



CITY OF SUMMERVILLE SPECIAL CALLED MEETING NOVEMBER 18, 2019 5 PM

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

ROLL CALL: Mayor Harry Harvey gave roll call. Council Members David Ford, Mayor Pro Tem Lloyd "Buddy" Windle, Earl H. Parris, Joe Money, Jr., and Zachary Martin were present. Also present were City Manager Janice Galloway and City Attorney Melissa Hise.

INVOCATION: Mayor Harry Harvey gave the invocation.

PLEDGE OF ALLEGIANCE: Council Member David Ford led the pledge of allegiance.

AGENDA: Mayor Harvey asked if there are any changes needed to the meeting agenda. With no changes requested, Council Member David Ford made a motion to approve the agenda as presented. Council Member Joe Money, Jr. seconded the motion, which carried unanimously.

WELCOME: Mayor Harvey welcomed everyone to the Special Called Meeting. Mayor Harvey asked visitors to sign in listing their name, address, and reason for attending. Mayor Harvey requested visitors limit their comments to three to five minutes.

ANNOUNCEMENTS: Mayor Harvey gave the following announcements:

- Mayor Harvey invited visitors to attend the various events in November and December.
- During the special called meeting, project updates will be discussed as well as upcoming projects.
- Mayor Harvey stated the next Regular Council Meeting would be held on December 9, 2019.
- Mayor Harvey stated Mayor and Council would be reviewing the mid-year budget.

CITY MANAGER: City Manager Janice Galloway gave an update of the operating account balance and stated the city's outstanding debt was currently \$8,947,972.13.

UNFINISHED BUSINESS

MONTGOMERY STREET PROPERTIES-ANTHONY BRYANT: Mayor Harvey explained consideration is needed to rezone properties owned by AEB Properties(Anthony Bryant) from R2 to C1. Mayor Harvey stated he would like to open a public hearing to voice questions or concerns.

PUBLIC HEARING-OPEN

CHARLIE BENNETT: Mr. Bennett asked if anyone had visited the area to speak to the residents. Code Enforcement Joey Norton explained Mr. Bryant had addressed the Council in the past to have the property rezoned. Joey stated City Clerk Angie White had found records that indicated the corner lot of Montgomery Street had been rezoned to commercial C-1, but parcel numbers were not listed.

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CHARLIE BENNETT CONT: Joey explained he had listed each parcel number for the properties located on Montgomery Street that belong to Anthony so that in the future, there is no confusion. Joey stated he had notified adjacent property owners in writing about the meeting. Joey stated Ms. Warren is the only property owner that voiced concern. Joey stated the meeting was advertised, and Mr. Bryant had put signs up on the property.

MS. WARREN: Ms. Warren stated she has spoken with Anthony on several occasions, and she does not like the idea of storage buildings on the corner of Montgomery St. Ms. Warren said her property does not join Anthony's property, and she is not against the rezoning, but she has concerns about the sewer issue on the property and updating the zoning map. Mayor Harvey explained the sewer issue would be discussed shortly.

ANTHONY BRYANT: Anthony explained he was under the assumption that all of his property was zoned commercial. Anthony stated he purchased a 90 ft x 100 ft piece of property that joined his other property, and he was requesting that piece of property be rezoned as commercial. Joey explained clarification is needed as to what parcels are zoned commercial, and the zoning map would be updated after clarification. Ms. Warren asked if a new map will show the changes if zoned commercial. Joey stated, "Yes."

PUBLIC HEARING-CLOSED: Mayor Harvey asked for any additional comments or concerns. With no other concerns voiced, Mayor Harvey closed the public hearing.

Mayor Harvey asked for questions or concerns from the Council.

Council Member Earl H. Parris asked for clarification from Ms. Warren on her opinion of rezoning the property. Ms. Warren stated she doesn't believe storage buildings would be very enticing coming into the city. Council Member David Ford asked if the other lots were zoned commercial. Joey explained clarification was needed as to which properties were rezoned by a previous Mayor and Council. Council Member Joe Money, Jr read the minutes from 2003 concerning the rezoning of Anthony's property on Montgomery St, which stated a motion was granted to Anthony Bryant to approve the rezoning request to change the property at the intersection of Montgomery St and Highway 114 from R-2 to C-2. Joey explained Anthony owns several properties in that area, and he is not sure which properties the previous Mayor and Council voted to rezone. Mayor Pro Tem Lloyd "Buddy" Windle made a motion to rezone the following Montgomery St properties from R2-C1:

- 180 Montgomery St (parcel # 00S23000000010)
- 182 Montgomery St (parcel # 00S23000000009)
- 5 Montgomery St (parcel # 00S230000000008)
- Montgomery St (parcel # 00S160000002900A)
- Montgomery St (parcel # 00S230000000800A)
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Council Member David Ford seconded the motion. The motion passed 4 to 1, with Council Member Earl H. Parris voting in opposition.

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MONTGOMERY STREET-SETBACKS: Mayor Harvey stated the next item of business is to consider approving the reduction of setbacks on parcels that face Montgomery St from 30 feet to 5 feet, and those parcels facing Highway 114 from 35 feet to 5 feet.

PUBLIC HEARING-OPEN: Mayor Harvey stated the public hearing is open and requested Code Enforcement Office Joey Norton to provide more information. Joey explained the setbacks are from the property line itself, but that doesn't mean the building would be 5 feet from the road. Joey explained how setbacks are determined and the requirements according to International Building Codes (IBC). Joey stated from a Building Inspectors' perspective, and he would never recommend reducing setbacks on property.

Anthony Bryant stated he is more concerned about the setbacks on the creek than he is the residential area. Council Member Joe Money, Jr. asked what the mandatory requirements are on the creek. Joey explained there is a 25 feet buffer set by the Department of Natural Resources.

PUBLIC HEARING-CLOSED: Mayor Harvey closed the Public Hearing.

Mayor Harvey stated he does not recommend making changes to the setbacks.

Council Member Earl H. Parris asked Anthony if the Council does not approve the reduction of setbacks how it would affect the installation of the buildings. Anthony explained they would not be as long as what he has already ordered. Anthony explained he is not as concerned with the setbacks on Hwy 114 as much as he is with the creek side.

Earl H. Parris made a motion to approve the reduction of setbacks on parcels that face Montgomery St from 30 feet to 5 feet, and those parcels facing Highway 114 from 35 feet to 5 feet. Mayor Pro Tem Lloyd "Buddy" Windle seconded the motion. The motion failed 3 to 2 with Council Member David Ford, Joe Money, Jr., and Zachary Martin voting in opposition.

SEWER LINES-MONTGOMERY ST: Mayor Harvey explained the next item of business is the discussion concerning relocating the sewer lines on the property located on Montgomery St, which is owned by AEB Properties (Anthony Bryant). Mayor Harvey explained there is a 12-inch sewer line on the property, and estimates were received by two companies to relocate the sewer line. Mayor Harvey asked City Manager Janice Galloway and Public Works Director Terry Tinney to provide more information. Terry reviewed the estimate provided by Full Circle, Ltd, for \$ 21,900, and discussed the items that would be in addition to the estimate received. Terry also noted in the proposal from Full Circle; an easement would be needed from the adjacent property owner. Terry reviewed the proposal submitted by Carter and Sloope in the amount of \$90,264.63. Mayor Harvey cautioned Council, these are estimates only, and the project would need to be submitted for bids. Council Member David Ford asked why there was such a cost difference between the companies. Janice explained a lot of items were not included in the estimate from Full Circle, Ltd. Terry explained it is the difference in manholes and the way it would be routed. Mayor Pro Tem Lloyd "Buddy," Windle asked who would be responsible for paying for relocation of the sewer lines.

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SEWER LINES-MONTGOMERY ST CONT: City Attorney Melissa Hise explained it would be legally improper to use public funds to pay for a private citizen's commercial interest. City Attorney Melissa Hise stated she would advise against the city paying to relocate the sewer lines. Anthony stated he spoke with Terry about the location of the sewer lines and the location he wanted to install the buildings, and at that time, it wasn't a problem. Anthony stated he followed up with Terry before he placed the order for his buildings. Mayor Harvey explained the city could not allow him to build on top of a sewer line, and the City Attorney had advised against the city paying for the relocation of the sewer lines. Council Member Earl H. Parris asked if there was any way to construct the buildings on the property. Anthony stated, "Not with the buildings I have ordered." Anthony stated he was aware of one sewer line, but not the other one. Terry stated the city was aware of two sewer lines, but the location was incorrect on the map. Council Member Earl H. Parris asked Attorney Melissa Hise for clarification of her recommendation. Attorney Hise explained you could not support a private enterprise, and it would be a violation of duties to oversee public funds. Mayor Harvey asked for a motion to approve the relocation of the sewer lines on a Montgomery St property owned by AEB Properties (Anthony Bryant). No motion was made from Council to relocate sewer lines on the Montgomery St property owned by AEB Properties (Anthony Bryant).

NEW BUSINESS

FY 2018-2019 YEAR-END BUDGET ORDINANCE- FIRST READING: Mayor Harvey explained the purpose of the budget amendment is to balance the budget at year-end. Mayor Harvey reviewed the changes, including revenues and expenditures, to the budget at year-end.

PUBLIC HEARING-OPEN: Mayor Harvey opened the public hearing for any comments, questions, or concerns regarding the FY 2018- 2019 Year-End Budget Amendment.

PUBLIC HEARING-CLOSED: No questions or concerns were addressed. Mayor Harvey closed the Public Hearing.

Mayor Harvey stated this is the first reading of the FY 2018-2019 year-end ordinance to amend the budget. Mayor Harvey reviewed the increases and decreases to expenditures and revenues for the budget, which is attached and becomes part of these minutes. Mayor Harvey stated the second reading of the ordinance would take place at the Regular Council Meeting, December 9, 2019.

CHRISTMAS BONUS-VOLUNTEER FIREMAN: Mayor Harvey asked City Manager Janice Galloway to provide more information on this item. Janice explained the \$100 bonus is not included in the budget, but it could be paid from the \$80,000 allocated to volunteer fireman pay. Mayor Harvey explained his recommendation is not to allow the \$100 Christmas bonus, because the volunteer fireman is not considered part-time employees. Council Member Joe Money, Jr., stated, "It would be a good gesture." Mayor Harvey asked if the money would come out of the \$80,000. Janice explained the Christmas bonus was not included in salaries for the fire department for volunteers, but the \$80,000 is divided by the volunteer at the end of the year.

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CHRISTMAS BONUS-VOLUNTEER FIREMAN CONT: Council Member David Ford stated they would not really receive a \$100 bonus because they are getting paid now and not at the end of the year. Council Member Earl H. Parris made a motion to give volunteer fireman a \$100 Christmas bonus to be paid from the \$80,000 allocated for volunteer pay. Council Member Joe Money, Jr. seconded the motion, which passed unanimously.

SOLID WASTE FEES: Mayor Harvey asked City Manager Janice Galloway to provide more information on the solid waste fees. Janice explained she had prepared two different proposals for Council consideration. Janice stated one option is to increase the fees to allow the city to make the same as in previous years. Janice stated commercial accounts and churches are set up differently from residential customers. Janice stated she would like to see a uniform price for all customers based on cans or dumpsters. Janice recommended increasing the disabled and elderly rate to \$5.00 to cover the expense the city is incurring. Mayor Harvey made a recommendation to review the proposals and make a decision at the regular meeting in December so that the new rates would be effective January 1, 2020. Council Member Earl H. Parris made a motion to table the solid waste fees until the December 9, 2019 meeting. Council Member Zachary Martin seconded the motion, which carried unanimously.

FIVE MINUTE BREAK: Council Member Zachary Martin made a motion to take a five-minute break. The motion was seconded by Council Member Joe Money, Jr., and carried unanimously.

PLANNING SESSION: Mayor Harvey explained the mid-year budget should be ready soon, and dates will need to be set to discuss and review the budget. Mayor Harvey provided a list of new, ongoing, and completed projects.

INFRASTRUCTURE: Mayor Harvey explained the city has some infrastructure needs such as the sewer system. Mayor Harvey asked Terry Tinney to provide more information concerning the sewer system. Terry explained the smoke testing showed over 200 infiltrations in the system, and some videoing will be required on the larger lines to look for cracks. Terry reported customers in the Dickeyville Road and Knollwood Circle area is connecting to the sewer system, so there is some growth, but there is also a lot of work needed on the old system. Council Member David Ford asked Terry how many leaks were discovered. Terry stated, "202, just in smoke testing." Council Member Ford asked Terry if that is what he was expecting to find. Terry stated, "He was glad it wasn't any more than that, but he is afraid when he does the smoke testing there will be a lot of damage." Mayor Harvey explained Engineers Carter & Sloope would look at ways to improve the sewer system and the Wastewater Plant.

WASTEWATER PLANT: Mayor Harvey requested Chris Tuggle to discuss any needs at the wastewater treatment plant. Chris explained at this time, he is just trying to maintain the equipment he has, and it cost more each year for materials. Chris noted he is making repairs as money is available.

WATER DEPARTMENT: Terry explained the water system is in better shape than the sewer, and there are still some older lines that give problems, but overall it is holding up good.

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WATER TREATMENT PLANT: Jason reported the solenoids would need to be replaced at Lowe Springs, but Raccoon Creek is in good shape. Council Member Earl H. Parris asked what the agreement was on the generator. Terry stated, "We rented it." Council Member Parris asked if it was a lease to purchase. City Manager Janice Galloway, stated, "No, it is just a lease." Council Member Parris asked how much a month the city is paying. Janice explained the city pays \$1,000 a month until a used one can be found and installed, and Parker Systems is aware of that. Council Member Parris asked if the generator is used often. Jason stated, "At least a half dozen times."

Council Member Earl H. Parris asked Terry, in his opinion, how much money would be needed to work on the sewer system. Terry explained after discussing the issues with the Engineers, around \$80,000 would be necessary for the yearly budget, and there will be some more substantial projects in the future. Terry explained all of the manholes had been inspected during smoke testing, but there are some issues at the wastewater plant that needs to be addressed. Terry reported he has about a third of the manholes entered into the GIS map with accurate locations, and it will run around \$80 monthly.

STREETS: Mayor Harvey requested a list for street repairs. Terry explained he has a list of roads that have been paved dating back to 2012. Terry stated some of the streets do not have a good base, so the paving will not hold up.

SIDEWALKS: Terry stated he would like to seek grants for sidewalks. Terry stated there is a need in the following areas for sidewalks, NW Congress, Hwy 100 from the recreation Department to the Middle School, First St, Martin St, Sixth Street, Senior Dr, Farrar Dr, and some replacement is needed on E. Washington St.

IMPROVE PARKS & DOWNTOWN PARKING: Terry stated the parking lot the city is leasing around the old bank is being used frequently. Terry stated other areas could be considered for parking, but he is unsure if the owners would lease the property or the city would need to purchase the property. Terry stated the Old Montgomery Mill area could be used as parking if the grant is approved.

CLEAN SUMMERVILLE CAMPAIGN: Mayor Harvey stated the next item is the Clean Summerville Campaign. Mayor Harvey stated we need to be diligent, and he suggested having part-time people for seasonal cleanup and possibly coordinate with the county or prison work crews.

INSURANCE: Mayor Harvey stated insurance and leave time needs to be addressed over the next three to six months, and some adjustments need to be made, especially for new employees.

EQUIPMENT: Mayor Harvey asked Police Chief Stan Mosley and Fire Chief Robbie Lathem to discuss the equipment needed for their respective departments. Stan stated he would like every officer to have a take-home vehicle, explaining the upfront cost would be more, but in the long run, it will save money. City Manager Janice Galloway asked Chief Mosley how many vehicles the police department currently has in use. Stan stated, "Seven now, but one has a blown motor," Stan stated he would need four more, including the one with the blown motor. Chief Mosley reported the new computer software had been implemented, and they are trying to get caught up.

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EQUIPMENT CONT: Mayor Harvey requested Fire Chief Robbie Lathem to review the equipment he needs for his department. Fire Chief Lathem stated it is a double-edged sword due to truck 92 no longer being NFPA compliant due to age, but three modern trucks will not fit in the current fire bay, and they can not be left outside with water in it. Council Member Earl H. Parris asked Chief Lathem if it is still in the works to purchase the ambulance service property. Janice stated, "That is a no go." Chief Lathem reported he had air packs that needed to be serviced, but he was notified today from a Scott dealer they are no longer able to service used air packs if they did not come from an authorized Scott Dealer. City Manager Galloway asked how many air packs are still in service. Robbie stated, "Eleven." Chief Lathem said his department needs a larger space to park another fire truck, and Engine 9 is down again. Chief Stan Mosley stated Engine 9 should be traded. Assistant Chief David Emery said the department would still be stuck with a 32-year-old truck that needs to be cycled out.

REPAIR, REPLACE, IMPROVE INFRASTRUCTURE: Mayor Harvey stated the next items for discussion is to replace, repair, improve infrastructure, reduce spending, and increase revenues. Council Member Earl H. Parris said it would be nice to have adds or advertisements for natural gas. Terry explained a grand opening for the natural gas store would be held after the first of the year.

Mayor Harvey noted a grand opening for the new Streetscape project would be held in December.

Mayor Harvey asked Recreation Director Bo Chamlee to give an update on parks and recreation. Bo reported the electrical problems at Dowdy Park had been resolved. Bo explained new floors, appliances, and toilets were replaced at the Scout Hut.

City Manager Janice Galloway reported each department is completing a special Christmas Project for decorations around the city.

Council Member Joe Money, Jr. commended Terry and his staff on a great job on the Veteran's crosses at Dowdy Park.

Mayor Harvey asked for an update on the Montgomery Knitting Mill property. City Manager Janice Galloway stated a historical meeting is planned for December 16, in Stockbridge, Ga.

Mayor Harvey explained City Manager Janice Galloway provided Council Members a list including suggestions for projects over the next several years, including ideas to catch up, keep up, and get ahead, set clear and smart goals, improve worker morale and attitudes.

Mayor Harvey asked the Council to review the infrastructure and projects list and prioritize the projects.

Mayor Harvey asked Terry Tinney for an update on the AMR system. Terry explained he is still unable to get module id's for gas meters, and Badger will not answer emails concerning gas meters.

City Manager Janice Galloway reported lights and banners would be installed Downtown and in the Willow Springs Park area.

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REPAIR, REPLACE, IMPROVE INFRASTRUCTURE CONT: Council Member Earl H. Parris noted some issues need to be addressed at the Depot, such as loose boards that could be trip hazards. Terry stated he would take care of it.

Mayor Harvey requested Public Works Director Terry Tinney to provide updates on the chert pit and soccer fields. Terry stated the chert pit is ahead of schedule, and his crews are currently working on the soccer fields. Recreation Department Bo Chamlee reported the soccer fields are coming along very well, and it will be an asset.

Mayor Harvey requested Finance Director Carla Rutledge to provide an update on digitizing records. Carla reported additional training is scheduled, and scanning of older documents should begin soon.

Mayor Harvey stated a copy of the proposed mid-year budget amendments should be available by the end of the week. Mayor Harvey stated he would like to have a budget session meeting on Tuesday, November 26. Council agreed to have a mid-year budget meeting on Tuesday, November 26. Mayor Harvey reviewed dates to advertise the mid-year budget and potential meeting dates.

Mayor Harvey reviewed upcoming activities for November and December.

PUBLIC COMMENTS: Mayor Harvey asked for comments or concerns.

JASON ESPY: Jason Espy with *The Summerville News* questioned City Attorney Melissa Hise's comment concerning using public funds for private enterprise, and how would this compare to attracting industry. Mayor Harvey reiterated Ms. Hise's statement. Council Member Earl H. Parris stated, "Wouldn't you want to do that for an industry that is bringing in jobs."

Janice Galloway noted the Streetscape ribbon cutting would be held on either December 9th or December 10th.

ADJOURN: With all business concluded, Mayor Pro Tem Lloyd "Buddy" Windle made a motion to adjourn. Council Member Joe Money, Jr. seconded the motion and carried unanimously. The meeting was adjourned at 7:05 p.m.

HARRY HARVEY – MAYOR

Attest:

ANGIE WHITE – CITY CLERK