

A meeting of all committees of the City of Gray, Georgia was held on Monday, January 23, 2023 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 David Tufts, City Attorney John Newberry, City Superintendent Cheyenne Morgan, Public Works Manager Chris Neal, Main Street Director Ashley Roberson, City Clerk Cindy Yancey, and Assistant City Clerk Heather Brown.

Guests: Chuck Thompson, *The Jones County News*,

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

Finance/Tax Committee:

- Financial Update –
 - 91.55% of the 2022 property tax has been collected, leaving an unpaid balance of \$89,905.84.
- Property Tax Bill – 102 E Clinton
 - City Clerk Yancey stated that she needs permission to abate the tax bill from the price of the building being reduced in purchase by the tax amount. Mr. Roberts brought in the tax bill unpaid.
 - City Attorney John Newberry stated that Mr. Roberts paid his portion in a credit within the closing and that it would be the city's full responsibility to pay.
 - Councilman Fulford asked if we needed to add it to the agenda or if a verbal okay was sufficient.
 - City Clerk Yancey stated it will be added to the council meeting agenda to be reflected in the minutes.
- 2016 CDBG – Repayment amount of \$7,785
 - City Clerk Yancey stated that she was contacted by DCA. During the audit of the 2016 CDBG they found some missing items, one of which was an overpayment to the contractor. City clerk Yancey stated she nor Linda the administrator of the grant has documentation to back that up so the city will be responsible for repayment of the \$7,785.00 to DCA.
 - Councilman Fulford asked if there is a timeline that it must be repaid. Mrs. Yancey stated before the grant can be closed out.
 - Clerk Yancey stated she will try to get in touch with the contractor to see if he still has an invoice on file.
 - City Attorney John Newberry asked questions for more clarification.
 - Clerk Yancey stated this particular contract was \$87,000 but when you add up all money paid to him it is roughly \$90,000 and there is not change order to show the difference.
 - City Attorney John Newberry asked who Linda worked for and have we spoke with her directly regarding this. City Clerk Yancey stated she runs her own governmental consulting business and that she has not talked to her, but DCA has.
 - Councilman Tufts stated that it seems that administrator Linda should be able to get in touch with the contractor for some type of change order to show the difference.
 - Councilman Fulford stated it needs to be looked into further with contacting Linda and the contractor.
- Marvin Pope – Deed to secure debt/repayment agreement
 - City Attorney John Newberry stated that there is a security deed not signed by the homeowner for the grant.
 - City Clerk Yancey stated that it was never signed and from what she understood he was not happy with the work done by the city.
 - City Attorney John Newberry stated that he feels we should contact Linda about both these issues.
 - City Clerk Yancey stated that they are pushing to get her to close this out.
 - City Attorney asked if anyone knew Mr. Pope to have him sign the deed.
 - An attempt will be made to have Mr. Pope sign the security deed.

Water/Sewer Committee:

- Chapter 70 Utilities Ordinance Amendment –
 - City Superintendent Cheyenne Morgan stated that we currently do not have this type of ordinance in place for specifications on the type of materials allowed that will be given to any contractors.
 - Mayor Barbee stated that he feels under the “authorization required for use of hydrant water” it should include written authorization.
 - City Superintendent stated they are supposed to go water department pay a deposit and get a hydrant meter.
 - Councilman Tufts stated everyone will look it over and add it to the February committee meeting to discuss changes. Then it can be added to the March council meeting for the first reading.
- Sewer Moratorium renewal-
 - City Superintendent Cheyenne Morgan stated this needs to be added to the Agenda for the February Council meeting to vote to renew it.
 - Councilman Tufts asked if this will be in place until we finish the wastewater treatment plant.
 - Mr. Morgan stated one of two things until we finish the WWTP or miraculously knock down the I&I where we have enough capacity.
 - City Attorney John Newberry asked what the timeline for completion was.
 - Mr. Morgan stated that they are hoping by the end of this year.
 - Councilman Fulford asked how long we will be renewing it for. City Attorney stated we have been renewing it in 90-day increments.
 - Councilman Fulford asked if that is the longest, we can renew it. City Attorney John Newberry stated he can extend it to a 6 month and make a reference that we are into an 18-month project and will extend until project is finished.
 - It was consensus of council to add this to the agenda for a 6-month renewal.

Plan Committee:

- Main Street Director Ashley Roberson stated that the first Fridays on Main will be held that Friday and she is working on the Main Street Accreditation in which she has a meeting for the following day.
- Mayor Pro Tem James Collins asked Mrs. Roberson to give more details about her upcoming Galantines Day event. Mrs. Roberson stated it will be held on Feb 11th and that several of the downtown businesses got together to plan the event. Which is a ladies day shopping event to promote shopping downtown.

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

- Councilman Tufts stated that they are just waiting to get the paperwork signed, cooperative weather and bids.
- City Superintendent Cheyenne Morgan stated that the big issue is they cannot do Dolly St the LMIG until the 40-inch culvert drainage project completed.
- Garbage Rates
 - Councilman Tufts stated he was contacted by Ryland. Ryland missed out on the bidding and Mr. Tufts would like to know where the city stood in a situation like this.
 - City Attorney stated that we just signed a 5-year contract with waste management, and he would need to research and look into the contract to see what can be done.
 - Councilman Tufts asked if we could cancel the contract if they were doing poor work.
 - City Attorney stated there is a process the city must follow to cancel a contract. The city must notify in writing, WM must come to a meeting to address concerns, and the city must give them opportunity to correct those concerns then the city could for them not meeting the terms of the agreement.

- City Clerk Yancey stated that she has had issues with them not picking up bulk waste.
- Councilman Fulford asked what is defined as bulk. City Superintendent Morgan stated anything outside of the trash can.
- Mayor Pro Tem Collins stated they were supposed to be sending out flyers.
- City Clerk Yancey stated we will need to raise the rates for trash pickup a good bit, but we were waiting to see if we could legally get out of the contract.
- City Attorney John Newberry stated we need to get a letter out to them with specifics of the problems. Put them on notice and have them come to a meeting to discuss the problems.
- City Superintendent Cheyenne Morgan stated that he has received complaints about the Huddle House that is partially on the right of way. Mr. Morgan stated they would be more than happy to move it off the right of way with his permission.
- Councilman Fulford stated with his permission pick it up and just move it behind the building.
- Main street director Ashley Roberson stated that it cannot be put back up due to the downtown design guidelines.

City Property:

- Civic Center roof quotes-
 - City Superintendent Cheyenne Morgan stated there are multiple leaks in the roof over at the civic center. Mr. Morgan stated he received three quotes.
 - Bates – \$7,592 -5-year workmanship guarantee
 - Bland – 8,900 – 2-year workmanship guarantee
 - Rescorp – 14,700 – 2-year workmanship guarantee
 - City Clerk Cindy Yancey stated that the doors have rotted at the bottom, and we need quotes to replace those as well.
 - Mayor Pro Tem suggested Bates with the best warranty and lowest rate.
 - Councilman Tufts stated to add it to the agenda for February council meeting.
 - Councilman Fulford asked if he had any references for Bates. Mr. Morgan stated he will try and get some references.

Public Safety Police/Fire:

Miscellaneous:

- Downtown Entertainment District
 - City Attorney John Newberry stated that he met with Main Street Director Ashley Roberson and Councilman Tufts and ideally the plan is to create an arts and entertainment district. This district would be mainly a square or rectangular area in the downtown area along the railroad tracks and on down to the Butler Hall area consisting of the main downtown strip. The district would have the same policies we have now but with lesser restrictions the main component being the food requirement and possibly adding alcohol outside of the premises during certain times. The main thing is to create a district specific location with a lesser requirement on alcohol licensing and retail sale of on premises consumption without the food requirement.
 - Mrs. Roberson stated it would only be for beer & wine. The liquor license will stay the same with the food requirement. The proposal was Gordon to MLK and Jefferson to railroad so it would be a rectangle. Also, to allow the open container for events only by Main Street and DDA with approval of city council.
 - City Attorney stated that one would be city wide because it would only be for events put on by the city. This would require a permit or councils' approval for each event but would allow open container during the event.
 - Main Street Director Ashley Roberson stated that the plan behind that would be for her to sell a cup and it would have to be within that cup and it would be a fundraiser to put back into Main Street for

- future events.
- Mrs. Roberson stated she would ask for councils' approval for each event and of course it wouldn't be for events like truck or treat but for events like Fridays on main and like the event she is doing for Valentine's.
 - City Clerk Yancey stated that some of the other city clerks have been sharing special permitting applications for their cities if Mrs. Roberson is interested in looking at those.
 - City Attorney Newberry said that there may also need to be revisions made to allow Butler Hall to have more options from an alcohol standpoint, to allow a state alcohol licensed vendor to serve during an event at Butler Hall.
 - City Clerk Yancey asked if they would have to be licensed with the City of Gray.
 - City Attorney Newberry stated the city may need to look at getting an event license, so they are able to register and show their license.
 - Main Street Director said This would be an annual purchase to allow them to do several events throughout the year. Mrs. Roberson stated as an example Fall Line Brewery in Macon reached out to her about coming to some events so they would be required to pay a fee and she would make sure they have the licensing, and they would be allowed to set up at some events.
 - City Attorney Newberry stated you could also add a provision in the arts and entertainment district were a city approved open container would be allowed in that district.
 - Mayor Pro Tem Collins asked Mrs. Roberson if she has spoken with any of the downtown businesses in this area that would be affected and got their thoughts on some of these.
 - Mrs. Roberson stated everyone she has spoken to has been in favor.
 - Councilman Fulford asked if she would offer the local businesses like Pickle Barrel to set up and serve and if not then she could bring in other from out of town.
 - City Attorney stated whoever would need to have the set up and capabilities to do it.
 - Councilman Tufts stated that she could always put a limit on the number of vendors and say the first five or six to get licensing and approval are allowed to sell at event.
 - Main Street Director stated it would depend on the event for if she allows outside vendors.
 - Mayor Pro Tem Collins stated he hope this would be an exception and not a rule for bringing someone else in because of the concerns of the brick-and-mortar businesses located in Gray.
 - Main Street Mrs. Roberson stated she feels the purpose of main street is the brick-and-mortar businesses that are here, and they would be first priority.

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

Assistant City Clerk