

REGULAR COUNCIL MEETING  
March 2, 2015

The regularly scheduled meeting of the Hartwell City Council was held on Monday, March 2, 2015 in the council chambers of city hall, 456 E. Howell Street. Those present included Mayor Brandon Johnson, Councilmembers Arthur Craft, Billy Ethridge, Tony Haynie, Bill Griggs, Tray Hicks, and Mike MacNabb. Others present were City Manager David Aldrich, City Attorney Robert Leverett, City Clerk Jean Turner, Members of the Press/Media, and Interested Citizens.

Mayor Brandon Johnson called the meeting to order at approximately 7:00 p.m. The invocation given by City Manager David Aldrich, followed by the Pledge of Allegiance led by Mayor Johnson.

Mayor's Comments:

- Municipal Court Judge Frank George has announced his retirement. The City will soon be advertising for this position.
- Item #21b (Hartwell Marina Cottages) needs to be removed from the meeting agenda. The addition of "Police Dept. Policies & Procedures" needs to be added to the agenda. A motion was made by Councilman Hicks, seconded by Councilman Craft, and carried unanimously to approve the amended agenda as stated.

Hearing no additions or corrections to the minutes of the February 2, 2015 council meeting, a motion was made by Councilman Haynie to approve as recorded. Motion was seconded by Councilman Ethridge and carried unanimously.

Hart County Chamber of Commerce Chairman Chuck Whelan introduced new Chamber board members, and also reported that the Chamber would be emphasizing economic development during the year. Handouts of the Chamber's upcoming events were also given to Mayor and Council.

A motion was made by Councilman Hicks, seconded by Councilman MacNabb and carried unanimously to surplus a 1968 Allis Chalmers Motor Grader.

A motion was made by Councilman Ethridge, seconded by Councilman Hicks and carried unanimously to accept the dedication of the water line at Wood Lake Apartments. As explained by the City Manager, the City would have the right to maintain the water line; however, should a problem occur and the City had to dig and repair the main, the owner would be required to patch.

A motion was made by Councilman Craft to accept the low quote of \$10,550.00 from Holiday Designs for new Christmas decorations. Motion was seconded by Councilman Griggs and carried unanimously.

A motion was made by Councilman Ethridge, seconded by Councilman Hicks and carried unanimously to accept the bid of \$9,224.00 from Carolina Industrial Equipment for a spreader for the Street Department. Although this bid was \$924.00 more than the low bid received from Reynolds-Warren, the City Manager stated that the Carolina Industrial spreader had a wider width and could also be remotely operated from the cab. He further stated that the approved bid amount was still under budget.

A motion was made by Councilman Ethridge, seconded by Councilman Griggs and carried unanimously to accept the low bid of \$43,075.67 from HD Supply Waterworks, Ltd. for materials for the Reed Creek Hwy. water line upgrade project. The City Manager stated that this funding would come from SPLOST funds.

A motion was made by Councilman Ethridge, seconded by Councilman Craft and carried unanimously to accept the low quote of \$16,000 from Stratton & Sons for boring under Hwy. 51 at the City's Water Treatment Plant.

A motion was made by Councilman Ethridge, seconded by Councilman Haynie, and carried unanimously to accept the low bid of \$4,150 from J & T Service Center, Inc. for the annual maintenance of the City's nine (9) generators.

A motion was made by Councilman Hicks, seconded by Councilman Griggs, and carried unanimously to accept the low quote of \$24,941.46 from John Megel Chevrolet for a 2016 Chevrolet Impala for the Police Department. It was noted by Councilman Hicks that this vehicle could also be converted to natural gas if needed. Also, Councilman Haynie stated that in the future, the opportunity of obtaining used state trooper vehicles should be considered.

A motion was made by Councilman Hicks to approve the 2014 budget amendments for department line items. Motion was seconded by Councilman Craft and carried unanimously.

As explained by the City Attorney, the Hartwell Downtown Development Authority had requested that they become a non-profit 501(c)(3) organization in order to better promote downtown economic development. Following discussion, a motion was made by Councilman Hicks, seconded by Councilman Griggs and carried unanimously to authorize the City Attorney to file Articles of Incorporation with the Secretary of State for Hartwell Main Street Partners, Inc.

A motion was made by Councilman Haynie, seconded by Councilman MacNabb, and carried unanimously to approve a Memorandum of Understanding (MOU) regarding the Downtown Development Authority (DDA)/Main Street Program for 2015. Councilman Hicks stated that he would like to sit down with the DDA next year to make sure all guidelines are being followed in the MOU, which is executed by the Georgia Department of Community Affairs.

A motion was made by Councilman Hicks, seconded by Councilman Craft and carried unanimously to approve a request for natural gas expansion to serve a poultry farm on Cromer Road.

Upon request of the City Manager, a motion was made by Councilman Hicks to authorize the City Manager to seek bids for sand filters for the waste water treatment plant. Motion was seconded by Councilman Ethridge and carried unanimously. The City Manager also noted that this would be a SPLOST project.

Following discussion, a motion was made by Councilman Haynie to authorize the Mayor and City Manager to approve document amendments as discussed by the City Attorney, and other changes they deem in the best interest for the City, regarding the sale of Cateechee Golf. These documents included the First Amendment to the Wastewater Effluent Spraying & Operating Agreement, Lease Termination Agreement, and Option Agreement. Motion was seconded by Councilman Griggs and carried unanimously.

A motion was made by Councilman Hicks, seconded by Councilman Griggs, and carried unanimously to approve the request for annexation of the Exxon Station (Lakeside Foodmart) located at 2034 Reed Creek Highway.

A motion was made by Councilman Hicks, seconded by Councilman Craft, and carried unanimously to approve a Beer and Wine License for Mr. Pishunjay Patel of Lakeside Foodmart.

Following considerable discussion regarding Hart State Park, a motion was made by Councilman Hicks to enter into an agreement with Break Point Consulting for no more than \$188,500.00 to move forward with the lease agreement with the Corps of Engineers. Motion was seconded by Councilman Griggs and carried 4 to 2, with Councilmen Haynie and MacNabb opposing. Councilman Haynie stated that it was Council's duty to take care of the community's money and until they had something more definitive, he could not support this action. Councilman MacNabb agreed with Councilman Haynie and felt work sessions were needed for further study. Mayor Johnson stated that he understood their concerns, but it was hard to market something that the City did not have authority over. Councilman Hicks added that there was a procedure to go through in order to accomplish the visions for the Park, such as hotels, restaurants, zip lines, additional cabins, etc. He further commented that the \$188,500 consulting fee would come out of the City's Economic Development Fund, and the City would be expecting to make money on leases to pay back this fee. He also recommended that once the sale of Cateechee Golf is complete, that money could be placed in the Economic Development Fund.

Discussion ensued regarding a continuing dispute over ownership of the old water tower property located near the offices of Gordon Law Firm, Bowers Alignment, and All Hart Realty, with the alleyway leading to Howell Street and Franklin Street. The City Attorney discussed a possible resolution as recommended by the City Manager, which was to convey the property to the Hartwell Downtown Development Authority (DDA), whereby the DDA would have more

flexibility to sell or lease the property. A motion was made by Councilman Hicks to turn this property over to the DDA and encourage them to find a solution. Motion was seconded by Councilman Ethridge and carried unanimously. For clarification purposes, the City Attorney stated that this property was the property shown on the highlighted copy of the plat placed in their agenda packets. DDA Director Henley Cleary questioned whether or not any legal costs incurred regarding obtaining a clear title to the property would be paid by the City. Councilman Hicks stated that his motion was meant to include any such costs to be absorbed by the City.

A motion was made by Councilman MacNabb, seconded by Councilman Craft and carried unanimously to approve changes to Police Department Policies and Procedures.

City Manager Comments:

- The clock on top of city hall has experienced problems and is currently being repaired.

Council Comments:

- Councilman Hicks continued to encourage citizens to shop locally and participate in community events.
- Councilman Griggs expressed appreciation to city employees who worked through the night during the recent ice storm.

There being no further comments or business to come before Mayor and Council, the meeting was adjourned at approximately 8:15 p.m.

Respectfully submitted,

Jean Turner  
City Clerk