

CITY COMMISSION MEETING
AUGUST 22, 2022
7:00 P.M.

This Commission Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

ELECTED OFFICIALS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Mayor
Tambra Varnadore, Vice Mayor, Commissioner, Ward 2
Tamara Cornwell, Commissioner-at-Large 2
Sheldon Jones, Commissioner-at-Large 1
Harold Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Xavier Colon, Interim CRA Director
Jim Freeman, City Clerk
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Cheryl Miller, Finance Director
Cassi Bailey, Assistant City Clerk
Penny Johnston, Executive Assistant

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

1. Mayor Bryant called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance, and Pastor Edward Gresham with Fresh Start Housing Ministries, gave the prayer.

All persons intending to address the City Commission were duly sworn.

2. CITY COMMISSION AGENDA APPROVAL

MOTION:

Commissioner Williams moved, Commissioner Cornwell seconded, and the motion carried 5-0 to approve the August 22, 2022 City Commission Agenda with the removal of 4d and amending items 4c and 4e to add the language "subject to City Attorney's review."

3. PUBLIC COMMENT

Melton Little spoke on his concern with the building behind his business, and utility costs. He provided pictures of the building he was discussing.

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Jim Peltier, from Tropic Isles, questioned if the sale of the Wastewater Treatment Plant (WWTP) property would be considered under an eminent domain purchase. Mr. Barnebey responded that it is a straight up purchase.

Tyrone Shinn spoke on his concern with the property purchase near Tropic Isles for the WWTP. They have been using the property for boat parking. He also wanted to make sure they will do extensive environmental studies on the land.

Dennis Vitton gave his opinion on the WWTP Property purchase. He is a resident of Tropic Isles. He passed out a picture for the Commissioners of the area.

Mayor Bryant mentioned a comment that was sent in prior to the meeting.

4. CONSENT AGENDA

- a. Minutes: 07/27/2022, 08/01/2022, 08/09/2022
- b. Special Function Permit- Dr. Martin Luther King Jr. Parade
- c. Veolia Contract Extension- **amended**
- d. ~~Piggyback Agreement- Ad Vance Talent Solutions~~
- e. WWTP Expansion Program-Purchase of Parcel at 1401 24th Avenue West- **amended**
- f. Truist Banking Services Renewal
- g. Sole Source Purchase- MFG Construction & Water Products
- h. Sole Source Purchase-OVIVO Water Treatment Solution, Impeller and Turbine Assembly

MOTION: **Commissioner Williams moved, Commissioner Varnadore seconded, and the motion carried 5-0 to approve the Consent Agenda as presented by staff with the removal of 4d and amending 4c and 4e to add the language "subject to the City Attorney's review."**

5. JULY 2022 CHECK REGISTER (Informational Only)

Recess the City Commission Meeting to Open the August 22, 2022 Special CRA Board Meeting.

Mayor Bryant reconvened the meeting at 7:46 pm.

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6. P3 CHURCH PARKING

(This item was discussed at the Special CRA Board Meeting)

MOTION:

Commissioner Varnadore moved, Commissioner Cornwell seconded, and the motion carried 3-2 as the City, property owner, to authorize construction of the parking facilities as outlined in the attached contract. (Commissioner Smith and Commissioner Jones voted nay)

STANDING AGENDA ITEMS:

7. Traffic Update

Mr. Rayan discussed his meeting with Department of Transportation (DOT). Construction will begin in January 2023 for the roundabout at 23rd Street. The completion should be in the winter of 23-24.

COMMENTS:

8. DEPARTMENT HEADS' COMMENTS

Mr. Colon mentioned that there will be repair on the current fence at the Riverside Property. The areas where there will be remediation will have fencing installed at the Slicks Property. He discussed with Ms. Burns, owner of American Traditions, the possibility of moving her event over for the Palmetto Market to avoid the areas of remediation on the property.

Mr. Rayan thanked the Commission for their approval with both contracts he brought forward.

Mr. Freeman mentioned that the 7th street extension went back out to bid today. They requested additional money from the State for the project. They have not heard the final determination.

He also informed the Commission of an addition to a previously approved Special Function Permit that will take place on August 27th for the Generation Church Worship Night. They will now have a food truck at their event. They will be parked in the parking spaces in front of Sutton Park.

The tentative budget hearing will be on September 12th and the final budget hearing will be on September 26th.

Commissioner Cornwell asked Mr. Freeman about the funding for homeowners wishing to update their houses. Mr. Freeman clarified that the CDBG Housing Rehab Grant application was submitted, but he has not yet heard if we have been awarded the grant. Once we do, information on how to apply will be readily available.

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Commissioner Williams questioned the Truist bank location. He would like there to be a local bank when the contract comes up for renewal in the future.

Chief Tyler mentioned that school started on August 10th. Traffic was bad at first, but it has cleared up pretty quickly. The new Police Department building is coming along. They are thrilled with the progress. The doors and the windows will be installed within the next couple weeks.

9. MAYOR'S REPORT

Mayor Bryant asked the Commissioners if they get complaints or residents with issues/concerns, please pass them on to Penny. That is the appropriate procedure. She will send them to the correct department. They keep those requests in an open folder until they are resolved. Mayor Bryant mentioned a complaint she received about the 10th street tennis courts. This is not within the City limits, so it was passed along to the county.

Commissioner Smith mentioned the easement that needed to be cleaned up on 4th Avenue. Chief Tyler wanted to better understand where this is. Mayor Bryant asked for them to give her an update.

Mayor Bryant asked Mr. Rayan for an update on George's Hobby Shop. Mr. Rayan responded that the Building Official has been in contact, and has red tagged the building. The Owner has not done anything yet. They are going to apply for a demo permit. Everyone is in agreeance to demolish the rear portion of the structure and they will employ a structural engineer to evaluate the front portion of the structure. Mr. Rayan feels that the demo issue is getting resolved. Commissioner Williams asked if a code enforcement fine has been issued. Mr. Rayan responded that he believes so, but he knows that they have condemned the property.

10. COMMISSIONERS' COMMENTS

Commissioner Jones questioned the charges Mr. Little brought up regarding his utilities. Mr. Freeman clarified that pursuant to the City's Ordinance, one meter for multiple units can have separate charges. Mr. Freeman stated that he will look into it. Commissioner Jones also addressed the Tropic Isles property. He questioned if they need the small property which was discussed, since they will have the larger parcel now. He wanted to reconsider the purchase.

Commissioners continued discussions regarding the time frame of the Agendas being posted.

Motion:

Commissioner Jones moved, Commissioner Varnadore seconded, and the motion carried 4-1 to publish the agendas 10 days prior to the meetings effective after October 1st. (Commissioner Cornwell voted nay)

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Commissioner Varnadore opined that in addition to the City's salary study that is done every 5-10 years, she would like there to be discussion of a market availability/market wage increase that could be available for the Department Heads to use. She questioned if this is something that could be done in the event surrounding municipalities are offering a higher wage.

Commissioner Cornwell stated that you need to be careful and new employees should not make more than someone that has been with the City a long time and has the same qualifications. Discussions ensued between Commissioner Cornwell and Commissioner Varnadore.

Commissioner Jones questioned again the need for the Tropic Isles property. Mr. Rayan responded that he would need to do a complete evaluation with proper studies to give an accurate answer. Further discussions will be forthcoming.

Commissioner Williams responded to Commissioner Jones' question on cameras being installed on other projects. Commissioner Jones clarified that he is for all parks having cameras. Mayor Bryant reiterated that every project the City does, will be storm water ready and have safety measures put in place.

Attorney Barnebey mentioned the meeting that they had with the local candidates for their signage.

Mayor Bryant adjourned the meeting at 8:45 pm.

MINUTES APPROVED: SEPTEMBER 12, 2022

JAMES R. FREEMAN

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CITY CLERK