

THE CITY OF WALNUT GROVE

MAY 11, 2023, 7:00 pm

1021 Park Street Municipal Building

Mayor and Council

Elected Officials Present:

Mayor- Mark Moore

Mayor Pro Tem- Stephanie Moncrief

Council Members- Erica Miles

Staff Present:

Deputy Clerk- Sonya Cox

Public Works- Brian Pilgrim

Asst. City Attorney- Jay Crowley

P & Z Chairman- Don Cannon

P & Z Zoning Adm. Joe Walter

I. CALL TO ORDER- Mayor Mark Moore

II. INVOCATION- Jay Crowley

III. PLEDGE OF ALLEGIANCE- All Participated

IV. ROLL CALL- Absent Linda Pilgrim

V. AGENDA APPROVAL- Council member Stephanie Moncrief asked for clarification on item number one under and number three under Old Business is one a final reading and one a vote. Mayor more said that was just a duplicate and to strike number three from the agenda. Council member Erica Miles asked if we could add under number 6 appointments for the steering committee the mayor responded yes, we can if you would like for us to. Council member Erica Miles responded yes.

VI. CONSENT AGENDA: Council member Stephanie Moncrief made a motion to approve the consent agenda, Council member Erica Miles seconded the motion, motion carried.

1. Minutes

- A. April 13, 2023, Council City Meeting Minutes
- B. April 27, 2023, Council Work Session Minutes

2. Financials

3. Invoices over \$5000.00

- A. Precision Planning and Zoning Committee \$6892.50
- B. Southern Sanitation \$7068.00

VII. COMMITTEE REPORTS

1. **Community Involvement Committee**-First Park market this Saturday.
2. **DDA Report**- Council member Miles stated that their next meeting was on May 22, 2023. A lot of things are going on with the DDA. We are talking about websites, reaching out to landowners, possibly just the procedures about how we need to go about land acquisition a possible TAD or seeing what we need to do for a tax allocation district, a lot of talk going on right now and I encourage everybody to come out and take part.
3. **EDUCATION INVOLVEMENT COMMITTEE**- Council member Stephanie Moncrief testing, testing, and testing all week at all the schools. Trying to get in touch with anybody is nearly impossible, everyone is hands on deck. The high school did want to send their thanks for the light that was put out to illuminate the crosswalk and *I was going to make a suggestion I went there at night one time and perhaps if we could get some reflectors on the ground, I don't know what the dos or don'ts are and that would light it up even more. Mayor Moore commented just get with Public Works and you and decide what you want to do. Council member Moncrief just to remind you if you have not RSVP' d for Graduation please do so.*

VIII. PLANNING AND ZONING COMMISSION- Chairman Don Cannon

Thank you, Mr., Mayor, ladies and thank you for the opportunity to serve our city. As you know there is a lot going on that involves the

planning commission. Our next meeting, which is May the 18th, has 4 public hearings, a rezoning on 1071 Walnut Grove Parkway, Paul and Joe Jones owners, Kipi Clark the applicant another one for a variance request for 170 plus acres in the south part of the city. The applicant is Reliant Homes, LLC and 81 Investment Co. LLC, is the owner. We will also be taking up a proposed text amendment to our zoning ordinance table of uses whether to allow bed and breakfast facilities in our AR zoning districts. I was just reminded a little earlier today that we will be dealing with a potential amendment to the 2007 land development ordinance for potential change in the equivalent residential unit. We certainly appreciate the help that Mr. Walter has given us as our zoning administrator for furnishing staff detail reports and most recently the administrative assistance that Sonya Cox has been affording us, we appreciate that. Last night you heard the presentation by the principals of Hall Consulting the questions and answers the commissions discussions and know that contingent on receiving additional information from Hall Consulting in the form of the finished products relating to projects and plans that they have completed. The commission will be forwarding to you our recommendation for the proposal by Hall Consulting for review. I made the request to Marilyn Hall earlier today for such information and once it is received, I suspect we will be presenting it to the Commission at our next meeting for review and forwarding it to council for your consideration. That's my report thank you.

IX. **LIBRARY REPORT-** Dana Segers

Hello everyone, I think our big news for the month of May is we have expanded our hours at the library. So, we are open an extra hour every day. This allows for more business professionals to utilize the Wi-Fi. earlier in the morning and later in the day. It also allows for more tutoring sessions at the end of the day, so the patrons seem to be very happy about that. We also have a lot of business professionals that are using the study room so at some point we may have to look into expanding to get more study rooms so they have a quiet place where they can have conference calls and conduct business. Some members in our community doesn't have access to Wi-Fi at their homes. So, the

library is utilized for that every single day by our business professionals. So, I just want to kind of let you know that is something that's a service that we are so happy to provide. And again, just a reminder, they can access the Wi-Fi. We have just got boosters, so it's available 24/7, no password required even from the parking lot, but were closed. So, at any time, people can use the free Wi-Fi at the library. Also, we are for our summer reading program, which is our busiest time of the year. Want to thank our community for the donations for our programs this Summer. We will have Ken Scott's Magic show, which is a favorite. Jason Clark's Reptile show, which is another favorite. And this year our brand New Exotic Animal Encounters and through meeting hose performers I got to hold a baby kangaroo which was awesome. I can't wait for all these animals' babies in particular to come out to the library and everyone in our community to get a chance to hold or pet or see and interact with these animals, it will be fun. I will be at the market this Saturday. from 10:00 till 3:00 signing people up for summer reading program. As a reminder everyone wins free books, and we'll have other prizes as well. All the books were received through donations and the Dollar General Grant. We have wonderful books this year for prizes. While I am at the Market on Saturday we have a new program which is the Piedmont Master Gardeners which will be at the library doing Q & A and a meeting Rate. That is from 10:30-12:00 this Saturday. I hope to have them back on numerous occasions to do presentations about gardening. A lot of libraries already have Master Gardner programs, so we are excited to start this here in our community as well. Finally, I just want to say a huge thank you To Mr. Oglesby for donating our puzzle table, we have people who come in everyday to work on the puzzle. The first 550-piece puzzle was completed a week or to ago and the second puzzle 550 piece is completed now so, probably within another week or so or less it will be finished. So, we have people coming in and they say it is calming and I am just thrilled that he donated that to our library. Also, for the first time today I got to close it up so people can study there. It was used for two purposes today and that is pretty much it. Come out and see me Saturday at the market my daughter will also be helping with the Petting zoo. Thank you so much for your support.

X. PUBLIC COMMENTS- Maxine McClanahan, 4081 Habersham Circle

So, I want to speak on the Emerald Cove Paving. I just wanted to let you know that in my book the city has made a mess and it needs to be cleaned up. There are way too many possibilities of things that can go wrong if we don't fix it the right way. I don't live in Emerald Cove, and I know how unhappy I was with the job that was done in my neighborhood shortly after I moved here when we had high curbs and problems, and we don't have the curbs and we don't have the drainage system that this takes. So based on the information I've heard I feel if we do a patch in Emerald Cove, the cost of the city could be much greater in the future that we might have to endure now, even though it will be costly at this time. I attended the meetings prior to the RFP going out. There was extensive discussion about smoothing and feathering and it should have been very clear that was a concern from council members as they spoke. Mayor, I feel this was your job to relay this information to the people who were righting the RFP and I understand by your words earlier that it did not get in there. So, I think what we need to do is fix it and fix it right. The other agenda item that is there the change for the pay for council and Mayor, As ya'll should know by now I am for a change I think it has been long overdue and I think it was long overdue before any of you took OFFCIE It is something that I have fought for many years I do just wish you would have gone ahead and done this last year when it wasn't an election year. But now we are where we are, sometimes it takes fortitude. So you were voted in place to make the hard decisions. We may not always like them we expect you to make them just the same. If there's a proposal for a change and if there is some disagreement on what that should be, then I think you should at least really look for a middle ground and see if we can start to improve upon so that we encourage more people to be interested in becoming council members in our city.

William McMullen- I live at 2130 Emerald Dr. Mr. Mayor I just want t to compliment you on all your accomplishments that were mentioned in your post on your Facebook page. It is amazing that you as one individual has accomplished so much for this city. And then along came the citizens of the city and elected a bunch of folks to the council that wanted to know what was going on. They wanted to be involved, they wanted to have a

say. They didn't want you to do it all by yourself, but that didn't matter to you. You continued writing about yourself and you did it and you took credit for it. However, when we had a situation that went to in a handbasket you wouldn't take credit for it, you ducked and ran. You said I don't know anything about that, I'm not going to fix that. No Way and then have the audacity to try and make us feel guilty because we want it fixed and we want it fixed right. Save your money son, take your name off of the ballot for November.

XI. OLD BUSINESS

1. Sign Ordinance- Final Reading

Jay Crawley- City Attorney Assistant, there are no changes last time all I Did was put a cover sheet to the mayor you've seen this many times before it has probably been in your hands six months or so, but the current sign ordinance has some constitutional defects. So that is why the moratoriums have been in place for so long and so we are just cleaning up things so that it is a stronger sign ordinance, so it doesn't get challenged for now it says certain zoning districts and all of that. The one recommendation from Joe last time was to delete all the current sign definitions that are in yours because they are getting replaced. So that does this too. Are there any questions I am happy to answer. And since this is the final reading, mayor this has been advertised for a public hearing tonight. So, you'll just do a public hearing tonight. **Mayor Moore** so this is a public hearing on the sign ordinance. If there anybody in favor of the sign ordinance who would like to speak? Is there anybody opposed to the sign ordinance that would like to speak? Seeing none that closes the public hearing. Is there a motion to approve the sign ordinance, Council member Erica Miles made a motion, seconded by Council member Stephanie Moncrief, motion passed.

2. REZONING FOR APPLICATION FOR FOREST GLEN – Zoning Administrator Joe Walter, there are two items for consideration that have been heard. A public hearing by the Planning and Zoning Commission on March the 16th that had a first read by City Council and on April 13th the second read will be tonight. The first proposal is to rezone the property known as Forrest

Glen Mobile Home from R2 to R3 which would bring the subdivision into compliance with the zoning ordinance because of the number of manufactured housing units in there, and currently that's the only zoning district where manufactured housing is allowed, so we have had a public hearing on that, discussions on that. The second item that goes along with it were some text amendments that we had proposed that the Planning Commission had sent forward to you all and we have quite a bit of discussion on that about some definition adjustments and some things that we could tweak in the zoning ordinances to make it easier to first off replace the manufactured housing unit in there without having to get a lot of variances for setbacks and such. In the midst of all of this, you know the state law has changes to where some of those issues kind of have gone away because it gives people who want to replace their manufacturing housing unit and do it right by unless there is some safety issue. However given I ask that you all continue with the text amendments as well as the math amendment because of the size of those lots there a lot smaller than anything else in the city getting the changes on the definitions to make it easier for manufacturing housing and getting from where they have the maximum as much flexibility as they can get on those lots would be beneficial for the current residents and future residents. Since we have had our work session, you know I sent those back out because I know there was still some discussion. We had a little bit of discussion from the health department about could those septic tanks be replaced or so we provided some information from David Dickinson that's sort of a case per case bases, and I know Ms. Miles has some discussions about the minimum house size and some other factors. So, I am here to answer any questions, but we certainly request that you action this item so that we can sort of take care of a lot of the potential nonconforming issues and on that subject, you have any questions.

Council Member Erica Miles asked the House Bill 213 would allow anyone to replace their current manufactured home with what they have now, correct? Zoning Administrator Joe Walter said yes, that's my understanding so if they have a single wide that would be replaced with a single wide, they couldn't be upgraded to a larger size unless we modify our ordinance for them to do so. Zoning Administrator Joe Walter

explained if they could find a single wide that was post 1976 that when the HUD regulations changed, yes, unless there was some other. In the House Bill 213 had a little unless most of them had to do with public safety if there was something on the lot or if it had been sitting on the lot for over a year. So, I think the combination of that Bill plus the changes that we've talked about what would allow people to if the circumstances came about, they wanted to replace the unit if they could get the Environmental Health Services to approve it they should to be fine to just get a building permit to pull one out, put one back in. I have some more thoughts on that. This isn't going to be our last meeting about this, correct? Well, it is supposed to be. If you have other questions, you can do what you need to do if you want to take your time on it that is fine. We just have two things before you that we have had two readings but, this is a issue that has a lot of pieces. So, the remedy is if you want more time we just need to reset the Public Hearing to a date certainly with a date of June, to the June meeting but we just need to get that on the record if that's is your decision. Mayor Moore- Any other questions, we can reset this public hearing, but I would still like to offer anybody a chance to speak upon this rezoning. Okay seeing none. Is there a motion? How do we proceed to table the hearing and final reading for the Forest Glen rezones. City Attorney Assistant- Jay Crawley so I believe it is June 8th is the second Thursday. Council Member Erica Miles made a motion to table the Forest Glen rezone until June the 8th as a public hearing. Motion seconded by Council Member Stephanie Moncrief, motion passed.

3. EMERALD COVE CORRECTIVE PAVING-

A. Paving Committee Recommendations- **Mayor Moore** next thing on the agenda is the Emerald Cove corrective paving members recommendation. We have a resolution from the attorney, and would you like to speak upon that. When we received this from the committee we put it in a resolution form with what looks like five or six action items they wanted to see and done and it is really just directing the Mayor to put this out for an RFP to engineering for the to come up with a plan and oversee that, and attached it the report of Exhibit A and Exhibit B is sort of say a form for advertisement or that for RFP. So

if there are any questions about this I will be happy to answer. **Mayor Moore**, I want to read out this portion of it normally resolutions aren't, but I want to read this portion of it. What actions have been recommended by the committee. Mill down the edges of the roadway, the full length of Emerald Cove and Crystal Court. Repave these areas to create a smooth transition from the paved road to the curb and from each homeowner's driveway. Remove the loose asphalt from the roadway, rain gutters and clean up the driveways, curbs, or grassy areas where the tar like material was over sprayed or where the machine blew out. The material paved 7 feet into the private drive leading into the Emerald Cove Clubhouse provided that an appropriate city owned easement for this transition as donated by the owners. Place a pavement marking in appropriate places. This RFP requests that each engineer seeking this work provide a description of the design work recommended, total cost complete with the design and supervision of this paving project. And the correction plan should cure all defects itemized in the letter reported by the attachment. Council Member Erica Miles had a question That's not accurate in the first Bullet Point of mill down the edges of the roadway, the full length of Emerald Drive and Crystal Court to create smooth transition from the paved road to the curb from the road to each homeowner's driveway. That was in the correct action back from May 2nd, 2023, but that has changed. The last thoughts are that the engineer should state what corrective measures as a paving expert that he would advise us to do so I would like that first Bulled point removed. **City Attorney Jay Crawley** asked so just removed completely. Everything else is fine. **Council Member Stephanie Moncrief** said that she just got this today, this is the first that we have heard of this on the initial paving we were told by the mayor that this would be done, so where do we go from that. **Attorney Jay Crawley** stated that the city does not have the authority to pave private property so if that is owned by HOA or whatever to do that it would have to be donated an easement so we could get on there. **Council Member Moncrief** I think we need to change that, and we can go ahead and say that it needs to be feathered in to the Emerald Cove road leading into the Clubhouse

because we will be taking care of the pavement on our own. She asked Council Member Erica Miles what she thought about that, Erica responded that was fine. Correction plan should cure all the defects itemized in the letter report attached hereto is Exhibit A. In Exhibit A is a letter that council member Miles and I wrote after meeting with the different home owners in Emerald Cove outlining what the original document was that was submitted to council back in May as well as the additional information that we discovered talking with Chad Woods from Allied Paving and asking him because he is an expert in paving what is good, what is not and those answers all within this document. So, I think that the scope behind this resolution should be an engineer discovering the most cost effective, but complete way of fixing Emerald Cove taking into consideration the dangerous situations that are present right now and doing away with them. Leave it up to the experts and let them decide what is the fix. Then when you get to Exhibit B which is the advertisement which would go out. I'm curious about the second sentence. The two designs to play I know it is a type O but what is it supposed to say. Do you know. **Attorney Jay Crawley** said the Engineering services are required to do the design. It's just that the play is supposed to be designed for correcting the errors caused. Proposals should be submitted & typed in ink and be returned in a sealed envelope, marked on the outside with the project identification and bid number. Is there a bid number on this? There will be company name, proposals will be received until June 10th. June 10th is only about **Attorney Jay Crawley** said that this is flexible. There is no legal requirement, Council **Member Moncrief** said that my thoughts were that we could get this in so we can bring in time to be able to bring it to a work session so in June there is more that I want to ask about this.

Can this also be mailed i, can we detail this I know on other ones it says it can be mailed on others or delivered. I just want to make sure that we are clear on that OK opening this I mean Erica and I are the committee how do we get involved being there for opening bids? **Mayor Moore** we are going to bring that to the council. So the closed envelopes will come and the guys will open them but anyways. Lets

make sure we put that on the next available work session or the next meeting. So if they have questions about the proposal they should contact you, and if they have questions about the scope of the work they should contact the mayor. I'm concerned about that, I think it's very evident that we don't agree on what should be done with Emerald Cove. Could questions be directed to you, and you forward them to the committee? **Attorney Jay Crawley**- Yes, **Council member Moncrief** do you have thoughts on that Erica? **Council Member Miles**, I think that is an excellent idea. **Council Member Moncrief**- Okay, I think it is that we just need to make sure that it is done that way. We can reject any and all proposals if it's deemed to be in the best interest of the city to do so. I think the only thing that we really would need is to come up with a date, I think June 10th from now, how long does it take to run in the paper? **City Attorney Jay Crawley**-You've got to run it in the paper, and they do that twice a week so that's the invitation. **Council Member Moncrief** - But could we do June 10th or August, no we don't want to wait to do August. Just remember that we must have the modified resolution and bid request done by Monday morning to meet the Wednesday paper deadline. We will run it in two papers to ensure that everybody sees it right. So, if we don't get it by Monday, then we just missed the deadline. It'll be the following Saturday, OK and you are going to have to read the modifications because I got lost on that one. Actually, you know what June 10th, that's four weeks out, so that is ok. What do you think Erica? That would be four weeks so, if we have it in the paper next Wednesday or I would be the next Wednesday as the first available opportunity. So. That would be the let's make it the 16th, so that would be the 17th. It would run in the paper for the first time, and it would run on the 24th. I think the 16th gives people more time to get their bids in. And this gets mailed out too, right? You can mail somewhere, I think it has it in here for the contractors. The city's used this in the past the mayor sent it out to them. Right just to get there but whose responsibility is it to mail it out? It is in the hands of the city clerk. Okay I don't think I have anything else that's it. **Council Member Erica Miles** Do we need to make a motion? **Mayor Moore** Before you do I want you to read it out

first. **Attorney Jay Crawley**- Well it might be easier if I speak the motion for all of that, and one of ya'll so moved. So the motion would be to approve a request for proposals from engineering firms on the repaving of the Emerald Cove subdivision as presented by the city attorneys with the following amendments to delete bullet point #1 and put in their language that the engineer come up with a plan that is the most complete and cost effective to remove issue to strike the bullet point number. Three regarding paving 7 feet into the private drive as the homeowner's association is going to take care of that paving. But to include feathering it into the clubhouse parking lot and the amendments to Exhibit B would like to make it uniform with the updated action items on the page of the Revolution. You strike a typo of paragraph one that the sealed envelopes will be opened at the next June 16, 2023 deadline and to clarify bids can be mailed into City Hall. **Council Member Moncrief** So, that's a council meeting or work session, right. **Council member Miles** made a motion to approve the amendment as read, **Council member Moncrief**, seconded, motion passed.

4. **Mayor and Council Member Monthly stipend /payment increase**
Council Member Erica Miles I believe that the Mayor and Councils pay should be increased. We have done quite a bit of research and I believe \$400.00 a month for council would be appropriate and \$700.00 a month for Mayor would be appropriate as a council member for almost 3 ½ years now. It's very evident we don't do this for the pay. We do it because we love our community, and we love being involved and we like trying to make our city a better place. But at the same time after doing the research and looking at cities are of similar size as us, have the same number of citizens or approximately the same number of citizens and what some of those other cities are giving a stipend to their council and mayor as well as doing some research on the cause of the reason why do people do serve on council and mayor. Also taking into consideration the amount of time I could safely say that I do 15 to 20 hours of research per week looking into things for the City Council.

Projects are rezoned learning things. We don't have an experienced council and unfortunately, we still have a lot to learn. Just this week alone I have gone to three different meetings having to deal with our city, a luncheon today with the Walton County Chamber of Commerce and it's a lot to do and I took it on and I want to do it. I think we need to start just as were looking at what were doing for our employees, we need to start at what we are doing for our council and mayor, and I fully believe in support that we should go ahead and raise the council members to \$400.00 a month and the mayor \$700.00 a month. **Mayor Moore**, I want to make some clarification on exactly when that applies. **Attorney Jay Crawley**. There is a couple of things one, I am not trying to stop you, Mayor. There are advertisements requirements to do this so I don't think that we can vote on this. I will get you that information either tomorrow or Monday. As far as when it goes into effect, it's after the November election and will be uniform across the board. **Mayor Moore** but it's not, that's what Mr. Powell told me, that it's only for the newly elected officials. Unfortunately, Ms. Miles and Ms. Pilgrim will be after they rerun again then that will be in play. Unfortunately, you'll be maintaining your current pay level until that happens. **Attorney Jay Crawley** You have to go through an election cycle so if the people sitting behind me do not like the pay rates, they have an opportunity to express their opinion. **Mayor Moore** So, I just wanted to make sure that everybody's clear on that. With that being said is there a resolution? Can we do a resolution? **Attorney Jay Crawley** It's not an action item Mayor I think it is just direction to me to get you the advertisement requirements and then it will come up after the advertisement requirements.

XII. NEW BUSINESS

1. 2023-2024 Budget Presentation

The council has it, I am presenting the budget tonight, We also have extra copies here. We will be discussing it at the next work session. Samiel Latimer, our CPA will be at that session to answer any questions just to point out we did separate and add for council request and attorney request a breakdown of pay scales on page

two and capital improvement plan. It lists all the projects we have and where those funds will be coming from. We are already advertising the public hearing on the work session and the following council meeting. We will put this online and of course make a copy available to anybody who would like a copy. Council member Erica Miles asked if we are voting on this at the next meeting in June.

Mayor Moore, *No well, In June we are but that is the deadline we are doing it as a work session and we can make any modifications if we do so at that time at the work session.* **Attorney Jay Crawley** *But to approve a budget you must have two consecutive work sessions. It's a work session and then a regular session just so its not spread out for three months. Council member Miles asks Yes, so if we want to make changes to it, that will be in the work session?* **Council Member Miles** *made a motion that the mayor has presented the budget, Council Member Moncrief seconded the motion, motion passed.*

2. **SEWER- Joe Walter** *Mayor and council Jim Sunta from my office is also here and is available for assistance in this endeavor. I believe there had been some conversation on getting some updated numbers on the current demand and capacity of the wastewater treatment plant. The capacity of how much is used and how much is earmarked for future developments. Based on the information that I has at my disposal, as you are aware the wastewater treatment plant is currently permitted for 50,000 gallons per day. The current usage based on conversation with Chris Thomas is between 10,000 and 12,000 gallons per day. It does peak at 25,000 gallons on occasion. I used these numbers 12,000 currently you have the fire station as a commercial and Silt Saver as a commercial customer. But you have the residence of the occupy houses in the Enclave makes the best of my knowledge your current sewer customers and so I did a little breakdown there based on 50,000 subtracted outflow and that leaves you currently you've got your 50,000 capacity and your treating 10,000 to 12,000 gallons a day. That tells you have capacity that you can sale. The second set of numbers is what I call*

*new users where the zoning is already in place and they are either in the process of developing the project or will be submitting development plans and we'll be in need of sewer in the near future. So, it's the gas station based on their numbers was around 300 gallons per day. The Rutledge C2 during their zoning this is a piece was just approved previously up above the Parkway about 6460 gallons per day at buildout. The Enclave Commercial phase four is currently under review which is some additional commercial buildings on 138 going toward on the Monroe side of the Enclave. The road that comes from the Enclave out to 138 and those are numbers provided by the developer and then I have an unknown for other sewer commitments that have been made to the lots at the Enclave I just didn't have that information to where I could get right into it. I am not sure if we have that information that could tidy this up but, I don't know if, I didn't know where we stood on that. **Mayor Moore** Let me pull my chart up here for you hopefully I can share with everybody online as well and I understand what my chart is, some people may not, but let me explain what we've got here the capacity, the Dial Farms includes the third phase which is 50,000 gallons. That last line is based upon current residential capacity and with Reliant homes remaining we have 31,000 gallons, we've got 50 homes coming into play an additional at 250 units time 50 homes you are going to add 12,500 gallons is in that. **Council Member Moncrief** asks did you say there' 250 homes in the Enclave? **Mayor Moore** answered 150 homes are already hooked up and paying sewer and the additional 50 homes the taps have been sold. **Council Member Erica Miles** asks if we have fifty new homes that are going to add 250 units, and that means right now we have 100 homes currently on the sewer right, but the new homes need 11, 100 per day. **Mayor Moore** Exactly, and I want to clarify a couple of things after talking to Chris. What we are talking about is that I am asking the council to consider what is currently our ordinance it calls for 250 gallons per ERU state requirements is 208 average flow. Our average flow is 18,000 gallons, we should be able to squeeze out a little more capacity with our current 50,000 if we reduce it from 250*

to 200 to 210. The peak demand that was stated was that we had a plug that was removed and we had storm water going to the sewer system that has since been fixed and that is why it was a one-time occurrence. The reason why it was caught is that we have flow meters on the uplift station it sends out these reports and we see something like that it indicates that we have has an excess peak. If I haven't shared it with you, the peak right now is averaging about 18 maximum gallons divided by 100 homes, there 108 plus but there's where I get the math, I'm sorry 180,000. If we could get the council to decide to reduce that to 210 this would be well above our peak demand and that would give us additional sewer capacity. I am sorry I'm lost on my own as well here. I haven't reviewed this here because I thought you would include it. **Joe Walter** Are you speaking to me Mayor, I don't have the most recent I have one from our meeting with Don, which I found this afternoon trying to get this together since I know you all wanted some numbers. **Mayor Moore** So basically right based upon the 250 ERU, we got 25,000 gallons of commitment that should reduce that 21,000 gallons if we reduce it and that would free up 4000 gallons on our residential commitment. **Joe Walter** Just to remind council that request has been advertised for a public hearing with the Planning Commission on May the 18th and then ya'll will see that request at your May 25th work session that part is going through the process. **Council Member Moncrief** Joe can I ask a question, that request meaning changing that from 250 to 210 I have never known of that I have not heard of that, so this is something that has just been initiated. **Joe Walter** Correct because it is a amendment to the land development ordinance that has to go through the process because there's other factors to consider in making a change. **Council Member Moncrief** Absolutely as a council member I'd like to know about those things before they happen. **Mayor Moore** Well, there hasn't been a change yet. I am we are discussing change. **Council Member Moncrief** They may not have been changed but the process has been started and council is not included in decisions I can understand the need for it and it makes since to me but I would sure like to know about it. **Mayor**

Moore Let me make a statement right here to everybody and I want to clarify what Ms. Moncrief said. She made the statement that the council wasn't aware of. We are the Council. We are a group, I am a council member as well as the rest of the others setting up here. The only difference is that I can't vote unless there is a tie. But I am just like the city manager. I look at these things, I talk to engineers and then I give my recommendations. But we are the council to answer the question we voted as a council as a group we take responsibility for everything that happens. We do good, bad, or ugly, we as a group take responsibility. That is just the way our charter is written, that's the way we are, that's the way this town runs and to me that is the best we have operated since I've taken office. I have shared as much information as I can possibly share. We have improved the habit of submitting to council a notebook full of documents that we've never seen prior to when I was on council documents that we can share as much as we possibly can. This is a discussion this is not set in stone. There is no reason to get upset because we are going to discuss it. It is that simple idea of how to we squeeze extra capacity out of the current 50,000 gallons that we have. It is so that we can accommodate a few more projects. If ya'll decide not to do it, that's fine, that's a vote. That's what we're here for, we may not agree with, but this information is going to be shared. Obviously, I'm going to make it a little bit clearer as the council will decide, I make recommendations the council members will decide one way or the other and that's how it is supposed to operate. So, Joe please continue. **Council Member Moncrief** I have another question. Is there a difference between residential and commercial as to what capacity they are supposed to have per day, what is done per day usually in our codes and in the state if you know. **Planning and Zoning Commissioner Joe Walter** From just currently treating wastewater is waste water unless there is things that are in the water that need special treatment from a policy standpoint in the past council has allocated a certain amount to commercial and a current amount residential, and that is a policy decision for you all to decide I mean the flow will be the flow and how you allow your

system to be expanded depending upon whether or not you all want the additional demand in certain areas. I will say this I have fielded 4 phone calls this week from people looking for property on 138 including one Real Estate Agent, this one is looking for a very large tract for a full service assisted living with certainty and genuine care. So, I provided them with information on the sewer system, so I mean it's the discussion you all are having about this are for the right things to have right now because you all know that living here is a destination. In the past there was I think there was more differences on trying to make sure there was sufficient capacity for residential, but certainly you all unless that has changed it may just be that you want to have sewer available to grow your system and increase your rate payers and help finance the next phase of the expansion.

Council Member Moncrief asks the fire station for instance has 600, is that because they have two toilets? **Zoning Administrator Joe**

Walter I don't know the source of that number, I mean with not having a flow meter right there you can if you want to look at the water bill, you might know but essentially they sign all these are estimates if they are having a busy day or if there having kids over the flow number go up but you just want to provide estimates.

Certainly, as you all start connecting things like restaurants on there they are tremendous water users they require more sewer. Then you must make sure the grease traps you have can't go through all of that process.

Council Member Moncrief, Mayor Moore, can you share with the rest of the council how the taps are reserved, and I see that we have two different reports but how do we bring that together into one comprehensive report with policy and procedures?

What is the policy and procedure if somebody wants to come in and do a development? How do they get taps as opposed to another person who put in some kind of development? I am just curious about that. **Mayor Moore**, It is on a first come first serve basis. I can't block it any other way when they come in and want to do a project. They can buy their taps. Once they do the permit process it is completed, and permit is reviewed by our zoning administrator. So right now, as the council approved I want to verify what Mr. Walter

said. Right now it is divided up at 75 percent residential and 25 percent commercial as council approved back in 2020 to accommodate the PUD of the Enclave, and right now that is being met that is followed by we have not made a change in that right now. We have sold the last 50 taps to liberty homes, now there is a time limit approved by council that after six months if they have not utilized those 50 taps, we have the option to buy them back. So, if we decide to buy them back, we can. We might run into a little bit of a complaint if we do so. The only taps I believe we've sold is to the Gas Station and we have not done so for the grocery store because I don't believe the current capacity allows for that grocery store unless of course we make the modifications of going from 250 which is a little high down to 210 and then we can accommodate that with a little over 1000 gallons left. Now the state requires 208 and that is where we are, so it's not like we are dropping it to unsafe levels. Where dropping to 210 above state requirements and you factor in an average of 180 gallons per ELU we are well below our capacity level of what we can do as sewer capacity with the current fifty. Now if we do this and we expand the plant by 50,000 gallons we can obviously decide to cut that if we see those numbers change but with the cost saving of residential units, they just simply don't use the water as they use to. **Planning and Zoning Joe Walter** All of that is correct if you are looking at terms of you have the commodity that you want to sell to people, you sell it to whom you want to sell. There are provisions in your land development ordinance that discuss some of the mechanics. Section ordinance 2021-09 which talks about a lot of that it gets to the nuts and bolts of some of that and sets up procedures for purchasing and tap reserving and I am not going to get into that tonight. I wanted to bring up a lot of things coming through the process for review and consideration that are going to be requesting a large amount of sewer. Those you all should see at your May work session. The Paul Jones PUD and they are listed in here as they anticipated demand out for their rezoning application. I did have a conversation today with Matt Rutledge's people about some of that they are getting ready

to submit the PUD pre app and talk to them about scheduling a meeting and go through it all before the city would accept it. Their numbers are figured in there. In my reports I talks about the fact that there's non existing sewer capacity and that may eat up the capacity on the expansion. That is a policy decision on who you want to serve. I also understand that sewer allows for a lot of things that currently aren't able to do here in this community. The restaurants and grocery stores and things that need a lot of water need to have sewer because it's just because the rock under it won't allow for appropriate treatment by individual septic tanks. I did this just to kind of sum up the capacity part and there may be other things that may come up that need to be added onto this then you're just going at some point going to use all the capacity up as your currently permitted. Pretty soon depending on how you all make decision, you can pretty much allocate that up and then you're looking at what next after that. Then you may have a situation going on where you are constantly thinking about your next step. However, council decides how fast you want to grow that with the vision of the Town Center in and of itself is a tremendous potential sewer generator. It also has all the other factors that make it a neat concept to contemplate. Do you have any more questions? **Mayor Moore**, I wanted to clarify some of your numbers the Town Center for Kippy Clarks total is 64,000 gallons is that correct? Matt Rutledge his Town Center is also 64,000 gallons so that is a total of 139,000 gallons if my math is correct. **Zoning Commissioner Joe Walter**-I think you're closer to that number but the numbers for Clark's phase one and phase two I pulled off the rezoning application, So. I mean I probably did Rutledge's phase two is probably more than it shows because that just factors in the commercial, that just makes the point closer that is assuming council approves and assuming it was built out and fully functional you still have enough. So, part of this my last pitch on capacity is the timing of the approvals. However, you all choose to do that a the decision makers, factors into you've got things under construction and they get ready to be usable and they get service, meanwhile you're a town like Braselton was 25 years ago they were

building 5 phases simultaneously because they had the only sewer plant for a four county region. So, I mean I can tweak that, you know I can present an updated chart on that. I can make sure you've got the numbers, but now you have a little bit more information about what's coming in every report I do for you while they're requesting a zoning change. That's one thing, we are going to look at is their sewer demand. Just to know before you decide on or how you want to decide on what additional conditions in there or something just to say because if everything came online you know there is a lot of things you as a council can do to help with that as far as their own provisions of your orders reserving capacity and no source. **Mayor Moore** Well I want to give the council some basic math on what I'm talking about and what we can do. To utilize every drop, we currently have 50,000 gallons divided by 250. We have 200 residential units. ERU units are based on our estimate whether it's commercial or residential. If we take 50,000 gallons of water and divide it by 210 resident ERU's. So that gives us another 38 taps that we can tie into the current capacity. You multiply that by two with 400 taps sticking with the 250 or times two we have 476 taps. With a 210 which is still above the state requirements. So, we get another quite a bit of taps. We can see that allows us to utilize every drop of our current capacity and that's what we are trying to look at. **Council Member Miles** asks if that's what coming up at the next planning and zoning meeting? **Council member Moncrief** asks Joe on this you used the number 250 ERU's. **Zoning Commissioner Joe Walters** Ms. Moncrief on this I just used raw numbers that were given to me. But your right there. Depending on how you decide to do that there are ways to squeeze a few more taps out. You just always want to remember not to be so that you have issues, you certainly want to make sure. You can keep your planning operation running properly and you have an operator that is certainly qualified, knows how to do that. Once again, these things may not be approved. There might be another year and a half before a lot of these things actually become where they're ready to tie into you system which you hope give's you time to make the next steps.

Some of these may be immediately like the gas station, they are ready to go, and some of these others might come on sooner but your bigger users it will still take a while to get to the process. So, it has nothing to do with how many bathrooms are in the gas station. I would think a gas station would have at least two or three. There is a lot of tables out there and Jim can chime in certainly most of the cities use guidelines from the state and they have written kind of a commercial use in certain number of gallons per let's say tables at a restaurant bed at motels, a hotel etc. so must of those our covered in class. The developer will give you that calculation, here's the numbers multiplied by these and that's actually in your standards to do it that way. **Jim Sunta** There're some commercial enterprises that are different. They are different animals, and they have to come up. One thing for the residents is that we've been finding to be a little bit tricky are these assisted living villages because obviously they are basically small apartments and water usage is not the same as a full fledged house. So, there's waiting as to how you would actually calculate the number of ERU's that are actually being used for that judgment decision. But in general, residential whatever is in your ordinance that's what you use. For the commercial you look at the states finds and then it will get like a bathroom. I mean how many people are you expecting to use that every day that's usually, I will be gentle those are I mean they are based upon a lot of estimates that are based upon a study that people do. They are not your local governments they aren't going into the cold and part of what you are requiring them to provide their best guess is how much sewer they are going to request whether it be a permit to rezone to know whether or not system can handler it, we have had that in my community we decide whether or not we want to connect to. Council member Stephanie Moncrief, Mayor Moore does the city keep tract of these things, how many taps have been sold and decides then who gets it next. I am trying to learn and trying to figure out if a development is coming in then does the city clerk keep records of it or how is it done? Mayor Moore. Yes we both look at the taps when I say both I don't review permits. I don't get involved in that end of it.

So, that is why we have our zoning administrator and so we track the number of taps being sold it is pretty straightforward, easy math. I mean you know you've got 150 residential taps sold. With that being said we have 12,500 gallons. Start doing the math and subtracting silt saver and the fire department and then you start seeing the gas station and you can see where we are as our current ERU allocation. **Council member Erica Miles**-So someone can not buy those taps until after their approval has passed by Joe correct. **Zoning administrator Joe Walter** correct, given for yes I mean the last thing that well is a matter of what happened with the Enclave once all the approvals have been given for the plans we prepare a letter that we send to the clerk that says all the approvals have been given here is evidence of that, here are the fees and on the Enclave we actually put in the approval letter the sewer connection charge. If there not sure that that is there that would start at the beginning of the process before they ever got going on whether or not there is sewer available. The one thing we would not do as your consultant is to approve something. Yea that's great and that you don't have a sewer capacity then there are issues. Most of the folks ask right up front about that and that's why we asked that and especially with the PUD's that how much sewer are you going to anticipate needing. And its explained to folks that they know that going into it while we ask an applicant to give us an idea of the phasing so, there is a chance that they may not be able to do a certain phase until the sewer capacities are added onto. In the case of a standalone commercial they could connect on the sewer with basically running a lateral into a manhole or something and that we know the sewer uses several 100 gallons per day whatever it was it would be just it's a permitting exercise. **Council member Moncrief** So Mayor Moore under new users Enclave residential and it has been done that's correct and nothing filed in. Is that the 12,000 that's the 12,500 that's the last 50 taps they purchased that I guess summer of last year. So, the 28460 is actually greater the 28460 right now where we stand on taps. We've got 11,000 gallons left in capacity. So, you start subtracting at 11,000 gallons give or take a couple of 100 you

can start subtracting what the gas station got to use which is 300 and Matt Rutledge which is 6500 gallons. So, you can see we're running out quick. **Council Member Stephanie Moncrief** asks the Enclave Phase 4 what is that? That is the name that was assigned to a group of buildings that have been submitted for review on that strip of C2 in front of Dial Farms which they call phase 4. It is a set of Commercial Buildings. **Council Member Moncrief** so, those taps have been paid for. **Zoning Administrator Joe Walter** No mam, That's the information that was given to us it is an estimate sewer demand. So, I've put that in there so we can know that because it's a permitting exercise unless you all decide not to grant access to sewer then they would be because the sewer runs right behind those buildings. It was put in as a part of the Enclave phase one because I pulled that yesterday trying to look at that and I can't tell you right now what proposed building makeup is right now. I know they have submitted it and we've got to get their comments back and then direct them to all the people they need to see if they aren't already. **Mayor Moore** there's talk about asking about a PUD modification along Forrester Cemetery Rd. which is right now residential, in my opinion it doesn't seem to make sense along Forrester Cemetery Rd. across from the liquor store to turn them into a C1 office type doctors type buildings. **Council Member Moncrief** so, they don't have to be in there that 9700 that right. **Mayor Moore** you could utilized that if you do the math in our 2nd 50,000 expansion because whether we the council decides as far as how we expand our sewer plant, its still going to be 50,000 gallons. So, we have to do the math on that second phase of that 50,000 and so what we are trying to show here is how the city is to make a plan on how we do meet the demand of developers that we want to develop. Now with our Town Center. Mr. Jones he's got he wants 64,000 gallons that means that when he builds it out. Eventually where were going to get, if we have Matt Rutledge with his Town Center, he wants an additional 64 and I'm going to pull the numbers off their plan. Kippy Clark is exactly 59,410 and these are off their plans. Matt Rutledge is 63,004, which comes to a 122,414. Mr. Mc Waters wants to do a

residential unit below the sewer plant he's looking at an estimate of additional 23,000. That's below that so, a total of 50,000 take that out, that's 145,414 gallons. Phase two is 50,000 gallons and that's where we stand right now there's not a single tap and I don't pre-sale taps. Of that 50,000 being sold were only utilizing what we have capacity now. So, after we build the 50,000 then we start over again when they put the permits in and we can't stop them from buying the taps once the permit has been approved and the zoning has been approved. **Zoning Administrator Joe Walter** Yes you have a utility you want people to use, right?

Because it is a utility, something they can't get otherwise. You all have the ability through policy to make decisions on who you want to connect to your system. We're just trying to give you ideas to help you with those policy decisions on what to do and what you've got right now and what options you have now. **Mayor Moore** Now remember this is where it must go through council as a group decision that our current allocation is 75% residential and 25% commercial. That means that with our current ordinance, there's only 12,500 gallons of commercial after phase two unless the council decides to change those allocation numbers and also if we change our ERU amount which means we have more 150 homes that can come on play with a current ERU and another 12,500 of commercial additional and we can stretch that. Come on up Jim, you are the engineer, what's your recommendation to the council? I wanted to get it straight from the horse's mouth what's your recommendations for the council? **Jim Sunta City Engineer** I've seen counties and cities who do it both ways. Sometimes they'll see that the numbers are actually showing more usage than what previously had. Most of those have has 208 but I've also seen it in the other directions as well. So, and if your numbers are then I've seen your numbers keep big and seem to justify that you can go with a lower PR both your commercial and residential. Well commercials are different though it's based on set guidelines. It's really the residential number that is set. **Mayor Moore** Yeah remember the ERU on a commercial is gallons that doesn't mean that if they have

300 those 300 gallons are divided by our ERU that we have. So, that means if they need 500 then it 2 whatever ERU if you based it on 210 our current us 250 so that means they need 2 ERU's to fit that 500 gallon per day demand. Am I right about that? **Jim Sunta City Engineer** it really is just a separate animal commercial is different your policy is how do you want to do that. Do you want a lot of commercial or do you want, a lot of residential and that is what ya'll decide. So, in that vein the percentage that you have set for residential, then that is going to be set by what your ERU's are going to be. Commercial like I said is a different animal in that each establishment uses water differently and if you have some kind of industrial base then there it can be accomplished differently.

Council Member Moncrief So we should be looking at those standards as we are looking at standards when we are allocating the commercial essentially? Most of the businesses that you see, like gas stations and small businesses, it's a very small amount. I work with Oconee County they have a big medical, not a huge medical commercial industry and the numbers in there are almost scary how much some of those, some of those use like kidney dialysis things like that. But generally, your typical commercial establishments is not used very much.

Mayor Moore To clarify If I get this right ERU's are only use for commercial is how much we charge for tap fees. So if a commercial development says that they need 500 gallons, then we subtract that from the 50,000 gallons that's 2 tap fees. **Jim Sunta City Engineer** I am not sure if that's all, that's not my expertise. Jimmy could probably answer that question. I am not sure because some charge a different rate for commercials.

Mayor Moore, I want all the money we can get so we have got to build a sewer plant because sewer plant estimation to do a million gallons can exceed 30 million dollars. Where that came from I have no idea. **Zoning Administrator Joe Walter** So you're talking about 10 to 15 million dollars for this. My community is facing that decision in the next couple of years. 15 million dollars which is a significant investment and that's part of it that is something you will be moving toward. You don't have to make the investment know where you would be

building something that you would only have a 10th of the capacity and that's a lot of debt and right now you have been able to do this with a little bit of debt service and having other resources to do it.

***Mayor Moore** brings us to our next agenda item and it all ties into sewer which is permit and my Jim has pointed out to use that our permit needs to be renewed. Since we have not made a firm decision on whether we want to modify our current permit with the 50,000 gallons that we already had designed to pay for expanding the current plant while utilizing the same technology. It seems to make sense to me to go ahead and renew it. Before we build anything we can look at whether or not we want to try these tank systems or package system or whatever but our biggest thing is we have got to make a decision on the permit, and it might be with the thought process now is the limitations of this recommended tank system that trying to pump it from our current location down the Cornish Creek may not really be a really good solution that it might be something that after we expand this 50,000 that had been designed that we start looking at property along Cornish Creek for a more traditional system. Is that something the council should be leaning towards versus trying to run a line from our current plant I'm asking ya'll?*

***Jim Sunta City Engineer** To answer your first question I don't see a problem with redoing the permit, but if your still making a decision on how to do the 100,000 you could get a modification afterwards, Then I will talk to the EPD just to make sure that they are aware of it. Because right now you with what you have approved through the EPD is 100,000 you could apply that for a modification. **Mayor Moore** Or we could go ahead and expand the plant using the same technology and send it out for bid is that basically what you are saying? **Jim Sunta City Engineer** ,You can do it right now. All we have got to do is send in the application and they will say your plans or approved that is all we need to do right now for that. But if you still trying to decide if you are going modify the design even though it is still for a 100,000 but for a slightly different system it might be better to renew for the 50,000 now with the understanding that we are going to resubmit for a new design but we are hoping for a quick*

turnaround, well get a modification of the permit for the 100,000 and well before construction is probably underway, probably get cheaper. **Mayor Moore** So, it would be a good idea to just go ahead and get it and get the 100,000 into play I am not talking about construction. I am just simply saying that go ahead and utilize the plans that we have now for the permit. Because it is all a matter of time and I don't want you know to if we decide to go ahead and expand the sewer plant to add 50,000 gallons utilizing the plans that we've already got in place. If the council decides to modify, we can at that time, is that what you're saying? **Jim Sunta** I would probably want to run that by EPD because I think that they are going to approve what you are going to construct the plant for the plans they have for the design development that they have converted with. So, if you're just saying we'll we were kind of like having this placeholder that we are into a 100,000 but we kind of reserve how we are going to do that. I'm not sure that is really something they want you to do. I think it would be better and I think it is still expedient, you could do renew the permit for 50 and let them know and say hey we are really expecting to turn this around and modify it. In reality permit doesn't expire until November, but they demand a six-month heads-up to be able to do that. So maybe in a month you might say, hey let's go ahead and figure on that, we can probably change that thinking process, go ahead and modify it for 100,000 or whatever. How are they and what kind of time frame or we are looking at because I know the EPD is kind of slow. So, we accept the plans that we already have that precision has created. So, if we renew it for the 50,000, we can still have them approve the plans that we have already submitted. **Zoning Administrator Joe Walter**, Just to clarify we have already submitted a set of drawings that have been reviewed and approved. The only thing left for them to allow you to construct is to have you submit the permit modification which you build from 50,000 to 100,000. Either way you have to submit a permit renewal at least by the end of the month in order for them to have the six months to review it to get that to renew existing permit renewed for the next 5 years. **Council Member Moncrief** I just am

asking for a little clarification we've been approved for a 100, 000 using the same system we have now is that correct? **Jim Sunta** No, the design is for upgrade. So the existing plant right now is a pond an oxidation pond and it's designed for 50,000 gallons right. The upgrade is to replace the pond with some mechanical plant, say it is just a big circle tank and it has pumps and aerators and whatnot. So, Basically, it's that pond but put into a smaller oxidation pond gets turned into a holding because you are enlarging your spray fields, right doubling inside of your spray fields so you have to have more storage, right. Se we've got that smaller footprint that this 100,000 per day plant is designed for. So that's what they have reviewed, and their approval is just pending submit the application to modify the branch, so it makes sense. Currently approved for 50,000. But you have to modify for the additional 50,000. What I am saying right now your just not sure if you want to just go ahead and put that 100,000-gallon a day in which is a 30-foot diameter or the thing you were looking at the work session it's a larger unit its like 60 foot diameter. And put that on the site and it would still operate at 100,000 gallons per day. That tank could be added to equipment can get added to and it would be advanced movement and that would allow you to discharge directly into the portion which is where we are proposing or the discharge directly into So, its kind of like right now you're in apposition where you have 100,000 you're just not sure how you want to do that. **Council Member Moncrief** So if we were sure we just wanted to continue with the technology that we have out there now were adding the tank, how would you proceed? **Jim Sunta** I would send the permit modification request and then start the bidding. And if you wanted to go to the MDR what would you do? Our recommendation is to go with the 60-foot diameter. **Mayor Moore** Let me ask you this for the 250 that ya'll recommended how much of a modification is it really? Any difference in the two modifications from the original plan of 100,000 to the adding your tank to 250 other than the cost of the tank, it there any permitting difference of the two they would have to accept. **City Engineer Jim Sunta** They would have to accept the

technology because to them here is something different, what is different. So, we will have to revise the design development report. It's the engineer's report telling them how this is going to work. We expected the current plans to be very easy because we had already done it 10 years ago and they seem to change personnel a lot velocities and things. So. When we submitted it, it actually took years, which I thought was going to take one to two months. So that is the first step to get there buy on that, this is essentially the same, It will be and it is just different looking. **Mayor Moore** So, it gives us the opportunity to expedite permitting versus the MBBR system, I only know its something our council can look at. Right now, with what Precision is recommending and the price difference doesn't seem like a huge difference between the 100,000 and 250,000 is it. **City Engineer Jim Sunta** I think our numbers were about \$400,000. **Mayor Moore** So, it's not much of a price difference if we decide to go with that unit it makes logical sense to do that and that gives us the option to run it down Cornish Creek and that will give us that additional 150,000 gallon capacity. **Jim Sunta** And the answer to the question you asked earlier still gives you the option of either staying with the treatment at he LES or putting something else in place because these units they can be picked up and moved. What I am saying is you are not locked in to having to do it on the Forrester Cemetery Rd. location. **Mark Moore** So, both of the units can be moved. But I might have to agree so then we are running it into Cornish Creek from that point anyway the spray fields will go away. After talking to Chris we have some nitrate situation and ammonia. He was taking a little bit above me but anyway when you make 250 take modification how clean will that water will be. Is that price including getting that water capable of discharging into the Cornish Creek ? **Jim Sunta** The initial treatment will be LAS quality planned application. And then that is what I call phase 2, Phase three would be to upgrade that unit up to 250,000 and that would be for the advanced treatment you need to discharge into Cornish Creek. **Zoning Joe Walter** Because your permit parameters are different for going into Cornish Creek. It tells you what the chemistry

is that is more astringent because it is Cornish Creek so if you choose to go that route you treat on the existing side of 100,000 when you get to the point where you know you're going to have to above then you initiate the next phase to where you can still keep treating because you have to keep treating your sewage, you just have to limit who else connects to it until you've got what additional capacity that you are adding on line. Then once you get there as your system has grown you just keep adding units out there. You may have different ideas then. **Jim Sunta** I think the thing is the unit treating a 100,000 could treat 200,000 at discharge quality. **Mayor Moore** And what I am looking at it just an environmental impact because right now what we are doing we are discharging sewer water its treated and I am looking at it what does that do to the property and far as contamination. Can we pull up the spray field and fill in the tanks and build a community on top of the property that we own right now. **Jim Sunta** I think a lot of places use it for parking for there municipal uses instead of selling it outright. But I don't see any problems for one thing, you really don't have any kind of toxic companies. You don't have any heavy metals, you don't have things of that nature, the biggest issue with your LAS is nitrogen, it is nitrates . Nitrates are produced when you have a more advanced treatment unit and it is just a part of this process of doing this, the real problem is that in drinking water from wells. I don't know how many of you are old enough to remember the blue baby syndrome, that was the biggest issue. And you LAS is designed so they stay within the state levels. **Mayor Moore** What should we be doing right now? Just approving renewing the permit because it doesn't really make any difference as far as time constraints if we want to modify it for the day or should we go ahead and modify the current plans adding the 250,000. **Council Member Moncrief** we need to do the 50,000 current, right, is that what we need to do? **Jim Sunta** If you want to go with the plans as they are now and bid within the next couple of weeks then we can modify the 100,000 not sure about doing that, let's do 50,000. **Council Member Moncrief** If we have a work session within the next two weeks, we could just submit that

as a modification. **Joe Walter** We just don't want you to wait until the end of the month because otherwise it is like hey, and the EPD is very understaffed right now. So, we want to be good citizens and whatever we need to get it in and get it in a timely fashion. **Mayor Moore** Do we need to make a motion to approve submitting the for the renewing or is that just something automatic? **Joe Walter** What you hired us to do is to take care of that and we have probably already got some of it done it is just a matter of completing the process and getting it in, We would not submit and let you all be out in compliance. So, this all came up when ya'll are trying to make some big decisions we just want to make that you stay compliant while you are trying to decide. **Jim Sunta** I think the course is why you don't have a decision on which way you are going to go to go ahead and renew it and I will talk to the EPD and say there is a pretty good chance they might change our minds in the next month and I think with the six months they have come they might say yes we can do it. **Council Member Erica Miles** Our next work session is on the 25th so we have the 29th on that Monday, which is Memorial Day. **Mayor Moore** we can say we can vote on modifications so which one we want to do. **Joe Walter** That gives ya'll two days to get this to the EPD if that of course no yes we've you don't want me to give away all our secrets but I think were further along that we may let on but this meeting just happen in perfect timing for this discussion so you all have a whole lot more information about where you stand and were just we've got directions were we are going to wait until we here back from you all. I will be at the 25th meeting, well we will talk about it just tell us what to do and boom we will do it.

3. Downton Development Authority Appointment

A motion was made by Council Member Moncrief to Reappoint Sarah Tuchsherer and Russ Butcher to the DDA. Seconded by Council Member Erica Miles motion passed.

4. **Council Reimbursement Council Member Stephanie Moncrief** I am asking where we are on my reimbursements. I've had the paperwork delivered to you from the GMA about the conference trying to understand where the policy or procedure of that work and have not received it. But my reimbursement of \$1180.00 is because I registered myself for the conference. I haven't gotten any word.

Mayor Moore It was in my stack of bills to be paid we got the official receipt from GMA as a part of your package that's down and so.

Council Member Moncrief When did you get that receipt I have it here for the 28th when I called and ask them to send it to you.

Mayor Moore, I don't know, was part of the former City Clerks.

Council Member Moncrief It is right here April 28th it was sent to you and now it is the 11th and I have waited since the 5th of April when I submitted the reimbursement request based on my having submitted the same paperwork for a reimbursement for a popcorn machine and there was no issue but, this time it was held up because you wanted to make sure that I went to the conference. So, I am wondering why?

Mayor Moore Ok I really didn't want to talk about this

Council Member Moncrief Lets talk about it.

Mayor Moore Ok, I got your reimbursement form dated April 5th for a \$1180.00. The problem was that the receipt which you got a copy of first didn't have a name on it. It didn't have the city, your city email address on it and it doesn't clarify who or what it was for. All we asked for was a proper receipt to pay for and this is what a proper receipt looks like. And so, once we got the proper receipt, we put it in for payment. Now there is a question we have, now the question is proper protocol and I want to make sure that the Council Members understand this, and this includes me and I am saying all of us. Now the city has paid for all of us to go and take courses down in Savannah. If we decide not to go, then these reimbursements come back to the city because the city paid for them. The city must pay for last-minute cancellations. So in other words if we are only getting 80 % , its responsible for the council members to make up the difference. Same thing if we pay per diem and a mileage check and you decide to go down there and not take your classes because

the council made that a requirement, the it is ethical to pay per diem and mileage back to the city on top of reimbursing the city for the classes that we paid for. That applies to everybody including me. So if I decide at the end of the month not to go and I may do so it is only accommodating 80%. I am going to pay the other 20% back to the city, that's just right. And so that's all we're saying now as far as that goes. The council understands all members that they are responsible for refunding the city if they pay for it themselves and they get reimbursed and decide not to go, then they have to reimburse the city again. Now as far as if I have submitted this as a payment to the city ya'll would have hung me out to dry because it is not a proper receipt. This is a proper receipt and once I got the proper receipt, we submitted for approval to be paid and it's in my stack of papers to be done. Now we've had a certain clerk that didn't get the check written. I've got a stack of bills that I am paying for that, and I am doing it I am not getting paid for it but, I am doing it and I am sitting here and I'm going to make sure that these payments are done, and this is part of the payment that going to be reimbursed. **Council Member Moncrief** Mayor Moore you have put a different set of standards on me than you have your other council members, your city clerk and yourself. You were made aware on two different occasions that I was going to be doing it this way, I have emails, not once did you say that was going to be the case. And then when I didn't get a check and I contacted the city clerk Dawn Lummus at the time she made me aware that there had been discussion and you had decided to hold it just in case I did not go. I asked her well was anybody going to call me let me know about that, and she well I wasn't going to ok. So, Mayor Moore, you cannot hold one person on council to a different standard that everybody else. **Council Member Moncrief** If Ms. Miles doesn't go, she owes the city If I don't go I owe the city. You have held me to a different standard, and it is not right. **Mayor Moore** That is not the truth at all. All I asked for was a verification of the receipt, that's it. **Council Member Moncrief** and you got verification on the 28th I can read my email you don't want me to. **Mayor Moore** You can

read whatever you want to I'm moving on. Council Member Moncrief when I can expect my check. I am writing checks. Tomorrow ok I just stated that. Ok I just got the receipt, and I am writing checks tomorrow. Council Member Moncrief will someone call me when it's ready?

XII

REPORTS

Public Works- *I am working with Walton EMC to get the Streetlight at the High School up. Memorial Day will be putting our flags up for our fallen soldiers.*

Clerks Report- *We have had 4 pavilions rental, 7 Ball field rentals, We've got 25 vendors coming to the park market on Saturday. The Code Enforcement officer has two tickets to come to court. The State Patrol wrote three this month and the county only wrote two.*

Mayors Report *and I don't have anything to report.*

HIRING OF THE CITY CLERK- *We just finished the interviews this week, A couple of days ago. I'm going to be submitting all the resumes of the top five that are qualified to fill this position to the council and We'll set up interviews with the council members next week for each Of the applicants. Council Member Moncrief stated she would like to Meet with Ms. Miles Mayor Moore While we tried to do that as a Group and that doesn't work out so well. So, We are going to have To do it one on one and that something that we discussed with the Attorney also and he felt it was the appropriate way to do it. Council Member Moncrief so it would be one on one but, you would be in the room as well. Mayor Moore Well its one on one with the council members, I am just going to make sure that everything stays cordial. Is there any questions about hiring a city clerk? Council Member Moncrief, I think Council Member Miles has asked for all the resumes Member Miles has asked for all of the resumes, is that fourth Coming or no, so you are just going to go ahead with the top 5 . Yes, we just got some that were just not in the ball park. How many*

Were interviewed 5 or 6. How many applicants 8. So out of 6 that
Were interviewed we will interview 5, we have one that was strong
From Loganville they haven't decided whether or not after looking at
Our benefit package. **Erica Miles**, do you have anyone that is already
a City Clerk. **Mayor Moore**- No, A deputy clerk a municipal court
Clerk with high qualifications, even a vice president of q bank. So
You will have all the resumes set before you. Now lets move on to the
Town hall. Wait let's do the steering committee, do we have any
Appointment names? **Council Member Moncrief**. I make a
Nomination to nominate Erica Miles, Council Member **Erica
Miles**, I second that notion, **Mayor Moore**, don't do that, I second
That motion, motion passed.

XIV **TOWN HALL** – Several Residents spoke.

XV. **Council Comments Council Member Erica Miles**- I will say that the
Market on Saturday really looking forward to that it is a great
Opportunity for some of our High School students to get credit for
That for community service and that is a positive then for tonight.

Council Member Stephanie Moncrief- I enjoyed going to the Walton
Chamber of Commerce State of the City's address today and the
Luncheon and I went with Erica Miles and Rachel Davis who serves
On our DDA and I enjoyed that.

XVL **EXECUTIVE SESSION**
1. Ethics Committee

XVII. **ADJOURN**