



**BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
FEBRUARY 10TH, 2021
IMMEDIATELY FOLLOWING REGULAR MEETING
VIA ZOOM**

MINUTES

Members Present: Jonathan Elmore, Mayor
Brian Fisher, Mayor Pro Tem
Lisa Shortell, Commissioner
Lionel Laratte, Commissioner
Dee Merriam, Commissioner

Staff Present: Patrick Bryant, City Manager
Paul Hanebuth, Asst. City Manager
Shannon Powell, Asst. City Manager
Rebecca Long, Communications Manager
Gina Hill, City Clerk
Stephen Quinn, City Attorney

Item #1 Meeting Called to Order

Item #2 Adoption of Agenda
Commissioner Laratte motioned to adopt. Mayor Pro Tem Fisher seconded. All ayes.

Item #3 **Sanitation Fees for 2021**
First discussed at the previous work session, staff and the BOMC will continue to talk about sanitation fees for the coming year.

City Manager Bryant wanted to discuss this as part of an ongoing conversation about sanitation and public works. In particular, he wants to talk about proposals received for doing various public functions. Staff had to issues a request for proposals (RFP) for recycling services this year. They also solicited bids for other services just to gather information about cost. Mr. Bryant referred the BOMC to the memo staff wrote outlining various options and giving a cost benefit analysis. He added there was an addendum since staff found out that day that the recommended company for recycling services would not provide that as a standalone service. Staff suggests keeping sanitation services in house and remaining with the current recycling providers, Latham Home Sanitation. However, the fee would rise to \$568 per year, per household to cover Latham's increase as well as capital costs. Mr. Bryant added that the fee would likely rise with the rate of inflation for the city to be able to provide this service. Assistant City Manager Hanebuth remarked that through this exercise, staff concluded

the city was providing sanitation efficiently compared to private providers. But he listed some sanitation related costs that were not paid for through the sanitation fund. He listed some other takeaways, such as weighing the cost/benefits of premium services such as back door pickup and leaf vacuuming, for example. There was discussion about how enterprise funds are ideally structured. Commissioner Laratte noted that ideally, time devoted to specific tasks in various funds would be tracked. He is not in favor of decreasing services and asked about annual increases. Mr. Bryant said that would be tied to the cost of providing the service but residents need to be prepared. Commissioner Shortell also felt this was a worthwhile exercise. She encouraged residents to let the BOMC know how they feel on the subject. She shared what she has been hearing and pointed out that efforts are being made to ensure everyone is paying their fair share of sanitation costs. Mr. Bryant explained how eliminating a service, such as back door pickup frees staff up to do other tasks. It would take a while to realize any cost savings from that change. There was discussion about what the cost would be to outsource. Commissioner Merriam said that she would also like to hear from residents and she is reluctant to outsource sanitation. Mr. Hanebuth informed Ms. Merriam that the city took 20-25 tons of recycling to the recycling center each month. He also asked for direction from the BOMC since the recycling contract will need to be signed soon. Mayor Pro Tem Fisher reiterated that the sanitation fund only paid for sanitation services. He is not in favor of outsourcing. He and Ms. Shortell are both in favor of staying with Latham. There was a sidebar about glass and plastic recycling in the future that is not currently available. The remaining BOMC members supported staying with Latham and keeping the other services the same.

Item #4

Public Works Building Renovations

Staff and the BOMC will discuss next steps for this project.

City Manager Bryant said they were simultaneously exploring a renovation at the public works building while also looking for a new location. A potential location was found but negotiations fell through. Mayor Elmore said he'd like to move forward with the renovation. Commissioner Shortell agreed and offered that several locations were looked into to no avail. She added that this issue will need to be revisited at some point down the road. Mayor Pro Tem Fisher suggested continuing down both paths at the same time and relocate if the right property comes available. He felt the current location is a problem. Mr. Bryant agreed and said that's what staff recommends. Commissioner Merriam said staff should consider getting the word out about what they were looking for. This contract will be voted on at the next regular meeting.

Item #5

Stormwater Priority Plan

Staff will recap the February 3rd meeting where preliminary findings from this plan were presented.

City Manager Bryant gave a quick update on the plan. He said findings were just released in a public meeting and all the materials from that meeting can be found online. He hoped the final report would be available by the next work session. Commissioner Shortell said she sat in on that meeting and likes that

the consultant will give the city five stormwater projects to prioritize. She added that it's a huge problem and at some point stormwater fees may need to be raised. There was discussion about how the stormwater system became problematic over the years. Commissioner Laratte asked about grants to help with stormwater issues. Mr. Bryant responded that staff is always looking for such grant opportunities.

Item #6

On Call Stormwater Advisor Contract

Staff will review a proposed contract with Brown and Caldwell to support activities associated with engineering, developing, and contracting for services to support the implementation of stormwater infrastructure repairs.

City Manager Bryant said that since Brown and Caldwell is so familiar with the city's stormwater system now, it makes sense to hire them for these other services. He added that the actual contract posted on the website explains this relationship.

Item #7

Stormwater MS4 Contract

Staff will review a proposed contract with Brown and Caldwell to support activities and the drafting of the 2020-21 Annual MS4 Report as is required by the Environmental Protection Division and will train staff on best management practices for tracking and assessing stormwater infrastructure.

City Manager Bryant explained that this is a mandated report. Mayor Elmore asked if it was worth having someone on staff become trained in this report. Mr. Bryant said that possible in the future. Commissioner Merriam asked about additional stormwater modeling. Mr. Bryant said that's not included in this contract. Mayor Pro Tem Fisher had some questions about what was included. This contract and the one above will be voted on at the next regular meeting.

Item #8

Zoning Code Rewrite

Staff will recap the February 4th meeting during which the zoning plan will be presented.

City Manager Bryant praised Assistant City Manager Powell for her work on this project. Ms. Powell listed upcoming presentations and said all materials are available on the city website. Mayor Elmore voiced his appreciation. Mr. Bryant said this item will remain on upcoming agendas for discussion and updates.

Item #9

Contract for Acquisition of Right of Way for US278 Complete Street Project

Contract will allow City to use grant funding to acquire rights of way necessary to complete the US278 project.

City Manager Bryant explained why this was a late addition. He said before the city can use grant money to purchase any property, the Georgia Department of Transportation (GDOT) is requiring a resolution and contract. This would be voted on at the next regular meeting. Mr. Bryant added this is a formality in the process. Mayor Pro Tem Fisher asked if this was a reimbursement situation. Mr.

Bryant confirmed and said this would not be an issue for the city's cash balance. Commissioner Merriam was very excited about this project.

Item #10 Public Comment

Resident Adam Renner asked about a piece of property behind his house on Oakham Place in relation to the zoning code rewrite. City Manager Bryant asked Mr. Renner to reach out to Assistant City Manager Powell so she can research the issue.

Commissioner Shortell moved to enter executive session. Commissioner Laratte seconded. All ayes.

Item #11 Executive Session – Real Estate

Commissioner Laratte moved to exit executive session. Commissioner Merriam seconded. All ayes.

Item #12 Adjournment

Commissioner Shortell motioned to adjourn. Mayor Pro Tem Fisher seconded. All ayes.

APPROVED THIS 24th DAY OF MARCH 2021



Jonathan Dimore, Mayor

ATTEST:



Gina Hill, City Clerk