

JANUARY 20, 2005

TOWN OF BROOKLET  
COUNCIL MEETING

1. CALL MEETING TO ORDER; MAYOR GROOMS

2. INVOCATION; COUNCILMAN RICH

3. APPROVAL OF MINUTES OF DECEMBER MEETING;

Council reviewed the minutes and Councilman Wynn made a motion to accept the minutes. Motion seconded by Councilman Rich and passed with all ayes.

4. APPROVAL OF DECEMBER FINANCIAL REPORTS.

Councilman Rich made a motion to accept the reports he was about to present to council. He gave a brief review of the bank balances of the General Fund and the Water Fund and also made reference to the tax revenues. SPLOST income from October sales; Brooklet share was \$9,285.45. Motion was seconded by Councilman Newman and passed with all ayes.

S. RECOGNITION OF GUEST;

1. Jarell Jones, agent for Romaine Bradford.

Hearing on his Re Zone request #22-022. Mr. Jones presented the information on the request from Romaine Bradford to re zone his property at 400 North Parker Avenue, at the intersection of Highway 80 & Parker from R-1 (residential) to C-1 (commercial). This intersection is mostly commercial at this time. Mr. Bradford plans to develop an upscale shopping center on this property. At the present time, the plans call for a Subway Sandwich Shop, and a dry cleaners pick up station on the Highway 80 side. On the Parker Avenue Extension far end area, Mr. Bradford and son plan to put an automobile service center and tire service facility. Hopefully a Branch Bank and a grocery store or other retail store will occupy the other stores. Mr. Jones feels the change from residential to commercial made sense because of the high traffic area. The surrounding area is already commercial, and it fits the need of the community by creating a shopping opportunities and services which are unavailable at this time. Mr. Bradford plans to made this something he and the Town would be proud of. A buffer will be provided adjoining the residential side and lighting will be directed toward the shopping center. Mr. Jones suggested they create a separate access on the Leefield Road side to allow access to the property and also tie in to the old road leading to the City Landfill area.

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Mr. Jones was open for questions at this time.

Public signed up to speak -FOR- the re zone;

Barney Sineath; He feels the re zone request presented by Mr. Jones is reasonable and it meets the Master Land Use Plan.

Chris Ryals; No comment at this time.

Charles Mallard; No comment.

Romaine Bradford; He wanted to assure everyone they wanted to do something to benefit the community and will work with Council to do the right thing.

Tom Kersey; No comment.

Joey Maxwell advised he was here for technical support and had nothing further to add.

Councilman Newman had a question for Joey about the storm water run off or storm retention issue. Mr. Maxwell advised he had nothing definite at this time because during the re zone procedure, topo graphic surveys do not take place due to a final decision of the re zone request. They plan to look at this in the near future. Councilwoman Prosser made a motion to accept the request to re zone the property from R-1 to C-1 as recommended by Planning and Zoning. Motion seconded by Councilman Wynn and passed with all ayes.

## 2. SHERRI RICH TO ADDRESS COUNCIL ON EMPLOYEE MATTERS.

Mrs. Rich was checking on the issue she had presented two months ago, to suggest they form a committee to look at some members to research and plan to look at the results in February. Ms. Rich also feels we really need to look at paying employees a fair salary in the near future.

Councilman Rich would like to serve on the committee, but feels there may be a conflict of interest. Mayor Grooms reports we are in line with cities such as Sardis, Guyton, Twin City, Hagin, Midway, Loudiwici, Millen and Sylvania. Councilwoman Prosser feels the best time for this would be when we start to plan for a new budget. A committee will be formed to gather information to present to council.

## 3. JIM CLIFTON, DORSEY TRAILER REPAIR.

Mr. Clifton had received a letter concerning paving his parking lot at 432 Highway 80 East. Councilman Davis has corresponded with Attorney Hall to check on dates involved. Mr. Clifton will be notified as soon as they have some answers. Councilman Davis thinks information on this might lean towards not having to pave the lot.

4. BARNEY SINEATH; Is the Condemnation on the old school still in progress. Attorney Hall advised the order was prepared and sent over to the court to be signed. Several months ago, Mr. Jones requested information on the Town to furnish water to his property outside the City Limits. Mr. Sineath wanted to know if a decision had been made on this. Councilman Davis had talked with Mr. Jones and they are busy now with the Bradford re zone but plan to deal with later. Jr. Jarell Jones commented that there was a discussion on considering annexation into the City. This is something they would like to discuss later. Mr. Sineath likes the way the old cafeteria looks. He had a question concerning a bill to City Hall from Mike Hall's office. There was a charge for correspondence with Joe Grooms concerning Sineath. This was in reference to a business license application. Mr. Sineath advised on Thursday morning when he checked the employees had not received the Christmas Bonus checks. The checks were printed on Monday December 20th and the mayor signed them on Thursday December 23rd after lunch and they were given out then. Mr. Sineath asked Council about their accomplishments for the past year, except for the cafeteria. Councilman Rich reports he kept us in the black. Mayor Grooms thinks we are looking good and Councilman Newman is proud of his accomplishments.

S. WALLACE WRIGHT was here on behalf of the First Baptist Church. They plan to sell the property on West lane Street and looking at the title, they discovered that part of the Church building in on property presently owned by the city. Frontier Communications of Ga put in a fiber optic line on 100 foot right of way and deeded this section to the Town of Brooklet. In 1951 the City deeded part of the property to the First Baptist Church. Mr. wright requested the Town of Brooklet deed that Right of Way to the adjoining property owners, subject to the easements, which would be to put a line downt he middle and deed SO foot each side to the adjoining property owners. He feels the property owners would pay any expenses for surveys and not cost the city anything. Mr. Wright spoke to Attorney Hall about processing and if the city deeded the R. O. W. that it be a Limited Warranty Deed, just deed it out, subject to the roghts of the Telephone Company. Limited Warranty Deed means; whatever we have, we will deed to the adjoining property owners.

Councilman Newman advised Mr. Wright of the new Green Space Bicycle Trail from Statesboro to Brooklet and this will be part of the trail. Mr. Wright has asked the Telephone Company to mark the location of the fiber optic cable. Councilman Rich asked what Mr. Wright recommended as a time table for action. The Church had a sale contract at this time and Mr. Wright cannot imagine someone purchasing without this being resolved. Councilman Newman will check with the people about the bike trail plans.

6. DENNIS LEWIS, FRPCHISE ORDINANCE FOR BULLOCH TELEPHONE CO.

Councilman Newman compared the old Northland Cable ordinance with the new ordinance and he feels they should both have the same wording. Northland Cable supplies free cable to schools inside the city limits and this is not stated in the Bulloch Telephone ordinance. Councilwoman Prosser feels this needs to be discussed and finalized tonight. Councilman Newman noted that Section 19 page 6B calls for a City Manager and we do not have one. This would need to be changed to Mayor or his or her designee. Page 7, section 25, number of channels. Basic Service now is 20 channels or extended service is 70 Channels. Councilman Newman feels if these few sections were corrected, he would not have a problem with it. Councilwoman Prosser made a motion to approve the Bulloch Telephone contract with the addition of free service to Brooklet Elementary School, or any other school in the City for Basic Service as well as extended service. Also change the wording of the contract deleting the word ordinance to show it as a contract between Bulloch Telephone and the City. On page 6B, delete the word City Manager and use Mayor or his designee. This motion also included to allow the Mayor to sign the new contract. Motion seconded by Councilman Rich and passed with all ayes.

6. COMMITTEE REPORTS;

1. COUNCILMAN RICH has nothing further to report.
2. COUNCILMAN DAVIS has looked at prices on guard rails out there. Some pot holes have showed up on Cromley. He also has information on downtown sidewalks.
3. COUNCILWOMAN PROSSER had no report.
4. COUNCILMAN NEWMAN had bids on installing vinyl soffit systems for the new City Hall.

Savannah Siding; Greg Deloach	\$3,450.00
Tim pye	3,500.00
Pride Builders, Inc. Mr. Dailey	4,480.00

Councilman Rich made a motion to take the bid from Savannah Siding of \$3,450.00. Motion seconded by Councilwoman Prosser and passed with all ayes. The next bids were for painting.

Newman Building Service \$8,900.00

Moore's Painting \$9,500.00

D. E. S. Custom Painting \$12,000.00

Motion made to accept the bid from Nemwan Building for \$8,900.00. Motion seconded by Councilman Davis and passed with all ayes.

COUNCILMAN WYNN; No report.

CHIEF MUNDY; The holidays passed quietly with very little activity. Officer Buchan completed his radar training and is waiting for certification.

7. OTHER BUSINESS FROM CITY COUNCIL;

1. Proposal from E M C Engineering Serv.

Attorney Hall feels we do not need to address this at this particular time.

2. COMMITTEE APPOINTMENTS FOR 2005.

Mayor Grooms would like to leave these as they were in 2004.

Councilman Newman made a motion to leave the committee assignments as they were in 2004. Motion seconded by Councilman Davis and passed with all ayes.

PLANNING & ZONING;

RANDY NEWMAN

STREETS & ROADS

RUSSELL DAVIS

POLICE COMMISSIONER

RANDY NEWMAN

FINANCE

FRED RICH

SANITATION

SYLVIA PROSSER

WATER DEPARTMENT

AUBREY WYNN

3. OTHER APPOINTMENTS;

MUNICIPAL COURT JUDGE; Councilman Newman made a motion to keep Judge Lovett Bennett. Motion seconded by Councilwoman Prosser and passed with all ayes.

CITY MARSHALL; Councilman Newman made a motion to keep Chief Mundy. Motion seconded by Councilman Wynn and passed with all ayes.

CITY TREASURY/CLERK; Motion made by Councilwoman Prosser, to keep Belle Gay, motion seconded by Councilman Newman and passed with all ayes.

CITY ACCOUNTANT; Councilman Newman made a motion to stay with Franklin, Mikell & Deal CPA. Motion seconded by Councilwoman Prosser and passed with all ayes.

CITY ATTORNEY; Four bids were submitted.

Hall & Kirkland, Sam L. Brannen, Hube & Tucker and Hunter & Hunter. Following a brief discussion and comments, a motion was made by Councilmen Newman to hire the firm of Hube & Tucker for the City Attorney. Motion seconded by Councilman Rich and passed with all ayes.

ZONING ADMINISTRATOR; Councilman Newman said they had talked about splitting up the Zoning Administrator duties, to have Belle handle the paperwork and Bill DeChristopher do the leg work. Councilman Rich asked if they were talking about adding a position with compensation. Councilwoman Prosser asked if this would be a divided amount. Councilman Rich does not think this was what they decided. He remembers the discussion, but quite sure we decided it would not be divided compensation. Councilman Newman remembers distinctly that there would not be a split. This was in closed session and there were no minutes taken. Councilman Davis remembers it not being divided. Belle was only advised at the time, she would have some help with zoning. There will be another meeting to discuss job description and compensation. Mayor Grooms asked if Mr. DeChristopher would be allowed to stay on the Zoning Board. Members think he would have to come off the Board. This discussion was tabled until February meeting. Councilman Newman made a motion to appoint Belle Gay as Zoning Administrator. Motion seconded by Councilman Wynn and passed with all ayes.

MAYOR PRO TEM; Mayor Grooms suggested we leave as it is again this year. Councilman Davis made a motion to elect Councilwoman Prosser as Mayor Pro Tem for 2005. Motion seconded by Councilman Rich and passed with all ayes.

A discussion was held on the progress on the letters to Dorsey Trailer, True Visions, Wayne Carson, John S. Mikell, Landmark Church and Eugene Shaw. The deadline on the progress is February 14, 2005.

Councilman Rich brought up the matter of Employee salary and forming a committee. Councilman Wynn advised he would work with Ms. Rich and the committee. They will gather the information and present it to council.

Motion to adjourn by Councilman Rich, seconded by Councilman Davis and passed with all ayes.