

MINUTES
WAYCROSS CITY COMMISSION PLANNING & INFORMATION SESSION
MONDAY, JULY 22, 2024, 5:00 P.M.
WAYCROSS CITY COMMISSION CHAMBERS
(417 PENDLETON STREET, WAYCROSS, GA)

I. CALL TO ORDER:

The Planning and Information Session of the City of Waycross was called to order July 22, 2024, at 5:00 p.m. by Mayor Michael-Angelo James. The meeting was held in the Commission Chambers of City Hall. Present was Mayor James, Commissioners Katrena Felder, Sheinita Bennett and Diane Hopkins

- A. Invocation: Commissioner Katrena Felder
- B. Pledge of Allegiance

II. GUESTS:

Mr. Tim Peacock, 906 Euclid Avenue, Waycross Georgia, spoke on his concerns regarding citizens asking questions.

Ms. Melissa Ingle, 506 Elizabeth Street, Waycross Georgia, spoke on her concerns about the commissioners redundancy and her feelings about the state of the city.

III. TRAVEL/TRAINING SCHEDULE AND REQUESTS

IV. PLANNING & INFORMATION SESSION

- A. Bids: n/a
- B. Discussion Items: ****SEE ATTACHED DISCUSSION NOTES****
 - 1. Jason Rubenbauer-Waycross-Ware Development Authority
 - 2. Bradley Carroll-Land Investor
 - 3. Finance Update
 - 4. Infrastructure Update
- C. Privilege Licenses Renewals: n/a
- D. Privilege Licenses: n/a

E. Proposed Ordinances:

1. An Ordinance To Amend The Code of The City of Waycross, Georgia; To Amend Chapter 34-Taxes, Licenses and Business Regulations, Article IV, -Occupation Tax Section 34-88 Pertaining To When Occupation Tax Are Due And Payable To Add Stricter Enforcement Provisions; To Repeal Conflicting Ordinances; To Provide For Severability; To Provide For An Effective Dat; To Provide For Renumbering or Relettering; and for Other Purposes.

There was a consensus to place this on Tuesday agenda

2. An Ordinance To Amend and Restate The Retirement Plan For the Employees of the City of Waycross, Georgia; In Accordance With and Subject to the Terms and Conditions Set Forth in the Attached Adoption Agreement, Any Addendum to the Adoption Agreement, The Georgia Municipal Employees Benefit System (GMEBS) Basic Plan Document, and the (GMEBS) And The Trust Agreement.

There was a consensus to place this on Tuesday agenda

F. Proposed Resolutions:

1. A Resolution of the Waycross City Commission To Approve Cancellation of A Deed To Secure Debt On Real Property Owned By Rachael N. Howard Located At 1003 Darling Avenue, Waycross Georgia, Pursuant To The Department of Community Affairs Community Home Investment Program (C.H.I.P) Funding Agreement; and for Other Purposes.

There was a consensus to place this on Tuesday agenda

G. City Attorney Report:

The report will go out tomorrow

H. City Managers Report:

I. Last Call

J. Adjourn to Executive Session

K. Adjournment

Meeting adjourned at 6:03

CITY OF WAYCROSS

BY:

Michael-Angelo James
MICHAEL-ANGELO JAMES, Mayor

ATTEST:

Jacqueline Powell
JACQUALINE POWELL, City Clerk



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Mayor:

Let's start with the remainder of our agenda. Over to our city manager.

City Manager:

Thank you, Mr. Mayor. At this time, we have no travel training scheduled requests. We'll go ahead and move into the planning information session. We have no bids at this time. We have four items under discussion. - This one. See Mr. Baker here. So, what are we going to do, Mr. Mayor? We'll go ahead and start, Mr. Carroll. He's a possible man investing in the community. He has a presentation he'd like to give to the commission.

Bradley Carroll: REGARDING THE APARTMENT COMPLEX

Thank you very much. My name is Bradley Carroll. I'm with Advantage Development, LLC, and we are a development company that develops office housing, some single family, mostly multi-family townhomes and things like that. So, I'll give you a quick agenda. -, and I'll tell you what I'm asking for. I'm talking about the site. I'll give you some information about us. I'll talk about the local economic impact that the project that we're planning to have and have some pictures of some of our existing stock so you can see what kind of what we do. So, one of the things I was taught a long time ago was to make sure that the ask is clear and up front, and then y'all can get to know me. And. But what we're requesting is that we have a site on sawdust Trail that is not inside the city limits. It also does not have sewer to it. And the city has does not want to run sewer to it because of over 4000ft and under CSX railroad tracks. And there's a lot of complications. And they did not want to do that. So, what I'm here is to talk to the city about, if even though we're not in the city limits, if we could work with a way to get sewer and probably water to, I ass-e the city would not want to give sewer to somebody without also having water So that's what the ask is for. The site, as I said, is over on Sawdust Trail. You can see it there. It's just outside the city limits. -, maybe back up a little bit. You can see a little bit more of it there. -, right now, it's about 11.75 acres. There are two mobile homes in the house. The mobile homes and all tenants will be relocated in plenty of time. The house will be torn down, but the people who own the property are going to move. The trailer somewhere to mobile home, somewhere else. So, I guess let me go back here for a minute. -, I understand that it's not the city. The city doesn't typically extend utilities outside the city limits. And I understand why that is. I do this I've been doing this a long time. I understand that's the way. Without annexation. -, I am on a short timeline for financing, and so we are perfectly willing to annex into the city, but we don't have time to annex, you know, and get the sewer going. And so, what? I met with staff last week and told them that we are open to giving, that this is an unusual situation, and you have reasonable concerns about what's going on. We are willing, if there is an extra fee that can be paid for being out of the city, if there's a higher, -, you know, monthly fee to be paid because we're out of the city all the time, you know, saying that we will cooperate and be annexed in, -, you know, it's not that we're against it. We're for it, but we just don't have the time. And, you know, I'd rather be in the city if possible. Anyway. So that's so that's what I'm asking. So let me tell you a little bit about the company that I work for. -, we're headquartered in a little town called Fyffe, Alabama. If you don't know where that is, most people in Alabama don't know where that is, either. It's a little town, with about 900 people. -, the various companies that were the precursor of the current company performing 71. And we changed the structure in 1993. -, the owner is Lloyd Baron. He is the son of the gentleman who started the company, and I've been working with him for about 20 years. So, we currently have 75 properties with over 4000 units in five states Alabama, Georgia, Louisiana, South Carolina, Tennessee, Alabama and Georgia are the two the two biggest ones that did the most development in. And we -, and so, -, so and then I want to talk about building 100 apartments in an area can have an economic impact. And this is from National Homebuilders Association has given an idea about what the local this is the one-year impact of building 100 apartments in an area. And you see there it's you know, it increases income, increases taxes, for example, you know it's kind of sitting there fairly empty right now if we put, you know, between 90 and 100 apartments on it, it's going to be worth a whole lot more, much higher tax base. -, also, it causes local jobs. So let me say here that when we can. All things being

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equal, we'd rather buy and hire local people have to have the correct insurance, workman's comp and all that kind of stuff. But we certainly like to work local when we can. And since we are so far away from our office, one of the main things we probably want to make sure we would be silent. So, if anybody's got a network company in town, it's just we have our own, but it's a long way to transport stuff. It's about 6.5 hours from our from our office. So, and these are local impacts as I said. Now there's also a year over year impact that is having the apartments on the site, having the people living there. And that has a year over year impact. And, you know, it's another \$2.6 million in local income, half \$1 million in taxes and revenue and 44 local jobs. So, and again, these are ongoing annual impacts that will help increase the economic development in the city, just by us also building apartments. And another way that it helps with economic development is I believe that Waycross is similar to a lot of the towns that I go to. There's not enough. There's not enough housing that people can Afford to stay here to work at entry level factory jobs, to bag groceries, to work at Walmart, to maybe some of the starting jobs in the city or something. May also be something that that would be good. And also, it gives a reason in a way, for young people to return as opposed to going to college or wherever, and then moving off and not coming back because there's nowhere to stay and there's no there's not enough opportunity. You can't afford a place to live. So, that's just some ideas to think about how this could positively affect the economy of the town. And so, I want to show you some pictures of what we generally build, just to give you a little bit of an idea about what it looks like. this is a development that we have in Montgomery, Alabama. it's 96 units. We actually built it, I believe, in 2010, 2009, I believe. -, and that's just the interior and the playground. Here are some more. That's chestnut trees, one and two, which were in Tuscaloosa, Alabama, and there are 96 units and 116 units, respectively. but it's basically just a typical 2 or 3 story breezeway apartment building. there will be a hard plank and brick below the eave line. And we oftentimes we put vinyl in the gable ends. But, you know, we don't always have to do that if there's a reason not to. there's just some more of the same. This is again, this is a very typical breezeway apartment here. So that was my quick presentation, and I don't want to take up a lot of the commission's time, but I'm happy to answer questions or discussion or anything like that because, again, I understand I'm asking you to do something out of the ordinary.

Mayor:

we have A question from Commissioner Bennett.

Comm/Benett:

How much would it cost to run the sewer the water. And then about. How much would the rent be? Well, how much would it cost to run the sewer and water?

Bradley Carroll:

I'm not sure. I would not expect the city to pay for it. Now, if it was going to help the city gain a lot more customers or something like that, we could talk about cost sharing, but if it's just something that you're wanting to do for my development, then I feel like we should probably pay the cost of it as opposed to the city paying for it.

Comm/Bennett:

And you want to be annexed into the city?

Mr. Carroll:

Yes, ma'am. I have no problem with annexation. It's just the time frame. I have to get a letter saying that I have sewer availability and a much shorter time. Because my understanding is correct. This would actually we would have to actually be annexed in by legislation because we are not contiguous or, excuse me, contiguous with any of the current city limits.

Comm/Bennett:

So, at any point. Are you willing to keep these apartments? Are you going to try to sell them later on.

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Mr. Carroll:

No, we keep them. We have so very few things. And again, we've got you know, when I first started working here 20 years ago, we had about 600 units. And now we've got about 4000 units. We keep the stuff we various and we also do third party development management and running a department for people too. So, we have you know, we do that. We have our own management company; we have our own construction company and of course some developers. So, it's a one stop shop. If there's a problem, you contact me and if I'm up, you want to deal with it, I'll find the one to Deal with it and I'll call you back.

Comm/Hopkins:

So, Mr. Carroll Where is that in the county?

Carroll:

it is right outside the city limits. it's not contiguous, but it's right beside them. So, -, and somebody who knows the town better may might be able to tell you, but Basically, It's right outside Brunswick highway. Yeah

Comm/Hopkins:

I have to say, I have a question for you, the city manager and Mr. Mark Hawkins About the annexation. Mark, On the annexation can't You do an emergency reading if we put the signs out and go forward with this annexation and he can, he'll give us a letter that he's going to he's interested in. We've just got to do it properly. Got to post it. You got to do legally that for all the neighbors around that, see. So how long would that process take? Can we do an emergency read.

Marc Hawkins:

So, this one would. Be different because as Mr. Carroll said, this isn't contiguous to anything inside the city limits. So, it would have to be done by legislation. So, the city Commission, -, correct me if I'm wrong, would pass a Basically resolution supporting the annexation. Send that up to the state legislature and they would be the ones to do that. So, I'm not sure I'm not sure when they're in session. Again, I think it's January. This will be something, you know, again, that would if it was something on our end, we might could rush it through and do it that way. I don't know the timeline. We didn't discuss that, but it's still pretty quick. -, but with it being the type of situation it is, it would take a little longer because we're waiting for the state to do that and wait.

Comm/Hopkins: If I'm correct Satilla water runs through that, correct?

Marc Hawkins:

No. So, water and sewer are across Knight Avenue. Yeah. -, and it was roughly 4000ft, I think.

Carroll:

Let me say there is water from the city in the area, but there's no sewer. And again, my understanding, I wouldn't expect the city to want to extend sewer that also extending water so somebody doesn't pay their bill, you can cut their water off. So yeah.

Comm/Hopkins:

And they would never I've never known this to go under railroad track or all that those things. So, Marc, have you ever cared for him?

Hawkins:

Well, that would be Cecil. And that was one reason Cecil was not interested in extending the sewer was because they would have to go under the railroad track. They'd have to go under Knight Avenue

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under the railroad tracks across gDot, Brunswick Highway. -, what we would do, where we would come from would be Hatcher Road, and it would be a force main. So, it would be just to this property. It would be a force main, sewer line that would go down. They would put, you know, the lift station and p-p to force it to Hatcher Road. Yeah.

Comm/Hopkins:

So, we could in other words, we wouldn't have to go under the Brunswick Highway or on the railroad track because there's already one sewer in the city right there. We're going to have to put our story on that. Correct.

Hawkins:

Yet we would still have to get a permit from gDot to go along the right of way on. But that would be a lot easier than board under the road and more born on the railroad tracks and having to go through CSX to get those permits.

Comm/Hopkins:

So, we all know how much it's going to cost to get that sorted to them.

Hawkins:

I think an estimate was around 400 to 500,000 maybe. But again, this was talking to Mr. Carroll that they would pay for that right.

Comm/Hopkins:

They would pay all the fees.

Carroll:

Yes, ma'am. We will pay for it. If again, if it sounds to me like there's not going to be a whole lot more customers added because it's a force main. So, it basically would be going to our development, so we would pay for it.

Comm/Hopkins:

And one other thing. How is that land zoned now in the county.

Hawkins:

That I'm not sure it would be. It would be residential. -, because there's two mobile homes and then the house. It is r75.

Comm/Hopkins:

So, our biggest problem is getting it annexed in and the other problem is then he's going to incur the cost. We just go up there, but we will. Pay it down. Okay. Now, I think the question is how we would handle this is a fine. For how long did you say you got your financing?

Carroll:

I'm going to need to have a letter stating that sewer is available by the first part of October.

Comm/Hopkins:

Okay. So that's the commitment that we will run it and you will pay for it, and then. We'll go from there. As soon as the legislature gets in, I don't think there will be a problem with the legislature just asking for that. I don't believe it will.

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Carroll:

And we're happy to sign letters or anything saying that we're willing to be annexed in that we want to be annexed and that's not a problem. Again, this is the time frame. That we've got a problem with that time frame.

Comm/Hopkins:

Usually, we have to advertise that the neighbors around know it. This is a county piece of property. It's a little different. So that's not why I was asking the legal advice to if we had some kickback on it, then we've committed, and you've committed. But we've got to also find out these people and they'll have the opportunity to come and decide if they want that there or not.

Carroll:

Are you talking about the people around? Well, I mean, what I want to do is allowed by Right. So, it's not being rezoned or anything like that. As long as we follow the county's requirements for that particular zoning, there's, you know, there's not any point where it would be put before the citizens about whether or not they agree with it.

Huey Spearman:

With regard to annexation, we still have to give notice to the public regarding a possible annexation.

Carroll:

And then the public Would say what the public said but I'm not sure about how that would go.

Comm/Hopkins:

But that's our only drawback because we always have. And you have to legally advertise. The neighbors don't know what's going on, and you may have some that rejects, and you may have some that don't even care, but that's a that's a catch 22 there. Because if we commit and you commit and then they come up and say no. Still, the city hall said, we don't want it and we got to live with it as well. So, I was just going. To put a political point.

Spearman:

Yeah, you'd have to have a public hearing first before you enter into any agreements to see if the if it's feasible.

Comm/Hopkins:

that wouldn't take place until after the legislature decides they would take it. That's right.

Spearman:

That's correct.

Comm/Hopkins:

then our hands are sort of tied. I think the project is great. I think it's a wonderful project but if you get kickback then our hands are going to be tied to whether we Can annex it in or not.

Carroll:

But may I ask, is it legally required to be in the city limits to get the sewer or.

Comm/Hopkins:

Yes, it is. Okay. And it's not impossible. The only thing that we're looking at is the legal standpoint that we have to notify the people. That's the only thing. You're in a time timeline there. So when would you start building? Because it takes place.

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Carroll:

I would say we would not build anything before. Probably start construction before the end of next year. Well, that's starting construction. It's a long process to get the financing and all that. But yes, ma'am, there will be time. It's not going to just all sudden we're going to come in, you know, next January and start building stuff.

Comm/Hopkins:

I think it's good for the community. We need some nice apartments, things like that. These would be low income or.

Carroll:

They'll be affordable for 60% of area median income. It's workforce housing because those are the people right now. I think that from what we're looking at that need the most. You know, they need a place to live. And one thing that will do is it will allow people who are paying too much rent to move too much monthly rent for them to afford very easily. They'll be able to move out and move into these apartments, and someone else can, you know, take the rental, you know, there that's more expensive.

Comm/Hopkins:

So, my suggestion is Mr. Huey and Marc get together on the process is complete because I want to do it, but I don't want to commit to something that might Thank you face to face because we got to legally this advertisement, man.

So, if you would, if you could give us a January in the opening session and get that and then take us over to go ahead and try to get an. Extent and then advertise. It takes about two weeks to do that. So, it would be probably mid-January before we could make a legal Decision and let the public notice, if I'm correct, am I correct?

Spearman:

Yeah. We could look at it and see if there's any way to speed it up. I can't say right now without doing a little further research into it, but we, Mark, and I can get together and see if we can make it happen sooner.

Comm/Hopkins:

Yeah, we'll see what they can come up with and get back with you and see how we can make this happen. Yeah.

City Manager:

Point of information on Mr. Mayor. So, you know, this is the federal bond process. It's not going to last unless you come in here and questions of us. So, this is just us presenting the not do not say it can't, but we're going to have more investors coming here as well. So, it's trying to make the commission aware of what's going on with funding. Everyone will come in asking for a support letter, since he asked for a support letter, which we could mitigate to, to the timeframe that we're asking for is a support letter, not the actual annexation. So, we will be speaking to him and others, doing some of the, I guess, the meat and potatoes behind everything we'll do with Mr. Huey and go from there. but everyone will come in with a time frame because they're required for the federal funds to the bond process. that's why everybody's on a timeline. So that was the main purpose of this presentation, just to show the commission what is possible and to partner with somebody, a good investor, as much as possible.

Carroll:

Yes. And, you know, like I said, I just came to talk to staff. You know, they said we need to come out here, and I'm not trying to get anybody in any bind or get anybody to do something they're not

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supposed to do because that just gets me in trouble, too. So, but yeah, I would be willing to work with you guys. And if there's a way that we can figure out how to do it, we'd be very excited. So, thank you. Anybody else? Thank you very much for your time.

City Manager:

Mr. Mayor Mr. McMahon is not here. I don't think I want to speak on behalf of the development authority. All right. So, we'll go ahead and move on to the finance update, Mr. Mayor. And for the finance update, I'm going to have the program manager, Mr. Anthony White, speak he's going to provide the commission. who's going to provide the commission we're going to start doing now is show you our monthly requirements as far as expenses. for ESG, particularly ones that can deem emergency or not emergency. We're getting close to emergency and the ones outside of my budget level to approve. And they go into some long term, -, stuff that needs to be looked at as far as the water and sewer plants. Thanks.

Anthony White: ESG-Project Manager

I'm going to go ahead and get started. It's good to see everybody. -, Miss Felder, Miss Hopkins. -, Miss Bennett, Commissioner Bennett. Nice to see everybody. Thank you. Okay. So, I want to just kind of have a quick table of contents. Just so you know, what I'm going to ask is going to be to drive the unit for Keller Creek or rebuild Jasper and pump a roller assembly for the belt. Press a small p-p for the belt, press a valve for MLK to control the level and a pump for the wastewater plant. So those are the items that I'm going to bring before you. I'll have the cost of the Pope, and it will give you a little bit of information on why we actually need it. The first thing I wanted to talk about was the driving unit for Kettle Creek. -, Kettle Creek is our largest, it's pretty much our largest lift station. -, the potential if we don't get the drive unit is an overflow. I put up there for pictures. Three of the pictures is typically how where the level is supposed to be at maybe lower, but it's typical. but the very low to the left picture is all the way up to the steps. in April, it went all the way up to the steps, which is relatively close to overflowing. And the reason why it's relatively close to overflowing is because the drive unit is not operating efficiently. So, what we want to do is we want to address the drive unit so that when we do have rain events, we're not there's no risk of actual overflowing. One of the things about the drive unit that's being replaced, typically a p-p is on for about 2 or 3 hours and then it rotates between pumps. This pump that we're trying to get fixed takes 16 to 20 hours. and that's just extremely inefficient. so that's part of the reason why it's overflowing. So that's one of the requests, the cost is \$11,860. I really believe this is a need. So that's one of the reasons why we brought this to you. I'm going to go to the next item. The next item is going to be a rebuilt gas pump. pretty much the pump went out and we want to get it fixed. The most cost-effective way is to get it built. We got quotes for getting it rebuilt and quote for getting it. Rebuild is a very reasonable price for a p-p. \$6,000 \$6,620. This is the second largest lift station, handling most of the East End of Waycross and all of Cherokee Heights. If we do not get this rebuilt pump, eventually there will be potential sewer backups and lift station overflows. Again, a lot of the issue we have is when there's major rain events. So, a lot of the planning that we do is we fix it in order. When there is a rain event, we're able to actually handle it. And now we're going to switch over a little bit and talk about the belt press, it's \$7,309. The city has two different belt presses, and one of the belt presses is down. and the importance of the belt press is what it does. Is it de-water the sledge, which is essential for managing, like, the microorganism and it manages to balance. it's extremely important that the belts work, because without the belts, we would go out of compliance in the plant because we'll have not. We'll no longer have the ability to get all some bad things out. The waste out, which allows us to control the ammonia, builds the solids, which is required by our permit. This is pretty much necessary for the handling of the sludge from the primary clarifier. with the digesters currently being full of sludge. So, a lot of times we can play with things in order to manage without certain parts in the plant, and we do that a lot. Right now, with the digesters currently being full of sludge, we do really need to get this belt pressed up and running in order to get that waste out of the facility. We're going to shift gears a little bit and go to a valve.

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Maybe it's a little different than what I have in front of me. This is a small pump for the belt press. So, it's the same belt press we're trying to get operational. It needs a roll, and it also needs an actual pump. What the pump does is clean the upper and lower belt. And without replacing the pump, we've tried everything that we're talking about. We're actually going to do the work. So, we're not contracting any to work out, which is a major cost savings to the city. But we do need to get the actual parts in order to complete the work and to put the pump in. And without it, it's just not very efficient. And we want the belt press to be as efficient as possible. Close to last, it's going to be the absolute valve for the MLK to control the level. The cost is \$10,995. The altitude valve controls the water level at MLK. It handles the filling up in the rate of discharge. The impact is mainly it manages the water in case of emergency. Let's say there's a major main break close to MLK. we can if we have a valve, we're able to push the water down quicker in order to make sure that customers have water. And if certain requirements to have certain size, or we would have to do different types of emergencies. So having that out-to-out valve really allows us to operate relatively effectively when there's emergencies. and most of our most of the actual tanks have them, but we want to add one to that tank. And then last but not least, this one is not an emergency where we need it today or tomorrow, because even if we do order it, it will take some time to come in and we have to install it there, the process. But this is something that we that the wastewater plant has always had during high flow. The intermediate tank. That's what we're trying to get replaced. Can't overflow into the EC basin. -, a few years ago, there was a weather event that took out the pump, and when I asked about what weather event, somebody said maybe thunderstorms. So, we're not sure what type of weather event it was, but whatever happened, it completely took the tank out. One of the things we really try to do is we always look at the most cost-efficient way to address issues. -, we were not able to get it rebuilt, so it needed to be replaced. the impact, if it's not addressed during high flows and again, we're not able to immediately get it in. So, we don't think that there's an immediate risk. But before bad weather next year, this is something that we really believe should be addressed prior to bad weather next year. because the concern is unfinished water, short circuiting and going into the already treated water, which would be a violation of our permit, and we really don't want to have any violations of the permit at the wastewater plant. So, these are items again, most of the items, with the exception of the valve, is things that we already have had in the past and we just need to get it replaced. And we looked at the most cost-efficient way to get it done. And these are what our recommendations are. And that's all I have.

Mayor:

Any questions Commissioner. Commissioners Bennett

Comm/Bennett:

I think this would be something that we really need to take consideration of, and it's one thing to see it in person versus up there. And when we came out with a couple citizens, everything was right there where we could actually see the importance of everything that you talked about. So, it was a lot of information that you all shared. So, I think that, yes, we need to take this under consideration. And if anybody can, anybody can go out there and have a tour. They need to and they will better understand the needs of this Mr. mayor.

Mayor:

Commissioner Hopkins.

Comm/Hopkins:

Have we budgeted for this Mr. Manager?

City Manager:

So, what I'm doing now, Commissioner, there are two items on here. We budgeted for this but as I stated before, let me start over and I want to thank Mr. White. He's the first program manager we've

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had down there since my time frame to really dig into these problems that continue to plague us at our water and sewer plants. And I did ask him, moving forward, to kind of start giving me quotes from everything that normally because some of this is just my, my budget approval status and you might not always see it. It was in the city report, but you might not have recognized the cost. So, we're trying to do today is let you see the monthly cost, or you know, or bimonthly cost of things that need to be fixed down there to hopefully repair it and quit and quit us or prevent us from always just doing these patching repairs that over the long term that Cost more money. So, we budget for certain things to happen, but not everything. the finance department does a great job of figuring this out, but as I mentioned before, I want to keep going back to this. But the water and sewer only has allowed us in the past just to keep things kind of going. Making these choices decisions right now will allow us to fix things and actually save money over the long haul, because we won't always keep on patching. As an example, a lot of times we have to rent another water p-p a lot of times, and that's costing us, I think, 2 or \$3000 a month alone, to maintain that, or one of the other, other gaskets blows. So, everything is in the budget and the two, the two pieces of equipment that are over the budget. I will be asking you to go ahead and authorize those two purchases because they're important. The big purchase, the 47,000. I'm going to walk down there with Mister Mr. White sometime this week and just kind of get a plan together. It might be a thing we look at, -, saving some funds over the long haul. But he is correct. We do want to be prepared. the next time a major storm comes to be in a better situation. Because the last time that storm came, we were not. So, the money is there. But like I said during the budget briefings, this is something we have got to really start taking a hard look at because we've just been, you know, patching. We haven't been going anywhere. And that cost is just growing and growing and growing, -, and exceeding. So, we want to kind of stop that and actually fix things.

Comm/Hopkins:

So, we do have money there for two of these projects, the most important part is right now.

City Manager:

Yes,

Comm/Hopkins:

We have the money there and it's well needed to proceed with. That is all I can say, because it's going to take a while, as I said, to get the equipment in and stop. So, and you, you, you get that water out, that flushing your toilet, you can hear some citizens complain. So that's one thing we must maintain. So, have you got the money to do the best you can do? Go ahead and do it. Get it, get it on. Get it on the road. Because he says it's going to take a while.

Mayor:

Commissioner Felder.

Comm/Felder:

Thank you for your detailed presentation. If you would, could you please share with the citizens maybe the most recent incident that has taken place at the water plant to help explain more about what you're referring to.

Anthony White:

Well, these actual items are things that's been going on, but I can share a recent incident that we had we had a pipe a wastewater pipe bust in front of a US one, and we have a temporary pump there, and it's costing \$6,000 a month just to temporarily pump it so everybody can actually have wastewater. All of the businesses are with us. One. So that's an example of we really, no matter what, eventually we have to pay to get the pipe repaired, but because of the cost and the process of it, it's definitely slowed down. So, if we were to, for instance, do it in an emergency and get it done within 2 or 3 weeks, we would actually save \$5,000 from not having a temporary pump. And that's an example of

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different strategies we can use in order to actually save the citizens money just by being a little bit quicker. But it's again, it's going to be a major cost. You know, we're estimating 30 to \$50,000, but we're spending \$5,000, \$6,000 a month, not including the cost of staff. We're having to call out every night because it's a pump. It's a temporary pump. It's not made to actually be there for an extended period. So, we're just trying to shift and we're trying to be a little more proactive. And we just really appreciate the support.

Comm/Felder:
Thank you.

Comm/Bennett:
is this included in that budget?

City Manager:
Are you talking about the contract? some of it is, but some of it is not. talking about the general maintenance, but some of it is outside of the budget scale and scope. That's why. That's why I was saying to us that that money doesn't really even out like everybody thinks it does. You're referring to the water and sewer budget at 7.5 million. Or are you asking about that budget?

Comm/Bennett:
Right. So, we're trying to tell him to go head on and fix what we need to fix. But wasn't this something that we discussed already? So, it's been in the budget.

City Manager:
Yes. Everything is in the budget. That's what you're asking? Yes. Everything is on the budget. But Like I said, the time I've been here, I've had four project managers down there. And not to -, talk down anyone down there, but someone has a business mind mine down there really fixed us up front for, you know, for long term. And before we just kind of fixing stuff and kind of responding to stuff. And he's taking a proactive approach by getting out there and identifying other needs and -, and corrections for the city. So, I just, just really want y'all to see this because like I said, normally it's in that report, I'm trying to restructure that so y'all can actually see the cost. -, and now that we have the, you know, we had the audit again, you'll see that in the finance reports as well as these additional costs come in for water and sewer. So, what we're trying to do is just paint a better picture. So, you really understand, -, you know, like I said, not to say the sun is falling out the sky, but we do have some issues down there, and it's best that we start taking the approach of just fixing it now and pay a little bit up front. And then a few years down the road, you know, we'll recoup that money back because we have a plan that's running up and strong.

Comm/Hopkins:
So, I have one question, is that the pipe out in front of Arby's that you're talking about? Yes. And have we repaired that before?

Anthony White:
Yes, we have it. And the thing is, is that typically what we do? I mean, again, one of the things we try to do is we try to do it as cost efficiently as possible. We did attempt to do it, but we're only able to. My team is only able to go four feet deep and it's six feet deep. And the sign was starting to fall down. So, we have to it's some additional costs. We have to bring somebody else in. We have to get a permit. I mean, it's a little bit more than what we can handle. Okay.

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Comm/Hopkins:

And I do remember seeing the trucks out there preparing something out. And that's the reason I was wondering if it brought back quick. And here we are able to do it again. But it's just because of the depth that you have to go. And y'all can only go so deep. Thank you.

City Manager:

Mr. mayor, that concludes your question. That's the update for the finance update. We're moving to infrastructure in the last slide. Infrastructure, Mr. mayor, is, -, if you put a database up.

Mr. mayor, you and the commission have access to this. I know y'all seen this before a few times as far as this database. What we did was create a citizen portal. They can't change anything here, but it allows the citizens to better understand what goes on in the daily operations of the city. And it will show our trash collection routes. -, as far as public works, their grass cutting routes. It will show, -, our coaches department routes. It was sort of major progress going on in the city. It was sort of leaks that had been identified in the city. - and it would just give the citizens a clearer picture of what's actually going on. beyond the city report. And then some of the other discussions I thought were very valuable, added, because I use it for my day-to-day discussions with some citizens when I briefed them. and we've been trying for a while now to get it where we can put it out there in the in public without it being manipulated. So, I just wanted to present this towards the commission, because we're going to put it on our website and we'll put the link in the city report. But I think, like I said, when they have, like somebody mentioned about questions, you'll be able to go on here. As you can see, we are tracking all these leaks. Like I mentioned at the last meeting, we put signs up, but of course everybody can't see the signs when they drive by. At least this way they can see all the leaks that ESG is dealing with. the status of those leaks. And then when I say projects, it's going to show our major projects, like for each district, not every project, but the major ones. -, the concerns of citizens. So, I just wanted to highlight this real fast as far as the infrastructure update. And I'll take any questions on this if you have any. Mr. mayor.

Mayor: District two? District three?

Comm/Felder:

Mr. mayor, I have a question for our city manager. I guess as technology evolves will you be providing updates with this particular System. Yes, we update every week as far as additions. It's a live document. It'll change as stuff changes. So, we and each department have to put the updates in there. We're still kind of, I guess pencil damming, but it is working if that's your question. So, we'll be updated each week. Thank you.

City Manager:

Thank you, Mr. Mayor. -, and to go back to Mr. Mayor on the, -, those doc-ents for in SD above my, my pay, -, threshold. Can we get a consensus on that? Just those two. One for 11,001 for 10,995 from the commission, just to put it on record so I can get it.

Mayor:

We will need to get consensus, District 2, Comm/Bennett:

Yes Sir

Mayor:

District 3: Comm/Felder: Yes , District 4: Yes

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City Manager:

Thank you, Mr. Mayor. We move. We have no privilege license renewals. We have no licenses. We have. I think it's three proposed. Well, there's two ordinances, and we have one proposed resolution. I know we need some discussion on these ordinances. So, I'm going to kind of pause any questions as they read over the two ordinances. They might have questions on those. Well, we've discussed them in the past. Commissioner. Mr. Mayor. We discussed them in the past, and I just wanted to know if they had any need for clarification on that first ordinance. You know, when I arrived here, we were in the hole we were behind on collecting business licenses and taxes. Luckily, Miss Powell came on board and Marquis got on top of that. We're still kind of behind with that. But I wanted to put it in writing because I gave the verbal as well, Miss Powell, about people getting in compliance with their business licenses. a lot of citizens have, but then disabilities have not. So, I'm kind of asking the commission today. I've been here a year and a half for most of those businesses to get in compliance, but they have not. I wanted to go ahead and put an ordinance out so they could see it on paper that we met, you know, business about this. It's not about punishing anybody, but it's about everybody understanding the process and making sure everybody pays their fair share. -, I don't know the exact date, but I was looking like, at least by this time next year when business licenses are required, which would be January. I'm assuming it's January. that we start holding people accountable for not having business licenses. And there are various reasons for not having a business license that we could talk about. But the main thing is, you know, they have the education now. Miss Powell has done a great job of getting out here and explaining the process to all of our all our businesses. I follow up with her sometimes, so I think everybody knows now what the standard is. And I think they also understand we're giving them additional time; say they need to get a barber and barber school. We understand that could be 12 to 18 months and we give them this time to get that done or get that started. but it has to start doing these things to stay in compliance with not just us, but also with state and federal regulations. That's it for that first ordinance. And the question.

Comm/Felder:

Yes, I have a question. When we, you and I were discussing this about the business license could you provide clarification? I think that there are some businesses. And you correct me on the statement that for some reason think that if they're nonprofit, that. They don't have to pay for a business license of some sort.

City Manager:

And I let them see the attorney chime in. Mr. and Mrs. Powell, but yes, we have some, -, misinformation or miseducation about, the business requirements and licenses, and some people did feel they would help? not just with us, but at the state level as well. So, we're trying to when we did go around explaining that they're not exempt and those, you know, that would be a funeral home as an example, are not the same as churches. For some reason, they felt that way, that they were the same. And they're not. Even if they have the same business owner, it's still a difference. Am I clear on that? You're clear. Okay. You're clear. So, what we have done this last year is went around. Pretty much everybody explained that process. same thing with having additional employees in your hair salons and your beauty salons, stuff like that. Just letting them know the process and the things, the steps they can take to kind of get into compliance. Also, we had some issues with the food trucks and concerns about the health department. It's totally separate. Mark's team did get around and changed some of our verbiage in our language and us in our in our rules as far as, as far as the food trucks and health department. So, I think everything is known now across the board. And I think right now we're giving them a decent time frame to get in compliance, and we shouldn't have any further problems in the future. Because after we get all this Mr. Simmons team has put in place a checklist for new businesses, so they should understand this as well. So, we shouldn't have anybody else coming here and you know, not pay, you know, for them for their business license for 20 years. That shouldn't

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happen again. And, and everybody, everybody across the board should be treated the same moving forward. Definitely next year. So, if you want to chime in and say.

Spearman:

Well, this proposed ordinance, which I understand from the manager, he wanted to get something in writing so that the public will know what the city is contemplating doing in terms of having stricter enforcement of business license payments. One example, this ordinance 3488 speaks as to when the taxes are due and payable, and there are a lot of businesses that either don't pay at all or they or they pay late. And the ordinance actually provides that the occupation tax is due for January 1st of each year, and there's a period of 90 days that they actually have to pay it because they don't have to. Actually, it's not considered late or delinquent until April. And under the current ordinance, there is a graduated penalty for paying the tax late. If it's paid by April 15th, there's a 2% penalty. If it's paid by May 15th, there's a 5% penalty. If it's paid by June 15th, then there's a 10% penalty. But the revised ordinance would provide that if the tax is not paid within the 90-day period, that would be a 10% penalty at that point. And this is actually based upon the Hinesville, Georgia ordinance. We looked at theirs and some other ones. -, and then in addition to that, 10%, after 90 days, if the tax remains unpaid, then that would be an interest rate of one- and one-half percent per month. Again, this is proposed to take effect at some future date. But for now, I think the manager wants to give people an opportunity to know what the city is contemplating and then a new provision that's not in our ordinance provides for even stricter enforcement. That is, it says that if any person, firm or corporation does not pay the tax within 90 days, then the business would be closed until all fees, taxes and penalties and interest have been paid in full. And if the business continues to operate beyond this 90-day period without paying the tax, then they would be subject to criminal prosecution in the municipal court. So that makes it much more tough than what it is now. You know, in terms of enforcing the collection of these taxes that are due, that some people apparently have not paid for years.

City Manager:

In point of clarification, Mr. Mayor. So, this is it'll be two and a half years by the time this takes into effect. And I've been working with the business owners on this for a long time now, so I recognize there might have been a lack of understanding how this works. But this is like this is the letter of the law in all cities. You know, you have to you have to pay for your business license. And, you know, certain things have to happen. You can't just operate without those procedures in place. So, -, right now we're still doing the education piece, but I did need something on paper to back us up when the time comes.

Mayor:

District 4?

Comm/Hopkins:

Definitely don't want to see any business. Closed down because that's revenue for them and the city. But we have got to do what you got to do. So, I'm out there, every one of them, to buy a business license so that you give them an extended time with anything they may say. Correct?

City Manager:

Correct. Thank you. Mr. Mayor. The next ordinance I'm going to let you. Talk about this. But we talked about before about, -, changing the retirement plan. -, a few months ago. This was the follow up to it. She has information back now. And if you can just tell me, tell me.

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HR Director:

So, we have presented This multiple times to the commission, but we used it as part of our retention and recruiting package. So not only gain employees, but to hopefully make them stay longer. we originally reached out to GMA for a cost study, and we discussed, -, changing the rule of 95 or 90 and 85 to 75 and 70. a multiplier and then vesting changes. We decided to stick with changing the rule, dropping the age, the years of service and age from 90 to 85to 75. 70. -, back in April, on April 16th, the commission actually signed an ordinance in support of the modification and amendments of the city's retirement plan to make these changes. We actually have the documents now from GMA drafted, and we are presenting them to you all to sign, I believe, if I'm correct, Mr. Spearman, we have to read the ordinance twice for these to go into effect.

Spearman:

September the 1st. I think.

Comm/Hopkins:

We already agreed to this. We just hadn't endorsed that. Correct?

HR Director:

Yes, ma'am. That's correct.

City Manager:

I think we have one proposed resolution for reading, and we discussed this a while back as well.

Spearman:

This is a resolution that will authorize the cancellation of a deed to secure debt under the chip program for Miss Rachel N Howard, she received down payment assistance back in 2004 for her home located at 1003 Darling Avenue, and she was required to remain in that home for at least five years. She also signed a deed to secure debt that provided that if she moved out of the home the first year, she'd have to pay back a certain percentage. If she moved out the second year, she'd have to pay a certain percentage back and so on. But if she stayed there for the entire five years, then she wouldn't have to pay back any portion of that. Because it is a grant. I think she had to pay a \$1,000 administrative fee. But in any event this resolution simply provides that the deed to secure debt that is on her property, which is a cloud on her title, will be removed by filing a cancellation of that debt in the deed records in the courthouse. And so, she's requested that that cloud be removed since she has satisfied the requirements under the chip program. And that's what the resolution is for, just authorizing me to file that cancellation.

Mayor: That's self-explanatory. Any questions?

Spearman: don't have a report, Mr. Mayor.

City Manager:

Thank you, Mr. Mayor. you will get the new revised report on Friday. As I said, I did make some additions to the report. It would be a maintenance section in there for equipment and a few other things to include this quarterly. And you all will get that Friday. via email.

When I contacted y'all on the executive session. I was wrong on that. we still have some homework to do about that litigation, and we'll follow up with that at the next meeting once we do the homework on the litigation. I need to follow up on the actual procedure. once I get with, -, city attorney, HR director, we'll need to go back on the agenda. I mean, or executive session. We'll probably follow up in August.

Mayor:

Anything further? No. All right. This meeting is adjourned.