

**City of Adairsville  
Regular Council Meeting  
Adairsville Rail Depot/Council Chambers  
107 Public Square  
Thursday, May 14, 2015 7:00 p.m.**

**MINUTES**

**PRESENT: Mayor Kenneth “KC” Carson  
Councilmember Jerry “Alan” Towe  
Councilmember Erwin T. Holcomb  
Councilmember Alton “Buddy” Bagley**

**ABSENT: Councilmember Lee Castro**

**ALSO: Pam Madison, City Manager; Nicole Scoggins, City Clerk; Arnold Gillman, Police Chief**

1. Mayor Carson called the meeting to order and welcomed everyone in attendance.
  - A. Councilmember Towe gave the invocation
2. Mayor Carson led the group in the Pledge of Allegiance to the United States Flag.
3. Councilmember Bagley made motion to approve the April 9, 2015 Council Meeting.  
Councilmember Towe seconded motion.

Post 1, Towe – Second, Yes  
Post 3, Castro – Absent  
Motion passes 4-0

Post 2, Holcomb – Yes  
Post 4, Bagley – Motion, Yes

**Agenda Item # 1:** Councilmember Bagley made **MOTION TO ACCEPT** donation of an American Flag from Mr. Robert Baude.

Mr. Robert J. Baude from the City of Adairsville has offered to donate a 5x8 American Flag to the City. Mr. Baude will be presenting the flag to the Council on Thursday.

Council approval is required for all donations to the City.

Staff recommends approval of this item.

Councilmember Holcomb seconded motion.

Post 1, Towe – Yes

Post 3, Castro – Absent

Motion passes 4-0

Post 2, Holcomb – Second, Yes

Post 4, Bagley – Motion, Yes

**Agenda Item # 2:** Councilmember Holcomb made **MOTION TO APPROVE** minutes and action plan from the 2015 City of Adairsville Retreat prepared by the Carl Vinson Institute.

The attached document reflects the discussion and short term and long term goals agreed to by the Council at the Retreat.

Staff recommends approval of this item.

Councilmember Towe seconded motion.

Post 1, Towe – Second, Yes

Post 3, Castro – Absent

Motion passes 4-0

Post 2, Holcomb – Motion, Yes

Post 4, Bagley – Yes

**Agenda Item # 3:** Councilmember Holcomb made **1<sup>st</sup> Reading MOTION TO APPROVE** Variance Request the Commons in the Adares Subdivision off Hwy 140 for the purpose to change set back lines; Side from 10 feet to 5 feet (15' minimum between buildings); Front from 30 feet to 15 feet; Rear from 20 foot to 15 foot. Owner of the above proposed property, Iron Mountain Ventures, LLC.

The Adairsville City Council will hold a public hearing on May 12 & 14, 2015 at 7:00 p.m. in the Adairsville Depot, 107 Public Square, Adairsville, Georgia. The City Council will review application to consider variance on the following property:

All tract parcel of land lying being in Land Lots 10 and 11 of the 6th District, 3<sup>rd</sup> Section Bartow County, Georgia, City of Adairsville; and being known as The Commons in the Adares Subdivision off Hwy 140.

Zoned: R-1

Parcel #: n/a

File #: 2015-V-01

The Adairsville City Council will have a Second Reading and Final Action on said application on June 11, 2015 at 7:00 p.m. at the Council Chambers.

Staff recommends approval of this item.

Councilmember Towe seconded motion.

Post 1, Towe – Second, Yes

Post 3, Castro – Absent

Motion passes 4-0

Post 2, Holcomb – Motion, Yes

Post 4, Bagley – Yes

**Agenda Item # 4:** Councilmember Holcomb made **1st Reading MOTION TO APPROVE** Variance Request for property located at 7195 Highway 140 for the purpose to change maximum building height for the purpose to install silos that exceed current zoning requirements. Owner of the above proposed property, Development Authority of Bartow County.

The Adairsville City Council will hold a public hearing on May 12 & 14, 2015 at 7:00 p.m. in the Adairsville Depot, 107 Public Square, Adairsville, Georgia. The City Council will review application to consider variance on the following property:

All tract parcel of land lying being in Land Lots 160 and 161 of the 15th District, 3<sup>rd</sup> Section Bartow County, Georgia, City of Adairsville; and being known as 7195 Highway 140, Adairsville, Georgia 30103.

Zoned: IND-G

Parcel #: A009-0161-004

File #: 2015-V-02

The Adairsville City Council will have a Second Reading and Final Action on said application on June 11, 2015 at 7:00 p.m. at the Council Chambers.

Staff recommends approval of this item.

Councilmember Bagley seconded motion.

Post 1, Towe – Yes

Post 3, Castro – Absent

Post 2, Holcomb – Motion, Yes

Post 4, Bagley – Second, Yes

Motion passes 4-0

**Agenda Item # 5:** Councilmember Towe made **2nd Reading MOTION TO APPROVE** amendments to the Ordinance and the Adoption Agreement for the City of Adairsville's Georgia Municipal Employees Benefit System (GMEBS) Defined Benefit Retirement Plan (DB Plan).

This item amends the Ordinance and the Adoption Agreement to provide for the following:

1. Increases the hour per week requirement from 20 hours per week to 40 hours per week and applies to employees initially employed or reemployed as of June 1, 2015.
2. Provides that there is no minimum number of months per year which are required to be scheduled and worked in order for a Regular Employee to become eligible and remain an Eligible Regular Employee.

Staff recommends approval of this item.

There is no fiscal impact associated with the adoption of the Ordinance and Adoption Agreement.

Councilmember Holcomb seconded motion.

Post 1, Towe – Motion, Yes

Post 3, Castro – Absent

Motion passes 4-0

Post 2, Holcomb – Second, Yes

Post 4, Bagley – Yes

**Agenda Item # 6:** Councilmember Towe made **MOTION TO AUTHORIZE** the City Manager to take administrative and budgetary actions necessary to expand utility capacity in the City's service areas.

This item authorizes the City Manager to purchase additional gas capacity, re-engage in conversations with neighboring communities to continue to purchase water from our water utility, as well as engage the services of an engineering firm to provide recommendations to increase our sewer capacity at the North and/or South Treatment Plant.

Staff recommends approval of this item.

Any fiscal impact associated with these items will be included in future work authorizations or absorbed by the rate payers.

Councilmember Bagley seconded motion.

Post 1, Towe – Motion, Yes  
Post 3, Castro – Absent  
Motion passes 4-0

Post 2, Holcomb – Yes  
Post 4, Bagley – Second, Yes

**Agenda Item # 7:** Councilmember Bagley made

- A. MOTION TO APPROVE** the acquisition of two properties within the City located at 204 North Main Street and 104 Main Street.
- B. MOTION TO AUTHORIZE** appropriate city officials to take all administrative and budgetary actions necessary to complete the acquisition process.
- A. Staff has conducted preliminary due diligence on the above mentioned parcels. Council action is now required to complete the transactions to secure both properties. Closings will not occur until all environmental work and survey work is completed.
- B. This authorizes the Mayor, City Manager and/or City Attorney to sign necessary documents to complete the acquisition process.

Staff recommends approval of this item.

While these properties were not specifically included in the 2015 Budget, one parcel is eligible to be purchased with 2014 SPLOST as it will serve to further our parks and recreation goal, the other will be purchased from general fund revenues. If necessary, a budget amendment will be brought forward for Council consideration.

Councilmember Holcomb abstained from vote noted that he has had no ownership since 2005.

Councilmember Towe seconded motion.

Mayor, Carson- Yes  
Post 1, Towe – Second, Yes  
Post 3, Castro – Absent  
Motion passes 3-0

Post 2, Holcomb – Abstained from vote  
Post 4, Bagley – Motion, Yes

**Agenda Item # 8:** Councilmember Towe made **MOTION TO APPROVE** City's official ballot for the election of GMA's District 1 Officers for the 2015-2016 year.

Listed on the ballot are the names of the city officials who have been nominated by the current district officers. (The current officers are charged with serving as a district nominating

committee.) No additional nominations were received by the deadline of April 21, which means that the nominations are closed.

Staff recommends approval of this item.

Councilmember Holcomb seconded motion.

Post 1, Towe – Motion, Yes  
Post 3, Castro – Absent  
Motion passes 4-0

Post 2, Holcomb – Second, Yes  
Post 4, Bagley – Yes

**Agenda Item # 9:** Councilmember Holcomb made **MOTION TO APPROVE** Resolution # 15-0010 to appoint Pam Madison to serve as City’s voting delegate on MGAG Election Committee.

2015 Gas Authority Annual Election will be held in conjunction with the Gas Authority’s Annual Membership Meeting. The Election Meeting will be held on Friday, May 15, 2015, at 10:30 a.m. in the Grand Ballrooms.

Three board terms are expiring at the Annual Membership Meeting, positions currently held by H. Crater Crawford, Christopher Michael Hobby Sr., and Douglas B. White.

Staff recommends approval of this item.

Councilmember Towe seconded motion.

Post 1, Towe –Second, Yes  
Post 3, Castro – Absent  
Motion passes 4-0

Post 2, Holcomb – Motion, Yes  
Post 4, Bagley – Yes

**Agenda Item # 10:** Councilmember Towe made **MOTION TO APPOINT** Mayor Carson and Mayor Pro Tem Bagley as voting delegate and alternate to the Annual GMA Convention, Savannah, Georgia, June 26-30, 2015.

Annual Membership Business Meeting 2015 GMA Convention will be held Sunday, June 28, 2015 – 3:30 pm in the Chatham Ballroom.

Staff recommends approval of this item.

Councilmember Holcomb seconded motion.

Post 1, Towe – Motion, Yes  
Post 3, Castro – Absent  
Motion passes 4-0

Post 2, Holcomb – Second, Yes  
Post 4, Bagley – Yes

**Agenda Item # 11:** Councilmember Bagley made **MOTION TO APPOINT** Mayor Kenneth Carson to be the flag bearer for the Parade of Flags at the GMA Annual Convention ceremony.

The Opening General Session at the Annual Convention will again feature the “Parade of Flags”. Flags are kept posted for all to view throughout the convention.

Staff recommends approval of this item.

Councilmember Holcomb seconded motion.

Post 1, Towe – Yes  
Post 3, Castro – Absent  
Motion passes 4-0

Post 2, Holcomb – Second, Yes  
Post 4, Bagley – Motion, Yes

**Agenda Item # 12:** Councilmember Bagley made **MOTION TO APPROVE** Veteran’s Day as a holiday observed by the City of Adairsville.

At the last meeting Mayor Pro Tem Buddy Bagley requested this item be brought forward for Council consideration.

There are currently 11 paid holidays included in the City’s personnel policies. This would add Veteran’s Day as an additional holiday.

Staff contacted neighboring jurisdictions and found that the City of Cartersville and Bartow and Floyd County currently observe Veteran’s Day as a paid holiday.

Upon approval, the City Manager will amend the personnel policy to reflect this modification.

Staff recommends approval of this item.

There is no fiscal impact to this item as the budget contemplated it as a paid work day.

Councilmember Towe seconded motion.

Post 1, Towe – Second, Yes  
Post 3, Castro – Absent  
Motion passes 4-0

Post 2, Holcomb – Yes  
Post 4, Bagley – Motion, Yes

**Agenda Item # 13:** Councilmember Holcomb made **MOTION TO APPROVE** Linda Dieterman for appointment to the Bartow County Library Services Board as nominated by Mayor Kenneth Carson.

Ms. Dieterman currently serves as the City's representative on the Bartow County Library Services Board and her current term expires on June 30, 2015. Staff recommends approval of this item. This position is a 3 year term.

Councilmember Towe seconded motion.

Post 1, Towe –Second, Yes  
Post 3, Castro – Absent  
Motion passes 4-0

Post 2, Holcomb – Motion, Yes  
Post 4, Bagley – Yes

*Councilmember Bagley made **MOTION TO ADD** Agenda Item # 14 and 15 to May 14, 2015 Council Agenda.*

*Councilmember Holcomb seconded motion.*

Post 1, Towe – Yes  
Post 3, Castro – Absent  
Motion passes 4-0

Post 2, Holcomb – Second, Yes  
Post 4, Bagley – Motion, Yes

**Agenda Item # 14:** Councilmember Holcomb made **MOTION TO APPOINT** Jason Lewis as an Alternate Judge for the Adairsville Municipal Court.

The Council previously appointed an Alternate Judge for the Municipal Court. However, in developing the Municipal Court Ordinance for the city, staff discovered the City's charter does not provide for non-attorney judges. Therefore, a new alternate is necessary to conduct court business in the absence of the Judge.

He will be sworn in prior to June court.

Staff recommends approval of this item.

Funding is included in the 2015 Adopted Budget in the Municipal Court Fund.

Councilmember Towe seconded motion.

Post 1, Towe –Second, Yes  
Post 3, Castro – Absent

Post 2, Holcomb – Motion, Yes  
Post 4, Bagley – Yes



Motion passes 4-0

**Agenda Item # 15:** Councilmember Towe made **MOTION TO AUTHORIZE** the City Manager to enter into a Memorandum of Understanding with Value Feed, LLC a new firm locating in Bartow County for the provision of gas, water and sewer services.

Value Feed, LLC is a firm currently doing business in Texas and is expanding into Bartow County. The location of the property is within the City's gas and water service areas. However some minor expansion will be required to provide necessary service. The firm has also requested sewer services to the property.

- Water – no improvements necessary.
- Gas – is roughly at 3,500 foot expansion and our return on investment will occur in one year, based upon estimated use. They will be an interruptible large user.
- Sewer – the estimated cost to provide sewer to the property is \$125,000. The City will bid the work and be reimbursed by the firm. As part of the MOU the City will provided a negotiated level of credit for any additional sewer customers that tap into the line.

This firm will employ 10-15 full time employees and will be a 24/7 operation. They have controls in place for any odor issues arising out of their process. The Texas location is adjacent to a park and they have not experienced any issues with surrounding businesses.

Staff recommends approval of this item.

Any fiscal impact associated with this item will be recouped by the gas utility within one year, or be reimbursed by the firm.

Councilmember Holcomb seconded motion.

Post 1, Towe – Motion, Yes  
Post 3, Castro – Absent  
Motion passes 4-0

Post 2, Holcomb – Second, Yes  
Post 4, Bagley – Yes

**Citizens wishing to speak:**

- Mickey Ward Spoke on Agenda Item # 7: Questioned- what would properties being purchased purpose of use. Also, Thanked the Mayor and Council for adding Veteran's Day to City Holiday.

**Adjournment: 7:23 p.m.**

Councilmember Bagley made motion to adjourn; Councilmember Towe seconded motion.

Post 1, Towe – Second, Yes

Post 3, Castro – Absent

Motion passes 4-0

Post 2, Holcomb – Yes

Post 4, Bagley – Motion, Yes

MINUTES ADOPTED:

DATE OF: **06-11-2015**

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Kenneth J. Carson, Mayor

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Nicole Scoggins, City Clerk