

The Mayor and Council met for a called meeting.

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|----------------|---|--|
| Those Present: | Greg Thompson<br>Wayne Adcock<br>Lee Malcom<br>Myoshia Crawford<br>Nathan Purvis<br>Larry Bradley<br>Norman Garrett<br>Nathan Little<br>Debbie Kirk<br>Paul Rosenthal | Mayor<br>Vice-Mayor<br>Council Member<br>Council Member<br>Council Member<br>Council Member<br>Council Member<br>Council Member<br>City Clerk<br>City Attorney |
| Those Absent:  | Jimmy Richardson  | Council Member   |
| Staff Present: | Danny Smith, Chris Croy, Keith Glass, Logan Propes, Rodney Middlebrooks, Brian Thompson, Patrick Kelley   |  |
| Visitors:      | Sharon Swanepoel, Brittney Fitzpatrick, Sadie Krawczyk, Beverly Harrison, Chris Bailey, Beth Thompson, James Draper III, George Baker III                             |  |

**I. CALL TO ORDER – GREG THOMPSON**

**1. Roll Call**

Mayor Thompson noted that Council Member Jimmy Richardson was absent. There was a quorum.

**II. DEPARTMENT REPORTS**

**1. May Monthly Reports**

The Department Heads presented the monthly reports.

**III. COMMITTEE INFORMATION**

**1. Finance**

**a. Community Center Amended Lease Agreement and Fee Schedule**

Finance Director Logan Propes discussed the amendments to the lease agreement and fee schedule for the Community Center building. He explained that the fees have not been changed since 2003. The increase in fees will help defray some of the costs incurred for maintaining the building, and personnel costs for setup and cleanup.

Council Member Norman Garrett questioned if the ending time had been changed from 11:00 pm to 1:00 am as he requested. He explained that he doesn't feel that the rates should be increased unless the renter is getting more time.

Council Member Lee Malcom stated that she has concerns about extending the time to 1:00 am, mainly because of the building being in a residential area. She would be okay with the ending time changing to midnight, but not to one in the morning. Ms. Malcom stated that the rates need to be increased, since there has not been an increase in the last fourteen years. She stated that an increase is long overdue.

Mayor Thompson requested input on the time change from the perspective of Public Safety.

Chief Glass stated that the later a place stays open, the more likely it will be to have an incident or problem that requires the Police.

Mayor Thompson agreed that 11:00 pm is late enough, with the building being in a residential area.

The committee recommends to Council approval of the Community Center Lease Agreement and Fee Schedule with the time remaining the same.

*Motion by Little, seconded by Malcom.  
Passed Unanimously.*

**2. Airport****a. Discussion – T-Hangar Building Project**

Mr. Chris Bailey gave an update on the progress of trying to build T-Hangars at the Airport. He explained that they have explored the feasibility of a private-public partnership, but it has not worked out thus far. He discussed alternative options. The project could be financed locally, with the City funding the project to build the eight T-hangars. He discussed having Barge, Waggoner, Sumner & Cannon, the Airport consultants, do a turnkey design, with engineering, and get bids for the project. This would open the possibility for the City to apply for reimbursement in the future if state or federal funds become available. The City could possibly be reimbursed for up to 75% of the cost.

Council Member Nathan Purvis discussed getting calls from the Airport Committee wanting to speed up the process. He would like to see the project get done, even though it won't be a huge money-maker. If the City is not losing money and is helping the Airport grow, then it makes sense. Mr. Purvis stated he believes that long term it will help other areas as well. He encouraged going through with the project.

Mr. Bailey suggested waiting until July to receive the results from the Georgia Department of Transportation on funded projects, prior to starting the project.

Finance Director Logan Propes stated that the ideal situation would be to get Georgia DOT funding for the project, but it will take until that period of time anyway. He discussed his recommendation for a ten-year loan, possibly from GMA. This would allow the City to use half the amount of the hangar leases to pay the note, and the other half to fund Airport operations. He explained that the project would require an increase in all of the hangar lease amounts. Mr. Propes recommended a 25% increase in the current rates, and also indexing to CPI.

Council Member Lee Malcom questioned the new amounts being in-line with the market rate.

Mr. Propes answered the amounts to be in-line.

Council and staff discussed lease amounts at other Airports in the area, fuel rates, and the progress at the Airport.

Mr. Propes explained that they should be able to get everything in order and be able to begin in either July or August. He stated BWSC will continue working on the project, and make sure that it gets put on some type of reimbursable project list.

Mayor Thompson thanked everyone for all the good work.

*No Action.*

**3. Public Works**

No Items Scheduled.

**4. Utilities****a. Purchase – Programmable Logic Controller for Water Treatment Plant**

Mr. Rodney Middlebrooks requested to purchase a Programmable Logic Controller for use in the control, logic, simulation, and testing of the SCADA Water Treatment Plant system. He explained Evoqua Water Technologies is a sole source provider, and has provided a bid of \$68,840.00. He explained that everything in the plant hinges on this equipment; it is the communication between the tanks and the plant. The software has not been updated in over ten years, so the technology is outdated. He explained the amount of \$68,840.00 from Evoqua Water Technologies to be under the budgeted amount, which will come from CIP Funds.

The Committee recommends the purchase from Evoqua Water Technologies for the amount of \$68,840.00 to Council.

*Motion by Bradley, seconded by Purvis.  
Passed Unanimously.*

**b. Purchase – Remote Terminal Unit for Water Treatment Plant**

Mr. Rodney Middlebrooks requested to purchase a Remote Terminal Unit (RTU) for the newly installed High Service Pump at the Water Treatment Plant. He explained that J.K. Duren Company is a sole source provider, and has provided a bid of \$121,500.00. He explained that this will allow them to see the levels in the tanks, the river, the reservoir, and the booster pump station on Walton Road. This allows the monitoring of these levels outside of the plant. He

stated that the units have never been replaced or updated. He explained the amount of \$121,500.00 from J.K. Duren Company to be under the budgeted amount, which will come from CIP Funds.

The Committee recommends to Council the purchase from J.K. Duren Company for the amount of \$121,500.00.

*Motion by Purvis, seconded by Bradley.  
Passed Unanimously.*

### **c. Purchase – Monitoring System Control and Sensing Module for Wastewater Treatment Plant**

Mr. Rodney Middlebrooks requested to purchase a Monitoring System Control and Sensing Module for the nine wastewater lift stations. He explained that Templeton and Associates is a sole source provider, and has provided a bid of \$49,126.00. He explained that currently they have no way of monitoring the levels inside the wet wells. This will allow monitoring of the levels to avoid overflows from the water tanks. He explained the amount of \$49,126.00 from Templeton and Associates to be under the budgeted amount, which will come from CIP Funds. He stated this will eliminate the monitoring device purchase that was included in the 2018 CIP Budget.

The Committee recommends the purchase from Templeton and Associates for the amount of \$49,126.00 to Council.

*Motion by Bradley, seconded by Purvis.  
Passed Unanimously.*

### **d. Purchase – Mini-Excavator for Electric Department**

Mr. Brian Thompson requested to purchase a Kubota KX057-4R3AP Mini-Excavator for the amount of \$59,347.27 from Mason Tractor Company, the lowest bidder. The excavator will be used by the Electric Department. He explained the amount to be under the CIP budgeted amount.

Council Members and staff discussed different types of mini-excavators, purchase amounts, rental amounts, and the equipment usage.

The committee recommends to Council the purchase from Mason Tractor Company for the total amount of \$59,347.27.

*Motion by Purvis, seconded by Bradley.  
Passed Unanimously.*

## **5. Public Safety**

No Items Scheduled.

## **6. Economic Development**

Economic Development Specialist Sadie Krawczyk gave an update. She stated that the Neighborhood Cleanup Day on April 22 was a success. The Congressional Art Competition Celebration and the Farm to Table events were last Saturday, and both went very well. The First Friday Concert with the Jake Bartley Band will be on May 5. There will be a public meeting on May 8 to get input from the public on the Comprehensive Plan and the LCI Update.

## **IV. ITEMS OF DISCUSSION**

### **1. Discussion – LCI Update**

There was a general discussion on the above items. There was no action taken.

## **V. ADJOURN TO EXECUTIVE SESSION**

*Motion by Little, seconded by Malcom.  
Passed Unanimously.*

## **RETURN TO REGULAR SESSION**

Motion to hire Logan Propes as the City Administrator; employment shall be for a four-year term to begin May 14, 2017. The City and Mr. Propes shall enter into an employment contract to be drafted and approved by the City Attorneys with standard terms and conditions. The salary shall be \$120,000.00 per year. In lieu of a City-provided vehicle, the City shall pay Mr. Propes a

MAYOR AND COUNCIL MEETING

MAY 2, 2017

6:00 P.M.

monthly auto allowance of \$625.00 per month. The employment contract shall provide for a six-month severance buyout should the City terminate employment early without cause.

Motion by Bradley, seconded by Malcom.
Voting no Garrett.
Passed 6-1.

VI. ADJOURN

Motion by Adcock, seconded by Little.
Passed Unanimously.

Signature of Greg Thompson
MAYOR

Signature of Debbie Kirk
CITY CLERK

The Mayor and Council met for an Executive Session.

- Those Present: Greg Thompson, Wayne Adcock, Lee Malcom, Myoshia Crawford, Nathan Purvis, Larry Bradley, Norman Garrett, Nathan Little, Debbie Kirk, Paul Rosenthal, Mayor, Vice-Mayor, Council Member, Council Member, Council Member, Council Member, Council Member, Council Member, City Clerk, City Attorney.
Those Absent: Jimmy Richardson, Council Member.
Staff Present: Logan Propes

I. Approval of Agenda

II. Personnel Issue(s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

Motion to hire Logan Propes as the City Administrator; employment shall be for a four-year term to begin May 14, 2017. The City and Mr. Propes shall enter into an employment contract to be drafted and approved by the City Attorneys with standard terms and conditions. The salary shall be \$120,000.00 per year. In lieu of a City-provided vehicle, the City shall pay Mr. Propes a monthly auto allowance of \$625.00 per month. The employment contract shall provide for a six-month severance buyout should the City terminate employment early without cause.

Motion by Bradley, seconded by Malcom.
Voting no Garrett.
Passed 6-1.

III. Real Estate Issue (s)

1. Real Estate Matter

Real Estate matters were discussed, including attorney-client discussions.

IV. Adjourn to Regular Session

Motion by Malcom, seconded by Crawford.
Passed Unanimously.

Signature of Greg Thompson
MAYOR

Signature of Debbie Kirk
CITY CLERK