



City of Jasper
 200 Burnt Mountain Road
 Jasper, GA 30143
 MINUTES | PUBLIC HEARING/WORKSESSION
 Thursday, April 28, 2022, 6:00 PM

MEMBERS PRESENT
 Mayor Steve Lawrence
 Folsom Proctor, M.D.
 Kirk Raffield-Zoom
 Anne Sneve
 Jim Looney
 John Foust

STAFF
 Sonia Jammes
 Kim Goldener
 Shauna Colman
 Lonnie Waters
 Lindsey Williams
 David Hall

GUESTS IN ATTENDANCE
 Doug Weston
 Green Suttles
 Tim & Lauren Bills
 Scott McCrary
 Brandon Lancaster
 Jim Teel

MEMBERS ABSENT
 None

PRESS
 Mari Livsey – KnowPickens

LEGAL COUNSEL

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| AGENDA ITEM: Call Meeting to Order/Invocation/Pledge of Allegiance | PRESENTER: Mayor Steve Lawrence |
| DISCUSSION: Mayor Lawrence seeing a quorum called the meeting to order. Mayor Lawrence called on Planning and Development Manager Lonnie Waters to give the invocation. Councilmember Anne Sneve led the Pledge of Allegiance. Mayor Lawrence announced that Councilmember Kirk Raffield is joining the meeting via Zoom. | |
| ACTION ITEMS None | PERSON RESPONSIBLE N/A |
| | DEADLINE N/A |

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| AGENDA ITEM: Adopt Agenda | PRESENTER: Mayor Steve Lawrence |
| DISCUSSION: | |
| CONCLUSION: Mayor Lawrence called for a motion to adopt the agenda as presented. Councilmember Jim Looney made a motion to approve. Councilmember Sneve provided a second. Motion to approve carried unanimously. | |
| ACTION ITEMS None | PERSON RESPONSIBLE N/A |
| | DEADLINE N/A |

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| AGENDA ITEM: Old Business/Public Hearing Item #1 Consideration of Variance to the Zoning Ordinance 2022-04 for 3622 Camp Rd. (Old Bargain Barn) | PRESENTERS: Lonnie Waters |
| DISCUSSION: Mr. Waters stated that the variance would be to lower the amount of parking places from 108 to 20. Based on the analysis of this application, using the standards and criteria found in Section 94-210 of the Zoning Ordinance, staff recommends approval of the request for a parking variance for the current existing business only. The owners will provide a letter stating that if they sell the business or building and the use changes from a U-Haul company to another retail store that the purchaser will need to be evaluated and the parking would have to follow city ordinances. | |
| CONCLUSION: Councilmember Looney made a motion and asked for restriction in variance to be recorded properly with the county. Councilmember John Foust provided a second. City Manager Sonia Jammes pointed out that this is a public hearing. Councilmember Looney withdrew the motion. Mayor Lawrence closed the public hearing. | |
| ACTION ITEMS | PERSON RESPONSIBLE |
| | DEADLINE |

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| None | N/A | N/A |
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| AGENDA ITEM: New Business Item #1 Discussion of outdoor store and tap room | | PRESENTER: Lauren and Tim Bills |
| DISCUSSION: Mr. and Mrs. Bills explained their business plan to offer outdoor gear, hiking and tourism information, a taproom with local breweries, and food provided by local restaurants (sandwiches). They will also have some wine but not to be in competition of the wine tasting room. They plan to open in a location for rent beside The Conservancy in downtown Jasper. Mayor Lawrence asked if they would have retail sales on site as well as wholesale. Mrs. Bills stated they would like to sell craft beer, as well in the cans and bottles to offer more diversity in the selections. They would also like to have food trucks. The Council discussed the legal challenges based on our current ordinances; however, the changes could be made once the commitment to the idea is made. Council would need to discuss food truck traffic. | | |
| CONCLUSION: | | |
| ACTION ITEMS None | PERSON RESPONSIBLE N/A | DEADLINE N/A |

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| AGENDA ITEM: New Business Item #2 Consideration and approval of closing of Stegall Dr. | | PRESENTER: Lupe /Tacos & Margaritas |
| DISCUSSION: Lupe with Tacos and Margaritas requested the bollards on Stegall Drive be closed for Cinco De Mayo (May 5 th) to have live music until 9 pm, taco stand, and bar on sidewalk. Lupe also requested to play music this Saturday and started another discussion. Back to the original agenda item, Ms. Jammes clarified they were voting to close Stegall from Wednesday evening May 4 th through Monday, May 9 th . | | |
| CONCLUSION: Councilmember Sneve made a motion to accept if communicate with Pickens School. Councilmember Dr. Proctor provided a second. Motion carried unanimously. Councilmember Raffield requested that all events in the area should be scheduled through the City Manager and staff, not city council, like the way rentals are managed with Lee Newton Park. Councilmember Sneve made a motion to approve. Jim Looney seconded the motion with a modification to expand it to the Central Business District. Motion carried unanimously. | | |
| ACTION ITEMS Close Stegall Dr May 4 th -May 9th | PERSON RESPONSIBLE City Staff | DEADLINE N/A |

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| AGENDA ITEM: New Business Item #3 Utility System Master Plan | | PRESENTER: Sonia Jammes / Kim Goldener |
| DISCUSSION: City Manager Jammes brought before council on how to proceed cautiously and expeditiously on the development on the city and how it will affect the natural resources. Ms. Jammes recommend GMC (Goodwyn Mills Cawood, LLC) to give a Master Plan and assistance in the development process. This company will provide a main plan for our utility system, as well as provide assistance in our development process. This plan would systematically identify priorities based on critical need to start updating/upgrading/replacing infrastructure within the current system and propose ways that the city could create a more efficient system based on current industry standards. The plan would incorporate the following elements: <ol style="list-style-type: none"> 1. Prepare population demand projections for development. 2. Provide data towards current and future operations. | | |

3. Provide the City with a Community Growth Plan.
4. Provide the City with an industry standard Rate Study.
5. Provide the City with a Water and Sewer Master Plan.
6. Provide the City with hydraulic modeling.
7. Provide the City with an Asset/GIS update.
8. Assist the City in implementing an industry standard Development Process.
9. Provide the City with a Stormwater Management Program Assessment.
10. Provide the City with hourly fee-based resources to answer unique development questions and review of engineering plans.
11. Provide the City with an assessment of the current ArcFlash.

Jim Teel addressed Mayor and Council with an overview of the team that would be working on the master plan. The purpose to understand the infrastructure’s capacity to serve and game plan to get there with a five-year CIP plan. Mayor Lawrence asked what the city will look like once this plan is done. Mr. Teel stated that the purpose of this will be for you to understand the infrastructure that is currently in place, its capacity and capability to serve. The city will be provided with the tools to move forward. The propose “Scope of Services” is \$137,500.

Councilmember Looney asked if needed to do all proposed task and Ms. Jammes recommended to do all the components at once and the funding is available in the special project fund.

CONCLUSION:

Councilmember Foust made motion to approve all services associated with the implementation of the Utility system Master Plan. Councilmember Looney provided a second. Motion carried unanimously.

| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
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| Approved-\$137,500. | Goodwyn Mills Cawood, LLC | N/A |

AGENDA ITEM: New Business
 Item #4 Utility System Metering as a Service

PRESENTER: Sonia Jammes / Kim Goldener

DISCUSSION:

Ms. Jammes addressed to council to recommend a company to handle automated reading (AMI). This system would leverage technology to read water meters and eliminate the need for manual reads. Through the course of that vetting process, staff was educated to professional service providers that provide a solution that allows utilities to upgrade their systems to AMI through a fixed, subscription-based metering as a service program. This avenue would provide the following benefits to the city:

1. Eliminates upfront capital investments in upgrading existing metering.
2. Provides easy, fixed payment schedule that could be passed through to the customers who are using the meters.
3. Delivers all the equipment, meters, software, and services for advanced metering deployments.
4. Includes all planning, installation, integration, maintenance, support, and training.
5. Provides future software upgrades, long-term service, and support for life of the contract.

Scott McCrary with Consolidated Pipe addressed council to explain services to install, deliver and provide readings for water meters. Mrs. Goldener stated this will free up staff as the labor market is hard now. Councilmember Foust asked if it would eliminate staff positions. Mrs. Goldener stated it would not and that these positions have been open for over a year. This service will also help with water loss ratio. Approximately 6,239 meters to be changed out. After FCC license approval for the communication (takes 4 to 6 weeks), the changeover will take 6 to 8 weeks. The city will pay Consolidated the sum of \$5.65 per meter per month for a ten-year term. Additional meters purchased and installed by the City after the contract date will be Consolidated Pipe’s responsibility to maintain once the city has entered the new meter information in billing and has been imported into Harmony MDM software. The City will pay Consolidated the sum of \$1.85 per meter per month reading and maintenance fees for meters purchased after the contract date. There will be no upfront funds necessary to pay for this project. It will require an adjustment to existing rates to provide as an administrative pass-through.

CONCLUSION:

Councilmember Foust made the motion to approve Consolidated Pipe and Supply as a vendor and rate schedule with contract to be reviewed by the attorney. Councilmember Sneve provide a second. During discussion, Councilmember Raffield wanted to make sure current meter readers have a plan on their future at the city (Capital Employment Plan).

He also stated to educate the public on the changes. Mayor Lawrence stated the city has had an open position for over a year. Motion carried unanimously.

| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
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| Approved | Consolidated Pipe | N/A |

AGENDA ITEM: New Business
 Item #5 City of Jasper Branding Project **PRESENTER:** Sonia Jammes

DISCUSSION:

Ms. Jammes addressed council on project near and dear to her heart. The Branding project will create and promote the city as a destination. This will give the city a personality and a face. A proposal made by Nine Labs for \$25,000 to bring community members together for a day to paint the picture of the city and then develop the branding. Funds to pay for this project are available in the City's projects cash account.

CONCLUSION:

Councilmember Sneve made the motion to approve. Councilmember Dr. Proctor provide a second. Motion carried unanimously.

| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
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| Approved-\$25,000 | Nine Labs & Cornelius | N/A |

AGENDA ITEM: New Business
 Item #6 City Cabin update **PRESENTER:** Sonia Jammes

DISCUSSION:

Ms. Jammes asked the council to consider improving the cabin owned by city where the water tower is located. The improvements include a full bathroom and a wall to section of the bedroom. It will be used to house the new Fire Chief. Ms. James requested approval of \$15,000 and stated was on the high end on anticipated cost.

CONCLUSION:

Councilmember Sneve made the motion to approve. Councilmember Looney provided a second. Motion carried unanimously.

| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
|--------------------|---------------------------|----------|
| Approved -\$15,000 | Quality Home Improvements | N/A |

AGENDA ITEM: Executive Session **PRESENTER:** Mayor Steve Lawrence

DISCUSSION:


Mayor Lawrence stated that council will be going into executive session to discuss real estate. Councilmember Looney made a motion to enter executive session. Councilmember Dr. Proctor provided a second. Motion passes unanimously.

Councilmember Looney made a motion to come out of executive session. Councilmember Sneve provide a second. Motion passes unanimously.

| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
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| None | N/A | N/A |

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| AGENDA ITEM: Adjourn | | PRESENTER: Mayor Steve Lawrence | |
| DISCUSSION: Mayor Lawrence called for a motion to adjourn. | | | |
| CONCLUSION: Councilmember Looney made a motion to adjourn the meeting. Councilmember Foust provided the second. Motion to approve passed unanimously. Mayor Lawrence adjourned the meeting. | | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE | |
| None | N/A | N/A | |



Mayor

City Clerk