

# City of Mansfield

## Council Meeting Minutes

City Council Meeting Minutes  
August 8, 2022 – 7:00 p.m.  
Mansfield Community House  
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PRESENT: GW Davis Jr, Blair Northen, Marty Smallwood, Helen Robertson

OTHERS: Walter Tuggle, Elsie Smith, Crystal Smallwood, Jefferson Riley, Jonathan Fuqua

Mayor GW Davis Jr. called the meeting to order at 7:00PM. During the moment of reflection, Mayor Davis asked if anyone had anything to reflect on during the moment of reflection. JR Kinard and family was mentioned as they are dealing with the flu. After a moment of reflection, Mayor Davis then led everyone in the Pledge of Allegiance.

Mayor Davis amended the agenda to add K- Update on LOST negotiations and L. Hy-Line sewer attachment. Mayor Pro Tem, Blair Northen made the motion to approve the amended agenda; Councilman Marty Smallwood seconded the motion. No discussion. All in favor.

Mayor Davis presented the minutes from July 11, 2022. Marty Smallwood made motion to approve the minutes. Blair Northen seconded the motion. No discussion. All in favor.

Citizens comments on the agenda were as follows:

Jefferson Riley verified that "K" was LOST negotiations. Advised the council on the first round of LOST, Porterdale received a lot more than Mansfield and Newborn. He was told the second round that Mansfield and Newborn would get more. Mayor Davis stated he would discuss more once they got to that portion of the agenda

Old business discussed as follows:

Mayor Davis advised everyone the special called meeting to open the bids was held in the office on July 14. Only one bid was submitted and came in unbelievably high due to materials and a replacement plant. After discussion during the work session, council members appear to be in favor of looking for a temporary fix that can buy us some time on our current plant while we secure funds to build a new plant. Tim Thompson has been contacted and he has specific ideas and will meet at a later date to discuss. Mayor Davis also stated that Tim Thompson should be involved with the process. Hopi was contacted and they will need a drawing of what we need for the plant to provide an estimate. There was no recollection of them being contacted prior for any estimates. Other discussion included exploring ways to reinforce the center wall to buy some time. The current interest rate is .15 on money borrowed. Marty Smallwood asked if Turnipseed had been notified to let them know how unhappy the council was and that we need to move forward on other plans. Mayor Davis stated they had not called but he will call to discontinue any fees. No other discussion and no need for a vote. When the repairs start it will require a vote at that time.

Mayor Davis reminded everyone we were not selected for the grant, so the paving of Ed Needham needs to be done. Northen made a motion to start obtaining bids in reference to paving Ed Needham. Smallwood seconded the motion. Smallwood asked if we were using engineers in reference to the paving due to drainage in some areas. Northen will ask reputable paving companies if it requires engineers. Mayor Davis stated we already have some type of work already done. No further discussion, All in favor

## New Business:

Northen made a motion to accept rollback millage rate of 3.024. Smallwood seconded the motion. Northen stated this is the third or fourth year for the rollback to try and save taxpayer money and noted this is not being done by all municipalities. No further discussion, all in favor

Mayor Davis presented the fee schedule ordinance. The change would effect renters deposit only . The new deposits will be electricity: \$550, water: \$100 and sewer: \$100. He then read the ordinance typed by the city attorney, Scott Cole. Smallwood made a motion to except an adopt the new fee schedule and ordinance. Ms. Helen Robertson seconded the motion. No discussion, all in favor.

Mayor Davis also stated the procedure for obtaining new service would require proof of ownership or a lease agreement. Currently this procedure is not in place. He explained we have had two incidents within the city involving tenants and we needed to change this policy. He also wasn't sure if we needed to start credit checks on new customers so we would have a way to recoup some of the lost funds we have incurred over the years. Smallwood made motion to require a lease agreement or proof of ownership for new customers. Northen seconded the motion. Smallwood stated the credit check was not on the agenda so therefore it shouldn't be voted on. No further discussion, all in favor.

Mayor Davis presented four quotes for approval. They are as follows:

Gresco for Wire Splice kits 2237.50

Gresco 1000' 4/0 underground wire 3150.00

Emerald Transformer rebuild of transformer 1950.00

Over and Under bid for Savannah Dr \$1450.00

Mayor Davis stated the transformer would take 15 to 17 weeks after it is ordered, and a new transformer would take 72 weeks. Mayor Davis stated they put out bids for the Savannah Drive, however Over and Under was the only company to present a bid. Northen made motion to except all four quotes as presented. Smallwood seconded. No other discussion, all in favor.

Mayor Davis advised every one of the two openings on the city council. Qualifying to fill those seats shall be August 22 through August 26 between the hours of 8:30 and 4:30. Northen made motion to except qualifying dates as presented. Smallwood seconded. Mayor Davis asked Ms Elsie Smith if she would be available to help during early voting. She stated that she should be able to. Smallwood asked would the voting be the same day and time as a general election. Mayor Davis advised that was the date that was set for elections. Smallwood stated he didn't care as long as everything goes right. Mayor Davis advised Crystal Smallwood has completed the course to be the election supervisor and would handle the election and will make sure it will be properly handled. He also stated he spoke with the city of Oxford and they utilize office staff during elections to save money. No other discussion, all in favor.

The GMA Telecommunication right of way resolution was presented to the council for a vote. This agreement was negotiated a while back and provides the City of Mansfield a right of way management program. City of Mansfield had this in the past, but it had gotten canceled last year. Smallwood made motion to approve the resolution. Northen seconded. Northen stated he did not want a franchise fee to be passed along to residence in Mansfield, if that happened, he would check into that. No other discussion, all in favor.

Lynda Lastlinger presented a request to build a portico to cover the driveway and to add a closet on the back. The variance would be 15 foot off the property line. It is Mayor Davis's recommendation to accept her request. Northen made motion to accept the request to add the portico and closet per the plans submitted. Smallwood seconded. Smallwood then asked what the closet is. Mayor Davis explained it would be where the deck is on the back and would not take up any other yard area. Smallwood stated it needs to be as the drawing stated. No other discussion. All in favor.

It was brought to the attention of the council there has been smoking at the city center. There was an event recently where cigarettes were left in the center. Mayor Davis presented signs that were mocked up to install around the city property. The signs are 12 x 18 for \$40. Northen made motion to accept signs as presented and to purchase six (6).

Smallwood seconded. After discussion it was decided not to purchase the No Thru Trucks signs because the county had put one up. All in favor

Mayor Davis presented the tender option motion for the Vogtle plant. He stated the numbers are speculative in nature. What we understand is this generation is paying for the next generation. Fees are being raised. We needed full vesting to get full benefits. Mayor Davis's recommendation is not to tender. Northen made a motion not to tender the estimated 20kw of energy. Smallwood seconded. Smallwood stated he understands we will not have enough energy and will have to buy on the open market, but he is not 100% comfortable making decisions on numbers that we don't know. Northen stated the deal with Georgia Power is not going to happen because every vested party had to agree to tender for Georgia Power to get the deal. Smallwood asked why MEAG did not explain this or why they did not approach the council. Northen stated that an email was sent out in early August announcing the opening of Vogtle unit three. Cities are being asked to sell this since the press release. It is not a coincidence. Smallwood asked what the end cost would be. Mayor Davis stated other people are not going to tender naming City of Covington as one of them. Northen stated with the Georgia Power deal not going through it is better to sell to municipalities than to a company that will make a markup. Smallwood was insistent that he wanted to do the best for Mansfield, and he did not like making decisions on speculation. No other discussion, Smallwood was hesitant to vote but all in favor. Mayor Davis then explained why Smallwood was very reluctant on voting because he is trying to do the best for the citizens of Mansfield and will continue to do the best that he can. It was a hard decision for everyone. The council took this position with great seriousness desiring to do what is best for Mansfield.

Mayor Davis stated we would send out letters for delinquent property tax soon. No action to be taken during council meeting at this time.

Mayor Davis announced he attended the LOST meeting earlier that day with the other mayors in the county. The lost fun was not in good faith negotiated with the county. It is based strictly by population, and they agreed to pay 78% to 22% split. The laws have changed as a judge cannot get involved. Several of the cities hired a consultant to go before the mediator in hopes of getting a higher percentage. Mansfield did not contribute as the cost of the consultant was at a higher rate than the money the city would receive. A letter was sent from the city of Covington, and they have spoken with a consultant. They are asking that we consider paying no less than 2.52% of \$25,000 which would equal \$630. The consultant will be looking at traffic patterns, daytime population, nighttime population, etc. Northen made motion to give \$630 based on the 2.52% for the consultant. Smallwood seconded. All in favor

Mayor Davis was contacted by Hy-Line off Highway 213 and was asked to meet with them, and the wastewater engineer earlier in the day. Hy-Line has multiple wells that go out into the fields, and they have problems during wet weather. They proposed making a leach field where they currently have a drain line. They are asking for the bathroom water and up to 2000 gallons of water to go through our sewer with a meter on the line. Hy-Line will incur all cost including the force main and any other cost associated with the sewer addition. Mayor Davis spoke with Tim Thompson, and he stated Mansfield could handle that. They currently buy water for restroom and drinking water and the wells are used for production. Robertson did state she thought Tim Thompson should look at the project and the paperwork and give his recommendation. No action taken at this time.

Citizen comments on non-agenda items are as follows:

Jefferson Riley stated the council covered some heavy-duty subjects that night including Plant Vogtle and LOST. He wanted to acknowledge the council did a very good job and he appreciated the work.

Jonathan Fuqua stated he was purchasing 70 Pine St. and was asking for a variance for a 28 x 30 garage that matches the house. The setbacks are currently 30' on property lines and with the size of the lot and the size of the house the setbacks will not work. The garage will be a three bay shop to store his personal vehicles, boats, motorcycles, etc. The urgency for the approval is the concrete slab because they are pouring the driveway within the next two weeks and wanted to pour the concrete slab at the same time. Ms. Fuqua pleaded with the council as she was raised in Mansfield and wanted to raise her children in Mansfield. Mayor Davis stated that we needed the drawing in writing and brought by the office to be put on the agenda for the next meeting. He stated rules were in place and he did not think there would be a problem, but they had to follow procedure.

No other business to be discussed meeting was adjourned at 8:50



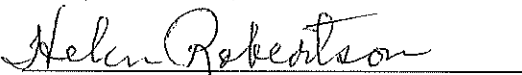
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GW Davis Jr, Mayor




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Marty Smallwood, Post 1



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Helen Robertson, Post 2



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Blair Northen, Post 3, Mayor Pro Tempore

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Vacant, Post 4

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Vacant, Post 5