

JUNE 10, 1996

7:00 P.M.

REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
226 SOUTH WALL STREET

PRESENT: JOHN D. MEADOWS, III, MAYOR
JOHN D. SHELTON, MAYOR PRO-TEM
PAUL MCENTIRE, COUNCILMAN
JIMMY PALMER, COUNCILMAN
RON WOODS, COUNCILMAN

ALSO: WILLIAM P. BAILEY, CITY ATTORNEY
KELLY CORNWELL, DIRECTOR UTILITIES/PUBLIC WORKS
CATHY HARRISON, CITY ADMINISTRATOR

1. Mayor Meadows called the meeting to order; welcomed those in attendance; and gave the invocation.
2. Mayor Meadows led the group in the Pledge of Allegiance to the U.S. Flag.
3. Mayor Meadows recognized Donna Payne, an employee with the Purchasing Department, who contributed time and effort in making the city's participation in the recent cancer drive such a success. Ms. Payne was presented a plaque and a coffee mug.
4. Minutes of the May 13, 1996 Regular City Council Meeting were reapproved following a noted omission of two approved items. Minutes of the May 27, 1996 Regular City Council Meeting were approved as written.
5. Mayor's Comments:
 - a. Mayor Meadows reminded the Council of public hearings scheduled for June 24, 1996: (1) Wine Pouring License Request of Brangus Cattle Company in the name of Ms. Cheryl Watters, along with a request for the beer and liquor pouring license to be changed from the company name to Cheryl Watters, Manager; (2) Possible adoption of the City's 1996-97 Budget, including school and special projects.
 - b. Mayor Meadows reminded the Council of the GMA Annual Conference June 28 through July 3, 1996 in Savannah.
 - c. Mayor Meadows announced the July Zoning Advisory Board Meeting has been rescheduled for July 5, 1996 at 9:00 A.M. due to the July 4th Holiday.
6. Council's Comments:
 - a. Mayor Pro-Tem Shelton stated the Police Department made 255 arrests in May, 1996 with 16 being DUI. They collected a total of \$27,421.00 in fines, issued 199 warning tickets, 226 parking tickets, investigated 271 incidents and 113 accidents with 54 injuries. They provided 107 escorts and answered 109 burglar alarms. The Fire Department responded to 51 calls during the month at an estimated damage of \$28,150.00.
 - b. Councilman McEntire stated the Water/Sewer Construction Department made 67 water taps during May and six sewer taps. They installed 1,800 ft. of two inch PVC water line, 4,340 ft. of six inch PVC water line, and 1,520 ft. of eight inch PVC water line. They repaired 21 leaks, repaired 17 meters, changed out five meters, answered 79 miscellaneous calls, and provided 70 new meter

installations. They also answered six sewer calls. The Waste Treatment Plant treated an average daily flow of 9.263 million gallons per day with average BOD effluent being 22, average suspended effluent being 27 and average COD effluent being 146. The Water Treatment Plant processed a daily average flow of 13.067 million gallons per day.

- c. Councilman Palmer stated the Electric Department sold 26,998,815 KWH of electricity to a customer base of 3,864. They provided 45 inspections, sold 13 permits and set 13 meters during the month. The building Inspection Department issued permits for two new residential houses for a total of \$172,000.00 in construction cost, one new commercial building for \$77,000.00, and alteration to a commercial building for \$37,000.00, and one for \$13,000.00. They also issued a permit for the new technical school for \$3,043,000.00.
- d. Councilman Woods stated the Street Department continued patching streets in the corporate city limits. They worked on the road at the well site and at the settling ponds at the water treatment facility. They mowed at the airport. The Sanitation Department continued its regular commercial activities, and provided maintenance for dumpsters. The Rabies Control Department housed 45 dogs and 29 cats, and issued 7 licenses during the month. Four first warning tickets were issued, and two second warning tickets were issued regarding the Leash Law. The Cemetery Department opened and closed seven graves, and worked on renovation of the old house for an office. The Parks Department continued their cutting and trimming schedule of all city facilities, street right-of-ways and water tank sites. They sprayed in those areas necessary, and assisted with trash pickup. They made and installed hand rails at Fields Ferry Pro Shop.

7. Public Hearings & Comments:

- a. Mr. Troy Buse` for American Weavers asked the Council to allow temporary parking on Sixth Street which will aid the company during their construction phase at their plant site on Highway 41, North at the former site of Echota Cotton Mill. He also asked the Council to consider closure of the road, and to allow the street property to be divided equally between the property owners. Attorney Bailey stated that prior to any street closing, it would be necessary for the Council to determine that there was no valid use of the road, to advertise a public hearing and following the public hearing, officially close the street and split the property at the center line to the adjoining property owners. The Council stated they would not agree to a closure of the road at this time, however, they would allow temporary parking which would not completely close the road, but which would give the City a chance to evaluate the use of the street. Mr. Buse` also requested the Council to install handrails, since the parking area at the new construction site would be quite a bit lower than the street, and another street would intersect near the parking area which could be a possible hazard. The Mayor and Council asked that this be discussed with the property owners regarding a compromise on the installation of either a fence or rails. Mr. Buse` also requested further information regarding a street light across the road from their property which would better highlight their parking area. Mr. Buse` was informed that the current lights, which is one every other pole, was within the current guidelines for street lighting. The City also informed Mr. Buse` that the lighting at

that area was provided by Georgia Power and suggested that since they would have a building addition, and would require additional power from Georgia Power, that it would be a very good time to negotiate an additional light from Georgia Power.

- b. A 2nd reading of the 1996 budget which totaled \$57,735,050.00 was reviewed in depth by Administrator Harrison. There were questions and comments by the Council, and the hearing was closed. Mayor Meadows stated the budget would be eligible for adoption on June 24, 1996.
- c. A 2nd reading of the Zoning Variance Request of Astro Dye Works to provide a 29 ft. variance for a building addition at their site on Highway 53, West was given. A public hearing was opened, with Mayor Meadows acknowledging that advertising, posting of signs and notification of adjoining property owners had been accomplished. Councilman Woods stated the Zoning Advisory Board had met on June 6, 1996, and following review of the request, and noting that the variance brought the building addition in line with others on the street, that the Zoning Advisory Board made a recommendation to approve. There were no other comments, and the hearing was closed. Councilman Woods made a motion to waive the 3rd and 4th readings and to approve the variance request, 2nd by Mayor Pro-Tem Shelton, with Councilman Woods, Mayor Pro-Tem Shelton, Councilman Palmer and Councilman McEntire voting affirmatively, motion carried.
- d. A 2nd reading of the zoning of newly annexed property of Raymond and Eva Bagwell for a lot on Fuller Street for C-2 zoning was given. A public hearing was opened with Mayor Meadows stating the advertising, posting of signs and notification of the adjoining property owners had been accomplished. Councilman Woods stated the Zoning Advisory Board had met and had reviewed the property, which at this time has only 18 ft. of road frontage, however, it will be necessary for the property owners to request a variance for this consideration since the street stopped at that point adjoining the property unless the lot was combined with other property, and therefore, joined a public road at another point. The Zoning Advisory Board recommended approval of the zoning as requested. There were no other comments, and the hearing was closed. Councilman Woods made a motion to waive the 3rd and 4th readings and to approve the C-2 zoning request, 2nd by Councilman Palmer with Councilman Woods, Councilman Palmer, Councilman McEntire and Mayor Pro-Tem Shelton voting affirmatively, motion carried.
- e. A 2nd reading of the Zoning Change Request of Ebbie Mac and Carol W. Carney for a lot at 251 West Belmont Drive from R-1 to C-2 zoning. A public hearing was opened. Councilman Woods stated the Zoning Advisory Board had reviewed the application, however, the notification to adjoining property owners had not been complied with, and the matter was requested to be tabled until the July Zoning Advisory Board meeting date. The Council concurred with the recommendation.
- f. A 2nd reading of the Zoning Variance Request of Preston Dupree for property located at 100 Daisy Street to build a house on Nonconforming property was given. Councilman Woods stated the property owner had failed to comply with the notice to adjoining property owners, and the Zoning Advisory Board recommended the item be tabled until the July Zoning Advisory Board meeting. The Council concurred with the recommendation.
- g. A 2nd reading of the zoning of newly annexed property of David L. Hiott for Polygon Associates of Tenn., LLC for

a lot on Highway 53 East, west of Quality Inn for C-2 zoning was given. A public hearing was opened with Councilman Woods stating the Zoning Advisory Board had met and reviewed the item, however, they noted the property owner had failed to notify the adjoining property owners of the hearing, and had recommended the item be tabled until the July Zoning Advisory Board Meeting. The Council concurred with the recommendation.

8. Old Business:

- a. Harrison stated the roofing engineer, Harrison and Spencer, Inc. and the structural engineer, Weems-Door, Inc. who had previously been hired by the city to evaluate the roof and structure, had approved the amended roof project as proposed by Fox & Brindle following several tests and rereview of the plans. Harrison presented a letter from Fox & Brindle which indicated their original bid of \$114,000.00 plus dollars, according to the original specification by the roofing engineer, had been lowered to include those additional considerations recommended by the engineer as to an amended roof structure. The amended price would be for \$78,500.00. Following review of the letters both from the roofing engineer and from Fox & Brindle. Councilman McEntire made a motion to accept the bid of Fox & Brindle for \$78,500.00, 2nd by Mayor Pro-Tem Shelton with Councilman McEntire, Mayor Pro-Tem Shelton, Councilman Palmer and Councilman Woods voting affirmatively, motion carried.
- b. Following review of the proposed contract with the Arts Council for \$2,000.00 for the 1995-1996 Budget Year for services rendered to the community. Mayor Pro-Tem Shelton made a motion to approve the contract, and to authorize the Mayor and Clerk to sign, 2nd by Councilman Palmer with Mayor Pro-Tem Shelton, Councilman Palmer, Councilman McEntire and Councilman Woods voting affirmatively, motion carried.

9. New Business:

- a. A 1st reading of the Zoning Change Request of Echota Properties, LLC for property located at Highway 41, North to change from Commercial to Industrial zoning was given. Following review of the application, Councilman Woods made a motion to set the public hearing for July 8, 1996 at 7:00 P.M., 2nd by Mayor Pro-Tem Shelton with Councilman Woods, Mayor Pro-Tem Shelton, Councilman McEntire and Councilman Palmer voting affirmatively, motion carried.
- b. A 1st reading of a resolution adopting the pension plan as per changes discussed over the past five months, including contracting with AmSouth for Trustee and Administrative services. Mayor Meadows stated the resolution would be eligible for adoption on June 24, 1996.
- c. Following review of the GEFA Contract and Promissory Note No. 95-134WS for \$1,000,000.00 for well development and line expansion as had been applied for on an earlier date, Mayor Meadows stated the item was ready for final approval, and for authorization to sign. Following review, Councilman McEntire made a motion to adopt a resolution approving the contract and authorize the Mayor and Clerk to sign the note and all necessary documents, 2nd by Councilman Palmer with Councilman McEntire, Councilman Palmer, Councilman Woods and Mayor Pro-Tem Shelton voting affirmatively, motion carried.
- d. A 1st reading of a resolution to amend the Fee Schedule

to increase the water rates by five cents per 1,000 gallons above the minimums for inside and outside city customers in accordance with the proposed budget was reviewed. Mayor Meadows announced the item would be available for adoption on June 24. Following discussion, Councilman Woods made a motion to set a public hearing regarding the proposed resolution for June 24, 1996 at 7:00 P.M., 2nd by Councilman McEntire with Councilman Woods, Councilman McEntire, Councilman Palmer and Mayor Pro-Tem Shelton voting affirmatively, motion carried.

- e. Mayor Meadows reviewed the bids for the group medical insurance which had been advertised. He stated the City had been very fortunate to receive a large number of bids. He stated based on the prior year's claims, the renewal quote from Fortis was extremely high, and the review committee composed of Harrison, Brookshire and himself had spread and reviewed all the bid prices and had selected four companies, those being General American, Emphasis, Provident and Blue Cross/Blue Shield for interviews. Following the interviews, the Committee continued to work on the proposed companies, and at this point has recommended the vendor of Blue Cross/Blue Shield, however, Mayor Meadows stated the Committee was not in a position to recommend a specific plan since it is still in the phase of trying to determine what physicians and hospitals will be included in a part of the programs. Mayor Meadows asked the Council to consider approving the Committee to continue this work over the next few days, and to make a decision from one of the plans submitted by Blue Cross/Blue Shield. He also reviewed the runoff claims that would need to be funded by the City of Calhoun for Fortis which is estimated at \$150,000.00. Mayor Meadows stated the funds included in the current budget should be sufficient to fund the new program, runoff claim and associated life insurance with the plan. Following further discussion by the Council, Councilman McEntire made a motion to approve the carrier of Blue Cross/Blue Shield, and to allow the Review Committee composed of Meadows, Harrison and Brookshire to continue to review the two fully insured plans and the one partially self funded plan, similar to the plan currently in force, and to make a selection in the immediate future, 2nd by Councilman Palmer with Councilman McEntire, Councilman Palmer, Councilman Woods and Mayor Pro-Tem Shelton voting affirmatively, motion carried. Following discussion on the city's ability to completely administer a totally self funded short term liability program, Councilman Woods made a motion to allow the city this option, thereby saving administration dollars, 2nd by Councilman Palmer with Councilman Woods, Councilman Palmer, Councilman McEntire and Mayor Pro-Tem Shelton voting affirmatively, motion carried. Following further discussion regarding long term disability coverage for 24 management positions at an approximate cost of \$13,500.00 annually, Councilman McEntire made a motion to approve the long term disability coverage, 2nd by Councilman Palmer with Councilman McEntire, Councilman Palmer, Councilman Woods and Mayor Pro-Tem Shelton voting affirmatively, motion carried.

10. Other Written Items Not on the Agenda:

- a. Following review of a software services contract by Source Computing, Inc. which had been reviewed by Attorney Bailey and approved as to form, Mayor Meadows stated the contract would allow the City to maintain current use of its existing hardware and software programs. The prices were below those of the present

source, however, the service hours are slightly different, but should allow sufficient service. Following discussion, Mayor Pro-Tem Shelton made a motion to approve the contract and authorize the Mayor to sign, 2nd by Councilman Woods with Mayor Pro-Tem Shelton, Councilman Woods, Councilman McEntire and Councilman Palmer voting affirmatively, motion carried.

- b. A 1st reading of an annexation ordinance request for property off Gee Road owned by Stanley Simpson for approximately 1.7 acres for annexation was reviewed. Following discussion, Councilman McEntire made a motion to set the public hearing for the request on July 8, 1996 at 7:00 P.M., 2nd by Councilman Woods with Councilman McEntire, Councilman Woods, Councilman Palmer and Mayor Pro-Tem Shelton voting affirmatively, motion carried.
- c. Harrison presented a copy of the proposed charge off's in accordance with accounting practices of utility accounts. The proposed charge off's total \$30,459.55, and represent 1/10 of one percent of the billing for the year. Harrison stated following review by the Council the items would be eligible for charge off on June 24, 1996.

11. Director Cornwell's Work Report:

- a. Director Cornwell asked Engineer Wynne Grubbs of Piedmont Olsen Hensley to review the proposed sewer plant expansion. Engineer Grubbs stated the bids had been reviewed, and that following review, he could not in good conscience recommend any amendments to the overall plans, since this would mean that additional expansion would be needed earlier, and the cost at that time might possibly be higher. He stated he recommended the city accept the low bid of Ruby Collins for \$9,444,400.00 to expand the plant from 12 million gallons per day to 16 million gallons per day. Following discussion, Councilman McEntire made a motion to award the bid of \$9,444,400.00 to Ruby Collins, and to authorize the Mayor and Clerk to sign all necessary documents, 2nd by Mayor Pro-Tem Shelton with Councilman McEntire, Mayor Pro-Tem Shelton, Councilman Woods and Councilman Palmer voting affirmatively, motion carried. Harrison stated that it would be possible for the city to increase its SRF Loan to cover the additional cost for the sewer plant expansion. Following review of this proposal, Councilman Palmer made a motion to approve the application to the State Revolving Fund for additional funds to fund the balance of the contract to cover the expansion, 2nd by Councilman Woods with Councilman Palmer, Councilman Woods, Councilman McEntire and Mayor Pro-Tem Shelton voting affirmatively, motion carried.
- b. Director Cornwell reviewed the Compliance Report which is due each year on the Waste Treatment Facility, and he stated based on the grading criteria in the report, the city's score was higher than it should have been, and that the score warranted additional action for improvements at the plant. He stated the motion to approve the expansion contract would alleviate this finding. Following discussion, Councilman Woods made a motion to adopt the resolution regarding the Compliance Report, 2nd by Councilman Palmer with Councilman Woods, Councilman Palmer, Councilman McEntire and Mayor Pro-Tem Shelton voting affirmatively, motion carried.

- 11. Councilman Woods made a motion to move to Executive Session for personnel and legal matters, 2nd by Councilman McEntire with Councilman Woods, Councilman McEntire, Councilman Palmer and Mayor Pro-Tem Shelton voting affirmatively, motion carried.

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12. Councilman Woods made a motion to return to General Session, 2nd by Councilman McEntire with Councilman Woods, Councilman McEntire, Councilman Palmer and Mayor Pro-Tem Shelton voting affirmatively, motion carried.
13. Councilman Woods made a motion to adjourn, 2nd by Councilman McEntire with Councilman Woods, Councilman McEntire, Councilman Palmer and Mayor Pro-Tem Shelton voting affirmatively, motion carried.

Approved:

Submitted:



John D. Meadows, III
Mayor



Cathy Harrison
City Administrator

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