



**CITY OF SUMMERVILLE
SPECIAL CALLED MEETING
APRIL 30, 2015
6 PM**



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 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 Dale Housch led the pledge of allegiance.

AGENDA: Mayor Harvey asked if there are any changes to the agenda. No changes were requested. Council Member David Ford made a motion to approve the meeting agenda as prepared and presented. The motion was seconded by Council Member Joe Money, Jr. and carried unanimously.

WELCOME: Mayor Harvey welcomed everyone to the meeting. Mayor Harvey stated that all visitors have been requested to sign in listing their name, address, and reason for attending the meeting. Mayor Harvey read the list of visitors for this meeting. Mayor Harvey stated that there are several visitors present. Mayor Harvey explained that visitors will be given an opportunity to speak now and again at the end of the meeting. Mayor Harvey requested that comments be limited to three minutes each.

NELL FARRAR: Nell Farrar stated that she, Richard Lindsey, and Sylvia Keziah are present concerning the walking track. Ms. Farrar explained that she just found out that an additional entrance to the walking track is being considered. Ms. Farrar also explained that she spoke with Loren Moore of DNR and found out that a second entrance is not required. Ms. Farrar stated that scope of the project needs to be reviewed and modified to be complimentary to the existing structures. Ms. Farrar explained that existing rock dates back to the 1800s. Ms. Farrar suggested the possibility of building a bridge down First Street.

RICHARD LINDSEY: Richard Lindsey stated that the original idea was to connect both parks (Dowdy & Willow Springs) with a pedestrian friendly path. Mr. Lindsey stated that he likes the idea of having wrought iron railings that would blend with Willow Springs. Mr. Lindsey stated further that it would be nice to have the garden club involved with landscaping the project.

SYLVIA KEZIAH: Sylvia Keziah stated that she agrees with Ms. Farrar. Ms. Keziah stated that she would like to hold off on the project until things can be reconsidered. Ms. Keziah stated that she does not think the current walking track project is esthetically pleasing noting that an elevated walkway down First Street would be beneficial.

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JOYCE LOCHRIDGE: Joyce Lochridge stated that she doesn't understand the problem with the original plan. Council Member David Ford stated that the initial plan was to go under the bridge but DOT would not approve that plan because of the flood risk. Ms. Lochridge asked how much money has been spent so far. City Manager Thompson responded stating that the project is about \$2,000 over budget now noting that this amount is reflective of the bridge being completed. City Manager Thompson stated that if the bridge is pulled and the path redirected to an elevated walkway the numbers would be different. Ms. Lochridge stated that she has a problem with having a program stopped by one citizen. Mayor Harvey responded stating that ideas of all citizens are considered with a conscious effort to do what is in the best interest of everyone. City Manager Thompson interjected that stopping the project is not a problem. City Manager Thompson stated further that every effort is being made to be sure about how the plan is implemented. Ms. Lochridge asked how much money will it cost to change what was originally approved. Mayor Harvey responded that there are three different options which will be discussed. Ms. Lochridge asked if the citizens get to vote on what is done. Mayor Harvey responded that Council will vote on any changes to the project. Ms. Lochridge stated that she does not like being represented by one person. City Manager Thompson stated that he is the one that stopped the project because Ms. Farrar came by his office and expressing concern about how the walking trail would transition to Willow Springs Park. City Manager Thompson stated that Ms. Farrar has a long history of service with the city's Better Hometown program and felt her concerns valid enough to consider the input. Ms. Lochridge asked if her own opinion counts. City Manager Thompson responded stating that she (Ms. Lochridge) didn't talk with him about any project concerns but Ms. Farrar did. City Manager Thompson explained that a change may be done and it may not be done; it is up to Council.

CHARLES BENNETT: Mr. Charles Bennett stated that he has a couple of things he wants to say. Mr. Bennett stated that he does not want the metal buildings on Union Street. Mr. Bennett said that he heard something about a sign for Connect Church on the radio. Mr. Bennett said that he didn't see anything in the minutes about a sign being approved for them. Building and Code Enforcement Officer Joey Norton stated that a sign for Connect Church has not been discussed. Mr. Bennett said that there is a sign on the front of the building. Joey asked if it was a temporary banner. Mr. Bennett said that it is a permanent sign. Joey said that he will go by and check the location. Mr. Bennett asked if two or three mowers were bought. City Manager Thompson stated that three mowers have been purchased. Mr. Bennett stated that Council only approved two mowers so why were three bought. City Manager Thompson responded stating that the third mower was under \$5,000 which is within his administrative authority spending limit. Mr. Bennett stated that Council voted to buy two and three were bought.

CHAD MILLICAN: Chad Millican stated that he thinks a bridge will be necessary in order to tie the two parks together. Mr. Millican stated that nobody utilizes the Willow Springs Park noting that the bridge would foster more use of that park. Mr. Millican stated that events such as Sum Nelly could have vendors in both parks. Mr. Millican stated that there was a decision made on how the project should be implemented.

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ANTHONY BRYANT: Anthony Bryant asked if Council has any questions or concerns about his request to build on Union Street noting that the gentleman that spoke earlier is the first negative comment he has received. Mayor Harvey stated that the permit request will be discussed shortly.

ANNOUNCEMENTS: Mayor Harvey gave the following announcements.

- Events for Georgia Cities Week were a great success.
- Council will hold a Budget Planning Session during this meeting. A date needs to be set for a second Budget Planning Session in May.
- The next regular Council Meeting will be held the second Monday in May.

REZONING – UNION STREET/ANTHONY BRYANT: Mayor Harvey stated that the first item under new business is the rezoning application for property on Union Street. Mayor Harvey stated that this item was tabled during the last meeting pending further information. Mayor Harvey asked Joey Norton to provide information on the request. Joey explained that the 180 feet by 180 feet vacant lot is one block south of the city garage. Joey explained that the plan is to build three to five metal storage buildings on the lot. Joey stated that the property is currently zoned R-2 with a request to be rezoned to C-N. Joey explained that the property backs up to a C-2 property. Council Member David Ford asked if the area is residential. Joey used the Chattooga County Tax Assessor's map showing the property the property lay out to point out where the land meets commercial property. Council Member Joe Money, Jr. asked Mr. Bryant how many units he wants to build. Anthony stated that he will probably build five (5) storage buildings with 20 units per building which would be 100 units. Council Member David Ford said that the lady on State Street couldn't build anything because she was in a residential area so it should be the same for everybody. Anthony Bryant stated that he hasn't heard anything negative until now. Anthony stated further that if Council doesn't approve the storage buildings then he will build duplex apartments. Joey Norton stated that the Rounsaville lady on State Street asked to rezone a residential property to C-1 for the purpose of having a drive thru restaurant. Joey explained that particular property would have been an island inside a totally residential area. Council Member David Ford asked if there is a beauty shop in that same area. Joey responded stating that if there is a beauty shop in the area it was put in before his time noting that there is no record of it being approved by Council. Mayor Harvey asked for a motion if there is no further discussion. Council Member David Ford made a motion to deny the request to rezone the vacant lot on Union Street from an R-1 to a C-N made by Anthony Bryant. The motion was seconded by Council Member Joe Money, Jr. The motion died with Council Members Ford and Money voting in favor of denying the rezoning request and Council Members Windle, Housch, and Martin voted in opposition. Mayor Harvey asked if there was an alternative motion by Council. Council Member Zachary Martin made a motion to approve the request by Anthony Bryant to rezone the vacant lot on Union Street from R-2 to C-N. The motion was seconded by Mayor Pro Tem Lloyd "Buddy" Windle. The motion carried by Council Members Windle, Housch, and Martin voting in favor of the motion and Council Members Ford and Money voted in opposition. City Manager Thompson stated that he will prepare the documents needed to rezone the property discussed and amend the zoning map. City Manager Thompson explained that two readings will be needed for the amendment.

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SUNRISE COMMUNITY CHURCH SIGN APPLICATION: Mayor Harvey stated that a sign application has been received from Sunrise Community Church. Mayor Harvey requested Joey Norton give details of the request. Joey explained that they want to put up a lighted monument sign. Joey explained that the proposed sign is well within the code guidelines for size. Joey explained that they want to put the sign to the right side between the sidewalk and the courtyard wall. Joey stated that the sign needs Council approval because the property is in the downtown historic area. Council Member Dale Housch read the City of Summerville Sign Application form statement that says, "ALL APPLICATIONS MUST BE ACCOMPANIED BY A DETAILED DRAWING OF THE SIGN AND A PLAT SHOWING THE PLACEMENT ON THE PROPERTY AND PROPERTY LINES. FAILURE TO PROVIDE THESE ITEMS WILL RESULT IN A REJECTED SIGN REQUEST." Council Member Housch stated that all sign applications should have a drawing of the sign and a plat layout noting that Council should follow their own rules. Joey Norton responded stating that part of the church wants the sign in one spot and another group wants it placed in a different spot. Joey stated that the church is asking for the sign to be approved before further discussion is held concerning where on the property it will be placed. Council Member Dale Housch made a motion to reject the sign application for Sunrise Community Church because all information is not included with the application. The motion died due to a lack of a second. Council Member Joe Money, Jr. made a motion to accept the sign application for Sunrise Community Church. The motion to accept the sign application was seconded by Council Member David Ford. Council Member Dale Housch asked if the property is in the historic district. Joey Norton responded stating that part of the property is considered downtown and part is in the historic district. The motion passed with Council Members Ford, Windle, Money, and Martin voting in favor of the motion and Council Member Dale Housch voted in opposition of the motion.

DOWNTOWN SIGNS SIGN APPLICATION FOR H & H INSURANCE AGENCY, INC: Mayor Harvey asked Joey Norton to give information on the sign application received from Downtown Signs. Joey explained that the request is to replacing a wall sign and some small lettering in the window for H & H Insurance Agency, Inc. Joey stated that the sign is well within the size allocated for the location. Council Member Dale Housch stated that he likes that the address is listed on their application but there is no plat of the property. Council Member Joe Money, Jr. made a motion to accept the sign application by Downtown Signs for H & H Insurance Agency, Inc. to have a wall sign and lettering in the window. The motion was seconded by Council Member Zachary Martin and carried with Council Members Ford, Windle, Money, and Martin voting in favor of the motion. Council Member Dale Housch voted in opposition of the motion.

DEPOT TO WILLOW SPRINGS TRAIL PROJECT: Mayor Harvey stated that citizens have made comments concerning the trail project noting that Council may choose to ask for public comments during the discussion. Mayor Harvey stated the City Manager has three proposed change orders from B & J Construction for the trail project. Mayor Harvey asked City Manager Thompson to give information about the options.

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

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

DEPOT TO WILLOW SPRINGS TRAIL: Mayor Harvey stated that City Manager Thompson will give information on potential options for the trail. City Manager Thompson explained that there are three options noting that option one is to modify the proposed bridge span over Town Creek at Willow Springs to look similar to the bridge over the adjacent spring. City Manager Thompson explained that the change order lists modifications to delete all wood or composite guard rails, modify the bridge framing to accommodate wrought iron guardrails, and add 120 lf of 42 inch high wrought iron railing to match railing at the existing bridge and paint the rails black. City Manager Thompson stated that this option would add approximately three weeks of construction time to allow for construction and installation of the wrought iron. City Manager Thompson explained further that this option would cost an additional \$5,500.

City Manager Thompson explained that option two is to delete the proposed bridge span over Town Creek at Willow Springs, make repairs to the existing sidewalk already demolished for construction, remove the shrubs along the north end of the property from Highway 27 to the existing sidewalk, have concrete footings, concrete block retaining wall with rock veneer to match nearby construction as required to install a sidewalk along the north edge of the property from the existing sidewalk at Highway 27 to the northeast corner of the existing sidewalk within the Willow Springs Park, provide a 4 inch concrete sidewalk along the north edge of the property from the existing sidewalk at Highway 27 to the northeast corner of the existing sidewalk within Willow Springs Park, and to provide wrought iron railing along the south side of the new sidewalk for approximately sixty (60) feet that will match the existing railing. City Manager Thompson explained that option two is listed as an additional cost of \$3,000.

City Manager Thompson explained that option three is to modify the bridge span over Town Creek at Willow Springs to look similar to the bridge over the adjacent spring by deleting all wood framing, modify two fifteen inch steel "W" shape beams, add six (6") inch steel channel to the upper flange to form a side for a concrete slab, install a metal steel pan to form a base for a concrete slab, paint all steel shapes to a color specified by the city, broom finish the concrete walking surface (4,000 psi), add mountain rock veneer at beams and concrete bulkheads to match appearance at existing bridge, and add approximately 120 lf of 42 inch high wrought iron railing to match railing at existing bridge and paint black. City Manager Thompson stated that option three is listed as an additional cost of \$15,480.

Mayor Harvey asked if Council has any questions or discussion concerning the three options. Council Member Joe Money, Jr. asked if the project is still under budget. City Manager Thompson responded that the project is not under budget. Mayor Harvey stated that the three options presented will all be above the original cost. City Manager Thompson explained that all options would entail a change order. Council Member Dale Housch asked why \$3,000 would be needed if the bridge is taken out and the direction of the path changed.

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DEPOT TO WILLOW SPRINGS TRAIL CONTINUED: City Manager Thompson explained that if the bridge is removed and the path is redirected to the north end of the property from Highway 27 footings, a concrete block retaining wall, and rock veneer would be needed as well some sidewalk work. Council Member David Ford stated that route was what was originally discussed and the engineers said it could not be done. City Manager Thompson responded that a site review was done and the contractor gave the three options presented. Richard Lindsay asked if there was going to be an overlook from the walkway. Richard stated that he thinks that would be nice. Council Member Zachary Martin voiced the opinion that he likes option one and option two. Mayor Harvey stated that he likes option two explaining that his main concern is the street crossing. Ms. Lochridge stated that option two would come in on the north side noting she has concerns about the red light. Mayor Harvey responded stating that pedestrians would have to walk to the red light to be in the crosswalk. Council Member David Ford made a motion to approve option two with appropriation of an additional \$3,000 for the design change. The motion was seconded by Council Member Dale Housch and carried unanimously. A copy of all three options is attached and becomes part of these minutes.

2015 – 2016 BUDGET WORK SESSION: Mayor Harvey stated that Council will get through as much of the new fiscal year's proposed budget as possible noting that this is the first work session for the upcoming budget. Mayor Harvey stated that the new fiscal year budget is due by July 1st. Mayor Harvey asked City Manager Thompson to give an overview of what is proposed. Mayor Harvey stated that he does not think Council will make it all the way through the proposed budget but a start can be made.

City Manager Thompson stated that he will give highlights of the proposed 2015-2016 budget, have a brief discussion about the compensation plan, and then Phillip Cox will give his presentation. City Manager Thompson stated that the budget is balanced for a total of \$15,062,472.05. City Manager Thompson stated that Council has a list of departmental budget requests and a list of the items removed. City Manager Thompson explained that Council has a copy of pay scales within the compensation plan which is voted on each year. City Manager Thompson stated that Council has also been provided with yellow sheets that give the methodology of the pay scales. City Manager Thompson stated that the budget is balanced with no fee or rate hikes. City Manager Thompson stated that pay scales are listed with a 2.5% pay increase plus the 1.25% scale increase for a total of 3.5%. City Manager Thompson explained that there are no additional full time employees listed. City Manager Thompson explained that there is \$20,000 listed in the Gas Department for temporary help to paint farm taps and regulators. City Manager Thompson stated that there is also \$2,800 listed in the Recreation Department for seasonal help. City Manager Thompson stated that pay grades and scales were worked into the budget based on the recommendations of the majority of compensation committee members. Council Member David Ford stated that he did not think there was a majority agreement. City Manager Thompson stated that there were two general issues; actual classification and pay grade. City Manager Thompson explained that the maintenance operator at the Wastewater Treatment Plant was moved up two steps and the class one operator at the Wastewater Treatment Plant went from class 16 to class 17 due to certification. City Manager Thompson stated that he recommends employees that had their wages frozen at the beginning of the plan should be grandfathered in and no longer be frozen.

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BUDGET WORK SESSION CONTINUED: City Manager Thompson explained that one area of concern was the amount of credited service noting that some employees may have worked with the city before or moved from different departments. City Manager Thompson explained that going back to the 80s and 90s some payroll records are incomplete noting that GMA retirement records were used for service and wage information. City Manager Thompson explained that workers are given 25% of their total time with the time rounded up. City Manager Thompson explained that if Council looks at the yellow hand out sheets Council will see that the right hand side of each sheet give the delta of 25%, 50%, and 100%. City Manager Thompson explained that 25% of the time worked is listed in the budget. City Manager Thompson stated that there are four employees that are listed with credit for 50% of all time worked because even though they have worked in different positions they have never gotten an increase due to the extra work. City Manager Thompson stated that if it meets the Mayor and Council's approval Phillip Cox will give his presentation at this time. Phillip Cox thanked the Mayor and Council for the opportunity to give his take on the compensation plan. Phillip handed out packets of information that included a memo to all city employees dated October 27, 2014 as well as information sheets marked by the City Clerk as document 2, document 3, document 4, and document 5 after receipt for the purpose of these minutes. A copy of all documents handed out by Phillip Cox are attached and become part of these minutes. Phillip stated that in the interest of time and staying on point he has prepared a document to read (document 2). Phillip read his statement to the Mayor and Council wherein the main point conveyed is that he (Phillip) feels there are discrepancies in the compensation plan relating to credited service for seven employees which in turn made things unequal for approximately 24 other employees. Phillip explained that he does not understand how service from another place can be counted at the city for the purpose of years of service in the city's compensation plan. Once Phillip completed reading his presentation Mayor Harvey asked if Council has any comments or questions. Council had no questions or comments. Mayor Harvey expressed appreciation for Phillip's presentation.

Mayor Harvey stated that City Manager Thompson will review base revenue and expenses for the current budget year of 2014-2015 verses the proposed new budget for 2015-2016. City Manager Thompson stated that the current fiscal year's amended budget is \$15,651,548.54 and the proposed upcoming budget is \$15,062,472.05. City Manager Thompson explained that all fees presented in the proposed upcoming budget year are static with what in place with the current budget. City Manager Thompson stated that he has a report on state wide water rates noting that Summerville is below the surrounding area costs. Mayor Harvey requested City Manager Thompson review what requested items have been budgeted and what items were not included. City Manager Thompson stated that two positions are going from 35 hours a week to 40 hours a week and be considered as salaried. City Manager Thompson explained that the change is due to the work load noting that there are far more banking accounts to be reconciled and a lot of time these two positions work through their lunch to meet the heavy work load. City Manager Thompson stated that there is a 10% increase for the City Judge noting that this position has had no raise in 10 years. City Manager Thompson stated that the judge did not request an increase in pay. City Manager Thompson reviewed the capital and personnel requests submitted by department heads. Mayor Harvey asked for requests to be discussed by department.

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STREET/WATER/GAS DEPARTMENTS: Terry Tinney gave information for the street, water, and gas departments. Terry explained that a bucket truck is needed stating that he thinks that selling the scrap brass will raise about \$27,000 for the cost of the request.

POLICE/PUBLIC SAFETY: Council Member Dale Housch asked if police body cameras have been discussed. Police Chief Stan Mosley responded stating that the PD is currently trying out one kind with a second model forthcoming. Council Member Joe Money, Jr. asked how much the cameras will cost. Chief Mosley stated that what they have seen is \$300 per camera noting that the department needs about 12 cameras. Council Member Dale Housch stated that he thinks it is a good idea to use body cameras noting that it could help settle a lot of disputes.

RECREATION DEPARTMENT: Recreation Director Bo Chamlee stated that if the rubber gym floor for the Dewey Hoskins Gym can't be done this year maybe it can be done next year. Council Member Zachary Martin stated that he thinks the rubber floor would be a good thing. Bo stated that the floor will be a lot safer.

GENERAL FUND: City Manager Thompson stated that the next section is the general fund.

ADJOURN: Council Member Dale Housch made a motion to adjourn. Council Member David Ford seconded the motion. Motion died due to no final vote.

BUDGET WORK SESSION: Mayor Harvey stated that another budget session needs to be scheduled. After a brief discussion Council Member David Ford made a motion to set a Budget Work Session on Tuesday, May 5th at 6 p.m. The motion was seconded by Council Member Dale Housch and carried unanimously.

COMMENTS: Mayor Harvey asked if there are any comments. Phillip Cox asked if rounding up of partial service years should be the same for all employees. City Manager Thompson responded stating that it should be the same nothing that there could be a number of reasons the service years and rounding up could be different. Phillip expressed the opinion that he sees inconsistencies in how years of service have been calculated and thinks everybody should follow the same formula.

Nell Farrar expressed appreciation for the time and effort that goes into community projects. Ms. Farrar stated that she wanted to clarify that she is in favor of handicapped accessibility for all venues. Ms. Farrar stated that if LADD made a mistake about the ability to have the walking track go to the north end of the park then LADD should absorb the cost of the change. Ms. Farrar stated that she has three weeping willow trees she will donate to the city. Mayor Harvey thanked Ms. Farrar for her comments and stated a review will be done to see if the willow trees can be used.

Jason Espy of *The Summerville News* asked if there were differences of opinion from the compensation plan committee members. Mayor Harvey responded stating that there was not a unanimous decision but there was a general consensus expressed. Jason asked if there were minutes taken of the compensation plan committee meetings. City Manager Thompson responded stating that there was not a quorum of elected officials so no official minutes were recorded.

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COMMENTS CONTINUED: City Manager Thompson stated that the media came to the first meeting then chose to not attend later meetings. City Manager Thompson explained that committee members voiced opinions but no vote was taken. Jason asked how it was determined what opinion was the majority. City Manager Thompson stated that what has been expressed as the majority opinion is what he (City Manager Thompson) felt was the general consensus. Jason asked what Council Members were on the committee. City Manager Thompson stated that Council Members Joe Money, Jr. and Council Member David Ford served on the committee. Council Member Joe Money, Jr. interjected that there were some different thoughts expressed noting that the meetings were brain storming sessions. Jason asked if the compensation plan committee will continue. Mayor Harvey responded, "No." Jason asked how future people will know how the compensation plan has been done. City Manager Thompson responded stating that everything that has been done is documented and backed up.

ADJOURN: Mayor Pro Tem Lloyd "Buddy" Windle made a motion to adjourn. The motion was seconded by Council Member Zachary martin and carried unanimously.

HARRY HARVEY – MAYOR

Attest:

JILL DURHAM – CITY CLERK, G.C.M.C.