

March 27, 2023

The Eastman City Council met in a regularly scheduled meeting on the above date at 6:00 p.m. The following members were present: Raymond Mullis, Buddy Pittman, Sebrina Williams, Jermayne Hamilton, and Ronnie Woodard. Others present were Police Chief Billy Cooper, City Manager Spencer Barron, City Clerk April Sheffield, City Attorney Rita Llop, City Inspector Jack White, City Engineer Jesse Bearden, Fire Chief Scotty Whitten, and Administrative Assistant Dayna Winslette. Present from the community were Susan and Mitchell Coffee, Chris Adams, Rich Bennett, Martin Kehayes, Dana Sorrow, Paula McCain, Opera Jordan, Emory Tuff, John Battle, and Eugene Brannon.

The meeting was called to order by Chairman Pittman.

The invocation was given by Councilor Hamilton.

Pledge of Allegiance.

APPROVAL OF AGENDA:

COUNCILOR PITTMAN: First item on the agenda it to approve the agenda and I know of one change. It is #8, the 7th Avenue 4-way stop. We are going to scratch it. Anything else to add?

CITY MANAGER BARRON: That's it. That's the only change.

COUNCILOR PITTMAN: Alright council, is there anything else y'all? With amending to take that off, I need a motion to approve the agenda amendment to remove #8, the 7th Avenue 4-way stop and in with it, then approve the amended agenda as it stands.

COUNCILOR MULLIS: So moved on both accounts.

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR HAMILTON: Second.

COUNCILOR PITTMAN: Have a second from Councilman Hamilton. All in favor, show of hands. **Motion carried.**

APPROVAL OF MINUTES:

COUNCILOR PITTMAN: Next on the agenda is to approve the minutes for the March 13, 2023, regular meeting. Council, y'all got those in your packets. Any questions or comments about any of the minutes? If not, then I will entertain a motion to approve the minutes of the March 13, 2023, meeting.

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: I have a motion from Councilman Mullis. I need a second.

COUNCILOR WILLIAMS: Second.

COUNCILOR PITTMAN: I have a second from Councilwoman Woodard. All in favor, show of hands. **Motion carried unanimous.**

UNFINISHED BUSINESS:

TRACTOR BIDS:

COUNCILOR PITTMAN: Next on the agenda under unfinished business is the tractor bids. I believe we have them.

INSPECTOR WHITE: Yes. At the last meeting we asked to be able to request quotes for a tractor and we got 6 different quotes. If we have any say so as far as the street workers and so forth, we would request one from Eastman Equipment with the backhoe attachment and all on it. It would be beneficial in the gutters and the curb cleaning with cleaning up all of the gutters and sidewalks and so forth. It could also be versatile as far as an extra backhoe for replacement of meters and what have you.

COUNCILOR PITTMAN: Now, out of these 6 bids, didn't but 2 of them have the backhoe in them.

INSPECTOR WHITE: Yes Sir. The backhoe usually runs \$5K to \$7K, depending on which individual is selling them. Some of them could get them and some of them didn't even have them in stock and didn't know when they could get them. The one that Jaye Rogers is offering from Eastman Equipment is in stock right now. He doesn't have a time frame on any replacements of it. That is why I got a price on both of them while he had them.

COUNCILOR PITTMAN: Council, do y'all see? You have them in front of you. We have 2 with a backhoe on it. We have Eastman Equipment for \$19,895 and Atlantic Southern for \$21,775. Let me ask this, one is a 20HP and one is a 23HP.

INSPECTOR WHITE: The PTO horsepower is actually what we are running by. And both tractors range from 17 -19 HP PTO.

COUNCILOR PITTMAN: Council, do y'all have any questions then?

INSPECTOR WHITE: Now, when y'all vote, please keep in mind that Eastman Equipment is a local taxpayer. That may be something to think about also.

COUNCILOR PITTMAN: Council, I will entertain a motion to go ahead and purchase this.

COUNCILOR MULLIS: I make a motion to go ahead with the Eastman Equipment.

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. Any questions or comments from the Council? If not, I need a second then.

COUNCILOR WOODARD: Second.

COUNCILOR PITTMAN: Have a second from Councilman Woodard. All in favor show of hands. **Motion carried unanimous.**

NEW BUSINESS:

ALCOHOL ORDINANCE:

COUNCILOR PITTMAN: Next is the first item under new business is the Alcohol Ordinance.

CITY MANAGER BARRON: This will be the second and final reading. Oh, it's the first?

COUNCILOR PITTMAN: It's the first reading because we went back and made changes.

CITY MANAGER BARRON: Awe, man. I thought we could finally be done with it. So it's two more weeks after this?

ATTORNEY LLOP: Correct.

CITY MANAGER BARRON: I told somebody wrong today then.

COUNCILOR HAMILTON: Before we start, I would like to abstain from this one or this session. And once we are done, if someone would knock on the door, and I will come back in.

COUNCILOR PITTMAN: Alright. After going back through this for the past two weeks and redefining, changing, and all, we finally, I think we are ready. Because we had some changes to do and some sections that were contradicting and all, so thankfully and hopefully after every day for the last two weeks, we have an alcohol ordinance that is ready for presentation. And tonight will be the first reading. It is still 35 pages, and I am not going to sit here and read it all. Why not? How long you got? There will be copies available to pick up tomorrow from City Hall if you would like to come by and get one. Once again, this will be the first reading and the next meeting will be the second reading where we will adopt it. With that said, **I need a motion to approve the first reading of the alcohol ordinance.**

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: I've got a motion from Councilman Mullis. I need a second.

COUNCILOR WILLIAMS: Second.

COUNCILOR PITTMAN: I have a second from Councilwoman Williams. All in favor, show of hands. **Motion carried unanimous for the first reading.**

ANNEXATION RESOLUTION:

COUNCILOR PITTMAN: Next on the agenda is the Annexation Resolution.

CITY MANAGER BARRON: This is an amendment to allow the Council to annex property at something other than an R-1. The way the ordinance is written now, and Rita correct me, everything that is annexed in comes in as an R-1 automatically. We have had complaints, I know since I have been here, the last two or three years, about potential investors that are concerned about that. It is up to the council to consider it. But this will allow y'all to bring it in at say Business or Industrial if you wanted to.

ATTORNEY LLOP: So, it will still come in as an R-1, but it can be changed by the annexation ordinance. It would be up to y'all.

COUNCILOR PITTMAN: What that means is, just like that property that the Development Authority had, the 70 something acres, that we voted to annex into the city. Now it has gone before Planning & Zoning because he needed it to come in as Industrial or Professional. But now it has got to go through the whole planning and zoning process of advertising for about 8 weeks and having public hearings and all. And it's not there for residential use. That is the purpose of amending the old ordinance. So, it will still come in as R-1 but we have the authority to if we know that it is annexing in for business and all, then we can vote to allow to annex it in as Professional or as Business, or whatever zoning it is. And it doesn't have to go through the whole process of planning and zoning, and all of the advertising, and it taking 3 or 4 months. And like Spence was talking about investors coming. They may be looking at something and be like why do we want to buy the property and now 10 or 13 weeks later, and there is still a possibility that it won't get zoned in. And they have done purchased it for nothing. That is the purpose and reasoning behind that. And with that being said, now this is the first reading on this?

ATTORNEY LLOP: It is the Resolution actually. Your code requires that it go first to Planning & Zoning. Planning & Zoning then has to report back to you. So, it's the Resolution first, which is attached to the Ordinance.

COUNCILOR PITTMAN: And then them agreeing and saying that it is fine?

ATTORNEY LLOP: Right.

CITY MANAGER BARRON: So this doesn't count as the first reading?

ATTORNEY LLOP: No.

CITY MANAGER BARRON: Rita! Come on, you killing me here.

ATTORNEY LLOP: The code requires it to go to P&Z.

CITY MANAGER BARRON: And when was our code written?

ATTORNEY LLOP: Some time ago.

CITY MANAGER BARRON: It might be getting time to revisit a lot of that.

COUNCILOR PITTMAN: Alright, I will entertain a motion then for the Annexation Resolution to pass it and then we will hand it off to Planning & Zoning for their group to bless it.

COUNCILOR HAMILTON: Quick question. Now, this doesn't affect any prior property or projects, right? With the Planning and Zoning?

CITY MANAGER BARRON: No, this is for annexation. So, if there is some county property that someone buys and wants to come into the city, this would affect it.

COUNCILOR HAMILTON: It will take effect today, but nothing prior to today?

CITY MANAGER BARRON: Right. Rita, is that right?

ATTORNEY LLOP: That's right.

COUNCILOR PITTMAN: **Alright, now I will entertain a motion to approve the Annexation Resolution.**

COUNCILOR MULLIS: **So moved.**

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR HAMILTON: **Second.**

COUNCILOR PITTMAN: Have a second from Councilman Hamilton. All in favor show of hands. **Motion carried unanimous.** And y'all will get this to Planning & Zoning tomorrow or the next day?

PROPERTY AND LIABILITY INSURANCE BID:

COUNCILOR PITTMAN: Next on the agenda is property and liability insurance bid.

CITY MANAGER BARRON: We received two quotes. One from GIRMA, that is who we use now, for \$115,878. And one from MarshMaclennan for \$104,772. And we have a chart comparing them in your folder, broken down by about 12 different categories.

COUNCILOR PITTMAN: And they all match up?

CITY MANAGER BARRON: As close as we can get them.

COUNCILOR PITTMAN: Is GIRMA, do they have any? Isn't this where we get the grants for the fire department, public safety and all that is normally about \$6,000?

CITY CLERK SHEFFIELD: That is what I put at the bottom of the thing. The GIRMA, even though it is a little more expensive, their deductibles are better, and they also do the safety training and supply the safety grants that we can use with our IT, fire department, and police department. It should more than make up for the difference.

COUNCILOR PITTMAN: And we get those every year from them, don't we?

CITY MANAGER BARRON: I don't think we have any complaints with dealing with GIRMA. They have done us a great job.

CITY CLERK SHEFFIELD: They are very on the spot. I can email them, and she answers within the hour.

COUNCILOR PITTMAN: Alright Council, questions about it? Okay, what would be your choice?

COUNCILOR MULLIS: GIRMA.

COUNCILOR PITTMAN: **With that being said, I will entertain a motion that we renew our property and liability insurance with GIRMA for this year, and that we start applying for those grants that we normally get from them.**

COUNCILOR MULLIS: **So moved.**

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR WOODARD: **Second.**

COUNCILOR PITTMAN: I have a second from Councilman Woodard. All in favor, show of hands. **Motion carried unanimous.**

GEFA METER PROJECT BID:

COUNCILOR PITTMAN: Next is one of the most interesting on the agenda, the GEFA meter project bid.

CITY MANAGER BARRON: It has been a long time coming but it will be well worth the money.

ENGINEER BEARDEN: So, Stillwaters Engineering along with the City of Eastman put out the bid proposal. We had 6 bidders. And in these times, that is rare. Because we can hardly find anybody to put in a sewer line for us. But, from the 6 bids there was a low of \$896,755 to a high of \$1,575,000. So, with the engineer's estimate of our budget at \$1.2 million, we had three bidders within that \$1.2 million. The third one was \$1.213 million. So, they were Water Works, which represents Mueller meters, also Delta Municipal Supply who represents Neptune, and then Meter Install Group which represents RG3. Two weeks ago, I rode to Albany to Stillwaters headquarters and we had evaluation sheets for each one of the bids. And the evaluation was total cost, the warranty of the meters, the manufacturers qualifications and experience and references. And then the 4th was the meter reading system's technical capabilities. We are talking about AMI. Nobody's eyes will ever be on these meters. All of that information is going to come straight to city hall. So what we did was take the bottom three that was right at the engineer's estimate and our budget, and we scored them. Of course, Water Works was the lowest at \$896K and that score was a possibility of 55 and they got the 55. But then we had warranty, and the warranty on theirs for the larger meters was not real well. It could have been 15 points but they scored 11. Qualifications, what they scored with past jobs, we stayed on the phone for hours talking to municipalities that have these meters and how the job went and their ability. It was 15 points there, Water Works scored 11. And then the technical capabilities, and that means what is that meter capable

of measuring? How close can it get? We are selling water. The majority of our income is selling water. We want to be as accurate as we can with these meters. At \$1.2 million, we want the most accurate meter. That was also 15 points and they scored 11. The next was Delta Municipal Supply, which is the Neptune, at \$1,116,000. So of course, their score of the cost dropped to 49. But then the other three criteria was just about letter perfect and they scored a 15, 15, and a 15. Some of the most pleasant recommendations. We called all over from very far South Georgia up to as far as White County, Helen, Cleveland. They had a perfect. Nobody had anything to complain about them. And I will back up, on the Water Works who represents Mueller. The company, Water Works, we had never had the first complaint from any of their references. But the meter didn't fair very well. And so then the third was Meter Install Group with RG3, at \$1.2 million. Their score dropped down on the cost to 48. The warranty score was a little higher with Mueller but less than Delta. Their qualifications was the same as Water Works at 11. Then when it came to the technical capabilities of the meter, they don't have an AMI meter. Well, they have an AMI meter but there is not the first one installed in Georgia. So, they had no reference for an AMI. All they had for reference was the AMR which is the radio read or computer read that when you ride by. So they got a 0 on that. So, with those three being said, Delta Municipal Supply, even though they are at \$1.11 million, outscored the other three with 94 total points. Water Works came in second at 85 at the \$896K, and then the Meter Install Group came in third at 72 points at the \$1.2 million. So, it was the engineer's opinion that we should choose Delta Municipal Supply's Neptune meter.

COUNCILOR PITTMAN: And this includes all of the towers around? All we will do is at the first of the month, hit a button and it will read every meter around.

ENGINEER BEARDEN: Well, I would like to say it will. The customers we talked to or the other municipalities that we talked to, nobody has a 100% track record. Because there is water in the meter here or this one is low or this one is high. They normally with about the best we got, they read about 96% of them electronically. With a town like Eastman, that means that there is going to be between 80 and 120 that we might have to visit.

COUNCILOR PITTMAN: Be we will be able to tell which ones.

ENGINEER BEARDEN: Oh yeah. Basically a map is going to show up and when read those meters, all of those little circles where each meter is, is going to turn green. The ones that don't transmit will be a red flashing light, and that gives us the knowledge to go to that address.

COUNCILOR MULLIS: Now, will they come back and fix that?

ENGINEER BEARDEN: They will work with us. We never talked to any municipality that was reading 100%. Cars can be parked on top of them. Any little thing that deflects that communication to city hall or to the repeater that comes to city hall could block the signal. But 96% was about the best they were getting. And some of the municipalities we talked to, they had 20,000 – 30,000 meters. So, reading 96% of those is pretty dog gone good.

COUNCILOR HAMILTON: What about the warranty?

ENGINEER BEARDEN: Well, that is what Delta excelled in so much on warranty. On the Neptune meters, new meter accuracy is guaranteed for 5 years or 500,000 gallons of water. The meters are warranted for: at 5 years, they are warranted at 100%. 6 years at 70%. 7 years 60%, 8 years 45%. 9 years 35%, 10 years 25%. Excuse me, I was reading the larger meters. The regular household meters are 10 years at 100%. Then it starts prorated. But the larger meters, they give us a full 5 years, and then what I just read. All of the rest of the companies/people that we dealt with, they only give between 1 ½ - 2 year warranty. And that is it on the larger meters. If we buy like an 8-inch meter and that is \$5500, it will only potentially be good for 2 years with the other 2 bidders or lower bidders. But Delta is good for 5 years and then prorated after that. That is why they scored so high is because the warranty with the Neptune was just heads and shoulders above the other meters.

COUNCILOR PITTMAN: Any other questions? **With all of that homework and checking and the engineer's recommendation, I will entertain a motion to move forward with our AMI meter project with Delta Municipal Supply at a cost of \$1,116,834.10.**

COUNCILOR MULLIS: I make a motion we go with Delta.

COUNCILOR PITTMAN: Got a motion to move forward with the AMI with Delta Municipal Supply and Neptune meters. Council, do y'all have any other questions or comments? If not, I will need a second.

COUNCILOR WILLIAMS: Second.

COUNCILOR PITTMAN: Have a second from Councilwoman Williams. All in favor show of hands.
Motion carried unanimous.

SOLICIT BIDS FOR A NEW FIRETRUCK:

COUNCILOR PITTMAN: Next on the agenda is to solicit bids for a new fire truck.

CHIEF WHITTEN: I would like to request to the council that we start accepting bids on a new fire engine for the City of Eastman. I am making this request at this time because we have three Class A engines. Which the oldest engine in our fleet is 28 years old, and in major need of repair work, like replacing gauges. These repairs are very expensive. Repairing input shafts, seals, transfer cases. The pressure release needs to be rebuilt. This engine, which is a '95 model, the actual engine does not have a lot of miles on it but the pump does. The pumps have a lot of miles on them because they continuously run when they are in use. It will be cost effective because of the age of the engine. And I recommend that we replace this engine so the fleet does not fall back into the condition that the department was in years ago.

COUNCILOR MULLIS: I have got a question. Can we trade this one in or get any money for it?

CHIEF WHITTEN: Normally what we do is sell the engine. Put it up for bid. We have never had any problem with selling an engine. As a matter of fact, I have got a request for it already when/if this happens.

COUNCILOR PITTMAN: Council, do y'all have any other questions for Scotty? **Alright, I will entertain a motion to get bids on a new fire engine.**

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: Have a motion to get bids for a new fire engine. I need a second.

COUNCILOR WOODARD: Second.

COUNCILOR PITTMAN: Have a second from Councilman Woodard. All in favor show of hands. **Motion carried unanimous.**

SKINNERTOWN MEMORY WALK:

COUNCILOR PITTMAN: Next on the agenda is the Skinnertown Memory Walk.

CITY MANAGER BARRON: I don't see anyone from there but just to inform the council, they have asked permission to close down sections of Mount Moriah towards Dodge, and on Main Street, on May 13, 2023, from 9 AM – 11:30 AM, for the Skinner Community Memory Walk. We have done this in years past and never had any problems before. And to my knowledge, the Chief is okay with this. We would ask the council to review the map that is in the folder that is attached and consider the request. This is an all-day event, but that is the times that they have asked for the roads to be closed. I didn't see anyone in the audience to speak on this event, but if there is someone, you are welcome to speak now.

CHIEF COOPER: What is the time on that?

COUNCILOR PITTMAN: 8:30 is warmup, and the walk starts at 9 and ends at 11:30. Then they are going to have breakfast at the church at 11:30. Then from 1 – 5, there will be community day with a bar-be-que cookoff. **Alright, well I will entertain a motion to approve the Skinnertown Memory Walk.**

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR HAMILTON: Second.

COUNCILOR PITTMAN: Have a second from Councilman Hamilton. All in favor show of hands. **Motion carried unanimous.**

STREET CLOSURE FOR OLD DANIELS MEETING HOUSE:

COUNCILOR PITTMAN: Next on the agenda is street closure for Chris Adams/Old Daniels meeting house.

CHRIS ADAMS: How are y'all doing? We are here to ask today for the street closure in front of the pavilion stage area next to the old Magnolia Theater. That May 6th, we are going to have two Christian bands, JJ Weeks and Justin Warren. It will start at 7 and probably around 10 is when we will get done with the event. So, if we could have that street closed sometime before the actual event starts up until it ends. That is what we are here to ask for today.

COUNCILOR HAMILTON: What was those times again?

CHRIS ADAMS: It starts at 7. The event starts at 7 and it should be done around 10, I would think.

INSPECTOR WHITE: Pardon me, will y'all need any time beforehand of the event for any tents to be set up or anything out on the street?

CHRIS ADAMS: We wouldn't have anything other than the actual band coming in that morning. They'd probably be there around 10 o'clock that morning to come in and get their stuff off of the bus onto the stage area. That would be the only thing other than the event time.

COUNCILOR HAMILTON: This is May 6th?

CHRIS ADAMS: Yes.

COUNCILOR PITTMAN: What, and you probably said it three times, when is it?

CHRIS ADAMS: It is May 6th.

COUNCILOR PITTMAN: Do y'all have any problems with that?

CITY MANAGER BARRON: No Sir. I think it will be great and I look forward to having them visit the City of Eastman.

COUNCILOR PITTMAN: Coop, do you have any problems with that? May 6th, downtown.

CHIEF COOPER: I will put it in the book. If y'all just need anything, just let us know.

COUNCILOR PITTMAN: With all of that, I will entertain a motion to approve the street closure for Chris Adams with the Old Daniels Meeting House on May 6th.

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: Have a motion on the floor from Councilman Mullis. I need a second.

COUNCILOR HAMILTON: Second.

COUNCILOR PITTMAN: Have a second from Councilman Hamilton. All in favor show of hands. **Motion carried unanimous.**

CHRIS ADAMS: Thank y'all.

PLANNING AND ZONING OPENING:

COUNCILOR PITTMAN: Next on the agenda is the Planning & Zoning opening.

CITY MANAGER BARRON: Yes Sir. I have been informed by some of the council that they are prepared to move forward with a nomination for the District 2 planning and zoning seat.

COUNCILOR PITTMAN: I think you have been talking to some folks and got some applications in.

CITY MANAGER BARRON: Yes. Some have expressed interest, and some have not. But we have a very good applicant that I believe will do a great job for the City of Eastman.

COUNCILOR PITTMAN: Alright. And the recommendation is Amanda Woodard?

CITY MANAGER BARRON: Yes, Ms. Amanda Woodard has expressed an interest in it and she is very well qualified for the position. And I would genuinely ask Council to please consider that. And this is just for District 2, because we filled the other district at the previous meeting.

COUNCILOR PITTMAN: Council, do y'all have any questions or thoughts? **If none, then I will entertain a motion to approve Ms. Amanda Woodard to the District 2 Planning & Zoning board.**

COUNCILOR WILLIAMS: **So moved.**

COUNCILOR PITTMAN: Have a motion from Ms. Sebrina. I need a second.

COUNCILOR HAMILTON: **Second.**

COUNCILOR PITTMAN: Have a second from Councilman Hamilton. All in favor show of hands. **Motion carried unanimous.**

NEW CDBG ENGINEER:

COUNCILOR PITTMAN: Next on the agenda is to approve the new CDBG engineer.

CITY MANAGER BARRON: Yes, we have actually a tie I believe it or not. Fortunately, the Regional Commission has scored these for us, and we have a representative here if we have any further questions. The two highest scores were for Hofstadter & Associates and for Ingram & Associates. They both scored 12. They were evaluated on 9 characteristics and again it came down to a tie. I have looked at them and the major differences, well it is just my opinion and I am not trying to influence you one way or another, but Ingram is 8.5% of the total project is their fee and Hofstadter & Associates is 6-12% I believe is their range. You could go as low as 6 or you could go as high as 12, depending on what they bill us. We use Hofstadter for the LMIGs and we have for the last several years for the paving.

COUNCILOR PITTMAN: I know in previous years past; Hofstadter I know does more CDBG grants in the state than anybody.

CITY MANAGER BARRON: I have been told that. Rich, is there anything that I need to add to that evaluation?

RICH BENNETT: No, I don't believe so. In their packet, the list goes on and on and on. I work with Hofstadter on several projects, and they are quite responsive. And they have been quite helpful so far with what we have been doing with the project.

COUNCILOR PITTMAN: Council, do y'all have any questions? **I will make a recommendation then to move forward to approve Hofstadter and Associates to be the CDBG engineer for this project that we are working on.**

COUNCILOR MULLIS: **So moved.**

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR WOODARD: **Second.**

COUNCILOR PITTMAN: Have a second from Councilman Woodard. All in favor show of hands. **Motion carried unanimous.**

APPROVE MONTHLY BILLS:

COUNCILOR PITTMAN: Next on the agenda is to approve the monthly bills for March 14 – March 27. Y'all have got those in your packets. Do y'all have any questions about any of them? If not, **I will entertain a motion to approve the monthly bills for March 14 – 27.**

COUNCILOR MULLIS: **So moved.**

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR HAMILTON: **Second.**

COUNCILOR PITTMAN: Have a second from Councilman Hamilton. All in favor show of hands. **Motion carried unanimous.**

PLANNING & ZONING RECOMMENDATION:

COASTAL VENTURE HOLDINGS:

COUNCILOR PITTMAN: Next on the agenda is the planning & zoning recommendations. I believe we have a couple of them.

CITY MANAGER BARRON: Yes. We have the Dodge County Eastman Development Authority requesting to go from an R – 1 to a B – 2. And then we have another one from Coastal Venture Holdings requesting a special use permit for a B – 2 for student/travel nurse residences.

COUNCILOR MULLIS: I like that one.

CITY MANAGER BARRON: And we have a representative here too from the organization if we have any questions. I believe in your packet, there should be two. One is for Coastal Venture Holdings, and one is for the Dodge County Eastman Development Authority.

COUNCILOR MULLIS: What they are going to do is take the old motel up here close to my house, and they are going to turn it into student and nurse living. Is that correct?

DANA SORROW: Yes Sir.

COUNCILOR HAMILTON: Could you tell us more about the project?

DANA SORROW: Sure, I would be glad to. My name is Dana Sorrow with Coastal Venture Holdings. And we are standing before you today to convert the motel into housing. Each unit will have their own apartment efficiency like. And we wanted to service the need of the community. And just from the feedback that we got, that seems to be the need that you have here. So, we will be retiring the motel. Repaving, resurfacing, a whole new look. We are excited about it. We are proud to be a part of the city of Eastman. We have come to grow and love this little town.

COUNCILOR MULLIS: Have we got it right here? They approved it?

DANA SORROW: Yes.

CITY MANAGER BARRON: It is time for the Council to make a ruling.

COUNCILOR PITTMAN: Council, do y'all have any other questions? If not, then **I will entertain a motion for Coastal Venture Holdings for that re-zoning to be a B – 2 zone.**

COUNCILOR MULLIS: **So moved.**

COUNCILOR PITTMAN: Got a motion from Councilman Mullis. I need a second.

COUNCILOR WILLIAMS: **Second.**

COUNCILOR PITTMAN: Have a second from Councilwoman Williams. All in favor show of hands.

Motion carried unanimous.

DODGE COUNTY EASTMAN DEVELOPMENT AUTHORITY:

COUNCILOR PITTMAN: And next was the Dodge County Eastman Development Authority on the Airport Rd. This is a rezoning from an R – 1 to a B – 2, which is all the tract and parcel of Land Lot 272 in the 16th district of Dodge County, with a total of 71.93 acres more or less, proposed grad site on the northeast side of the Heart of Ga Regional Airport.

INSPECTOR WHITE: It has also been through P & Z and been approved. They are just waiting on y'all's say so.

COUNCILOR PITTMAN: That is the almost 72 acres on the left going out past the school that the Development Authority is in the process of making a grad site. I think this is one of the final steps to getting that done. So, **I will entertain a motion to approve the re-zoning of the 71.93 acres for the grad site for the Development Authority from an R – 1 to a B – 2 zone.**

COUNCILOR MULLIS: **So moved.**

COUNCILOR PITTMAN: I have a motion from Councilman Mullis. I need a second.

COUNCILOR HAMILTON: **Second.**

COUNCILOR PITTMAN: Have a second. All in favor show of hands. **Motion carried unanimous.**

HOME OCCUPATION LICENSE:

COUNCILOR PITTMAN: Next is a home occupation license. Mr. John H. Tanner with J H Tanner Sales at 53 Mary Alexander Drive with online sales of general merchandise.

CITY MANAGER BARRON: Yes. All of his paperwork is in order and as far as we are aware of, there is no ordinance violation or impediments to y'all approving it.

COUNCILOR HAMILTON: What is it?

CITY MANAGER BARRON: He is going to be selling general merchandise from his home. But you know with keeping with our home occupation license, he can't have customers or people parking on his property. And there is restrictions on signage and those types of things too.

COUNCILOR PITTMAN: Council, do y'all have any other questions? If not, **I will entertain a motion to approve a home occupation license for John H Tanner with J H Tanner Sales.**

COUNCILOR MULLIS: **So moved.**

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR HAMILTON: **Second.**

COUNCILOR PITTMAN: Have a second from Councilman Hamilton. All in favor show of hands. **Motion carried unanimous.**

CITY MANAGER REPORT:

CITY MANAGER BARRON: Just one quick thing. If anyone around town sees these utility lights or streetlights strobing or out, if you will, call us here and report it at City Hall. We are trying to do a better job at getting that information to Georgia Power. The last few times they have been very responsive to our notifications. I have got 2 now that I am watching. So, if y'all happen to see any or anybody listening to me, please call City Hall and let us know if you see any after hours that are strobing or off. The one at Rickie Coleman's and the one down below the Methodist Church on the left has started back again. I don't know what the deal is with that but there is something going wrong with them. Again, we appreciate Georgia Power. We realize that they have got a lot on their plate, but we are trying to get a good list up.

OTHER BUSINESS FROM COUNCIL:

COUNCILOR MULLIS: I am a member of the Regional Commission and I go to a meeting a month down in Mount Vernon. I heard some good news down there this past Thursday night. I have relayed it to our police and I have relayed it to Spence, that we can get money to send, if we get a new officer, we can get money to send them off for training for free. They have got a grant for it. And then once they get the on the job training, we can get half of their salary until they are trained. I think that is something big for us. Another thing. Does anybody in here have an electric car? Oh well, this won't interest y'all then. Anyway, they are working on a grant where we can get these charging stations. They can be put on public property. They will put it in right now, with what we are looking at, for free. And then we would get the money from them. So, that is a couple of things that I learned down there last week.

PAULA MCCAIN: With those chargers, who will do the maintenance?

COUNCILOR MULLIS: I don't know yet. It is in the works and as soon as I find out we will let you know.

PAULA MCCAIN: I had been working on trying to get some, that is why I was wondering.

COUNCILOR MULLIS: It will be a good thing I think when it happens.

CITY MANAGER BARRON: And we appreciate you, Paula, and the Chamber for trying to make that happen. And we are looking for feedback as to where to install them. So, let your council member know, or let me know, or let Paula know your thoughts on the most appropriate place. We would appreciate that.

PAULA MCCAIN: Lots of times they like for them to be where people can shop, or go eat for about 20 minutes. Those fast chargers take about 20 minutes to give an 80% charge on those. Maybe off 341 somewhere. There is no charging stations right now, I think from Perry to Brunswick on 341.

COUNCILOR MULLIS: Well, what I am looking at is the city will be the one to pick the spot of where they go.

RICH BENNETT: I have a comment about the charging stations. There are 2 types of money. One is for the corridors, which is what she is talking about. And one is for areas in the cities and counties.

CITY MANAGER BARRON: Good. And Rich is with the Regional Commission if y'all haven't had a chance to meet him yet. Maybe after the meeting, you can come and shake his hand. Maybe he will be willing to answer questions and help us to navigate this.

COUNCILOR PITTMAN: Rich, thank you for coming.

PUBLIC COMMENTS:

SUSAN COFFEE: I am glad to hear about the charging stations. I think that is fantastic. Our son has an electric pickup truck. He drives from Birmingham. He has to stop once in the Atlanta area, once in Forsyth, once in Dublin at Burger King, and on out 16. He cannot charge here in Eastman. And even when we get to St. Simons, he has to charge at some place like Stripling's or something like that. Because the only ones on the island are like at the Hampton Inn and things like that. So, thanks for that. I would like to know when Legion Drive is going to be finished.

CITY MANAGER BARRON: We would too.

SUSAN COFFEE: Is there any kind of idea? Is it before Christmas? What's going on there?

CITY MANAGER BARRON: We are waiting on the contractors to complete the work.

OPERA JORDAN: I would just like to say thank you to everyone on the city council for all of the support and everything y'all did to get up the light. I greatly appreciate y'all. Thank you.

EMORY TUFF: Good afternoon, my name is Emory Tuff. I just have the same old question. Are you getting closer to my situation with getting the pipes laid for the ditch? I know you have bigger problems but.

CITY MANAGER BARRON: Everybody is looking at me. It's over \$2500, that's all I can tell you. We have looked at it two or three different ways. I don't want to sit here and tell you that a decision has been made when one hasn't. There's pros and cons to both of it. I don't know what else to add to that. I know you're impatient and I don't blame you. You've been waiting for what, two months for a decision at least?

EMORY TUFF: A bit longer than. We had the situation with the other ditch and all of the pipes. Remember it just went. And I noticed you have another water leak that I reported on Saturday.

CITY MANAGER BARRON: We've got I think probably six going right now throughout the city. So we'll try to get up there and get it. I, you know, there's a lot of that know that we haven't done any, what's the best way to say it? A systematic assessment of our system and it's desperately needed, and we hope in the coming year we are going to be able to find funding to do it. But some of our water meters and pipes are from the 1930s. I apologize. It's all on me. I've got to find a solution, and I promise you that I am trying to do it.

EMORY TUFF: I understand that. That just keeps me at a standstill because they can't do anything until that's done before I can get builders or anything back over there.

CITY MANAGER BARRON: I did get your ditch mulched, right?

EMORY TUFF: I thanked you all for that.

CITY MANAGER BARRON: You did.

EMORY TUFF: I was so happy with that. I still drive by to look at it in the amazing light. I would say to you all, again, thank you all for the light. I can see better over there but that ditch is still growing. The trees are gone. But I just wanted to try to get that done. It looks so different around there but considering the pipes and what I want to do with that spot. I know that it takes time and I'm not yelling or screaming.

CITY MANAGER BARRON: And we appreciate that. We do get enough of that.

EMORY TUFF: I'm not using any profanity, but I know it may take another few months. But I am hoping. Maybe before Thanksgiving I can get some plans laid again.

CITY MANAGER BARRON: And part of the trouble, and I may be speaking out of turn, is we're trying to assess what's the fair and right thing for everybody in the city too. If we do that, what do we then obligate ourselves to do with all these other ditches? Does that make sense too?

EMORY TUFF: Yeah, I understand that. But, like I told you, that ditch is over 100 and something years old. It used to be a little old thing you could step across. But in the years, it's corroded. Where every time it rains, it takes away from my property and now, if the pipes are laid and the different loads of dirt there, I stand the chance of building something there. But I know there is a perimeter of me not going across that ditch in any way with the dirt there. I can't go across it or place anything across it.

CITY MANAGER BARRON: Yes Mam. Bear with us please, I promise you, we haven't forgotten about you.

EMORY TUFF: Okay, then. Thank you.

COUNCILOR HAMILTON: I will say this, Mr. Spence is working very hard with all of your requests. He's really doing it. He's the greatest manager.

OPERA JORDAN: And we greatly appreciate you, Spence. We appreciate what all of y'all do.

CITY MANAGER BARRON: Everybody in the city and the council, y'all know what I can do and what I can't do. I'm only here as long as they let me be here and I can only spend what they let me spend. And yet have they told me no, unless we really genuinely didn't have the money. So, thank y'all and please thank you to the council for backing me.

EMORY TUFF: Yes, it is all visible that we've seen, and we know that we're very grateful for it.

CITY MANAGER BARRON: And thank you to Jesse. He has been the city engineer for years and done us an excellent job. He is, you know, just invaluable to us.

EUGENE BRANNON: Good evening council. I am Eugene Brannon with Nabo's Barbeque Food Truck. First of all, I want to say thank you to the city for licensing and I really appreciate that. We've been operating over at Faith in Action and also at the American Legion. It's my goal to get set up over at our building which used to be formally MC's. I'd like to get set up over there. I'm working with the owner, Mr. Cruz, to get that done. Also to give you that opportunity for entertainment of some sort. To host some events in the back hall there. So, just look out for us. Thank you Mr. Mullis for the 4th of July events. Thank you to the city period for this opportunity. The last couple of months have been just really gravy. It's been really busy and really groovy. So, I thank you. With this, any events or if there's anything. One of the things I enjoy also doing is volunteering. If the city is hosting something and needs volunteers and needs to feed them, contact me. I'll be willing to help you guys. To help cook or use my equipment to help feed the volunteers. So at any time, please give me a call. Thank you.

OPERA JORDAN: I just want to ask one more question. When they put the new city meters down, is that going to make the water bill go up?

CITY MANAGER BARRON: Well, some people are going to see an increase and some people are going to see a possible decrease.

OPERA JORDAN: I will be praying and asking the Lord that I get a decrease.

CITY MANAGER BARRON: I think some people I want it. And Jesse can address it better than me, but some people might rather have their old meter.

ENGINEER BEARDEN: All I can say is that when we were replacing the water in the Cottondale area, we have found meters that were manufactured in the 40s. So, it is hard to say whether they're overcharging or undercharging. I will just say that these meters are guaranteed to be very, very efficient. I mean, down to a tenth of a gallon. And so, it'll be, everybody will have, it will be a fair playing field from now on.

CITY MANAGER BARRON: It's going to be rough that first billing cycle at City Hall with the new meters on.

COUNCILOR MULLIS: Remember, the next 40 years is the less you have to pay.

COUNCILOR MULLIS: I just want to let y'all know, especially you, that I have started collecting money for the fireworks. And anybody that would like to give money to the fireworks can just send a check to the city here and give to April. She will write fireworks on it. Because I am planning on having a bigger fireworks this year than I had last year. And last year was one of the biggest fireworks that we had so far last year. It was real good. So, I got my job cut out for me. Thank y'all.

EXECUTIVE SESSION – POTENTIAL LITIGATION:

COUNCILOR PITTMAN: Now I need a motion to go into executive session to discuss potential litigation.

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: I have a motion from Councilman Mullis. Now I need a second.

COUNCILOR WOODARD: Second.

COUNCILOR PITTMAN: I have a second from Councilman Woodard. All in favor show of hands. **Motion carried unanimous.**

COUNCILOR PITTMAN: Alright, I will entertain a motion to come out of executive session and back into regular session.

COUNCILOR MULLIS: I make a motion to come back into it.

COUNCILOR PITTMAN: I have a motion from Councilman Mullis. I need a second.

COUNCILOR HAMILTON: Second.

COUNCILOR PITTMAN: I have a second from Councilman Hamilton. All in favor show of hands. **Motion carried unanimous.** Now, back in regular session. **I need a motion to authorize a resolution of potential litigation by the city attorney.**

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. Any questions, comments? I need a second.

COUNCILOR HAMILTON: Second.

COUNCILOR PITTMAN: Have a second from Councilman Hamilton. All in favor show of hands. **Motion carried unanimous.** Any more comments, questions, or feedback?

On a motion from Councilor Mullis and a second from Councilor Hamilton, the meeting was adjourned.

CHAIRMAN

CITY CLERK