



MEETING

REGULAR MEETING January 10th, 2023, at 5:30 PM

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Call to Order: The January 10th, 2023, Regular Meeting was called to order by Mayor Keith Turman at 5:30 PM

Attendance: Mayor Keith Turman, Mayor Pro-Tem Lee Strickland, Jason Phillips, David Pressley, Kenneth Roach, Wayne Braswell, Matt Fields, City Manager Sharleen Ayers, City Attorney Doug Ashworth, and City Clerk Tonya Allen.

Approval of All Outstanding Minutes: Jason Phillips made a motion to approve the December 8th, 2022, Work Session Minutes, December 13, 2022, Regular Meeting Minutes, December 20th, 2022, Public Hearing & Called Meeting Minutes, and January 3rd, 2023, Work Session Minutes. David Pressley seconded the motion; motion carried 6-0.

Additions or Deletions to Agenda: Add Item G: Authorization to set up new bank account, change Item B to include Sanitation Rates. (Water & Sanitation Rates Increase), Add Item H: Traffic light at 29 & 17

Approval of Agenda: Motion was made by Kenneth Roach to approve the agenda with changes. Motion was seconded by Matt Fields. Motion passed 6-0.

Main Street Update – Michael Crump: Last year was a good year. Several vacant buildings were sold and in the process of being rehabilitated. Old Corner Hardware rebuilt after the fire. DDA normally doesn't meet in January but will meet next Tuesday to look at updating the calendar of events and revamping the Christmas parade with another date. There are 2 open seats on DDA to fill. 2022 Mainstreet Assessment and Opportunity Zone will be submitted next week. Looking forward to 2023 and seeing more growth. Jason Phillips stated that he spoke with Jennifer Perez, and she said that she was interested in being involved with the DDA.

Unfinished Business: None

New Business:

- A. **FY22 Audit Presentation:** Audit Manager Will Merritt of Rushton & Associates presented the Final FY2022 Audit to the Council. Very successful audit – unmodified opinion. Mr. Merritt commented that the city had a good report, he stated that Sharleen and staff had done a great job.
- B. **Water & Sanitation Rate Increase:** Sharleen stated that during the work session last week Bill Powell with GA Rural Water was here and did a presentation for a second option for a rate schedule for us to change to. We have two different rate schedules, one from Peoples & Quigley and another one from GA Rural Water. If we decide to go with GA Rural Water, it will take a little longer to implement. Bill Powell

said he would come back to help us out, but we would have to get in contact with the software company to change to a tiered rating schedule. We will also have to interview and call some of our clients and customers to find out some more information about their actual locations. Jason Philips stated that whomever we choose to go with he would like to see it attached to the CPI so that it increases with the cost like we do our gas. Mayor Turman stated that based on the actual audit being completed and presented, we know that we have some issues and concerns within our wastewater and water system. We have to do something to keep up with the cost for repairs and maintenance. He asked what was the desire of the council in relation to water rates increase. Lee Strickland stated that obviously we have to do something and it's just which option do we go with. Lee stated the second option was explained better but was a lot more in depth. Jason Phillips commented that the first recommendation also stated that it wouldn't be enough of an increase to cover our costs much less any additional we would need for the loan. Jason Phillips stated that if we went with the increase that Peoples & Quigley recommended, we would still be losing. Sharleen stated that it was correct, Quigley increase was supposed to get us where we were breaking even as of last year's numbers. Not to include the increase for the current cost increase that is still happening or the loans that we will need for the upgrades. Mayor stated that we have to make a decision. Anytime there is a rate increase on anything that we do here as a governing body we try to do it with due diligence and looking at every cost. Wayne Braswell said he thinks there is no sense in raising rates just to cover what we need to break even, then have to go back and raise again. He would rather get an increase that we didn't have to go back next year and add to. He liked the presentation from GA Rural Water and thought it made sense. Mayor stated that it was also tiered to the amount of water per customer, it's based on the usage. Jason Phillips made a motion to go with GA Rural Water and attach to consumer price index; Kenneth Roach seconded the motion; motion passed 6-0. Sharleen stated that secondarily what we added was sanitation rate increases. "As you saw in our audit presentation, we do need to consider increasing rates because we don't want to be losing money." We also have to look at replacing our sanitation trucks in the future. Lee Strickland said he thinks we should do what the council did in 2016 and catch up and see where we are next year. Wayne Braswell said he would rather do the CPI % because it will be easier. Council agreed to have the sanitation rates increased at the CPI % annually. This would put all our funds attached to the CPI per Jason Phillips.

- C. **Building Permit and Inspection RFP:** Sharleen said that council needs to decide if they want the RFP to allow four weeks or extend it to 8 weeks instead. This is a request for proposals to do our plan reviews, inspections and building and sign permits. We are asking the proposals to send us a proposed fee schedule, but the city retains the right to set their own fee schedule. They will just propose what they recommend to cover the cost that they are proposing. Sharleen said if we set a date of March 3rd for the due date that will give us a week and a couple of days to review the proposals before the next council meeting. The council agreed to set date for March 3rd for the due date.
- D. **Code Enforcement Job Posting:** Sharleen said she removed everything that had anything to do with inspections, building and sign permits from the code enforcement job description. The main question she had was zoning issues. The way the prior job description was written he was acting as the zoning administrator, but we have a zoning administrator currently and don't think it is necessary to include those duties anymore. We did leave it in there when it comes to the duties of aiding the zoning administrator with measuring setbacks, but not where it's all on code to present it to the planning and zoning commission or to council. The other question was about the cemetery, the only change was the assurance of the deeds would be incorporated with the city clerk. Donnie said he would make sure he or she would be trained on how to mark the graves. Council agreed to go with the job description that Sharleen had written up.

E. Nuisance/Property Clean Up: Mayor said he drove around town with the city manager, police chief, and the street superintendent looking at clean up. We want to take pride in our city, we want things cleaned up. Kenneth roach made a motion to have a free cleanup twice a year, 2nd week in April M-F and first week in October M-F. Motion was seconded by Jason Phillips. Motion passed 6-0.

Executive Session: Jason Phillips made a motion to enter into executive session for discussion of personnel; Kenneth Roach seconded the motion; motion carried 6-0. Executive session entered at 7:00 PM. Motion was made by Wayne Braswell to re-enter regular session; Matt Fields seconded the motion; motion carried 6-0. Regular session was re-entered at 7:20 PM.

F. 2023 Appointments: Consent Agenda Royston Housing Authority Appointments will renew same as prior. Tree board will renew for two more years same as prior. DDA will be pending until their next meeting. Planning and Zoning will renew. The official appointments are Tonya Allen will remain as City Clerk, Doug Ashworth as City Attorney, Mayes Davison as City Judge, Michael Crump as Zoning Administrator Officer. David Pressley made a motion to nominate Lapascha Teasley as the Deputy Clerk. Motion was seconded by Jason Phillips. Motion passed 6-0. Wayne Braswell made a motion to nominate Jason Phillips as Mayor Pro Tem. Motion was seconded by Kenneth Roach. Motion passed 6-0. Kenneth Roach made a motion to keep all the committees as they were before. Motion was seconded by Wayne Braswell. Motion passed 6-0. David Pressley made a motion to keep the Housing Authority Board, Tree Board, and Zoning Board as it is. Motion seconded by Wayne Braswell. Motion passed 6-0. Jason Phillips made a motion to move cemetery committee from natural gas to police department and move library committee to natural gas. Motion was seconded by Matt Fields. Motion passed 6-0.

G. Authorization to set up new bank account: Sharleen said there has been a lot of issues within the last six months with checks clearing on our operating account that do not belong to the city. After the discussion with the bank and working with them for months we have not found any good options other than the bank recommend setting up a new bank account. Matt Fields made a motion to set up a new bank account. Motion was seconded by Jason Phillips. Motion passed 6-0.

H. Traffic Light 29 & 17: Mrs. Phillips called about a tractor trailer hitting her building again at Hwy 17. It took out one of our light posts. The mayor talked with the police chief and the street department superintendent will put up another post. Police chief will speak with DOT again about a sign.

Adjourn: Jason Phillips made a motion to adjourn; Wayne Braswell seconded the motion; motion carried 6-0. Meeting adjourned at 7:29 PM.

Tonya Allen, City Clerk

Mayor Keith Turman

(SEAL)