

Council Meeting
September 8, 2015

Members Present: Mayor Buddy Duke, members Butch Fausett, Greg Paige, Michael Purvis, Chandler Hill and Jody Greene.

Others Present: John Flythe, Rhonda Rowe, Tim Tanner, Chad Castleberry, Mike Beverly, Chris Davis and members of the public.

Invocation was given by Council Fausett.

Pledge of Allegiance

Approval of Minutes: Councilman Purvis made a motion to approve the minutes of August 17, 2015 as presented. Councilman Greene seconded with all in favor.

Public Hearing (Fiscal Year 2015-2016 Budget): Councilman Fausett made a motion to enter into public hearing to gain input on the proposed FY 2015-2016 budget. Councilman Greene seconded the unanimous decision. City Manager John Flythe stated the total budget is \$24,616,200. The proposed budget includes \$106,150 in proposed capital items and he cited those by department. He added there were many other capital requests but are not included in the proposed budget. The budget does include a 2% pay increase for employees who have completed their probationary period. He provided the comparisons by department of the amount of increase or decrease between this year and last year's budgets. He concluded by stating the proposed budget does not include any increases in fees or taxes. Mrs. Altheia Paige then addressed the council with a few questions concerning the proposed budget. She asked for clarification concerning the operating supplies account in the Parks department, specifically what parks were included in this amount. Secondly, she expressed concern that the salary amount for a retired employee was not being paid in the current budget and that it didn't come back before the council until the budget work session that he wasn't getting it. City Manager John Flythe stated that it was at that employee's request that it be delayed until January. Next, she asked about the difference in the animal control salary line item between last year and this year. Additionally, asked what departments included the salary for the water/sewer & sewer treatment plant superintendent. Mrs. Paige then asked if the reason the budget was in the red was because of Wal-Mart? Mr. Flythe stated no, those are other capital costs that are not included. This budget does include a slight increase in revenues, estimated for 6 months, for the LOST and SPLOST accounts that will be produced by Wal-Mart. Lastly, she asked about the proposed vehicle for the electric department. She stated that in the work session it was stated that the vehicle had broken down several times and she thought it was practically a new vehicle when it was transferred from the past city manager to the electric department. She asked if it would be possible for it to be driven another year and this purchase put off until next year. Mr. Flythe stated that the fire department has a vehicle they are utilizing that was secured through a police seizure and the intent is to pass the expedition down to them since they do not travel out of town. He stated that if the council decides not to approve this, we'll have to do something

different. There were no further comments and Councilman Fausett made a motion to close the public hearing. Councilman Purvis seconded with all in favor.

Public Hearing (Waters Edge Construction LLC Variance Request): Councilman Fausett made a motion followed by a second from Councilman Greene to enter into a public hearing to gain input on a variance request filed by Waters Edge Construction for property located at 411 S. Hutchinson Avenue. The application requests a variance in the lot size requirement by reducing from the required 12,000 square feet for multifamily in a RP zoning district to 9000 square feet, based on where adjoining property owners said the property lines were. According to Chris Davis, building and zoning official, he had a survey performed on the property and the variance would actually be for a reduction to a 6600 sq ft. lot size. The developer is interested in developing the property to face Parrish Avenue with the intent to build a duplex or triplex. The property will meet all front, side and rear setback requirements. The only requirement it will not meet is the lot size. Mr. Davis stated that he has received a few calls from area property owners with ½ of those supporting the development and about ½ stating they did not think a duplex needs to be located there. Mr. Davis further stated that the zoning department does not make recommendations concerning variances; the mayor and council can approve or deny and place any type of restriction they desire on the variance. A brief discussion was held about the location of other multifamily housing within that area. It was noted the council can either deny the request, restrict the lot to a duplex, or restrict for single family. However, the largest unit the developer could locate would be a triplex unit. Councilman Purvis asked about adequate parking. Mr. Davis stated the parking would be in the back with a drive on each side. There was no further discussion and Councilman Fausett made a motion to close the public hearing. Councilman Hill seconded with all in favor.

Variance Request (Waters Edge Construction LLC): Councilman Fausett made a motion to table this item until the next meeting. Councilman Paige seconded. The decision was unanimous.

Karla Walker: Ms. Walker came before the council on behalf of Path Church of Restoration and Deliverance located at 401 N. Burwell requesting the corner of 1st Street and Burwell Avenue be blocked off down to the driveway for Goody's for their Harvest Festival that will be held on October 31, 2015 from 11:00 until 4:00. They will offer free health screenings, games, bounce houses and much more. This same event was held last year and the road blocked for this purpose. Councilman Paige made a motion to approve the request. Councilman Hill seconded with all in favor.

Altheia Paige: Ms. Paige came before the council concerning an animal control issue and asphalt of her driveway. She noted she had spoken with city manager John Flythe and they have a solution for the driveway. However, she is having a problem with animal control. She stated she had spoken with the Chief of Police earlier in the year and was told the animal control officer works Monday through Friday. She asked if that was still the case. Chief Castleberry responded that it was and they bring him out on the weekend only if needed, stating he was out this past weekend due to a fox problem. She added that she is having problems with a pit bull. She has a Chihuahua and is afraid to take him outside to use the restroom for fear this dog will attack her or her dog. When she calls 911 she is told the animal control officer is off and is asked if the pit bull is vicious. She stated she hasn't gotten close enough to see if he

is vicious. 911 will send an officer but if the officer doesn't feel the dog is vicious, there is nothing he/she can do. She stated she will then see the officer riding around and talking to others but they never come to her house to talk about the dog. She cited different dates and times she has seen animal control out on the weekend. Chief Castleberry stated that when they get a call on the weekend, the officer generally evaluates the call and if they feel they need to call Officer Gandy out they will. If it's a non-emergency and something the officer can handle, they will. If not, they will pass it down to Officer Gandy on Monday. He stated that if Officer Gandy has animals in the kennel he does go to feed and water them on Saturday and Sunday. He may also be working a special detail. As far as contacting him for calls on the weekend, they generally don't do that. We can't require him to be on call 24/7. Ms. Paige asked who is going to be responsible if she's already contacted 911 and the officer doesn't make contact with her and she or her dog is bitten. She stated she is not asking him to be on call 24/7, she just doesn't want to be bitten by a pit bull either. The reason she is coming to the mayor and council is because she complained to the Chief earlier in the year. Chief Castleberry stated he didn't recall this but if they find out which dog it is and who the owner is they could issue them a citation. He stated that if Ms. Paige would tell him who the owner is they can address it. He further stated they would be contacting her at her house on Thursday morning since Mrs. Paige would not be available Wednesday morning. Councilman Hill injected that he thought we were missing the point. He then asked Mrs. Paige how many calls she had made to which she replied, "several". When asked by Councilman Purvis if it was the same dog every time, she replied yes that it was.

Vivian Sharpe: Ms. Sharpe came before the council concerning clean-up of a site located at the former Del-Cook property. She stated she has been complaining over four years about this situation and she has received several different answers. She is asking for the area around S. MLK where they used to store logs at to be cleaned up. She further stated that if chemicals were an issue and there was a problem with EPA, people wouldn't be getting bark. It has been cleaned up before and doesn't know why it can't be done again. She added that you would have to go inside the gate. Councilman Duke stated we would check into this matter.

Ord. #15-04: This ordinance, establishing the tax millage rate for 2015 at 6.401 mills, was read for the first time.

Other Business:

John Flythe – Mr. Flythe presented a graph to the council that provided heat indexes for the months of June and July. He noted the following:

8 days – 100 to 110 heat indexes
15 days – 111 to 120 heat indexes
35 days – 121 to 139 heat indexes
2 days - above 140 heat indexes

Tim Tanner – Introduced Jeanelle, a member of their firm’s team, who will be helping them on the local government side.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Buddy Duke, Mayor
