



CITY OF SUMMERVILLE SPECIAL CALLED MEETING MARCH 23, 2015



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, Joe Money, Jr. and Zachary Martin were present. Council Member Dale Housch joined the meeting a few minutes late. Also present was City Manager Russell Thompson and Attorney Melissa Hise.

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

INVOCATION: Mayor Harry Harvey gave the invocation.

PLEDGE OF ALLEGIANCE: Council Member Joe Money, Jr. led the pledge of allegiance.

AGENDA: Mayor Harvey asked if there are any changes to the agenda. No changes were requested by Council. Mayor Harvey stated that he has one addition to the agenda. Mayor Harvey asked to have refreshments being served during the reports and presentations segment of the meeting added to the agenda. Council Member David Ford made a motion to approve the agenda with the addition of Mayor Harvey's request. The motion was seconded by Council Member Zachary Martin and carried unanimously.

ANNOUNCEMENTS AND PRESENTATIONS: Mayor Harvey stated that he wants to welcome everyone noting that comments or questions can be presented to Council now and again at the end of the meeting. Mayor Harvey asked if anyone has comments or questions. No comments or questions were voiced.

REFRESHMENTS/BREAK: Mayor Harvey stated that he does not have any announcements or presentations. Mayor Harvey stated further that a break will be taken to offer the opportunity for those attending the meeting to partake of the refreshments provided.

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

NEW BUSINESS

PROPERTY ACQUISITION – 106 & 108 E. WASHINGTON ST: Mayor Harvey stated that listed under new business is the acquisition of real estate property at 106 and 108 East Washington Street and authorizing the Mayor and City Manager to execute all appropriate paperwork to finalize the transaction and closing. Mayor Harvey stated that the properties will be purchased for \$65,000 plus a \$7,800 tax contribution noting this arrangement is agreeable with the current owner. Mayor Harvey stated that the plan is to raze the buildings, salvage as much material as possible, and use the location to enhance the park and trail as well as tie it in with the forth coming Street Scape Project. City Manager Russell Thompson interjected that there is a copy of the survey done for the property. City Manager Thompson stated that he would like Council's opinion about funding noting that he recommends utilizing the \$78,000 left in escrow from the CD that was cashed out. City Manager Thompson stated that he recommends using those funds to purchase the property, make the tax contribution and enhance the property tie it in with the park.

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PROPERTY ACQUISITION – 106 & 108 E. WASHINGTON ST CONTINUED: Council Member David Ford made a motion to approve the acquisition of the before mentioned property, authorize Mayor Harvey and City Manager Thompson to execute the associated paperwork to purchase and close said purchase, and use escrow funds from the CD to pay for the transaction, razing, clearing, and blending said property with Dowdy Park and the walking track. The motion was seconded by Council Member Joe Money, Jr. and carried unanimously. Mayor Harvey stated that he wanted to say thank you to Mr. Carl Owens for working with the city on the acquisition.

DEWEY HOSKINS GYM ROOF: Mayor Harvey stated that authorization is requested to replace part of the roof at the Dewey Hoskins Gym. Mayor Harvey asked City Manager Thompson to explain. City Manager Thompson explained that there is a substantial roof leak in the stage area of the gym that patching will not fix. City Manager Thompson requested that the damaged section of roof be replaced noting that the cost will be \$23,210 using Alltop Roofing out of Cartersville. City Manager Thompson stated that to replace the entire roof would cost about \$63,000 and replacing the damaged section is substantially less expensive. City Manager Thompson stated that this item is not listed in the Recreation Department's budget and will require a budget amendment at the end of the fiscal year. City Manager Thompson explained further that efforts are underway to deal with the bat problem at the gym. Mayor Pro Tem Lloyd "Buddy" Windle made a motion to approve \$23,100 to replace the damaged section of roof at the Dewey Hoskins Gym. The motion was seconded by Council Member David Ford and carried unanimously.

FIRE DEPARTMENT TURN OUT GEAR: Mayor Harvey stated that Council is being asked to give authorization to purchase turn out gear costing \$9,259 from Bennett Fire Products Company, Inc. Mayor Harvey requested City Manager Thompson give details of the request. City Manager Thompson stated that Fire Department turn out gear is rotated on a regular basis determined by the equipment expiration dates and visual wear. City Manager Thompson explained that the equipment is integral to the safety of our firefighters. City Manager Thompson stated that \$9,259 would purchase three complete sets of turn out gear. Council Member Zachary Martin made a motion to authorize \$9,259 for the purchase of three complete sets of turn out gear from Bennett Fire Products Company. The motion was seconded by Council Member David Ford and carried unanimously.

PLANNING SESSION

PURPOSE OF PLANNING SESSION: Mayor Harvey stated that the Planning Session is being held to allow discussion of Council's direction for the next six months to a year. Mayor Harvey turned the meeting over to City Manager Thompson. City Manager Thompson explained that Council has received requests for their respective departments noting that there are a lot more requests than there are funds.

PUBLIC WORKS: City Manager Thompson stated that Terry Tinney is here to go over the requests for the water, street, and gas departments. Terry read the list of requests presented to Council in their meeting packet. City Manager Thompson commented that he would like to have a line item set in the budget for sidewalk repairs and one for new sidewalk construction. Mayor Harvey stated that he is in agreement that sidewalk repairs and new construction is needed.

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WASTEWATER TREATMENT PLANT: City Manager Thompson reviewed and explained the requests submitted by Chris Tuggle for the Wastewater Treatment Plant. Copies of quotes for his department requests are attached and become part of these minutes.

WATER TREATMENT PLANT: City Manager Thompson reviewed the requests for the upcoming budget year for the Water Treatment Plant. City Manager Thompson explained that Janice did not submit prices with her requests although she may have those in her files. A copy of the Water Treatment Plant requests are attached and become part of these minutes.

POLICE DEPARTMENT: City Manager Thompson reviewed the Police Department requests which are listed by category. A discussion was held concerning officer's bullet proof vests wherein City Manager Thompson stated that the city's workman's compensation folks want all officers to wear one. City Manager Thompson stated that currently any officer that requests a bullet proof vest is issued one but they are not mandated. City Manager Thompson stated that the vests do have an expiration date.

FIRE DEPARTMENT: City Manager Thompson explained that the Fire Department has an equipment request list noting that Council just approved the purchase of three complete sets of turn out gear. City Manager Thompson stated that a Fire Department request has also been submitted for two new full time firefighters. City Manager Thompson stated that the Fire Department would like to have two firefighters working per shift to help improve the department's operations. City Manager Thompson explained that calls have increased substantially over the last ten years noting that currently the city responds to an average of 100 calls per month. The information led to discussion concerning the call types responded to by the city. Concern was expressed about the city being called out for medical assist runs outside of the city limits. Concern was also expressed about city fire trucks being sent out for minor fender benders then a more serious situation happening. City Manager Thompson reaffirmed that discussion needs to be held with 911 to determine what calls should be responded to by the city. City Manager Thompson stated further that the Mutual Aide Agreement along with the City Charter need to be reviewed to consider re-negotiating the city's response area. City Manager Thompson expressed the opinion that the City of Summerville Fire Department should respond to calls inside the city limits first noting that the city would certainly help in the case of an emergency in areas outside the city limits. City Manager Thompson stated that there are two options; increase staff or cut the number of calls for the city.

RECREATION DEPARTMENT: City Manager Thompson stated that the Recreation Department has a few requests listed for their 2015-2016 budget. City Manager Thompson stated that the largest item on the list is for installation of a rubber gym floor at the Dewey Hoskins Gym. City Manager Thompson explained that the discussion about a water park will be covered in a moment.

CURRENT AND ON-GOING PROJECTS: City Manager Thompson stated that there are several projects underway noting that he hopes the sewer projects maintain forward movement for methodical infrastructure improvements. City Manager Thompson reported that he is currently waiting on USDA concerning the bond issue.

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CURRENT AND ON-GOING PROJECTS CONTINUED: City Manager Thompson stated that grip strips have been installed on the new steps in front of the Commissioner's office and work on the remaining esthetics should begin tomorrow. City Manager Thompson also reported that work is underway for the walking track, contact has been made with Georgia Power for lighting at the Fairway Recreation Department, and the plan is to run some hot mix tomorrow for street repairs. City Manager Thompson stated that all city crews are staying busy.

PROPOSED WATER PARK: City Manager Thompson stated that Council earmarked \$163,478 for capital improvements. City Manager Thompson stated that Council might want to further consider installation of a water park on top of where the swimming pool was at the Summerville Recreation Department. Questions were voiced about the potential of getting grant money for this project, could SPLOST funds be used, could part be built now with more added later, and would there be an age limit. City Manager Thompson reported that Susan Locklear is currently working to see if there are any grant application possibilities for this type of community project. City Manager Thompson stated that ground rules would need to be established for the facility if Council chooses to move forward with this project. City Manager Thompson also stated that SPLOST funds could be used noting the most expensive portion of the project would be the water recirculation system. City Manager Thompson stated that he would like to see the old bath house reworked and a pavilion built for birthday parties as part of this project. City Manager Thompson stated that it would be beneficial to have designated times of operation with the ability to set designate dates and times for reserved access. City Manager Thompson stated that he would like to use high school students to open the water park on Saturdays. Mayor Harvey stated that Council has information to review concerning the different design options.

BALL FIELD AT DEWEY HOSKINS GYM: Council Member David Ford proposed that a ball field be added at the Dewey Hoskins Gym. Council Member Ford stated that an additional field would help with scheduling games and could be a simple grass field with diamonds cut out for the bases.

CITY EMERGENCY SIREN SYSTEM: Council Member Joe Money, Jr. addressed the proposal for an outdoor warning/siren system for the city. Council Member Money explained that the company, Sirens for Cities, Inc., has recommended three sirens at a cost of around \$73,000. Council Member Money stated that he would like to know Council's thoughts on this project. Council Member Money stated further that he hopes this will be included as part of the SPLOST wish list. Mayor Harvey responded stating the proposed system could be used in conjunction with the County's Code Red system. Mayor Harvey stated further that cost for any project is always a concern. Mayor Harvey expressed the opinion that two sirens would cover Summerville's city limits except the industrial park. Mayor Harvey stated that he thinks three sirens would be a bit much noting that one or two would be sufficient considering the existence of other operational siren system in surrounding areas. Council has information concerning the proposed project for review and consideration. A copy of the information is attached and becomes part of these minutes.

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SIDEWALKS – ROAD IMPROVEMENTS – CLEAN UP: Mayor Harvey stated that he would like funds used for road improvements, sidewalk repair and construction as well as city clean up. City Manager Thompson stated that a line item needs to be added to the budget for the annual LMIG projects, street repairs, sidewalk repairs, and sidewalk construction.

CLEAN AND LIEN: Mayor Harvey asked about the status of the clean and lien project. Attorney Melissa Hise stated that she has sent a request to the Tax Commissioner for excess funds from the sale of clean and lien property be sent to the city. City Manager Thompson interjected that once a judgment has been rendered then money gets put back into the Clean and Lien fund. Mayor Harvey asked if the item is sufficiently funded. City Manager Thompson stated that it is sufficiently funded at this time but adjustments might be needed once the city has more experience with this process.

HISTORICAL BUILDING MAINTENANCE: Mayor Harvey stated that he would like to see funds used for the maintenance of city historical buildings such as the Depot and the Couey House. City Manager Thompson interjected that he would like to see the park's electrical and lighting system to be professionally reworked. Council Member Dale Housch stated that he would like to see some sort of drainage system installed at Dowdy Park to help control moisture.

BREAK: Council Member Dale Housch made a motion to take a five minute break. The motion was seconded by Council Member David Ford and carried unanimously.

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

DEBT FORGIVENESS: Mayor Harvey stated that another area of focus is debt forgiveness. City Manager Thompson stated that he recommends funds earmarked for debt forgiveness be used for money owed on equipment purchases and the chicken house expansion. City Manager Thompson stated that taking care of these two debts would free up the most liquid money. City Manager Thompson stated that he does not suggest paying on the bond issue due to the non-call provision which charges for the early expiration of the bond. City Manager Thompson stated that he would provide Council with a formal recommendation unless other priorities are expressed. Mayor Harvey stated that he would like to see the shortest term debt with the highest interest listed.

CAPITAL IMPROVEMENTS: Mayor Harvey stated that some capital improvements need to be moved to the 2016 budget. Mayor Harvey stated that the siren, water park, sidewalks, and pot holes can be done now. Mayor Harvey asked if Council has any particular projects in mind. There were no other projects requested by Council.

COMPENSATION PLAN: Mayor Harvey stated that City Manager Thompson has distributed a handout concerning the compensation plan. Mayor Harvey stated that he has some recommendations. City Manager Thompson explained that the compensation plan committee worked to provide input noting that the biggest issue was about how experience is counted in relation to compensation. Mayor Harvey stated that discussion was also held about people that are above scale. City Manager Thompson explained that the first order of business concerning the classification system was to determine if the grade/classifications are correct.

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CLASSIFICATION PLAN CONTINUED: City Manager Thompson explained that a point of concern was about the credit for past service. City Manager Thompson stated that the majority of committee members voiced the opinion that 25% of the previous service in other jobs should be awarded with the service being rounded up for any fraction of a year. City Manager Thompson stated that the next budget presented to Council will include the 25% round up factor which will have an estimated cost of \$32,764.45. City Manager Thompson said there is some slight adjustments that needs to be done to four employees that were put in other jobs for staffing needs but their job title was never changed. City Manager Thompson said that the four would receive a 50% adjustment of time served in other capacities using the same round up calculation as previously stated. City Manager Thompson stated that Randall Craig at the Wastewater Treatment Plant would be moved to class 17. City Manager Thompson explained that there were members of the committee that expressed differences of opinion to what is being recommended. City Manager Thompson stated that if Council would like to speak with those committee members to hear their reasons for the difference of opinion he will make sure an opportunity to do so is available. City Manager Thompson stated that he would like Council to review the proposed classification plan and ask questions about any concerns. Mayor Harvey stated that he thinks that the classification plan is one of the best things done. Mayor Harvey stated that he thinks that the 1.25% steps are good noting that if the increase is not possible due to revenue restraints then a new scale should be done. Mayor Harvey asked Council to review the Water Treatment Plant, Wastewater Treatment Plant and Recreation Department carefully noting that nobody needs a two step reclassification. Mayor Harvey stated further that modifications need to be done in concert with the budget. Mayor Harvey stated that pay increases will be considered for base pay in line with budgetary capabilities. Mayor Harvey stated that any concerns or questions need to be linked to the position and not individuals. Mayor Harvey stated that guidelines need to be listed for promotions noting that he would like to have outside input for a different perspective only. Mayor Harvey stated that the steps and pay increase need to be reviewed and considered annually with action based on "how things go".

2015-2016 FISCAL YEAR BUDGET: City Manager Thompson stated that the goal is to have the upcoming fiscal year budget wrapped up by the first of June. City Manager Thompson stated that work with department heads will begin tomorrow. City Manager Thompson explained that the initial proposed budget will have the compensation plan included initially then Council can cut or do whatever they want.

ENCOURAGING BUILDING USE: Council Member David Ford questioned what can be done to encourage the use of buildings. Council Member Ford also questioned what makes a Clean and Lien case. City Manager Thompson responded stating that some cities have a Gateway Ordinance with specific code requirements applicable to those buildings and businesses located within the designated area. City Manager Thompson said that the potential for a vacant building tax has been mentioned but it is unclear if that can be done. City Manager Thompson stated that before a Gateway Ordinance is considered it might be best for the city to fix up our own property. Attorney Melissa Hise stated that Chapter 105 of the city's Code of Ordinances covers buildings. City Manager Thompson stated that he will be sure to get that on the city's web site.

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QUESTIONS/COMMENTS FROM THE PUBLIC

CITY MANAGER'S PAY: Jason Espy of *The Summerville News* said based on the statistical information he has the City Manager's pay should be \$87,633 rather than \$86,675. City Manager Thompson responded stating that he has an employment contract but he is also able to sell a week of vacation back to the city like all other employees.

RAZE PROPERTY PURCHASED BY CITY: Jason Espy of *The Summerville News* asked why the building that the city purchased on East Washington is going to be razed. Mayor Harvey responded stating that the building will be torn down and as much material salvaged as possible to prepared the space for use in conjunction with the park and coordinate use with the forth coming Street Scape. Jason asked how certain is the city that the Street Scape project will be done. Mayor Harvey stated that the project will be done when funds are available. Jason asked further if the city thinks the building is ugly. City Manager Thompson responded stating that ugly is a subjective opinion. City Manager Thompson expressed the opinion that the location will provide better access to the park for visitors. Jason stated that his main point is that he doesn't understand why such effort was made to keep the deal a secret. Council Member Dale Housch interjected that he is not sure about Executive Sessions noting that he thought that anything discussed in Executive Session was done so in confidence that it would not go beyond that initial group. Mayor Harvey stated that there are some issues such as real estate that fall into a special category. Jason stated that he wants minutes of the Executive Session and the audio recording. Council Member Dale Housch stated that during the next Executive Session he will not say anything and he will run for office again.

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

HARRY HARVEY – MAYOR

Attest:

JILL DURHAM – CITY CLERK, G.C.M.C.

