

**REGULAR MEETING
CITY COUNCIL OF THE CITY OF NASHVILLE
COUNTY OF BERRIEN
JUNE 13, 2016
6:00 P.M.**

INVOCATION: Bryan Shaw

PLEDGE: Pledge of Allegiance was led by Mayor Michael Richbourg

WELCOME: Mayor Michael Richbourg

ROLL CALL: Members of the City Council present included Mayor Michael Richbourg, Aldermen Billy Retterbush, Scott Stalnaker, Eric Gaither, Walt Steward, Antonio Carter and Alderwoman Mellisa W. Brown.

STAFF PRESENT: Mandy Luke, Jackie Jordan, Jill Wise, Chief Edwards, Peter Schultz and Mitchell Moore.

OTHERS PRESENT: Paran Davis, Bryan Shaw, Shirley Warren, Marcia Hughes, David Purvis, Lawton White, Keith Stone, Joe Alford, Allen Bailey, Brenda Thomas, Brad McCall, Steven Jordan, Angie Jordan, Margie Tygart, Kyle Pearson

ADOPTION OF THE MINUTES FROM THE PREVIOUS MEETING –Billy Retterbush made the motion to adopt the minutes from the previous meeting. Scott Stalnaker seconded the motion and the motion carried unanimously.

ADOPTION OF FORMAL AGENDA –Eric Gaither made the motion to adopt the formal agenda with the addition of #4-GEFA Loan for Electronic Read Water Meters – Mitchell Moore. Mellisa Brown seconded the motion and the motion carried unanimously.

NEW BUSINESS

1. **Affidavit and Resolution for May 31, 2016 Executive Session – Mitchell Moore** – Antonio Carter made the motion to approve the Resolution. Billy Retterbush seconded the motion and the motion carried unanimously.

2. **Redevelopment Fund Program Project – Mayor Richbourg** – The Mayor brought up the subject of the Perkins Subdivision 18-unit property near Beetree off Old Coffee Road owned by the Nashville Urban Redevelopment Agency stating he and Alderman Stalnaker met with {Southern Georgia} Regional Commission and {Georgia} Department of Community Affairs (DCA) discussing possibilities other than retail sale. He said there were several ideas with one being a park depicted by a drawing prepared by John Hunkele of Coastal Engineering Consultants with a playground, soccer field, horseshoes, picnic tables, pavilions, walking track with one way in and one way out with parking around the perimeter. He further explained if the City is willing to put money in it, DCA would be willing to pay the demolition, which would be approximately \$120,000 - \$130,000 if there is no asbestos. He also said that although Regional Commission does not do much with parks anymore, as they focus more on projects that create jobs and future growth, they would be willing to participate due to this being slum and blight property and the City would be able to use grants rather than loans. Alderman Stalnaker explained they are just looking at options of what could be done with the property although they would much rather see it used for housing to be put back on the tax record or sell to a private contractor to develop the property for same. Mayor Richbourg explained they had received an offer in writing, from an individual who does this for a living, for \$10,000 which is considered less than reasonable and while we need to look at our options, the City probably needs to put it on the open retail sales market. Mellisa Brown mentioned she thought the City had been approved for a grant for a trail previously but there was a problem on a location. Mayor Richbourg asked City Attorney Mitchell Moore what he needed from the Council to be able to place the property on the open market. Mitchell said as long as it is in the Nashville Urban Redevelopment Agency, they are authorized to do that but he would check on status as to whether it is in the Redevelopment Agency name or the Authority. Mandy Luke asked Mayor Richbourg asked they mentioned how much a match would be and Mayor Richbourg said they did not. Mitchell explained the City is still reviewing our options and is not being asked to make a commitment at this time but if he understands correctly, the Commission is trying to decide what grants under which programs or agencies may be available and just wants a commitment from the City if we decide to go in that direction. Lawton White approached the Council stating he is the one who made the \$10,000 offer and explained his recent purchase and renovation of similar property around the corner from this property explaining his costs and time line if he made the purchase and renovations. Alderman Stalnaker questioned him

about his current tenants which he replied positively on the efficiency of the units and the current tenants.

- 3. Tennis Courts Renovation – Susan Trowell-Warren/Marcia Hughes –** Susan Warren and Marcia Hughes with Berrien Middle School approached the Council concerning the tennis courts at Heritage Park on Hazel Avenue explaining the high school and middle school use the courts and out of the six courts, only four courts are in good enough shape to be used stating when the high school is using the courts, the middle school has to use the two bad courts. They also explained issues with the lights, light switches and bathrooms. Mayor Richbourg and Scott Stalnaker said the City had recently replaced bulbs and done some electrical repair. Brad McCall said only a couple of the lights on the set of two courts were working and also said the nets had been replaced this year with funds from the City and the school system. Scott explained they had spoken with the school system about splitting the renovation costs and Mitchell said there was a recent intergovernmental agreement for this and he would check on it. Mayor Richbourg asked they give them the opportunity to speak with the school board stating he would contact Dr. Drawdy. Steven Jordan explained to the Council some research he had done concerning USTA. He said it has to be done through the school system and once the school system completed the required criteria, it would allow all the students to be USTA members so that when USTA looks at the number of members in a community, they can help with grants and matching fund programs for facility improvements. Marcia asked if anyone had researched the costs to renovate the courts. Brad McCall mentioned while two of the courts are in bad need of repair, all six need to be redone, need to be done at the same time and need to be done by someone who does tennis courts rather than an asphalt company. Steven Jordan mentioned there is a company in Tallahassee that does sports surfaces and could do it over the existing court base without having to completely demolish the existing courts. Mayor Richbourg said he would contact them if he would get him the information and that he would contact the regional commission to see if there is grant money available for this. There was also small discussion concerning the bathrooms and keys for same.
- 4. GEFA Loan – Electronic Read Water Meters – Mitchell Moore –** Mitchell brought up the subject discussed at the last meeting concerning the GEFA loan and 40% forgiveness program from 2015 where the Mayor read the letter from Governor Nathan Deal stating the City had been approved and a motion was approved to move forward with the loan application. He

said he wanted to clarify something to the Council concerning possible fees explaining they may have thought there would be no fees involved in applying and obtaining bids but there is 1% origination fee, which would be \$10,000 max, due within thirty (30) days of the documents being sent in which has to be done by the end of June and would be due the second (2nd) month. Then, if approved by GEFA, there is six (6) months from the time of approval to obtain bids. If an extension of the six (6) month period is necessary, there would be an additional 3% fee with a maximum of \$5,000 and the fees are not reimbursable. Walt Steward asked if that would give the City twelve (12) months to work with but Mitchell explained this 40% forgiveness program is a fast-track program which may not allow a total of twelve (12) months. Mitchell said he thinks the numbers may be dated which Mayor Richbourg replied is why they need to move forward on obtaining more accurate bids and figures. Mitchell also explained the twenty year loan payback would be approximately \$2,783 monthly based upon a full loan amount of \$1,000,000. After a brief discussion concerning the time period involved, Scott Stalnaker made a motion to continue with the process to proceed with the loan documents. Antonio Carter seconded the motion. Walt Steward and Mellisa Brown voted yes. Billy Retterbush and Eric Gaither voted no. The motion passed four to two.

REPORTS

5. **City Manager's/Finance Director's Report** – Mandy asked the Council about scheduling a budget workshop session within the next two (2) weeks keeping in mind the GMA conference in Savannah is June 24th thru June 28th. The decision was made to have the budget workshop on June 21st at 6:00 at City Hall.
6. **City Attorney's Report** – Mitchell brought up the subject of the drums that had been mentioned in the last few meetings stating he had made contact with TTL Associates, Inc. He said the last drums were taken in 2010 and the project was completed and closed out in 2012. He said, according to them, they took the casings out and filled the wells with a grout or concrete like solution which did not generate waste so they did not have a price for the disposal of the drums in the service agreement. He said they sent a copy of the service agreement which he reviewed and questioned them about

portions of it. He said he is awaiting a response but there is nothing in it about disposal of the drums. Billy Retterbush explained how quick the fees can run up on doing the analytics of the contents and the disposal of the eight (8) to ten (10) drums. Mitchell said he expecting them to send him a proposal and will follow up on it.

Mitchell mentioned he is still working with City Manager Mandy Luke on the REDLG loan.

7. **Department Head's** – None.

PUBLIC COMMENTS

Joe Alford of Amelia Street said he has a driveway access from Amelia Street to his property along with a driveway access to his adjoining lot from Virginia Street. He thanked the Council for having dirt brought in on Virginia but as David Purvis had told the Council, there are spikes and sharp objects in it and asked the Council about a load of rocks or gravel to be brought in to cover it. Mayor Richbourg and the Council told him it would be taken care of.

Allen Bailey of West Avera Avenue mentioned a large pine tree leaning over the power lines on Avera between Bartow and North McKinley. He said it is at the house on the corner of Bartow and Avera. The Mayor told him they would contact the owner and the power company, if necessary, to see about it.

David Purvis of Virginia Street mentioned the resurfacing of their road that has been going on since January and would like gravel brought in to cover from Avera Mill Road up to their street which is approximately 750 feet. He also told the Council the street light at the intersection of Virginia and Avera Mill Road seems to have a bad sensor, will not stay on and needs to be seen about. Mayor Richbourg asked Peter Schultz to get the pole number and contact the power company.

Brenda Thomas of Martin Luther King Drive asked about power at Beetree Park. Peter Schultz said power is in but has a lock and Mayor Richbourg told her to check inside City Hall about a key.

Bryan Shaw asked about watering of the new trees around the court house.

COUNCIL COMMENTS

None.

ADJOURNMENT

There being no further business to conduct, Scott Stalnaker made a motion to adjourn the meeting at 7:05 p.m. Walt Steward seconded the motion and the motion carried unanimously.

Mayor Michael Richbourg

Alderman Eric Gaither

Alderwoman Mellisa W. Brown

Alderman Antonio Carter

Alderman Billy Retterbush

Alderman Scott Stalnaker

Alderman Walter Steward

ATTEST:

Jackie Jordan, City Clerk