

CITY OF SYLVESTER, GEORGIA
CITY HALL COUNCIL CHAMBERS, 101 N MAIN STREET
MONDAY, APRIL 02, 2018, 7:00 P.M.



The Honorable William "Bill" Yearta, Mayor (present)
The Honorable Randy Hill, Ward 2, Mayor Pro Tem (present)
The Honorable Melvin Powell, Ward 1 Councilmember (present)
The Honorable Charles Jones, Ward 3 Councilmember (present)
The Honorable Larry Johnson, Ward 4 Councilmember (present)
Autron Hayes, City Manager, (present) • Carolyn Williams, City Clerk (present)
Hayden Hooks, Attorney (present)

WORK SESSION MINUTES

CALL TO ORDER: Mayor William Yearta

INVOCATION GIVEN BY: Dr. Willie Mae Marlin

PLEDGE OF ALLEGIANCE

1) SPEAKER APPEARANCES – NONE

DISCUSSION OF GENERAL BUSINESS ITEMS

2) NORTHSIDE BAPTIST CHURCH ROAD CLOSING PERMIT

Mayor Yearta presented a request on behalf of Mr. Kilcrease, asking for closure of Westberry and Pinson Streets from 6:30 pm to 10:30 pm on April 7th. **PLACE ON CONSENT AGENDA**

3) AMERICAN LEGION POST 335 – JIM HAMSLEY

Mr. Hamsley informed the Council that the National Commander of the American Legion, the National Ladies Auxiliary President, and the Department of Georgia Commander will be in Sylvester for an event on the 20th of April. He invited the Mayor and Council to join them at the Community Center for lunch. He asked that if they were unable to attend, please send a representative from the city.

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4) GOLDEN TRIANGLE RC & D – LAURA SEARCY / RHONDA GORDON

Ms. Searcy addressed the Council to introduce Ms. Gordon, to share with the Council information pertaining to the Golden Triangle Resource Conservation and Development Council of Southwest Georgia. This organization has four focus areas: Land Conservation, Community Development, water Management and Land Management. They currently represent 13 counties. They are a non-profit organization that offers a wide array of services such as: Write and administer grants, implement projects and programs, connect to resources, move state and federal funds into county, etc. ***NO ACTION TAKEN***

5) PARK HOURS BEYOND SUNSET – LINDA FULTON

Ms. Fulton asked the Council to grant her permission to remain in Jefford's Park beyond sunset. She is planning a Family Reunion with many out of town guests. She will bring bouncies for kids. This event will be in October, when it gets dark earlier. ***NO ACTION TAKEN***

6) GEORGIA WRESTLING EXTREME – CHRISTOPHER RAPLEY

Mr. Rapley desires to rent the Henry Hall Woolard Center to bring Pro Wrestling to Sylvester and Worth County. Georgia Wrestling Extreme promotes an anti-bullying campaign, and they are a member of the Chamber of Commerce. They are on the CW television channel. Mr. Rapley will do a commercial for the Chamber and Worth County. The event is set for May 5, 2018. ***PLACE ON CONSENT AGENDA***

7) WC APEX CAMP REQUEST – LEIGH MOSLEY

The City Manager shared with the Council that this request is the same as last year, which allowed Apex to utilize the Hut to run their summer program from June through the 2nd week in July. There were no problems with their use of the facility. ***PLACE ON CONSENT AGENDA***

8) WIRELESS PROJECT – JEFFREY DANIEL

Mr. Daniel informed the Council that this was the same proposal he had presented earlier, only with a little more information. He presented plans for the downtown area and the park along with fees and speeds. He will also use the City of Sylvester logo. The access points will be on light poles preferably in the alley areas. The Council will have a lot of flexibility in the set-up of the WIFI, along with a \$350 per month charge. Mr. Hayes noted

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that this was for the downtown area only, and suggested that he measure the other parks and get back to Council. ***PLACE ON CONSENT AGENDA***

9) VOLUNTEER FIREFIGHTER PROGRAM – JACK COLBY

Mr. Colby stated that volunteers were critical to the Department and affects our ISO rating. He suggested partnering with Albany Technical College which would satisfy their needs and ours. This program would allow us to choose from a competent workforce. The volunteers will be vetted and put through same process as the firefighters. There will be an agreement with the college and the city. ***PLACE ON CONSENT AGENDA***

10) WCHS BAND CONCERT- KAREN SINGLETARY

Ms. Singletary reported that the High School band director would like Railroad Street closed on May 4 for the Pop Concert and would the city sponsor a large screen for movie clips to be shown. It was suggested that Mr. Hayes and Ms. Singletary look into the movie screen request. ***PLACE ON CONSENT AGENDA***

11) MAIN STREET WORK PLAN – KAREN SINGLETARY

Ms. Singletary presented the 4-point approach work plan that Main Street uses. Some of the items in the plan have already been completed. Mr. Hayes recommended approval of the plan with amendments done later with approval of Council. ***PLACE ON CONSENT AGENDA***

12) RESOLUTION NO: 2018-05 –CITIES WEEK – KAREN SINGLETARY

Ms. Singletary presented the Resolution for Cities Week the week of April 22-28. ***PLACE ON CONSENT AGENDA***

13) PROPOSED ORDINANCE CELL TOWERS – GLENICE STEPHENS

Ms. Stephens proposed to amend the ordinance for more in-depth cell towers requirements. Presently, cell towers are for conditional use in all zoning districts. The goal of this ordinance is to encourage the location of towers in non-residential areas. She recommends not allowing towers in residential areas or downtown. Ms. Stephens also recommends Joint use of towers in lieu of erecting new towers. This ordinance has a provision for discontinued use of a tower. Mr. Hayes recommended sending to Planning Commission for approval, annual registration fee be determined by Council, and a 90-day moratorium on cell towers. All were in favor of moving forward with advertising and the

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Public Hearing. This proposal will be voted on by Council at a later date.

14) COUNCIL MEETING CHANGE

The Council meeting scheduled for April 16 will be rescheduled for April 13 at 12:00 pm.

CITY MANAGER

- Mr. Barker gave update on city hall renovation: demolition in progress, floors torn out, walls taken down, etc. Architect will be onsite Wednesday. Mr. Barker was complimented on the great job he is doing with this project.
- Pine Street sidewalk working on final portion of plan design
- 2018 CDBG application has been submitted
- Billing software 80% complete, next phase utility billing
- Isabella Street Phase II curbing is complete
- Transit Depot Streetscape received 3 bids-will determine if acceptable
- MLK drive project lighting plans submitted to contractor for pricing

WARD 1 – NONE

WARD 2 – NONE

WARD 3 – NONE

WARD 4 – NONE

MAYOR

- Mayor Yearta stated to the Council that the DDA does not presently have a quorum. Melanie Hurst is interested in this position, and all were in favor, and would make it official at the next meeting

Mayor Yearta duly adjourned the meeting at 8:20 pm. ***UNANIMOUS CONSENT***

William J. Yearta, Mayor

Carolyn Williams, City Clerk

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RETREAT: LAKE BLACKSHEAR, GA, APRIL 21, 2018
MINUTES

Those in attendance were: William Yearta, Mayor, Councilmen: Melvin Powell, Randy Hill, Charles Jones, and Larry Johnson. Autron Hayes, City Manager; Carolyn Williams, City Clerk; John McPhaul, Media and Michael Hourihan, Facilitator.

The Facilitator opened the meeting promptly at 9:30 AM. He laid out the governance model to the Council. He demonstrated the “big picture” and brought it into focus. Mr. Hourihan expressed to Mayor and Council that the employees are “feet on the ground.”

DISCUSSION TOPICS

BUDGET

Mr. Hayes gave a blueprint of the Operating Budget. A copy was distributed to Mayor and Council. The Council was informed that there was only a 2% increase in the budget. The City Manager recommended implementation of a capital improvement plan. The Finance Director reminded Council that FEMA funds and fees for new school were still outstanding. It was suggested to expand telecom to increase revenue. The staff was complimented on completing the budgeting process.

GOOD THINGS HAPPENING IN CITY

A sample of the good things were: Telecom System, walking tracks, restrooms in parks, sidewalks, service to customers and the ISO rating.

NOT SO GOOD THINGS IN CITY

Licensing process takes too long. It is believed the new technology will greatly increase efficiency. Mr. Hayes set a goal of **OCTOBER** for the new procedure to be in place. It was strongly suggested to hire an Assistant City Manager, because there is no second in charge-too narrow. No Economic Development improvement in City and lastly traffic problems. The Housing Authority is working on affordable housing. Blighted property is a problem. Whole community should thrive. Need to change Ordinance to better address the problem. Electronic

notification of blighted properties sent directly to Code Enforcement will be explored. Mr. Hayes set a goal of **SEPTEMBER** to have this system in place. A goal of **JULY** is set to have the new Ordinance in place to address the problem.

STAFF TRAINING

The Council stressed that staff training is important. Each Department Head should do professional development each year. It was decided that Amanda will send a notice to Department Heads regarding their yearly training.

SDS

Mr. Hayes stated that the Consultant brought back recommendations. A mutual aid agreement is all that is needed with the County for the County to assist within the City. He will seek guidance on services to look into with the County. Fire services and E-911 will continue services.

SUNDAY ALCOHOL SALES

The Council has no problem with Sunday sales but it must go to voters. Clarification will be sought from Attorney Coleman regarding Sunday sales at restaurants and stores.

COMMUNITY DEVELOPMENT

The City is having events, and doing well with it; but, the people have no connection to the Police Department. The Department should have more of a presence. Surveys will be sent out to find out what citizens want. Many sources will be used: electronic and thru light bills, newspaper, Facebook, etc. Mr. Hayes set a goal of **OCTOBER** for the surveys.

SALARY STUDY FROM CVIOG

Mr. Hayes said that there was nothing to worry about in the study. A salary freeze was recommended, and move to merit based increases. Biometric time clocks are presently being used to track employee work hours. The scales will be available in **JUNE** for the Council to adopt. It is believed that man hours are lost in breaks, implement performance management system.

WORTH COUNTY-SYLVESTER RECREATION DEPARTMENT

The City needs to look at the funding designated for the Department. No financial report has been submitted. The organization is a problem, no checks and balances in place. Having the Director make a budget and send to Council for approval was suggested by Mr. Rash. Mayor Yeara will send out a letter to Recreation Department by the end of April asking for a review of their programs.

Mr. Johnson offered a motion to send a letter to the Director for the budget, meetings and general reportings, seconded by Mr. Powell – *Motion Carries*

Mr. Powell offered a motion to withhold funds from Recreation Department, seconded by Mr. Hill. The Motion was amended to state that the Mayor's letter should read "if members are now showing up for meetings, please let the Council know. *Motion Carries*

WHAT DOES THE CITY NEED?

The City is interested in Mr. Ingram's suggestions for Economic Development, maybe hiring a full-time person. MEAG cities are hiring Economic developers. The candidate must be certified and the City would offer incentives. Mr. Hayes set a goal of *AUGUST* for the position description to be written and out. The Council will take a road trip to visit Mr. Ingram.

Mr. Hayes changed the title from Assistant City Manager to Field Operations Manager under the City Manager's direction. A goal of *JULY* was set for this description to be in place. City vehicle usage is a problem, Mr. Hayes will handle.

ERIC HATCHER ENTERPRISES

There was discussion regarding the fees and services given by Mr. Hatcher. The Council decided that it was in the best interest of the City to suspend the TV station.

Mayor Yearta offered a motion to suspend the TV station and it was seconded by Mr. Powell – *Motion Carries*

Mr. Powell offered a motion to adjourn the retreat meeting and it was seconded by Mr. Johnson-
The Mayor adjourned the meeting at 2:15 PM by *Unanimous Consent*

William J. Yearta, Mayor

Carolyn Williams, City Clerk