

MINUTES

WAYCROSS CITY COMMISSION PLANNING & INFORMATION SESSION
MONDAY, NOVEMBER 18, 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 on Monday, November 18, 2024, at 5:00 pm by Mayor James. The meeting was held in the Commission Chambers of City Hall. Present were Commissioners Diane Hopkins, Katrena Felder, Sheinita Bennett and Mayor Pro Temp, Alvin Nelson

A. Invocation: Mayor Michael-Angelo James

Invocation led by Pastor Reginald Green

B. Pledge of Allegiance

II. GUESTS:

Doctor Earl Martin, 902 Elizabeth Street, Waycross Ga. 31501- spoke about how the newly placed stop signs downtown are helping control the slowdown of cars.

III. TRAVEL/TRAINING SCHEDULE AND REQUESTS

IV. PLANNING & INFORMATION SESSION

A. Bids:

1. WAYX 25-01 Surplus land N. Augusta Ave (Scout Lake)

There was a vote to place on Tuesday agenda for approval. District 2-yes, District 3-yes, District 4-**wishes to table this, to look over paperwork and to see what RESA contract says** and District 5-yes.

B. Discussion Items: *****SEE DISCUSSION NOTES*****

1. Finance Update

a. ARPA Update

b. Utility Conversion Study Results

2. Infrastructure

a. Roads Update

- b. Parks
 - c. Kettle Creek Lift Station
 - d. Wastewater Treatment Plant
3. Charter Changes
 4. Waycross 101: The Citizens Government Academy
 5. Onboarding and Travel Changes
 6. Christmas Lights Update
 7. Appointment for BOZA:
Post 5:
Post:6: Larry Lockey
 8. Appointment for Land Bank:
Post 3:
 9. Chief Cox- Purchase of six police vehicles
 10. Kettle Creek Lift Station

C. Privilege Licenses Renewals:

1. Applebee's Neighborhood Grill & Bar, T. Reubenbauer, 1901 Memorial Drive, Waycross Ga. 31501, Beer, Wine, and Liquor, Consumption on Premises Only.

There was a consensus to place this on Tuesday agenda.
2. Walgreens, M. Smart Sr. 1740 Memorial Drive, Beer and Wine Package Sales Only

There was a consensus to place this on Tuesday agenda.
3. American Legion Post 517 Inc, L. Lockey, Waycross, Ga. 31503, Beer and Liquor Consumption on Premises Only.

There was a consensus to place this on Tuesday agenda.
4. 3 Guys Beverage Inc. dba Two Guys Beverage and Tobacco, R. Smith, 2100 Memorial Drive, Waycross Ga. 31501, Beer, Wine, and Liquor, Package Sales Only.
There was a consensus to place this on Tuesday agenda.

D. Privilege Licenses: n/a

E. Proposed Ordinances: n/a

F. Proposed Resolutions:

1. A Resolution of the City of Waycross, Georgia To Declare As Surplus Certain Real Property Located on N. Augusta Avenue Consisting of 36.29 Acres, Map & Parcel Number 055A06 001; To Authorize Sale of Said Property By Sealed Bids or Auction To The Highest Responsible Bidder; And For Other Purposes.

There was a consensus to place this on Tuesday agenda.

G. City Attorney Report:

H. City Managers Report:

I. Last Call

J. Adjourn to Executive Session

Motion made by Commissioner Felder to go into executive session at 6:31 p.m. for the purpose of personnel. Seconded by Commissioner Hopkins. All voted in favor and the motion passed.

K. Adjournment

CITY OF WAYCROSS

BY:


MICHAEL-ANGELO JAMES, Mayor

ATTEST:


JACQUALINE POWELL, City Clerk



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CITY MANAGER: Thank you, Mr. Mayor, At this time, we're moving to the travel and training schedule and requests. We have no traveling training schedule at this time for the commission and myself. We'll go ahead and move into the planning information session. We'll start with the bids by the procurement officer, Mr. Jackson.

MAMIE: Mr. mayor. Commissioners. Good afternoon. Good afternoon. Purchasing has one item before you. It is a request to surplus a parcel. Excuse me. Of land on north of North Augusta Avenue. That's known as Scout Lake. It is Approximately 36.29 acres. It is parcel number 055806001. It is currently zoned as 0 four office, and we are asking that this property be Surplused so that we can sell it and add it to our tax roll for revenue.

MAYOR: All right. Okay. Commissioner, we have heard the surplus bid request just for our consent to each district leader. We found out here is our district two.

BENNETT: I have some questions. Just come back to me.

MAYOR: Yes, ma'am. District three.

FELDER: I have a question there regarding Scout Lake. I think this has come up before in the past regarding this particular piece of property. Is there not something in a resolution regarding this particular piece of land that cannot be sold?

CITY MANAGER: Mr. mayor, on your desk, you have an email chain from the previous city attorney and two other attorneys. Yes. Well, they stated they had seen no issues with it being sold. Of course, it would be at the desire of the surrounding parties, whether it be rezoned or things of that nature. I put it on the list because we've had many requests. I've had six requests in the last two weeks about the property. Of course, there will be some things that need to be done prior to the sale, but at least we want to get appraised and get his value. -, just to have that in my hip pocket versus doing nothing at all. I've talked to our city attorney. He's going to go back and verify the email traffic you all had before you in your desk, just to make sure it is clear. But from my knowledge and looking at those three laws and the previous city attorney, that was never questioned. -, once it's been passed, you can see as you read it, once it's been passed the 100-year mark. Actually, before that, it is not divert back to, -, the family and it can be sold as other property.

MAYOR: It will be 100 years old next year.

CITY MANAGER: Actually, it's 100 years old this previous year, so it's going 101 years old.

MAYOR: So, we purchased it in 1925.

CITY MANAGER: Correct. Okay.

MAMIE: And also, I'm sorry, may I clarify? -, the map that I provided in the work group shows 65.65 acres, which includes the property across the street that has, I believe, Southern Forest, the building and the heritage center. That is not part of this at all. The only part that we're discussing or asking about is the part that is across the street from all of that, and it only totals 36.29 acres.

CITY MANAGER: And, Mr. Mayor, if I can. -, it does have an easement. It does have access to water and sewer. The roads in that location. Ideally, if it was so we would like to annex it in at some point.

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And I think it will add great value to our revenue and to the taxpayer, you know, to our tax dollars. So like we've been trying to go by me and my Miss Jackson to get our land up. We've been sitting on a lot of land for a long time and it's not benefiting anybody right now. So we need to kind of get it either sold or reprioritized for another function. I'm going to start breaking those pieces and passes to you to the, to the, to the commission for your consideration.

MAYOR: Thank you. At this time, I think Commissioner Sheldon was still he had a question. Yes. And then afterwards, Commissioner Hopkins.

FELDER: Yes. Thank you. Mayor. You mentioned that there were some things. If this land is surplus and sold, that need to be done prior to the sale. What are some of those things?

CITY MANAGER: Well, as Miss Jackson stated, Commissioner, -, it has to be rezoned. I think it's commercial right now. I think that was the first problem on the initial attempt to sell it. Ideally, it would be a perfect place for housing, workforce, housing, things of that nature. That's the first thing would be to rezone. It would need to be cleaned. It has become a d-p site. -, a huge d-p site. That's the other problem you have. I don't want to keep having to police call it, -, every week. And it's putting stress on our public works force. -, as far as getting over there, trying to clean it all the time. So. But the main reason would be to get it back on, you know, the tax record for sale. So, -, like I said, I sent that letter from the previous city attorney where he reached out to, -, I think at the time it was GMA GMA's attorney to verify could it be resold? But as stated earlier, I'm going to get with the current city attorney just to verify that. And once we do, we'll come back. But in the meantime, I do want we did want to get appraised so we can get it up and, -, understand how much it would cost for potential buyers.

FELDER: And even though it's not up for sale, have you had anyone interested in it?

CITY MANAGER: I've had, -. Well, since I've been here, I've had numerous people, but in the last 2 or 3 weeks, I'm not sure exactly why, but I've had a lot of phone calls on that property. So mostly for, like I said, for housing and residential use.

MAYOR: Thank you, Commissioner Hopkins. -.

HOPKINS: We just got this from the attorney, and we got a stack of papers up here, and I haven't been able to read it. I'd like to take this time to thoroughly read this and understand, because I've always I've always from all the previous times that we've looked at this before. We've looked at it since Katrina's been on board. And it said somewhere in there that it is to remain as a park. So, I want to read these papers first, so I'd like to table it. It hasn't been rezoned. It hasn't been any of that. So, I think we get the part of the horse. I want to look at all these papers before. I make a decision.

MAYOR: Thank you. Commissioner Nelson.

NELSON: Yes. -, so. What's the appraised value of this property?

MAMIE: It appraised at 265,000.

NELSON: Uh, what will be appraised last? Do you know?

MAMIE: I it has it has been appraised in the last 15 years. I have that one upstairs. I did not bring that one with me because we I brought the most current one.

NELSON: Okay. And who appraised it? Do you know.

MAMIE: This recent appraisal? Yes. Uh, Rollins and Hopkins.

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NELSON: No relation?

MAMIE: To my knowledge, no. Okay.

NELSON: That's all that's in there. Okay.

MAYOR: Commissioner Bennett

BENNETT: And my question is answered.

CITY MANAGER: Thank you, Miss Jackson.

HOPKINS: I have one more question, manager. a while back, you talked about the RESA wanted us to remodel some of those buildings out there, and. And we should have some kind of contract with them as well because they were interested in one time expanding over there. So I would like to see what our agreement is with the recent building and how much we get paid for that rent and how long that term. Is and what that contract says as well. You got it. Yes, Commissioner. Do you know how much it's going To be so.

CITY MANAGER: I don't know at this time. We will check that commissioner and get back with you. Okay.

HOPKINS: Those are some questions I have that needs to be answered.

CITY MANAGER: Okay. Thank you, Miss Jackson. Uh, next, Mr. mayor, we're moving to an offer update request for the current can't offer a date. You have a copy of that on your desk, but for the public to see, it's on the screen here. Uh, majority of the money has already been obligated. -, other items in the budget. The current budget and future budget. Uh, the one thing that had not been obligated. But I have obligated it. And I'll touch further on. That is the interest rate. We're now up to 92,000. Uh, but with that, I did want to cover some of our Christmas lights concerns and a few things here in the building, which I'll cover down once I get into the Christmas lights conversation. But to go down the list and you look to the far-right col-n where it says under 11, 18, 24, you'll see construction in the \$97,000. Uh, that's actually appropriate to go into the cost of the the lawnmower that we voted on last week. The 8000 for health screening that will go away. -, it's going to pay off the rest of those health screens that got done during Covid. The 478 170, the computer software. We're still going through the migration of computer software. We haven't paid for that yet, but the majority of that will be gone. As a reminder, the actual software was around, -, a little bit over 200,000, and then we paid for sustainment cost of two years at roughly about 100,000 to cover that. And we bought some new computers. So that will be gone as well. The 167,000 529 that's going to the sideline lawnmower as far as equipment purchase the 41,115. That's going to go back into the parts of each park mission as it already has, but it's still carrying its offer. The three 1792 contingency grants and equipment that's going to go into the match. Money for the parks, for the three districts, for the parks, the transportation roads is actually 250, but 150 is appropriated if we decide to go in together with the county. As far as the transportation plan, -, due to current situations and circ-stances, -, I'm not sure what it is right now until the county kind of determines what they're going to do with the person having that, having that, -, that initiative. So once I, once I figured that out, then we'll go back how much they actually cost the striping 100,000. That's going to, that's actually going to be used once we start putting these stop signs and a few other things in the ground. The 51,000 is being returned to DFA for housing the \$100,000 water study. Uh, because that was done through at the time, ESG Infomart we paid, we paid through regular services. That money is kind of open right now. So I have to figure out how to be appropriated in the future. The 50,000 is still going to the animal shelter to finish that off. The 26,000 for water and sewer will be returning to the water and sewer fund, the additional transportation 100,000. That is not appropriate at this time

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either. So we're trying to appropriate that to some of the things that need done on a small scale in the city. And I paused there for any questions on the update.

MAYOR: District two-yes, District three.

FELDER: I'll send you an email regarding updates. Thank you.

MAYOR: District four.

HOPKINS: Well, I have some clarification because I asked some things I haven't received yet pertaining to the budget. -, I asked about it. Now, tell me the way back to the budget. So when you say this is. What I need to do.

CITY MANAGER: Yeah, give me some. I'm not sure what you asked for. If you asked me anything, I answered all the questions already. So I will. I'll prefer you ask these questions in the meetings because that's where it gets convoluted. So can you just bring it back to the next meeting and just ask in front of everybody? Because I don't want to be in the dark with nobody else. Can we just do that? Mr. mayor? Okay.

MAYOR: So the question or the statement here is if there are some questions to be asked, to ask them openly in the open for- so they can be were concerned with the response, probably in the next meeting. And I know when. Interim city manager. Eddings was working with us, I mentioned that we needed someone to do a very same thing. That is, make it open. Same thing with the citizens of the question. If we go back and do the research, and then the next meeting, we make that presentation in front of everyone so they would know what's being said. That way, there's no way of saying that something was overlooked because everyone would be able to hear that same thing. And I thank the commission for assisting in this, even though they may send a note or two. But we still need to say that statement in front of everyone so they can hear that. You made mention to both Commissioners Hopkins and Foster that some of the questions we have, we may need to bring them before the body so that everyone can hear and see what we're actually talking about, and know the answers at the same time, but sometimes between emails. And I can tell you when you've got email coming back-to-back, it is somewhat difficult to respond to all of them in the same manner. But you do get to them eventually, and that's not everybody's happiness. Some people want you to do it the day they did it. But to the commission, I think this would be a great idea to go back to that idea of presenting and then bringing it back again and say personally, what I like what Commissioner Hopkins, the commissioner said. I've asked the questions and they have not been addressed. But the thing is, we need to say what those questions were so that the whole body will know. So we may not be asking the same question, and then we may be asking the same question. So if you're asking it for you for your constituents, you're asking it for you, your part of your town. That's wonderful. Because now we all know the question and we don't have to ask the question. It was a proof point just a few moments ago. And that was Commissioner. And Hopkins asked a question that actually addressed the question that Commissioner Bennett had. So she said, no, my question's been answered. So that would be good. So that we all have it at the same time. But that's just a suggestion, and I thank you for the suggestion.

CITY MANAGER: Next, Mr. Mayor, we're going to move into. We're going to move into some suggested charter changes. And the commission has a copy of those suggestions. These first group of charter changes are really, -. Reference. Uh, just go back to just updating some of the wording on what we're going to try to do is, -, each meeting up until January is bringing back the suggested changes. And we're starting kind of slow right now because we're researching some of the major changes. -, one of the major changes you'll see next week is. How do we fill a vacant seat? -, you know, currently, right now, we don't have any capability to do that in the correct time frame. -, having us not have somebody in district one for a very long time. So we're currently researching how to make that look, and that'll be in the next, -, at next meeting. So right now, some of the changes, these are basically just structural

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changes where we kind of change some of the terminology and some of this. We're asking to remove it because it's covered in the handbook or it's obsolete. And what we're going to do here, I'm going to let you kind of read that, Mr. Mayor Commission, if you have any questions on that. And we're not going to I'm not going to ask for a consensus right now. Uh, once we get everything out, we'll come back with a final, -, list, and then we'll go from there and you'll have time to kind of go back and decide what you want to keep, remove, replace, or add.

MAYOR: So this is just a high level overview of what could possibly be changed.

CITY MANAGER: And a lot of this, like I say, is just some of it is covered, -, in the handbook. Some of Somebody was made already. I'll use department changes. -, currently where it says the duties of the city clerk. -, she's now on leave me. We change that. We can, but it's not that way in the charter. It's kind of separate. Same thing with some of the duties of the city manager. Uh, this is mainly reflective of the fire department and the police department. The other departments will be at a later date. -, but I just wanted everybody to kind of see what we're doing. -, to try to make the charter is updated as possible. Some things regulate gunpowder. We don't regulate gunpowder. So a lot of these things need to be removed. Uh. And I go to the next slide. It's the same thing here. This recommendation to remove, -, certain things, -, they're not practical or ACA rules of change. So that's outdated. Currently in the chapter. -. Where it talks about salary reduction. We asked the question about the 3% was taken as far as tax taking away from our employees. We found that to be untrue. So that needs to be removed totally. It's just been there for a long time for some reason. Social security. This last one is more just terminology. Just making sure we have the updated verbiage throughout the charter. And that is that is recommended by GMA.

MAYOR: So just a question along those lines. We were supposed to have maybe a retreat or a time together to look at some of these things. I know that the GMA has been looking at our codes. And some of the concerns that they were having is that we have probably a more Intensive care needs to be taken with our codes. We have a lot of contradictory codes. Yes. And we're saying you're not following the code or you're not following the rules, when you may be following the more recent rule and not the old one. Yes. So that they can sometimes be conflicting and contradictory. But that's the goal now, is to weed out the old and bring in some proper language for the.

CITY MANAGER: Yes, Mr. Mayor. It's going to take us more than a few months to get this updated. Right now, I'm just trying to catch all the changes we can catch. There's some big stuff in there. -, we won't have time to get for the legislation this, this, this season. But in January, we have that scheduled retreat that will be part of a retreat to kind of go in depth because we want to get back on cycle to review the charter every two years. So we're going to keep digging and digging, and I'll keep adding these things even throughout next year. We'll continue to bring this up, -, with the goal of getting the charter updated over the next two years, because like I said, we want to review it every two years and make sure it's updated. I do have recommendations for GMA. I'll put those in last because those are law changes that need to be in there. So we can't stop that. We can't even debate that they need to go in there. But these are some simple things that we're starting off with. Like I said, the next the next meeting, it will be, -, just some roles and responsibilities and kind of outlining, -, some of the powers to the, to the body and to the mayor in regard to elections and things of that nature.

MAYOR: With the Georgia Assembly meeting in about a couple months where we're asking whatever we need to see done, that's going to be on their side. It needs to be up to them in time for them to make some. Correct.

CITY MANAGER: Okay. And, this last one is just something we're looking at. -, I'm going to I'm going to defer to Chief Eddins. He wants to speak on this. Do you want to speak on this, chief? Can you see? Okay. -, let me speak on this. It's one of the changes that he recommended. We kind of look at.

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CHIEF EDDINS: The Waycross Fire Department is in a unique position when it comes to working with the Insurance Commissioner's office. We actually have a resolution with them from the 1980s to where the fire chief is the authority having jurisdiction. So when you read the codes and even there, -, rules that are referenced, HHG Authority having jurisdiction, if there is a conflict or we are wanting something specific done in our community, we have the final say. So when someone submits plans, whether it's even a state agency, if I want a sprinkler connection, put in a certain place, they have to abide by what we asked to do, not by the code. So that's that unique position. So we just make sure that it's out to where people come in and want to do business with us. And now we do work with the state Fire Marshal's office. So we want to make sure we're on the same page. But if there's something that's unique to how we lay out buildings and roads and streets in our community, then that helps us with our fire operations. That may not be what another community has. So we do have that unique relationship with them, and that's what that's about. So I would like to have it in writing. And we've had some where people have called the state fire marshal's office and said they're asking for a certain thing. And when they found out, they said, whatever they're asking for, you have to abide by it. And so that every community does not have that. And I'm thankful that we have it, but we by no means do we abuse that at all. Okay. Are there any questions on that? Thank you.

CITY MANAGER: Thank you, thank you. Mr. mayor, any questions I'll move on to the next item.

MAYOR: Commissioner, do you have any questions for the chief or myself?

CITY MANAGER: Thank you, Mr. Mayor. Next. Mr. mayor, we're moving to finance update. Utility conversion study results. As you know, we did. We had two studies done.

CITY MANAGER: So it appears that the rate study was not put into the Slideshow. I'm not sure how that happened. So the commissioners have a copy on their desk right now, and I'll make sure we put this on, on the website and on Facebook page for the citizens to look at. But as you know, we had two rate studies done. We had one. This was done by engineering department and then we had one conducted by GMA. Uh, if you look at that first slide, you see it says revenue versus usage. We've talked about this before. -, our residentials the first slide is kind of showing, -, how much the revenue is created for the residentials and versus their usage. And then the other side that you see the commercial side, how much revenue is created and that usage, because I've always stated commercial. -, they use more water but pay less because the rates. So we're not calling this, -, raising water rates or utility rates. We're calling this getting our water utilization back inverted the way it should be when compared to most cities of our same scale, size, and scope. The next slide we have for you the rate adjustment recommendation from FEMA when he did his slide study. He used his slide by using the input of gallons used per month. As far as this study you see there, the current total water bill is 2746 with a proposed increase for, you know, if you use under 1000 gallons of proposed increase of 9.24%, which is actually \$2.50.

CITY MANAGER: And same thing once you go, 1000 to 1999, the current rate is 3290. He, after his study and conversion 12.4% proposed raise for \$4. You see, it goes all the way down to the bottom where our commercial uses are much higher. 8000 to 9000, 9000, 10,000. And roughly, they're required to pay. That's when it gets into the 20 to 25% increase is as far as price going up. So if you looked at a scale, you would see that it would kind of make everything parallel as it should be. So -, kind of just kind of decreasing the overall cost for the residential and those that use water less and kind of increasing the overall cost for mainly commercial, because those are the ones that have the biggest utilization be a little bit higher. On the next page, you had the rate adjustment study by ESG engineering. You remember this? Uh, and they went by straight size, and there was a two-inch, 3 inch to 4 inch and six inch and eight-inch, same concept, similar concept. I mean, -, and they had the current sewer and water bill combined together versus just the water bill. And that's when we kind of looked at raising the rates over three years in increments. I use the two-inch meter, so a combined bill of \$76 10% over time or three years. It would kind of raise it close to \$15. So those were the two comparable studies one using

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overall water gallon use and one using size the size of a meter. Both of these both of these kinds of paint a picture just simply stating we need to raise the revenue for water and sewer. I know our water and sewer account, -, we might bring in \$7 million, but we're putting out about \$10 million to catch up with all our water and sewer projects. So it's not a subzero just because we have \$7 million of revenue, you can't really look and tell the amount of money that goes into, -, catching up in the actual budget. You have to consider when we do any street projects, more than likely going to do some water and sewer projects beneath that. And that's got to cost. A lot of times that cost is not associated into our budget, because we don't know what it's going to be until we open up the street. So, -, and at the same time, the money we're bringing in right now cannot keep up with the deterioration of our infrastructure. I've said this many times before, -, since I've been here, -, I say bring back. We will bring this back up when we could. We do need to, at some point, -, get size. Right. Our water utilities, -, we can no longer just let it be. -, like I said, our stuff is too fast to keep up with it. I'm going to let the. I'm going to question the commission. Read over this. -, like I said, we've done these 3 or 4 times now as far as these studies, and they paint the same picture. -, in next year's budget, we would like to incorporate the changes. We can't do it now. But during the next year's budget discussions, we'll be a part of that discussion about raising our rates. And once again, -, those citizens at the lower end will not be as impacted. -, you know, especially if y'all decide to do it over 3 to 5 years in increments. -, and even the big commercial rates were not gouging them. We're just asking them to pay their fair share of water usage because they use most of our water. So that's all we're saying. And if the commission is not satisfied with my two studies, they can actually reach out to other cities and look at how their water is set up with other commissioners, and they'll see that their commercial rates are much higher than their residential rates. And I apologize for any questions on that.

MAYOR: Commissioner. Any questions?

CITY MANAGER: Thank you, Mr. Mayor. Uh, next, Mr. Mayor, we're going to move into infrastructure, and I'm going to have, our engineering department, and I don't see him here right now. Uh, I'm not sure what's going on at, but for the roads update, we did I think the city attorney did review the contracts for the roads, and that's approved. So, we'll move forward on those roads that were approved from the last meeting. I'm going to ask the commission. There was a decision that was not made about the next road being done. And I'm going to ask for a decision today. I went back and looked at everything and just so we stayed consistent. I'm happy to go back and I think with the long road was it was it Scriven's can't remember. Yeah. Yeah. So, I would prefer that we stick to what we agreed upon as far as the robotics versus jump over that road, because we start jumping over all the other roads in the in the long, long term. Charlie has assured me once he, he pulls the core samples and a few other things, that he will be able to cover that 1.9 million with that entire road. I think I just think it's fair because once we start, j-ping over roads again, we'll never stop. And then the robotics that list itself will be irrelevant at that point in time. So.

MAYOR: I almost asked the question about when we do the robotics, what we have a pricing for the robotics as well, don't you?

CITY MANAGER: Estimated pricing correct, Mr. Mayor. And as he stated the previous time on the roads update the roads, they came in less than we had at one point. It's actually 1.8 million left over. And we were concerned that the initial quote, for the street discussed was 2 million. But I think we can get that down. Like I said, he got a full core sample and do some other testing. And once he does, I think we get about 90% of that road completed. so, I just feel like that's the best course of action to do. And I'm just asking right now for consensus on that so we can move forward, because the longer we wait, -, the more expensive it's going to get. And we just like these roads now. Took us some time to finally get to voting on them. And I don't want to waste any more time. You know, we agreed upon this a long time ago. We want to work off that list and start getting stuff done.

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MAYOR: So if you would put your statement and just write one sentence, I'm going to bring it to the commission. And that is you want to use scriven? Yes. Okay. So we'll start with district two.

BENNETT: Yes, sir. Okay.

FELDER: District three. I have a question. Okay. Commissioner. -, what if the commission chooses to not vote on Scriven Avenue? What are the other five roads that are up for pavement?

CITY MANAGER: I don't have a list in front of me, Commissioner. I think I sent you all a total list. You did? But I'm just saying, if we start doing that, then the next time the roads come up again, we'll be back and forth and like I said, it'll take us another 90 days to go back and forth. I fully respect I was asking for a vote. Each commissioner can vote. No, I think I think you're on a tie breaker on this. Mr. mayor, if you choose to execute that just so we can just get this stuff done. that is one of the major streets to get. We get complaints about, -. That's part of my reason for coming to the commission. I did talk to some citizens, and you know, we'll never be able to fix all the roads, you know, as fast as everybody wants regardless. You know, so we do have that matrix of the worst roads. And I think that was the first thing we agreed upon using the GDOT study and Robotics study. I think it is fair that we do it that way.

MAYOR: So we have what you need is a consensus to put it on the agenda for tomorrow. And so far, we have one. And a question. What about district three? You said you had a question. Could we change the roads?

FELDER: Yes. I have another additional follow up question. Okay. You mentioned about the robotics study. -, has the list of the paved roads. On what? The roads utilizing the robotics study. How does that compare to the list that's on the Waycross app under each district regarding roads that are for repair.

CITY MANAGER: I look at that, but the robotics is what we go by. It might be separating districts per district. What is the worst. But the overall list is robust. Y'all got this at 730. So yeah.

MAYOR: I think that was the discussion we had two years ago. Yes, yes.

FELDER: I do recall that discussion. I asked because the list that you sent out, -, based upon what I reviewed, it doesn't align with what I'm seeing. That's online. Okay. Well, I'm looking at the current robotics list. Okay. And I understand that is the list according to health, sport and traffic. Yes.

CITY MANAGER: I look at the I look at the app. It's you know, it's still in the forming stages right now. It might be a possibility when it transferred over. It could have got skewed towards data. We'll fix that. I can hear my voice now, but I'm talking about the robotics. This we all voted on that we're trying to do. And I'm just asking you, we can just vote on tomorrow and whatever decision y'all come up with, we'll execute. I just want to go ahead and move forward on this stuff, because the price of everything is still skyrocketing right now. And the sooner we, like get a contract, the better.

MAYOR: District four.

HOPKINS: Well, I just want. To make sure that every commissioner gets a share of the streets. And I know by the robotic list that I see that some got a lot more than others in some certain districts. And I've got Atlantic Avenue that is really, really bad. You can see the dirt. There's no asphalt there anymore.

CITY MANAGER: So, Mr. Mayor, if I can like the first guy here because we were. We can go back and redo that if need be. But like I said, it'll cost us at least a year to go back. So we agreed upon the to do the worst streets no matter what district first. So that means some commissioners, you know you the first time you might get more. Second time you might not get any. But this way we stay fair because in

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the past we were just j-ping around and whatever. And that's you know, it was actually costing us money because we didn't do the whole streets at the time either. So this way we're trying to do the entire streets and the worst streets. Now, if we want to go back and look at that process, then so be it. But, you know, every time we do this, we just we just we delay the time. And time is our worst enemy. Not necessarily anything else. Uh, time meaning the roads are falling apart and every year, an increase in inflation. No matter how much money we take in, it's not going to cover what we need to cover. So the robotics and the study was the most effective way to take out any of the emotional side of this. -, that's why we did that. That's why we agreed upon it a while back. -, so, -.

MAYOR: My question just for you, Mr. City Manager, along the lines of if we've already agreed, why are we having this discussion?

CITY MANAGER: Well, like I said.

MAYOR: Somebody brought it up to me.

CITY MANAGER: So, like I said, I'm bringing it to you for a vote this time and not to be took back for consideration, you know, because we'll take it back again to be, you know, two months. So we have the list. It's prioritized. It goes worst roads, worst streets, based off of data, not anything else. we agreed to do that. I would like to stick to that. if we're going to change it, then that's a whole other conversation. But I don't want to keep. That's why I bring up scribbling, because if we started changing it, then it would. Then two months from now, something else would happen. We'd be changing again. And then we go back to the. We remove all the data collection and the emotions. Well, not necessarily emotions. It would be how we set up on the commission to do to get things done. So okay.

MAYOR: Let me clarify for myself. We've already agreed upon robotics, health scores and those kinds of things. The commission at large. Correct. Okay. We've already reported the list. Correct. So now we're back to this again. But we're here because of what? Well, did someone bring up. They want to change the list.

CITY MANAGER: Well, in this situation, the street that was next, -, is quite costly. And I did bring that up. Like I said, maybe looking at the next four and j-ping that. But after reevaluation, I just know I'm coming back now saying we can stay with that street because it just it keeps us off. The ones that I did.

MAYOR: I got you; I got you because I was thinking that we'd already agreed upon this, and that was during the time maybe two years back, we agreed that all of this would be done. So, if we just stick with what we originally said, because that would require a vote that I know of.

CITY MANAGER: Yeah. And the problem is like, we just stick with this list and we when the money does come in, we just execute because we come back and keep debating. We're always going to be, you know, and even with this list, you know, we did debate it even after we voted on. We did come back and talk about it 3 or 4 times again. Yeah. So, like I said, it's time is our enemy right now. So, like I said, we just get a vote on moving on to the next street and then go from there tomorrow.

MAYOR: Right. This is just moving forward. Just keep voting on the same thing over and over, and you keep bringing back the same stuff. Okay. The immediate need is that that road needs repair. Correct. So we need to go ahead and just do what we said we were going to do. And if we keep thinking about it, you know, it's kind of like buyer's remorse. You get something, you think you got it, you think you like what you got, and then down the road you change your mind about it. So in this case we've said what we plan on doing. And that was under another commission altogether. But we all agreed that it seems like everybody's okay. It's just the exception of we might want to add a road here or add a road

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there, but I think right now we just need to do what we say we're going to do and then add those roads to those other roads.

CITY MANAGER: And this is another positive thought. You know, the TIA list is coming up soon. - , the money's for the bypass. Will be finished being collected by, -. I think it's, -, February. So we'll be starting with that money for our streets. Uh, on the tier list at that point. So we'll start working the tier list as a separate whole list. -, we start working on that next year, so we'll keep going with the streets. So we'll move on from these streets and we'll run right into the tier list, which is going to be great. And the bypass and all those other things that the citizens are looking for to get done in the community.

Okay.

MAYOR: So five. What are your thoughts? Because you weren't here last week.

NELSON: Correct. Take two tomorrow. Vote on it.

CITY MANAGER: Okay. Thank you, Mr. Mayor. Uh, next, Mr. mayor, we're moving to the parks. - , I sent those commissioners who were a part of the parks. -, grant. And, you know, those parks came in over budget, and I sit down with Charlie, and we discuss the parks, and I sent some recommendations to those commissioners about the parks. A lot of that stuff is it's not even a conversation. We don't have the money to cover some of those things. As you remember that that Grant was about three and a half years ago. And since then, a lot of things have increased. So I sent the list to the commissioners, to those commissioners, those specific parks to look at, -, what I'll do. I'll wait until the next meeting. And when Charlie is here as well, and the commissioner can send me their feedback, about those changes, and we'll go from there. But like I said, there's not a lot we can do at this time. really try to stress some things then, one of the parks is way over budget, so, you know, that money has to be split evenly to all the parks. So, there wasn't a lot of choices there. We did keep to the theme of the commissioners for what they wanted. -, some stuff like parking and certain things. You know, it just it just won't be done right now until we get some additional funding.

CITY MANAGER: Now I will pause there for any comments from the commissioners.

MAYOR: District three.

FELDER: I have a. Question regarding the email that you sent regarding the park plans. -, will we have an opportunity to meet with Charlie and or Trey from ESG?

CITY MANAGER: Yes, Commissioner.

FELDER: And when will that be?

CITY MANAGER: Uh, it was supposed to be tonight, but I will verify with him next time it's going to be in town. But, we're trying to get that done with the prior to the next meeting. So, when we bring it back up, everybody will be made a decision.

FELDER: Thank you.

CITY MANAGER: Okay. Thank you, Mr. Mayor. Uh, next, Mr. Mayor, we'll move into the Kettle Creek lift station. This is just an update on, I know many of you saw what happened on social media, and. So, you got a copy of my notes? From what? I'll read it for public. Public record. So, we received a call from the Georgia EPD on November 7th, 2024, regarding the complaint from a citizen about an odor at the city's Kettle Creek station, located off of US one near Jamestown. Uh, we went out and investigated the odor. Uh, the lift station was working properly, and we spoke to the concerned citizen

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and let him know everything was working properly. Uh, we explained to him that the smell, you know, the odor may come from morning or late in the evening. Uh, when the air is a little thicker. that's how the stations work at the time. The citizen informed us he had seen four different septic trucks coming and going near Kettle Creek area, and he was worried about them dumping on the ground. we discussed meeting engineering department, and INFORMARK. We discussed putting cameras out there just to see what was going on. But the Kettle Creek trunk line runs through private property in Jamestown and the area, and the city would need permission to put those cameras out there. So we couldn't do that. -, however, it turned out that the company in question, they had a permit to dump at the, -, the West Jamestown station. Uh, they had a permit because during the hurricane, the lift station had no power, and the company needed to discharge their portable toilets that they were locating on the recovery effort at Trembling Park. So, they were they were doing that and staging area. So we did get permission to do the dumping and Pacific manholes until the station got power. And that was a while back. Uh, it was outstanding. They didn't have any permission to dump anywhere else. And that's when we did our investigation. They were supposed to dump before the sewer meeting. which is found between the media and the city line. but For my review research. They were not dumping as agreed upon. But I did talk, to SR, you know, the water company in the county regarding the illegal dumping, just to make sure that there was no confusion about that whole process. we do have a difference of opinion on how that works as far as who can give out permits. as far as using our resources in the city. City resources. And based on that meeting, I'm going to request, because the Satilla Regional Water and Sewer Authority, our contract with them, is up for review next year, 2025. I'm going to request that they send all truck disposals straight to our water waste treatment facility versus allowed to dump in any remote sites. the other problem with this, and like I say, I have not always understood this process. But when I do return, from other cities traveling, I have seen other things as well with trucks and places they probably shouldn't be. I think it just covers us all. I'm not throwing stones at anybody. I just think we do it this way. All trucks can be accounted for at that point, so that will be a formal request. when we do that contract next year, to the commission body. But I wanted to update you. I know it's a lot of stuff going on around on social media about this. so like I said, it might be a disagreement on what and what was how but in my assessment, it was not the agreed upon location, but we're past that point. I just want to make sure we're moving forward, that we can track where they dump their waste. And I will pause there for any question the commission might have.

MAYOR: District four

HOPKINS: So, do you know how long this has been going on prior to the storm?

CITY MANAGER: -, Commissioner, I don't want to speculate. I did talk to some other citizens who made the same complaints, so I'm not sure. One other recommendation is going to be. We can secure our manhole covers. There are lots of those devices. Of course, they won't come in the city and dump as much as they will come in the county, because the county is much bigger and they have a farther area to spread as far as, maintaining the sewer lines. So that that will be in the discussion as well. -, maybe a small perimeter of just putting secure locks on those manhole covers. That way we can manage them better. Same thing with the lift stations about if we do make an agreement for a certain lift station, they should have. It should be locked to everything. Should not be open to just be wide open like it is right now, but certainly is agreed to that part of it. So I don't see any issues in the future. But like I say, I just want to and I want to say how long it's been going happened in the past. But I think right now we need to put an agreement. Everything comes to the plan, and then we kind of put locks on those manhole covers that we can.

HOPKINS: so that contract, isn't that contract on 50-year contract.

CITY MANAGER: Yeah, but it's coming up in 2000. It's next year. It's coming up for review. And they open to modification. They want to be partners and they want to make sure there's no

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misunderstanding about how we how we all do our business together. So I think they'll be okay with what we're going to request to them.

HOPKINS: Well, I was under the assumption that, all that would be treated in our treatment plan and not them would be allowed to d-p other peoples in there. Yeah.

CITY MANAGER: Correct. Commissioner. I'm not, I'm not. I don't know how that happened. Like I said, right now, we just want to make sure that it's in writing that they come to the treatment plant moving forward. That way. It's clarified because there was some misunderstanding. They could do permits and dump what they told them to dump. So.

HOPKINS: Mr. Mayor, has Mr. Huey, have you read that contract? Because it's. I think it's quite lengthy.

HUEY SPEARMAN: Right. I have not read it lately. I seem to recall it when I was here before. but I don't recall all the details. But I'm happy to go back and look at it. But I think he's right, though, in terms of where they have to d-p, though, they just can't d-p anywhere.

HOPKINS: Right? And that's the reason I thought the agreement was that they could only. And we have customers out there doing that they can get, you know, have permits and they go through our water system, water source system. So that's the reason I was wondering how they ever got started, because from what I understand, they don't I don't think the contract states that that's the reason I asked the question, that they can dump there. I think that agreement is strictly with the city water and sewer, and it's to provide sewer for them only. Am I correct?

CITY MANAGER: Correct.

HOPKINS: In other words, I do know denied that the particular person they're talking about, he he has he has d-ped at our city station out there. So I just wondered why he's allowed to come into. Yeah.

CITY MANAGER: Yeah. Like I said, whatever the misunderstanding was, and we discuss it and just move forward as being right. And you know what? The protocol should be moving forward. And then we all should probably take some additional steps to secure some of the manholes that are, you know, wide open for anybody to d-p when they want to because nobody's watching those manholes.

HOPKINS: So we intend to put locks on them.

CITY MANAGER: I'm going to request that certain, manhole covers. And right now, Mr. Pope, he's going to get the plans, -, all the lines, and he's going to give us recommendations on which manhole covers we should put some locks on, because some of the manhole covers are down a dirt road somewhere. Nobody will know, you know, -, how you know, he dumps at that point because his. And although all the lines are not connected to the city line, we only have one main line from the county to the city. You know, we just want to pick ourselves. Like I said, I feel like Tyler is on board about protecting the water as well, so it shouldn't be an issue moving forward.

HOPKINS: I have one other question. -, on the water and water side, we just had a sewer not too long ago. The water's been there for a while. Then they came in and added this was out in the Kansas City sewer. How do we monitor them? Because we charge them by whatever uses they do for the water. Is that correct?

CITY MANAGER: So it's part of the agreement with Mr. Pope is doing. That's another thing. They're going to show him how they calculate that that payment because we don't you know, nobody's sure how that's done. So they're going to get that to us that those numbers. And then we're going to we're going

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to research it. And if it makes sense with our engineering department go from there. So like I said, this whole incident just brought up a lot of questions. But like I said, I did sit down with them. We did talk about it. Nobody's hiding anything. We're going to try to get rid of all the misunderstanding and just get clarity for everyone. So moving forward, so we're not confused anymore about how the intake is calculated. Who does what? Who can do what. It's.

HOPKINS: So, I would like the city attorney when he gets through reading that contract and going over it, I'd like a briefing because I know another thing is, I think someone in that contract, we can't go up on their rates for water unless we go increase our rates. That's the contract. So, I don't know, I wasn't here when all that happened, but I think there's some things that really need to be modified.

CITY MANAGER: Oh, I totally agree, Commissioner.

CITY MANAGER: Okay. Thank you, Mr. Mayor. Yes, Mr. Mayor. We already kind of talked about things. We're going to move into the 101. That's the Citizens Government Academy that we'll be launching. Let me go to the slide. We discussed this last meeting. These are the details we're going to do. The first course is scheduled for 3 to 7 February 2025. Uh, what we'll be doing. Registration. Registration is going to start December 2nd and it's going to be online. Uh, we're looking to facilitate 40 Waycross citizens during the course. -, the course will run two hours in length nightly with both video and verbal presentation. Uh, it will consist of five blocks of instruction. Uh, the first course will. First course will be the charter. An introduction. That's where we'll go over the charter in detail, explain the charter and kind of do introductions, from the commission and staff and myself. The next portion of the course will be budget 101. That's when we'll go into detail about how the budget is approved, how it works, and how it applies to you as citizens. Uh, then we'll do this. Is your workforce roles and responsibilities. That's what we're going to each department and detail, how they're paid for what they do and their functional activities throughout the city daily. Then we're going to have a director panel. Uh, Q&A will be all out. There'll be all our directors at that point, and then the last day will be the mayor and commission panel. Questions and answers. And then we'll present these, the certificate presentation to those who complete the course. -, we're going to get the meat of the course from the GMA website. So we're going to go straight from that. As far as the session material, I did borrow some of the videos from other cities who have, -, already have these this course going on. Uh, it's going to be very valuable added in my opinion, because as you all know, -, many citizens don't understand how a lot of this works. And I think by incorporating this, it'll really get it out there to the citizens and to make everybody's life a little bit easier, especially the commission, we have to make these hard choices because they'll better understand why you have to make hard choices with the budget and a few other areas. -, the target right now is to do this quality for a year. So four times a year. It's possible I'm going to structure it in a way that, -, anybody can really teach it because you have the video, and you have the talking points. I will do the first lead. -, the first the first course. And then based off of that, we'll sit back down and kind of look at it. And sometimes we'll be doing as well, but we'll kind of see how that looks. -, I'm excited about this. Like I said, I've seen the other, other bigger cities. I think it will work. -, so I just want to present it to y'all so y'all kind of know what's going on. We've been talking about this for a long time as well. So I want to go ahead and put it into real life and real facts. Uh, it's kind of going to be working alongside our police academy, our fire department academy, things that they do as far as, -, providing information to the community and kind of be the tail end of that stuff. So, -, once they get done with that, I think all our citizens will have a better understanding of how difficult this job can be, and also a better understanding of some decisions that are being made from day to day within the city. And I will pause there for question on Waycross 101.

MAYOR: Commissioner. District two. I'm good. District. No questions. District four.

NELSON: District five. Nothing is a great idea, Mr. Mayor. Good job.

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CITY MANAGER: Thank you, Mr. Mayor. So, next, Mr. Mayor, we're going to move into onboarding travel changes a lot of this came. It was already being worked, but based off of recent events, I thought we needed to go ahead and adjust it right now. -, just to make us on the legal side of certain things. -, we'll go to the slide so everybody can see it. So we had a long discussion about the credit card policy. -, who can do what? and have them look at the first thing. Have them look at who it actually affects. The state law that governs the executive body. Legislators and myself. -. that's why you look into our handbook. We're referencing state law, not anything else. We can't break the state law. You know, just because we decide, decide to. So what I'm doing right now, I'm going to read something to everyone because as it currently reads, executive and contract employees of the city are excluded from these policies unless otherwise stated in employment contract. I'm considered contracted. So if we if we allow this to be here, I'm excluded from all policies as well. And I know we don't want to do that. We want to hold everybody accountable. -, I did look up executive -, versus legislative. The only executive person technically is the mayor and myself, because we have executive authority for the city. -, the body itself is legislative because they have the budget and things of that nature. Not a big detail, but what I want to do. And I'm going to let everybody read. You all have a copy of this, but I want the citizens to kind of read, -, not just the citizens, but the workforce to read the policy, because a lot of them had questions as well. After watching some of our videos. So, -, and at the end of the day, you know, we're going to do, -, live by air, we're going to go back to the workforce and make sure everybody understands the credit card policy, -, moving forward and signs off on, on this document. And I would like the commission to make the change in the handbook where it reads employees, including election officials, are expected to travel or authorize business with, have certain expenses paid by the city, -, and remove the portion where we, including myself, were exempt from policy.

CITY MANAGER: And once that's done, once that's removed, we'll then, -, we'll go ahead and adopt the handbook again. -, I think the last time the handbook was adopted was 2017. We've been making modifications over the last few years. And what I want to do now is it's all been updated. Go ahead and legally, -, adopted because we just kind of just talking about it for a long time now. And I got called in at two. -, one of those things, again, where we kind of discuss it, discuss it, discuss it, and it never gets put in place. But like I said, I want to stay in accordance with Georgia regulation. and like I said, we all should be held accountable. This is not anything more than that just so everybody understands what the policy should read. And I pause there, Mr. Mayor for any questions on that.

MAYOR: Just add a comment to that. Under Mayor Billups and also under Mayor Knox there has already been a policy where each of us has to sign out once we get a card. Once you get the city's purchasing card, you're supposed to sign off. And then there are some requisites that are listed in the document. So if you go back to your. read the whole document, you probably can't see me.

CITY MANAGER: So, Mr. Mayor, that kind of dropped off during the period of time without a city manager. And also, without a finance director, I think. And then you had directors' kind of filling in. So I did look at the dates on that. -, Commissioner Nelson came in on my time as a commissioner. He signed his policy. -, so moving forward, Commissioner will sign it. We all signed it moving forward. But there was a gap in there when nobody signed it. -, but I think that was due to like I said, it was constantly changing out. And that's one of those things that just never got that traction. So but recognize there was an ordinance in place. So that's still in place.

HOPKINS: And these changes are made. I think that we should get the opportunity not to do it on Monday night and vote it on Tuesday night. I think you need to give us time to thoroughly look at and compare what the changes would be made and highlight the new changes in yellow so that we can. That's a thick book of that handbook, so we can really see what which ones have been changed.

CITY MANAGER: Understood commissioner. I briefed the handbook quite a few times. But some of this is state law. I just want, I want that's not debatable.

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MAYOR: And I do understand regarding this mainly with the mayor in my role and the work that I have to do, I'll be traveling with that. And so that's going to take a little bit different approach. Of course, I have a different assignment. So that means that I do differently than the commission will do. But we do understand that each one of the principal persons who are going to be using cars will cosmo and so we know that part. Prior to moving forward, we'll go ahead and make sure we hit our signatures on something. And then as we look through the handbook and the decisions are made, I'm sure we'll extract the portions and parts of it that need to be dealt with, because I'm sure it's not the whole handbook that we'll be dealing with. We're just going to be dealing with certain things.

CITY MANAGER: Yeah. I brought the changes so far, this last year and a half, so it's not like, -, when we go do the same thing, and we're going to get back and look at it and 90 days has passed again. So, I just asked like the state stuff, the law, we need to go ahead and stick to that and make that change immediately.

MAYOR: So that's going to have to be because otherwise what do we want to not. The Georgia General Assembly has already said that we have to follow the instructions that if we don't have, -, in place for that particular section of the doc-ents. Correct. And they did just do something 2023 and 2024. Regarding purchasing products. Great.

CITY MANAGER: All Mr. Mayor if there aren't any questions? You can move into the next item, which is the Christmas light update. And, As I stated with the ARPA slide with the \$92,000 that we had from interest, I would like to take some of this fund out. I took the portion I could authorize already in bought some, additional lights, but I would like to take some more out of that fund to address the Christmas light situation. I'm not sure if you all can read that. -, altogether, but I'll read it to, -, the public and to the body to hear it. So the Christmas decorations that have been used right now for the tall poles, they got purchased by a group in 2010. I think it was a group of citizens got together. Uh, they were the ten set decorations, and they last between 8 to 10 years, so they exceeded the life cycle. A while back. -, but the traffic department, since that time frame, you know, they've been trying to clean them and keep them going, over the last five years. But, you know, they've reached their life cycle, and they can't be repaired. So, -, and then at the same time, some of our poles have quit working. They've not been working for a while. I'm working with Georgia Power to resolve that. -, you'll see that question a little bit later on when I ask that request. But that's the gist of where we were. Uh, what I'm trying to do now, because we have that \$92,000, I'm going to take, I would like to take some of that, -, and focus on fixing some of the lights. Of course, most of our population is going to come downtown, -, downtown and Oak Street area is on Plant Avenue. As far as Christmas activities and the parade, lighting, the Christmas tree, all those things. So I want to start there and work our way out. -, that'd be the center of gravity. And then we'll go down to Davis, the rest of the plant, memorial, and park corridor on the other side. So I already purchased 23 four foot Christmas decorations. They are smaller, but they were fast to come in. They will be in, -, this week. and they're very they're not tinsel. They are the, LED lights and they can be seen from 15 miles away. So we just got to make some modifications on some of the lamp posts to put those up. so we're going to start those kind of downtown and work our way out. -, the other post, and George Powell is going to help us out with some of the power issues right now. -, but to fix all the outlets is going to cost about \$11,000. This is throughout the city I do want to start doing that immediately because, -, there's a lot going on with Georgia Power. So the sooner that we can authorize, -, that amount of money to fix the light poles as soon as they can get started, go take them about four months to fix every light pole in the city as far as putting them outlets on it so it can have power, -, for Christmas lights and stuff of that nature. So, -, we've already priced that amount with Georgia Power. We could finance that and add that cost to our monthly utilities budget, or we could pay the \$11,000, -, straight up. So, -, but like I said, they got to know pretty soon so they can go ahead and get started. -, you can't see that. Well, you can see that on his email. But also, I would like to there's a quote that the commissioners have, and they said, quote, for \$19,888 and \$88, and it's for 36 foot pole, -, Christmas lights. And they can get those in here before Christmas as well. So that will come also out of that 92,000, -, dollars of interest. And that will allow me to start within the city, I mean, within the, -, downtown

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area and really work our way out. -, probably reaching the, the boys of the city, because on top of that, we're going to take down. We start taking down all the tinsel, the old Christmas lights, and we tried to take the best of the best, and we have about 15 lights left over that can, you know, can be salvaged. They still work. They're still light. The rest of them we got to throw away. But with that monies, -, that would still leave me around or not really leave us around \$52,000. The rest of that money would go to doing the flooring, coming in here, fixing some of the outside of City hall, getting the carpet cleaning here. And we still have money left over for other projects for the building. -, but I want to go ahead and start some of this as soon as possible, because it's just important. Uh, the carpet has not been cleaned in some years. Uh, it is causing a health issue with some of our employees from the dust. So the carpet cleaning throughout the building is about \$3,000. -, we cost \$3,000 to do. And the outside here, about \$9,000 to replace the floor out here with some different material. So that's kind of the Christmas update, I think. Uh, well, I did miss the point about the tourism board and the downtown. The tourism boards. And I want to say the, -, the Downtown Development Board, they're going to look at creating a, a business home, -, decoration contest. And we're going to also be asking the businesses to help. -, I call it Dollar Tree Downtown. So all those crape myrtles around here, they're going to ask people to kind of adopt a tree. I'm asking for that as well. And they can make the trees look better. We do get some items to go on the trees, but we think this might be fun to do for the rest of the cities. And like I say, those two authorities will go around and kind of put this out for us to contest. Then the commission will go around. -, after that fact and kind of pick out the 1 or 2 and the third-place winners, and then we'll have a prize for those people who win. So I think by doing this approach, -, it's about a 75% solution as far as fixing the lights. -, but it gives us a good big portion of lights getting fixed, and then next year we'll have more time, and we won't. I won't wait till, -, right before Christmas to buy lights. That'll be much cheaper. And then the money that that we put aside for, then we should be able to get extra lights. At that point, we'll have backup lights moving forward. So I apologize for any questions on the Christmas lights update.

HOPKINS: I have a question, Mr. Mayor, on the poles that we used to have electricity on every tree that we have planted on sidewalks, and somehow the receptacles are still there, but the wires have been cut. And that's what I mentioned to you the other day. -, is that included in fixing all those receptacles on those trees?

CITY MANAGER: No, Commissioner. At some point in time, -, a decision was made to pull all that up. So none of that works as far as outside of the park area there. -. I'm not too familiar with what happened exactly. I think people are using those outlets. It was costing the city extra money because they were sticking out of the ground. So they all they got removed. All you see in the ground right now, they didn't totally remove the outlets in some cases, but none of that works. I don't have the quote. They're getting that right now for me to get a quote, to put all that back in place, I'm sure there's going to be a significant cost. So once I get that, I'll bring it back to the commission for consideration.

HOPKINS: All right. Well, let me ask you this because I mentioned this to you. The way they do it at the beaches, they light up every, every primer on every sidewalk. And the merchants do mention to the merchants do adopt a tree. They have outlets there. So if they're going to adopt a tree, it wasn't going to flood them in it.

CITY MANAGER: Yeah. So they're going to work that out. I don't want to get too much into those details. Some store owners will allow people to use their outlets, -, outside their businesses. -, I'm just going to come through or my team and look at the safety aspect of it. So when I say adopt a double murder. I'm not saying lights, I'm saying decorations. That's what we're talking about. Yeah.

HOPKINS: Yeah, we had a thing at one time where Downtown Development Authority took over the parks, and they adopted that park from the hotel. And we had some huge, big declarations. -, that's when that king was here, and he ordered a big declaration. Did they are they going to still adopt that park and do that park? Yeah.

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CITY MANAGER: If you if you ride by tonight, you'll see they already put it up. So it's already helped them put it up. So it's everything's already up.

HOPKINS: So these nights that Dan's already ordered. -, when are they expected to come in?

CITY MANAGER: Uh, so the four-foot lights to be in this week. And once we if I get the okay to do the six-foot lights they said before Christmas. I'm not sure what that meant. I got a check. I'm not bad. They said before Thanksgiving, so I don't know what the date is. They just said before Thanksgiving. If you ordered this week. Yeah.

HOPKINS: Okay. Do you want us to approve that tonight?

CITY MANAGER: I would like to. Yes, I would like to commission.

CITY MANAGER: Because if you don't get anything up and take those pencils down, -, we've got to have something to make it look, Christmas spirit around here. So that's those 16 you ordered has not been going to be near enough.

CITY MANAGER: Well, we have 82 total lights right now. So, -, it's done right here. -, so with the 30 and the 23 that we got, I mean, that's going to cover a big portion. And with the old lights, once we take the best of the remaining lights, it'll be the same 82 lights. And like I say, but then once we next year order a little bit more advanced, we'll replace those remaining 15 to 20 lights and then probably by a little bit more to keep it in stock in case, you know, something gets damaged or anything like that. So, -, we have plenty of enough lights to spread around throughout the city. -, I'm just stating that the downtown will be the focus area. We'll expand out from that way. Uh, as far as the, you know the newer lights. Then as you go farther and farther and farther out, it'll probably get to the older lights, probably on the very edges of the city. Yeah.

HOPKINS: The merchants association is different than the WWE. Yes. And so has anybody talked to them because they're a separate entity. Has anybody talked to them about adopting the other part right there? Yeah.

CITY MANAGER: Mr... Simmons is working with them right now to deal with tourism meeting, I think, next week. And once they all talk about that, I'll bring the results of that to the next meeting.

HOPKINS: Because the gazebo looks real pretty when it's lit. But a lot of the bulbs are out. Yes. And I think they're replaceable books. Yes. So I just I think those two parts for the Christmas parade being downtown and people coming downtown to look at the lights, I think it's very important that those two parts there get highlighted with a lot of lights. And I think we had enough electricity going to those that we could do that.

CITY MANAGER: Yes. The two downtown parks, they have power.

MAYOR: Commissioners. District three. no District two. no sir and district five, no sire

CITY MANAGER: Mr. mayor, we're moving to the appointment for the board and post six, which is Mr. Larry Lockett. Oh my bad. Post five and post six, but it's like it was recommended for post six. We have no recognition for post five.

MAYOR: So we need someone for post five.

CITY MANAGER: Correct.

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HOPKINS: I have someone in mind that I always call and get permission from them, that they want to do it before they're committed, and I'd have to do that for this. Okay. We just got this, so we need a little time. Okay. See who we can point.

CITY MANAGER: Okay. I stand corrected. Mr. Lockett stepping down from post six, it would need.

MAYOR: Okay, so you need both five. Correct. Okay.

CITY MANAGER: Okay. Uh, next, Mr. mayor, we're going to need an appointment for the land bank for post three.

BENNETT: Mr. mayor. Yes. -, I spoke with Mr. Simmons, and he accepted this position. For the land bank. This is Mr. William Simmons

MAYOR: I look to the city attorney on these posts. Do we have any dates that these last where they started, where they end, and then when they have to be reported.

HUEY SPEARMAN: For the land bank.

MAYOR: For the land bank and also the zoning? Yes.

HUEY SPEARMAN: I'm not really sure. They expired December 31st, 2020. Where were they? Oh, they will expire December 31st, 2024. So we have some time to appoint someone. Yeah, for five and six. Yeah. Okay. And, Mr. Mayor, the land bank appointment expires also December 31st, 2024.

MAYOR: Do we know how long that will last after they've been appointed mayor? Mr. mayor? -.

HUEY SPEARMAN: Yes, I believe it's two years. He served four years. Okay. Well, that's four years, then.

CITY CLERK: Yes, sir. I'm not sure about the Board of Zoning and Appeals. -, but I know that, -, Mr. Ruud has served four years and has to come off. So I don't know if it if it was a two year and a reappointment. Yes, sir. Yes, four. Okay, so it is a four-year appointment.

MAYOR: So once the appointment is made in one of the next meetings, we only have two more meetings. So whichever one we make that appointment in, that person will then take on the role in 2025 and serve until 2025For 2028, I think. Correct. Because each one of our years 2028 2028. Are you starting the beginning of January in December? Mr. mayor. Commissioner Hopkins, if I'm correct, and I may check into this, is that some of them have they have two, two years left and then some has four years so that they don't have a new all new ones at one time. So it would be the mayor. Yes, ma'am. So I think if I'm correct, the zoning board has they had two on. And then, you know, becoming offline for a week or a month. And they rotate those years. I just checked that because I think one of those appointments will be up for the four years because they had some, I think, just two on the zoning board. But would you check that and let us know?

CITY CLERK: Yes, ma'am.

MAYOR: Okay.

CITY MANAGER: Mr. mayor, I omitted an item. -, we're going to bring up Mr. Morrow from the Inframark on ESG to discuss a piece of equipment down at the treatment plant.

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BEN MORROW/ESG: Good afternoon, mayor, and commission. before you, -, bring a replacement brass pump out at the wastewater plant, -, the pump has failed, and we got prices to rebuild it. But the pump is a 2004 model pump, so we've got the serviceable life out of it. So tonight, I'm requesting you approve \$49,097.46 for our new return activated sludge pump out at the wastewater plant. And I'll answer any questions you may have.

MAYOR: So you basically just need to get the. Yes, sir. Okay. And you say 49,947.

BEN MORROW/ESG: \$49,097.46.

HOPKINS: Mr. Mayor. Commissioner Hopkins, did we. Put that out to bid? That was the lowest bid.

BEN MORROW/ESG: No, ma'am. It's, -, from flight. So it's a flight Pump a sole source.

HOPKINS: Okay. And what's the warranty on it?

BEN MORROW/ESG: -, it's, -, I believe it's a one-year warranty and on that. But I can double check on it.

HOPKINS: Thank you.

BEN MORROW/ESG: Yes, ma'am.

MAYOR: So the consensus or as one? District two. Yes, sir. District three. Yes. District four. Yes. And district five. Yes, sir. Yes. Thank you.

CITY MANAGER: Mr. Mayor. The final item on tonight's meeting is the purchase of six police vehicles. I'll put this slide up for everybody. You have a copy of the slide as well. -, I'll read the slide for record. So approximately 37% of the patrol vehicles are eight years or older. Eight years for a police car. Several years for a regular car. You know, about 20% of the patrol vehicles are ten years or older. And about 9% of the vehicles are out of service due to major repairs needed, such as blown motors and transmission replacements these vehicles are priced at state contract price. Uh, many have already gone through the bidding process so we're asking for today when you take this to. So the vehicles are traded in due to supply chain issues that arise from Covid. So when we first discussed about the enterprise leasing program, when I first arrived and I did do some digging, it was taking too long for the cars to come back. And sometimes they won't come back at all. That's why that program kind of fell through. And then once again, -, through the transition of city manager and finance director and all those for those 2 or 3 years, -, that kind of got worse as far as this program. They all disappeared. so 2023, we did add some police cars to the splash for 2020. But as you know, because of the way that money is collected, that 2020 will not cover that amount of cars by the time that money is collected and then what I would like to do, as far as getting the feedback of the data and support the police force, we got two options. Y'all see the recommendations there. I am going to relook at utilizing the lease program. I would like to at least put 1 or 2, two of our worst cars out there and see what happens as far as return on investment. I'm going to get with Miss Jackson and Greg to see how that works with your concession if we find that effective, we will. We will get back into the lease program because that is the most effective way to manage our fleet. And that would not mean just the police force. There'd be other vehicles, too but I do need to see how it works to make a better, more informed decision. And then the second part recommendation is financing the vehicles. So initially we did put that in for budget consideration but this was based off of getting some of them from Splost and then financing the rest of them the finance director has guaranteed me that we could finance those at a cost of under 150 K, but that's going to be more than that, because I wouldn't just want to finance Pelosi vehicles. As you know, the public works needs two new trucks. So does, -, the coal whole department. But what we're going to do, we're going to have a separate presentation for the financing part of this, but I'm asking for

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consideration. Go ahead and start realizing reutilizing the lease program, just to see where we are as far as that program. And I'll pause it for any questions.

MAYOR: So is this going to be like a pilot program that we are trying something with the police, and then we'll move into code and parks? Yes.

CITY MANAGER: We just need to see how fast the ones we put in that we're not using them anyway. They're unusable right now. So, I mean, not serve any purpose. So, I just put them out there and see how fast that works as far as getting them back. And like I said, there's many factors of how we stop using this program. Uh, now that we've done some research. So you need to see, it's a possibility it might still be where they don't come back unless, you know, it's taking still 2 or 3 years to get back. If that's the case, then we would know not to do that with the lease program and go strictly financing. And with the financing, I will leave a portion of the vehicle because they are in this box. -, and then maybe try to finance half of them.

HOPKINS: did you put that out for bid yet?

CITY MANAGER: So we put them out for bid already commissioner they've been through the bidding process and it's a state contracted price, so they've already been through the bid process.

HOPKINS: okay so you can now look and see what the purchase price is versus leasing. Is that correct?

CITY MANAGER: Financing and leasing. Correct.

HOPKINS: Okay. And so, -, when we lease them, we turn them back in. Is that correct?

CITY MANAGER: Correct.

HOPKINS: Okay. And it's in mileage. An unlimited or what?

CITY MANAGER: I won't know till I do it at this time. Right now. That's what I'm saying. I want to go ahead and do our worst two cards and see how it works. Because, you know, we haven't done it in at least three years, to my knowledge. As far as, -, because it was taking too long to get them. So I'm asking now just to try to lease two of them right now to get back in the program and see how that works. And once I get that the data back from that and see how it works, I'll come back to the commission.

HOPKINS: do you know what the state contract is now on a patrol car.

CITY MANAGER: Well, the biggest now, I'm not sure the total price of the state contract, but the ones we have are the biggest we have now. Their prices, their contract. I need to verify what that is.

HOPKINS: And then we have to quit. Yes. With the bar and all that. Yes. So that's an addition. Yes. To either one of them whether we purchase or lease. Correct. That's always the bigger question.

MAYOR: Any other questions, Commissioner?

CITY MANAGER: I do need a concession to go ahead and put this on the agenda for tomorrow, because I want to go ahead and.

MAYOR: District two. Yes, sir. District three. Yes. District four. Yes. And district five. Yes, sir. You have consensus.

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CITY MANAGER: Thank you, Mr. Mayor. Mr. mayor, that's been brought to my attention. So the land bank is a four year term, and the Board of Zoning is a three year term. Just for clarification. Okay, Mr. Mayor. That completes the agenda items. We're going to have four license renewals. We have no proposed ordinances, no privilege licenses. Right now, we have one proposed resolution. We will remove the resolution, -, as the commissioner said she wanted to table that. And this time I'll move into the city attorney's report.

HUEY SPEARMAN: No report from the city attorney, Mr. Mayor. Excuse me.

CITY MANAGER: Thank you, Mr. Mayor. So, for my city update, -, as you know, I sent an email today. -, referenced my new reporting procedures. So the commission will get a daily, -, report on all activities by the engineering department and the public works department and a few other departments that I deem are worthy for information for the rest of the department. Don't really update every, every day. So you got that. But the thing and you saw the rest of the reports in there, you also get a copy of my credit card spending. You get that weekly. -, but the main thing here I want to discuss for the commission, is back to the app. You should have got an email that gave you grant you access to the app. You know, I get a weekly update of all the app requests, all work requests to that nature. I get a report on that stuff, and I'm also able to track the status of those work orders. It's not fully functioning yet, but in the next couple of months it will be fully functioning. So those who have that that portal access, you'll be able to see, -, when the pothole is called in. -, when it's fixed, who fixed it? So you got to you should have got an email today. Give you access to that portal. -, a question to commissioners. Go ahead and sign up for that access. -, the app is way faster than anything we got right now as far as communication, when we find an issue. -, and I would like us to encourage us to start using it that way and also encouraging our citizens to use it. -, because once it's fully functioning to the point that when a citizen calls in a situation, they'll get direct feedback from what they're calling into. -, so we're kind of back ahead of schedule right now with the new data transfer over. -, thanks to Mr. Simmons and Mr. Smith. -, teams working hard on that. So, -, this technology is going to, you know, put us way past the point of calling me. Not that I can't be called, but this would be real time, you know. It'd also be better tracking, -, versus email tracking and spreadsheet tracking. So the commissioners have that access once you log in, if you have any issues logging in to that, -, just respond. I think Mr. Simmons said your email, you can respond to him. He'll walk you through the installation step of that. -, I'm going to go ahead for the for the public, let them see the new slide that we got out. Like I said, it goes out every morning, -, probably after 9:00. And it discusses, -, all the activities, our main activities and focus for the day. So it covers the public works department, engineering department, and the water and sewer department, everything you're doing for the day. And this will be daily, -, versus my report that I was giving out weekly, the city report will now become monthly. Uh, it will be a summary of all these events, -, to make sure we have another record of tracking what we do day to day as far as city operations. And they will, -, incorporate the comprehensive plan that we read before. So it's going to take me a few extra weeks to put it all in there. But you'll get that copy of that report. It should be to you around the first week of December. And then from that point, it'll be monthly. And that's all I have for my city manager report this time, Mr. Mayor.

MAYOR: Thank you.

MAYOR: To our last call, we had an executive session.

CITY MANAGER: We do have executive session, Mr. Mayor.

MAYOR: Personnel commission. Did you want to do last call or did you want to?

FELDER: I make a motion that we move to executive session. We have a motion and we're going into executive session.

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CITY MANAGER: Personnel, Mr. mayor.

MAYOR: So the motion is to move it to the executive session for personnel.

MAYOR: Is there a second?

HOPKINS: Second.

MAYOR: The motion is driven by Commissioner Felder, seconded by Commissioner Hopkins. All in favor? Aye. All opposed. Motion carries. We're going to executive session. Thank you, everyone, for coming. Thank you.