

## **May 24, 2010**

The regular meeting of the Mayor and Council of the City of Madison was held Monday, May 24, 2010, at 5:30 PM at the City of Madison Municipal Building, located at 1501 Fairgrounds Road. Present were the following: Mayor Gilbert; Council Members Blanton, Hunt, Naples, and Booth; City Manager Nunn; City Clerk Thomas; Planner Callahan; Project Coordinator Huff; and City Attorney Abney. Mayor Pro Tempore Perriman and Attorney Reitman were absent.

The meeting was called to order by Mayor Gilbert.

The pledge of allegiance was led by one of the members of the City Council.

**Approval of Minutes of Previous Meetings** – Council Member Naples motion to approve the minutes of May 10, 2010, as presented. Booth second. Opportunity for discussion. Vote unanimous. The motion carries.

**Approval of Order of Agenda** – After discussion, Mayor Gilbert added to the agenda DRI #2126, Athens-Clarke MSW Landfill Expansion, as Item X-C.

### **Legal Matters**

**Budget 2011 – Public Hearing** – Mayor Gilbert opened the public hearing. Accountant Guinn reported updated tax digest numbers had been received. She said the new numbers reflected a 10% decrease in the digest from last year rather than the 7% decrease reported earlier. Guinn said budget hearings will be conducted on June 3 at 6:00 PM and on June 4 at 8:30 AM at the Fire Station. A budget worksession is scheduled for Monday, June 7, at 5:30 PM at the Fire Station. Mayor Gilbert offered an opportunity for public comments. With no comments, Mayor Gilbert closed the public hearing.

**Appeal Hearing – HPC Decision – Madison Baptist Church Parking Area for Handicapped** – The City's Historic Preservation Consultant, Ken Kocher, spoke on behalf of the HPC. Kocher explained the Mayor and Council had received the application, staff report, and minutes from the HPC meeting. He said the Mayor and Council are to determine whether the HPC abused their discretion. He said they may approve the HPC's decision, modify their decision, or remand it to the HPC for further review. He said the Baptist Church is seeking to add additional parking behind the main building and in front of the educational building. He said there is a connecting arcade between the buildings and that the HPC had determined that these are separate buildings. Based on this, he said the parking would be in the front yard of the educational building, and the criteria disallows parking in the front yard. Bob Nesbitt spoke on behalf of the Baptist Church. Nesbitt said the HPC said that parking is not allowed in front of a historic building, but he said that the educational building is not a historic building. He said that their plans call for adding 14 feet of concrete for a sidewalk and allowing for parking at an angle. He said this plan would provide six handicapped parking

spaces. Mayor Gilbert said parking in the front is not disallowed because it is in front of a historic building; it is because the building is in the historic district. After further discussion, Council Member Naples said he is the liaison for the HPC and said he is loathe to go against any decision of the HPC and said that they do not discriminate. He said he would like for the HPC to review the issue of whether this is one or two buildings. Council Member Naples motion to remand this to the HPC for a second look. Blanton second. Opportunity for discussion. Vote unanimous. The motion carries.

**Madison-Morgan Chamber of Commerce – Hotel/Motel Contract 2011** – City Manager Nunn reviewed the contract and explained that this is the same contract as the prior year. The contract is based on 45% of prior year's hotel/motel tax revenues or \$88,500 whichever is greater, and the Welcome Center is included in these numbers. After discussion, Council Member Naples motion to approve the hotel/motel contract for the next fiscal year with the Chamber of Commerce. Booth second. Opportunity for discussion. Vote unanimous. The motion carries.

**Madison-Morgan Chamber of Commerce – Economic Development Contract 2011** – City Manager Nunn said this contract is funded from general fund revenues. He said this contract is also the same as last year. Council Member Naples said he is the liaison for the Chamber. He said they have not asked for any increases despite their reduction in funding from the county. Council Member Naples motion to approve the renewal of the economic development contract with the Chamber of Commerce for the FY2011 in the amount of \$34,563. Booth second. Opportunity for discussion. Vote unanimous. The motion carries.

**Emergency Animal Sheltering Plan** – Animal Control Officer Cindy Wiemann reviewed the plan. She said having a plan in place will allow the City, in case of a disaster, to recover monies from FEMA. She said that if the City ever has to set up an emergency shelter, the plan will allow us to be eligible for state or federal funding. After further discussion, Council Member Naples motion to adopt the City of Madison Emergency Animal Sheltering Plan. Booth second. Opportunity for discussion. Vote unanimous. The motion carries.

**GEFA Contract – Energy Efficiency & Conservation Block Grant Program** – City Manager Nunn explained that this is a \$300,000 grant for upgrades at the water plant. Nunn reviewed the scope of the project and the timeline. Nunn said these pumps with the variable frequency drives will help reduce the shock wave in the system, especially at the Oconee plant. It will help reduce the wear and tear on the system. Council Member Booth motion to authorize the City Manager to sign the grant agreement with Georgia Environmental Facilities Authority. Blanton second. Opportunity for discussion. Vote unanimous. The motion carries.

City Manager Nunn asked the Mayor and Council for approval to establish a bank account for the grant. The bids had been sent, and the Bank of Madison had the best bid with .75%. Council Member Booth motion to allow staff to establish an account for the EE&C Block Grant at the Bank of Madison. Naples second. Opportunity for discussion. Vote unanimous. The motion carries.

**Ocmulgee Drug Task Force – Intergovernmental Interagency Agreement –**

City Manager Nunn explained this investment of \$5000 annually puts many resources at our disposal. After discussion, Council Member Booth motion to approve the Intergovernmental Interagency agreement with the Ocmulgee Drug Task Force. Naples second. Opportunity for discussion. Vote unanimous. The motion carries.

**Unfinished Business**

**Utility Service Co., Inc. – Water Tank Maintenance Contract –**

City Manager Nunn explained that an intergovernmental agreement is being developed. Council Member Naples motion to postpone until the June 14 meeting. Blanton second. Opportunity for discussion. Vote unanimous. The motion carries.

**New Business**

**Madison Woods Water Proposal – John Lowe** – John Lowe, the owner of Madison Woods, said he and his daughter purchased the mobile home community in 2004. He said that, at that time, it was a blight to the community. He said he and his family have worked hard to clean this up and have invested many of their dollars to accomplish this. He said they are continuing to lose money on their investment. He said they are trying to refinance and they are asking the City for help with the water situation. He said they lose \$1000 - \$3000 on the water system per month. He said the difficulty is in collections. Lowe said the City had control of the water at one time. He reported that the park has approximately 55 homes and he has to read these meters each month. In the refinancing, he has a proposal to upgrade the water system and that the upgrades would meet the City's standards. Nunn said the City would have to reassess the situation. He said easements would be needed and that the street is a private street. Nunn also said the sewer system and the fire hydrant in the park would have to be reviewed. Nunn said any plans and specifications would have to be approved. He said Mr. Lowe would have a clear understanding of the City's expectations and what the final product had to be. Nunn said before the City would accept the system, the work would have to be completed to meet the City's standards. Council Member Naples motion to approve Lowe's request for the addition of Madison Woods to the City's water system contingent upon all the work that is to be done at Madison Woods meeting all the specifications and criteria of the City. Booth second. Opportunity for discussion. Vote unanimous. The motion carries.

**Convention and Visitors Bureau Report** – Andy Williams with the Chamber of Commerce presented the report. Williams said the tourist count is down for April

and thought this was primarily due to bad weather for Madison Fest and that the Spring Tour of Homes was split between April and May. Williams reported that they have changed their method for tracking hits for their website. He said now they are tracking by unique visitors and page views. Williams said Madison is one of the 10 communities that the Atlanta Film Office has designated as a “camera ready” community. Council Member Booth asked about the need for developing guidelines for filming in areas such as the cemetery. She said since the City is being designated as “camera ready,” maybe this is the time to develop guidelines for filming. Planner Callahan said Margarite Copelan and City Manager Nunn generally oversee this process. City Manager Nunn said there are communities such as Newnan, Covington, etc., that do have guidelines and maybe it is time for the City to consider this. Williams said they have received several phone calls since this designation.

Williams reviewed other tourism projects and advertising opportunities. He said the CVB is working with the Atlanta Film Office for the remake of the movie “Footloose.”

**DRI #2126 Athens-Clarke Landfill Expansion** – Planner Jaeck explained that not enough information has been provided in order to make a recommendation. He said the only apparent issue is Big Creek which does indirectly feed into Lake Oconee which is a part of City’s water supply. After further discussion, Council Member Naples motion to submit the DRI with a statement that “absent further information on Big Creek and its potential effects on Lake Oconee, we are in no position to make a recommendation at this time.” Booth second. Opportunity for discussion. Vote unanimous.

**City Manager’s Report** - City Manager Nunn updated the Mayor and Council on the consent orders from EPD. Nunn said chemical alum is being used in the wastewater treatment process to try to settle the solids and thus take out the phosphorus. If this chemical doesn’t work, then another chemical called ferrous oxide may be tried. He said staff is continuing to work on this issue. Regarding the water consent order, Nunn said that we had asked EPD to look at the violations for daily flow and that these were found to be in error and that EPD had revised the consent order. He said that the City had performed record keeping whereas EPD said that the City had not, but because our charts were in bad shape, EPD would not consider a revision of this violation. He said they did reduce the \$25,000 fine to \$15,000 and allowed the City to show that the \$10,000 would be used to address the violation issues in the plant. Nunn said he had asked the Mayor to sign and approve the consent order. He said the plan had to be submitted within 60 days of the consent order.

City Manager Nunn said the System of Care had received a small grant from YES (Youth Enrichment Services). It is a reimbursable grant in the amount of \$500 and will be used for background checks for mentors and on other expenses for the program.

Nunn reported that the bed & breakfast worksession will be scheduled as soon as possible. Mayor Gilbert asked about the potential for a Roundup program for utility billing. This is where customers can choose to round-up their payment and the funds could be used for City programs. City Clerk Thomas will research. Council Member Blanton asked about the mosquito spraying program. City Manager Nunn said spraying should begin in the morning. He said they are using the same chemical that has been used in the past. He said they will be spraying four times a week and in the mornings. He said each neighborhood will be sprayed on the day of its garbage service. Nunn said some mosquito traps are being tried, and he said they do have a larvicide that can be put in standing water.

**Planner's Report** – Planner Callahan said the multifamily ordinance is being sent to the Planning Commission. She said participants are needed for the community garden. Callahan said plan review is being done on a facility for Ken Tennant. She reported that DDA is working on the URA plan. She reported that the bicentennial book sales are good. Callahan said the HPC Ice Cream Social is scheduled for Thursday night at 5:30 PM at Town Park.

**Main Street's Report** – Project Coordinator Huff reported that the concert with the Cultural Center was a great success and attracted a large crowd at Town Park. She said the next event is June 12 with the Sounds of Motown. This will cost \$5 per person. The Memorial Day Ceremony is Monday, May 31, at 11:00 AM at Town Park.

**Adjournment** - With no public comments and no further business, Mayor Gilbert adjourned the meeting.

Approved: \_\_\_\_\_  
Bruce E. Gilbert, Mayor  
Attest: \_\_\_\_\_  
Mellie A. Thomas, City Clerk  
Date: \_\_\_\_\_