



CITY OF SUMMERVILLE SPECIAL CALLED MEETING APRIL 24, 2014



CALLED TO ORDER: Mayor Harvey called the meeting to order.

ROLL CALL: Mayor Harry Harvey gave roll call. Mayor Pro Tem Lloyd "Buddy" Windle, Council Members David Ford, Dale Housch, Joe Money, Jr. and Zachary Martin were present. Also present was City Manager Russell Thompson and City Attorney Albert Palmour.

CALLED TO ORDER: Mayor Harry Harvey called the meeting to order.

INVOCATION: Mayor Harry Harvey gave the invocation.

PLEDGE OF ALLEGIANCE: Council Member Dale Housch led the pledge of allegiance.

WELCOME: Mayor Harvey welcomed everyone to the April 24th Special Called Meeting. Mayor Harvey stated that there are no visitors present. Mayor Harvey stated further that discussion will be held concerning several items.

MAYOR'S COMMENTS & ANNOUNCEMENTS:

SPRING CLEAN UP: Mayor Harvey announced that the city's Spring Clean Up is underway this week.

2014-2015 PROPOSED BUDGET: Mayor Harvey stated that everyone will be receiving their copy of the proposed 2014-2015 budget next week. Mayor Harvey requested that everyone look over the proposed budget in preparation for the May 5th budget work session.

COUEY HOUSE: Mayor Harvey stated that City Manager Thompson has a house mover from Dalton coming to look at the Couey House on Monday. Mayor Harvey stated that there will also be a contractor looking at the building to prepare an estimate for stabilization. Mayor Harvey stated that information concerning the city's options for the Couey House should be available at the May 5th meeting.

RAMEY STREET PAVING: Mayor Harvey reported that City Attorney Albert Palmour wrote a letter to BJ Gamble concerning the paving issue on Ramey Street. Attorney Palmour explained that Katie (BJ's secretary) is meeting with LADD Environmental about a change order. Mayor Harvey stated that BJ Gamble will back out labor on the pavement that has already been applied and get a bare bones dollar amount to complete the job. Attorney Palmour reported that from the discussion so far it looks like the rough cost to complete the job will be a little under \$40,000. Attorney Palmour reported that the change order will be submitted to LADD Environmental then turned over to the city.

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CERTIFICATE OF DEPOSIT FUND ANALYSIS: Mayor Harvey stated that the city currently has a CD worth \$356,000. Mayor Harvey stated that City Manager Thompson has prepared a list of projects for consideration that could be done with the CD funds. Mayor Harvey asked City Manager Thompson to go over the list. City Manager Thompson explained that there was some debate about the \$18,000 overage for the paving job on Ramey Street noting that he (City Mgr.) has backed out the labor costs from that number which leaves \$11,500 for the material used above the contract specifications. Mayor Harvey stated "they" (BJ Gamblin) are supposed to do a change order. City Manager Thompson responded explaining that a change order will be done for the initial part of Ramey with 1.5 inch topping. Attorney Palmour interjected that BJ was told to do a change order for the part of Ramey that is already done plus a change order for the remaining portion of Ramey Street that has not been paved yet. Attorney Palmour stated that he has talked with the contractors who have expressed the desire to have things done right. Council Member Dale Housch asked if the engineers should have been aware that the one inch topping of asphalt would not be sufficient. City Manager Thompson responded stating that LADD's answer to that question is that they spoke with other contractors that advised them that a one inch top of asphalt would work. Attorney Palmour reiterated that a change order will be done for 4" fill and 1.5" of top. Attorney Palmour explained that part of the problem for the cost overrun was due to problems with culverts that required more fill than anticipated. Attorney Palmour stated that a change order should have been requested to cover added materials needed. City Manager Thompson stated that everybody messed up a little. Council Member Dale Housch stated that he wanted an admission of errors. Mayor Harvey stated that he wanted final documents before a decision is made. Council Member Housch asked if \$50,000 would cover all of what needs to be done on Ramey Street. City Manager Thompson responded that to complete that project it will be between \$45,000 and \$50,000.

City Manager Thompson explained that the CD originally was \$250,000 which was held in escrow for the purpose of having funds available for hard times. City Manager Thompson stated that the funds are unrestricted. City Manager Thompson stated that the cash fund is solid enough to use the CD money for capital improvements to help the public. City Manager Thompson stated further that the goal of this work session is for Council to decide what projects, if any, should be done using these funds or a portion thereof. City Manager Thompson reviewed projects for consideration which included:

\$68,500	Pay off Gas Looping project (last payment)
\$50,000	Clean and Lien – condemnation fund
\$45,500	Completion of Ramey Street paving; \$34,000 already approved by Council plus \$11,500 for <i>materials only</i> used above spec on the change order (originally \$18,050).
\$28,000	Replace roof on the Water Treatment Plant maintenance building
\$50,000	Pot hole repairs to be done by contract
\$15,000	Replace both gazebo roofs at Dowdy Park and patch the roof at Dewey Hoskins Gym
\$20,000	Replace trim and re-deck the train side of the depot and paint the railroad turntable
\$79,000	Replace and install 4300 ft of sidewalk. \$18 per square foot to tear out and replace sidewalk with new sidewalk being 5' wide and 4" deep

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CERTIFICATE OF DEPOSIT FUND ANALYSIS CONTINUED: City Manager Thompson explained that paying off the gas looping project would free up funds to meet equipment purchase obligations and payment of materials for the chicken house projects. City Manager Thompson explained that he would like to get properties cleaned up that people are complaining about by using a revolving clean and lien fund. City Manager Thompson explained that the maintenance building at the Wastewater Treatment Plant has a flat tar and gravel roof that needs repair. City Manager Thompson stated that there are approximately 1,600 pot holes that need repair noting that if they are fixed with cold patch the repairs just pop out. City Manager Thompson stated that he would like to have contractors bid for the repair of pot holes. City Manager Thompson stated that it will cost approximately \$15,000 to replace the roofs on both gazebos at Dowdy Park and patch the roof at Dewey Hoskins gym. City Manager Thompson stated that the wooden trim and deck on the railroad side of the Depot has some rotting wood that needs replacing. City Manager Thompson stated that railroad folks are working to repair one of the motors on the turntable and that the turntable needs to be painted. City Manager Thompson stated that \$20,000 would cover repairs to the Depot and painting the turntable. City Manager Thompson stated that about \$80,000 would get 4,300 feet of sidewalk for the city. City Manager Thompson stated that what he has listed are ideas for consideration. City Manager Thompson asked Council for their project ideas to be added to the list.

CLEAN AND LIEN CONDEMNATION REVOLVING FUND: Council Member Dale Housch asked what the turn around time is for a clean and lien. City Manager Thompson explained that it is a long drawn out process. City Manager Thompson stated that the Building Inspector has to issue a letter for corrective action with an opportunity to revisit the location in 30 days then there is another 30 days before the case can go to court. City Manager Thompson explained that once the case goes to court then the Judge will ask how long the owner thinks it will take to fix the problem which leads to a second hearing date; it is a long drawn out process. Attorney Palmour stated that the city has gotten orders to clean property but it costs money to clean the property. City Manager Thompson stated that there probably wouldn't be many properties handled in a year but seed money is needed to establish a fund to take care of problem properties. City Manager Thompson stated further that he would try to work out some arrangement with the county for tipping fees associated with the project. City Attorney Albert Palmour interjected that the Town of Trion is going to approach Commissioner Winters about the same thing. Council Member Dale Housch stated that it sounds like \$50,000 will be a drop in the bucket for the cost of cleaning up a property. City Attorney Palmour responded stating that this type of project only make money when nobody bids on the property and the city ends up keeping the land then eventually sells. Attorney Palmour stated that it is also possible for the city to donate the land to Habitat for Humanity. City Manager Thompson stated that he thinks four properties could be done with an estimated \$10,000 each. Mayor Harvey stated that the city will not make money but it will provide an avenue to clean up the area. Attorney Palmour stated that he agrees that the city should establish the clean and lien fund and that the judge should be asked to be more aggressive with property maintenance.

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PARK GAZEBOS & WASTEWATER TREATMENT MAINTENANCE

BUILDING ROOF: Mayor Harvey stated that there is concern about the roof at the Wastewater Treatment Plant maintenance building. City Manager Thompson stated that considering the condition of the roof he has already had the job bid. City Manager Thompson stated that that last rain made it evident that the repair needs to be done now. Mayor Harvey stated that the gazebo roofs look bad and need to be repaired.

POT HOLES & STREET CLEAN UP: Council Member Joe Money, Jr. asked if \$50,000 would repair all of the pot holes in the city. City Manager Thompson responded stating that it would make a substantial dent in the pot hole problem. Mayor Harvey asked what can be done about the litter problem. City Manager Thompson responded that there is a lot going on and it is hard to pull our regular folks to do littler pick up. City Manager Thompson stated there are very few folks doing community service.

SIDEWALKS: Council Member David Ford asked about having the sidewalk in front of Jefferson's reworked. City Manager Thompson responded that DOT will need to work with the city to see what can be done.

WALKING TRACK: Council Member David Ford asked about having the walking track at the Fairway Recreation Center done. Mayor Harvey asked Council Member Ford what the anticipated cost for the Fairway track would be. Council Member Ford stated that it has been estimated at \$20,000. Council Member Dale Housch asked if there was grant money for the Fairway walking track. City Manager Thompson responded stating that the city received a \$100,000 grant for the Willow Springs walking track. City Manager Thompson explained that the city is still in the process of working on easements for the walking trail.

WHICH PROJECTS TO BE DONE: Mayor Harvey stated that several projects have been presented then requested Council to make a decision on how much of the \$356,000 CD is to be used for projects. Council Member David Ford stated that he felt the city needs to do some projects the public can see. Council Member Dale Housch stated that he thinks some money should be held in reserve. City Manager Thompson interjected that the longer the money is held the fewer project the funds will cover due to increased cost of projects. Mayor Harvey stated that he recommends holding \$125,000 and using the balance for projects. Council Member Housch stated that he agrees and some money needs to be held back in case a project runs over what is anticipated. Council Member Housch stated that he does not think all projects should be done now. Council Member Joe Money, Jr. stated that he thinks the Ramey Street paving project and repairs to the Depot need to be done. Council Member Dale Housch stated that he thinks that the paving and the clean and lien projects need to be done. City Manager Thompson stated that the gas looping loan needs to be paid off. Mayor Harvey stated that he would like to see the roof on the Wastewater Treatment Plant maintenance building and repairs to the Depot done. Mayor Pro Tem Windle stated that the roof at the Wastewater Treatment Plant maintenance building and the gazebo roofs need to be repaired. Mayor Pro Tem Windle stated that he thinks the sidewalk project needs to be left out. Mayor Harvey asked how much money should be left in the account. Mayor Harvey asked what Council thinks about leaving \$100,000 in the account.

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WHICH PROJECTS TO BE DONE CONTINUED: Mayor Pro Tem Windle stated that he thinks \$94,000 should be kept in the account. Council Member Zachary Martin stated that he thinks retaining \$100,000 would be good. Mayor Harvey asked if the gazebo and the roof at the Dewey Hoskins gym could be paid for out of S.P.L.O.S.T. City Manager Thompson responded stating that paying for those items could be done with S.P.L.O.S.T. funds contingent upon collections of those funds. Mayor Harvey stated that the Dewey Hoskins gym roof, The Dowdy Park gazebo roof repairs, some sidewalks, and the Fairway walking track could all be listed in the new regular budget then have the balance of projects be done out of the CD funds. City Manager Thompson asked if Council wants bids for a special deposit account or have the funds put in a special escrow account. Council Member Dale Housch stated that the funds should be put into a special escrow account. Mayor Harvey stated that he agrees. Council Member Dale Housch made a motion to use \$256,000 of the \$356,000 CD for special projects as discussed and leave \$100,000 in reserve. The motion was seconded by Council Member David Ford and carried unanimously.

PUBLIC COMMENTS: Mayor Harvey asked if there were any comments. There were none.

ADJOURN: All current business having been concluded Mayor Pro Tem Lloyd "Buddy" Windle made a motion to adjourn. The motion was seconded by Council Member Dale Housch and carried unanimously.

HARRY HARVEY – MAYOR

Attest:

JILL DURHAM – CITY CLERK, G.C.M.C.