

CITY OF MACCLENNY
Regular Hearing
July 9, 2013
6:00 p.m.

The City Commission met in a regular session, Tuesday, July 9, 2013 with the following present: Mayor Gary Dopson, City Manager Phil Rhoden, Commissioners Floyd V. Bennett, Dr. Richard Johnson and Mark Bryant. Commissioner Johns was not present.

Mayor Dopson called the regular session to order. City Manager Phil Rhoden opened the meeting with prayer, followed by a pledge to the United States Flag.

Mayor Dopson recognized City Attorney Frank Maloney to read the first reading of Ordinance 13-09 by title only. Mr. Maloney read Ordinance 13-09 a bill to be entitled an ordinance relating to annexation; providing for the annexation of certain lands contiguous to the City of Macclenny providing for acceptance of a voluntary annexation request from Farmers & Merchants Bank of parcel 04-3S-22-0000-0000-0176 providing for an effective date. Assistant City Manager Roger Yarborough said he had contacted Farmers and Merchants Bank about this out parcel. There have been several people coming into the building department inquiring about putting the different establishments there. Once they come into the City, they don't have to pay the 1 ½ times the rate for water and sewer and things like that. The owner of Starbucks owns the complex to the east and he is interested in the parcel for purchase. We want to get it annexed in and look to the future and talk to Wal-Mart to get them to come in. There were no comments from the Commissioners. Commissioner Bennett made a motion to accept the first reading of Ordinance 13-09. Commissioner Johnson seconded the motion. Voting was unanimous.

Mayor Dopson recognized City Attorney Frank Maloney to read the first reading of Ordinance 13-10 by title only. Mr. Maloney read Ordinance 13-10 a bill to be entitled an ordinance relating to annexation; providing for the annexation of certain lands contiguous to the City of Macclenny, providing for acceptance of a voluntary annexation request from Christine Potter & et al of parcel 08-3S-22-0000-0000-0040 providing for an effective date. Assistant City Manager Roger Yarborough said this is a parcel of land outside the City limits, as a lot of people know the motel is in the City. Water is here that runs to Macclenny II. The Norman family has owned the property for years. Mr. David Burnham is here tonight acting as the agent to answer any questions. He wants to move his business there and operate just like he does downtown. Mr. Yarborough asked Mr. Burnham to come speak. Mayor Dopson recognized Mr. Burnham. Mr. Burnham said he was president of Burnham Construction. We are a sealed contracting business that builds roads, clearing and earth moving, they have been in business since December 10, 2004. They are seeking to put their business at this location for quick access to the interstate to get to and from our jobs. It would be a slow of process. At first, we would use it to store materials at first and then move an administrative office later on. Mayor Dopson asked what the current zoning was for the parcel. Assistant City Manager Roger Yarbrough said the majority of it was AG (Agricultural). Mayor Dopson asked if there were homes that border that. Mr. Yarborough said yes. Mayor Dopson asked what type of equipment would be there and what hours is the business open. Mr. Burnham said the office is open from 8 to 5. They will have people there early to get into company trucks to head to job sites. He was hoping to only store equipment in between jobs. He leases most of his equipment so he does not have many. He owns two tractor trailers for transport. One will be there stored full time. The main purpose is when he came across materials like lime rock or asphalt, aggregate materials, to store, a place to put those materials between jobs. The vision is to have a running shop there and other than that as a vision goes, only 7-8 employees will be working there full time from that area, the rest work on the job site. He has 34 employees now. Mayor Dopson asked how many acres. Mr. Burnham confirmed 6.09 acres. Mayor Dopson asked if the neighbors that border this were notified. Mr. Yarborough said some were in the crowd tonight. Anybody within the 300 foot radius as normal with any annexation has been mailed letters. Commissioner Bryant asked if he was talking about hiring additional employees. Mr. Burnham said that was according to the economy. He said the administrative staff would be no more that about 10-12 employees to handle the administrative side and project management which is large for a construction company. He does see them growing. He sees the growth in the field not at that site. Commissioner Bryant asked if it would be a full movement or would you maintain both sites. Mr. Burnham said he rents now and immediately he would clear the property and do whatever he needed to do to get it up to standard. He would work out of the current office until the time they could build a building there. He didn't know when that would be. Mr. Henry Denley said initially he did not have any problems with it. After thinking about it, he thinks that he will have a lot of problems selling his house with a big construction company behind his house. The other houses behind the site are broken off by a little stream that gives them some separation. He does not have that. They will be right at his back door. It would be hard to sell a house with a company that close. He is against it. Mr. Joseph Meadows said he lives on Birch Street and it is right off the main entrance. He asked Mr. Burnham what the company does primarily. Mr. Burnham said he is a civil

contractor. They build roads, heavy earth work and they work for the mining companies. Mr. Meadows asked what type of aggregate materials he would be storing there. Mr. Burnham said mainly lime rock. Mr. Meadows asked how much tonnage we were talking about. Mr. Burnham said hopefully not much. He hopes he has another job to move it to. He thought maybe 100 tons at any given time. Mr. Meadows said he has been around aggregate materials and they produce a lot of dust. He has worked for big paving and asphalt companies. Is this going to create a dust problem for the neighbors? Mr. Burnham said it could be controlled. Mr. Meadows asked how he would control it. Mr. Burnham said probably he could keep water going to it by keeping sprinklers on it. He would keep an eye on it. He said Mr. Meadows was right, if it was a big enough pile, it would cause problems but they were not talking about that big of a pile and they would keep an eye on it. Mr. Meadows asked if there were certain restrictions after it is rezoned as to what he can put on that parcel. What can he put on the parcel legally? Mr. Yarborough said anything that would be in the IW (Industrial Warehouse) zoning. A lot of times, we make them into a PUD (Planned Unit Development) which gives the people a little more grip on what he is going to do there. He does not have a problem with Mr. Burnham but if 10 -15 years down the road someone wanted to make changes it would protect that. He did not get a lot of input and that is why we are having the first reading tonight. He is going to have to do several things like fencing. He has looked at the streets where he is not going to use the street to the south unless it is an emergency. He will keep everything on Tom Norman Road. Anything close to the expressway is where we get a lot of industrial business. This opens it up for what could fit. Mr. Meadows said his general thought process was that he did not want a large number of aggregate materials in that neighborhood. It would produce dust. He would like more explanation on what would be on the land. He is a property owner and put a lot on money in the subdivision. In Macclenny III, there are a lot of people that have put a lot of money in these houses. There are a lot of people with a lot of money. When the company stirs up a lot of dust and they start getting dust on their houses and cars, there is going to be somebody to answer for this decision. Mr. Burnham said he lives in that neighborhood as well. Mr. Meadows said that was a good selling point. Mr. Burnham said he was not going to do anything to hurt that community. He is part of that community. He wanted to keep his business here in Baker County. Most all of his work is done in Jacksonville. He could have moved it there but he wants to serve his county. He would monitor it and he needs a tract of land that he can turn trucks around. He said they will be in and out before anyone wakes up. He would do nothing to hurt the neighborhood. He would use the access at Tom Norman Road. Mr. Meadows said he appreciates Mr. Burnham explaining it but he wanted the Commissioners to really consider this before they vote. It's a lot of issues to think about. Mayor Dopson recognized City Manager Phil Rhoden. He said the PUD (Planned Unit Development) had been discussed and he thought it would be the way to go. He wanted to bring in the community and see what the concerns are and work them out. He felt Mr. Burnham would do anything he could to satisfy each person. He felt switching it to a PUD would be the best option. Your concerns need to be addressed. The dust, the traffic flow and issues are concerns. The PUD will address the concerns. If there is non-compliance, it gives us room to come back. Mr. Yarborough asked Mr. Burnham if this was the only issue, could he store that material in another location. Mr. Burnham said no, that was why he was purchasing the property but control will be easy. It is rock but he feels like he can maintain it. Mr. Yarborough asked if they ever cover it with plastic. Mr. Burnham said wetting down would be the best option. Covering and uncovering each day would be a difficult process. Mayor Dopson said when we start putting commercial property next to residential; we usually like to have a type of business that serves as a buffer between the two. We have been successful doing that but that is not a possibility here. We have also required some kind of barrier between the property and the lands. He has heartburn about making this industrial next to residential. As part of that discussion, we need some type of barrier or buffer to protect those homes. Mr. Yarborough said it was a requirement. He has to have a six foot fence around the entire property which is what is in the zoning. He felt a community meeting would be a good idea to see if we can make them happy. We are looking at a new venture. One day there might be several things there commercial wise but his type of business needs to be IW (Industrial Warehouse) to make it work. Mayor Dopson said he wants to keep his and any other business here locally and especially part of the City however, we have to maintain certain standards in doing that. This is going to take more planning and looking at before he can support it. It is not personal but it is consistent with how we have done in situations in the past. If we take him in, he will be the only one in the City, the houses will not be part of the City but we still take them into consideration. He would rather it not be pushed to a vote for tonight. City Attorney Frank Maloney said the Mayor should ask for a motion to lay the bill on the table. Mayor Dopson said he wanted more discussion before doing that. Mr. Jimmy Wingate said he lives in Macclenny II and he understood that if the property is rezoned, it would be heavy commercial. Mr. Yarborough said it would be Industrial Warehouse not commercial. Mr. Wingate asked if the commercial could include a mobile home park or apartment complex. He asked why that spot. Mr. Burnham said the access to the interstate. If his company went north, they would have to deal with traffic, school zones and stuff like that. This makes for quick access and it is available. Mr. Wingate said he works for the Jacksonville Building & Zoning Department and he did not know of any place in Jacksonville with an industrial warehouse in a residential area. Mr. Burnham said he thought that with the access to the interstate it should be commercial. Mr. Wingate disagreed. Mr. Yarborough said farther down 121 there were commercial IW areas. Mr. Wingate said he thought the cost was different for properties that front 121

but he thought there would be a better place to put this. Mr. Burnham said cost was a factor. It is available and the family wanted to sell it. It is good access for us. He pointed on the map where they would fence off the property and put the buffers. Discussion followed regarding the property and access. Mr. Maloney pointed out the allowances for IW zoning. Mr. Wingate said he was concerned about an industrial warehouse to be in his neighborhood. His other concern was once it is rezoned for IW, ten years down the road it sells and they want to turn it into something different right in the middle of the subdivision. Mayor Dopson said that was the advantage of having a PUD. Mr. Maloney said that was not a permitted use anyway. Mr. Yarborough explained the benefits of having a PUD to spell out what they can have. Mr. Meadows said he was curious that since we have two exits going into the City of Macclenny, at 121, it carries a heavy traffic load. There are restaurants on most corners. Is this what the City of Macclenny wants? Is this the type of operation on the other corner the City wants? It doesn't seem like it fits. Is this community planning for this area? That is a consideration. Mayor Dopson said if the City wanted to be selfish, we would just take him in because he would then be in the City of Macclenny on City services and paying taxes. The rest of that area is outside the City. If we were being selfish, we wouldn't be here discussing. He has a problem with putting the industrial next to residential. We need to have a meeting with the groups and have them discuss it. It should not be pushed to a decision tonight. Mr. Meadows said from a planning stand point, does the type of business proposed fit the situation. Mayor Dopson said they always consider that. Mr. Wingate said the equipment that Mr. Burnham was bringing in was huge roadwork type of equipment. That stuff is noisy. Even though the working hours are 8-5, there are neighbors right across the street and he did not know how much noise would be created. Mr. Burnham said he was right that they would be loading equipment at 6:00 in the morning. Mr. Burnham said there would be some noise. Starting it, moving it and turning it off. They will not be running equipment for long periods of time at that site. Mayor Dopson said he felt we had discussed it enough. He asked the Commissioners to table this first reading. We will have the City Manager along with whoever he chooses to set up a meeting with anyone that wants to be involved to see if we can work out something that is acceptable to both sides. It is not ordinary to put industrial next to residential. This will be a first. City Manager Rhoden asked for anyone who wanted to be part of the process to leave their contact information with us tonight so we can set something up. We can put it on the agenda for the next meeting. Mr. Kirk Gravelle said he wanted to prioritize for time what was the biggest concern of items that need to be fixed. Ms. Julie Wingate said there are a lot of kids in the area at the start of the subdivision. Mr. Yarborough clarified on the map where she was talking about was located. Mr. Yarborough said they would not be coming in that direction. Ms. Wingate said there were kids that rode their bikes on the dirt roads. She was concerned about the appearance for the subdivision. Mr. Burnham said he was concerned about the appearance as well. He would not be opposed to the landscaping and he would only utilize the dirt road not the main subdivision road. Discussion followed regarding the buffer. Mayor Dopson said he wanted these types of issues to be worked through at the workshop. We are not going to be able to resolve this tonight. Mr. Gravelle asked what the majority of the issues were. Discussion followed. Mr. Gravelle said he had identified the top problems of appearance, safety, noise pollution and dust. How much of this could be solved by landscaping? Mayor Dopson said this would all be part of the discussion for the workshop. Mr. Meadows asked what Mr. Gravelles' role was in this. Mr. Gravelle said he was running for City Council. Mayor Dopson said it has been tabled for now and he appreciated all the people being here and the council does care. Following the community meeting, we will make the very best decision we can make whatever that may be.

Mayor Dopson recognized Assistant City Manager Roger Yarborough to discuss permitting in the building department. Mr. Yarborough said he had given out a report that showed the number of permits given out since January. He went over the various projects that had been going on within the City on the report. Mayor Dopson asked about the project going on upstairs above the Standard. They are remodeling an old building but if there are public businesses up there, would it require an elevator under the ADA (American with Disabilities Act). Mr. Yarborough said under certain things it would but they have not hashed all that out. He went over the status of all the subdivisions and new projects being started. He announced that on July 23rd we would have a special meeting with several developers and builders. Anyone can come. The board is invited. He wanted to go over the impact fees collected in the City. City Manager Rhoden said we need to be careful about the meeting. It is not advertised. We kept getting comments on the impact fees and maybe should we drop them. Other municipalities have dropped them. We wanted to be open minded. We may not drop them. We can finance or defer them. He has asked Ed Barber to mediate the meeting. We have contacted our local developers and land owners. We have to be careful if the Board members come since this is not an advertised meeting. Sunshine may come into play. If more than one council member wants to come, we may have to look at that. Mayor Dopson said he would not attend. This was a discussion and they are going to have to show good cause to do away with impact fees. Mr. Yarborough said he had been contacted and questioned about the impact fees being \$12-13,000 and they are not. He wanted to bring the Council up to par to show the actual fees. Mayor Dopson said there are ways to deal with that instead of them having to pay the impact fees upfront. If someone builds an apartment complex, as the apartments are rented, the impact fees are expected. To pay it all up front is prohibitive sometimes. We are willing to work with them. The whole purpose of the impact fees was for the

developer to help with a cost the City was having to foot. That is not fair for that to be the case. Mr. Yarborough went over the permit form and pointed out the water and irrigation meter fees, the water and sewer line capacity fees. It comes to \$6,441.80 for a home. If you build out in the county with a septic tank it was \$7-9,000. We are still a little low on that. The only thing the City gets out of a new construction is the \$3,532.75. The Baker County school system gets \$2160. The total for an \$80,000 house is \$12,764.55 but if you subtract \$7-9,000 for a septic tank and subtract the \$2160 it is getting closer to \$3,000. He showed the breakdown of the impact fee. Transportation gets \$1059.83 for roads, law enforcement is \$812.53 for purchase of uniforms and new cars and things, fire services \$1342.45 for new buildings and fire stations, recreation is \$247.29, and administration is \$70.65. He said you can see where the impact fees where. It can be spent and it is very stringent of how you can spend it. He wanted the Board to know the true impact fee cost. The \$12-13,000 number is the cost of building a home. If you take out the \$2160 for the school and the \$8-9,000 from a well and septic tank you can see the true price is low. By living in the City, we have generators to keep water during storms and we also have a better fire rating. Our fire rating is 3 and in the county it is 9. You save on your home owners insurance. There are lots of advantages to living in the City. Mayor Dopson asked when we put in an irrigation meter, he wanted us to be involved in what irrigation meter the customer needs. There are very few sprinkler systems that don't start out with a minimum of a ¾ line. If we put in a ½ inch meter their system won't work. He said we hold some responsibility in that. We need to understand what kind of system is being put in. We need to know what kind of pipes go to each of the lines. We can advise and should not assume the person is going to advise us. We need to make sure that the irrigation meter we put in will work with the system they are planning to irrigate with. Mr. Yarborough said that was why we only have ¾ inch meters. We don't use the smaller ones anymore. We try to let them know that \$350.40 an irrigation meter costs is a great investment. If they are paying the sewer prices on watering the lawn it will eat it up fast. Mayor Dopson said we may even look at cutting the cost of the 1 inch meter. If 1 inch lines are running out of that ¾ meter, we are not accomplishing what we need to. Even if we cut the price in the 1 inch meters, it doesn't take long to reach that third tier in charges. Mr. Yarborough said 1 inch meters cost \$499.20 and many of the developers are required them to put two in for the simple reason that they have to run irrigation to keep the new grass alive. Mayor Dopson said even if we are requiring them to put in two meters let's make sure they are getting the right meter. There were no other questions from the Board or the audience.

Mayor Dopson recognized Melissa Thompson to discuss TRIM. Ms. Thompson said every year around July we discuss what the Council would like us to set the tentative millage rate. We have to let the tax authority know by August 4th what the highest millage rate we would set. Currently we have a 3.6 millage rate. She explained the prior year gross taxable value is the \$ 211,712,868.00 figure they see. We budget 95% of that number. Our current year gross taxable value has gone up about \$297,000. If we stay at the same millage rate, we will generate around \$712,000. We have had a decline. She believes in 2011 we lost \$5 million. We had a big drop. This is the first year it has come back a little bit. At this time, we are not making a decision. We need to tell the residents the most we could go to. We can go down but cannot go up. Everything is advertised. Last year, we used a 3.8 for our tentative but we budgeted and planned for the 3.6. We are already working on the budget and using the 3.6. It is going to be extremely tight to have a contingency that will please the board at 3.6. She would not make a recommendation of what we start with. TRIM used to give you 1 rollback rate. This year they gave us 3.6541 as the rollback rate. Then we had to fill out a form. After the forms, they give us an adjusted roll back rate of 4.3119. All of the advertisements for the taxpayers will say the City will go up will be based on the 3.6541 rate. At this point, it is up to the council to tell us what you want us to tell the people the most we would go to. It can be one of these rates or any rate in between. The forms they provided us with will allow us to go up to a 4.8233 with a 2/3 vote of the council. We can go up with a majority vote to 4.3848. We have not increased the millage in a long time. We are seeing major increases in retirement and in insurance. We have not gotten figures for insurance, we are looking and we have been working on budget since April or May. It will be rough this year. Mayor Dopson said he did not think we have gone up on the millage rate in the last 34 years since he has been on the council. When he got on the council, it was at 10 mills and then we dropped it to less than 5 and we finally got it down to the 3.6. The state revenue sharing was drawn up so that we used to receive quite a bit of state revenue sharing. The counties were guaranteed a 10% increase each year. As the counties portion got bigger, ours got smaller and it has almost disappeared. At that time, we were informed by state officials if we dropped below what we were at the time the state figured it, we didn't need their money. We stayed at the 3.6 and have been there for 20+ years. Ms. Thompson said over the last 5-6 years they have regulated how much you can go up. Our revenues are going down each year. Even if we keep the same millage rate, the taxable gross income drops so the revenue doesn't stay the same. This is the first year we are seeing it coming back a tiny bit. We lost money last year and prior years as well. We are having a hard time making up with increases in retirement and benefits that we have no control over. Whatever we set it at; we are going to work the budget on 3.6 unless the Council tells us different. Mayor Dopson said he wanted to see that. He did not have a problem initially setting it higher to provide a cushion. We can always come down to the 3.6 which is what we strive to do. It would take an emergency situation to rise above that. We can always go down but can't go up if we start 3.6. City Manager Rhoden said he would love to ask for

the 3.8 to start but he was going to ask for the 4.1 as a worst case scenario since we already know we are facing a \$100,000 increase at a minimum on retirement and insurance and we don't have our insurance increase yet. If it is greater than a 15% increase, we are going to be jeopardized there. We are already telling our departments, in the department budget workshops, that we are cutting now to live within our budget to have some carry over and have a contingency. Based on the preliminary numbers, we are going to be a fraction of where we were last year. He is not comfortable with that. We are making additional cuts but it may come back to this board. We handle some charitable organizations that we supplement and it is a tough year. The \$212 number is not a reflective number. There were a couple of high dollar commercial accounts that came on line that reflects that. The reduction is still continuing on in ad valorem taxes if we didn't have some of those big new growth items, we would be worse off than we are now. The trend is continuing on the taxable value. We are asking to approve the 4.1 and we are going to strive to use the 3.6. If insurance comes in worse than the 15%, we may need some of this. Mayor Dopson said it was going to come in worse than the projections. He hasn't found anyone who was getting much less than a 50% increase. Insurance companies are raising 50-100% to try and have enough money to insure those people who are not insurable. Mr. Rhoden said we were asking our insurance carrier to change our date so we can be proactive instead of reactive in budget planning. Not having our rate when other public entities have theirs is not good. We have to have a number to work with. We are guessing and we don't like that. He is recommending the 4.1. Commissioner Bennett said he agreed with the City Manager that the 4.1 is a good place to start. Commissioner Bryant said he agreed with the Mayor. Since he worked in the insurance field, the worst case scenario is the best place for planning. Kirk Gravelle said as the local chairman of the Republican Party, he had a conversation with someone regarding how unpalatable it would be to increase the ad valorem. From a financial planning perspective, he said plan for the worst but from the political side there may be a lot of blow back. He felt we need to communicate to the residents that the City is trying to living with in their means but the reason for the increase would be from the insurance increases. He felt the City needs to over communicate that we are not living outside of our means like the County. If we need to do this for worst case scenario, we need to communicate. We have cut within the City but the increase in insurance is what is killing us. Mayor Dopson said we go through this every year. So far we have been lucky to stay with the 3.6. No one on the Board wants to think about an increase. We are only talking about the 4.1 now because we can come down but can't go back up. We are fast approaching a situation where we will probably look at cutting services. He thinks we have done an excellent job in the City to provide service without going up on millage. Basically using user fees instead of homestead exemption but property values continue to go down, even though the housing market is making a comeback. No one on the Board really intends to vote for a 4.1 tax millage rate. We will look at cutting services before doing that. Commissioner Bennett made a motion to use the 4.1 for the millage rate. Commissioner Johnson seconded the motion. Voting was unanimous. Motion carried. Mayor Dopson emphasized that the 4.1 was a starting point and we are going to try and stay with the 3.6. Mr. Gravelle referenced a recent mailing from Old Castle and thought it was a good idea to send out a letter to all City residents explaining the 4.1 instead of the 3.6. Mayor Dopson said that wasn't necessary. We go through this each year and we would only do that if we had to go up. Our intention is to come in at 3.6. City Manager Rhoden said this was the only day we could buy the insurance policy but he felt we would come in at 3.6. Ms. Thompson said it will go out to every property owner in the City. They get it every year. It says proposed tax. It says what the schools and County and what we are proposing and lists the meetings open for discussion.

In emergency business Mayor Dopson recognized Assistant City Manager Roger Yarborough. Mr. Yarborough said last week one of the Zoning Board members, Bill Lisenby, resigned and they had been trying to find a replacement. Today at 4:30, Mr. Robinson said he would serve. He was asking for approval from the Board tonight. Commissioner Bennett made a motion to appoint Alex Robinson to the Zoning Board. Commissioner Johnson seconded the motion. Voting was unanimous. Motion carried.

In other business was approval of the Minutes from the regular city council meeting on June 11, 2013. Commissioner Bennett made a motion and was seconded by Commissioner Johnson to approve the minutes. Voting was unanimous. Motion carried.

In other business was the review of the bills for June. Motion to approve the June bills was made by Commissioner Bennett and was seconded by Commissioner Johnson. Voting was unanimous. Motion carried.

Mayor Dopson opened the floor for discussion and comments. Commissioner Bennett said for everyone to take the opportunity to see Commissioner Johns if you have a chance. You will be blessed and he is happy to have the visitors. He is doing better.

City Manager Rhoden said he and Mr. Walker had been to see Commissioner Johns when the Supervisor of Elections was going to call Mr. Johns to let him know that he did not have an opponent in the next election. Commissioner Johns was thrilled. He knows Commissioner Johns is such an

advocate for the working individuals of our community. He also said that we had a loss of power on our water plant on Ohio Street. We had a lightening strike. We got FPL there but it was an underground service issue. Our generator did not fail but it did not pick up our pumps. We made it through the night. We had Zabbett come out and identify the problem. It was a minor electrical issue that for many reasons should have been caught on their part but it was fixed. It did show we are at risk and we are looking at alternatives to get that fixed. We will bring some alternatives to the Board if the facility fails. It put us at risk. The other facilities are working fine. Mayor Dopson said he thought we are paying an annual fee. Mr. Rhoden said the testing worked fine but the load bank test is not equivalent when both of our pumps would try to come on it. It would lug the system down and couldn't function. The high leg was not connected in the right place in the power supply in the transfer switch. It did let us know that we need to be prepared if that facility went completely down. We have some inadequacies and we will have a plan. Mayor Dopson said he wanted to know why these issues weren't picked up on the annual inspections since we have a contract. Mr. Rhoden said that will be addressed with Zabbett. He thinks they have found the problem and the simple test they are doing is not adequate. We can test it ourselves now. We are going to look at the maintenance contract to see if it is serving the full purpose. He gave out a table of organization as a point of clarification. Gerald Dopson didn't need a structure but he does and he has cleared some paths on who reports to whom. There is a little difference in the financial area. This is how they will structurally report. Finance will report directly to City Manager. He feels like we live and breathe by the budget and he doesn't want a watered down version from anyone. Staff responded well. In new roles, Mike Walker is now over code enforcement and building. Janice Clark will be over the guys who read the meters. They will report to her. He went on to say fireworks on 4th of July were a great night. The Fire Department did a great job. Darryl Register at the Chamber of Commerce and Roger Yarborough did a wonderful job. He estimated about 12-1500 people came through.

Roger Yarborough reminded everyone the movie in the park will be July 26th. He wanted to invite everyone there. We will have vendors there as well.

Mr. Mike Walker said we will have our surplus auction on July 20th. The Council on Aging has been contacted and they have shown some interest with the 97 van. They haven't decided yet. We are advertising. The County is bringing 5 surplus vehicles as well. Most all will be salvage. We have invited the salvage people. Mayor Dopson asked if there was a blazer in pretty good shape. Mr. Walker said yes, a red one with 115,000 miles on it. Mayor Dopson asked if we could set it out front for \$2500 instead of getting \$300 for it at the auction. We may surprise ourselves.

Mr. Kirk Gravelle said the governor has asked for 5 names a week and he has put in Commissioner Johns name for a call from the governor to show his appreciation for his service.

Commissioner Bennett asked that the grass be cut across the street from his house. It has been about waist high. He asked if Mr. Walker or Mr. Yarborough would take care of that.

Mayor Dopson asked the status of mosquito spraying. Mr. Yarborough said we have not received any complaints yet and we have done a little bit. Mr. Rhoden said if anyone is having a problem, they can all us and we will take care of that.

With no further comments from the audience, Mayor Dopson adjourned the regular meeting.


MAYOR GARY DOPSON

ATTEST: 
CITY MANAGER/ CLERK Phil Rhoden

