

A meeting of all committees of the City of Gray, Georgia was held on Monday, April 15, 2019 in the Conference Room inside City Hall.

Present: Mayor Ed Barbee, Mayor Pro Tem James Collins, Council Members Terrell Fulford, David Tufts, Terry Favors and Benny Gray, City Attorney John Newberry, Police Chief Adam Lowe, Fire Chief Keith Eisele, City Clerk Cindy Yancey and Water Treatment Plant Operator Cheyenne Morgan.

Guests: Donald Black, Glenda Wood, Jay Collins, Sherri Rollins, Scott Spivey, Kathleen Mathews, Bruce Gerwig, Tom McEachern, Christy Cranford, Donna Davis, Tonya Cardwell, and Debbie Lurie-Smith, *The Jones County News*.

Mayor Barbee called the meeting to order at 6:00pm.

### **Finance/Tax Committee:**

- Financial update
  - 98.84% of 2018 Property Taxes have been collected, leaving an unpaid balance of \$10,152.70.
- Tom McEachern – Property/Liability insurance renewal.
  - Tom McEachern presented Mayor and Council with 3 options for the 19/20 property/liability insurance renewal with Trident effective May 1, 2019. Mr. McEachern recommended that Mayor and Council increase the amount of business income/extra expense coverage due to the recent activity of storms in the area.
    - Option 1 – 90,176 (Business Income/Extra Expense – 700,000)
    - Option 2 – 90,783 (Business Income/Extra Expense – 1,000,000)
    - Option 3 – 89,973 (Business Income/Extra Expense – 600,000)
  - Premium increase of approximately 5.5% - 6%
  - The City's current property value is listed at \$12,790,676. Mr. McEachern suggested that Mayor and Council consider having an appraisal done on the City's physical property to make sure the covered value is sufficient.
  - Councilman Fulford asked who Mr. McEachern recommended to do the appraisal. Mr. McEachern stated that Trident's partners with a company called HCA Asset Management that value City and County properties. Mr. McEachern will contact Trident to start the process for the appraisal.
  - It was the consensus of Council to choose option 2 for renewal. This will be added to the May 6, 2019 Council meeting agenda for official approval.

### **Water/Sewer Committee:**

- Kathleen Mathews – In Fill Housing
  - Ms. Mathews requested an executive session to discuss a real estate matter. This item was moved to the end of the meeting.
- Jay Collins - Dulles Park (Potemkin Development)
  - Mr. Collins discussed a Phase 2 to the existing senior development and is requesting a sewer availability letter from Mayor and Council.
  - Mr. Collins stated that they currently have a zoning request that will come before Mayor and Council at the meeting that will be held on May 6, 2019. He explained that the expansion is only possible if the zoning request is approved.
  - Mr. Collins stated that the original zoning request was for an additional 72 units, after further review they have decided to change it to 48 units.

- Water Conservation Plan
  - A copy was given to Mayor and Council to review before the May 6, 2019 Council meeting.
- W/S meeting - April 23, 2019 @ 11:30 (Carter & Sloope)
  - Reminder of meeting with Carter & Sloope on April 23, 2019 at 11:30 am.
- Service Delivery Strategy
  - City Clerk Cindy Yancey stated that she had spoken with Brent w/ Piedmont water about tapping on to City water. She explained to Brent that the City was currently waiting on the update of the service delivery strategy. She also stated that the Middle Georgia Regional Commission was waiting on a letter requesting technical assistance. Ms. Yancey stated that she has the letter ready for the Mayor to sign and would like to go ahead and send it in to the MGRC in order to get the process started. This item will be added to the May Council agenda to ratify approval of the Mayor signing the technical assistance letter.

**Plan Committee:**

- No report

**Personnel Committee:**

- Donna Davis – Liberty National
  - Ms. Davis introduced Tonya Cardwell who is also with Liberty National.
  - Ms. Cardwell stated that they currently service some of the surrounding municipalities providing supplemental insurance to the employees. Ms. Cardwell presented some of the supplemental insurance that Liberty National could offer full-time employees of the City of Gray.
  - Councilman Fulford suggested that information be given to the department heads and have them discuss the matter with the employees to find out if there is any interest in what is being offered.
  - Contact information was given to Mayor Pro-Tem James Collins so that he could contact Ms. Davis and Ms. Cardwell if any interest is shown. Ms. Cardwell will get a package together to give to the employees.

**Streets/Sanitation Committee:**

- Folds Drive
  - City Attorney John Newberry gave an update on the three easements needed to start work on the drainage issue on Folds Drive. One property owner is not willing to give the City an easement. He has spoken with Charlie Bridges with Carter & Sloope and he was going to look at rerouting the drains or starting the drains at the second property.
  - City Clerk Cindy Yancey stated that she spoke with Charlie Bridges with Carter and Sloope earlier in the day and he was wanting to know if Council would like to proceed with the project starting at the point of the second property owner as discussed in a prior meeting.
  - Councilman Tufts stated that as discussed in the prior meeting that if the first easement was not given the project should start at the point of the second property owner in order not to hold the project up. Councilman Tufts will ask for an update at the April 23, 2019 meeting with Carter & Sloope.

**City Property:**

- **No Report**

**Public Safety Police/Fire:**

- Police Chief Adam Lowe stated that the Police Department received a grant through the Chiefs Association to put fourteen new laptops in the police vehicles.
- Fire Chief Keith Eisele stated that the flushing of the fire hydrants in the City has been completed. He has addressed a few issues that were found with Cheyenne Morgan.
- Chief Eisele also stated that the Fire Department has purchased a new gas monitor to replace the older one they currently have.

**Miscellaneous:**

- Christy Cranford - 822 Natures Walk
  - Ms. Cranford expressed her disappointment about a dirt pile that has been placed at her property line by the developer of the subdivision. Ms. Cranford stated that the dirt has been there for over a year and that she has spoken with the developer and it has not been moved.
  - Police Chief Adam Lowe stated that he would contact the developer about moving the dirt.

**Executive Session:**

- City Attorney John Newberry questioned if the necessary criteria were met in order to hold an executive session. After a brief discussion with In-Fills attorney Scott Spivey it was decided the meeting should remain open.
- In-Fill Housing
  - Ms. Kathleen Mathews requested a sewer availability letter stating the expired commitments the City previously made would be enough capacity to service the proposed development.
  - Ms. Mathews stated the timeline of the upgrade to the wastewater treatment plant is complimentary to the timeline of the proposed development.
  - Ms. Mathews stated that In-Fill Housing is willing to contribute 10% (\$250,000) of the estimated 2.5million dollar wastewater treatment plant upgrade to be used toward the improvements. The contribution would be contingent upon In-Fill receiving an award from DCA for their proposed development.
  - The previously chosen location for the development has been changed due to 6 acres of the 19 acres be wetland. The location had also been used as a landfill and contains a lot of construction and debris. The new location is further down Highway 18 and is currently zoned R-3.
  - Councilman Favors stated that the new location was in his district and he doesn't know of anyone that wants the development in that area.
  - Councilman Fulford questioned how many units are in the development. Ms. Mathews stated that it would be 67 units.
  - Mayor Pro-Tem Collins asked Ms. Mathews if she was aware of the Jones County meeting regarding another developer wanting to build an apartment complex and the reaction from the community. Ms. Mathews stated that she felt that reaction was due to the proposed development be so close to a neighborhood. Mr. Collins stated that there was a neighborhood just as close to In-Fill's new proposed location. Ms. Mathews disagreed.
  - Ms. Mathews reviewed some information about In-Fill's Forsyth. She also reviewed the rent rates when asked by Mayor Pro-Tem Collins.
  - Councilman Fulford asked if there was a rule for persons per unit. Ms. Mathews stated yes but was unsure of the exact number.

- Councilman Fulford asked when she would need an answer. Ms. Mathews stated as soon as possible.
- This item will be discussed at the meeting with Carter & Sloope.

There being no further business to discuss, the meeting was adjourned.

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City Clerk