at \$7,500. He stated that he could not obtain more quotes as those were the only two interested in the repair work. Mayor Weaver entertained a motion. Councilmember John Foust made a motion to approve the low quote of Wormy's Truck Repair at \$6,500. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously.

Item L under new business, Mayor Weaver called on Mr. Douglas to give an update on the 2020 SPLOST. Mr. Douglas stated that he, the Mayor and some key staff attended a county meeting on May 16 along with county staff as well as other cities in the county. The county provided the statutory number of meetings as required and the city asked for additional meetings beyond the statutory requirements. Mayor Weaver stated that he wished to appoint Councilmembers Sonny Proctor and John Foust to a committee to negotiate the 2020 SPLOST with the county. On the staff level he also appointed Mr. Douglas and Lisa Hoyle.

Item M under new business, Mayor Weaver recognized Lisa Hoyle to present an application for reduced water and sewer rates. Ms. Hoyle stated that the applicant met all requirements for the reduced rates. Following review by council, Councilmember Kirk Raffield made a motion to approve the application. Councilmember John Foust seconded the motion. Motion carried unanimously.

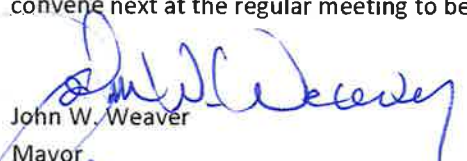
Finance Director Lisa Hoyle gave the financial report for the month of May 2019.

Lonnie Waters gave a report on roads and streets.

Chief Greg Lovell gave a report of police activities for the month of May 2019.

Chief Steve Roper gave a report of fire activities for the month of May 2019.

Being no other business to come before Council, Mayor Weaver adjourned the meeting. Council is scheduled to convene next at the regular meeting to be held July 1, 2019.


John W. Weaver
Mayor


Lisa J. Hoyle
City Clerk/Finance Director