

June 29, 2023

The Eastman City Council met in a regularly scheduled meeting on the above date at 6:00 p.m. The following members were present: Raymond Mullis, Buddy Pittman, Sebrina Williams, and Ronnie Woodard. Council Member Jermayne Hamilton was not in attendance. Others present were Attorney Rita Llop, Assistant Police Chief Wesley Dyal, City Manager Spencer Barron, City Inspector Jack White, Water Supervisor Paul McCranie, and City Clerk April Sheffield. Present from the community were Susan and Mitchell Coffee, Sharon Cobb Flanagan and Mike, Martin Kehayes, EM Harrington III, and Frank Erwin.

The meeting was called to order by Chairman Pittman.

The invocation was given by Councilor Mullis.

The Pledge of Allegiance was recited by all.

APPROVAL OF AGENDA:

COUNCILOR PITTMAN: First thing on the agenda is to approve the agenda and I think we got; I know of one omission we're going to do. That will be #2 the first reading of annexation of property 060 024A.

CITY MANAGER BARRON: Yes, Sir. We'd ask that y'all would remove that tonight and we'll probably bring it up at the next Council meeting.

COUNCILOR PITTMAN: All right. Anything else?

CITY MANAGER BARRON: No, Sir, not from me.

COUNCILOR PITTMAN: Council, do you all have anything you want to add or take away?

COUNCILOR MULLIS: Nope.

COUNCILOR PITTMAN: All right, with removal of #2, **I need a motion to amend the agenda and take off #2 the first reading of annexation of property 060 024A, and to approve that. And also in the motion, we will approve the agenda as it stands with the amendment.**

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: Got a motion from Councilman Mullis. I need a second.

COUNCILOR WILLIAMS: Second.

COUNCILOR PITTMAN: Have a second from Councilman Williams. All in favor show hands. **Motion carried unanimous.**

APPROVAL OF MINUTES:

COUNCILOR PITTMAN: Next on the agenda is to approve the minutes of the June 12, 2023, regular meeting. I think you all got those in your packets. Any questions about anything in the minutes? If not, I'll entertain a motion to approve the minutes as they stand from the June 12th meeting.

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR WOODARD: Second.

COUNCILOR PITTMAN: Have a second from Councilman Woodard. All in favor show of hands. **Motion carried unanimous.**

UNFINISHED BUSINESS:

SECOND READING OF ANNEXATION ORDINANCE CHANGE:

COUNCILOR PITTMAN: Under unfinished business, we have the second reading of the annexation ordinance change.

CITY MANAGER BARRON: Yes, Sir. This is the amendment to our ordinances that allows the Council to annex in property as something other than R-1. As you remember, historically, everything always came in as R-1. If you approve this final reading, you'll be able to select the zoning that it will come in as in the future. Whether that is R-1, B, or one the industrials.

COUNCILOR PITTMAN: As what the proposed project is for.

CITY MANAGER BARRON: Yes, it is what the project is for. If y'all agree to it.

COUNCILOR PITTMAN: Council, y'all have any questions. That's something we probably should have done 300 years ago.

CITY MANAGER BARRON: Probably so. We're getting there.

COUNCILOR PITTMAN: All right. With that being said, then **I'll entertain a motion to approve the second reading of the annexation ordinance change.**

COUNCILOR MULLIS: **So moved.**

COUNCILOR PITTMAN: Have a motion from Council Mullis. I need a second.

COUNCILOR WILLIAMS: **Second.**

COUNCILOR PITTMAN: I have a second from Councilwoman Williams. All in favor show hands. **Motion carried unanimous.**

NEW BUSINESS:

FRANK ERWIN, 2022 AUDIT:

COUNCILOR PITTMAN: Under new business, Mr. Frank Irwin, with the 2022 audit.

FRANK ERWIN: Good evening, y'all. Thank y'all for having me here to present the audit. I have completed the audit for the 2022 year for the city. It's been a challenge this year for two reasons. One, due to the amount of federal awards that y'all spent, y'all had to have a what's called a single audit. Normally y'all have just like a state level audit, but this is an audit that also addresses the federal awards. And then also the city was required to implement a new standard, which was gasb 87, which deals with leases, and they've changed the way that you account for the leases in y'all's financial statements. So, we had a little bit of work to do this year that we normally don't have. But if y'all got the audit report there in front of you, I'll kind of tell you where I'm at. But I was just going to kind of go over what most people want to hear, and then if y'all have any questions, I'd be glad to answer them. The first report is right past the table of contents, you'll find the first report that I've issued regarding this engagement. It is titled the Independent Auditors Report. And this is an opinion of the city as a whole. All the operations of the city and all the departments, just the city as a whole. It was an unmodified opinion, which is a good clean opinion issued for the city this year. And then I'll skip over all the financial schedules and stuff. And then when you get back here toward the back of the audit report, it starts with page 88 and 89. That is the second report that I've issued. We do this every year. This report is on the state level. I'm required to gain an understanding of the city's internal controls and policies, and then also compliance related to anything that could directly materially affect your financial statements. With that, there is one finding that is noted on page 89 at the top. And I'll talk about that in just one minute. But starting on page 90, this is where the single audit schedules and stuff start. We have one schedule here that's called the schedule of expenditures of the federal awards. It shows the various sources and grants that the city had and how much federal awards it spent. It spent right over 820,000 during the 2022 year. To qualify for a single audit, you have to spend at least 750,000. Page 91 gives you the notes to that schedule, and then 92 and 93 is the third report. This is in addition to what y'all are used to seeing. The single audit requires not only that I do the regular testing, but we have to really focus on those federal awards. And there's a formula that they have every auditor go through and you determine which programs you're really going to focus on. I didn't focus on every one of those programs. So, with doing that, then I have to actually test the internal controls to make sure they were

in place and being followed regarding that federal money. And then I also had to test the compliance requirements in those contracts to make sure that y'all were following and in compliance with those agreements that you got. But there was no finding material that were noted in that report regarding the federal money that I tested. On page 94, that's where the schedule of findings and question cost is. The top half of that report just basically summarizes what I just told you. But under Section 2, it lists the one finding that's listed. It is a non-compliance finding and I'll just start off by reading a little bit of it. At December 31, 2022, the city had deposits that were unsecured and as a result, there were bank balances exposed to custodial credit risk. State statute requires all deposits and investments to be collateralized at 110% by the depository. Anything that y'all have in a local bank above the FDIC insurance, which is up to 250,000, the local banks are required to pledge collateral in y'all's name to make sure that y'all are covered where in case the bank were to default or go under, y'all's deposits will be covered. That's state law for governments and what happened, there was one bank that just fell a little short there when I looked at this at 12/31. There's not a lot that y'all could do other than just make sure you contact the banks and just reiterate, hey, to make sure our deposits are covered so we don't have this exposure to this risk. But it's just you know every so often we see this. That was the only finding that was listed this year. There's also a schedule of prior audit findings, which there weren't anything reported in the previous year, so there's nothing to be reported here. With that being said, if there's no questions, this is the audit report. The only thing that I've got to say that I'm proposing this with the stipulation is we do have to; I have to get in writing a response from Miss Rita regarding any legal issues or anything that I may need to know about in case we need to footnote those in here. We verbally talked, and I don't think there's anything that we've got, but I'm waiting for her letter. But this is the audit report as of right now, and then what information I've got from Miss Rita.

ATTORNEY LLOP: Yeah, I've requested some information from other attorneys that are handling some matters. So, I don't expect anything different from what I would normally report.

CITY MANAGER BARRON: And going forward, I'll but we'll be reaching out to all the presidents of the bank to make sure we have enough collateral to cover our deposits.

COUNCILOR PITTMAN: Council, you all have any questions for Mr. Frank? With that, we need to make a motion to approve the 2022 audit.

FRANK ERWIN: Thank y'all.

COUNCILOR PITTMAN: You waiting to get that? But he knows about it.

ATTORNEY LLOP: Yes.

COUNCILOR PITTMAN: OK. I'll entertain a motion to approve the 2022 audit.

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR WOODARD: Second.

COUNCILOR PITTMAN: Have a second from Councilman Woodard. All in favor show hands. **Motion carried unanimous.** And you're going to get with the banks?

CITY MANAGER BARRON: Yes Sir.

POLICY FOR SERVICE REQUESTS OUTSIDE CITY LIMITS:

COUNCILOR PITTMAN: Next on the agenda is policy for service requests outside city limits.

CITY MANAGER BARRON: Yes, Sir, at the work session we discussed in the future how to move forward. Are we going to provide water and sewer outside the city limits or are we going to stop that practice for new construction. And my understanding is the consensus at the work session is that moving forward we won't be providing any new hookups for water and no new hookups for sewer. We will maintain existing customers, but the practice of providing those two services to residents outside the city limits will end. Effective July 1st.

COUNCILOR PITTMAN: All right. If they wish to get on city water?

CITY MANAGER BARRON: Right. At a lower rate, they can request to annex in. They can look at putting in a well. Those are options for them. But the cheapest path for them going forward will probably be to request annexation in and that way they will have the within city limit water rate.

COUNCILOR PITTMAN: Council, y'all have any other questions? We had a lot of discussion about that the other day. Oh, all right. With that being said, **I need a motion then to approve the new policy for service requests outside the city limits.**

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR WILLIAMS: Second.

COUNCILOR PITTMAN: Have a second Councilwoman Williams. All in favor show of hands. **Motion carried unanimous.**

APPROVE MONTHLY BILLS:

COUNCILOR PITTMAN: Next on the agenda is approve the monthly bills for May 8th through the 22nd, 2023. Y'all all got those in your packets. Y'all have any questions about any of any of those? If not, then **I need a motion to approve the monthly bills from May 8th through the 22nd.**

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR WOODARD: Second.

COUNCILOR PITTMAN: Have a second. All in favor show of hands. **Motion carried unanimous.**

ALCOHOL LICENSE:

WILLIAMS PETERSON @ 205 COLLEGE STREET:

COUNCILOR PITTMAN: Next on the agenda, I have a alcohol license application for William Peterson at 205 College St. Eastman 23 LLC Food Mart convenience store with beer and wine license.

INSPECTOR WHITE: Mr. Peterson has applied for a beer and wine license. We've checked all the footages for permitting allowances and it fits all criteria. So, they should be good to go with your approval.

COUNCILOR PITTMAN: All right.

INSPECTOR WHITE: It's on the corner of 4th and College, right across from the Napa store.

CITY MANAGER BARRON: It's that old building that's been cleaned.

INSPECTOR WHITE: Used to be the Seven Day Pantry I believe years ago.

CITY CLERK SHEFFIELD: It's where Bennie Coney was.

COUNCILOR WILLIAMS: Oh, okay.

COUNCILOR PITTMAN: All right. Council, do y'all have any questions? If not, **I need a motion to approve the alcohol license for William Peterson at 205 College St.**

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR WILLIAMS: Second.

COUNCILOR PITTMAN: Got a second from Councilman Williams. All in favor show of hands. **Motion carried unanimous.**

BUILDING PERMITS:

APEX CONSTRUCTION @ 1103 PLAZA AVENUE:

COUNCILOR PITTMAN: Next on the agenda are building permits. The first one is Apex Construction.

INSPECTOR WHITE: Apex construction as Suite C on Plaza Ave. 1103 Plaza Ave. It's going to be an office remodel. Michael Jones is doing it. We've got a complete package with all the information in it. It should be a pretty well scheduled project. Pretty easy to do.

COUNCILOR PITTMAN: Everything is in order?

INSPECTOR WHITE: Everything's in order. Everything is legally done. Complete packages have been paid for and applied for.

COUNCILOR PITTMAN: All right, Council, I need a motion to approve, unless y'all have any questions or anything? If not, then **I need a motion to approve the building permit for Apex Construction.**

COUNCILOR MULLIS: **So moved.**

COUNCILOR PITTMAN: Have a motion from Councilman Mullis. I need a second.

COUNCILOR WOODARD: **Second.**

COUNCILOR PITTMAN: I have a second from Councilman Woodard. All in favor show of hands. **Motion carried unanimous.**

SBPC@CREIGHTON STREET/3RD AVENUE & OGDEN STREET/2ND AVENUE:

COUNCILOR PITTMAN: Next on the agenda, under building permits is SBPC at Creighton St. and 3rd Ave. for apartments. The contractor is Juliana Abigail Turner.

INSPECTOR WHITE: This is P2 construction. They're coming in to do apartments on Creighton and 3rd and then they're going to do the same on Ogden and 2nd. Everything is by code. The building permits are complete. We have the electrician. We have the plumber and license information. Everything is there in the packets.

CITY MANAGER BARRON: Martin, do you want to talk before they vote, or do you want to talk during public comments or when do you want?

MARTIN KEHAYES: Well, I guess the only thing that I just want to verify is when we say apartments, is this the 3 duplex like we talked?

INSPECTOR WHITE: It's just three duplexes like I showed you and gave you the completed drawings. That's the same stuff in the package we are approving.

MARTIN KEHAYES: Yes, Sir. I would like you to talk after though.

CITY MANAGER BARRON: Whenever you feel.

COUNCILOR PITTMAN: All right. Council, do you all have any questions about either of these? If not, I **need a motion to approve these two building permits for SBPC at Creighton St. and 3rd Ave. and Ogden St. and 2nd Ave.**

COUNCILOR MULLIS: **So moved.**

COUNCILOR PITTMAN: I have a motion from Councilman Mullis. I need a second.

COUNCILOR WILLIAMS: **Second.**

COUNCILOR PITTMAN: I have a second from Councilwoman Williams. All in favor show your hand. **Motion carried unanimous.**

CITY MANAGER'S REPORT:

CITY MANAGER BARRON: Just to remind everybody that we do have our annual city fireworks celebration Tuesday the 4th, beginning at 6:00 PM at the Chas Mar parking lot. We're going to have a band, we're going to have food trucks, a great fireworks show. It's free of charge. So we sure hope everybody will come out and join us. The only other thing I was going to mention to you, the limb and leaf debris. We are picking that up five days a week now. So that's an improvement over 2 days like we were doing before. But we're running into trouble with people throwing household garbage, beer cans, plastic flowerpots, and that kind of thing into the limb and leaf pile. And just to remind everybody, those lemon leaf piles are just for organic debris, limbs, leaves, pine straw, that type of thing. If you do

have household trash or garbage, please put it in a trash bag. Put it in your trash can or it won't get picked up. And it's got to fit in your trash can because Ryland uses an automated system. They're not going to get out of the truck and pick up a bag. So another option is always the Dodge Avenue transfer station. You can take items out there as well.

OTHER BUSINESS FROM COUNCIL:

COUNCILOR MULLIS: I just appreciate everybody that has given to the fireworks, and we'll be ready to go. Actually we got a call. Where do we get that call from? Was it out of the county, a man called?

CITY MANAGER BARRON: Yeah, up in northern Bleckley County, folks were calling wanting to come to the fireworks and getting the times. We're actually drawing people into the city from other counties for this. It's one of the only shows around here actually held on July 4th. So thank you to everybody that's supported and thank you to the Council for making it possible.

PUBLIC COMMENTS:

MARTIN KEHAYES: You all thought this was going to be short meeting tonight, didn't you? Just kidding. I'm Martin Kehayes for those of you all who don't know me. I'm a citizen of Eastman, GA; have been for 23 years now. Live in one of the older areas of town on Ogden St. I recently found myself learning more about local government than I ever thought I would. In the 23 years I've been here, I've got nothing or had something to say at a government function. On one other occasion, it was a planning and zoning meeting. Had to do with the property right there by my house and as it so turns out, here I am again many years later, talking about the same thing. So you know, you might think my thing is planning and zoning. But I just wanted to say a few things that I've learned in this process, if you all can give me just a couple of minutes. Because I think it's something that just may help this community going forward; just some observations that I had. Before I say what I'm going to say, I may say a couple of things that I see is needing work on. I don't in any way want anyone to take that as me complaining. I'm not. This government represents me. I'm part of this community. If there's any shortfalls in what's going on in the community, I'm equally a part of that. But I just want to point out a few things and let you know upfront that my story has a happy ending. So, even if I say some things that sound like I'm criticizing, I want you to know in the end of it, I've had a very good experience between local government, and local government employees with the citizen. OK, so I just want to point out a few things that during all of this I found in our zoning. I don't mean to say this to patronize or condescend, because I know this is you guys' handbook, so you look at it a lot. I'm just merely going to give you maybe one citizen's perspective on some of the stuff that's in our zoning. And that's all it is. I'm just one citizen. But while it reads very much like a government document, there are some bright moments where our ordinances actually shine through like they're trying to do what's best for the community. So in the forward, it says zoning is a governmental tool that is designed to promote the health, safety, and general welfare of the people of Eastman, GA, through the regulation of land use. That's the main thing. That's the very first thing that's pointed out in the forward. That tells me a lot. You know, right out of the gate it says that this is for our health and welfare of the citizens of Eastman, GA, OK. So as the City Council, you all see a lot of things related to planning and zoning, I know. I would just say, don't ever lose sight of that. At the end of the day, because I'm all for progress, we got to grow in order to grow. We got to, you know, it's going to be very helpful to have outside investment agreed. But just never lose sight of these ordinances, or at least the zoning says that at the end of the day, you've got to consider the welfare of the citizens of Eastman GA. The other thing it says is to establish zoning districts or land development appropriate to a given district will be encouraged. The other thing is to establish zoning districts where land development appropriate to a given district will be encouraged to develop in that particular district rather than in other parts of the city. This step is designed to prevent the inharmonious use of land and

the accompanying decrease in property values. OK. And I'll say I've got something more I want to say about that because that that gets back to the welfare of the citizen. And again, I'm all 100% for property rights. We don't have a country if we don't have property rights is my feelings on that. But that's every man's property rights, and every man's property rights are of equal importance. Again, getting back to these are for the welfare of the people of Eastman, GA, and that can be numerous things. The preamble says for the purpose of promoting the health, safety, morale, convenience, order, prosperity, or the general welfare of the city of Eastman. And also says promoting desirable living conditions and the sustained stability of neighborhoods protecting property against blight and depreciation. Conserving the value of buildings and encouraging the most appropriate use of land and other buildings and structures throughout the municipality, all in accordance with a comprehensive plan. I'm not saying that we don't have a comprehensive plan. But I'm saying our zoning says that we do everything with the comprehensive plan. So if we don't have a comprehensive plan, we need to work on that. And when I say we, I mean me too. And all my neighbors. You all, bless your hearts, have taken on the responsibility of letting us entrust decision making to you. You know every time we have an election for City Council, we all get together and say I'm going to give you, my voice. So, I know that you all have yeoman's work that you have to do. That's a big responsibility. And I just want to say that it's not just you all. You all represent the people of Eastman. But you're not responsible for everything, good or bad, that happens in Eastman. That's all of us together. But the zoning does say we have a comprehensive plan. If we don't have a comprehensive plan, I think somewhere our local officials felt like we're going to be led rather than lead what we want to do. And I think we want to in this town, decide what we want to be. The main issue that I found was I bought an old house on Ogden St., a 1920's bungalow, my wife and I. You might say we've been working on it ever since, but we've tried to maintain its integrity and have it be something that reflects well on the town and keeps an old piece of the town. I think just in general, as you all consider zoning and planning, how you maintain what your forefathers built for your town very much reflects the kind of the level of respect that you have for the hard work that your forefathers did in the town. And I think people from outside see that too. Maybe I've always been a sucker for old houses and old buildings and all that kind of stuff, and maybe that's my fault. But I think it really does play a part in how the outside world views our community and how the people in this community, whether they know it or not. If you're walking down the street and all the sidewalks look good and the houses. You know it looks like people valued those things that were that we inherited, let's say. I think that has an impact on the person. Again, we might not always know it, but I think I feel pretty comfortable in saying that. But the street I live on, old street, one side of the street, the side that I'm on, is R-1. So that's just single-family dwellings. The other side of the street, part of it was already zoned professional, apparently, when we moved in. One block of it was zoned professional; I think in 2009 it was. That's when I came down and spoke. I didn't really know what professional meant. I didn't look in the zoning to see what it meant, but part of what I encountered at that time was that well, it's already been zoned that way. So, you know, let's just zone the rest. Don't worry about it. Let me come back to that right quick. I don't want to take up time and get too distracted here. OK. So one side of the street, R-1, the other side Professional. So R1, going back to the zoning here, single family residential districts. It's the second thing right after agriculture that's called out and it starts off with a purpose. Not all of the zoning things have a purpose, but R-1 starts off with the purpose. It says the single-family residential districts are established to protect the existing areas of primary low density single-family residential development and to provide for and encourage similar or complimentary type development in the future, together with the associated recreational, educational, and religious facilities. So right out of the gate our laws do not immediately start saying this is what you can do, and this is what you can't do. It comes out and says the purpose is to establish and protect existing areas. And I'm pointing this out because I think this Council is going to see this at some time in the future. So I

just want to reiterate from an R-1 dwelling citizen, that our laws say that these zoning regulations say that they are established to protect that. That means something, OK? R-1. I'm not saying the other zoning isn't important. I'm not discounting multifamily dwelling rental properties, any of that. All of it plays an important role. R-1 is that family that makes a stake in the community. They claim that piece of property and say I'm willing to live right here for better for worse. I'm going to cast my lot with these people. I'm not going to pick up next month and go find somewhere else to live. I'm buying a house right here, OK? So I would argue on one level. R-1 is the heart of this community. I feel it needs special attention and it's not just because I live in R-1. There's a lot of people in Eastman and Dodge County that are that, right? But I think it's important that we see in our laws, I think it's telling us that. That, that is important to this community. So multifamily, and I need to mention this, says its purpose is to establish and provide for a less restrictive type of residential development at higher densities. I'm not saying that's a bad thing. Again, I don't want anyone to think that. It's just those two things are a bit at odds. R-1, single family lower density, and then when you get up into the others it's higher density. And some of these examples, which I thought was very interesting, that get pulled into this are multiple family dwelling units for any number of families in R-2. Well, what's that mean? That was kind of surprising to me. Any number of families, and it might be something that I can be instructed on, apartment, hotel, or hotel for any number of guests. Signs not exceeding 8 square feet in area will be prevented in R-2. The reason I say that is to say this, across the street from me, it was zoned professional. I've seen professional and communities where it really works. Some examples that are given in our laws are permitted uses. Physicians, lawyers, accountants, engineers, architects, funeral directors, similar professional buildings. And we have people in this community who have taken old homes and really done something nice under professional for the community. They've kept those houses up. Maybe they weren't houses that single families wanted to live in anymore. So they were already in danger because of that. But we've had professionals who have moved in and utilized that space and maintain the integrity of that house and therefore the neighborhoods that are close to it. So I think that's a good thing. On the surface, when you read that about professional zoning, that's a very good thing. We need that transition point. Where it gets sticky in my opinion, is under professional, it states that any use permitted in 'R' zones may be permitted in 'P' zones, subject to the lot requirements for the 'R' district. So the way I interpret that, and I think what's happened here in my particular case on Ogden St, is it was zoned Professional. As you know you there's all kinds of nice things that would blend in with someone who's living in an R-1 neighborhood. But it also means that nice house that blends in with your neighborhood can be raised at any time by the owner. And, if it makes it past you guys a huge structure can be put up. And that's actually what got me going at first. The first set of plans I saw that were proposed was a multiple two-story apartment complexes. And on one level, zoning says that that would be perfectly legal because in our zoning laws, it says that the dividing line unless otherwise indicated, the zone boundaries are lot lines, the center lines of streams, streets, and railroad right of ways. OK, well, I'm an R-1. The street, the center line of the street, is that boundary. Professional on the other side. When you read it there, sounds perfectly legal, doesn't it? Except for if that initial plan went through and again, I'm not saying this to cast any dispersions. I think what's happened in my situation is great, but if the initial plan had gone through, under professional, fine. It would have been legal. Under the boundary center line of the street, it would have been legal. However, what would have been lost is all of that in your forward that talks about maintaining property values, at least for me, and the R-1 protection that our zoning says. So I guess what I'm doing in a sense is trying to point out what I see as an inconsistency that may resurface again. I would say that every R-1 homeowner that is on the ramparts, and what I mean by that is you're that outside R-1, is in danger of this happening with the way of our zoning? Anything from 8-foot billboards to two or whatever story apartments. All of that could go up. Now, some people might think that's appropriate, as an R-1 homeowner. There are certain

constructions that would have been legal and could have gone up. That would have hurt my family's 23 years of investment in that community tremendously. And I don't want that to happen to someone else. And I think there's a way that our zoning laws can help prevent that. I think maybe there needs to be some reconsideration about does Eastman need a zoning level that gives a smoother transition. I think professional under what it normally is used for. Professional, moving into homes and things like that, is that smooth transition. But that all 'R' value zoning being allowed in is sort of a Trojan horse, again, to anyone who lives R-1 on the edge there. So you may see this again. You might have a citizen before you again. Who, you know, feels like that may happen to them. I don't know. I would hate to see it because I think we can do a little better in how we transition from one to the next. If there's any way that I can help out, I would love for Eastman to have a comprehensive plan. Eastman may have one and I'm ignorant of it. And if that's the case, that's on me. I apologize. But if not, we need it. I'm willing to help with it. If we don't have it, we're in danger of selling Eastman to the highest bidder. I'll just say it that way. I mean, again, progress is good. Growth is good. Not all progress, not all growth is good. And I think you all and the people of Eastman should want to have some control over what that looks like going forward. So in closing, and I appreciate y'all's time, I really do. I'd like to thank Mr. Spence. He has listened to me many times. Miss Rita, you took time out of your day. Thank you so much. Mr. Jack, every time I've come over, you've been happy to talk with me and I appreciate that. I really do. All the ladies on the front lines of City Hall, have been so helpful to me. So thank you all. And Mr. Buddy, you did exactly what you said you would do to help me out. And then I don't know if I can mention the landowner or the contractor by name, but I'm just going to say in general I'm very, very thankful to them for working with me to come up with something that won't destroy the property value of our house or the people on the other side of Ogden. I think we'll look nice. We'll respect R-1 as much as it can and still allow that that property owner to have a return on that investment and utilize it as Professional. So in that sense, I think government really worked. And I'm very thankful for that I assure you. So you know it's a happy ending story here. And the reason I took your time tonight is that, again, just wanted to bring a perspective to you all that I've seen that can affect other citizens just like me. And I want this town to have a plan. Planning and zoning is part of that. Spence, I think I heard you talking about a splash pad. I know that's part of a grant that could encompass more. What kind of plan we have and how we implement our zoning could have effect on stuff like that going forward. I just want good things for Eastman. I've put my roots down here so just try to just try to pull them up, OK? But I love this community and I want to help it and I want good things to happen for it and the people of this town. They deserve good things to happen. But again, I hope nothing I've said sounded like criticism. It's not. I'm just as liable for good things or bad things happening in this community. I'm part of it and I need to be better about doing my part. Thank you all for your service on City Council. Again, I know that can be a thankless task. But it's very important work. I hope you know that, and I appreciate your hard work and thank you for your time.

COUNCILOR PITTMAN: Thank you, Martin.

On a motion from Councilman Mullis and a second by Councilman Woodard, the meeting was adjourned.