

**CITY OF METTER
REGULAR MEETING
MONDAY, FEBRUARY 13, 2023
5:30 P.M.**

A regular meeting of city council was held on Monday, February 13, 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
Councilman James D. McKie
City Manager Carter Crawford
City Clerk Angie Conner
Public Works Director Cliff Hendrix
Fire Chief Jason Douglas
Police Chief Robert Shore
Jerri Goodman, Metter Advertiser

GUESTS

Tim Coleman

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 McKie seconded the motion, and the vote was unanimous.

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APPROVAL OF MINUTES

Councilwoman Kilcrease made a motion to approve the following minutes:

- a) Regular Meeting, Monday, January 9, 2023, 5:30 p.m.
- b) Called Meeting, Monday January 30, 2023, 5:30 p.m.

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

PRESENTATIONS

There were no presentations listed on the agenda.

OLD BUSINESS

No old business.

NEW BUSINESS

Canoochee River Resort, LLC

Councilwoman Kilcrease made a motion to move forward with development agreements and contracts for Canoochee River Resort, LLC Paying for water and sewer extension to their property with city crediting their accounts until they have been reimbursed for investment. Councilman Sikes seconded the motion.

Mr. Crawford explained that the city has received a letter from Brad Whitfield and Tim Coleman on behalf of Canoochee River RV Resort, LLC (“CRR”) to request water and sewer infrastructure/services extended to the property located at 2700 Airport Road, Metter, Georgia. They are prepared to pay the City of Metter for the entire cost of construction for water and sewer infrastructure. In exchange the City of Metter would agree to reimburse CRR for all costs associated with water and sewer costs via any specific grants received and/or water/sewer utilities usage at no cost to CRR until CRR has been completely reimbursed for original costs.

In the letter they stated that it is their understanding that Metter would annex CRR property into the City of Metter and grant CRR zoning of the property for industrial/RV Park use. CRR would agree to the annexation contingent upon the property being zoned industrial and new RV Park zoning regulations for Metter. CRR will propose new RV Park regulations for City of Metter’s approval prior to the annexation. Additionally, Metter would agree to maintain the roads located at 2700 Airport Road.

Finally, CRR acknowledges the Metter Airport Authority’s desire to purchase approximately 20 acres and 25 additional acres for air rights and restrictions for tree and/or building heights. CCR will continue to work with the Airport Authority.

Councilman McKie had a couple of concerns. The first was he didn't know if the Airport Road belongs to the city. He said that the city cannot maintain a road that does not belong to us. If it is going to be industrial, it is going to have to be improved a significant amount. Mr. Coleman stated that their letter stated that Metter would agree to maintain the roads located at 2700 Airport Road. When this property is annexed the roads will be in the city. Mr. Coleman said that the roads would be built to industrial specifications. Mr. Crawford said that we will have to verify the ownership of Airport Road along with this process.

Councilman McKie asked Mr. Coleman if they were wanting enforcement in there as well. Mr. Coleman stated that if this property is annexed he assumed this would come along with it.

Councilwoman Taylor asked if the council has to do this now or can we decide after the annexation has taken place. Mr. Crawford said that they have been asking for this for about a year now and what we are trying to do is expedite this because it is going to take time to design and other costs together on the water and sewer and for them to go ahead and petition to be annexed into the city. All we are asking tonight is for us to move forward with working with them on a design. Councilwoman Taylor asked if the request is just to move forward with the design. Mr. Crawford confirmed that the request is to move forward with the designs for water and sewer. Councilman Sikes asked Public Works Director Cliff Hendrix for his opinion. Mr. Hendrix said that we just need to get it engineered. It has not been engineered for water and sewer. The water will not be a problem. The sewer will need to be designed before we will know how far sewer will go down Airport Road. Mr. Hendrix said he would need to know how far the sewer would need to go inside the development. Mr. Coleman said that he would send Mr. Hendrix another set of plans. We have it to the point where we would begin to build the buildings, until we know exactly what we need. Mr. Coleman said at this point we would want the water tap at the beginning of the property line and we would tie on from there. Mr. Hendrix said that it is all workable we just need to work out all the kinks as far as responsibility. Mr. Coleman said that they have engineered their system based on what Mr. Hendrix gave me. The city has some old plans. For example, we know the depth of the sewer line needed to reach a lift station or what ever the city brings to us. Mr. Hendrix said that what we sent Mr. Coleman on the sewer was a concept plan. Mr. Coleman said so conceptionally we know what we want to design and what the city can build based on our discussions. Mr. Hendrix said that it sounds like you are designing to put a pump station in there somewhere. Mr. Coleman said that is correct. Councilman McKie said so the city needs an engineer study to see exactly what we need to do. Mr. Hendrix said that we just need the approval for the engineers to design it. Mr. Coleman said that Mr. Hendrix has some stuff, because that is where we came up with the figures. Mr. Hendrix said that we have a preliminary cost that our engineers put together about a year ago. When we get ready to bid this out, the cost could be higher or lower from the standpoint of the actual construction costs.

Councilwoman Taylor said that she is comfortable with seeing some more definite plans as to how it is all going to take place; how it's going to tie in; and how it's going to look. She said that she wants to see some more definitive plans. Mr. Crawford asked what kind of plans would she like to see. She said just like the study to see how it will all tie in and

how it will all look. Right now, it is just kind of general, not really specific. She said that she has not seen any plans. She asked if the city has a copy of the plans. Mr. Crawford said that this is part of what we actually have to do, like the design of the water and sewer. They have a plat with everything laid out. She said that she just hasn't seen it. Councilman Stewart said that it is like a feasibility study.

Mayor Boyd said that we are excited about the possibilities out there and the ideas you have. He said that there has been talk that there might be more industrial type uses out there than you originally thought. Mayor Boyd said that his only concern has to do with the potential client, tenant, or owner of a facility, their water and sewer usage causing the city water capacity to go up. Right now, we are sitting on 500,000 gallons per day left on water and sewer capacity. This could cause us to need to build a treatment plant which would be around 30 million dollars. Mr. Coleman said that their intentions are to bring jobs and warehouses. We will not be a big user of water and sewer. Mayor Boyd said that the city is going to do everything we can to find funds to get you repaid. My biggest fear is that we might get some big water user out there that sucks all the capacity out of the city. Mr. Coleman said that the main reason he needs the sizing that he gave the city is for fire safety. The likelihood of using a lot of water is low. Mayor Boyd said that the city may need to contractually protect itself against somebody coming in here and using up our capacity. The goal of the city is to locate as much capital investment as we can with the existing water and sewer capacity that we have. So that when we do have to go to another system hopefully, we will have enough tax base to help pay for it.

Mayor Boyd said that we appreciate what you all are doing to bring capital investments to the city and county that we have desperately needed for along time. We are looking forward to seeing something happen out there.

Councilwoman Taylor asked how close they are with working out a deal with the airport authority on the property. Mr. Coleman said that the airport authority has sent us a proposal and we have ordered an appraisal on our side to compare. We should have that back very soon. We are in negotiations to get back with the authority to sort that out.

Mayor Boyd said that the motion is to move forward with the water and sewer to supply a new development for Canoochee River Resort, LLC. Mayor Boyd called for the vote. The vote was unanimous to move forward.

Modify RV Ordinance

Councilwoman Kilcrease made a motion to move forward with modifying the current City of Metter RV Ordinance. Councilman McKie seconded the motion, and the vote was unanimous.

Alcoholic Beverage Pouring License – Willow Lake Golf Club

Councilman McKie made a motion to approve an application for retail alcoholic beverage pouring license for on premise consumption of distilled spirits by the drink submitted by

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Jim Bishop, Willow Lake Golf Club, Inc. located at 550 W. Willow Lake Drive, Metter, Georgia. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

Resolution Reappointing Jane Flack to Candler County Board of Health

Councilwoman Kilcrease made a motion to approve a resolution reappointing Mrs. Jane Flack to the Candler County Board of Health for a six-year term expiring on December 31, 2028. Councilman McKie seconded the motion, and the vote was unanimous.

Mutual Aid Agreement with Bulloch County Fire Department

Councilwoman Taylor made a motion to approve Mutual Aid Agreement between the Fire Departments of Bulloch County, Georgia and the City of Metter, Georgia. Councilman Sikes seconded the motion, and the vote was unanimous.

Applicant Privacy Rights Notification Policy Standard Operating Procedure

Councilwoman Kilcrease made a motion to approve the revised version of the Applicant Privacy Rights Notification Policy Standard Operating Procedure regarding alcohol licenses. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Disciplinary Policy Standard Operating Procedure

Councilman McKie made a motion to approve the revised version of the Disciplinary Policy Standard Operating Procedure for the purpose of establishing guidelines for disciplinary action regarding misuse of violations concerning the GCIC CJIS Network, materials, records, and information obtained thereof. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Man-Made/Natural Disaster Policy Standard Operating Procedure

Councilwoman Kilcrease made a motion to approve the revised version of the Man-Made/Natural Disaster Policy Standard Operating Procedure for the purpose of establishing guidelines in the event of a man-made disaster to ensure that GCIC CJIS Network material, records and information obtained thereof are secure. Councilman McKie seconded the motion, and the vote was unanimous.

Media Protection Policy Standard Operating Procedure

Councilwoman Kilcrease made a motion to approve the revised version of the Media Protection Policy Standard Operating Procedure for the purpose of ensuring the protection of Criminal Justice Information (CJI/Criminal History Record Information (CHRI). Councilman McKie seconded the motion, and the vote was unanimous.

Assistant City Manager

Mr. Crawford explained that he had been advertising since August for a planner with no response. Everyone is looking for a planner. Mr. Crawford suggested moving forward with hiring an Assistant City Manager to train for the City Manager position and handle the city planning. Councilman McKie had concerns with locking the city into a new position. He said that we need a planner as soon as possible. He suggested hiring a planning firm. Councilman Sikes agreed that hiring an Assistant Manager would be a good idea. Councilwoman Kilcrease said that the person hired needs to understand that this may not be a permanent position. Councilman McKie wanted to know how we are going to tell someone that we might not hire them for the City Manager position. Councilwoman Taylor wanted to know if the council would be in on the hiring process for the Assistant Manager. Mr. Crawford said that he would be the one hiring for this position. Councilwoman Taylor stated that the City Council should be involved with this process.

Mayor Boyd stated that the city council need to have a retreat to put all of this on the table. He suggested to table this decision for tonight until we can hold a budget workshop.

Councilman McKie made a motion to table hiring an Assistant City Manager at this time and to discuss it during the FY 2024 budget workshops. Councilwoman Taylor seconded the motion. The vote was four in favor and one opposed. Councilman Stewart cast the opposing vote. City Council will take up this issue during the FY 2024 budget discussions.

Resolutions Appointing Members to the Downtown Development Authority

Councilwoman Kilcrease made a motion to approve a resolution appointing Mr. Ben Parker to the Downtown Development Authority of Metter, Georgia to fulfill an unexpired term ending December 31, 2024. Councilman McKie seconded the motion, and the vote was unanimous.

Councilwoman Taylor made a motion to approve a resolution appointing Mr. Luke Lanier to the Downtown Development authority of Metter, Georgia for a six-year term ending December 31, 2028. Councilwoman Kilcrease seconded the motion, and the vote was unanimous.

Councilwoman Kilcrease made a motion to approve a resolution appointing Brent McNure to the Downtown Development Authority of Metter, Georgia for a six-year term ending December 31, 2028.

4-Way Stop at Intersection of South Rountree Street and Jeanette Street

Within the past 4 years, we have had several accidents at the intersection of Rountree and Jeanette Streets that have resulted in numerous injuries, extensive vehicle damage, and damage to other property, such as telephone poles, Pineland Telephone Exchange Boxes, and other private property. Most of the accidents were caused by vehicles failing to stop for the stop signs on Rountree Street and the speed of the vehicles involved.

In order to prevent future accidents and injuries, Chief Shore and the Metter Police Department are requesting stop signs on either side of Jeanette Street at the intersection with Rountree Street, creating a 4-way stop. While this may not prevent accidents from occurring, it should reduce the speed at which the vehicles collide, which is the major contributor to the extensive damage and injuries.

It should be noted that this is a residential neighborhood and the posted speed limit on both streets is 30 MPH. There are also children living at or near the intersection and could be affected by the accidents, as most of the accidents leave the roadway and end up on private citizen's property.

Councilwoman Kilcrease made a motion to create a 4-way stop at the intersection of South Rountree and Jeanette Streets as requested by Police Chief Robert Shore and the Metter Police Department. Councilman McKie seconded the motion, and the vote was unanimous.

DEPARTMENTAL REPORTS

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

CITY MANAGER'S REPORT

Mr. Crawford reported on the following:

- a) Sent out request for assistance with updating the zoning ordinance. GMA sent us three companies to consider. We will advertise on the city and county website and by the May meeting make a selection.
- b) The park and splashpad construction should begin March 1, with 120 days to complete.
- c) We will hold a pre-budget workshop around the first of March.
- d) Candler County is looking at 60% of the SPLOST on the next referendum.
- e) Mr. Crawford will have cataract surgery next week.

MAYOR'S REPORT

Mayor Boyd reported on the following:

- a) Had a good meeting in Atlanta at the United Cities Summit. Went to the Capitol and visited the legislature.
- b) The Industrial Authority has applied for a \$500,000.00 grant for Project Loop through the OneGeorgia program sponsored by the Georgia Department of Community Affairs.
- c) Would like to see the Industrial Authority get more SPLOST each year.

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ADJOURNMENT

After no further discussion, Councilwoman Kilcrease made a motion to adjourn the meeting at 6:25 p.m. Councilwoman Taylor seconded the motion, and the vote was unanimous.

Angie Conner, City Clerk