

City of Mansfield

AGENDA

City Council Meeting
October 10, 2016 – 6:30 p.m.
Mansfield Community Center

- I. **Call to Order:** *Mayor Jefferson Riley*
- II. **Agenda Revisions and Approval**
- III. **Invocation:**
- IV. **Pledge of Allegiance:**
- V. **Mayor's Welcome and Comments:** *Mayor Jefferson Riley*
 - a. **ECG/MEAG Economic Development Bus Tour**
 - b. **Insurance Valuation Report of tangible Property Assets**
 - c. **Robert's Rules of Order**
 - i. **Proper Etiquette**
 - ii. **State your name and address**
- VI. **Citizen's Comments:**
- VII. **Newton County Sheriff's Office:** Mansfield Report
- VIII. **Approval of Minutes:**
 - a. **September 2016 Minutes – Council Meeting**
- IX. **New Business:**
 - a. **Ordinance to Change Fiscal Year to July 1/June 30 Calendar**
 - b. **McSwain Proposal for Creek Water Pump System**
 - c. **Vote to purchase of the sewer pump station property**
 - d. **Vote to Annex the pump station property**
 - e. **Vote to Annex the 16 acres of the Blackwell & Bruce property**
- X. **Adjournment:**

City of Mansfield

MINUTES

City Council Meeting Minutes
October 10, 2016 – 6:30 p.m.
Mansfield Community Center
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PRESENT: Jefferson Riley, Bryan Hale, Chris Fulmer, Perry Lunsford, Helen Robertson, Lisa Dunn

The honorable-mayor Jefferson Riley called the meeting to order promptly at 6:30 pm and asked the Council if there was a Motion to make any revisions to the agenda or to approve it. Councilwoman Lisa Dunn made the Motion and Councilwoman Helen Robertson gave the Second. Councilwoman Lisa Dunn asked about the Nonie Needham Nature Trail and the honorable-mayor Jefferson Riley answered that it was not on the agenda because the bid was too high. He then asked for the vote and all Council voted “aye”. The Agenda was passed as presented with no revisions.

At this time the honorable-mayor Jefferson Riley gave the invocation and asked everyone to join him in the pledge of allegiance. After he welcomed everyone he made the following comments; on Tuesday, October 18th the City will be visited by the Electric Cities of Georgia Economic Development Bus Tour. There will be individuals from all different state agencies, the GA Department of Economic Development, GA Department of Community Affairs, GA Department of Labor, Georgia Municipal Association, Electric Cities of Georgia and Municipal Electric Authority of Georgia (MEAG), as well as Serra Hall from Covington-Newton County Economic Development. The bus will come to City Hall and then visit the new Blackwell-Bruce Development site where Mr. Wayne Blackwell will explain their plans. The next comment the honorable-mayor Jefferson Riley made was regarding the City’s insurance valuation report of tangible property assets. He explained that the values have increased slightly, by approximately \$100,000, mostly due to the sewer treatment chlorination upgrade but this should not cause a significant increase in the premium. The last comment the honorable-mayor Jefferson Riley made was to ask everyone to use proper etiquette when addressing council and to state their name and address. He said it is nice to know who they are and where they live in the City.

Before the honorable-mayor Jefferson Riley opened the meeting up to Citizen’s Comments he reminded everyone that citizens have always had the opportunity to speak at all Council Meetings that he has ever attended, except for last month’s meeting. This was due mostly to the fact that there was going to be a Neighborhood Watch meeting following the September council meeting, he then asked for citizen’s comments.

Mrs. Connie Moore, residing at 161 Lloyd Rd, was the first to address the mayor and council with concerns of speeding on the newly surfaced Lloyd Road. She explained that her neighbor has 3 kids and she has 2 grandchildren and people go 55 mph past her house. She also expressed concerns about not being able to see clearly down the road because of a hill in the road. Councilman Perry Lunsford asked if there were speed humps available to be put down and suggested having the County engineer come out and take a look at the road. The honorable-mayor Jefferson Riley commented that he lives on Highway 213 and knows what she means about speeding. He also asked public works supervisor, John Napoli, if anything had been done to the road, to which John answered that it has been cut down 4 ½ ft. The honorable-mayor Jefferson Riley encouraged Mrs. Moore to notify the sheriff's office and also assured her that he would look into having speed humps installed.

Mrs. Brenda Campbell, residing at 3809 Hwy 213 addressed the mayor and council with concerns about the newly implemented garbage fee. Mrs. Campbell commented that she has a rental house that has the utilities on but has no household garbage and did not want to pay for something they were not using. She asked the council to reconsider charging for garbage pick-up with no one living in the house. Councilman Perry Lunsford reminded Mrs. Campbell that this was touched on during the last work session, that when utilities are turned on, so is the garbage. Mrs. Campbell acknowledged the discussion but asked for council to reconsider. The honorable-mayor Jefferson Riley said that he would communicate with council and get back to her with an answer.

Mrs. Vicki Cowan, owner of the property at 2913 Main St (Hwy 11), also addressed mayor and council about revisiting the charge for garbage when other utilities are on but no one is living in the house to produce garbage. She also stated that they have never used the garbage service.

The honorable-mayor Jefferson Riley thanked everyone for their comments and said, "we will get you an answer".

Deputy Bower was the Newton County Sheriff Deputy present to give the Mansfield Report. Deputy Bower stated that the chief asked her to attend the council meetings whenever possible and that she was on patrol duty now and glad to be back in Mansfield. She had nothing new to report and said that she was aware that a Neighborhood Watch had been implemented on a broader scale. She also suggested that rumble strips on Lloyd Road might make a difference. Deputy Bower again encouraged everyone to report problems. She strongly expressed that if they do not know about problems they cannot address them.

The honorable-mayor Jefferson Riley asked council if they had reviewed the September minutes. Councilwoman Lisa Dunn made a Motion to table the approval of the September minutes until the end of the meeting to give council time to review them. The honorable-mayor-pro-tem Chris Fulmer gave the Second and all council voted “aye”. The Motion passed. The approval of September minutes was tabled until the end of the meeting.

The first New Business item on the agenda was the Ordinance to Change the City’s fiscal year from January 1 to December 31 to July 1 to June 30. The honorable-mayor Jefferson Riley explained that most companies that the City deals with have this calendar and that the City could have picked a short year or have a long year. If a short year would have been the choice the City would have to conduct 2 audits at approximately \$20,000 each. Choosing a long year means there will be only one audit but the budget will need to be amended for the additional 6 months. The honorable-mayor-pro-tem Chris Fulmer made the Motion to change the City’s fiscal year to a July 1 – June 30 year. Councilman Perry Lunsford gave the Second and all council voted “aye”. The Motion to change the fiscal year Passed.

The honorable-mayor Jefferson Riley commented that mayor-pro-tem Chris Fulmer asked a great question about reusing the treated water at the sewer treatment plant and we found out that the City does currently recycle the treated water but the City still uses a good amount of potable water on the treatment plant. This new pump system would allow us to use creek water for all the treatment plant needs except for the lab and toilets. This will reduce the amount of potable water the City purchases from the county to use in the wash down, etc. of the sewer treatment plant. The honorable-mayor-pro-tem Chris Fulmer made a Motion to table this item until the City could figure out how to fund this expense but then withdrew the Motion to make a new Motion. Councilwoman Lisa Dunn gave the Second to withdraw the first Motion. The honorable-mayor-pro-tem Chris Fulmer made a new Motion to approve the McSwain proposal of \$3,600 to install a new pump system that would use creek water and that this project be funded by the Sinking Fund. Councilman Perry Lunsford gave the Second and all council voted “aye”. The Motion passed.

The honorable-mayor Jefferson Riley moved to the next 3 items of New Business. He began by explaining that Mr. Wayne Blackwell and Mr. Ricky Bruce are developing a new complex on Hwy 213. A new sewer pump station is needed for this new complex. Blackwell-Bruce Inc. is going to build the pump station and sell it, along with the 750sqft of land it sits on, to the City for \$1. The City is going to then petition the County to allow the annexation of the pump station into the City. Once the pump station is annexed into the City we are going to ask the County to allow the annexation of the whole development into the City. The honorable-mayor Jefferson Riley then read the attached letter from Blackwell & Bruce Inc. and commented that the council has to vote

and approve items 'c. d. and e.' to begin the process but it is handled with Newton County is stages. The then asked Mr. Wayne Blackwell if he would like to say anything. Mr. Blackwell began by saying that he has been a part of this City for 40 years. Since he came here he has aligned himself with the City and thinks we can work better together when we are more closely aligned. He also hopes that Mansfield will get a police department one day and would like the Tree Board to have input and well as Mansfield's involvement too.

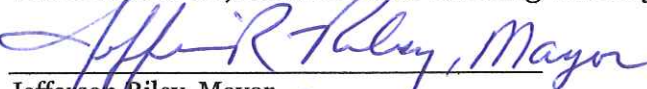
At this time Councilman Perry Lunsford made the Motion to purchase the sewer pump station property from Blackwell-Bruce Inc. for \$1. Mayor-pro-tem Chris Fulmer gave the Second. All council voted "aye". The Motion Passed.

Councilman Perry Lunsford made the Motion to annex the pump station property into the City. Mayor-pro-tem Chris Fulmer gave the Second. All council voted "aye". The Motion Passed.

Councilman Perry Lunsford made the Motion to begin the process to annex the entire 13.868 acres of the Blackwell-Bruce Inc. property into the City. Mayor-pro-tem Chris Fulmer gave the Second. All council voted "aye". The Motion Passed.

Councilwoman Helen Robertson reminded everyone that the September Council Meeting Minutes still need to be approved and made the Motion to approve them. Councilman Perry Lunsford gave the Second. All council voted "aye". The September Council Meeting Minutes got Approved.

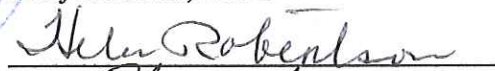
The October 10, 2016 council meeting was adjourned.



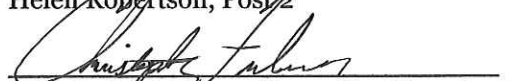
Jefferson Riley, Mayor



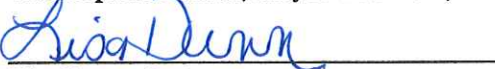
Perry Lunsford, Post 1




Helen Robertson, Post 2



Christopher Fulmer, Mayor-Pro-Tem, Post 3



Lisa Dunn, Post 4



BRYAN HALE, POST 5

Bryan Hale, Post 5

RESOLUTION OF THE CITY OF MANSFIELD, GEORGIA ACCEPTING THE DONATION OF REAL PROPERTY FOR USE AS PUMP STATION AND DIRECTING THE CITY ATTORNEY TO INITIATE THE PROCESS TO ANNEX THE PROPERTY INTO THE CITY OF MANSFIELD, GEORGIA

WHEREAS, the Blackwell and Bruce, Inc. has offered to donate the real property described in the attached Quitclaim Deed, to the City of Mansfield, Georgia for use as the location of a pump station;

WHEREAS, after thoughtful consideration, the City Council of the City of Mansfield, Georgia has no objection to such donation; and

Whereas, the City Council of the City of Mansfield, Georgia desires that such real property, once accepted, be annexed into the City of Mansfield;

NOW THEREFORE, we, the members of the City Council for the City of Mansfield, Georgia, **HEREBY RESOLVE AS FOLLOWS**:

1. The City of Mansfield accepts the donation from Blackwell and Bruce, Inc. of the property located on Highway 213 and more particularly described in the Quitclaim Deed attached hereto and incorporated herein; and
2. The City Attorney is directed to initiate the process for annexing the donated property pursuant to the 100% method, including, but not limited to, seek such approvals from the Newton County Board of Commissioners as are required.

SO RESOLVED this 10 day of October, 2016.

CITY OF MANSFIELD, GEORGIA

By: Jefferson Riley, Mayor
Jefferson Riley, Mayor

ATTEST:

Jeana Hyde
Jeana Hyde, City Clerk



**AN ORDINANCE AMENDING SECTION 4-301
OF THE CODE OF ORDINANCES OF THE
CITY OF MANSFIELD, GEORGIA**

Whereas, the City of Mansfield has the responsibility to regulate and prohibit any act, practice, or conduct which is detrimental or likely to be detrimental, to the health, sanitation, cleanliness, welfare and safety of the inhabitants of the City and to provide for the enforcement of such standards; and,

Whereas, the City of Mansfield has the power to make, ordain, and establish such ordinances, rules and regulations as shall appear necessary for the security, welfare, convenience and interest of the City and its inhabitants and for preserving the health, peace, order and good government of the City; and,

Therefore, we, the members of the City Council for the City of Mansfield, Georgia, **HEREBY ORDAIN AS FOLLOWS:**

Section 1: Section 4-301 of the Code of Ordinances of the City of Mansfield, Georgia is deleted in it entirely and replaced with the following:

The city shall operate on a fiscal year which shall begin on July 1 of each year and end on June 30 of the following calendar year. To account for the change in the city's fiscal year, the fiscal year for 2016 shall run from January 1, 2016 to June 30, 2017.

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby waived to the extent of any such conflict.

Section 3: Such amendment shall be effective as of the day adopted by the City Council for the City of Mansfield, Georgia,

This Ordinance is adopted this 10th day of OCTOBER, 2016.

CITY OF MANSFIELD, GEORGIA

By: Jefferson R. Riley, Mayor
Jefferson Riley, Mayor

ATTEST:

Jeanne Hyde
Jeanne Hyde, City Clerk



Blackwell & Bruce Inc
4420 Highway 213
Mansfield, GA 30055

Reference: Blackwell Grocery New Site

COPY

Dear Mayor Riley,

Blackwell & Bruce Inc would like to request that all the property located at 4420 Highway 213 Mansfield, GA, be annexed into the City of Mansfield. Blackwell Grocery has been an integral part of the City of Mansfield for over 32 years. We wish to continue in that capacity as we move forward with our new location that will not only offer an expanded line of grocery items but many other needs for our community.

We would also like to assure you and the council members, we wish to be an active partner in the redevelopment of the downtown area.

We welcome the opportunity to continue to be a partner with the City of Mansfield as we move forward with this venture and welcome any comments or suggestions that may better our community.

Sincerely,

Blackwell & Bruce Inc

Wayne Blackwell CEO

Ricky Bruce CFO

Wayne Blackwell President

Welcome to Mansfield Georgia

We are Proud to be an Active Partner in our Community

Blackwell & Bruce Inc
P O Box 340
Mansfield, GA 30055
678-409-5418
770-855-9805

Founded in August of 2014, Wayne Blackwell and Ricky Bruce have partnered together with a vision as to bring a much needed commerce center to our local community. Blackwell & Bruce are also committed to working with the City of Mansfield To redevelop the downtown area in such a way as To enhance Mansfield's Old Town Charm.

Blackwell Grocery
2 West Railroad Street
Mansfield, GA 30055
770-786-3060

A solid business and Community Partner for over 32 years. Blackwell Grocery has been at the center of commerce in Mansfield. Wayne Blackwell's commitment to community and Service to the public since its inception, has been A much needed asset for Mansfield and the Surrounding area.

T W Blackwell Farms
P O Box 326
Mansfield, GA 30055
770-855-9805

As a Local Farmer as well, Wayne Blackwell currently farms over 2000 acres and has in excess of 400 beef cattle. His farming operation is also a vital part of our community.

Ricky Bruce General Contractors
225 Carmel Church Rd
Mansfield, GA 30055
678-409-5418
rbruce119@aol.com

Founded in 1992, Ricky Bruce General Contractors is proud to be part of the Mansfield Community. Offering Commercial, Residential and Agriculture building to the end user with design and build capabilities.

Blackwell Grocery & Mercantile
4420 Highway 213
Mansfield, GA 30055

With Plans to open in the Spring of 2017, Blackwell Grocery & Mercantile will offer a major selection of grocery, dairy, fresh meats, Etc. In addition there will be an offering of Household hardware, paint, electrical and Plumbing supplies. Hunting, Fishing and Camping Supplies will be available also. The Store will also have an in house Pharmacy which Is much need in our area.

We are in current negotiations to bring a Health Care Provider to this site.

Our Future in Mansfield is Very Bright and Promising

