

COUNCIL MEETING

TOWN OF BROOKLET
SEPTEMBER 16, 2004

1. CALL MEETING TO ORDER; MAYOR GROOMS
COUNCIL MEMBERS PRESENT; RICH, DAVIS, PROSSER, NEWMAN,
WYNN AND ATTORNEY HALL.
2. INVOCATION; COUNCILMAN RICH
3. APPROVAL OF AUGUST MINUTES;
Motion made by Councilman Rich to accept the minutes as
written. Motion seconded by Councilman Wynn and passed with
all ayes.
4. APPROVAL OF FINANCIAL REPORTS FOR AUGUST;
Councilman Rich reviewed the report looking at the General
Fund balance and the transfer of \$20,000.00 from the Water
Fund to the General fund. The water fund continues to accrue
a good balance. Councilman Rich asked if any members had
heard any comments or complaints on the water/garbage rate
increase. No complaints have been received even at City
Hall. The SPLOST share amount received this month was
\$9,940.73. Councilman Newman asked if we had sent in any
request to the County for reimbursements. Ms. Belle advised
Council that they had paid back the amounts from BH
Construction and Howard Lumber CO., as was presented in the
hand out. Councilman Rich made a motion to accept the
Financial reports as presented. Motion seconded by
Councilman Newman and passed with all ayes.
5. RECOGNITION OF GUEST;
 1. DAVID RAITH attended the meeting but just wanted to
see what was going on.
 2. JARRELL JONES had advised the Mayor he would be late
and he was moved down on the agenda.
 3. BARNEY SINEATH asked the status of the fence. Mayor
Grooms advised between vacations and sickness, we have not
been able to keep up, but hopefully we can get it done in a
few weeks. Councilman Newman had forgotten to see about the
tire removal but would get to work on it. Mr. Sineath asked
about the condemnation process. Attorney Hall advised it was
still in the process but not filed yet.

6. COMMITTEE REPORTS;

1. COUNCILMAN RICH; No other news.
2. COUNCILWOMAN PROSSER; The trash truck is still running.
3. COUNCILMAN DAVIS wanted to thank Billy and his crew for filling the bad spots in the streets. Mayor Grooms mentioned the hole in Hwy 80 at the corner of Cromley Road. Someone had approached Councilman Davis about the leash law. If the City Hall or Police Department is notified, Animal Control will be notified and they are really good about responding to our calls.

Councilman Davis had received a bid from Reeves Paving Co. for the Julius Circle Project in the amount of \$42,195.00. Councilman Newman asked about using SPLOST funds and the \$13,000.00 budgeted for Road Construction. The County will do the prep work for us. Councilman Newman made a motion to go with the low bid from Sikes, out of Metter. Motion seconded by Councilwoman Prosser and passed with all eyes. Councilman Rich feels we could commit to using \$6,500.00 of the Budgeted amount and let SPLOST handle the balance of the road.

Councilman Davis had been approached by Bill DeChristopher, a member of Planning and Zoning Commission, asking about the authority they have to look around town and report any violations. Councilman Rich would like to see the P & Z Commission show up for Council meetings.

Councilman Davis had sketched a map of Downtown Parker Street sidewalk improvements, lamp posts and other odds and ends. He would also like some help and input from the C D A group. He would like for Councilman Newman to go around with him and make a list of potholes and dead trees. Councilman Rich mentioned a dead pine tree on the right of way behind Harry Starling's house on Cone Street.

4. COUNCILMAN NEWMAN presented copies of bids for plumbing & electric for the remodeling job at the old cafeteria; (1) Starling P & E. \$61,400.00 (2) Neal's P & E. \$63,500.00 (3) Allen's P & E \$73,056.00. Jermaine Perkins presented a quote for material and labor for some demo work and pouring a slab. \$5,000.00. He is the only concrete man he could find with insurance coverage. BH Construction bid for a 4'6" X 10' porch and removal of vents and roof repair. Not including materials \$525.00. The cost of materials for this job (from Howard's Lumber Co.) \$549.51.

Councilman Newman made a motion to go with the bid from Starling \$61,400.00 - Jermaine Perkins on the concrete work \$5,000.00 - Bobby Hoke quote of \$525.00 and Howard's quote on materials \$549.51, plus the doors and windows \$6,621.96 for a total of \$74,096.47. Motion seconded by Councilwoman Prosser and passed with all ayes. Mayor Grooms said Councilman Newman was doing a good job on this project and he appreciated his hard work.

Councilman Newman (police commissioner) presented a letter from Chief of Police. Since Officer Brown left, Chief Mundy and Cpl. Catto have had to work extra duty. The letter was asking council approval of 5 days salary to cover the 8 or 9 days they have had to pick up. Councilman Newman made a motion to convert the 5 days each into Comp pay for them. Motion seconded by Councilman Wynn and passed with all ayes.

S. COUNCILMAN WYNN had no report, but passed out information on monthly water withdrawal percentages. This is something we need to look at and discuss at another time.

6. OFFICER CATTO presented the Police Report. A new Officer, Michael Buchan has joined the force and he is P. O. S. T certified. He began his training here on 9/16/2004 and should be on his own in about 3 weeks. Chief Mundy is performing his Community Involvement at S. E. Bulloch tonight.

RECOGNITION;

JARRELL JONES; request for City water at 15953 Hwy 80 East. He showed the property location on a map past S. E. Salvage Lumber of about 8 lots in the county. They went to the county several months ago to have the property re-zoned. Existing zone was Ag 5 re zoned to light industrial. It was always an industrial site because years ago there was a sawmill there. Salvage Lumber yard has a contract to buy a parcel and they have an agreement with another lot which would be a warehouse distributing center. The other lots are not under contract with anyone yet but feels they would be warehouse, cabinet shops, contractor and limited retail. Requirements of the two uses would only be for one bathroom maybe two. No residential involvement in this project. They have committed to the county to develop a vegetated buffer on Highway 80 and down Railroad Street. Mr. Jones has talked to Bill Lovett because of the concern of the City water pressure on this side of town. He presented a report done by Hussey, Gay, Bell and DeYoung dated August 19, 2004.

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The fire regulations require they have 20 PSI of pressure on the site and they need to meet county and statewide fire protection. The report indicates no water system improvements needed to provide the 500 gallon per minute at that end of town with the minimum 20 PSI. He understands, being outside the city limits, we do not have to supply them water, they could put in their own system. They would like to give the city water revenues and are willing to commit to some improvements to the existing system. Mr. Lovett's letter indicates improvements could be made by installing 500 linear feet of 8" water lines on East Lee Street to an existing 6" line on the East side of Hwy 80. This loop would increase the pressure in that area by about 10 PSI. Kemple Business center would pay for these improvements which would be cheaper than installing their own system. Mr. Jones proposal to the town was, if he could be allowed to tie into Brooklet water system, they will commit to making the suggested improvements. Mr. Jones also advised council he was representing Romaine Bradford on his project which is soon to be submitted for a re zone on this property. If there are any questions on this, he would try to answer them. Councilman Newman asked about the possibility of annexing the Kemple Business Center into the City Limits. Mr. Jones does not have any issues on this matter but would talk to his contract people in case they have any opposition to this, but he feels this could be a major benefit. He indicated a piece of property approximately 2 and 1/2 acres does not fit in any plans they have for the subdivision and they were willing to donate this to the City if there was a use for it. Councilman Rich asked about the Romaine Bradford project. We have several things going on in the city at this time. Other than Bradford, and Kemple, we have plans for possibly 13 to 17 duplex apartments going in the City Limits on Old Leefield Road. At one time the town reached 97% of our water withdrawal permit. With additional growth, the amount of demand and supply will get to a point of being maxed out. Mr. Jones advised the current proposal is a shopping center including a delicatessen type restaurant, a laundry pick up center, some interest from Financial Institutions. Other space would be for spec space. Romaine's son is looking at some type of business for one of the units. Councilman Newman feels we should think about contacting E P D for an increase in our withdrawal permit. Mayor Grooms advised Mr. Jones he would get back with him following a discussion with Council.

7. OTHER BUSINESS FROM CITY COUNCIL;

1. REVIEW OF ARTICLE 4 OF THE ZONING DISTRICTS.

SECTION 4-1.4-R-3 MULTI FAMILY RESIDENTIAL DISTRICT.

This section reads "The minimum lot size shall be 30,000 sq ft." Section 5-2 Development Standards Schedule R-3 "Minimum lot size Multi family Dwelling 10,000 sq ft. Ms. Belle Reviewed the tapes and minutes of November 15, 2001 of the discussion of changes in the Zoning Ordinances. There was a discussion on Section 4-1.4 that the R-3 would have a min lot size of 30,000 st ft and council and Attorney Hall feels the change was just not made on the schedule. Attorney Hall advised the way the zoning is written, you could not put a septic tank on a 10,000 sq ft lot. We will have to do a text amendment, you cannot request a Variance because a Variance does not allow for a lot size reduction. Bulloch County Health Department requires a half acre (21,780 sq ft) per lot of usable soil to allow for enough room for a primary system and a back up system. They also require a level 3 study.

Attorney Hall and Council determined the Multi-Family Dwelling lot size should read 30,000 sq ft not 10,000 sq ft. Motion made by Councilman Rich to change page 23. Amend Section 5.2 and correct the minimum lot size on Multi-Family to 15,000 sq ft per dwelling with a minimum lot size being 30,000 sq ft. Motion seconded by Councilman Newman and passed with all ayes. (Meaning being you can have a duplex on 30,000 sq ft or single family dwelling, but not a triplex.)

2. 5 YEAR HISTORY AND MILLAGE RATE FOR 2004 TAXES.

All members were provided a print out of the 5 year history and proposed 2004 tax figures and millage rate of 8.40%, same as last year. Councilman Wynn commented he would like to see the rate lowered. Councilman Newman mentioned 8.35%.

Net Digest of \$22,797,433.00 at 8.40 millage rate would generate \$191,498.00.

Net Digest of \$22,797,433.00 at 8.00 millage rate would generate \$182,379.46.

The amount of decreased revenue would be \$9,118.98.

Councilman Wynn made a motion we change the millage rate from 8.40% to 8.00% for the 2004 Taxes. Motion seconded by Councilwoman Prosser and passed with all ayes.

Motion to adjourn the meeting. Councilman Rich. Seconded by Councilman Newman and passed with all ayes.