



**CITY OF SUMMERVILLE  
REGULAR COUNCIL MEETING  
JULY 13, 2020  
5 PM**

**CALLED TO ORDER:** Mayor Harvey called the meeting to order. Mayor Harvey thanked everyone for following social distancing requirements and for wearing masks.

**ROLL CALL:** Mayor Harry Harvey gave roll call. Council Members David Ford, Kristy L. Dennis, Dana W. Mosley, Joe Money, Jr., and Zachary Martin were present. Also present were City Manager Janice Galloway and City Attorney Albert Palmour.

**INVOCATION:** Mayor Harvey gave the invocation.

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

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

**MAYOR'S COMMENTS:** Mayor Harvey welcomed everyone to the July meeting. Mayor Harvey asked visitors to complete the census if they have not done so. Mayor Harvey reminded everyone a runoff county election would take place on August 11, 2020. Mayor Harvey offered visitors the opportunity to introduce themselves and speak if they wished to do so.

**CITY MANAGER:** Mayor Harvey requested City Manager Janice Galloway to provide the monthly financial report. City Manager Galloway reported revenues of \$927,349.03 and expenditures of \$1,208,092.90 for June. City Manager Galloway reported a balance of 2,566,454.83 in the operating account at month-end. A copy of the financial reports is attached and becomes part of these minutes.

#### **OLD BUSINESS**

**REQUEST FOR PROPOSALS-CITY FIRE TRUCKS:** Mayor Harvey stated the first item of old business is to open the submitted Request for Proposals for servicing of city fire trucks. City Manager Janice Galloway stated no Request for Proposals were received. Mayor Harvey requested staff to contact other vendors and present information to the Council at next month's meeting.

#### **NEW BUSINESS**

**MINUTES:** Mayor Harvey stated the first item of new business is to approve the minutes from the June meetings. Council Member David Ford made a motion to approve the previous meeting minutes. Council Member Kristy L. Dennis seconded the motion, which carried unanimously.

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**CHRIS CATES-INMAN SOLAR:** Mr. Chris Cates addressed Mayor and Council, explaining he is an employee from Inman Solar, A Georgia Power Solar Initiative Company. Mr. Cates explained his company is interested in purchasing the 34 acres in the Industrial Park from the City of Summerville. Mr. Cates provided information on his company and the other Solar Farms they have developed. Council Member Dana Mosley asked other than purchasing the property how it would benefit the city. Mr. Cates explained it would just generate tax money and energy for the grid. City Attorney Albert Palmour interjected, stating the city does not have taxes. Council Member David Ford asked if the project would generate jobs. Mr. Cates stated, "A certain amount during the construction process." Council Member David Ford asked about jobs after it is completed. Mr. Cates stated, "There would be a grass mowing contract, but other than that, it has very little maintenance." City Manager Janice Galloway asked if the property would be fenced. Mr. Cates stated, "Yes, there would be a six-foot fence."

**ARC GRANT:** Mayor Harvey explained the next item of business is to authorize the city to apply for the ARC Grant up to \$600,000 for water transmission lines and approve GEFA as the basic agency. Mayor Harvey asked City Manager Janice Galloway, Public Works Director Terry Tinney, and Finance Director Carla Rutledge to provide more information on this item. City Manager Galloway explained it is a grant up to \$600,000, and the city would be required to contribute either with in-kind labor or finances toward the project. Mayor Harvey explained if the city is awarded the \$600,000, the city's responsibility would be \$257,143, but it can be in-kind labor or equipment rental. Council Member Joe Money, Jr. asked if the city has applied for a USDA loan. Carla stated, "Yes, Sir." Mayor Harvey explained it is his understanding Council will need to vote to accept the funds if awarded. Council Member David Ford made a motion to authorize the city to apply for an ARC Grant up to \$600,000. Mayor Pro Tem Zachary Martin seconded the motion, which carried unanimously.

**ARC GRANT-ALLEN SMITH CONSULTING:** Mayor Harvey explained the next item of business is to consider approving Allen-Smith Consulting to write the ARC Grant, pursuant to procurement from July 2019. Mayor Harvey requested Finance Director Carla Rutledge provide more information on this item. Carla explained any time you participate in federal projects, you are required to do procurement, and the city did procurement in July, and it will be good for a year, possibly two. Carla stated Allen-Smith is familiar with the project and has been working with Carter & Sloope. Council Member Joe Money, Jr. asked if there is a cost associated. Carla stated, "Yes, \$9,500." Council Member David Ford made a motion to approve Allen-Smith Consulting as the ARC Grant writers. Council Member Joe Money, Jr. seconded the motion, which carried unanimously.

**ARC GRANT-CARTER & SLOOPE:** Mayor Harvey stated approval is needed to authorize Carter & Sloope to apply for the ARC Grant, pursuant to Request for Qualifications (RFQ) that ended in October 2019. Council Member David Ford made a motion to authorize Carter & Sloope to apply for the ARC Grant. Council Member Dana W. Mosley seconded the motion, which carried unanimously.

**SCBA EQUIPMENT:** Mayor Harvey explained approval is needed to enter into a four-year lease between Community Leasing Partners and the City of Summerville, for the purchase of SCBA equipment. Mayor Harvey noted the first annual payment of \$27,004.88 is included in the FY 2020-2021 budget. Mayor Harvey asked Chief Robbie Lathem to provide more information. Robbie explained the SCBA is a self-contained apparatus, and it is used to go inside homes when there is a fire. Robbie stated this lease would be for sixteen air packs.

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**SCBA EQUIPMENT CONT:** Council Member David Ford asked what brand it would be. Robbie stated, "Scott." Council Member Kristy L. Dennis made a motion to approve a four-year lease between Community Leasing Partners and the City of Summerville for the purchase of SCBA equipment. The motion was seconded by Council Member Dana W. Mosley and carried unanimously.

**APPROVE PAYMENTS TO THE FOLLOWING:** Mayor Harvey stated approval is needed to the following for water usage:

- Chattooga County Water in the amount of \$16,166.97 – well #7 water usage
- Town of Trion in the amount of \$14,515.60 – Hays State Prison water usage

Council Member Joe Money, Jr. asked City Manager Janice Galloway how close we are to having the carbon filters completed. City Manager Galloway explained she had contacted a company that is \$20,000 cheaper, and she is waiting for a callback.

Council Member Money asked once on site what is the time frame. City Manager Galloway explained maybe three or four days to remove the old and install the new, and run test before it is put into the distribution system. Council Member David Ford made a motion to approve payment to Chattooga County Water and Town of Trion for water usage. The motion was seconded by Mayor Pro Tem Zachary Martin and carried unanimously.

**PURCHASE WELL SITE #2:** Mayor Harvey stated the next item for consideration is to approve the purchase of land for well site #2, test well #1 up to \$50,000. Mayor Harvey requested City Manager Janice Galloway provide more information on this item. City Manager Galloway explained the survey is not completed, but initially, it would be \$10,000 per disturbed acre, and it will be around 4.5 acres. Mayor Harvey asked if the deadline to purchase the property is September 1. City Manager Janice Galloway stated, "That is correct, but the city might want to go ahead and purchase the property before the test well is developed into a production well. "City Attorney Albert Palmour explained the city has an iron-clad purchase agreement, and he does not think there is any risk of them changing the price because the city has a legal agreement. City Attorney Palmour explained an adequate survey and easements are needed for both well sites. City Attorney Palmour explained Mayor and Council could go ahead and authorize the expenditure up to \$50,000 to purchase the property. City Manager Janice Galloway stated she would not want to purchase the second site until it is proven that it has an adequate water supply. City Attorney Palmour asked if we would know by the end date on the option agreement. City Manager Galloway stated, "I think so." City Manager Galloway asked if the second site does not produce an adequate amount of water will the city still need the acreage for the site. Mayor Harvey stated before the purchase is made, we need to be sure we have the water we need. Mayor Harvey stated the Council could authorize a purchase up to \$50,000, once we know the water is there. City Attorney Palmour stated, "If the city only purchases one site, the amount of easement needed is not as great. City Attorney Palmour recommended authorizing an expenditure of \$50,000 to purchase the amount of property needed for the production wells, recommended by Carter & Sloope and City Manager Janice Galloway. Mayor Harvey asked for discussion from Council. Council Member David Ford made a motion to table this item. Council Member Kristy L. Dennis seconded the motion, which carried unanimously.

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**CONVERSION OF WELL SITE #2 INTO A PRODUCTION WELL:** Mayor Harvey explained the next item of business is to consider authorizing the conversion of well site #2, test well #1 to be developed into a production well. City Manager Janice Galloway stated, "This does not need to be authorized until we purchase the property." Council Member David Ford made a motion to table this item. The motion was seconded by Mayor Pro Tem Zachary Martin and carried unanimously.

**DISCUSS DRILLING TEST WELL #2:** Mayor Harvey asked for an update on test well #2. Public Works Director Terry Tinney stated, "The construction entrance is finished, and the drill rig should arrive on Tuesday, and hopefully, by Friday, we should know if we have water or not."

Mayor Harvey asked for an update on test well #1. Terry explained the engineers need to begin drawing the plans and specifications on the production well. Mayor Harvey asked if the engineers had started this process. Terry stated, "They haven't started on it to my knowledge."

City Attorney Albert Palmour explained well site #2, test well #1 was the first well drilled, and all of the tests were positive, and it has adequate water flow. City Attorney Palmour stated well site #1, test well #2 has not been drilled yet, but the option agreement with the owner of the property included both well sites, and included either an easement off of Hwy 48 to each of the well sites or use an existing timber road to access both properties. City Attorney Palmour discussed the options on purchasing well site #1 and well site #2. City Attorney Palmour explained after speaking with the engineers and geologists; it is their opinion well site #1 would be as productive as site #2.

City Attorney Palmour stated the amount of land needed would be dependant upon if the city needs both well sites or just one site. Mayor Harvey asked if we need to move ahead now. City Attorney Palmour explained he would not need to close the purchase until September 2020. City Attorney Palmour explained for the purpose of the engineers wanting to have an authorization; you could authorize Carter & Sloope to begin the conversion of the first well, and wait until you know if the other site is as good as the first. City Manager Galloway explained under the current water situation; she wants to get things approved by Council so things can keep moving forward and not have to wait. Council Member Dana W. Mosley questioned if the cost is per disturbed acre will the city still have to purchase if the second site is not a productive well. Mayor Harvey asked if more information will be available by the August meeting. Terry stated by the August meeting, the second well would be drilled, flow tested, but no lab testing will be back at that time. City Attorney Palmour recommended authorizing Carter & Sloope to begin engineering for the conversion of well site #2, test well #1, into a production well. City Manager Galloway noted the drilling of the production well would need to go through a bid process. Council Member David Ford made a motion to authorize Carter & Sloope to begin engineering for the conversion of well site #2, test well #1, to be developed into a production well. The motion was seconded by Council Member Dana W. Mosley and carried unanimously.

**EXECUTIVE SESSION - OPEN:** Mayor Harvey stated an Executive Session is needed to discuss possible litigation. Council Member Kristy L. Dennis made a motion to close the regular meeting and open an Executive Session. Council Member David Ford seconded the motion, which carried unanimously. The Executive Session was opened at 5:55 p.m.

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**EXECUTIVE SESSION-CLOSED:** Mayor Harvey closed the Executive Session and re-opened the regular meeting at 6:24 p.m. Mayor Harvey stated no action was taken in the Executive Session.

**PUBLIC COMMENTS:** Mayor Harvey asked for public comments, questions, or concerns.

**WILLIE LONG:** Mr. Long asked who was contaminating Raccoon Creek. Mayor Harvey stated, "We do not have any concrete information, there is speculation, but we have no proof."

**BEN:** Ben asked if the city should find out who the source of the contamination is, would the city consider a lawsuit. Mayor Harvey explained the City Attorney is looking at possible lawsuits against companies, but it is a long, drawn-out process.

**STEPHEN NEILSON-ONLINE ATTENDEE:** Mr. Neilson asked if there was an estimate on the increase for the new water rate increase. Mayor Harvey explained the base rate would increase by \$3.00, and the rate per thousand will be \$4.19 after 2000 gallons, and there will be a sewer rate increase effective July 1, 2020.

**BEN:** Ben asked if the city is considering a senior discount or on disability. Mayor Harvey stated, "We have not put that into effect yet, we need to run some figures."

**WILLIE LONG:** Mr. Long stated he would be interested in painting Sequoyah if the city would provide the paint.

**ADJOURN:** With all business concluded, Council Member Joe Money, Jr. made a motion to adjourn. The motion was seconded by Council Member Dana W. Mosley and carried unanimously. The meeting was adjourned at 6:32 p.m.

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**HARRY HARVEY – MAYOR**

Attest:

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**ANGIE WHITE – CITY CLERK**