

**REGULAR MEETING
CITY COUNCIL OF THE CITY OF NASHVILLE
COUNTY OF BERRIEN
AUGUST 27, 2018
6:00 P.M.**

INVOCATION: Mitchell Moore

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, Chief Edwards, John Reynolds, Peter Schultz, Mitchell Moore

OTHERS PRESENT: Janet Studstill, Mike Sirmans, Bob Lovein, Lavonne Shaw, Sam Thomas, Bryan Shaw

ADOPTION OF THE MINUTES FROM THE PREVIOUS MEETINGS – Billy Retterbush made the motion to adopt the minutes from the previous meeting. Eric Gaither 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. **FY 2017 Audit – Mike Sirmans** – Mike Sirmans presented the report of the FY 2017 Audit to the Council focusing on the three (3) major funds: General Fund, Water/Sewer Fund and the Gas Fund.
2. **Mobile Food Vendor Ordinance – Mayor Michael Richbourg/City Attorney Mitchell Moore** – Mr. Moore explained the ordinance drafted for a

mobile food vendor ordinance based on review of those adopted by Hahira, Roswell and Conyers stating not all cities have this ordinance and there are more cities that do not have this ordinance versus cities that do. He further explained this constitutes the official first reading of the Mobile Food Vendor Ordinance and unless the Council requests changes, it will be adopted at the next meeting with the second reading at that time. Mayor Richbourg asked about the mention of the fee schedule set by Resolution. Mr. Moore explained the purpose of the fee schedule by Resolution rather than the fee schedule being listed in the actual ordinance is so fees can be updated or changed and adopted by Resolution when necessary without having to adopt a new ordinance.

3. **Cargo Container Ordinance – Mitchell Moore, City Attorney** – Mr. Moore explained the ordinance addresses the use of cargo containers in residential and industrial areas for storage only, with limitations, and are not to be used for habitation at all. He also explained graduated or excascalated permitting fees for temporary use only for no more than 180 days. Councilman Carter said the fees should be increased. Mayor Richbourg asked about addressing a difference when used on construction sites versus other usage. Mr. Moore said he could check with other municipalities on their charges which the Council agreed for him to check the fees and agreed with the six (6) month maximum with graduated fees. Mr. Moore also mentioned the Cemetery Ordinance adopted at the previous meeting explaining it was published in the paper under the legal section and will re-run in the next edition as a notice.
4. **City Clean Up Week/Update – Mayor Michael Richbourg** – Mayor Richbourg said he spoke with Chief Edwards and Peter Schultz about the dates and location for the clean-up week and the dates have been changed from the first week of September to the first week of October (October 1st – October 8th) to allow enough time to determine logistics and to advertise it well enough. He said the roll offs will be located in the North lot at the Police Department on Saddle Club Lane. He also mentioned there will be curbside pickup for those unable to bring the items onsite and instead of hiring Advanced Disposal for curbside pickup, the Street Department should have enough help by the first week in October to take care of the curb side pickup. He also mentioned it is restricted to Nashville residents only because the last time the City did this, people from the County and other areas dumped items causing extreme tipping fees on the disposal. He said if the County wanted to go in with the City in sharing expenses, that could certainly be done as well but at a later date. He mentioned the hazardous materials that are not allowed and the quote on the fees which is \$160 haul charges on each container plus \$24.85 per ton for

tipping fees and \$50.00 delivery fee per container and there will be five (5) containers. The Mayor asked Peter for an update on any new employees and Peter told him he had hired one full-time employee and one part-time employee but the part-time employee quit today after 2-1/2 days and he is in the process of going through other applications for another full-time employee. Also, he has temporary help for mowing the parks. Councilman Retterbush asked about the tire collection and that he would like to offer it at the same time.

5. **Potential Sale of Down Town Center – Mayor Michael Richbourg** – Mayor Richbourg asked about ownership of the Down Town Center (DTC) and Bi-Lo office and what the process would be if there is interest in purchase. He also mentioned expenses to the City for renovations and repairs. Mr. Moore confirmed the building housing the DTC and Bi-Lo office is owned by the Downtown Development Authority (DDA). Mr. Moore said the Bi-Lo office building is separated and distinguished and owned by the DDA but the City should have been reimbursed under the Bi-Lo lease agreement. Mayor Richbourg said he is only asking about the DTC portion where Shoppes on Davis is currently located. Mr. Moore said that portion, the north east portion, has been under lease agreement by several different parties and the west portion is currently under a lease agreement between Wiregrass and the City. Mr. Moore further explained they have to make sure the facilities can be separated and the DDA has not been very active and they will need to meet to discuss it to see if there is an interest in selling it. Mayor Richbourg mentioned Billy Retterbush was a member of the DDA. Scott Stalnaker asked about the current lease agreement on the DTC and Jill Wise said they are under a two (2) year lease agreement. Antonio Carter asked why we would be considering selling it and Mayor Richbourg said to get it back on the property tax roll. Billy Retterbush said he like having Wiregrass there and Mayor Richbourg said it would not affect Wiregrass. Antonio Carter said he thought Wiregrass wanted to expand and Mellisa Watson said she had spoken with Steve Sumner and he had mentioned there is not enough participation at this time to do that. Scott Stalnaker also asked about the Bi-Lo lease and Mr. Moore said they paid ahead four (4) months for May through August with the option to terminate or extend the lease if they need more time to vacate. Mayor Richbourg asked about trying to get a DDA meeting set up.

REPORTS

6. **City Manager's/Finance Director's Report** – Mrs. Luke explained the current policy that employees are allowed to cash in up to forty (40) hours of vacation leave in a fiscal year if it is available and some employees who have been with the City for a long time are not always able to use vacation time. She had asked about allowing them to cash in an additional forty (40) hours in the same fiscal year with certain restrictions/requirements. She said the restriction would be they have to have been employed at least six (6) years, because employees are vested in the City's retirement at five (5) years, and they cannot deplete their vacation leave balance below three (3) weeks/120 hours. She said the Council was in agreement and asked them to ratify it in the meeting for it to become effective September 1st. Scott Stalnaker made a motion to ratify and approve it. Antonio Carter seconded the motion and the motion carried unanimously.

7. **City Attorney's Report** – City Attorney Moore explained a pre bid conference on August 17th for the NURA project (Perkins Subdivision) and there were four (4) interested parties at the meeting. He said three (3) of them are involved in some of the tax credit projects; and, referring to the timeline they wanted on this project of a substantial completion within ninety (90) days, these tax credit projects take an extended period of time to pass and they were inquiring if the ninety (90) days were to be from the awarding of the bid or the notice to proceed. He introduced Steve Brooks with Integrity Development Partners of Valdosta to provide more information regarding the timeline when dealing with these type projects. Mr. Brooks explained how competitive the process of applying for state funding and the funding is in the form of a tax credit which is used to raise investor capital. He also explained the income is limited and the rent is restricted. He said the timeline for these funds is very time consuming. He said the funding is done through the Georgia Department of Community Affairs and they are starting the 2019 process now. Normally, there is a draft to post in October, the Governor usually signs a qualified allocations plan in December or January, preliminary applications due in March with final applications due in May. At that time, they would require the property to be fully zoned and titled with conceptual site plans, cost estimates, funding commitments and other things and then it would go through a scoring process. If it is awarded, under this process, you would be looking at roughly May of 2020 to get started on the physical project. Mr. Moore asked about demolition of the buildings. Mr. Brooks said the cost of tearing down the buildings is included in the land purchase amount.

8. **Department Head's** – John Reynolds said the City was awarded a CDBG (Community Development Block Grant) in the amount of \$750,000 for water

and sewer improvements on Beetree, North John, North Mathis, North Coffee, Ann, Decatur, Mitchell, Allen, Brian, Lucy, Short, Honeybee, Wilcox and Langdale. Jill Wise said Watson's Sno Biz opened today. She reminded everyone of the Harvest Festival on September 29th. She also mentioned the trees around the square will be trimmed on Thursday and the deceased trees will be replaced. Peter Schultz said he had contacted DOT (Department of Transportation) about the drains at the corner of Mathis and Marion since they backed up bad after some recent rain. He also said they purchased a large edger that attaches to the front of a zero turn mower that cuts 500 feet per minute.

PUBLIC COMMENTS

Bob Lovein inquired about account balances reported in the FY 2017 audit report and addressed the Council regarding City clean up discussing property values and the conditions of the streets suggesting a new systematic street maintenance program.

Lavonne Shaw reported speed bumps had been installed on Avera.

Bryan Shaw said they are working on a historical marker for the Dough Boy Monument located at the court house explaining they need an easement to move the current marker to the other corner in order to place the new marker next to the Dough Boy. Due to time constraints, City Attorney Moore proposed that the Council authorize the Mayor and City Clerk to execute the necessary document. Billy Retterbush made a motion to approve the Mayor and City Clerk to execute the document. Antonio Carter seconded the motion and the motion passed unanimously

COUNCIL COMMENTS

Billy Retterbush asked if the grant for water and sewer improvements near Flash Foods included re-paving those streets and the Mayor said it does.

Mayor Richbourg mentioned the CDBG for water and sewer improvements that John Reynolds reported on earlier.

ADJOURNMENT

There being no further business to conduct, Antonio Carter made a motion to adjourn the meeting at 7:15 p.m. Eric Gaither seconded the motion and the motion carried unanimously.

Mayor Michael Richbourg

Alderman Eric Gaither

Alderman Mellisa Watson

Alderman Antonio Carter

Alderman Billy Retterbush

Alderman Scott Stalnaker

Alderman Walter Steward

ATTEST:

Jackie Jordan, City Clerk