

A meeting of all committees of the City of Gray, Georgia was held on Monday, November 21, 2022, in the conference room at City Hall located at 109 James Street

Present: Mayor Ed Barbee, Mayor Pro Tem James Collins, Council Members Terrell Fulford and Terry Favors, Assistant City Superintendent Cheyenne Morgan, Public Works Manager Chris Neal, Police Chief Adam Lowe, Gray Fire Chief Keith Eisele, Main Street Director Ashley Roberson, City Attorney John Newberry, City Clerk Cindy Yancey, and Assistant City Clerk Heather Brown.

Guests: Sherri Rollins, Chuck Asbell, Jeremy Pritchard, June O'Hanlon, Wesley Casteel,

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

Finance/Tax Committee:

- Financial Update –
 - 19.30% of the 2022 property tax has been collected, leaving an unpaid balance of \$812,099.27
- Wesley Casteel- Cadence Bank
 - Mr. Casteel started off thanking council for allowing him to come and introduce himself, a few coworkers, and the new Cadence Bank. Mr. Casteel stated that they are making some bold and modern changes to Cadence including installing the new signage.
 - Mr. Casteel introduced himself and is the new market leader and branch manager of Gray.
 - Mr. Casteel stated that the new mission for Cadence as they move forward is helping the community prosper and being invested into the community.
 - Mr. Casteel stated what they are going to do different here in Gray is go out to the clients and walk in the doors checking on them and giving expert advice to help them reach their goals.
 - Mr. Casteel stated as he has visited more places here in Gray, he has received all warm welcomes and a very grateful and appreciative vibe.
 - Mr. Casteel stated his goal here tonight is to begin conversations about Cadence servicing the City of Gray again. He would like to be there for the city on a greater scale and reach a new level for this community that it hasn't seen.
 - Mr. Casteel introduced Mr. Jeremy Pritchard and stated he is the Treasury Management director, and he will talk about a couple of things they are excited about bringing into the community in terms of fraud and teaching our kids and other adults about credit.
 - Mr. Pritchard stated he has been with the bank for about 12 years and works in the corporate office on Forsyth Rd. Mr. Pritchard stated that even if they were not the city of Grays primary bank, he would love to work with us using all his technology resources and give recommendations of what we may need. He stated that he is local and loves helping businesses with the technology side of banking.
 - Mr. Pritchard introduced June O' Hanlon.
 - Mrs. O'Hanlon stated that she works in the gray branch on Fridays. Mrs. O' Hanlon stated that she is over the heritage club which travels all over the world and is a club only offered by Cadence Bank. If you are 50 and over and have more than 10,000 in the bank you maybe apart of the heritage club with Cadence Bank.
 - Main Street Director Ashley Roberson stated that she would like to thank Wesley Casteel for being a big part of the Main Street Diamond package sponsorship received from Cadence Bank as well.

Water/Sewer Committee:

- Acting City Superintendent Cheyenne Morgan gave a quick update on the B&C rehab project that all the CIPP work has been completed apart from the post video inspection. He stated they will be deducting \$208,000 out of the original \$549,000 contract because they are not doing all the open trench work or open cut work. They will be bidding it out themselves.
- Mr. Morgan also gave an update on the Water Treatment Plant Expansion phase 2 that the excavation is complete, and it has been formed up for interior and exterior walls.
- Mr. Morgan stated that EPD came out with a new regulation that he will need to develop a capital asset plan with a deadline of January of 2024.
- Councilman Favors asked if he has received any quotes on the Autumn Ridge repair. Mr. Morgan stated that he will be meeting Jim Lewis tomorrow being the initial quotes came in over the threshold to get plans to issue for sealed bids.

Plan Committee:

- Mayor Pro Tem Collins stated he had nothing but good news and hoped everyone seen the Christmas tree up. Mr. Collins asked Main Street Director Ashley Roberson if she planned to do an official tree lighting, Mrs. Roberson stated it will be lit at the Hometown Christmas Market.
- Mr. Collins stated that this Saturday will be the Hometown Christmas Market from 10-6 and he thinks this will be a great event and thanked Mrs. Roberson for all she has done this year.
- Mr. Collins stated that for the runoff elections that early voting starts Nov 28th and goes through Dec 2nd and Election Day is Dec 6th.
- Mrs. Roberson stated that the Hometown Christmas Market will be held November 26th and she has 15 vendors inside Butler Hall and 32 vendors on the street and has several different food trucks and at 6:00 pm will be the Christmas Tree lighting.

Personnel Committee:**Streets/Sanitation Committee:**

- LMIG
 - Acting City Superintendent Cheyenne Morgan stated that Todd Faulk with the GA Safe Sidewalks penciled in date of Feb 20th to start the sidewalk project and stated if they can start sooner, they will make it happen.
 - Acting City Superintendent Cheyenne Morgan stated that for the LMIG project he estimates Dolly St will be between \$50,000 to \$60,000 between LMIG and City portion there is \$70,114. Mr. Morgan stated he would like to see Mainstreet from Hwy 11 up to the four-way completed and would like to receive councils' approval.
 - Mayor Barbee asked who was responsible for the grading at Gordon St. Mr. Morgan stated that it is set to be resurfaced sometime next year in 2023 that the railroad is responsible for that area.
- Office Park Dr
 - Councilman Favors stated Arnold Dr should be added into this also and that him and Chief Lowe discussed 18 wheelers driving into smaller subdivisions.
 - Chief Lowe stated he felt we should add in the entrance streets of all the subdivisions to prevent the 18 wheelers from diving in and out and parking overnight.
 - Councilman Favors stated they wanted to add this to the December City Council meeting agenda to vote on. The streets included are Office Park Dr, Arnold Dr, Graystone Dr, and Porter Cir.

- 18 wheelers will still be allowed to deliver into the subdivisions.
- City Attorney John Newberry stated that he has the solid waste contract that will be on the City Council meeting agenda for December.
- City Clerk Yancey stated that she gave Mr. Tufts a copy of the rates because the City of Gray will need to adjust the current rates. She stated he will be looking it over and calling a meeting.

City Property:

Public Safety Police/Fire:

- Mutual Aid Agreement- Baldwin County
 - Fire Chief Keith Eisele stated that this is just an agreement between agencies allowing them to request help if they are short resources in a time of need for both agencies. This will be added to the agenda for the December council meeting for councils' approval.

Miscellaneous:

- Chuck Asbell
 - Mr. Asbell presented council with a proposal to open an Acoustic outdoor venue in the green space that is located behind 109 Atlanta Rd. It will be between Atlanta Rd and Madison St. He provided council with a rough sketch as a visual. The grass area walkway between Ambi Rae and Chiropractor office will be the entrance point. They will put up an 8 to 10ft privacy fence along Madison, install a stage, and service area. Mr. Asbell stated they have looked over all alcohol sales and regulations and a few things would need to be changed for them to have beer and wine sales only. They are looking for a package sales license for on premises consumption only.
 - Mr. Asbell stated that he previously spoke with Councilman Tufts who was concerned with the noise. They are aware there is a 10pm noise ordinance in place. He stated there are things they can do dampen how much the decibel level will be such as placing a roof over the stage, to transfer the sound downward. Mr. Asbell stated they are looking to make this a classy venue to showcase local talent and upcoming artists.
 - Councilman Favors asked if alcohol would be sold if there wasn't an event going on. Mr. Asbell stated the alcohol sales would only be during events. Mr. Asbell stated he plans to have the venue open on Thursday, Friday, and Saturday night depending upon how well they can book the venue and will also rent it out for birthday parties, baby showers, and wedding rehearsal dinners.
 - Mayor Pro Tem Collins stated that he is neither for nor against it but there are considerations that must be had. He would like to caution council in making the decision and to think it thoroughly through. For the current owner and future buyers as well as others who seek to open the same type of venue.
 - Chief Lowe stated that a zoning change and then issue a conditional use permit.
 - Main Street Director Ashley Roberson stated there are a lot of cities who have downtown entertainment districts, and it is within certain parameters that you may have things like this. Mrs. Roberson stated she would like to discuss some changes with council as well. Mrs. Roberson stated she would like to have something where Main Street would sell a cup and people be able to go to local business and purchase alcohol and walk around downtown within its special district. This would be something council would approve per event for events like the Fridays on Main, sip and shops, or ladies' nights. Mrs. Roberson said she sent an email to all council members because this has been going through a lot of

main streets and a lot of places have passed specific ordinances just for a downtown area and we can mold it how it fits us best.

- Mayor Pro Tem Collins stated he feels this has great potential, but council should be very careful how it is approached not for him alone but everyone else.
- Mr. Asbell stated in previously speaking with Adam and Tim that he was made aware that if you are creating a new zoning district you can create it the exact way you want it. So, if the new zone is written to allow only what is being presented here this will prevent others from coming in and opening bars which he feels is everyone's main concern.
- Chief Lowe stated that it is up to council, but he feels there needs to be an exploratory group of two council's member not on the same committee to be a part of this group as well as Tim with P&Z.
- Sherri Rollins stated that with a lot of young families and adults moving into the area, she's had several requests for something like this and feels this will be a great start. Mr. Rollins stated this is the first time she's had someone who really had a plan and wanted to take it to the next step with all the information prepared and presented. Mrs. Rollins stated she wasn't a fan in the past, but when Mr. Asbell presented everything so well, she feels it can be done very well and, in this location, will ensure it is done well. Mrs. Rollins feels it is a good place to start with some guidelines and knows it will not be a quick process but feels it is worth putting some effort and time into looking at a zoning overlay for downtown because that's what downtowns are for socialization and coming together.
- Mayor Pro Tem Collins asked what his estimated capacity will be 100-125.
- Councilman Fulford stated that he thinks this is a good idea for the city. Mr. Fulford stated that Gray is a small town, but he doesn't see it impacting anything here in town.
- Mr. Asbell stated that 3-piece Jazz insoluble and single artist with a guitar or keyboard is all they would have in that space.
- It was consensus of council to create a group of Mayor Pro Tem Collins and Councilman Tufts to explore it in further detail.
- Chief Lowe asked if it would then be okay just asking council if the design review committee, then looks at the different ordinances and brings it back and presents it to council.
- City Attorney John Newberry stated to look at it in comparison to other cities and determine all that we are going to have to do.
- It was consensus of council to have the designs review committee to look everything over and bring it back to council.

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

Assistant City Clerk