

**REGULAR MEETING  
CITY COUNCIL OF THE CITY OF NASHVILLE  
COUNTY OF BERRIEN  
July 24, 2017  
6:00 P.M.**

**INVOCATION:** Keith Stone

**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 Scott Stalnaker, Eric Gaither, Antonio Carter, Billy Retterbush and Alderwoman Mellisa Watson.

**STAFF PRESENT:** Mandy Luke, Jackie Jordan, Jill Wise, Ronald Knowles, John Reynolds, Peter Schultz, Henry Yawn, Mitchell Moore

**OTHERS PRESENT:** Dick Perryman, Bryan Shaw, Keith Stone, John Hunkele, Kyle Pearson, Elihue Donaldson, Doug Hendrix, Joye Bennett

**ADOPTION OF THE MINUTES FROM THE PREVIOUS MEETINGS** – 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. Scott Stalnaker seconded the motion and the motion carried unanimously.

**NEW BUSINESS**

1. **Presentation – Dick Perryman, District Attorney** – Mr. Perryman asked for the Mayor and Council’s consideration to form a joint drug task force for the City and County consisting of the District Attorney’s office, Berrien County Sheriff’s Office and the Nashville Police Department, which would require one person from the Police Department and one from Sheriff’s Office to work solely with this force and his detective, Frank Swanson, would assist them

although not on a full time basis. He said there was previously a multi-county drug task force which has not been active in approximately four (4) years and something needs to be done regardless of how small it starts out although they do not have a formal plan at this time but once they do, they will present it to them at that time. Mayor Richbourg asked if there may be grants to apply for and Mr. Perryman said there may be and they would look but does not want to rely on that or wait on it to start this. Mitchell Moore asked if his preliminary inquiries to the other municipalities were met with a negative reply and Mr. Perryman said they said they could not participate at this time. Billy Retterbush mentioned asking them for any possible monetary donations to help with it.

2. **Review of Perkins Subdivision Bid Proposals – Mitchell Moore – Mr.** Moore submitted the bids and information to the Mayor and Council before the meeting and said John Hunkele provided a grade sheet. Mayor Richbourg said, for the record, this was a project put out for bid for rehab, rehab and demolition, or demolition, for the eighteen (18) housing units located off of Coffee Road, at corner of Beetree and Coffee Road, known as Perkins Subdivision with a little over three (3) acres of property which is currently owned by the Nashville Urban Redevelopment Agency and the City received two (2) bidders. Mr. Moore explained John Hunkele, an engineer, performed an independent grading based on a score of one hundred (100) points. He explained one bid received from Lawton White and Lester Ross, price of property \$30,000, construction estimate of \$300,000 - \$350,000, around \$20 per square foot, time to complete project 18-24 months and no drawing and this bid received a grade of 25 out of 100. He explained another bid received from E. Donaldson Construction Company, LLC (Elihue Donaldson Construction Company, LLC), price of property of \$90,000, construction estimate of approximately \$800,000, around \$45 per square foot, time to complete project 18 months with drawing and this bid received a grade of 59 out of 100. He said both would have new air conditioning units, new electrical and new plumbing and sewer lines. Mr. Moore explained the requirements were met but the bonds would not be purchased until awarded. Mayor Richbourg said they have discussed this extensively and mentioned it was advertised longer and further out than originally discussed to get more interest but only received two (2) bids and the only other option would incur more expense to the City to demo the units and the City is not in the rental, rehab or real estate business and it needs to be back on the tax base. Mr. Moore mentioned under the Georgia code, the Nashville Urban Development Agency is to encourage or explore private enterprise. Mr. Moore explained if awarded, there would be follow up conditions. Mayor Richbourg said there may be a risk of it going back to the same condition but

there is no other option except bulldozing it which will cost the tax payers a minimum of \$150,000 and it cannot be sold for more than \$30,000 an acre which is about what the proposal is for and that would put it back on the tax digest. Scott Stalnaker said he thinks this is a fair proposal. Eric Gaither made a motion to award it to the highest bidder, Donaldson Construction. Billy Retterbush seconded the motion and the motion carried unanimously.

- 3. Adoption of FY 2018 Budget – Mandy Luke** – Mrs. Luke explained the public hearing was held July 17<sup>th</sup> at 5:30 with no public attendance and said all the requirements have been met. She asked for approval of and signatures on the Resolution for the proposed FY 2018 Budget (August 1, 2017 – July 31, 2018) which will provide budget appropriations for the General Fund of \$3,199,850, Water/Sewer Fund of \$1,529,778, Gas Fund of \$1,070,534, SPLOST Fund of \$206,400 and Hotel/Motel Fund of \$9,000. Billy Retterbush made a motion to adopt the FY 2018 Budget. Antonio Carter seconded the motion and the motion carried unanimously.

## **REPORTS**

- 4. City Manager’s/Finance Director’s Report** – Mrs. Luke said at the last meeting they discussed a new vehicle for the water and sewer department so the water superintendent requested bids and received three (3). They were \$21,374 from Nashville Ford, \$21,600 from Fitzgerald Ford and \$22,400 from Martin Motors. Scott Stalnaker made a motion to award it to the low bidder, Nashville Ford. Antonio Carter seconded the motion and the motion carried unanimously.
- 5. City Attorney’s Report** – Mr. Moore said after all that was done to prepare and execute the documents for the Georgia Forestry Commission radio tower lease agreement, they have contacted him to say they no longer have equipment on the tower. Scott Stalnaker said we need to check to see if it has been removed or not. Mr. Moore said Bryan Shaw had done some research and provided him with some information to review regarding ownership of the Griner Cemetery issue discussed at the last meeting and also said it may be a good idea to put up “no parking” signs on the property. Mr. Moore also mentioned the Nashville Downtown Development Authority is still in existence but has been inactive since the Bi-Lo and Wiregrass projects. He said the reason for bringing it up is the lease for the Downtown Center has previously been six (6) month or month to month and now they are looking at a one (1) to two (2) year lease and he needs authority from Nashville Downtown Development

Authority and plans to consult with them and also check to see if they are interested in remaining on the authority.

6. **Department Head's** – John Reynolds said they are still working on the new meter project which has improved. Jill Wise mentioned Shoppes on Davis had their grand opening. She said Fantastic Fridays is still going on and they had a rock painting event last Friday, sponsored by the Chamber and the Mainstreet, along with the water balloon fight. She said this Friday, they will have the firetruck to spray the children. Peter Schultz said he checked with the company that re-did the tennis courts and they will send prices for extra paint, sealant and nets. Scott Stalnaker asked him to also check with Brad McCall about the nets.

### **PUBLIC COMMENTS**

John Hunkele said they are four (4) months into the WinFab construction project, about to submit pay request number four (4) and the contractor is doing an excellent. He said they expect to have pump testing on the two (2) lift stations by the end of next week and expect the completion in about thirty (30) days, which is ahead of schedule. He also said on the CDBG project on water, sewer and drainage improvements on Bay Lane and South Berrien Street, they expect to have it ready to go to bids in August to receive bids in September and begin construction before the end of the year.

### **COUNCIL COMMENTS**

Scott Stalnaker and Jill Wise mentioned the new Memorial Wall's completion. Eric Gaither asked about the drainage ditch in Meadowbrook. Peter Schultz explained the ditch belongs to the property owners and the City is only allowed to cut the vegetation to a limited extent but cannot disturb the soil which would cause erosion bringing liability against the City. Mayor Richbourg mentioned the Okefenokee Occasion has been set for January 10, 2018 in Atlanta and the cost is \$1,500.00. Mayor Richbourg received two (2) requests {via signed petitions} for speed bumps on West Smith and Edgewood. Scott Stalnaker made a motion to approve both of them. Antonio Carter seconded the motion and the motion passed unanimously.

## ADJOURNMENT

There being no further business to conduct, Antonio Carter made a motion to adjourn the meeting at 6:53 p.m. Scott Stalnaker seconded the motion and the motion carried unanimously.

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Mayor Michael Richbourg

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Alderman Eric Gaither

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Alderwoman Mellisa Watson

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Alderman Antonio Carter

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Alderman Billy Retterbush

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Alderman Scott Stalnaker

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Alderman Walter Steward

**ATTEST:**

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Jackie Jordan, City Clerk