

TOWN OF BROOKLET
JULY 21, 2005
COUNCIL MEETING

1. CALL MEETING TO ORDER, Mayor Grooms
Members present, Fred Rich, Russell Davis, Sylvia Prosser, Randy Newman , Aubrey Wynn and Attorney Hube.

2. INVOCATION, Councilman Davis

3. APPROVAL OF JUNE 9th AND JUNE 23rd MINUTES.
Motion made by Councilwoman Prosser to adopt the minutes as written. Motion seconded by Councilman Rich and passed with all ayes.

4. APPROVAL OF JUNE FINANCIAL REPORTS.
Councilman Rich reviewed bank balances and compared the previous year figures. All members were provided a copy of a Budget Amendment to the General Fund for the year ending 6/30/05. S P L O S T Fund Revenue was increased by \$183,000.00, also expensed for the new City Hall Building was increased by the same amount in order to keep the Budget Balanced. Reviewing the Water Fund account, Councilman Rich questioned some expenditures under System Improvements in the amount of \$6,708.00. This was to purchase Fire Hydrants and other supplies for the water department which is reimbursed by S P L O S T Fund. Under the Police Department in General Fund, equipment for \$2,050.00, was for two computers. Councilman Rich made a motion to accept the reports a presented. Motion seconded by Councilman Wynn and passed with all ayes.

5. RECOGNITION OF GUEST;

1. BARNEY SINEATH; ZONING MATTERS.

His question was concerning the small non conforming lots, such as the one across the street from City Hall (less than ½ acre) and if the owner would be allowed to build a house there. Councilman Newman advised that according to the Health Department Regulations, he cannot. Mr. Sineath asked about the Brooklet Zoning Ordinance as far as 30,000 square feet. Councilman Newman says if he cannot get a septic permit, he cannot build anyway. Mr. Sineath mentioned other small lots with less than 30,000 Sq. Ft. Councilman Newman said there was a provision for non conforming lots which were platted before zoning came into the State of Georgia.

2. ELLEN PERKINS, BROOKLET PEANUT FESTIVAL, AUGUST 20, 2005. W T OC Television Station will cover the parade. They are offering advertising for other business which they would like to use an inside location in Brooklet. Ellen is asking for permission to use the new City Hall for this project, which will take place on August 12th. This year they plan to have a tent over the entertainment area and the price of the tent is \$2,150.00. Ellen asked if the city would like to help with the cost of the tent. Councilman Newman stated he would abstain because of his interest in the festival Councilman Rich made a motion the city would contribute \$1,000.00 to help pay for the tent for the Peanut Festival. Motion seconded by Councilwoman Prosser and passed with all ayes, excluding Councilman Newman.

6. PUBLIC HEARING # 1.

1. Application from Annette B. Wilson.

Rezone request for property at 213 East Lee Street to rezone from R1 to 2, plus a Variance to not pave the parking lot. Ms. Wilson was asked to present her request to Council. She advised Council of the decision from Planning & Zoning to deny this request at their meeting on June 8, 2005. This property had been in her family 50 to 50 years and she is seeking guidance as to what she can do. She inquired about a Home Office, rent out a room for use as an Art Gallery. She plans to fix the house and this would be an asset. Councilwoman Prosser questioned why the Zoning Commission denied the request. As noted in the minutes, most of the residents and members did not feel comfortable taking residential property in that area to be made commercial with most of the commercial area being on Parker Avenue and Highway 80. The residents of the area did not support the change request. Ms. Wilson is bothered by the house next door to the City Hall being commercial. Councilman Rich advised Ms. Wilson that there was an ordinance allowing Home Occupation, Section 2-27. When the occupation or activity takes place in the same building used as a private residence or in an accessory building and conducted by residents only. Councilman Rich feels he would go with the majority opinion of the people in the neighborhood. The purpose of Zoning is to preserve the integrity of the neighborhoods.

Mayor Grooms asked for Barney Sineath to speak. He asked if the Home Occupation permit requires you to go before Zoning. The answer was no. Question; Do you need a business license? Yes. He also had other questions concerning businesses. Mr. Sineath then spoke on Spot Zoning. Councilman Rich asked Attorney Hube his opinion on the Home Occupation. Mr. Hube thinks if no one lives there, a resident tenant or residential owner would qualify. Councilman Wynn made a motion to table this for a later date. Motion seconded by Councilman Rich and passed with all ayes.

2. APPLICATION FROM JAMES B. LANIER AND SCOTT BROOKINS;

200 East Lane Street to allow a change in the Set Back lines on this single family dwelling. Mr. Lanier was asked to present his application. Mr. Lanier then expressed his appreciation on the consideration of his request. Most of the homes on Lane Street appear to be set back about 44 feet, but the set back lines now are 60 feet. He is asking for a 16 ft variance on the front set backs and a 7 ft variance on each side. Councilman Rich advised there was a provision in the ordinance for this request which will maintain the appearance of the line of homes already there. This has been approved by Planning & Zoning.

Marianne Dunnigan had signed up to speak. She is not concerned about the set backs, but her problem is not having a driveway off of Lane Street to the back entrance to her house. She was previously driving through the lot coming out on Cone Street. Mr. Lanier has given her permission to go through his office parking lot to her back yard, but she has three septic tanks there and does not want to drive over them. Mr. Lanier has discussed this with Ms. Dunnigan and he is willing to do anything he reasonably he can to accommodate her to get to the back door. Mayor Grooms asked Mr. Lanier if there was any way they could work on this problem. Mr. Lanier did not feel he is required to do anything. Attorney Hube asked if the 20 ft proposed easement was for this purpose. Mr. Lanier had this planed for her use and it may be a 30 ft easement. Councilman Rich felt we needed to move on and this debate is between landowners. The question before council is to authorize the set backs and we need to get back to the Variance Request.

Mr. Sincath had signed up to speak. He feels this is the proper thing to do. Councilman Rich made a motion to grant Mr. Lanier the Variance Request . Motion seconded by Councilman Davis and passed with all eyes.

7. COMMITTEE REPORTS;

COUNCILMAN RICH; No Report.

COUNCILMAN DAVIS mentioned the Julius Circle project. He had a bid from Sikes Brothers for the road scraping. The new bid was \$55,000.00. Old bid was \$32,000.00. This is for scraping, paving and rock. \$10,000 was just scraping and the county had offered to scrape it for \$30,000.00. This information will be presented at the next meeting. Councilman Davis also hopes to get a bid on removing the six pine trees on Mallard Lane. Councilman Newman has not heard from the county. It could be they will do the prep work for the street paving. He has not been told no. Councilman Davis and Councilman Newman have met with Mr. Groover, with Georgia power about the poles downtown.

COUNCILWOMAN PROSSER advised the garbage still gets picked up.

COUNCILMAN NEWMAN reports the parking lot at the new City Hall has been paved and striped. Landscape work will start next week. Cabinets and counter tops are almost complete. He presented bids on a projector system. One bid from Southern Voice and Data for \$3,195.00. The Sound Man bid was \$2,826.76. He is already doing some work for us. Councilman Newman made a motion to accept the bid of \$2,826.76 from the Sound Man. Motion seconded by Council Woman Prosser and passed with all ayes. Councilman Newman explained a report received from S P L O S T Account. The expenditures on the new City Hall exceed the allowed amount by \$113,649.31, but as a total including water, streets, and cultural center, we still have a balance of \$15,315.92. A decision was made to have open house at 104 Church Street on August 15th at 6:00 PM.

COUNCILMAN WYNN had no report.

CHIEF MUNDY advised he did not have a printed report as he usually presents and asked Attorney Hube to present information on Wayne Carson. Attorney Hube reported that Mr. Carson was in June court and the Judge gave Mr. Carson time to present a written plan. He was due to appear in July court, but placed a call to Attorney Hube to let him know it was not feasible to try to restore the log cabin, but he would be here in a few weeks to tear it down as well as the burned house next door. The Judge signed this agreement and he was given until August 1, 2005 to take care of this or we will take care of for him. Councilman Newman asked for Attorney Hube to contact E P D about the tank located at the cabin. Chief Mundy reported on a burglary and entering auto case and gave a lot of credit to Officer Buchan and Detective Woodrum. Officer Buchan picked up on some leads and got with Woodrum and together they ended up arresting three juveniles for various charges and some items were recovered. Mr. Towery was presented a bill for the replacement of the fire hydrant he ran into on Cromlely Road. He said the insurance company would take care of this. Chief Mundy passed out an envelope to Mayor and Council Members, which was his letter of resignation. He has accepted a job with the Virginia State Patrol and his last day with Brooklet Police Department is August 20, 2005. Everyone wished him well in his new job.

BILL DECHRISTOPHER has been busy working up a plat map of the City of Brooklet and also checking out the business signs which some of them are on the right of way. Two trailers are to be moved off of two lots on North Cromley Road. This comes before Zoning on August 9th.

8. UNFINISHED BUSINESS;

1. ORDINANCE AMENDING THE FRANCHISE WITH GEORGIA POWER.

Attorney Hube feels it makes sense to replace the old ordinance.

2. SIGNATURE ON THE BUDGER RESOLUTION FOR 2006 AND BUDGET AMENDMENT RESOLUTION FOR 2005.

Mayor Grooms signed both resolutions.

3. INFORMATION ON AGREEMENT WITH THE COUNTY, CITY AND HUSSEY BELL AND DE YOUNG ON THE DITCHES IN THE TOWN OF BROOKLET.

Councilman Davis reports there was a meeting at Gary Denmark's at the end of Winnie Way with the county people. They talked about having Hussey, Gay, Bell and DeYoung do a survey to see what needs to be done about drainage problems. The cost would be \$5,400.00 and the county agreed to pay half of the cost of the survey. Councilman Davis advised he would not want to spend the money for someone to tell us what we already know. He feels the best way to fix the problem would be to dig that ditch out back of Gary's property. Mayor Grooms says the chain link fence will have to come down and Gary will want it put back. Councilman Davis feels they could spend the money and do the work themselves and not spend it on a survey. Councilman Davis also reported on the ditches on North Cromley at the end of Romaine Bradford's property. One drain pipe was put in wrong by the county and they have agreed to come to Brooklet for one day of work only to clean out this ditch and re set the pipe and what ever they can do in eight hours at no cost to us.

9. NEW BUSINESS;

1. LETTER FROM TERRY S. SHERROD, DAUGHTER OF JOYCE S. BURRELL.

Councilman Davis advised council he rode by to look at this property on Warnock Street and the ditch is dry now but out by the highway, water has settled. If the ditch is stopped up, it may be on the county side. The property is in a low area. Councilman Newman feels the problem is on the other side of Highway 80 and asked if the fire truck could possibly be used to clean this out.

2. PLANS SUBMITTED BY Y DELTA, INC ON THE DRAINAGE WORK TO BE DONE AT BROOKLET FIRST UNITED METHODIST CHURCH.

Councilman Newman met with several people on this and being a member of the building committee for the church, he wanted to step down from this matter. Mr. James Lanier was here on behalf of the church and Mr. Fred Shaver on behalf of the architect.

The quote of 84ft of 12 RCP pipe @\$25.00 per ft cost \$2,100.00 to go across Baker Street and they would like the city to pay for this job or work with the contractor to get the job done. Hopefully this would correct the water problem in Mr. Jake Minick's yard. Mayor Grooms took Billy Taylor to this area to look at it and he feels the employees could do the work under Baker Street. Councilman Wynn feels the engineer, Architect or Contractor needs to see what went wrong with the grading of the parking lot. A change on this size surface made a tremendous difference. Councilman Wynn does not think we should do anything at this time. Mr. Lanier spoke for the church about the problem. The building committee has met with all parties involved and everybody says it will be fixed. The finance committee noted last night to do repairs and then try to collect from whoever owes. He stated they would appreciate anything the city could do to help out, even if it is only to give them permission to put pipes under Baker Street. Mr. Shaver is trying to accommodate Mr. Minick the best way he can. Councilwoman Prosser feels we should look into this and see what we can do to solve the problem. Councilman Rich would offer a motion that the city would cooperate at the extent that we will do what we can, as we always do. The citizens of Brooklet did not create the problem so they should not have to solve the problem. Mr. Lanier asked if they had permission to put the pipes under the road. Councilman Rich advised if the pipes were put under the road, it might solve Mr. Minick's problem, but it may cause someone else a problem. All agreed that the city would clean out the pipe.

3. APPOINTMENT OF THE ELECTION SUPERINTENDENT FOR ELECTION NOVEMBER 2005.

Motion made by Councilman Newman to appoint Belle Gay. Motion seconded by Councilman Davis and passed with all ayes.

Councilman Newman wants something done about the stoop signs and any other signs with graffiti on them. If we do not have signs, see if someone can clean up the old ones.

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