

City of Jasper
200 Burnt Mountain Road
Jasper, Georgia 30143
REGULAR COUNCIL MEETING
Monday, September 9, 2019, 6 p.m.

- I. Call meeting to order
- II. Invocation
- III. Pledge of Allegiance
- IV. Adopt agenda
- V. Read minutes of the August 5, 2019 regular meeting and the August 7, 2019 public hearing
 - A. Lisa Hoyle
- VI. Old Business
 - A. Subletting city property update
 - 1. Attorney Bill Pickett
 - 2. Brandon Douglas
 - B. Service Delivery Area – map amendment
 - 1. David Hall
 - 2. Brandon Douglas
 - C. Mountain Business Park – zoning
 - 1. Brandon Douglas
 - D. Stormwater – Connell Street/Elizabeth Street update
 - 1. Brandon Douglas
- VII. New Business
 - A. Doris Wigington Park update
 - 1. Robert Keller
 - B. Marble Festival use of public space
 - 1. Brandon Douglas
 - C. Cornbread reunion use of public space
 - 1. Brandon Douglas
 - D. Freedom Walk
 - 1. Brandon Douglas
 - E. Tour of Homes
 - 1. Brandon Douglas
 - F. Paving change order – deep patching
 - 1. Brandon Douglas
 - 2. Lonnie Waters
 - G. Water tank painting change order
 - 1. Brandon Douglas
 - 2. David Hall

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VII. New Business (continued)

- H. Grandview pipe proposed purchase
 - 1. Brandon Douglas
 - 2. David Hall
- I. Leachate - proposed negotiation for additional
 - 1. Brandon Douglas
 - 2. David Hall
- J. Health insurance renewal
 - 1. Brandon Douglas
- K. Retirement benefits
 - 1. Brandon Douglas
- L. Budget preparation update
 - 1. Brandon Douglas
 - 2. Lisa Hoyle
- M. Millage rate advertisement request for approval
 - 1. Brandon Douglas
 - 2. Lisa Hoyle
- N. Application for reduced water/sewer rates
 - 1. Lisa Hoyle
- O. Street dedication – Mountain City Drive
 - 1. Brandon Douglas
- P. Street dedication – Philadelphia Lane
 - 1. Brandon Douglas

VIII. Mayor's Report

- A. Economic Development Hiring Committee update
 - 1. Councilmembers Sonny Proctor & Kirk Raffield
- B. Perrow/Roper/Pool Property Development Committee update
 - 1. Councilmember Sonny Proctor
- C. Cost of Construction Aid Committee update
 - 1. Councilmember Tony Fountain
 - 2. Brandon Douglas/David Hall
- D. SPLOST 2020 Committee update
 - 1. Councilmembers John Foust & Sonny Proctor
 - 2. Brandon Douglas/Lisa Hoyle
- E. Finance Report
 - 1. Lisa Hoyle
- F. Roads/Other Report
 - 1. Lonnie Waters
- G. Police Report
 - 1. Chief Greg Lovell
- H. Fire Report
 - 1. Chief Steve Roper

IX. Adjourn

MINUTES
REGULAR COUNCIL MEETING
Monday, September 9, 2019

Members Present:

Mayor John Weaver
John Foust
Anne Sneve
Dr. Sonny Proctor

Staff:

Lisa Hoyle
Brandon Douglas
Lonnie Waters
Steve Roper
David Hall

Guests in Attendance:

Jordan Elwarner
Steve Lawrence
Brad Dilbeck
Jerry New
Amberle Godfrey
Robert Keller
Steven Daniel
Gary Copeland
Scott & Tina O'Conner
Donna McDonald
Cam New
Jim Looney

Members Absent:

Tony Fountain
Kirk Raffield

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 called on Councilmember Anne Sneve to lead the Pledge of Allegiance.

Mayor Weaver asked that the agenda be reviewed and approved by council. Councilmember Anne Sneve made a motion to approve the agenda as presented. Councilmember John Foust seconded the motion. Motion carried unanimously.

Mayor Weaver called on City Clerk Lisa Hoyle to read the minutes of the August 5, 2019 regular meeting. Councilmember Anne Sneve made a motion to accept the minutes as read. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously.

Mayor Weaver asked that it be noted that Councilmembers Tony Fountain and Kirk Raffield were absent from the meeting. He also recognized Mayor-elect Steve Lawrence, Councilmember-elect Jim Looney and Councilmember John Foust as unopposed in the upcoming election.

Mayor Weaver called on City Clerk Lisa Hoyle to read the minutes of the August 7, 2019 public meeting. Councilmember Anne Sneve made a motion to approve that the August 7, 2019 public meeting be accepted into this meeting as an attachment. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously.

Item A under Old Business, Mayor Weaver recognized Attorney Bill Pickett and Mr. Douglas to update the council on the subletting of city property. Mr. Douglas stated that he had met with a JYSA representative whereby it was discussed bringing the use of the ballfields back under the umbrella of the city. He stated JYSA had asked that if the city took back control of the ballfields that JYSA wanted some type of compensation for the equipment that had been purchased. He then asked Bill Pickett to voice his concerns. Mr. Pickett stated that the city should not allow JYSA to lease the fields to travelling baseball teams because that would exclude all other taxpaying citizens. Mr. Douglas stated that JYSA had admitted that they had received in-kind donations as well as monetary contributions for use of the fields. Mayor Weaver stated that it was his understanding that they were renting the fields for a set fee. Councilmember Sonny Proctor stated that he would like to explore having a policy for the public's use of the city's public facilities. Mayor Weaver stated that what concerns him is that JYSA is charging for the use of the fields, which creates liability for the city. More discussion followed. Councilmember John Foust stated that JYSA had never rented the fields. Mayor Weaver stated that he had seen copies of checks written to JYSA for rental. More discussion followed. Councilmember Anne Sneve stated that she would like to see some type of user agreement for all city facilities that would protect the city. Mr. Douglas stated that he would bring to council such type agreement. Councilmember Proctor stated that he would like for Mr. Douglas to explore the possible renting of the city's facilities and how this would affect the city's liability. Mayor Weaver stated that it was his recommendation that the city not allow the leasing of its facilities. Mayor Weaver entertained a motion table this item again. Councilmember Anne Sneve made such motion. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously.

Item B under Old Business, Mayor Weaver called on Mr. Douglas to present the Service Delivery Area map amendment for the changes approved in the July council meeting. Mr. Douglas stated the required forms had been submitted and that he was waiting on the Regional Commission to amend the map. Once the map is received from the Commission, there is a 30-day mandatory review by the DCA. Mayor Weaver stated that, for the record, the city is claiming what is rightfully their service delivery area – the Copeland property, which by law, since it has been annexed into the corporate city limits, is the city's service delivery area. He stated that the city is giving the county a portion of the city's area that the city does not desire to service. Mayor Weaver stated that this would be kept on Old Business until Mr. Douglas can bring the map to council. Councilmember Anne Sneve made a motion to table this item until council receives the map. Councilmember John Foust seconded the motion. Motion carried unanimously.

Item C under Old Business, Mayor Weaver called on Mr. Douglas to present to council an update on the zoning issue at Mountain City Business Park. He stated that staff had met with Brad Dilbeck and that he is proposing the city utilize a Special Land Use Permit. He stated that this permit allows for certain uses within a zoning district to be considered by the elected body thereby providing an applicant that has a property/business in an area whereupon a use may not be a "permitted by right" use but it may be a compatible use with other surrounding businesses and could be considered. Mayor Weaver recognized Mr. Dilbeck to discuss lending issues with the current uses/zoning of his properties. Discussion with council followed. Councilmember Sonny Proctor made a motion to request staff incorporate Special Land Use Permit into the city's zoning ordinances. Councilmember Anne Sneve seconded the motion. Motion carried unanimously.

Item D under Old Business, Mayor Weaver recognized Mr. Douglas to discuss stormwater issues on Connell Street. Mr. Douglas stated that he did not have clarification on the easement document that was provided by Terry New at last month's meeting. He stated that staff had identified an old road bed that appears to be the city's right-of-way and he has begun putting measures in place to mitigate the excess water running off properties from behind the houses located at Stafford Manor and Dogwood. He stated that he is asking permission from council to also put pedestals in the grates of two of the storm drains to keep them from clogging up at a cost of less than \$5,000. He stated that SPLOST money could be utilized. Mayor Weaver entertained a motion to approve up to \$5,000 from SPLOST revenue to repair stormwater grates on Connell Street. Councilmember Anne Sneve made such motion. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously. At this time Terry New requested to be recognized. He stated that he had damages inside and outside his home due to the city's easement that he would like to be addressed. Mayor Weaver called on Mr. Pickett who stated that Mr. New needed to turn in the damages to city hall. He then asked that he be provided a letter from the city with everyone's signature that the city does have rights to the easement. Mayor Weaver stated that he would basically have to sue the city in order for the city to take that responsibility. He also stated that his damages would be turned over to the city's insurance.

At this time Mayor Weaver entertained a motion to recess for five minutes. Councilmember Sonny Proctor made such motion.

Following the break, Mayor Weaver called the meeting back to order.

Item A under New Business, Mayor Weaver recognized Robert Keller to give an update on Doris Wigington Park. Mr. Keller presented council handouts as well as slides and a video demonstrating the improvements that have been made to the park. The improvements include gates, signage, chimney swift bird towers and dog stations. Councilmember John Foust thanked Mr. Keller for all his time and hard work that he has put into the park.

Item B under New Business, Mayor Weaver called on Mr. Douglas to present information regarding the Marble Festival. Mr. Douglas stated that the festival is scheduled for Saturday, October 5th through 6th at Lee Newton Park. He stated that the Pickens County Chamber of Commerce is requesting approval for a Special Event Alcohol Permit for October 5th to permit the sale of beer and wine at the festival. He stated the sales of alcohol would be confined to the section of the Park and Ride (Veterans Memorial Park) side of the park. Councilmember Sonny Proctor made a motion to approve the Special Event Beer and Wine Permit. Councilmember Anne Sneve seconded the motion. Motion carried unanimously.

Item C under New Business, Mayor Weaver recognized Mr. Douglas to present a request from Pickens County Arts and Cultural Alliance to close the section of D.B. Carrol Street from Mark Whitfield Street for their annual Cornbread Reunion. He stated that the intersection of Whitfield and D.B. Carrol would remain open. He stated that the closure would be from Friday, October 11th at 5:00 pm until Saturday, October 12th until 6:00 pm. Councilmember Sonny Proctor made a motion to approve the closing Councilmember John Foust seconded the motion. Motion carried unanimously.

Item D under New Business, Mayor Weaver recognized Mr. Douglas to advise council that Lee Newton Park had been reserved for the Freedom Walk event to be held September 20th and 21st. He stated that this would not require city services as the event is contained completely within the park. He stated that this item was just an FYI for council and mayor.

Item E under New Business, Mayor Weaver recognized Mr. Douglas to present to council the second annual Tour of Homes event. He stated that this would be held along South Main Street on Saturday, December 7th from 12:30 pm until 5:00 pm. He stated that the only assistance from the city would be a police officer to allow attendees to cross South Main with the temporary stopping of traffic. He stated that this is the same day as the Jasper Merchant's Association Christmas Parade, but there should be no conflict due to the timeframe. Mayor Weaver entertained a motion to approve the Tour of Homes event. Councilmember Anne Sneve made such motion. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously.

Item F under New Business, Mayor Weaver recognized Mr. Douglas to present the change order request for the SPLOST paving contract awarded to Northwest Georgia Paving, Inc. at last month's regular meeting. He stated that the contractor had identified the need for deep patching on Noah Drive, Bill Wigington Parkway, Bryant Street and Summit Street. He is requesting that council approve a change order in addition to the original bid of \$1,217,062.50 for the use of SPLOST funds of up to \$60,000 for the deep patching. Mayor Weaver entertained a motion for the additional cost of \$60,000 with staff to oversee the additional expenditure. Mayor Weaver stated that he would like pictures of the deep patching work so that council could see where the \$60,000 was spent. Councilmember Anne Sneve a motion to approve the use of \$60,000 SPLOST money in addition to the original bid to make the repairs to the existing paving. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously.

Item G under New Business, Mayor Weaver recognized Mr. Douglas to present a change order request on the painting of the water tank approved earlier in the year. Mr. Douglas stated that it had been determined by the city's engineer along with the paint supplier that a primer would not be necessary as the paint contractor had communicated earlier in the month. No action necessary.

Item H under New Business, Mayor Weaver recognized Mr. Douglas to request authorization to purchase materials for the second phase in the continuation of the Grandview water line project. He presented the following quotes:

Calhoun Meter Company	\$27,055.20
Fortiline Waterworks	\$28,034.94
Core & Main	\$28,372.50

Mr. Douglas stated that he and David had looked at the apparent low bid of Calhoun Meter Company and it appears that it has met all of the specifications. He stated the reason that this phase was a bit more costly than the first phase was because additional materials were required in order to cross the creek. Mayor Weaver entertained a motion to approve purchase of the materials from Calhoun Meter Company at the low bid of \$27,055.20 for the continuation of the Grandview water line project. Councilmember Anne Sneve made such motion. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously.

Item I under New Business, Mayor Weaver recognized Mr. Douglas and Water and Sewer Superintendent David Hall to present possible leachate negotiations. Mr. Hall stated that Pine Bluff Waste Management recently purchased Eagle Pointe. He stated that Pine Bluff wants to use the city's sewer plant as a backup for its leachate. He stated Pine Bluff is currently using Ellijay's sewer plant for leachate. He stated that they would agree to the same agreement the city currently has with Eagle Pointe. Mayor Weaver entertained a motion. Councilmember Anne Sneve made a motion to allow staff to continue negotiations with Pine Bluff Waste Management and to bring back to council a contract between the city and the company for the city's processing of leachate. Councilmember John Foust seconded the motion. Motion carried unanimously.

Item J under New Business, Mayor Weaver called on Mr. Douglas to present the city's group health insurance renewal. Mr. Douglas stated that the city's cost increase was 2.95% under the existing plan. He stated that if the city absorbed the employee increase it would cost the city approximately \$4,700. He stated that it was staff's recommendation that the city absorb the employee increase. Councilmember John Foust made a motion to approve staff's recommendation. Councilmember Sonny Proctor seconded the motion. Mayor Weaver asked Mr. Douglas to state the increase in dollars. Mr. Douglas stated the renewal premium would be \$1,146,474 annually compared to the current premium of \$1,113,601 for a total increase of \$32,873 of which approximately \$4,700 was the city's absorption of the employees' increase. Mayor Weaver called for a vote. Motion carried unanimously.

Item K under New Business, Mayor Weaver called on Mr. Douglas to present information regarding the city's defined benefit retirement plan. Mr. Douglas stated that the Georgia Municipal Employee Benefit System (GMEBS) had advised that the city was required to restate the plan. He stated that last Spring he had explored modifications to the plan. He stated that since the plan must be restated, he is asking that council consider some or all of the options that he had researched. He stated that he was proposing options such as the Rule of 80, changing the calculation rate to a flat 1.5%, add military service and increase minimum weekly hours work from 20 to 30 hours. He stated that our current plan is almost fully funded at 98%. He stated that the current annual cost to the city is \$137,295 and if these changes were implemented there would be an additional annual cost to the city of \$123,845. He stated that he is asking for direction on how to proceed. He stated that the city is required to have a restated or modified plan to GMA by the end of this year. He stated that if the city made the modifications to the plan the plan would go from 98% funded to 79% funded. He stated that the advantage of the 80 and out modification was to make the city more competitive in the marketplace for recruitment of employees. He stated that he would recommend removing the in-service option that we have now so that when an employee decided to draw retirement, they could no longer work for the city. More discussion followed. Mayor Weaver appointed Councilmembers Anne Sneve and Sonny Proctor to be on a committee to look into the modifications, cost and the state requirements for funding. Mayor Weaver entertained a motion to ask for a modified version of the plan so that council can compare to the existing retirement plan. Councilmember Anne Sneve made such motion. Councilmember John Foust seconded. Motion carried unanimously.

Item L under New Business, Mayor Weaver recognized Mr. Douglas and Lisa Hoyle to give an update on the preparation of the 2020 budget. Mr. Douglas stated that he and Ms. Hoyle had met with most of the department heads last week and are getting prepared to present the preliminary budget to the budgetary committee.

Item M under New Business, Mr. Douglas stated that we are still waiting on the city's consolidated tax digest from the county. He stated that the millage rollback rate could not be calculated until the digest was received. Mr. Douglas stated that council would have to have a special called meeting to approve the millage rate advertisement. Mayor Weaver asked that Mr. Douglas go to the tax commissioner's office to request the digest. Mayor Weaver stated this item will be tabled until the digest is available.

Item N under New Business, Mayor Weaver called on Lisa Hoyle to present an application for reduced water/sewer rates. Following review, Councilmember John Foust made a motion to approve the application. Councilmember Anne Sneve seconded the motion. Motion carried unanimously.

Item O under New Business, Mayor Weaver recognized Mr. Douglas to ask for council's approval of street dedication of Mountain City Drive. Mr. Douglas stated that although Mountain City Drive was dedicated and deeded over to the city, staff does not have a record of an official accepting of the street. Councilmember Anne Sneve made a motion to accept Mountain City Drive into the city. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously.

Item P under New Business, Mayor Weaver recognized Mr. Douglas to ask for council's approval of street dedication of Philadelphia Lane. Mr. Douglas stated that although Philadelphia Lane was dedicated and deeded over to the city, staff does not have a record of an official accepting of the street. Councilmember Anne Sneve made a motion to accept Philadelphia Lane into the city. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously.

Mayor Weaver asked for committee updates. Councilmember Proctor gave an update on the Economic Developer Hiring Committee and the Perrow/Roper/Pool Property Development Committee.

Mr. Douglas gave an update on the Cost of Construction Aid Committee. He stated that at the direction of the Mayor, he had been working with David Hall, Turnipseed Engineers and the developer of the property – approximately 30 acres located south of the RaceTrak off 515 owned by Gary Copeland and Scott O'Conner which was rezoned as a Planned Unit Development (PUD) last June. He stated that the goal was to determine what it would cost to get water and sewer to that area (which is being developed as single family detached homes up to 180 units). He stated that the goal was to determine in the instance that the entire corridor (from Harmony Road to the Copeland property) was developed out, what it would mean to the city's water and sewer system. He stated that there are five lift stations A – E and according to the engineer there are approximately 500 acres that could be built out – 31 of which is the PUD mentioned earlier. He presented to council two cost estimates: (1) to get water/sewer to the property \$1,060,000 and (2) future necessary upgrades to pump stations A, B, and E \$246,000. He stated that staff did not believe that the cost would be this expensive as the city would do a lot of the work. The estimates presented were as if the city totally contracted the project out. He recommended to council that the city partner with the developer so as to bring water/sewer to the area for future development. He stated the developer would provide a cash

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payment in the amount of \$300,000 and approximately \$150,000 in-kind labor that the city would normally incur. Councilmember Anne Sneve made a motion to partner with the owners and developer in order to provide water and sewer services to the area by accepting \$300,000 in cash and \$150,000 in-kind labor. Councilmember Sonny Proctor seconded the motion. Motion carried unanimously.

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

Lonnie Waters gave a report on roads and streets.

Chief Steve Roper read Chief Greg Lovell's (absent) report of police activities for the month of August 2019.

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

Being no other business to come before Council, Mayor Weaver adjourned the meeting. Council is scheduled to convene next at the special called meeting to be held September 16, 2019.



John W. Weaver
Mayor



Lisa J. Hoyle
City Clerk/Finance Director