

**CITY OF METTER
REGULAR MEETING
MONDAY, JANUARY 9, 2023
5:30 P.M.**

A regular meeting of city council was held on Monday, January 9, 2023, at 5:30 p.m. in the council chambers at City Hall.

Attending the meeting were the following officials:

Mayor Edwin O. Boyd
Councilwoman Chyrileen Kilcrease
Councilman Gregg Stewart
Councilwoman Rashida Taylor
Councilman Brandon Sikes
City Manager Carter Crawford
City Clerk Angie Conner
Public Works Director Cliff Hendrix
Fire Chief Jason Douglas
Director of Tourism/Business Development Heidi Jeffers
Jerri Goodman, Metter Advertiser

Councilman James McKie was not present at this meeting.

GUESTS

Hannah Mullins, Executive Director, Candler County Industrial Authority
Dr. Vendie Hooks III, Metter Tree Board
Jan Trapnell, Metter Tree Board
Elaine Boyd, Metter Tree Board

CALL TO ORDER AND WELCOME

Mayor Boyd called the meeting to order and welcomed everyone.

PLEDGE OF ALLEGIANCE

Councilman Sikes led the Pledge of Allegiance.

INVOCATION

Councilman Sikes gave the invocation.

APPROVAL OF AGENDA

Councilwoman Kilcrease made a motion to approve the agenda adding Item L – setting qualifying fees. Councilman Sikes seconded the motion, and the vote was unanimous.

APPROVAL OF MINUTES

Councilwoman Kilcrease made a motion to approve the following minutes:

- a) Regular Meeting, Monday, December 12, 2022, 5:30 p.m.
- b) Public Hearing, Monday, December 12, 2022, 5:15 p.m.

Councilman Sikes seconded the motion, and the vote was unanimous.

PRESENTATIONS

City of Metter Landscape Design Project

A presentation was made by Public Works Director Cliff Hendrix regarding the City of Metter Landscape Design Project. This included landscape designs for city hall, downtown parks, community center, depot, medians on S. Lewis St. and S. Rountree St., etc. It is a concept plan. He asked council to review the plans and make recommendations. We will put this project in next year's budget.

Adopt a Block Program

On behalf of the Metter Tree Board, Dr. Vendie Hooks, III made a presentation regarding an Adopt a Block Program. Dr. Hooks mentioned that this will tie into the landscape designs. He said that a long time ago, James Terrell Trapnell hired an engineer to plan the city. The vision was of oaks lined double driveways. We would like to see the city work with these same plans by using live oaks and incorporating downtown areas. The cost is a problem and the city is severely shorthanded to take care of this. With the Adopt a Block or Area Program a company pays to landscape and take care of a block or certain area. They will get the credit for the beautification. The Metter Tree Board will be the ones to solicit to businesses. Dr. Hooks asked council to take this under consideration.

Lytell Street Extension Project

Hannah Mullins, Executive Director, Candler County Industrial Authority was present to ask the city to help fund a GEFA loan to pay for the extension of water and sewer lines in the City/County Industrial Park and to enter into an intergovernmental agreement to service the debt. The Candler County Industrial Authority will apply for either an EIP or OneGeorgia Grant from the State of Georgia to fund a portion of the costs to finish Lytell Road across the wetland, to include water and sewer, for multiple economic development purposes. First, the CCIA has a commitment for a \$20 million project that will consume 20 acres of land. Second, the road will help gain access to the remaining 30 acres for

marketing purposes to manufactures, such as the Hyundai suppliers showing interest in our area. Additional jobs from existing industry will be created and create immense value for the park, its occupants, and the entire region.

Lytell Road runs through the industrial park and stops short of a wetland area. The road must be extended across the wet area and will be approximately 2,600 linear feet to include water and sewer. Approximate cost of the road is \$458,460, while the water and sewer will cost \$949,200, for a grand total project cost of \$1,407,600. Pineland Telephone will install fiber at no cost, anticipating total at \$15,000. Statesboro Gas will install the gas line at no cost, totaling \$120,000.

The Candler County Industrial Authority would like to partner with City of Metter and Candler County through installation of infrastructure that is needed to locate Project Loop, a mushroom manufacturing facility in the Metter-Candler Industrial I-16 Park. This project will bring a \$20 million dollar investment with 25 jobs (\$40,000/year minimum) abatement free to Metter. Project Loop is a homegrown business in Metter and is a client of the Georgia Grown Innovation Center.

The entire Industrial Park will benefit from the Lytell Street Extension. The addition of new jobs will support existing business in the park such as HD Drayage. HD Drayage, founded by Hope White, CEO, provides services that include but are not limited to warehousing container storage, drayage, and transloading services to support the Georgia Ports Authority/Savannah and Charleston Ports. HD Drayage is currently leasing 10.65 acres in the Industrial Park for container storage services. The company proposed to invest \$1.3 million in site work and aggregate to complete the container yard site work. HD Drayage currently employs 17 full-time and 2 part-time employees and will add 15 new full-time employees in February 2023. The company is also committed to construct and operate a 40,000 square feet, 20-dock door trans-loading facility valued at \$7.2 million that will create 55 new jobs. The new facility is planned to begin construction in March 2026. The new cross-docking facility will be an asset to the industries in the park and to the entire region.

In addition to these two committed projects, the Candler County Industrial Authority is working with numerous suppliers, site selection consultants, and developers on projects all related to the new Hyundai plant to locate in Bryan County. These projects range from \$50 million to \$150 million in capital investment along with 100-300 jobs each. Completion of infrastructure in the Industrial Park will only strengthen Candler County's recruitment opportunities for these projects and others in the future.

The Candler County Industrial Authority will submit Initial Project Assessments (IPA) for both an EIP Grant in the amount of \$750,000 (requires 75 newly created jobs), and a OneGeorgia Equity Grant in the amount of \$500,000. We are submitting two IPA's in order to cover the CCIA for the grant application process in March to cover either grant we may be eligible for at the time. Our intent is to apply for the EIP funding in the greater amount through the use of employment numbers offered by HD Drayage in their new, upcoming facility. In the event we are not able to structure the grant application to include

the HD Drayage employment projections, we will pursue the OneGeorgia Equity Grant. The CCIA commits to 10% of the grant (EIP or OneGeorgia) through a combination of monies and in-kind funding. The CCIA is currently funding the park design and engineering required to keep Project Loop moving forward for the sake of time.

To submit the IPA(s) by January 13, 2023, the CCIA must detail how the remainder of the project will be funded, outside of received grant monies. Therefore, the CCIA respectfully requests the City of Metter to obtain a GEFA loan to fund the remainder of the project costs and contribute 40% of the debt service. Project Loop will begin generating tax revenues as soon as project completion occurs, as they will not receive tax abatements. The CCIA has requested that Candler County Board of Commissioners to contribute 60% of the debt service based on the same premise. The payments can be made in the form of budget increases payable to the Candler County Industrial Authority each year. The County Commissioners agreed to pay a third of the cost not to exceed \$300,000. So, we are asking the City of cover the rest of the debt service. The Candler County Industrial Authority will then pay the city the funding needed to make GEFA loan payments, either monthly or annually. The City of Metter, Candler County Board of Commissioners, and the Candler County Industrial Authority would enter into an intergovernmental agreement to service the debt. This method of payment handling is merely suggestive, as we are open to other arrangements. The Candler County Industrial Authority holds the property and will coordinate the project and administer the funds received throughout the project.

Mayor Boyd proposed to use general fund money instead of water and sewer monies to pay the city's portion. He said that the city needs to step up and do this. It will generate revenue.

OLD BUSINESS

No old business.

NEW BUSINESS

GEFA Loan Funding Request-EIP/OneGeorgia Grant Lytell Road Extension

After listening to the request from the Candler County Industrial Authority, Councilwoman Taylor made a motion to fund up to \$600,000 of a GEFA loan to pay for the extension of water and sewer lines in the Metter-Candler Industrial Park. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

Resolution Appointing Mayor Pro-tem for 2023

Councilman Sikes made a motion to approve a Resolution appointing Councilwoman Chyrileen Kilcrease as Mayor Pro-tem for 2023. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Resolution Appointing City of Metter Municipal Court Judge for 2023

Councilwoman Kilcrease made a motion to approve a resolution by the Mayor and Council Members of the City of Metter, Georgia to appoint Mr. Kendall Gross as City of Metter Municipal Court Judge for 2023. Councilman Sikes seconded the motion, and the vote was unanimous.

Resolution Appointing City of Metter Indigent Defense Attorney for 2023

Councilwoman Kilcrease made a motion to approve a resolution by the Mayor and Council Members of the City of Metter, Georgia to appoint Mr. Duff B. Ayers as the City of Metter Indigent Defense Attorney for 2023. Councilman Sikes seconded the motion, and the vote was unanimous.

Resolution Appointing City of Metter Municipal Court Prosecutor for 2023

Councilwoman Kilcrease made a motion to approve a resolution by the Mayor and Council Members of the City of Metter, Georgia to appoint Mr. Brent Carter as the City of Metter Municipal Court Prosecutor for 2023. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Resolution Appointing City of Metter City Attorney for 2023

Councilman Sikes made a motion to approve a resolution by Mayor and Council Members of the City of Metter, Georgia to appoint Mr. Brent Carter as the City of Metter City Attorney for 2023. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

Resolution Appointing Resident Member to Housing Authority Board for 2023

Councilwoman Kilcrease made a motion to approve a resolution appointing Ms. Angela Mims as resident member of the Housing Authority of the City of Metter for a one-year term beginning July 1, 2022 and expiring on June 30, 2023. Councilman Sikes seconded the motion, and the vote was unanimous.

Recommendation of Engineering Services for Proposed New Water Tank and Deep Well

Two engineering proposals were submitted for a new water tank and deep well. One of the city's two wells was installed in 1964 and we proposed to take it out of service. This proposal will be for planning, project development and recommendation as to where to put a new 500,000 gallon water tank and deep well, survey work, design, permitting, bidding assistance and construction administration. If the council desires to award the work, it is the recommendation of Public Works Director Cliff Hendrix to award the proposal to EMC Engineering Services, Inc. at a price of \$84,800.00. The two proposals are as follows:

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1. EMC Engineering Services, Inc. -----\$84,800.00
2. Parker Engineering -----\$90,000.00

Councilwoman Kilcrease made a motion to award the bid to EMC Engineering Services, Inc. at a price of \$84,800.00 for planning, project development and recommendation as to where to put a new 500,000 gallon water tank and deep well, survey work, design, permitting, bidding assistance and construction administration as recommended by Public Works Director Cliff Hendrix. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Bid Approval for Lytell Street Generator Project

There was only one bid received for the Lytell Street Generator Project on December 14, 2022. After reviewing the bid with EMC Engineering, it is the recommendation of Mr. Hendrix to award this project to Y-Delta in the amount of \$115,839.00. The current generator is in bad shape and there could be a 48-week delivery time on the new generator. Y-Delta has submitted a letter to hold this price.

Councilwoman Kilcrease made a motion to award the bid to Y-Delta in the amount of \$115,839.00 for the Lytell Street Generator Project. Councilman Sikes seconded the motion, and the vote was unanimous.

Alcohol Beverage License Application

Councilwoman Kilcrease made a motion to approve an application for retail alcoholic beverage license; package sales for off premise consumption of beer and wine applied for by Rajendraprasad Patel, Business Name, JE and N, Inc. DBA M-Market located at 316 SE Broad Street, Metter, Georgia. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Resolution to Open Two Bank Accounts

Councilwoman Taylor made a motion to adopt a resolution to open two interest-bearing checking accounts at Queensborough National Bank & Trust for the purpose of deposits and distributions of The City of Metter Pareto Health Insurance Program. Councilman Sikes seconded the motion, and the vote was unanimous.

Public Notice to Set Qualifying Fees

Councilwoman Taylor made a motion to approve setting the qualifying fee to run for city council in the November 7, 2023 General Election at \$90.00 and to publicize in the Metter Advertiser. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

DEPARTMENTAL REPORTS

Written reports were placed in the agenda packets for council to review.

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CITY MANAGER'S REPORT

Mr. Crawford had no report.

MAYOR'S REPORT

Mayor Boyd had no report.

ADJOURNMENT

After no further discussion, Councilwoman Taylor made a motion to adjourn the meeting at 6:24 p.m. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

Angie Conner, City Clerk