

MINUTES
REGULAR MEETING OF THE VALDOSTA CITY COUNCIL
5:30 P.M., THURSDAY, JUNE 7, 2018
COUNCIL CHAMBERS, CITY HALL

OPENING CEREMONIES

Mayor John Gayle called the regular meeting of the Valdosta City Council to order at 5:30 p.m. Council members present were: Joseph “Sonny” Vickers, Tim Carroll, Ben Norton, Eric Howard, and Vivian Miller-Cody. Councilwoman Sandra Tooley and Councilman Andy Gibbs were absent. The invocation was given by Stephen Johnson, Freedom Outpost, followed by the Pledge of Allegiance to the American Flag.

AWARDS AND PRESENTATIONS

EMPLOYEE OF THE MONTH AWARD

Consideration of the June, 2018 Employee of the Month Award (Terrial Small, Utilities Department).

Darryl Muse, Utilities Director, stated that Terrial Small began his employment with the City of Valdosta in December of 2007 and presently holds the position of Crewleader in the Utilities Department. Terrial is responsible for supervising and participating in the work of assigned crews engaged in the maintenance and repairs of the water distribution and sewer collection systems. He also investigates and recommends corrective actions to resolve complaints, ensuring compliance with work safety principles and rules as well as provide information to the public. Early this year, Terrial was overseeing the Utilities Department standby personnel when the City experienced an unusual winter storm with record-breaking low temperatures. The City received nearly ten large diameter water main breaks over that week occurring after normal work hours and at night. Terrial rose to the occasion and skillfully guided his team through each repair with no interruptions in water service. More recently, Terrial took on the duties of the Distribution Supervisor. He took charge of all distribution service calls and made sure each task was assigned, completed, and correctly documented. During that week, Terrial received a raving review from Mike Melting with Habitat for Humanity who personally called the Utilities Director to express his gratitude for Terrial’s splendid work on a repair important to his organization. Terrial always takes the initiative to step up and take charge when needed while demonstrating expert decision-making and leadership qualities. It is for these reasons and many others that the Employee Relations Committee nominated Terrial Small as Employee of the Month.

APPROVAL OF MINUTES

The minutes of the May 24, 2018 Regular Meeting were approved by unanimous consent (5-0) of the Council.

PUBLIC HEARINGS

ORDINANCE NO. 2018-11, AN ORDINANCE TO REZONE TWO PARCELS FOR A SMALL MOTEL LODGING FACILITY IN A DOWNTOWN-COMMERCIAL (C-D) ZONING DISTRICT

Consideration of an Ordinance for a Conditional Use Permit for a small motel lodging facility in a Downtown-Commercial (C-D) Zoning District as requested by J. Michael Orenduff (File No. CU-2018-04). The property consists of 0.05 acres and is located at 102 North Patterson Street and Bennie's Alley. The Greater Lowndes Planning Commission reviewed the request at their May 29, 2018 Regular Meeting and recommended approval with three conditions (6-0-1 Vote).

Matt Martin, Planning & Zoning Administrator, stated that Mr. & Mrs. J. Michael Orenduff are requesting a Conditional Use Permit (CUP) for a small Motel lodging facility in a Downtown-Commercial (C-D) Zoning District. The property consists of 0.05 acres located in Downtown Valdosta at 120 North Patterson Street. This is at the NW corner of North Patterson Street and Bennie’s Alley. The property contains an existing two story building (3,182 square feet total) that consists of a small café and bookstore (called “The Book & Table”) on the 1st floor, as well as the applicant’s private residence on the 2nd floor. The applicant is proposing to rent out three small

bedrooms on the first floor for temporary lodging of transient (motel) guests only. The first floor of the building totals 1,872 square feet and the lodging area (bedrooms, bathrooms, closets, and hallway) will only comprise about 600 square feet. The 2nd floor totals 1,310 square feet and will remain as the applicant's private residence. In addition to the CUP approval, the applicants are also seeking Variance approval from some of the supplemental standards for Motels (File No. APP-2018-04), and these will be considered by the Zoning Board of Appeals (ZBOA) on June 5, 2018. The property is located within a Downtown Activity Center (DAC) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within Valdosta's local Historic District as well as the "Downtown Commercial" National Register Historic District. Hotels are a permitted use in C-D Zoning while motels and bed and breakfast inns require CUP approval. Because of its small size and commercial location, the applicant's proposed use is classified as a "motel." However, in this case it is unusual in the fact that it is only three lodging rooms and is part of an already existing commercial establishment (bookstore & café). If it were physically part of the upstairs residence (and sharing the 2nd floor), or located within a residential zone, it would be classified as a Bed & Breakfast Inn - which would also be eligible for CUP approval in C-D zoning. The property is part of the well-established Historic Downtown area that is dominated by a mixture of uses ranging from all forms of offices and retail sales/services, to multi-family residential uses (mainly in the upper floors), to many forms of institutional uses. Immediately surrounding and across the street from the subject property are a fitness center, radio station, retail shops, professional offices, and upper floor residences. There is a large public parking lot immediately to west (Toombs Street lot) as well as public parking spaces along North Patterson Street. In terms of compatibility with a mixed-use environment such as Downtown, a small lodging facility should be considered acceptable as long as there are no negative impacts to surrounding properties. With only three lodging rooms being made available, the parking and traffic demand of this facility would be negligible and would not likely be even noticed outside of the existing use of the 1st floor as a small bookstore and café. Staff is generally supportive of this proposal, but because of the unusual circumstances and this being the first of this kind of use in Downtown, Staff believes it should be considered a trial-run scenario with appropriate conditions of approval. Staff found the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council subject to the following conditions: (1) Approval shall be granted in the name of the applicant only for a motel facility in C-D Zoning for temporary lodging of transient guests for periods not to exceed two days per stay. (2) The facility shall be limited to no more than three lodging rooms, with a maximum total of four guests, and the use shall operate under its own Business License. Updated floor plans for the entire building shall be submitted and approved by the City Building Official and Fire Marshal. (3) Conditional Use approval shall expire after one year from the date of approval if no request for a separate Business License has been submitted by that date. The Planning Commission reviewed this at their May 29, 2018 meeting, found it consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommended approval, subject to the following conditions (6-0-1 vote): (1) Approval shall be granted in the name of the applicant only for a motel facility in C-D zoning for temporary lodging of transient guests for periods not to exceed seven days per stay. (2) The facility shall be limited to no more than three lodging rooms, with a maximum of no more than two adults per room (not including their children), and the use shall operate under its own Business License. Updated floor plans for the entire building shall be submitted and approved by the City Building Official and Fire Marshal. (3) Conditional Use approval shall expire after one year from the date of approval if no request for a separate Business License has been submitted by that date.

Michael Orenduff, 120 North Patterson Street, spoke in favor of the request. Mr. Orenduff stated that 15 years ago he and his wife were teaching college in Bermuda and getting ready to retire. He wanted to retire and write books and his wife wanted to teach a little longer. She applied all over the United States and received a job offer from Valdosta State University. They liked it so much that they stayed here and they wanted to become part of the Downtown area. They think that having the Air B & B rooms will be a great part of the Downtown revitalization. Matt Martin and his Staff have worked very hard to guide them through the various guidelines that they were not familiar with and made the process much easier than it would have been otherwise. Councilwoman Miller-Cody inquired as to the name of his business. Mr. Orenduff stated that it is called "The Book and Table."

Roy Taylor, 2209 Bridlewood Drive, spoke in favor of the request. Mr. Taylor stated that he liked the color that they had painted the outside of the building because it brightens Valdosta.

No one spoke in opposition to the request.

A **MOTION** by Councilman Norton, seconded by Councilwoman Miller-Cody, was adopted (5-0) to enact Ordinance No. 2018-11, an Ordinance for a Conditional Use Permit for a small motel lodging facility in a Downtown-Commercial (C-D) Zoning District as requested by J. Michael Orenduff, the complete text of which will be found in Ordinance Book XIV.

BIDS, CONTRACTS, AGREEMENTS, AND EXPENDITURES

Mayor Gayle stated that if there was no objection from Council, Agenda Items 5(a) through 5(g) would be considered under a Consent Agenda. There were no objections from Council.

Greg Brown, Purchasing Agenda presented the following Agenda Items: (1) Item 5(a) Consideration of bids for janitorial supplies for the City of Valdosta (Bid No. 34-17-18) - the low bid was submitted by Piedmont National in the amount of \$25,358.83, (2) Item 5(b) Consideration of bids for stormwater pond and canal maintenance for the City of Valdosta (Bid No. 33-17-18) - the low bid was submitted Ultimate Underground in the amount of \$117,845, and (3) Item 5(c) Consideration of bids for hand tools for the City of Valdosta (Bid No. 35-17-18) - the low bid was submitted by Whitehead/Miller Hardware in the amount of \$18,421.12, (4) Item 5(d) Consideration of bids for gasoline and diesel fuel for the automotive and equipment fleet for the City of Valdosta (Bid No. 36-17-18) - the low bid was submitted by Mansfield Oil in the amount of \$.0367, (5) Item 5(e) Consideration of bids for oils and lubricants for the automotive and equipment fleet for the City of Valdosta (Bid No. 37-17-18) - the low bid was submitted by Langdale Fuel in the amount of \$40,628, (6) Item 5(f) Consideration of bids for air, fuel, oil, and other necessary filters for the automotive and equipment fleet for the City of Valdosta (Bid No. 38-17-18) - the low bid was submitted by The Parts Warehouse in the amount of \$12,874.37, (7) Item 5(g) - Consideration of bids for 20, 30, and 40 yard roll off containers for the Public Works Department (Bid No. 40-17-18) - the low bid was submitted by Lewis Steel in the amount of \$3,795 for 20 yard, \$4,195 for 30 yard, and \$4,895 for 40 yard. Councilman Vickers inquired as to how the other ponds and canals would be addressed. Mark Barber, City Manager, stated that the ones that are not selected as part of this third party contract would be done in-house.

A **MOTION** by Councilman Carroll, seconded by Councilman Vickers, was unanimously adopted (5-0) to follow the recommendations as presented and approve the low bids under a Consent Agenda for Agenda Items 5(a) through 5(g).

Consideration of bids for the purchase of a Roll Off Truck for the Public Works Department.

Richard Hardy, Public Works Director, stated that the Roll Off Division of the Public Works Department needs to replace an existing truck with loader due to age. This truck is used to service our commercial sanitation customers. This is a Council approved item for the funding source. Sealed bids were received on May 22, 2018 with the low bid meeting spec submitted by Performance Peterbuilt in the amount of \$156,868. Richard Hardy, Public Works Director, recommended that Council approve the low bid meeting spec submitted by Performance Peterbuilt in the amount of \$156,868 and allow the Public Works Department to proceed with the purchase of a Roll Off Truck. Councilman Vickers inquired as to whether they were going to trade in the old Roll Off Truck. Richard Hardy stated that they would auction it off on GovDeals. Mark Barber, City Manager, stated that as part of the motion he would like to add that the Finance Director would be allowed to seek financing for this purchase.

A **MOTION** by Councilwoman Miller-Cody, seconded by Councilman Howard, was unanimously adopted (5-0) to approve the low bid meeting spec submitted by Performance Peterbuilt in the amount of \$156,868, allow the Public Works Department to proceed with the purchase of a Roll Off Truck, and allow the Finance Director to seek financing for this purchase.

Consideration of bids for the purchase of a Trash Dump Truck with a Loader for the Public Works Department.

Richard Hardy, Public Works Director, stated that the Sanitation Division of the Public Works Department is adding this vehicle to its fleet. This is a truck with a claw mounted on a boom with a dump trash body and is used for picking up debris. This is a Council approved item for the funding source. Sealed bids were received on

May 22, 2018 with the low bid meeting spec submitted by Performance Peterbuilt in the amount of \$149,964. Richard Hardy, Public Works Director, recommended that Council approve the low bid meeting spec submitted by Performance Peterbuilt in the amount of \$149,964, allow the Public Works Department to proceed with the purchase a Trash Dump Truck with a Loader, and allow the Finance Director to seek financing for this purchase.

A MOTION by Councilman Carroll, seconded by Councilman Norton, was unanimously adopted (5-0) to approve the low bid meeting spec submitted by Performance Peterbuilt in the amount of \$149,964, allow the Public Works Department to proceed with the purchase of a Trash Dump Truck with a Loader, and allow the Finance Director to seek financing for this purchase.

Consideration of bids for the purchase of an Emergency Standby Diesel Sewer Pump for the Utilities Department.

Darryl Muse, Utilities Director, stated that the City currently has 34 Sewer Lift Stations in operation. These stations rely on a consistent electric power source to function as designed and prevent sewer overflows. While we have a very reliable electric grid to provide this power consistently, there are times when we do encounter power outages usually as a result of storms causing trees to fall on power lines. To ensure that we have the capability to operate every lift station should it encounter either a short or long term power outage, the Utilities Department developed a scope of work to purchase emergency standby generators, as well as emergency standby diesel pumps to meet the electrical and mechanical needs of any lift station should one or more of these stations be affected by a power outage or equipment failure. Competitive bids were received by the City of Valdosta on May 22, 2018. The bidders were Thompson Pump in the amount of \$52,162.25, Primax USA in the amount of \$45,584.00, and Xylem Water Technology in the amount of \$42,102.27. Action Item 4.b. in the Environmental Protection Division (EPD) Consent Order requires the purchase of emergency standby equipment. This purchase was approved by City Council in the FY 2018 budget, and additionally, protects the Utilities infrastructure against storms and equipment malfunctions. Darryl Muse, Utilities Director, recommended that Council approve the low bid submitted by Xylem Water Technologies in the amount of \$42,102.27 and allow the Utilities Department to proceed with the purchase of an Emergency Standby Diesel Sewer Pump.

A MOTION by Councilman Norton, seconded by Councilwoman Miller-Cody, was unanimously adopted (5-0) to approve the low bid submitted by Xylem Water Technologies in the amount of \$42,102.27 and allow the Utilities Department to proceed with the purchase of an Emergency Standby Diesel Sewer Pump.

Consideration of a request to approve a Change Order with RPI Underground, Inc. for water and sewer extension to additional annexed island parcels.

Darryl Muse, Utilities Director, stated that the City Ordinance for annexation and subsequent Court documents state that the City will install and pay for water and sewer mains to serve all properties in annexed islands by December 31, 2018. RPI Underground, Inc. was awarded a contract to provide water and sewer infrastructure to 15 annexed islands in August 2017. These islands complete the design and construction of the services that has occurred over ten years. The 15 annexed islands were grouped into eight (8) Projects so that annexed islands that were close to each other could be grouped together. The Project was awarded as a lump sum Design-Build Project. Under a design-build scenario, the licensed Design Engineer works under a licensed Contractor (Builder) for the design and construction of all sanitary sewer mains, sanitary sewer manholes, sanitary sewer services, water mains, water services, and other related works installed in the Project. Funding for the Annexed Island Projects is provided through a Georgia Environmental Finance Authority (GEFA) loan. RPI Underground, Inc. was awarded the project in the amount of \$3,717,444.50 plus a 10% contingency and easement cost. In addition, Staff estimated a total of \$500,000 to construct any services to parcels that may have been overlooked in the ten year effort. On May 8, 2018 a joint effort of the Customer Service, Utilities and Engineering Departments resulted in 37 additional parcels which require water and/or sewer services. RPI Underground, Inc. was given the list of parcels and asked to provide a cost for the additional work. On May 29, 2018, a cost of \$304,400 was submitted RPI Underground, Inc. and is within the 10% contingency total of \$371,744.45. Darryl Muse, Utilities Director, recommended that Council approve the Change Order from RPI Underground, Inc. in the amount of \$304,400.00 for extension of water and sewer services to the additional 37 parcels. Councilman Howard inquired as to whether the City paid for the 37 homes that the previous contractor did or if we were going to get

reimbursed before to go out and pay this company. Mark Barber, City Manager, stated that they did look at that and it was not just one contractor. There have been several contractors throughout this entire process over the last ten years. We do feel certain that some of the ones that were looked were not charged for that piece that did not get installed there. Darryl Muse stated that some of that information was not available in the GIS database.

A MOTION by Councilman Carroll, seconded by Councilman Norton, was unanimously adopted (5-0) to approve the Change Order from RPI Underground, Inc. in the amount of \$304,400 for extension of water and sewer services to the additional 37 parcels.

Consideration of a contract for the City of Valdosta's external independent auditor.

Chuck Dinkins, Finance Director, stated that one of the responsibilities of the Finance Department is to conduct a competitive process for the selection of the City's external independent auditor. The last procurement process was conducted in 2014. It is a recommended practice that governmental entities enter into multi-year agreements with such firms with a competitive selection process or simply a rotation of audit firms every three to five years. We believe that the competitive selection process is better suited for the City of Valdosta. The Purchasing Department disseminated requests for proposals via U.S. mail and posted the request on the City's website. Three firms submitted proposals. The proposals were reviewed by the Mayor, the City Manager, and the Finance Director. Properly performed audits play a vital role in the public sector by helping to preserve the integrity of the public finance functions and by maintaining citizen's confidence in their elected leaders, and to this point, due diligence was exercised in the final selection of the City of Valdosta's external auditor. Chuck Dinkins, Finance Director, recommended that Council approve the recommendation of the Committee and award the external audit contract to Henderson and Godbee, LLC for a term of three years beginning in 2018.

A MOTION by Councilman Vickers, seconded by Councilman Howard, was unanimously adopted (5-0) to approve the recommendation of the Committee and award the contract for the City of Valdosta's external independent auditor to Henderson and Godbee, LLC for a term of three years beginning in 2018.

Consideration of an Agreement for governmental affairs representation for the City of Valdosta.

Mark Barber, City Manager, stated that Government Solutions, LLC serves as a governmental affairs consultant and provides representation for municipalities and counties in the State of Georgia. The overall scope of their work is to collaborate in the development of governmental affairs strategies for the State of Georgia and for the Georgia Congressional Delegation. The Staff of Government Solutions, LLC consists of the following: Terry Mathews, a founding partner of Mathews & Maxwell, Inc. and a long-time senior advisor to former U. S. Senator Sam Nunn, Scott Maxwell, a founding partner of Mathews & Maxwell, Inc. and who has successfully represented major companies and associations at the State Legislature, and Terry L. Coleman, Speaker Emeritus of the Georgia House of Representatives and who retired after 34 years of service. Government Solutions, LLC has long established relationships with key legislative and executive leadership and they will work with the City of Valdosta to implement a public policy agenda and communicate directly with members of the General Assembly, Governor Nathan Deal and Staff, Lt. Government Casey Cagle and Staff, various state agencies and others as appropriate to advocate for policies that best serve the City of Valdosta. Government Solutions will develop a well-planned strategy to educate and influence the opinions of government leaders. The City Council approved an Agreement with Government Solutions at the April 6, 2017 Council Meeting. The fee for services was \$4,000 per month, and the term of that Agreement will expire on June 30, 2018. The only change to the new Agreement is the Term of Services which will begin on July 1, 2018 and terminate on June 30, 2019. Also, either party can reserve the right to terminate the Agreement without cause by a 30-day notice. Mark Barber, City Manager, recommended that Council approve the Agreement with Government Solutions, LLC for governmental affairs representation for the City of Valdosta.

A MOTION by Councilman Howard, seconded by Councilwoman Miller-Cody, was unanimously adopted (5-0) to approve the Agreement with Government Solutions, LLC for governmental affairs representation for the City of Valdosta.

Roy Taylor, 2209 Bridlewood Drive, stated that that there is a person on Council who came to him a couple of years ago and said there were children in our community who could not afford to go to the swimming pool and asked if he would help. This proved to him that she loved children and we all should because they are God's blessing to us. Tonight he has a check that will pay for 50 of those children to go to the swimming pool again. No child should have to go through life without a swimming hole like he had when he was younger. Mr. Taylor presented a check to Councilwoman Miller-Cody and thanked the Mayor and Council for allowing him to live in this beautiful City.

Felicia Harrington, Executive Director of Lowndes Associated Ministries to People (LAMP) and the area's local homeless shelter. They serve single men, women, and families and are unique in that matter. She is concerned because they may have to close their doors. Ms. Harrington stated that they need some financial assistance to help them during the gap in their grant to cover some of their operational expenses. Their grant cycle runs from July 1 to June 30 so they have a few more weeks before the grant ends. When the grant begins July 1, 2018, they will not be able to pull down any of the reimbursement until October 1, 2018 so they are depending on local dollars to keep them afloat. They have already started to furlough some of their salaried employees to cut costs and they do not want to see 88 people go out on the streets. They are asking for Council's consideration in helping them fund their organization over the next few months. Mayor Gayle stated that they would get back with Ms. Harrington. Councilman Vickers inquired as to how much money they needed from July to October. Ms. Harrington stated that their operational cost is approximately \$60,000 per month and they understand that budgets are tight so they are willing to take anything at this time. Their payroll is approximately \$24,000, electricity is \$2,400, water is \$350, and they also provide food and transportation to doctor appointments and housing searches. It costs approximately \$500 per individual a month and they can house up to 65 individuals. Councilman Vickers inquired as to how many employees they have. Ms. Harrington stated that they have 15 employees. Mark Barber, City Manager, inquired as to whether she was talking about what they did for LAMP last year until the grant gets in. Ms. Harrington stated that was correct and it was just until the grant money comes in.

CITY MANAGER'S REPORT

Mark Barber, City Manager, stated that the Georgia Municipal Association's Annual Convention will be held in Savannah on June 22-25, 2018. Travel packets are being prepared for the Mayor and Council Members.

The building at the corner of Central Avenue and Lee Street is being demolished. It has been a slow process due to the rain but we anticipate it will be completed within the next couple of weeks.

The Lee Street Sidewalk Project has been completed. There is some temporary striping down to let the oils get out of the asphalt and then they will remobilize and put permanent road signage down. The plastic tubes that are sticking up are for temporary irrigation for the sod. When we placed the bid it was just for resurfacing one side of the road; however, we came in under budget so decided to make it look nicer and do both lanes.

There will be a Maddie Day Event on Saturday, June 9, 2018 from 11:00 a.m. to 1:00 p.m. at Freedom Park. Maddie is a 13 year old who is battling two types of terminal cancer. She had a wish list and some organizations in Valdosta got together to help meet some of her wishes.

The Valdosta-Lowndes County Parks and Recreation Authority held a Ribbon Cutting Ceremony on Wednesday, June 20, 2018 at Vallotton Park for some new playground equipment which doubles the capacity for the children to play on.

The 10th Annual People's Choice Photo Contest Opening Reception will be held at the Turner Center for the Arts on June 11, 2018 from 5:00 p.m. to 7:00 p.m. The voting will run through July 11, 2018.

We need to encourage citizens to sign up for the SeeClickFix app and Ashlyn Becton, Public Information Officer, and Marcus McConico, Metro 17 Coordinator, will be glad to assist with the setup.

The Budget Hearing will be held at 3:00 p.m. on June 13, 2018 in the Council Chambers. Dinner will be served at 5:00 p.m. and the Budget Hearing will resume at 5:30 p.m.

Councilman Carroll stated that he recently helped several of his constituents to sign up for SeeClickFix and they were marveled to see how efficiently it works.

Councilman Vickers inquired as to whether sidewalks from Vallotton Drive and Lee Street on out to Park Avenue were included in the new Budget. Mark Barber, City Manager, stated that was included in next year's Budget.

Councilwoman Miller-Cody stated that Representative Dexter Sharper's father passed away and the funeral will be on Saturday, June 9, 2018 at 1:00 p.m. at Crossing Jordan Baptist Church on Cypress Street. The viewing will be held on Friday, June 8, 2018 at Godfrey's Funeral Home.

ADJOURNMENT

Mayor Gayle entertained a motion for adjournment.

A MOTION by Councilman Vickers, seconded by Councilman Carroll, was unanimously adopted (5-0) to adjourn the June 7, 2018 Meeting of the Valdosta City Council at 6:22 p.m. to meet again in Regular Session on Thursday, June 21, 2018.

City Clerk, City of Valdosta

Mayor, City of Valdosta