

The regularly scheduled meeting of the Mayor and Council for the City of Gray, Georgia was held on Monday, May 6, 2019 at 6:00 PM in the D.V. Childs Civic Center.

Present: Mayor Ed Barbee, Mayor Pro Tem James Collins, Council Members Benny Gray, Terry Favors, Terrell Fulford and David Tufts, City Attorney John Newberry, Assistant City Superintendent Frank Ross, and City Clerk Cindy Yancey

Guests: Kathleen Matthews w/ In-Fill Housing, Donald Black, Katie Thomas, Milton Appling, Carol Barfield, Robert Barfield, Margie McKinney, Terry McKenzie, Richard Carroll, Roy Burke, Sherri Rollins, Teresa Haralson, Judy Bledsoe, Yulandra Arnold, Joe Arnold, John Collins w/ Dulles Park, Roya Collins w/ Dulles Park, Ikea Simmons, Ken Tapee, Glenda Wood, George Luther, Joyce Grogan, Zach Grogan, Kim Luther, and Debbie Lurie-Smith, *The Jones County News*.

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

Councilman Tufts gave the invocation, followed by the Pledge of Allegiance.

Councilman Fulford made a motion, seconded by Councilman Favors, and unanimously voted to approve the May 6, 2019 agenda.

APPROVED 5-0

Councilman Tufts made a motion, seconded by Councilman Gray and unanimously voted to approve the April minutes.

APPROVED 5-0

Councilman Fulford made a motion, seconded by Councilman Favors, and unanimously voted to approve the April accounts payable.

APPROVED 5-0

Mayor's Report:

- Mayor Barbee stated that he, Councilman Tufts and Councilman Gray attended the District 6 GMA meeting in Fort Valley.
- Mayor Barbee thanked Mayor Pro-Tem Collins for representing the city at the clean-up that was held the previous Saturday.
- Mayor Barbee and Councilman Favors will be attending Relay for Life Friday, May 10, 2019. Mayor Barbee invited the rest of Council to attend.

New Business:

Councilman Fulford made a motion, seconded by Councilman Tufts, and unanimously voted to close the regular meeting and go into a P&Z Hearing.

APPROVED 5-0

1. P&Z Hearing:

- Item A: Theresa Simmons: Requests a variance to allow a lot to be subdivided into two lots which will each be smaller than the minimum allowed size. Property is located at 105 Wilson Street, and consists of .46 +/- acre, zoned R2 (Two Family Residential).

- Tim Pitrowski explained to Mayor and Council that the lot is not large enough to be subdivided so a variance is required. Mr. Pitrowski stated that there are currently two homes on the lot that were built before zoning. Mr. Pitrowski stated that he does not have a recommendation for this item because it is a variance.
- Councilman Gray stated that Ms. Simmons wanted to subdivide the lot in order to give it to her children.
- Item B: Dulles Park II, LP: Requests to rezone from R-1(Single Family Residential) to R-3 (Multi-Family Residential), for the purpose of adding Phase II to the existing senior development at Dulles Park. Property is located behind Dulles Park Apartments and consists of 24.58 +/- acres.
 - Mr. Pitrowski explained that this request was to re-zone from R-1 to R-3 to allow for Phase II of the existing senior development. The rezoning would allow for multi-family use.
 - Judy Bledsoe asked if the current development was multi-family. Mr. Pitrowski explained that the current development is zoned C2 which does allow for multi-family use.
 - Joyce Grogan questioned what the buildings would look like. Mr. John Collins showed a picture of the proposed development explaining that the new phase would be very similar to Phase I. He explained that the new phase would also be a senior development.
 - There was some concerned over the entrance to Phase II. Mr. Collins stated that the plan was to use the current entry way. Although the plan has an alternate entrance on Old Clinton Rd, they do not plan on using it.
 - Judy Bledsoe questioned if the city water system is adequate enough to handle the project without causing water pressure problems. It was explained that the city supplements its water system with Jones County water. Ms. Bledsoe expressed concern about the sewage system being able to handle the additional residents. It was explained that the City is currently in the process of upgrading the sewer plant.
 - Joe Arnold expressed concern about the water runoff, due to his neighborhood (Jackson Height area) already having drainage issues. Councilman Tufts stated that the city is currently working to resolve some of the drainage issues in Mr. Arnolds subdivision.

Councilman Favors made a motion, seconded by Councilman Fulford, and unanimously voted to close the P&Z hearing and re-open the council meeting.

APPROVED 5-0

ITEM A: Councilman Tufts made a motion, seconded by Councilman Favors, and unanimously voted to approve Theresa Simmons request for a variance to allow a lot located at 105 Wilson Street to be subdivided into two lots.

APPROVED 5-0

ITEM B: Councilman Fulford made a motion, seconded by Councilman Favors, and unanimously voted to approve rezoning from R-1 (Single Family Residential) to R-3 (Multi-Family Residential).

APPROVED 5-0

2. Kathleen Mathews – In Fill Housing

- Ms. Mathews stated that she was withdrawing the application for the proposed James Street Village.

3. Ratify authorization for Mayor Barbee to sign a letter to the Middle Georgia Regional Commission requesting technical assistance updating the Jones County/Gray service delivery strategy in order to add the Jones Mill Rd and Jones Mill Circle to the city's service delivery area.

Councilman Gray made a motion, seconded by Councilman Tufts, and unanimously voted to ratify authorization for Mayor Barbee to sign a technical assistance letter updating the Jones County/Gray service delivery strategy.

APPROVED 5-0

4. Ratify approval of 2019/2020 property and liability insurance (option 2 increasing the business income/extra expense coverage) presented by Tom McEachern at the April 15, 2019 All Committees Meeting.

- Trident – Option 2 – 90,783

Councilman Fulford made a motion, seconded by Mayor Pro-Tem Collins, and unanimously voted to ratify approval of 2019/2020 property and liability insurance option 2 (Trident – 90,783) presented by Tom McEachern.

APPROVED 5-0

5. Authorization for Mayor Ed Barbee to sign a Water and Sewer availability and capacity letter for the proposed Dulles Park Phase II (48 Units).

Councilman Tufts made a motion, seconded by Councilman Favors, and unanimously voted to authorize Mayor Barbee to sign a water and sewer availability and capacity letter for the proposed Dulles Park Phase II.

APPROVED 5-0

6. A Resolution of the Mayor and Council of the City of Gray, Georgia to adopt a Water Conservation Plan; and for other purposes.

Councilman Gray made a motion, seconded by Councilman Fulford, and unanimously voted to approve **Resolution 19-R-009**.

APPROVED 5-0

7. Authorization to submit a GEFA SRF loan application for the City's wastewater treatment plant upgrade project.

Councilman Gray made a motion, seconded by Mayor Pro-Tem Collins, and unanimously voted to submit a GEFA SRF loan application for the wastewater treatment plant upgrade project.

APPROVED 5-0

8. Joann Lyde – drainage issue.

- Ms. Lyde was not in attendance

9. George Luther – Proposed James Street Village

- Mr. Luther stated that even though In-Fill Housing has withdrawn the application for their proposed development he would still like to bring some things to the committee as to what could happen in the future.
- Mr. Luther expressed the following concerns regarding a low income development:
 - Crime
 - Gangs
 - Drugs
 - Traffic Flow
 - Depreciation of property
- Councilman Tufts expressed his concerns regarding low income citizens being categorized.

10. Approval for city utility services and covenant for annexation for Sandra McKinney and Timothy McKinney.

Councilman Fulford made a motion, seconded by Councilman Tufts, and unanimously voted to approve utility services and covenant for annexation for Sandra and Timothy McKinney.

APPROVED 5-0

11. Approval for city utility services and covenant for annexation for Cody Pinnell and Danielle Pinnell.

Councilman Favors made a motion, seconded by Councilman Gray, and unanimously voted to approve utility services and covenant for annexation for Cody and Danielle Pinnell.

APPROVED 5-0

12. A Resolution of the Mayor and Council of the City of Gray, Georgia authorizing the Mayor to execute an agreement and deed with Jerrold Pitts to sell surplus real property, Map G04, Parcel 287, Lot 10E Dixie Street; and for other purposes.

Mayor Pro-Tem Collins made a motion, seconded by Councilman Gray, and unanimously voted to approve **Resolution 19-R-010**.

APPROVED 5-0

13. **First Reading:** An Ordinance of the Mayor and Council of the City of Gray, Georgia to amend Chapter 70, Article I, Section 70-2(b)(1) of the code of the City of Gray, Georgia, so as to amend the residential water usage rate; and for other purposes.

Public Comments: *(Three minutes per speaker and no more than two speakers per topic)*

- No Comments

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

City Clerk