

August 28, 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, Ronnie Woodard and Jermayne Hamilton. Others present were City Attorney Rita Llop, City Manager Spencer Barron, Police Chief Billy Cooper, Fire Chief Scotty Whitten, City Clerk April Sheffield, City Inspector Jack White, Wastewater Supervisor Matt McDaniel, and Water Distribution Operator Paul McCranie. Present from the Heart of Georgia Regional Commission were Rich Bennett and Brett Manning. Present from the community were Charlotte Coffee, EM Harrington III, John Battle, Benny Pirkle, Angela Johnson, Stevie Knight, Carl Evans, Jesse Bearden, Audrey Whitten, and Steve Harrison.

The meeting was called to order by Chairman Pittman.

The invocation was given by Chaplain Hamilton.

Pledge of Allegiance.

APPROVAL OF AGENDA:

COUNCILOR PITTMAN: The first item on the agenda is to approve the agenda.

CITY MANAGER: We have got two changes that we need to add. A #7, an impeller at the Industrial Park pump, and an alcohol permit for Ms. Paresha Patel for beer and wine retail sales at 330 Oak Street.

COUNCILOR PITTMAN: So, add a #7, impeller for the Industrial Park pump station and add another alcohol permit at Map 2023 LLC at 330 Oak Street. Does anyone have any questions? If not, **I need a motion to amend the agenda and add a #7 for an impeller at Industrial Park pump station and another beer and wine for a store and an alcohol permit. And with that motion, also make a motion to approve the amended agenda.**

COUNCILOR MULLIS: So moved.

COUNCILOR PITTMAN: We've got a motion from Councilman Mullis. I need a second.

COUNCILOR WILLIAMS: Second.

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

APPROVAL OF MINUTES:

COUNCILOR PITTMAN: Next on the agenda is to approve the minutes of the August 14, 2023, regular meeting. I think y'all got those in your packets over the weekend. Did y'all have any questions about the minutes? If not, **then I will need a motion to approve the minutes of the August 14, 2023, regular meeting.**

COUNCILOR MULLIS: So moved.

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

COUNCILOR HAMILTON: Second.

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

NO UNFINISHED BUSINESS:

NEW BUSINESS:

ANNEXATION BY RESOLUTION OF PROPERTY OF JERRY BLAND & APARTMENTS AT NORTH LAKE, LLC:

COUNCILOR PITTMAN: Next is the annexation by resolution or property of Jerry Bland & apartments at North Lakes, LLC.

CITY MANAGER BARRON: Yes, Jerry Bland's petition to annex that property in and according to Ms. Rita, we need to bring in Dogwood Drive to avoid a noncontiguous boundary. It would connect Lamont Ashford's property via Dogwood Road to Jerry Bland's apartments, if I am understanding correctly. It's the road that if you are going down the Cochran Highway, you turn left on to go into North Lakes.

ATTORNEY LLOP: And that is included in the resolution with the legal description. The resolution just says that you intend to annex it in and that you will hold a public hearing.

CITY MANAGER BARRON: And we have got to set the date for that public hearing. And we have been told that there is some public that want to address at the hearings. This is the ultimate goal of running sewer down that road. We already have water throughout those roads up there. And fire hydrants throughout those roads up there. Now, it looks like we are about to start running sewer. We will start the process for that if y'all want to.

COUNCILOR PITTMAN: Do they want to address it now?

CITY MANAGER BARRON: Do you want to go ahead now Carl?

CARL EVANS: Just a question. You are saying the road. Does that mean you are going to try and get all of the property north of that road, like those houses? Or are you just going to do Jerry's and then come down and get the road? That house out there on the corner, are you going to leave it out?

CITY MANAGER BARRON: Right now it's just the road.

CARL EVANS: So, just the road and then go to Jerry's property and go north.

CITY MANAGER BARRON: Yes Sir. Jesse could probably answer it better than me.

JESSE BEARDEN: Jerry has got a lot on Dogwood Drive. And there are septic tanks where those homes are located. So, he has a lot that borders the right of way of Dogwood Drive.

CARL EVANS: But again, we are kind of just making another piece on the checkerboard.

CITY MANAGER BARRON: Oh yeah, that neighborhood is a disaster. One house is in the county and the house next to it is in the city. The goal of this one day is to try and straighten that out. How to make that happen? I have no idea. It should have never been allowed to develop like that. At the same time, we don't want to not pursue these projects. And we don't want to run sewer down the road that we don't own because every time we cut a county road, obviously that's a problem. We will be cutting a lot of roads with this if I understand correctly.

COUNCILOR PITTMAN: So, now we need to set a date for the public hearing. Which I think in here it says not less than 30 days and not more than sixty. To understand this, can it be like in two weeks, or has it got to be between 30 and 60 days?

ATTORNEY LLOP: It has to be within the dates of September 27 and October 27.

COUNCILOR PITTMAN: Ah, I should read down one more line. So it's got to be from 31 to 60 days. So today is August 28. September 27 is on a Wednesday, the 28th is on a Thursday. Do y'all want to try and do that on the 28th of September? Or do y'all have another day? Now time, it will probably be better to have it in the evenings so folks can come. Do it like at 5? That's all we have got to have is one, Rita?

ATTORNEY LLOP: Yes. There are some other requirements for notice and publication but that is something that we can address separately.

COUNCILOR PITTMAN: I was going to say that it gives us time to put the ad in the paper in the legal section of the paper and stuff. Are y'all good with the 28th?

COUNCILOR HAMILTON: I am free on the 28th.

CITY MANAGER BARRON: September 28th at 6 PM. A public hearing on the annexation. At 5? Oh, I am sorry. Why did we go at 5 again?

COUNCILOR PITTMAN: If there is 300 people here, we can still get out of here. We can go ahead and get started right when we shut City Hall down and we can get started then. There might be a method behind this madness since we have to have another one. We can have this one and then start the other

one right behind it. Alright, **I will entertain a motion to have a public hearing for the Jerry Bland Apartments meeting at 5 PM on Thursday, September 28.**

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.**

ANNEXATION BY RESOLUTION OF PROPERTY OF STEWART BLOODWORTH NEAR AIRPORT:

COUNCILOR PITTMAN: Next on the agenda is the annexation by resolution of the property of Stewart Bloodworth out near the airport.

CITY MANAGER BARRON: Yes, this was a Development Authority property that was sold to Mr. Stewart Bloodworth. As most of you know, Mr. Stewart did die unfortunately. We received written notification from his wife who is the executor of his estate, and she has asked that the city proceed with the annexation. So, we are asking now that the council consider that resolution and proceed with the annexation of the airport property. Or what we have termed the airport property. The land adjacent to Aremac.

COUNCIL MEMBER PITTMAN: Alright, does anyone want to speak on that? And this will be the same as the last. We will have to have a public hearing for this one also. And it is the same, September 27 through October 27. Question, do y'all want to have it the same evening after the Jerry Bland property and then have this one.

ATTORNEY LLOP: I think that is a good idea.

ALL COUNCILORS: I think that's a good idea.

COUNCIL MEMBER PITTMAN: I told you there was a reason behind the madness. So, we can go for September 28. And it could be at 6, 5:30, or it could be 6:30 or something. So, I need a motion to have a public hearing for the Bloodworth property on September 28 after the hearing of the Bland property.

COUNCILOR MULLIS: So moved.

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

COUNCILOR WILLIAMS: Second.

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

FINAL READING OF REVISED SOLID WASTE ORDINANCE:

COUNCILOR PITTMAN: Next on the agenda is the final reading of the revised Solid Waste ordinance. I think we did this at the last meeting so this would be the second reading of it. Do you have any questions on it or anything? If not, I will entertain a motion to adopt the new Solid Waste ordinance.

COUNCILOR MULLIS: So moved.

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

COUNCILOR HAMILTON: Second.

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

PURCHASE RETURN PUMP FOR TREATMENT PLANT:

COUNCILOR PITTMAN: Next on the agenda is the purchase of a return pump for the treatment plant. And can I change something with that? We will go ahead and kill two birds with one stone because we have also got the impeller to go in with that. We can do both of those while you are up here.

MATT MCDANIEL: This return pump, it runs 24/7. It never stops unless we send it off to get fixed. It had to be sent off and this is about the fourth time that it has been sent off. We got bad news. The quote to fix it was \$17,663. And that is about three times what we normally pay to have them fixed. So, they went ahead and got me a price for a new pump. It was \$38,958. So I reached out to my Flygt salesman. And the total price with the freight and somebody coming and helping us install it because it will take a new volute, is \$23,783. It has an 18-month warranty 100% covered. 18 - 40 months is 50% covered.

JESSE BEARDEN: And that is a Flygt pump?

MATT MCDANIEL: It is. But it is like the good one we had in the return building. It has got the coolant sleeve over it. I have just been ready to get rid of this pump for a while. It has given us the most trouble. That is the price with the volute. Anybody else that I talked to said that they would have to bust that wall down. They didn't act like they really could do it. This is why I only have two quotes. With an obsolete pump, they are going to have to put a whole different kind of pump in there and if we tried any kind of other pump, it probably wouldn't have fit in there.

COUNCILOR PITTMAN: You said up to 18 months is 100% warranty coverage? And then 18 to what?

MATT MCDANIEL: 18 – 40 months at 50% coverage. I believe they even go more. Let's see. I've got 25% coverage from 40 – 60 months. But hopefully it will last 5 years.

COUNCILOR PITTMAN: And you said this thing runs 24 hours a day, seven days a week. And it don't stop for holidays.

MATT MCDANIEL: That is the bad thing about these pumps. Many of these lift stations and pumps aren't running all of the time. These are. They are always running. They are real crucial for the Treatment Plant.

COUNCILOR PITTMAN: So, this \$39,000 one, it's a Flygt pump.

MATT MCDANIEL: It is. I don't understand why they are so different on the price.

COUNCILOR PITTMAN: And this is a Flygt pump and it's \$23,783. That is somebody coming down and helping install it.

MATT MCDANIEL: Right. And with the volute. This \$38,000 one doesn't even say that the volute is part of it.

COUNCILOR PITTMAN: Council, do y'all have any questions for Matt?

COUNCILOR MULLIS: I think you done good.

COUNCILOR HAMILTON: Yeah, real good.

COUNCILOR PITTMAN: Alright, well then, we have got to have that. There are no ifs, ands, or buts. **I will entertain a motion then to approve the purchase of the return pump from Zylem.** Is that right?

MATT MCDANIEL: Zylem. It use to be known as Flygt.

COUNCILOR PITTMAN: It's at a cost of \$23,783.60.

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.**

IMPELLER AT INDUSTRIAL PARK PUMP:

COUNCILOR PITTMAN: We will move down to the impeller now.

MATT MCDANIEL: Okay. The impeller, last Monday, Rodney and Dustin went and pulled that pump and the impeller basically sheared off. The impeller can't be fixed. We had to order another one. Well, this pump is from 1972. You can't find hardly the impeller anywhere. So, I found it online several places.

The cheapest one I could find is for \$2,892. But the rest of them, one was \$5,000. One was like \$3,800. This was the cheapest. I called several places to see if they could make one. They said it would be way more than what this price is.

COUNCILOR PITTMAN: Alright. Council, do y'all have any questions for Matt? If not, **I'll need a motion to approve the purchase of the impeller pump for \$2,892.75 to get that fixed.**

COUNCILOR MULLIS: So moved.

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

COUNCILOR HAMILTON: Second.

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

MONTHLY BILLS:

COUNCILOR PITTMAN: Next on the agenda is to approve the monthly bills for August 15 – August 28. I think y'all got those in your packets over the weekend. Do you have any questions about them? If not, **I need a motion to approve the monthly bills for August 15 – 28.**

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.

GA/FL TAILGATE EVENT ON OCTOBER 29, 2023:

COUNCILOR PITTMAN: Next on the agenda is, well I don't know who I am asking for, Scotty Whitten?

SCOTTY WHITTEN: I am here tonight to ask for permission to close Main Street between 4th and 5th in front of the outdoor pavilion, Saturday, October 28, from 10 AM – 8 PM for a GA/FL Tailgate Event. This is in conjunction with the City of Eastman. There will be food vendors, people walking around doing the tailgate also. We want to close a portion of Main to allow for this event. I think this will be a good event for the merchants also. They will benefit. And vendors will come in.

COUNCILOR PITTMAN: I reckon, are you going to put up big screen TVs for the game?

SCOTTY WHITTEN: We are going to actually put out a flyer if people want to bring their own TVs. But we will have a projection screen up, yes. Bring their tents, grills if they want to.

COUNCILOR PITTMAN: The only thing that I see right now is the merchants at 10:00 in the morning. I know next door at Timeless Grace with the beauty shops and hair cuts and all of that. And basically, we are going to shut them off where they can't get to them. I don't have a problem with doing this, but I know that in the past with shutting it down at 10:00 in the morning.

CITY MANAGER BARRON: Do you want to shut it off from the beauty shop towards the depot? Would that be a compromise?

COUNCILOR PITTMAN: That might be. And I think they are through on Saturdays by 12 or something. And then we could move it back. Would that be like a compromise or something? There is what, ten or eleven businesses in there? And I don't know about Ms. Nash down there at the end. If they are open on Saturday mornings until 12 or something.

SCOTTY WHITTEN: I haven't talked to the merchants. Which I will. I will make it a point to go and talk to the merchants. If I have to, deter from parking spaces, I guess we could do that, making sure their businesses have somewhere to park.

COUNCILOR PITTMAN: And that is my only thought, or say, issue. Putting them at a disadvantage. I know that it is a lot of elderly ladies that need to park right there to get in. If they park down the street, then they are going to have to go to the other section.

SCOTTY WHITTEN: I will make it my business to talk to them. Will it be an inconvenience? If so, we will make reserved parking for their customers.

COUNCILOR PITTMAN: Alright. Council, do y'all have any other questions, or thoughts, or comments?

COUNCILOR MULLIS: I think it is going to be good.

COUNCILOR HAMILTON: I think it is a good idea. Just see how many parking spots they may need.

COUNCILOR PITTMAN: And like I said, after they close down and get done, then we can open the rest of that on up. I am just thinking that somewhere in my brain, that by 12, they are winding down for Saturdays. Alright, you are going to talk to them. And get with Spence and let him know about the merchants, and how we need to do that stuff and all. And the ballgame is that afternoon?

SCOTTY WHITTEN: 3:00

COUNCILOR PITTMAN: Council, y'all don't have anything else? **I need a motion to approve the outdoor GA/FL game event.**

COUNCILOR MULLIS: **So moved.**

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

COUNCILOR WILLIAMS: **Second.**

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

PLANNING & ZONING:

RALPH KNIGHT/EASTMAN COLLISION@ 515 COLLEGE STREET:

COUNCILOR PITTMAN: Next on the agenda is a planning and zoning recommendation for Ralph (Stevie) Knight with Eastman Collision @ 515 College Street for a special use permit for an automotive body repair shop in a B-1 zone.

CITY MANAGER BARRON: Yes. We have a recommendation from P & Z to approve it. They have had the required hearings and he has passed muster with all of them. So now he comes before the council to give their approval.

COUNCILOR PITTMAN: Alright. And that is up here at the old Jerry's Auto Parts. That building goes all the way back. And you are going to be doing your work in the back of the building and all?

STEVIE KNIGHT: Yes.

COUNCILOR PITTMAN: Council, do y'all have any questions about this? If not, **I will entertain a motion to approve the planning and zoning recommendation for Stevie Knight at Eastman Collision.**

COUNCILOR MULLIS: **I make a motion to approve it.**

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

COUNCILOR HAMILTON: **Second.**

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

ALCOHOL PERMIT:

EASTMAN FOOD MART @ 108 5TH AVENUE:

COUNCILOR PITTMAN: The first alcohol permit is Eastman Food Mart at 108 5th Avenue. Ronak Dave with beer and wine retail sales only.

CITY MANAGER BARRON: Mr. Dave submitted his paperwork and in the process of vetting him for the permit, we discovered that he is wanted out of Mississippi. But it is a non-extradition warrant. Meaning that they are not going to come and get him. So, it is up to the council at this point in how you want to

handle it. If you want to turn him down and suggest that he reapply in someone else's name or if he wants to withdraw his application. This is kind of a first for me. And the way that our code section reads, it is up to y'all whether you want to approve it or not. Cooper is that the details of it from the way we understand to be the truth from 911. We don't have any further details on it. Again, it is out of our jurisdiction, but he does have a potential warrant from Lafayette County, Mississippi.

COUNCILOR PITTMAN: Rita, what would? And I reckon it is not up to us to be able to see what it is. If it is nonextradition, it can't be too much.

COUNCILOR MULLIS: That's what I was thinking.

COUNCILOR PITTMAN: Is that the little one down at the corner?

CITY MANAGER BARRON: Yes, this is the Shorty Bearden store beside the Huddle House. April, is that correct? It was sold to Mr. Ronak Dave is my understanding and now he is trying to get his beer and wine permit for the store.

COUNCILOR PITTMAN: The little bitty Chevron station? Now I have a question. How far away from that is the First Baptist Church?

CITY MANAGER BARRON: So the code section we passed has an exception. If beer and wine was sold there in the last, and I am relying on memory, 36 months?

CITY CLERK SHEFFIELD: The code states, *The provisions of this section shall not apply at any location for which a license has been issued prior to the adoption of this section, nor to the renewal of such license.*

CITY MANAGER BARRON: Basically grandfathered in.

ATTORNEY LLOP: Yes, grandfathered in. And that section of the code is attached to their application.

COUNCILOR PITTMAN: Hmm.

COUNCILOR HAMILTON: **For the record, I would like to abstain from this decision.**

CITY MANAGER BARRON: And you could always table it. Seek outside or further legal guidance if we need to. Research.

COUNCILOR PITTMAN: What y'all think?

COUNCILOR MULLIS: I say table it.

COUNCILOR PITTMAN: Well, if we have a warrant and don't know what the warrant is for, we had better talk to him.

CITY MANAGER BARRON: And that could be something that we put on him. He needs to go and get that cleared up or he needs to bring in more information to the council for y'all to consider before you approve it.

COUNCILOR MULLIS: I agree with that.

COUNCILOR PITTMAN: Y'all good with it? Alright, **so I reckon we will make a motion to table this until further information from Mr. Dave.** Hopefully he can get that done and resolved by the next meeting. And then we can move on it.

COUNCILOR MULLIS: **I make a motion that we table it.**

COUNCILOR PITTMAN: Alright, I have a motion to table this application for further information and clearance. I need a second.

COUNCILOR WILLIAMS: **Second.**

COUNCILOR PITTMAN: Have a second from Councilwoman Williams. All in favor show of hands.

Motion carried by four in favor and one abstained.

MAP 2023 LLC @ 330 OAK STREET:

COUNCILOR PITTMAN: Next on the agenda is another alcohol permit for Map 2023 at 330 Oak Street. Paresha Patel for beer and wine only.

CITY MANAGER BARRON: Yes. Her background check was clear. She has met all of the requirements. This is across from the Japanese restaurant. The old Scott's Fina Mart. It changes hands regularly. And it has traded hands again. They have been selling it there in the past and they wish to continue doing so under new ownership.

COUNCILOR PITTMAN: Oh, okay. So everything is in order on it? No wants or anything. With that being said, **I need a motion then to approve the application for beer and wine sales at Map 2023 at 330 Oak Street.**

COUNCILOR MULLIS: So moved.

COUNCILOR MULLIS: I 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 by four and one abstained (Jermayne).**

CITY MANAGER'S REPORT:

CITY MANAGER BARRON: Just one thing tonight that I would like to make you aware of. I am very happy to report that after a lot of hard work by the Regional Commission, by our engineers Hofstadter and Associates, by Mr. Jesse Bearden, April, and an awful lot of other city employees, we have been awarded a million dollars for sewer improvements to the Bacon Heights area. Our match for that will be \$296,716 if I am relying on memory. I would really like to thank Mr. Rich Bennett and Mr. Brett Manning. They are here in the audience, and I believe they have a big check that they are going to bring up and maybe take a picture.

COUNCILOR PITTMAN: Brett, when can we actually start on this?

BRETT MANNING: You have to ask the engineer that. We have to wait for them to actually give us the grant award to sign and then we can start moving forward. There will be a fall conference for DCA in October and that is where you will get the official award to sign and everything. Then we can get it kicked off and started.

COUNCILOR PITTMAN: Good deal. Thank y'all again. And thank y'all for all of your hard work to make this happen.

NO OTHER BUSINESS FROM COUNCIL:

NO PUBLIC COMMENTS:

ADJOURNMENT:

On a motion from Councilor Mullis and a second from Councilor Hamilton, the meeting was adjourned.

CHAIRMAN

CITY CLERK