

**REGULAR MEETING
CITY COUNCIL OF THE CITY OF NASHVILLE
COUNTY OF BERRIEN
APRIL 13, 2015
6:00 P.M.**

INVOCATION: Mayor Travis Harper

PLEDGE: Pledge of Allegiance was led by Mayor Travis Harper

WELCOME: Mayor Travis Harper

ROLL CALL: Members of the City Council present included Mayor Travis Harper, Aldermen Scott Stalnaker, Billy Retterbush, Antonio Carter, Eric Gaither, Walter Steward and Alderwoman Mellisa Watson.

STAFF PRESENT: Mandy Luke, Jackie Jordan, John Reynolds, Peter Schultz, Chief Edwards, Dawn Morrison, and Mitchell Moore

ADOPTION OF THE MINUTES FROM THE PREVIOUS MEETINGS- Eric Gaither made the motion to adopt the minutes from the previous meetings. Billy Retterbush seconded the motion and the motion carried unanimously.

ADOPTION OF FORMAL AGENDA- Scott Stalnaker made the motion to adopt the formal agenda. Mellisa Watson seconded the motion and the motion carried unanimously.

NEW BUSINESS

1. **Incentive Policy Agreement – Crissy Staley** – Crissy Staley stated the subject of an Incentive Policy Agreement has been discussed numerous times and further stated this is an intergovernmental agreement to allow the Development Authority to present opening offers to prospects upon requests for information. She further stated this would in no way take away or remove the City Council from the negotiating process and this would only help to start negotiations and the final agreement would include additional information. She said the City of Enigma approved the agreement along with the County Commission and Ray City approved it with minor changes. She said she is to visit with Alapaha tomorrow night and it will be May before discussing with the School Board. Billy Retterbush made a motion to approve the agreement. The motion was seconded by Walt Steward and the motion carried unanimously with the exception of Scott Stalnaker who abstained from voting since he is on the Development Authority Board.
2. **Affidavit & Resolution for Executive Session, March 23, 2015 – Mitchell Moore** - Scott Stalnaker made a motion to adopt and approve the Affidavit and Resolution for the Executive Session from the previous meeting. The motion was seconded by Eric Gaither and the motion carried unanimously.
3. **Beer & Wine License Approval on three Convenience stores & one on Gaskins Grocery – Mandy Luke** – Mayor Harper read the 4 applications. Each one of the following has paid all fees and criminal backgrounds were completed with no record found. (See Below)

BUSINESS NAME	APPLICANT NAME	ADDRESS	DESCRIPTION	AMT PAID
Gaskins Meats & More	Dennis Ray Gaskins Jr	1318 E Marion Ave	Beer	\$600.00
Quick Mart #1	Dilipkumar B Patel	224 Tifton Rd	Beer	\$600.00
Quick Mart #2	Dilipkumar B Patel	708 Old Coffee Rd	Beer	\$600.00
Stop-N-Shop	Chetnakumari M Patel	500 E McPherson Ave	Beer & Wine	\$1,100.00

Scott Stalnaker made a motion to approve the Beer & Wine Licenses. The motion was seconded by Billy Retterbush and the motion carried unanimously.

4. **Berrien County FD Request for Equipment Donation – Chief Edwards** – Chief Edwards explained he received a phone call from Alderman Carter regarding the County Fire Chief’s desire to receive donation from the City of some of the old equipment that has been removed from the older patrol cars. He further explained the equipment they are interested in is around at least ten years old and not worth much in monetary value & was directed by the City Manager to inquire upon the Council. Billy Retterbush made a motion to donate the equipment. The motion was seconded by Scott Stalnaker and the motion carried unanimously. The Chief added a Lanier County Deputy on behalf of Lanier County Sheriff’s Office approached him about some additional equipment. Scott Stalnaker asked if we had any use for it which the Chief answered no. Scott Stalnaker made a motion to donate the surplus equipment. The motion was seconded by Antonio Carter and the motion carried unanimously.

5. **Perkins Subdivision Project – Dawn Morrison** – Dawn Morrison brought up the subject of the urban redevelopment project concerning the property located on Perkins Drive that she has had several inquiries by some interested in tax credit development projects. She stated that City Attorney Mitchell Moore is working on getting this property in the urban redevelopment agency. Dawn also introduced Mandy Young with Affordable Equity Partners in connection with rezoning certain property to try to work on a housing development project similar to one that did not take place last year. Mandy Young discussed property on Smith Avenue west of North Davis Street owned by Steve Dixon that is zoned R15 and would need to be zoned R6. Mitchell said there are a lot of options and he contacted Henry Yawn with Zoning. He further explained that there was a lot of opposition last year and this may be a good area and they hope to get the information out to the public for them to be more properly informed. Mandy Young gave a brief description of what they might consider building or developing and explained she would prepare something more formal for their review but wanted their feedback before the attempt of rezoning the property.

6. **CHIP Fund – Dawn Morrison** – Dawn briefed the Council that she and Mitchell Moore met with Kim Hobbs with South Georgia Regional Commission and briefly described a fund presented to them for our community where funds would be distributed to the public on a needs basis if certain criteria is met. The funds would not have to be repaid nor would it cause the City to incur any expense. Mitchell Moore gave the example of the hail storm that came through Nashville & Berrien County in 2013 where several people needed new roofs but could not afford them or get the financing and how this type fund would help those type situations. Scott Stalnaker made a motion to approve Kim Hobbs to actively pursue the CHIP fund in our favor. The motion was seconded by Mellisa Watson and the motion carried unanimously.

7. **Budget Issues – Mandy Luke** – Mandy reminded the Council that many budget issues had been discussed at the work session held on April 1, 2015 and she needed them to vote on the items to take effect. She mentioned the yard trash fee and questioned the amount of increase to take place together with the question of per meter or per address and if it would apply to businesses as well as personal residencies. Scott Stalnaker stated he would like to see the businesses who would not possibly use the yard trash pickup service such as the business around the square be exempt. Billy Retterbush brought up the question of how to treat apartment customers. After more in depth discussion among the Council, Walt Steward made a motion to increase the charges on the utility bill for yard trash by \$2.00 per residence and \$1.00 per business. Billy Retterbush seconded the

motion carried unanimously. Mandy Luke asked the council about the service the City provides to the Recreation Department at no charge to spray for mosquitos. She said the cost to the City is \$1,250.00 and wants to know if they wish to continue this, start charging them for it or eliminate it. After discussion of several options, Antonio Carter made a motion to eliminate the spraying. Eric Gaither seconded the motion. The motion passed with a vote of four to two with Antonio Carter voting yes, Eric Gaither voting yes, Mellisa Watson voting yes, Billy Retterbush voting yes, Scott Stalnaker voting no, and Walt Steward voting no. The mayor asked to let the record reflect he is not in favor of eliminating it but would rather continue doing it and sending a bill to the County for the service. Walt Steward made a motion to make the offer to continue providing the service if the County will pay the bill. Scott Stalnaker seconded the motion and the motion failed two to four. Mandy next stated the City pays \$86.91/month totaling \$1,042.92/year for the Search & Rescue Windstream Bill asking whether to continue paying it or eliminating it. Eric Gaither made the motion to eliminate the bill. Billy Retterbush seconded the motion and the motion carried five to one with Scott Stalnaker voting against it. Scott Stalnaker wanted the record to reflect he wants to give them notice to give them time to work it in their budget and this move is only because of the City's budget constraints. Mandy said she had already made the decision not to fill the vacant position for assistant city manager and to combine the sergeant position with the current code enforcement position. Mandy next brought up the subject of reducing the City's contribution to the Library by \$200.00/month. The City currently pays \$1,200.00/month. Scott Stalnaker stated he would like to have a meeting with the Library to discuss it first. Billy Retterbush made a motion to reduce the contribution by \$200.00/month. Walt Steward seconded the motion and the motion carried unanimously. The next subject discussed was to increase the amount the employees pay for the health insurance coverage from \$10.00/week to \$15.00/week. Billy Retterbush made a motion to increase the employee health insurance amount to \$15.00/week. Scott Stalnaker seconded the motion and the motion carried five to one with Antonio Carter voting against it. Mandy said the next item is whether or not to charge the County to help to pay for the training of the Fire Department if the City continues to go into the County 5 miles or more for fire calls. Scott Stalnaker said he would like to also have them pay half of the Fire Department's retirement fee. Billy Retterbush said it seems like the only fair thing to do for the service the City provides to the County. Travis said he would discuss this with them at the next service meeting if the Council wanted that which they agreed. The next item presented by Mandy was the possibility of increasing the debt service fee on the Water/Sewer bills. Walt Steward made a motion to increase the fee from \$7.00 to \$9.00 per month each for Water and for Sewer. Mellisa Watson seconded the motion and the motion carried unanimously. Mandy next discussed the fees and rates for customers who are located outside of the city limits who have service. Billy Retterbush made a motion to increase the base charge by \$2.50 more per month for water and by \$3.25 more per month for sewer and increase the rates by the schedule provided originally by Georgia Rural Water on customers outside of the city limits. Eric Gaither seconded the motion and the motion carried unanimously.

REPORTS

8. **City Manager's/Finance Director's Report** – Mandy had no other reports.
9. **City Attorney's Report** – Mitchell brought up the subject of the cemetery ordinance that was discussed at a previous meeting on March 23, 2015 and how modifications may need to be handled with the possible need of a public hearing first. He said there had been some issues with the Dupont gas project but he thinks they may have been resolved with Mr. Cochran. He mentioned the Chaparral project seems to be underway. He next mentioned the taxi cab and the loft apartment ordinances stating a house bill that recently passed affects the taxi cab ordinances state wide which needs to be considered and changes may be necessary to the loft apartment ordinance as well. He said he will send the information to the Council via email and have the second readings as soon as

possible. He mentioned the Urban Redevelopment Agency/Urban Renewal Program they started in 2012 and asked the Council who to appoint as the renewal agency, the Council as a whole or the Downtown Development Authority. He further stated this needs to be decided in order to finalize the Beetree Street/Blevins project and title the property in the Nashville Urban Redevelopment Agency. The Mayor suggested selecting the Council as a whole. Billy Retterbush made a motion to select the Council as a whole to serve as the governing board for the Nashville Urban Redevelopment Agency. Scott Stalnaker seconded the motion and the motion carried unanimously. Mitchell stated to clarify that it is the Nashville Urban Redevelopment Agency and it is responsible for residential and commercial redevelopment. Mitchell further stated he wants a Resolution that the Beetree Park/Perkins Subdivision, 18 lot property is in the Urban Redevelopment area and to specifically incorporate it into the Urban Redevelopment area. Scott Stalnaker made a motion to make sure the Perkins Subdivision property is included the Urban Redevelopment Agency's area. Walt Steward seconded the motion and the motion carried unanimously. Mitchell said he will get the Resolution(s) prepared. Mitchell brought up the subject of the inert land field. He has recently spoken again with a local representative of Environmental Protection Department and said we are under a permit by rule exception for the inert land field which has to be closed by June 15th. He said it is just yard debris and we can continue to operate under the recovered materials exemption provided that we use it as temporary storage only. He stated Peter had spoken with Langdale about them picking up the debris quarterly and possibly other individuals or other alternatives. Otherwise, we will have to close it out which requires an engineer and a specific process.

10. **Department Head's** – Dawn Morrison reminded everyone of the Hannah's Hope Park dedication to take place April 23, 2015.

PUBLIC COMMENTS

Kyle Pearson mentioned his grease trap situation stating it will take him years to get the funds for payment to install the grease trap. He stated they have no ovens and only reheat food that comes to them already prepared. Scott Stalnaker said he had visited the location and there were no stoves/ovens. Mr. Pearson further stated his business should not be compared to the Brown Bag since he does not cook for or serve the public and said he only feeds approximately sixty children who eat only a fraction of what adults eat. Dawn Morrison spoke on his behalf stating the food comes to them in a container that they heat up and serve in which goes directly in the trash. She further stated he does not have to wash pots, pans or anything since everything is disposable and he should not be compared to local businesses operating as restaurants. Scott Stalnaker made a motion that Kyle Pearson is not required to have a grease trap as long as his business continues to operate as it is at this time but if it changes by any variation, he will be required to notify the code enforcement and the City. Walt Steward seconded the motion and the motion carried unanimously. Another resident inquired if the City still operated street sweepers. The Mayor told her they are not operating at this time but the City is working on it. Bryan Shaw mentioned the reduction of the funds to the Library stating he was on the Library Board at one time. He said he remembered something similar and thought there was a state mandate concerning this and there being an issue at one time when the County was going to make a reduction. The Mayor said the way he understood it, they may lose some funding from the State if it was not done across the board to all who receives similar donations.

COUNCIL COMMENTS

Scott Stalnaker complimented Mellisa Watson on her involvement on the recent Color Run stating it was for a very good cause. He also asked John to check on the lights at the tennis

courts stating there seemed to be some issues with them. He also asked about the hole at the intersection of Old Coffee and Smith saying he had some recent inquiries.

ADJOURNMENT

There being no further business to conduct, Antonio Carter made a motion to adjourn the meeting at 7:35 p.m. Billy Retterbush seconded the motion and the motion carried unanimously.

Mayor Travis Harper

Alderman Eric Gaither

Alderwoman Mellisa Watson

Alderman Antonio Carter

Alderman Billy Retterbush

Alderman Scott Stalnaker

Alderman Walter Steward

ATTEST:

Jackie Jordan, City Clerk